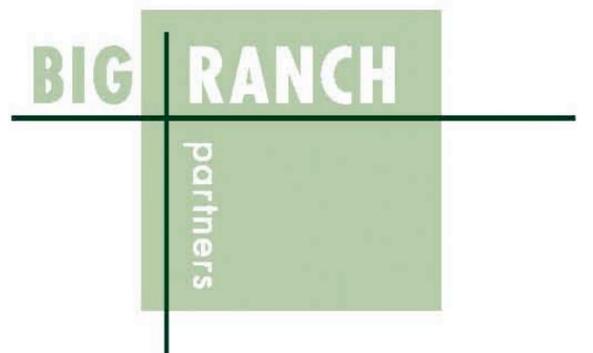


MASTER PLAN



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INTRODUCTION

In March 2006, Big Ranch Partners, LLC, (the “Partners”) entered into agreement to purchase approximately 360 acres of land known as RimRock Filings 2 & 3, in Rifle Colorado. During the following months, the Partners created a vision of a new community to be known as “RimRock at Rifle, Colorado”.

The vision for RimRock is as unique as the land itself. A picturesque collection of flat meadows, buttes, sloping hillsides, natural rock outcroppings and forever views provide an opportunity to create a community that will offer the best of modern urban design yet embrace the natural beauty and openness that characterizes the landscape of Colorado’s western slope.

RimRock is contiguous to the City of Rifle on approximately 40% of its boundaries – the balance bordering lands managed by the Bureau of Land Management. The Partners shared the desires of the long-time owners that the land be treated as a heritage – and that development plans preserve and accentuate the natural beauty and topography of the property.

Big Ranch Partners has worked with Stryker/Brown Architects to create a Master Planned community – unique unto itself, but destined to be a major focal point for the future of Rifle.

To fulfill the vision of the present and former owners, the planning process for “RimRock at Rifle, Colorado”, as the project is known, was tasked to meet specific criteria:

- Preservation** – The new community must preserve and celebrate the unique physical characteristics of RimRock.
- Recreation** – The design must allow residents of the community to take advantage of the land by providing accessibility and outdoor recreation opportunity.
- Optimization** – The project must incorporate the best principals of community design to optimize the use of the land while providing an exciting living and working environment.

Balance – RimRock must evolve into a community that balances commercial, residential, and recreation opportunities within a community environment.

Integration – RimRock must be a cohesive community where residents of all ages and lifestyles can live, work, shop, and enjoy their leisure time, while being an integral part of the broader Town of Rifle.

The Master Planning document and exhibits will present the fulfillment of this vision. RimRock at Rifle will be the home of “The Villages at RimRock”.

The Villages will encompass a commercial core that emphasizes the unique character of Rifle by integrating office, retail and residential opportunities. Fanning out from the core will be multi-family and single-family neighborhoods, or Villages, offering a wide variety of lifestyles. The Villages will all be inter-connected – not only by roadways, but also by walking and bike trails that take advantage of the natural beauty of the area while reducing the necessity to ‘live in a car’ that is the deficiency of many new communities.

The Master Plan takes into account the challenges of extending infrastructure to the northern most boundary of Rifle. Approximately 60% of RimRock is unincorporated, with annexation being requested as part of the master plan. Delivery of services to RimRock has been planned so as to not only accommodate the Villages at RimRock, but to support future Rifle growth east and south of RimRock within the context of the City of Rifle’s master plan for utility expansion.

In creating this plan, the owners and planners recognize that this is a huge step for Rifle. Geographically, RimRock defines the northern boundary of Rifle. The Villages at RimRock will not only define the future character of the project, but also integrate with the broader community of Rifle to create a vibrant city that can become the economic and lifestyle center of Colorado’s western I-70 corridor

The Community

Rifle, Colorado, first settled in the late 19th Century, is one of a number of communities along the I-70 corridor feeling the pressures of growth fueled by a demand for housing. As of spring, 2006, Rifle, a town of approximately 8,400 is experiencing a local housing vacancy rate of less than 1%. At the same time, several trends have converged that indicate long-term growth bringing with it a continued demand for housing and services:

Rifle is a center of the growing energy industry of the Western Slope. Unlike the speculative oil-shale boom-bust in the 1980's, the 21st Century economic base is a solid mix of natural gas recovery that supports a wide variety of energy service and support enterprises.

Promising new technologies and resource management programs are moving towards a potential resurrection of the oil shale extraction industry as a solid producer of energy as reserves of crude oil become harder and more costly to acquire around the globe and in the future.

Beyond energy, Rifle is expanding as the community of choice for families and small business owners who provide services to communities along the I-70 Corridor, the Vail Valley and Roaring Fork Valley communities. Bus service takes workers daily to jobs as far as away as Aspen (84 miles), Glenwood Springs, and other points between.

Indicators of the sustainability of growth and Rifle's emerging role as a center of diversified commerce include:

- The new WalMart center, medical center, southside commercial and professional office buildings, that are open, planned, or under construction;
- A new campus of Colorado Mountain College;
- Expansion of Garfield County Airport along with the surrounding office commercial and residential park.

New Castle, a bedroom community approximately 20 miles east of Rifle, is rapidly building out to limit as a second-home and retirement community catering to Baby Boomers - with minimum entry price for standard town homes in the \$335,000 range with single family homes running \$600,000 and up. Rifle is the "mid-range" market for this growing region.

There is a continued demand from in-migration of population and the general demand for new housing among existing residents in the region. Demographers predict a 2030 population greater than 40,000 persons, vs. 8,400 today.

RimRock will provide a north Rifle residential and neighborhood mixed-use component to balance the business, medical and educational facilities under construction and in the planning stages on the south side of the city.

Master Plan and Design

The RimRock master planning, zoning, and annexation will integrate with the City of Rifle's General Plan, including the community review process. The planners, Stryker/Brown Architects, have created a set of zoning templates for the three "intensity areas" that will assure that the build-out of the project will follow the intent of the initial concept. The goal is to create a harmonious community that fits the site, is a creative, inspiring place to work and live and is compatible with adjacent uses and the existing City of Rifle.

The RimRock Master Plan area includes 3 parcels of land: RimRock Filings 2 and 3, and the Barlow Parcel, that total 360 acres, approximately 40% within the city limits of Rifle.

A request for annexation of the unincorporated area and zoning of RimRock Filings 2 and 3 is being made concurrent with the Master Planning application.

The Project - the Villages at RimRock

The core of RimRock will be The Villages - each with its own unique theme, and mix of residential or commercial units. The Villages will provide approximately multi and single family living units, public facilities and a core commercial center connected by roads as well as a system of trails and bike paths following the natural contours of the landscape.

RimRock will provide community facilities for residents. Space and resource allocation will be made for at least one school, recreation facilities and other community buildings that may be needed by the Villages and surrounding community.

Infrastructure and Services

RimRock is being planned as a complete community integrated into the City of Rifle. Planning for infrastructure – water, sewer, traffic flow, etc. are based on providing adequate capacity to support the future expansion of surrounding developable parcels.

Along with engineering and construction, financing and management structures are being designed that will allocate responsibility for payment and oversight between the new residents and the existing community according to the use impact of new facilities.

RimRock Master Plan

Master Plan Concept: The Vision

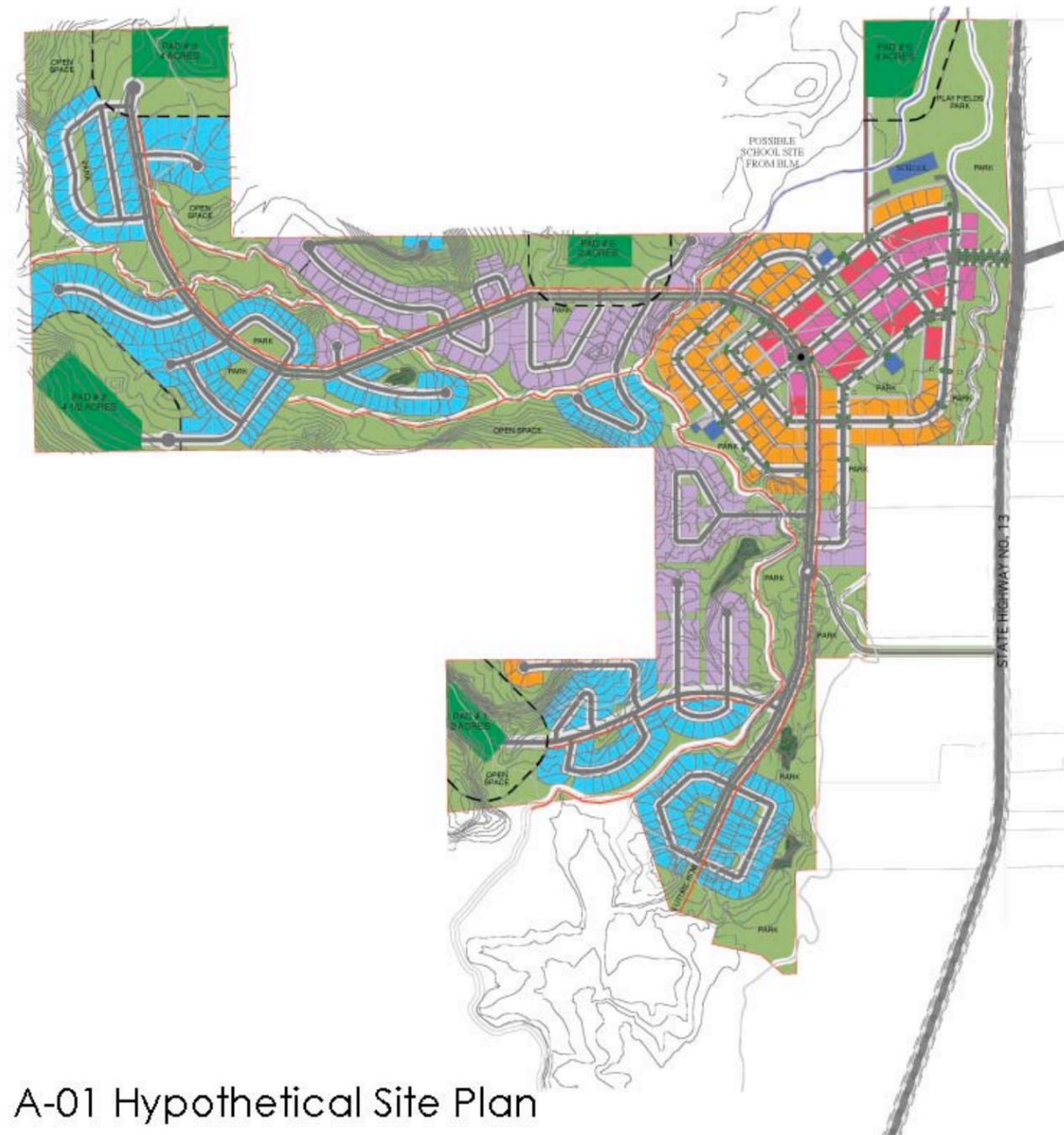
RimRock, 360 acres of mixed topography bounded by natural buttes and canyons, will be transformed into a collection of village neighborhoods and a neighborhood commercial village. Trails, transportation corridors and open space will connect the Villages at RimRock. RimRock will be a complete community that connects and integrates with the fabric of Rifle.

RimRock residents will experience a lifestyle that makes daily living a pleasant antidote to the stresses of modern life. From 'rural estate' lots to lofts and condominiums mixed in with a central core of retail and professional offices, life in RimRock will provide a mix of demographics, lifestyles and recreational opportunities. RimRock will be a great place to come home to - a place to be alone, to mix with others, work, play and enjoy the beauty of Western Colorado.

The Master Planning Design Process

This application for Master Planning, annexation, and zoning is the first step in the land use approval process. After review and approval of the Master Plan, annexation and zoning, we will work with the City of Rifle to obtain a Preliminary Plan approval, and Final Plat approval. We anticipate an approximate 12 to 18 month timeframe for this process. The detailed road, utilities, and infrastructure plans will be developed during the Preliminary Plan phase.

Concurrent with the land use process, planning is underway for creation of a special improvement district that would finance and manage the construction of infrastructure that benefits the general community.



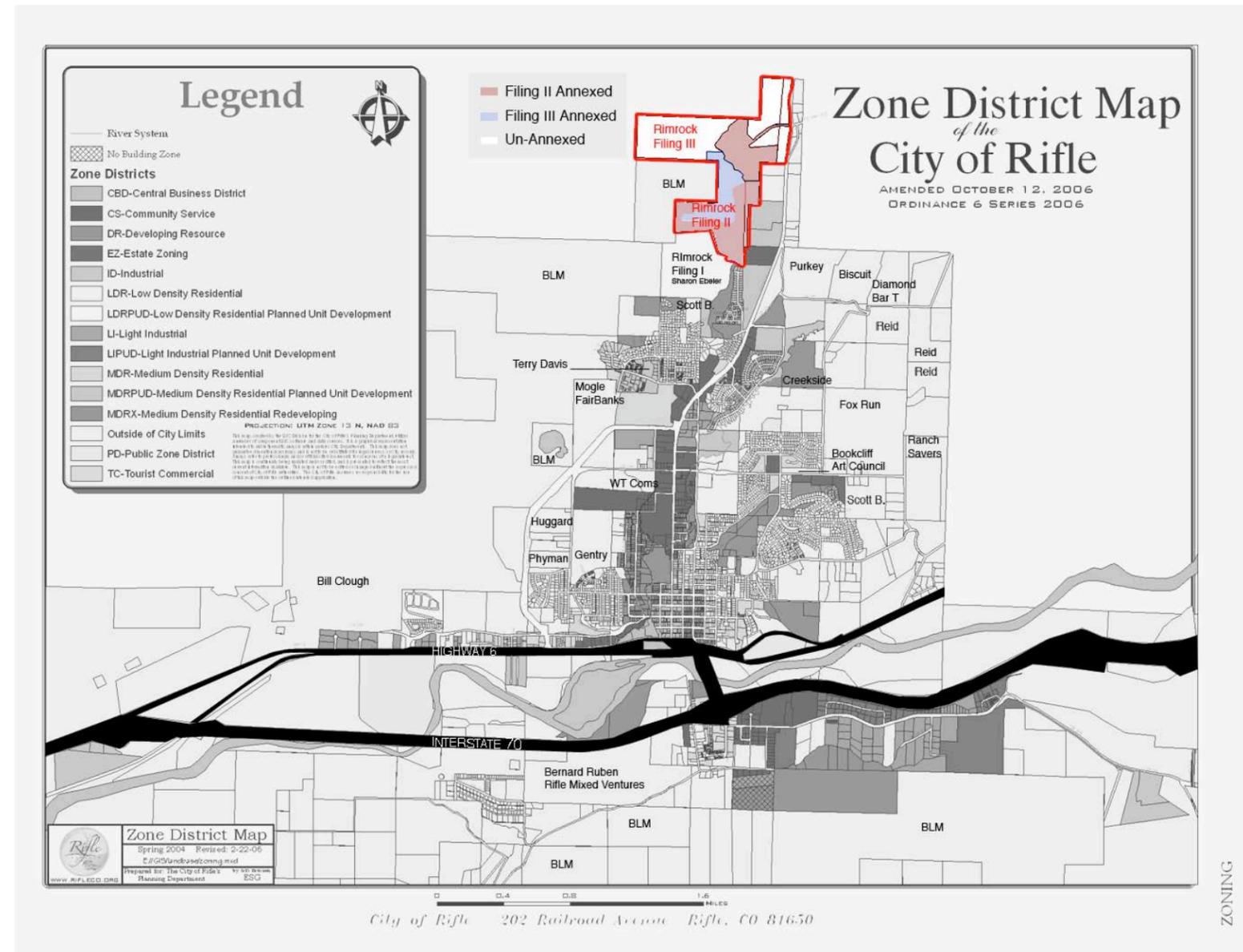
A-01 Hypothetical Site Plan

Current Zoning And Annexation

The Zone District map of the City of Rifle, illustrates those portions of RimRock Filings 2 and 3 that have been annexed into the City of Rifle and zoned MDR-Medium Density Residential of LDR-Low Density Residential.

The areas bordering RimRock to the east along Highway 13 include parcels within the city are zoned a mix of CS-Community Service, MDR-Medium Density Residential along with some unincorporated parcels within the county currently being used for agriculture and single-family residential. Probably future development will be community commercial, service and support activities for residents of RimRock and adjoining north Rifle neighborhoods.

RimRock Filing One, bordering RimRock to the south and southwest to the south was planned as a single-family neighborhood in the 1980's.

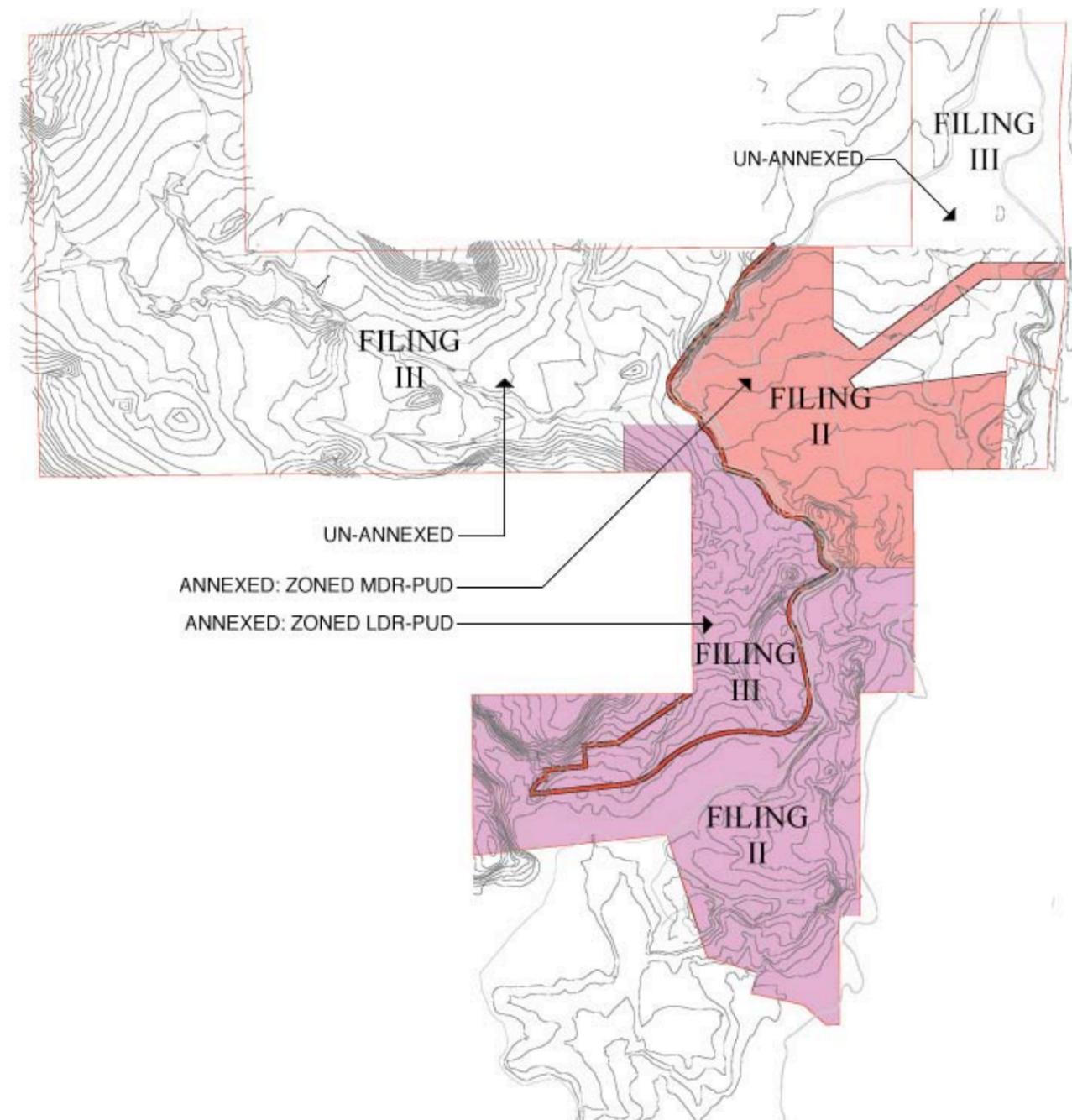


The Southernmost portion of the project has been annexed into the City of Rifle and is zoned a mix of MDR-PUD (Medium Density Residential Development) and LDR-PUD (Low Density Residential-Planned Unit Development).

The annexed and zoned portion (40%) of the property is 147(+/-) acres. The un-annexed portion (60%) of the property is 213(+/-) acres.

All of Filing 2 (114.3 +/- acres) is annexed and zoned within the City limits. A portion of Filing 3 is annexed and zoned within the City Limits 33 (+/-) acres.

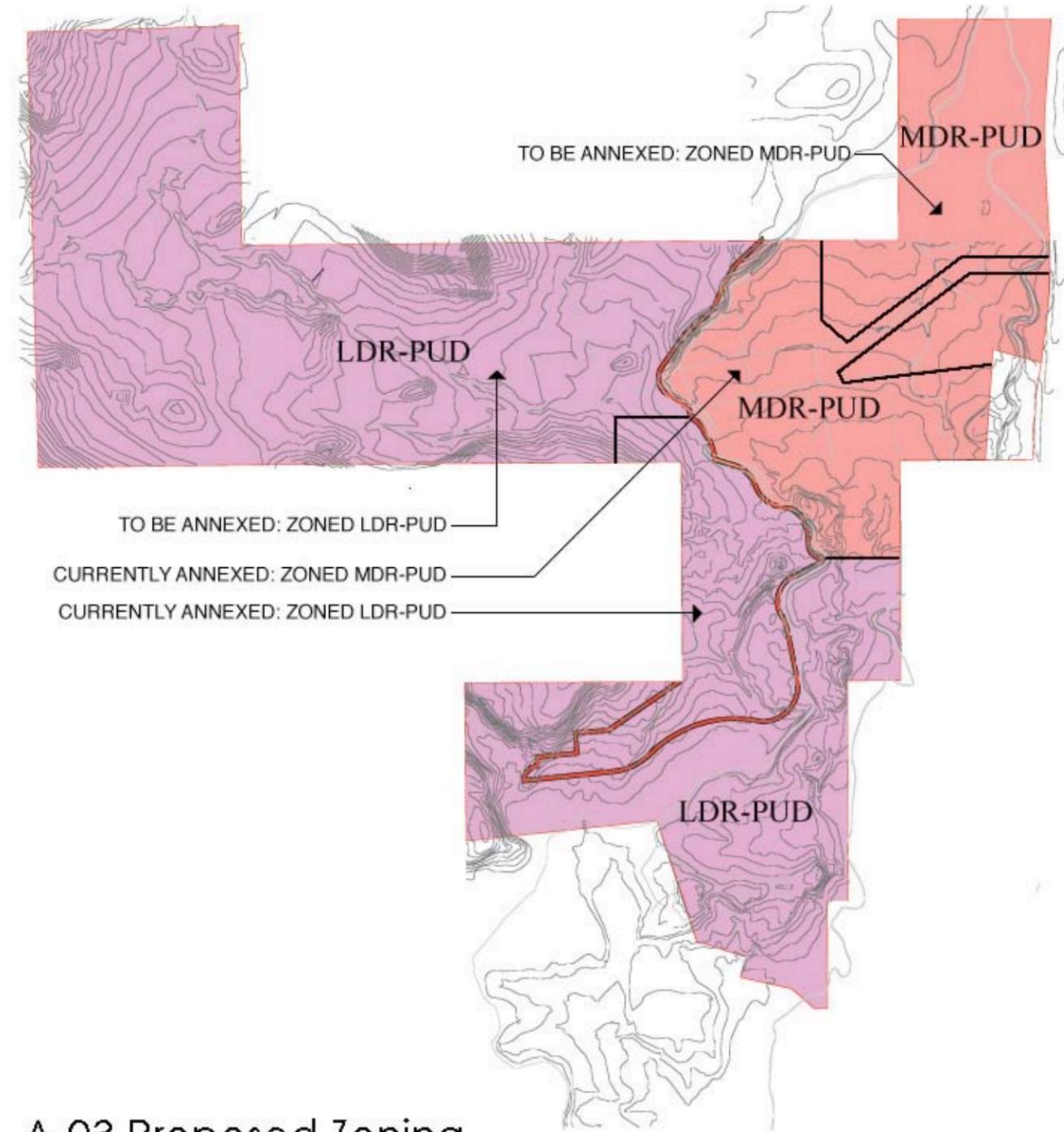
Current Zoning and Annexation map (A-02) to the area surrounding the proposed RimRock village center currently zoned MDR.



A-02 Current Zoning & Annexation

Proposed Zoning

Following annexation, the northeast portion of Filing 3 that is currently un-annexed will be zoned MDR-PUD. The west portion of Filing 3 will be zoned LDR-PUD.



A-03 Proposed Zoning

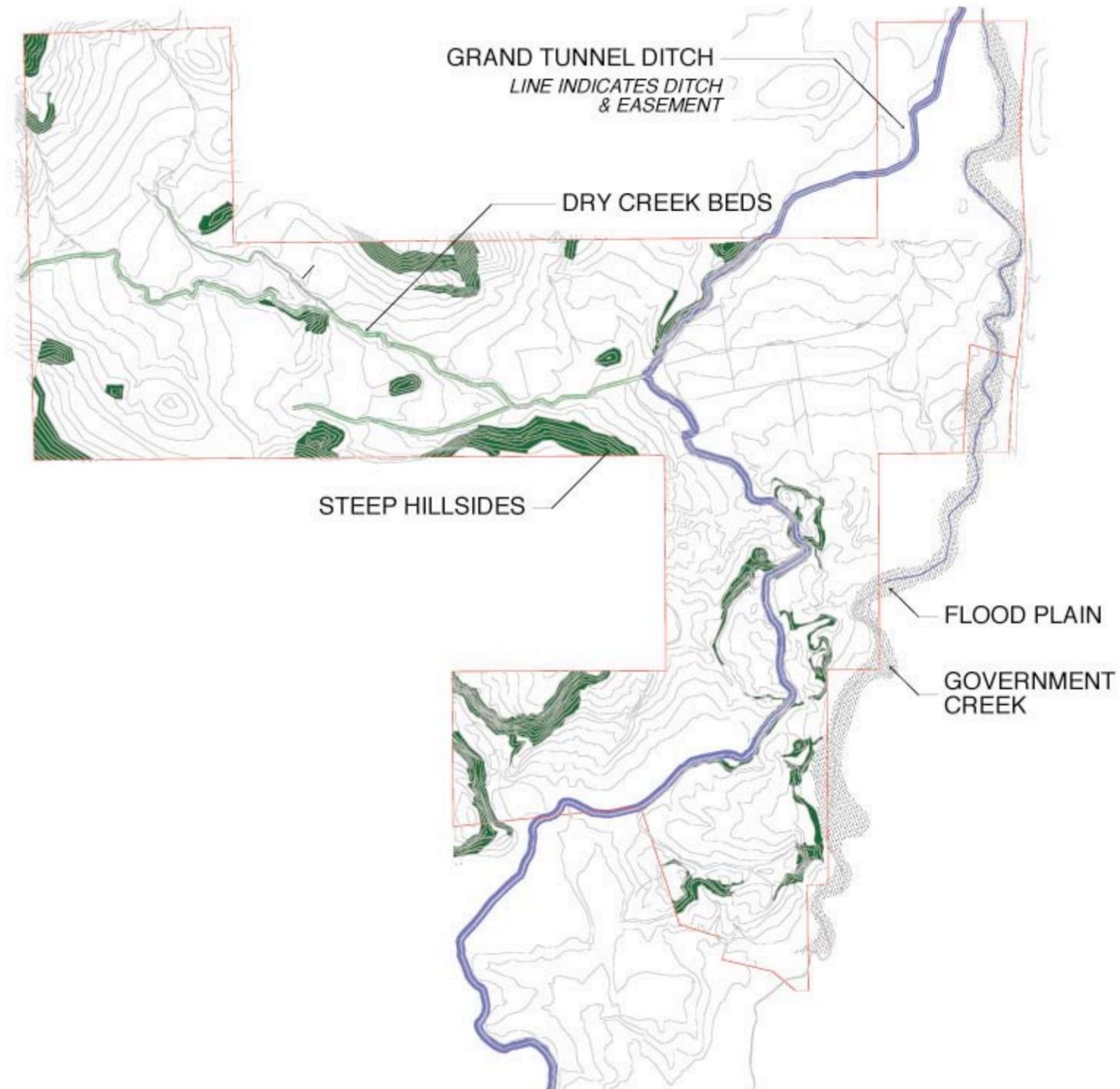
Areas Identified for Open Space and Preservation

As a high quality community to be designed WITH the landscape, it is important to identify natural features worthy of preservation. By preserving these areas of natural beauty, RimRock will have more “elbow room”, more character, offer a higher quality of life and more appeal to its residents and the City of Rifle. Further, it is desirable to avoid steep hillsides, riparian areas, wetlands, and floodplains. These wet areas offer an attractive open space for passive and active recreation. Preservation of wetlands will maintain ecological balance within RimRock with potential to provide pedestrian connections to the larger Rifle community.

An initial step in the master planning process is to evaluate the topography of the area. Exhibit A-06 “Areas for Preservation” illustrates the areas with slopes steeper than 20%. While it is not uncommon to have development on slopes greater than 20%, especially single-family homes, the challenges and costs of construction outweigh the opportunity to provide the community with quality visible open space. Many of these steep areas are rock outcroppings, visually attractive, and worth of preservation efforts.

A-06, “Areas for Preservation”, illustrates the Grand Tunnel Ditch, which runs generally north to south through RimRock. Government Creek, its adjacent wetlands and low areas, runs along the eastern edges of RimRock. To the west, there are several “dry” arroyos. Although dry most of the year, they become waterways during high rains, and drain the canyons to the west. Collectively, we want to avoid development on these “wetland” areas. Each one, Government Creek, the Ditch, and the Arroyos, offer spectacular visual amenity, open space, and potential passive recreation as well as walking/hike/bike/equestrian trails.

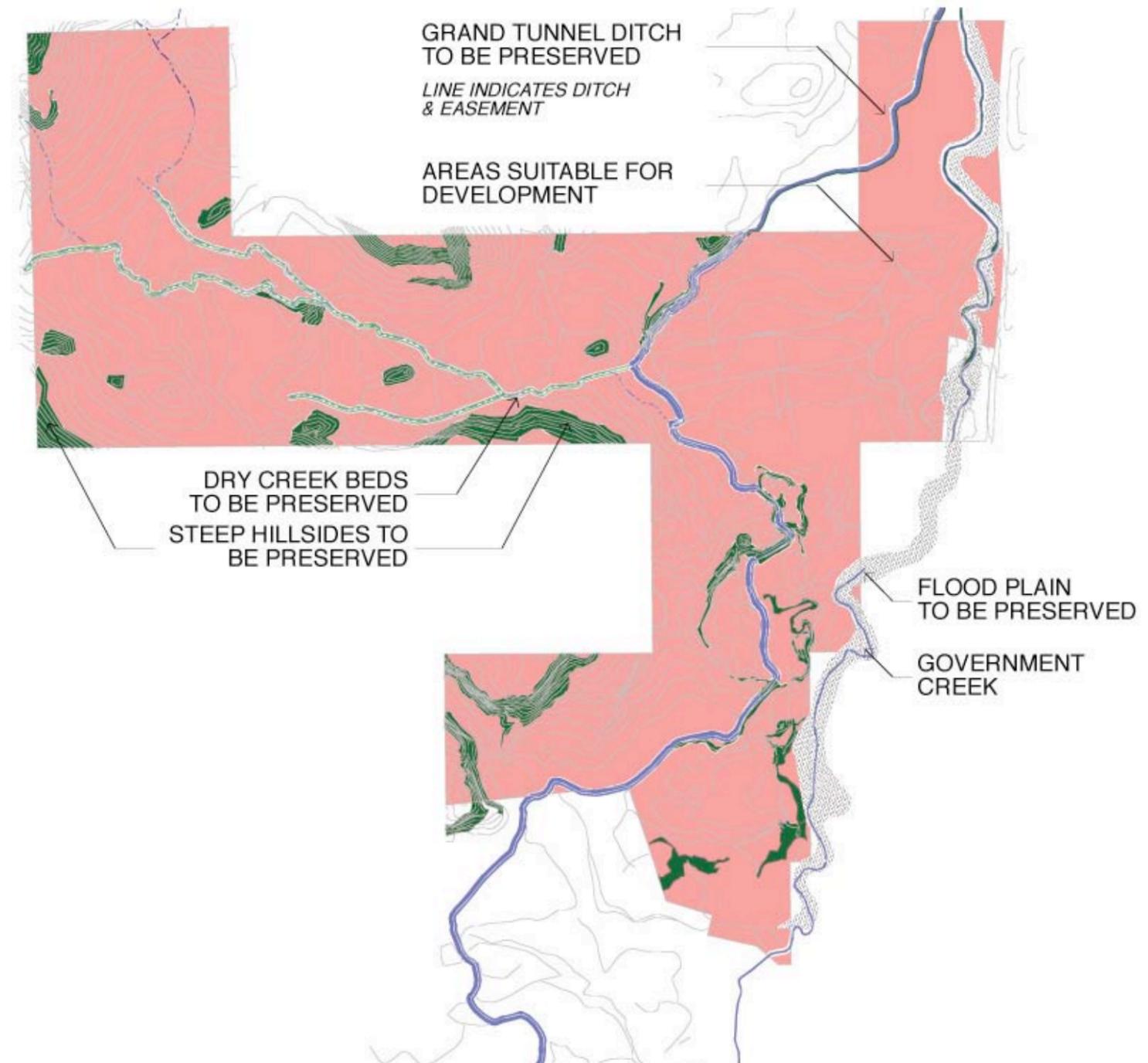
A-06, Areas for Preservation, is a combination of the Hydrology/Wetlands and Steep slope areas maps. These areas offer the least attractive areas for development and the most attractive areas for preservation.



A-06 Areas Identified for Preservation

Areas Suitable for Development

A-07-Areas Suitable for Development identifies portions of the property that are the flattest, most accessible, least costly to develop, and that avoid hazards of steep slopes and potential flood areas.

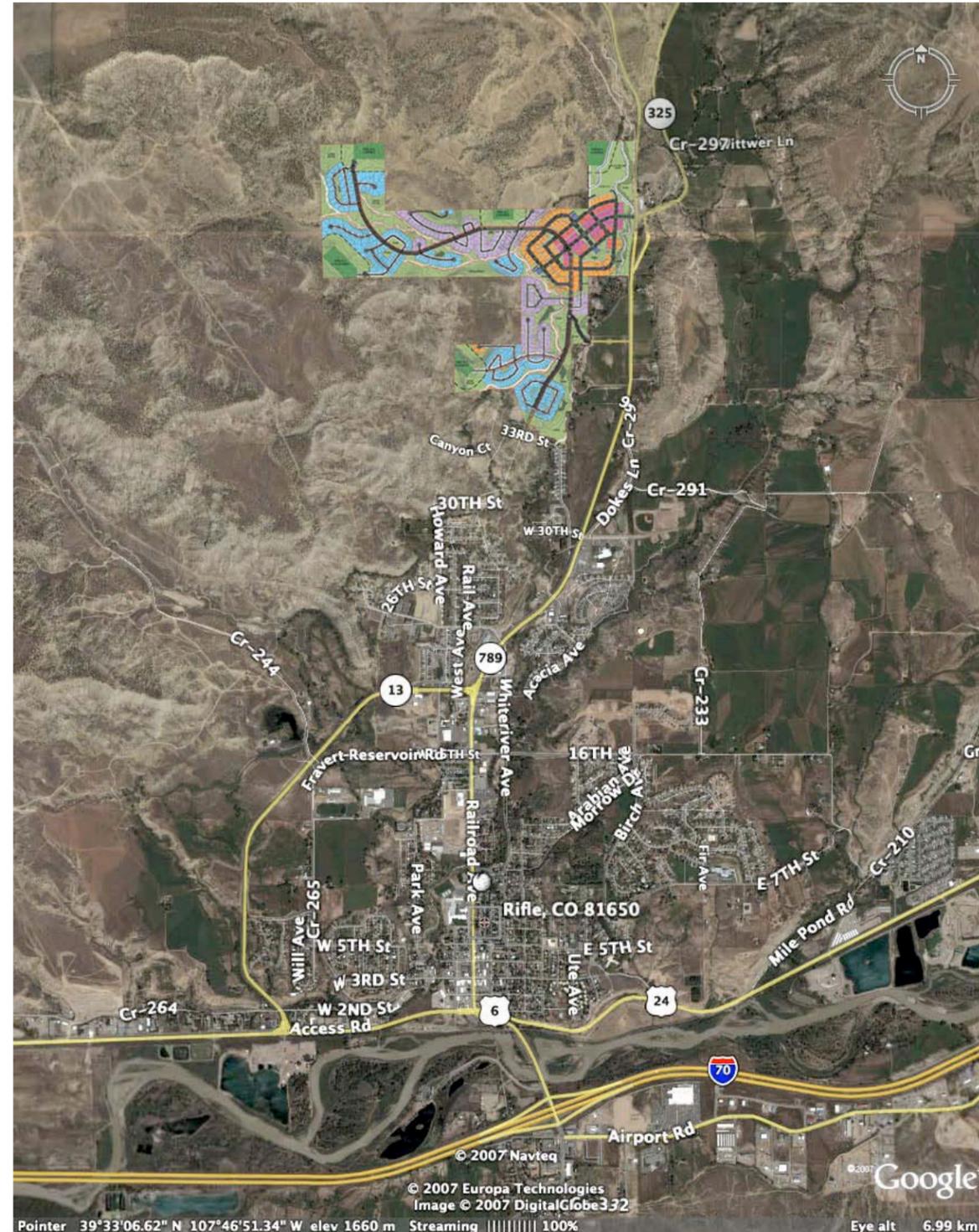


A-07 Areas Suitable for Development

Connections

RimRock will create the north entry for Rifle. The aerial photograph of the Town of Rifle shows the existing town-site, the highways, and RimRock at the north edge of the developable land area.

The proximity to Rifle Creek Valley will provide residents access to the RimRock service and commercial village.

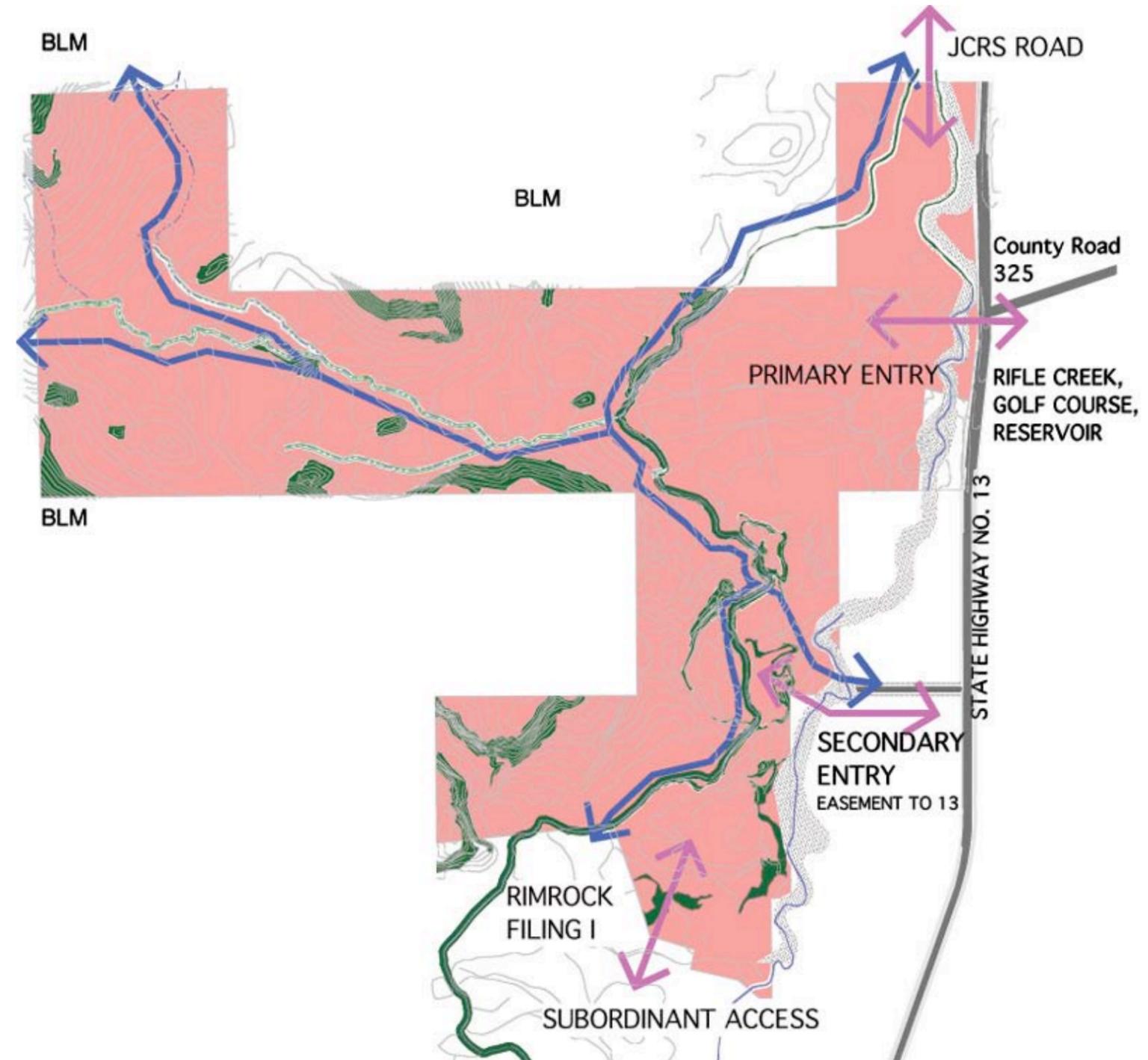


A-08-Connections and A-09-Movement illustrate road, path and trail connections to adjacent areas.

The north entrance to RimRock will be at the intersection of Highway 13 and County Road 325, the road to the Rifle Creek State recreation area.

A secondary sub-ordinant access point to Highway 13 is located one-half mile south of the north entrance. The south access is through an easement over a parcel contiguous to RimRock and Highway 13. The road system will allow traffic from the Rifle Creek valley to enter and exit RimRock in a smooth flow.

A future third point of access will be to the RimRock Filing One in the future, providing an indirect connection to Highway 13 via 33rd Street.



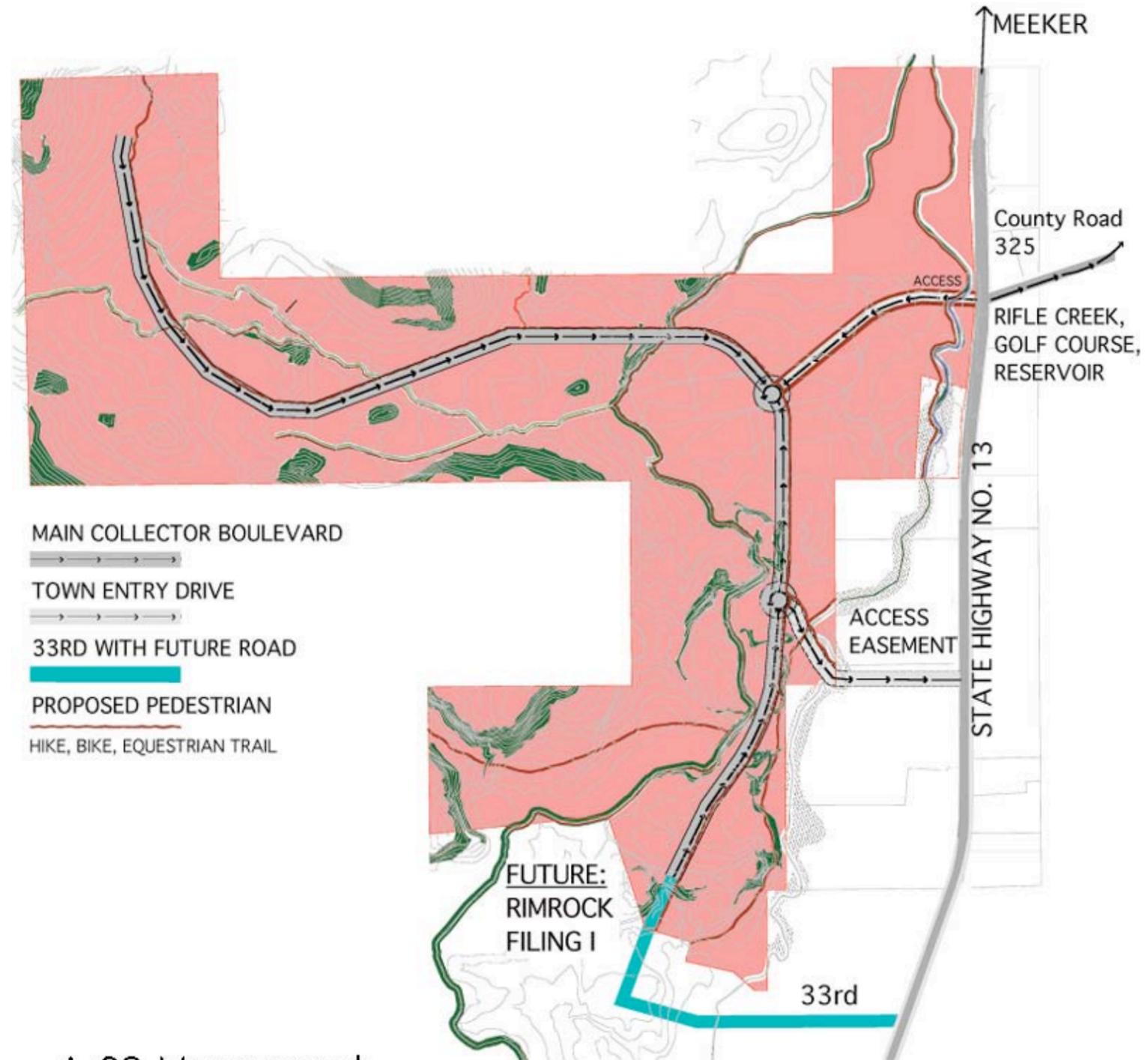
A-08 Connections Diagram

A-09-Movement - Illustrates the main internal roads to RimRock. The main “spine” road is a boulevard that runs the length of the property: north-south and east-west follows the valley floor, connects to the primary northern access and the southern points. With two separate, paved paths, the boulevard will provide redundant emergency access in early phases.

RimRock Drive is the main entry connection (not a boulevard). RimRock Boulevard is the main internal collector and connection to the subordinant access points.

Hike/Bike/Equestrian trails and jogging paths are planned throughout the community. The connections are to BLM, neighboring equestrian and recreation facilities, and RimRock Filing One. The Grand Tunnel Ditch, Government Creek and the Arroyos offer terrific opportunities for a variety of experiences, terrain, and multiple modes of transit (foot, bike, horse). The City of Rifle is developing a trail system via Government Creek. These connections, open to the public, offer additional amenities to the RimRock and greater Rifle communities.

A hike/bike trail roughly parallel to RimRock Boulevard will allow pedestrian and bike movement through the length of RimRock while maintaining safe separation from the road network.



A-09 Movement

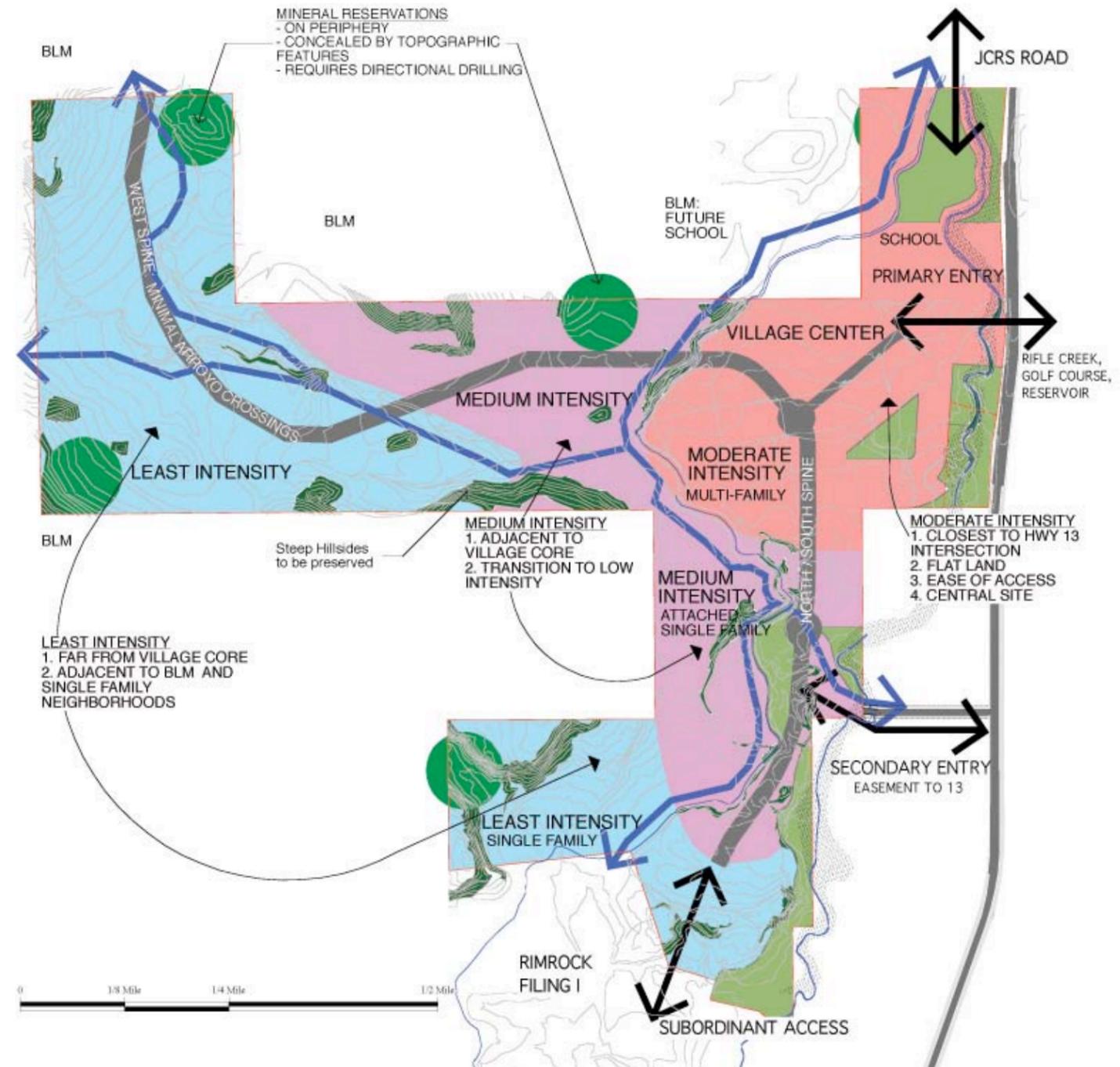
Conceptual Uses

A-10-USE CONCEPT illustrates areas for a variety of uses. This map/diagram overlay indicates the areas suitable for development, preservation and connections/movement systems. The plan identifies the area nearest the Rifle Creek/Highway 13 Node as the most appropriate for the Village Center. Bounded by the Grand Tunnel Ditch, with primarily flat topography, this will be RimRock's "highest" density area.

The Village Center will include shops, services, and restaurants, and community buildings. Some of the residences in this area will be above the shops, with others in a mix of apartments, lofts, and attached residences (townhomes and duplexes). All will be within walking distance to the village core – yet easily accessible to residents of surrounding areas due to its close proximity to Highway 13.

The northeastern wing of RimRock is close to the central Village. This flat area is suitable for a school and playfields. It is central and easily accessed from Highway 13 by the main RimRock Drive entry intersection. Another benefit is the proximity to the Grand Tunnel Ditch. This can provide irrigation water for the playfields/park and a connection to the trail network. The potential exists for many children to walk or ride bikes to school via the trail system.

The area surrounding the village center is suitable for the middle level of intensity: attached homes or homes on small lots. The residents of these attached homes (duplexes and town homes, would be within walking distance (.5 miles) of the village center and the services, restaurants, and shops there.



A-10 Use Concept Map

Future PUD Use Areas

RimRock is designed to have three logical use areas (zone districts).

Mixed Use (MXD-PUD);

Mixed Use Zone, MXD-PUD, will contain neighborhood commercial and lofts above the commercial surrounded by moderate density residential buildings. Multi-family residences (lofts, condos, apartments and townhomes) and small lot duplex and single family residences in buildings of up to 4 stories may be permitted.

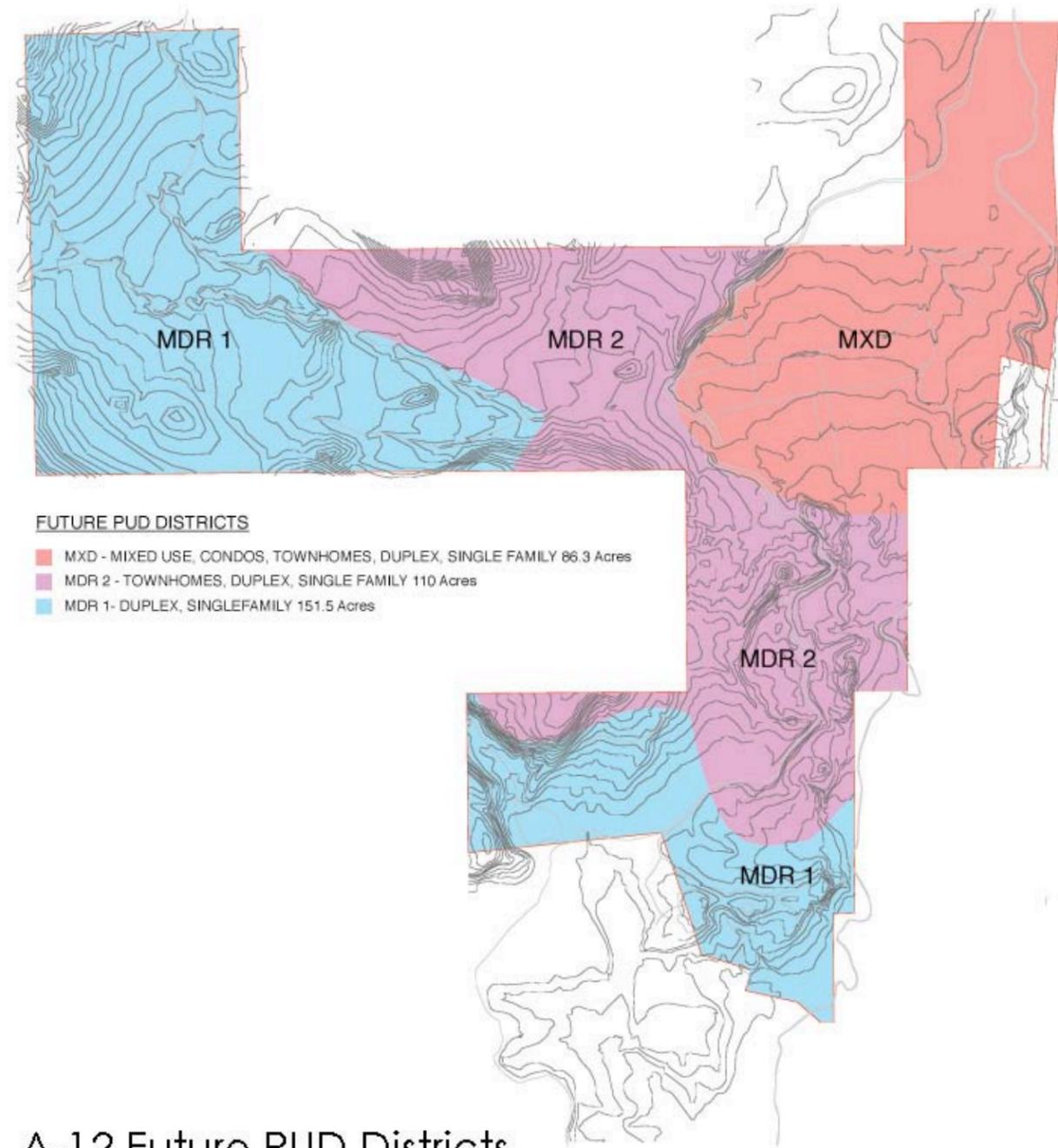
The final mix of unit types will depend on market demand and absorption.

MDR-2-PUD Medium Density Residential (attached residences, and detached smaller lot homes)

Medium Density Residential-2-PUD will permit residences attached and detached (duplex or town-homes) up to three stories. The final mix of unit types will depend on market demand and absorption.

MDR-1-PUD Medium Density Residential (residences on larger lots);

Medium Density Residential -1-PUD will permit attached and detached residences on larger parcels. Homes up to 3 stories will be permitted.



A-12 Future PUD Districts

The Villages at RimRock: The New Western Village

Planning for the Villages at RimRock reflects the reality of demand for housing in the region, embraces contemporary planning concepts, and incorporates long-rang goals articulated by the City in the Comprehensive Plan.

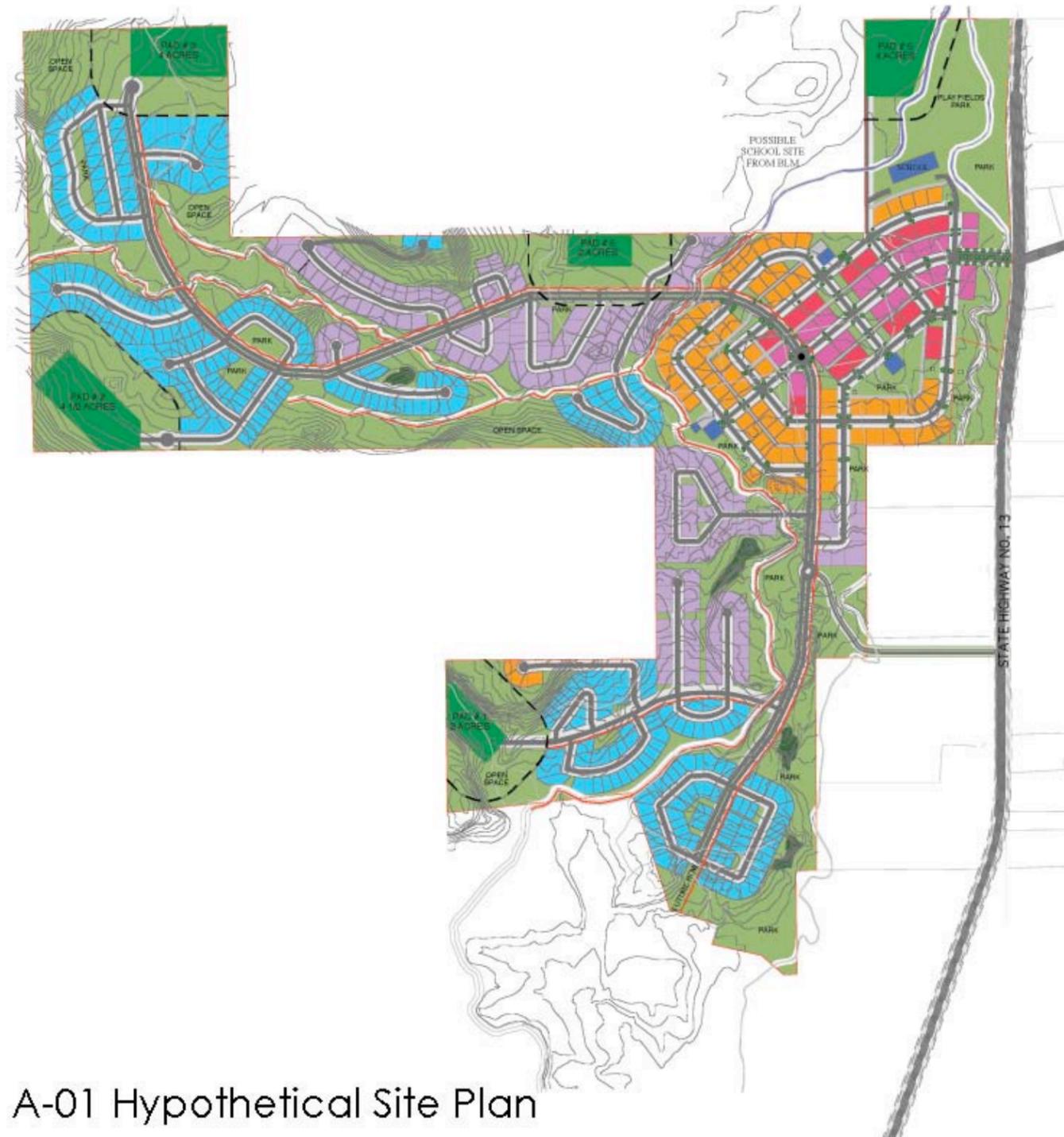
The New Western Village concept is an adaptation of New Urbanism that takes into account the unique site characteristics and adjacent areas of RimRock. It's design signature is a core of commercial/community activity that blends with living areas, gradually expanding outward in gradually declining intensities toward open space – all connected by trails and roadways.

As a dynamic, growing community, Rifle needs a wide mix of housing to serve a diverse and growing population.

The core village of housing will consist of moderate intensity multi-family residences: condos, apartments, townhomes and row houses. This mix of attached residences, along with lofts above the shops, will provide a variety of smaller and more affordable housing opportunities.

The next ring will be for medium sized, single family attached (duplex) homes and townhomes.

The lowest density outer ring area will be for homes on larger lots.



A-01 Hypothetical Site Plan

Village Core

The Village at RimRock will reflect the best of New Urbanism “classic” town planning design practices applied to a picturesque, rustic western landscape. A “New-Western Town” village core will include neighborhood retail services, professional offices on the lower levels, retail services and offices with loft residences mixed in the upper levels. This will allow for the greatest activity and highest density to be contained within close proximity of the Highway 13 interchange. Some retail, restaurants, and services will be visible to the highway, but accessed only from the RimRock road network. The Village center will be balanced by parks and open space with fountains, landscaping and art. Public facilities – mixed use meeting halls, churches, daycare, libraries, schools and recreation facilities will be on “axis” to reinforce the classical town pattern and provide terminations to views.

Traffic Planning and Circulation

The central core village will be organized in a grid of blocks with alleys. Focal points will include parks, community buildings, fountains, or sculptures.

A traffic circle(s) will be located at key intersections to smooth traffic flow.

Main Collector streets will form the backbone of the Villages. Each residential Village will be organized off of the main collectors on small loop drives and cul-de-sacs.

Public Buildings

RimRock will include sites reserved for public and common facilities including school, and mixed use facilities (may include daycare, recreation, library, church, public meeting areas) and neighborhood post office or mailboxes. There will be space reserved for a recreation building/pool. These facilities will be located at key axis points that reinforce the over-all pattern of the community, integrated around open space/park layouts with easy pedestrian access.



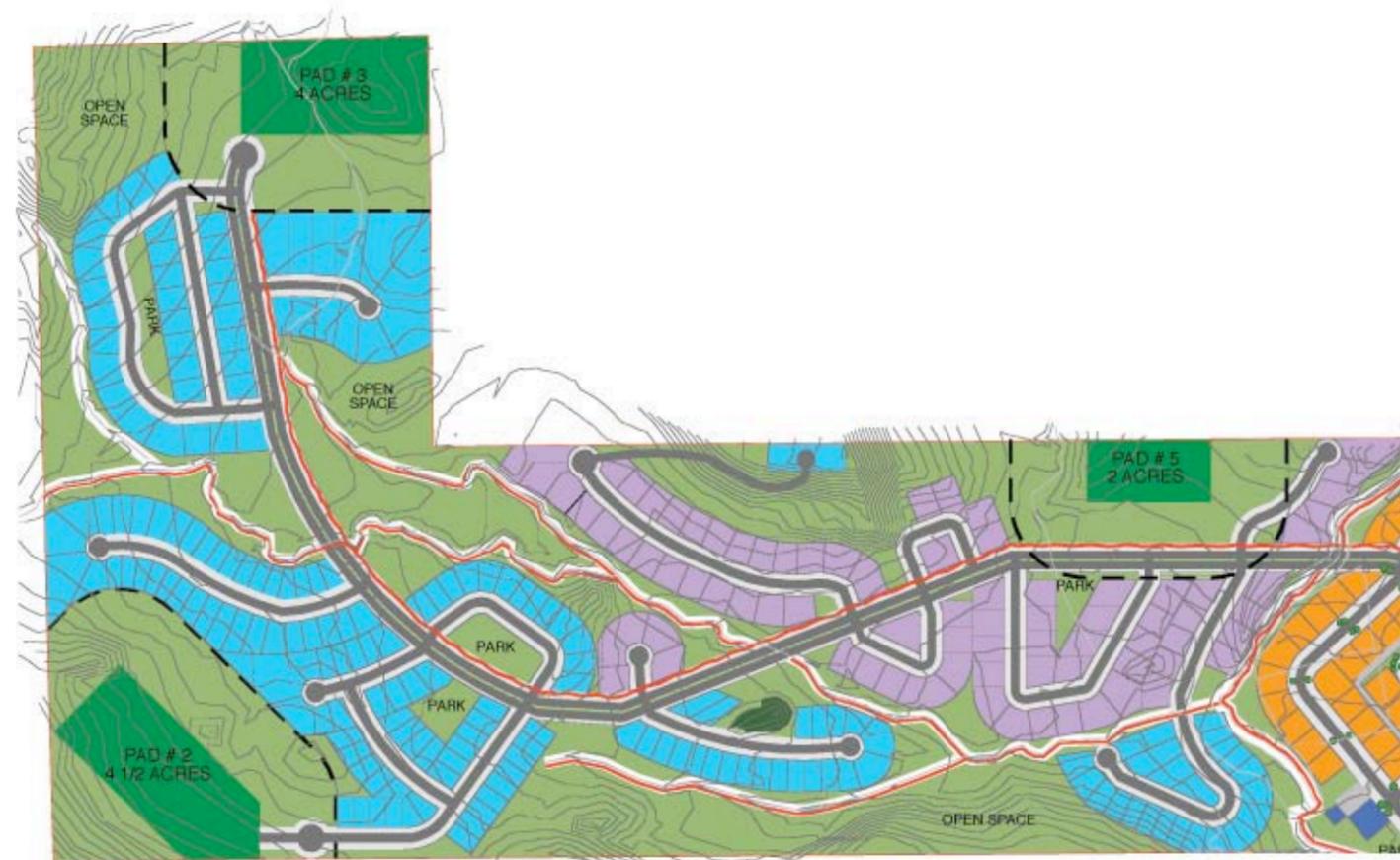
Village Core

Neighborhoods: the Villages

From the village center to the edges, housing will be laid out from moderate density close to the village core, to least density on the perimeter of RimRock. This will allow the highest concentrations of residents to be in close proximity to mass transit (bus lines), services, shops and restaurants and within walking distance of the village center shopping area.

The housing will be broken into the Villages: clusters of residences organized into small neighborhoods. Each Village will vary by architectural and building type with its own unique character, design and style. Villages will utilize “side-street” and “cul-de-sac” design to emphasize small neighborhoods within a village. Children and pedestrians will be “off” the major-collector streets and close to playgrounds, amenities and open space.

Each Village will be designed and built to be consistent with the overall character of RimRock while providing residents with a sense of place and identity of a unique village.



West Villages at RimRock

The Architecture: Fabric and Design

Architectural themes will reinforce the New-Western Village planning patterns.

While not part of the Master Plan process, the Homeowners Covenants will establish Architectural Guidelines. This will be completed within the Final Plat Phase of the land use approval process.

The Village Center will use classic, simple 19th century buildings forms while allowing contemporary elements and rustic accents. The Village core buildings will allow for up to four floors. The forms and patterns of the community will echo the scale and massing of nineteenth century western towns similar to downtown Rifle and the core areas found in historic Colorado communities.

The Residences will include a mix of designs drawing from western, mountain-rustic, craftsman contemporary vocabularies. The palette of colors and materials will compliment the natural colors and materials found in the region.



South Villages at RimRock

Natural Resources

Parks and Open Space

Open space will be located in the riparian zone adjacent to the Government Creek, along the Grand Irrigation Ditch, on steep rocky outcrops, and along the arroyos. The western and northern borders of RimRock are open space lands managed by the BLM (Bureau of Land Management) that include bluffs, cliffs, mountains, and dramatic land forms.

Bike and pedestrian paths will parallel the main corridor and key water features: the Grand Irrigation Ditch (with mature cottonwoods), creeks, and arroyos.

Amenities such as parks, pool, and recreation center as well as community buildings such as the school and church will be located adjacent to open spaces, parks and pedestrian links.

Smaller parks and playgrounds will be scattered around RimRock to provide open space and active play areas close to all residences.



A-13 Open Space and Parks

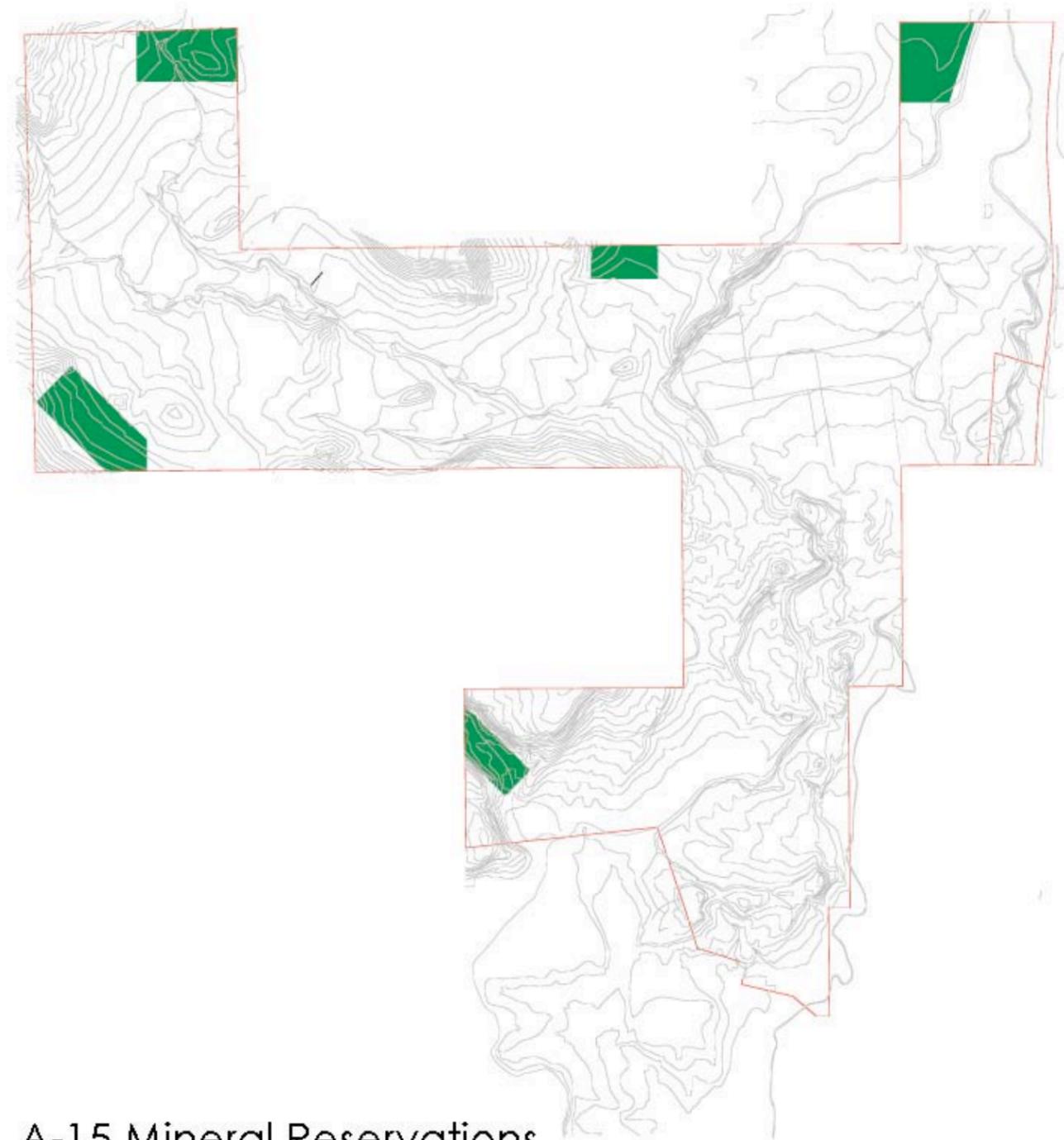
Mineral Reserves

As part of the acquisition of RimRock, a Surface Access Agreement (SAA) was negotiated and put in place that governs any future drilling or exploration on the property. The SAA defines the precise location of future drilling, access roads and facilities, and the means and methods required for mitigation of potentially negative impacts on the new community.

The RimRock SAA contains five reservations for mineral operations. The reservations are from two to four and one half acres in size, and are the only locations where mineral exploration and drilling can take place on the property. Each mineral reservation may have multiple wells. A re-drilling (work-over) of a well may occur after an initial well is in place. There will be significant activity during the drilling of a well. However, there is very little activity after a well is in place.

Depending on local regulations, gas drilling may intermittently occur on these reservations. Gas wells may remain after drilling operations have ceased. Drilling will typically take 60 days.

Each reservation will be buffered from the Villages by natural geological formations, hills and plateaus. Prior to mineral development, the pads will be further obscured by fences or walls, and landscaped berms to reduce their impact on the community.



A-15 Mineral Reservations

Soils

The map shows the site contains soils ranging from loam to clay. Soils engineers have indicated:

“Development of the site as a residential development is feasible from a geotechnical point of view....There are no conditions of a geologic nature which would constitute a major hazard or which would render the project technically infeasible.” - *Steve Pawlak, P.E. and Marcus J. Pardi, P.E., Chen and Associates, inc. Consulting Engineers, May 29, 1981.*

Environmentally Sustainable Building Practices

RimRock is being designed and developed for the economic and resource environment of the 21st Century. Designs will incorporate the latest technologies for achieving energy efficiency. Green building and environmentally sound construction practices will be encouraged at RimRock

The incorporation of cost effective insulation, renewable energy, and green building materials and techniques are important to the proponents of RimRock. The builders and designers involved with the creation of the homes and structures in RimRock will incorporate appropriate methods to achieve our goals of minimizing the impacts of the project.



A-16 Soil Survey

Infrastructure Systems and Services

Master Planning of Services

Developing the RimRock property requires planning for delivery of the full range of infrastructure and governmental services. The RimRock development is planned and engineered to fit into the City of Rifle's long-term master plan for delivery of services to the community.

The overall plan for Rifle calls for a water/sewer system that loops through the north from the current stub out at the south end of RimRock, near the north end of RimRock Filing 1.

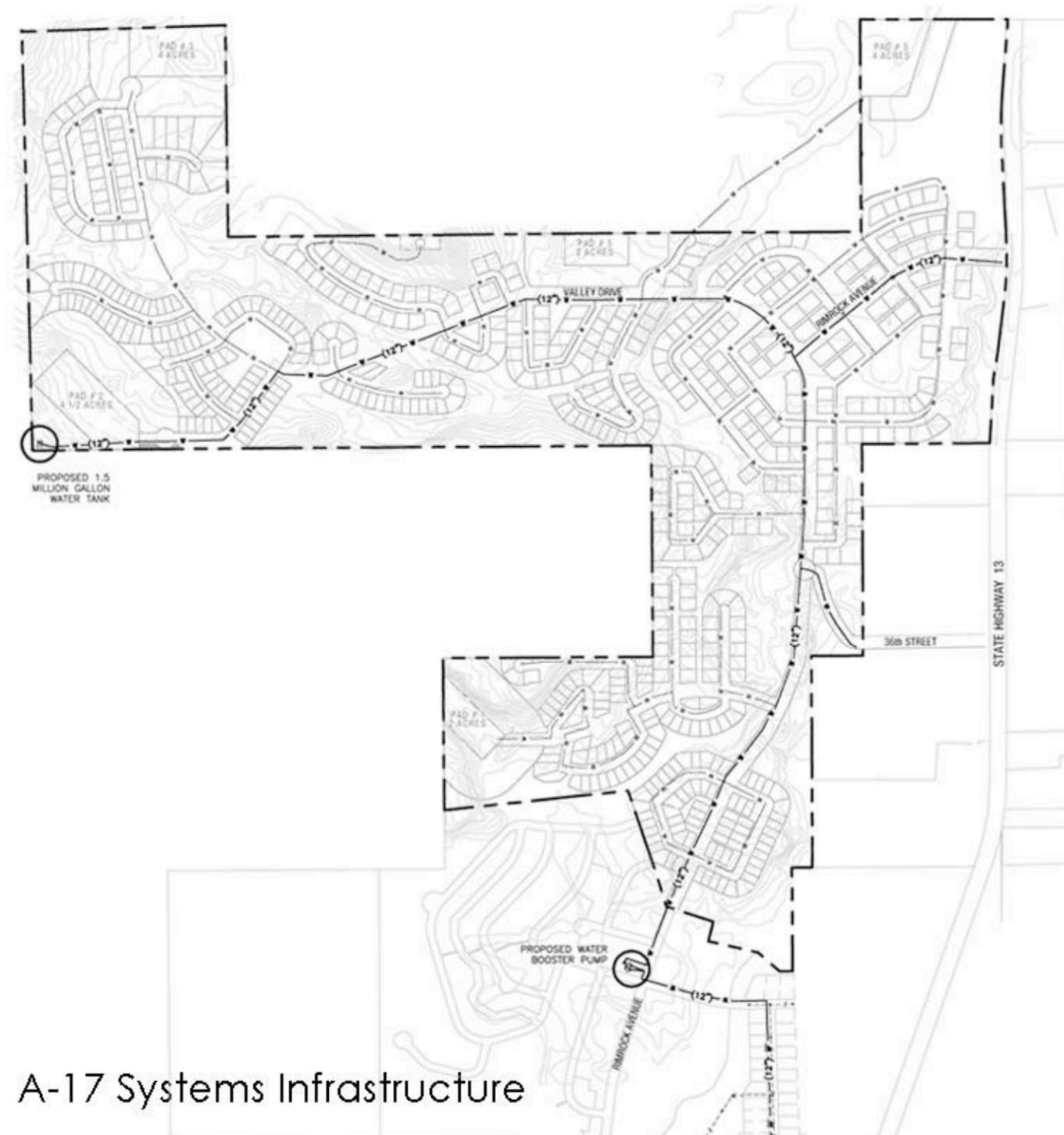
The preliminary plans and budgets for RimRock include development of a system that runs services all of RimRock with capability of tying into future development to the northeast.

In creating these plans, RimRock engineering teams are working closely with Rifle staff to assure that designs will adequately serve the future of the community.

Water and Sewer

Depending on the final plat of the community, plans have been put in place that involve construction of a pump station to deliver water to the south end of the project, along with installation of a major water holding tank on the north/west part of the property. That tank will not only supply pressure and storage for the RimRock project, but will support future development of north Rifle to the east of RimRock, across Highway 13.

These plans and budgets are detailed in separate technical memos.



A-17 Systems Infrastructure

Covenants and Restrictions that will guarantee that the quality of the project is maintained in perpetuity.

Roadways/Highways

Technically part of the infrastructure planning, roadways, highways, trails and paths, are described under the “Connections” section of this document. However, the financing and management will be part of the overall infrastructure planning.

Financing

RimRock infrastructure is divided into 2 categories:

- (1) Improvements that benefit the general community, and
- (2) local infrastructure that benefits the neighborhoods of RimRock.

Local Infrastructure

Those improvements necessary for construction of neighborhoods and commercial areas will be paid for directly by the developer/builder of each individual area. Financing will be part of the cost of construction for those facilities.

Community-wide Improvements

Infrastructure improvements that benefit the community as a whole will be financed through a Special Improvement District that will be formed simultaneous to the development of Rim-Rock.

The SID will create the service plan for the Villages at RimRock and work with the City of Rifle and other local agencies to determine which services will be contracted for, which will be independent, how they are to be built and the long-term management of the district. As the development unfolds, the SID will assure that common elements of the infrastructure and services are in place and provided for as the various parts of the project are built out.

Following completion of the building phase, the SID may continue to provide management for some of the internal services and infrastructure issues in the project.

The SID may eliminate the necessity of Homeowner Associations throughout the project. This provides an advantage for the residents, in that the SID operates under the same rules for public meetings, disclosures, management of funds, election of officers as other local governmental agencies - and provides a mechanism for the uniform administration of

Phasing

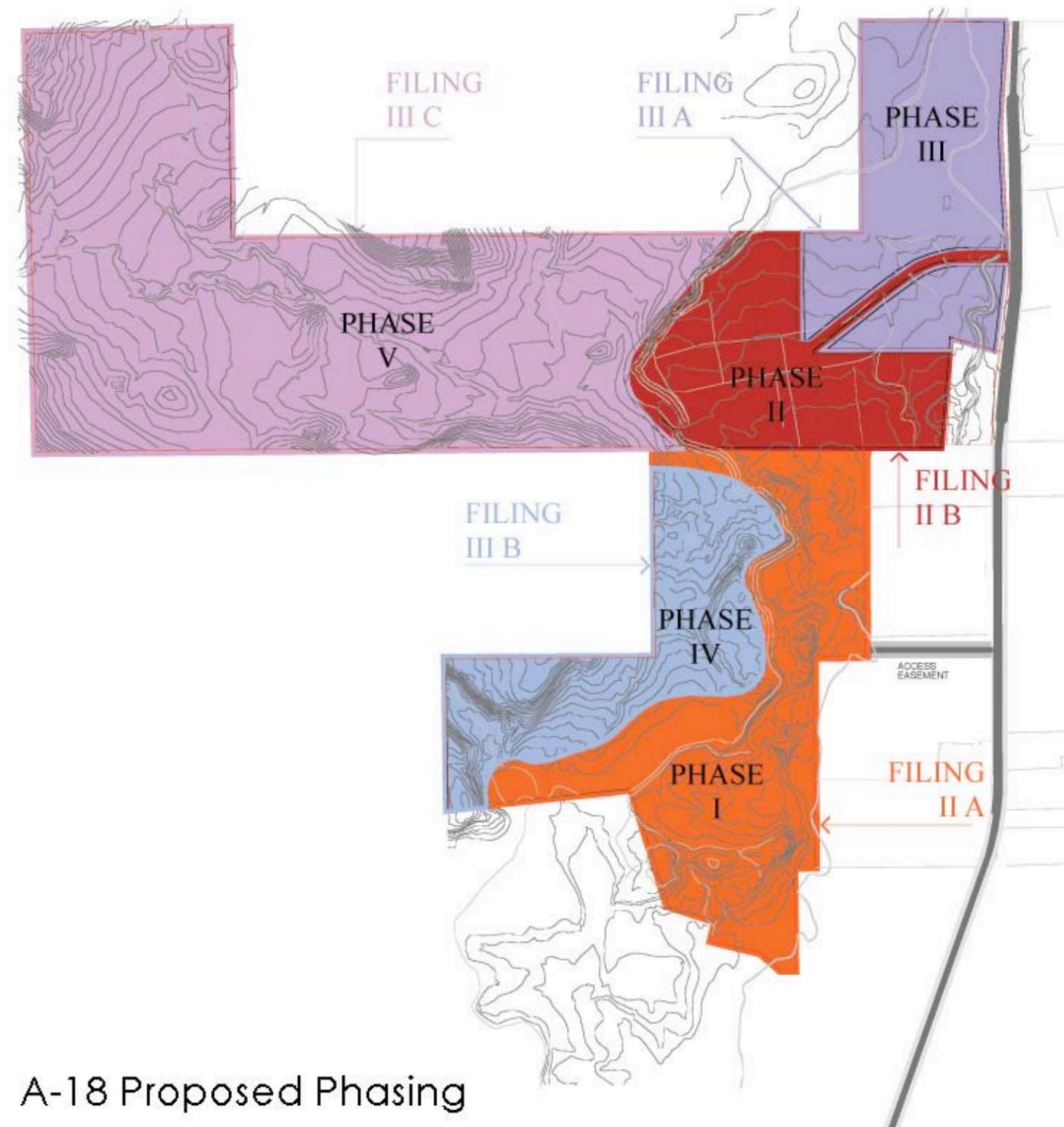
The project will best be developed in phases. The early phases are logically the land in Filing 2 (the southern and east lands). The later development should occur in Filing 3 (the north and west lands).

Infrastructure and utility service (water, sewer, etc.) are available to the south-east of Filing 2's southernmost area. It is possible to develop the southern half of Filing 2 as infrastructure is brought north. Simultaneously, the southern access drive from Highway 13 will be built. This will allow the first phases: Phase I and Phase II to be built. These early phases will include all housing types and a limited amount of neighborhood commercial.

As market absorption occurs, depending on product demand, either Phase III or Phase IV can occur. Phase III is a mix of neighborhood commercial and moderate density housing. The site targeted for a school and playfields is at the north end of Phase III. This alone may drive Phase III to early construction of infrastructure.

The demarcation line for Phases IV and V is the Grand Tunnel Ditch. Developments to the western portions of the project are lower densities and include single family attached and detached, with limited townhomes. Once the lower elevations are built and infrastructure extended to the west, the final Phases can occur. Construction of a proposed water tank at the southwestern corner of Phase V may be necessary or preferred prior to or concurrent with the development of Phase V.

It is anticipated that completion of all the commercial in the core will be concurrent with or after the completion of Phase V. The market absorption and demand for commercial space is largely dependent on the early occupancy of the residential portions of the project.



Consultants

Owners

Little Star Ranch, LLP

General Partners Big Ranch, LLC

119 South Spring Street, Aspen Colorado 81611 (970) 925-2100

Linrock, LLC #14 as Co-Tenants

Master Land Use Planning and Design

Stryker/Brown Architects, Aspen, Colorado, has been the lead firm in the master planning, and design process.

Engineering

Engineering consultants for the Master planning include:

Colorado River Engineering, Rifle, Colorado

Bookcliff Survey Engineers, Rifle, Colorado

JR Engineering, Denver, Colorado

Infrastructure Planning and Legal

Grimshaw and Haring, LLC, Denver, Colorado

Marketing and Planning

WestGroup One, Basalt, Colorado

RimRock Maps and Exhibits

A-01 Hypothetical Site Plan

A-02 Current Zoning and Annexation

A-03 Proposed Zoning

A-04 Hydrology

A-05 Steep Slopes

A-06 Areas Identified for Preservation

A-07 Areas Suitable for Development

A-08 Connections

A-09 Movement

A-10 Use Concept Map

A-11 Area Use Diagram

A-12 Future PUD Districts

A-13 Open Space and Parks

A-14 Park

A-15 Mineral Reservations

A-16 Soil Survey

A-17 Infrastructure Systems

A-18 Proposed Phasing

A-19 Aerial Image with Hypothetical Site

A-20 Aerial Image with Hypothetical Site

A-21 Topography Survey

P-01 Aerial Image with Site Outline

P-02 Aerial Image with Site Outline

P-03 Rifle Zoning

Road Cross Sections

Zone District Diagrams, proposed

Zone District Descriptions, proposed

RimRock Subdivision Third Annexation to the City of Rifle, 1981

Annexation Map

Improvement Surveys

Filing Exhibit

Barlow Boundary Line Adjustment

Flood Insurance Rate Map, Parcel 964 of 1900