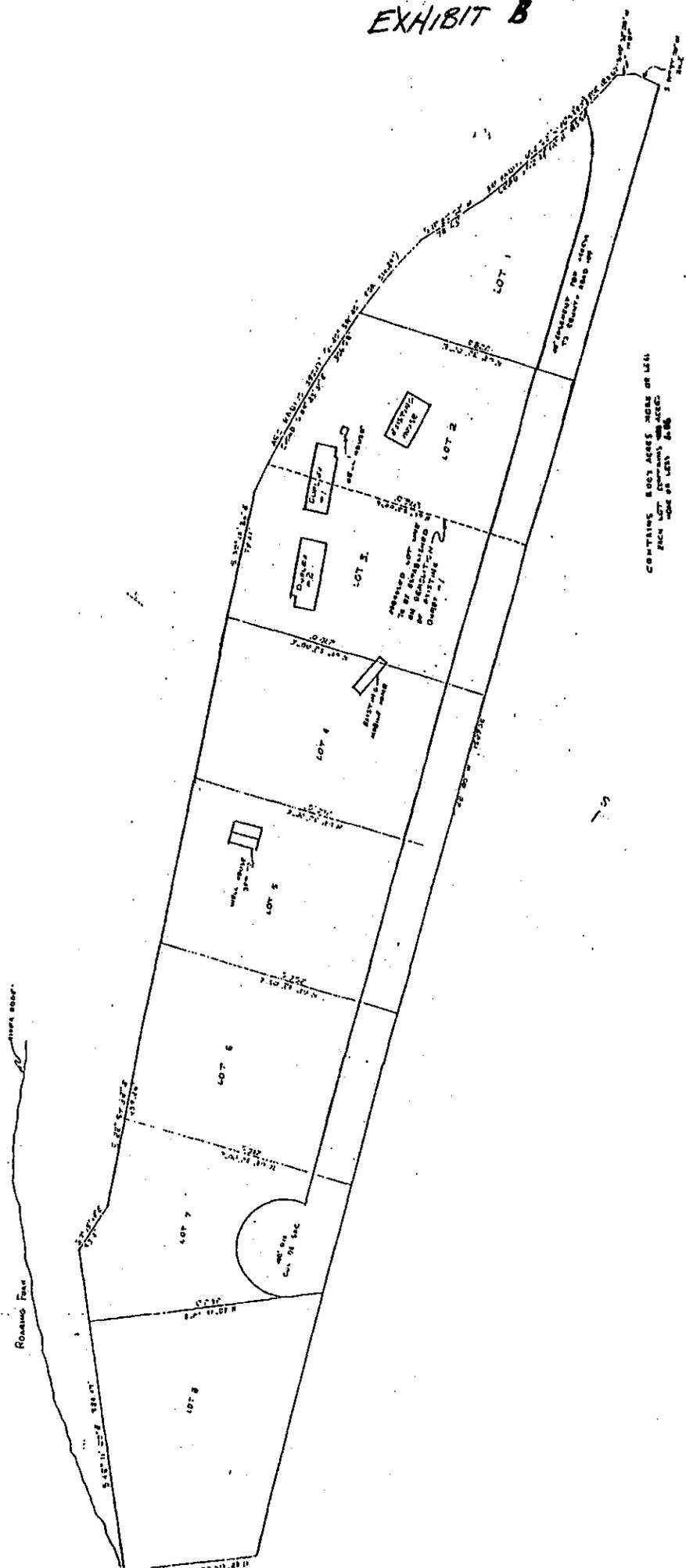


EXHIBIT B

RIVER RIDGE P.U.D. - AMENDED - 1992

TOTAL ACREAGE - 8.003 AC.
MAXIMUM # D.U. - 8



PROPERTY DESCRIPTION

A parcel of land situated in a portion of Lot 5, Section 1 and Lot 1, Section 2 of Township 7 South and in a portion of Lot 11 and 26, Section 35 and Lot 3, Section 36, Township 6 South, Range 89 West of the Sixth Principal Meridian, County of Garfield, State of Colorado; said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 35; thence N.32°14'21"W. 789.20 feet to the True Point of Beginning; thence N.42°04'00"E. 137.20 feet; thence S.48°11'00"E. 324.47 feet to a point on the westerly line of Reception No. 354946; thence the following six (6) courses along said westerly line (bearings on said Reception No. 354946 have been rotated):

- 1.) S.07°15'19"E. 53.40 feet;
- 2.) S.28°59'28"E. 639.26 feet;
- 3.) S.30°10'26"E. 79.41 feet;
- 4.) along the arc of a curve to the right having a radius of 395.19 feet and a central angle of 45°38'45", a distance of 314.84 feet (chord bears S.08°23'31"E. 306.58 feet);
- 5.) S.14°25'52"W. 78.63 feet;
- 6.) along the arc of a curve to the left having a radius of 652.52 feet and a central angle of 16°07'40", a distance of 183.67 feet (chord bears S.06°22'04"W. 183.07 feet); thence leaving said westerly line S.40°32'00"W. 19.87 feet to a point on the easterly line of Westbank Ranch Subdivision Filing No. 3; thence S.70°37'00"W. along said easterly line 26.20 feet; thence continuing along said easterly line N.25°28'00"W. 1529.00 feet to the True Point of Beginning; said parcel containing 8.003 Acres, more or less.

August 8, 1989