

RIDGE RUN UNIT 1

DEDICATION

SNOWMASS-AT-ASPEN, A JOINT VENTURE (HEREINAFTER CALLED SNOWMASS) CONSISTING OF JANSZ COLORADO CORPORATION, A CALIFORNIA CORPORATION (HEREINAFTER CALLED JANSZ) AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION (HEREINAFTER CALLED AMERICAN CEMENT) IS THE OWNER OF THE HEREINAFTER DESCRIBED REAL PROPERTY AND HAS LAID OUT AND SUBDIVIDED THE SAME AS SHOWN ON THE PLAT ON WHICH THIS DEDICATION IS ENDORSED (HEREINAFTER CALLED THE PLAT) WHICH PROPERTY SHALL HEREINAFTER BE KNOWN AND DESCRIBED AS RIDGE RUN UNIT ONE, PITKIN COUNTY, COLORADO.

1. PUBLIC ROADS: THE AREAS MARKED ON THE PLAT AS FARAWAY ROAD, VALLEY VIEW ROAD AND RIDGE ROAD ARE HEREBY DEDICATED TO PUBLIC USE FOR ROAD PURPOSES SUBJECT TO THE EASEMENTS AND RIGHTS HEREINAFTER STATED.

2. OTHER AREAS NOT DEDICATED: NO OTHER AREAS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO PUBLIC USE BUT PORTIONS THEREOF ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS AS HEREINAFTER SPECIFIED.

3. PRIVATE ROADS: EACH AREA MARKED ON THE PLAT AS NORTH RIDGE LANE, MAPLE RIDGE LANE, ELK RIDGE LANE AND VIEW RIDGE LANE (INCLUDING THE CIRCULAR PORTIONS AT THE ENDS THEREOF) IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE RESPECTIVE LOTS CROSSED BY OR ADJACENT TO THE SAME.

4. ACCESS EASEMENTS: EACH AREA MARKED ON THE PLAT AS ACCESS EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE RESPECTIVE LOTS CROSSED BY OR ADJACENT TO THE SAME.

5. WATER COURSE EASEMENT: THE AREA MARKED ON THE PLAT AS WATER COURSE EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DITCH, DRAINAGE AND WATER CARRIAGE PURPOSES.

6. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MARKED ON THE PLAT AS UTILITY EASEMENT AND AN AREA OF 6 FEET ON EACH SIDE OF EVERY OTHER LOT LINE SHOWN ON THE PLAT AND EACH AREA MARKED COMMON ON THE PLAT AND EACH AREA MENTIONED IN SECTIONS 1 AND 3 THROUGH 6 ABOVE ARE EACH HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR DRAINAGE AND FOR UTILITIES, INCLUDING WITHOUT LIMITATION, WATER, SEWER, GAS, HEAT, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE, AN ADDITIONAL AREA OF 5 FEET ON EITHER SIDE OF SAID EASEMENTS FOR DRAINAGE AND UTILITIES IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

7. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS MENTIONED IN SECTIONS 3, 4 AND THEREIN SHALL BE EXCLUSIVELY FOR THE BENEFIT OF SNOWMASS, ITS SUCCESSORS AND ASSIGNS, AND SUCH PROPERTY, PERSONS OR PARTIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY, HEREINAFTER, FROM TIME TO TIME DESIGNATE AND OTHER WISE WITH THE EXCLUSIVE RIGHT TO USE AND BENEFIT THEREOF, ARE HEREBY EXPRESSLY EXCEPTED AND RESERVED EXCLUSIVELY TO SNOWMASS, ITS SUCCESSORS AND ASSIGNS.

8. SUCCESSORS AND ASSIGNS: AS USED HEREIN, A SUCCESSOR OR ASSIGN OF SNOWMASS OTHER THAN JANSZ OR AMERICAN CEMENT, AND OTHER THAN A SUCCESSOR TO EITHER BY CONSOLIDATION OR MERGER, SHALL BE DEEMED A SUCCESSOR OR ASSIGN OF SNOWMASS ONLY IF SPECIFICALLY DESIGNATED IN A WRITTEN INSTRUMENT AND ONLY WITH RESPECT TO THE PARTICULAR RIGHTS OR INTERESTS HEREUNDER SPECIFICALLY DESIGNATED IN A WRITTEN INSTRUMENT.

9. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS RIDGE RUN UNIT ONE AND SHOWN ON THE PLAT IS AS FOLLOWS:

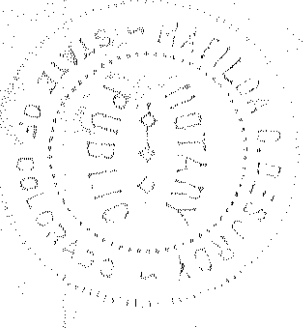
A PARCEL OF LAND LOCATED IN TRACTS 38 AND 39, SECTION 1, T 10 S, R 86 W AND TRACTS 38 AND 39, AND LOTS 16 AND 13, SECTION 6, T 10 S, R 85 W, OF THE 6TH P. M., PITKIN COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHEREAS AP 3 OF SAID TRACT 38 AND AP 2 OF SAID TRACT 39 BEARS S 86°00'11" W, 157.91 FEET; THENCE S 90° FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.38 FEET, THE CHORD OF WHICH BEARS N 54°17'30" E, 89.79 FEET; THENCE N 44°55'00" E, 21.62 FEET; THENCE N 17°49'15" E, 145.10 FEET; THENCE N 28°09'32" E, 149.98 FEET; THENCE N 13°19'45" W, 145.10 FEET; THENCE N 75°01'00" E, 271.38 FEET; THENCE S 84°18'20" E, 256.42 FEET; THENCE S 68°40'20" E, 193.74 FEET; THENCE S 70°20'24" E, 25.00 FEET; THENCE S 70°21'45" E, 191.30 FEET; THENCE N 86°54'50" E, 120.61 FEET; THENCE S 89°21'20" E, 141.24 FEET; THENCE S 88°05'25" E, 146.96 FEET; THENCE S 76°50'00" E, 188.51 FEET; THENCE S 72°45'40" E, 148.04 FEET; THENCE S 72°17'30" E, 115.52 FEET; THENCE S 70°48'07" E, 215.66 FEET; THENCE S 38°33'45" E, 80.00 FEET; THENCE S 51°29'15" W, 104.99 FEET; THENCE S 08°28'45" W, 162.31 FEET; THENCE S 37°48'00" E, 138.64 FEET; THENCE S 06°48'10" E, 171.81 FEET; THENCE N 86°08'45" E, 91.57 FEET; THENCE 48.67 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.71 FEET; THENCE N 85°38'45" E, 43.69 FEET; THENCE 166.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 231.04 FEET; THENCE S 53°02'45" E, 13.32 FEET; THENCE 179.02 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 171.04 FEET; THENCE N 66°59'15" E, 5.45 FEET; THENCE 301.87 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET; THENCE S 39°07'20" E, 153.48 FEET; THENCE S 69°40'25" W, 187.88 FEET; THENCE S 56°21'55" W, 212.78 FEET; THENCE S 28°01'40" W, 188.10 FEET; THENCE S 12°28'00" W, 156.32 FEET; THENCE N 74°56'00" W, 173.00 FEET; THENCE N 84°59'30" W, 192.35 FEET; THENCE N 85°09'50" W, 203.34 FEET; THENCE N 86°49'18" W, 202.32 FEET; THENCE S 77°01'58" W, 241.22 FEET; THENCE N 57°28'25" W, 132.40 FEET; THENCE N 72°33'20" W, 112.58 FEET; THENCE S 61°17'10" W, 86.06 FEET; THENCE S 61°31'50" W, 141.41 FEET; THENCE S 58°24'20" W, 247.70 FEET; THENCE N 14°48'30" W, 94.42 FEET; THENCE S 28°01'40" W, 187.88 FEET; THENCE TO WHICH BEARS S 55°29'30" W, 238.98 FEET; THENCE S 53°02'45" W, 2.33 FEET; THENCE 52.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE N 85°59'02" W, 60.00 FEET; THENCE S 82°40'00" W, 4.71 FEET; THENCE 124.43 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 152.82 FEET; THENCE N 51°01'00" W, 13.44 FEET; THENCE 20.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 192.93 FEET; THENCE S 07°57'15" W, 194.62 FEET; THENCE N 78°11'00" W, 259.64 FEET; THENCE N 73°53'35" W, 146.84 FEET; THENCE N 11°00'00" E, 200.80 FEET; THENCE N 04°07'48" E, 60.46 FEET; THENCE N 06°03'00" E, 161.06 FEET; THENCE N 08°20'30" E, 104.57 FEET; THENCE N 17°49'15" E, 186.24 FEET; THENCE N 12°03'00" W, 148.38 FEET; THENCE N 27°49'15" W, 148.31 FEET; THENCE 18.45 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 402.96 FEET; THENCE N 31°08'30" W, 238.07 FEET; THENCE N 78°36'50" E, 212.45 FEET; THENCE N 71°06'10" E, 7.33 FEET; THENCE N 16°09'40" W, 211.51 FEET; THENCE N 26°20'00" W, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 83.3013 ACRES, MORE OR LESS. THE DESCRIBED REAL PROPERTY IS PART OF TRACTS 38 AND 39, SECTION 1, T 10 S, R 86 W AND TRACTS 38 AND 39, AND LOTS 16 AND 13, SECTION 6, T 10 S, R 85 W, OF THE 6TH P. M., PITKIN COUNTY, COLORADO. SNOWMASS HAS EXECUTED IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 18TH DAY OF DECEMBER, 1967.

SNOWMASS-AT-ASPEN, A JOINT VENTURE CONSISTING OF JANSZ COLORADO CORPORATION AND AMERICAN CEMENT PROPERTIES, INC.

By *R. L. Herberg*
R. L. HERBERG, ATTORNEY-IN-FACT

STATE OF COLORADO } ss.
COUNTY OF PITKIN }
BEFORE ME, THE SOLE NOTARY PUBLIC, HEREBY AS ATTESTING THE FACT THAT JANSZ, ASPEN, A JOINT VENTURE CONSISTING OF JANSZ COLORADO CORPORATION, A CALIFORNIA CORPORATION, AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION, IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 18TH DAY OF DECEMBER, 1967.

Malcolm C. Seery
Notary Public



APPROVALS:
THIS PLAT OF RIDGE RUN UNIT 1 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 18TH DAY OF DECEMBER, 1967.

E. G. Buchanan
E. G. BUCHANAN
CHAIRMAN, PITKIN COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT OF RIDGE RUN UNIT 1 IS APPROVED BY THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 18TH DAY OF DECEMBER, 1967 AND IN ACCORDANCE WITH THE PROVISIONS OF THE PLATT ACT, THE PLAT IS ACCEPTED FOR RECORDING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 18TH DAY OF DECEMBER, 1967 IN PLAT BOOK 3 ON PAGES 281 THROUGH 283.

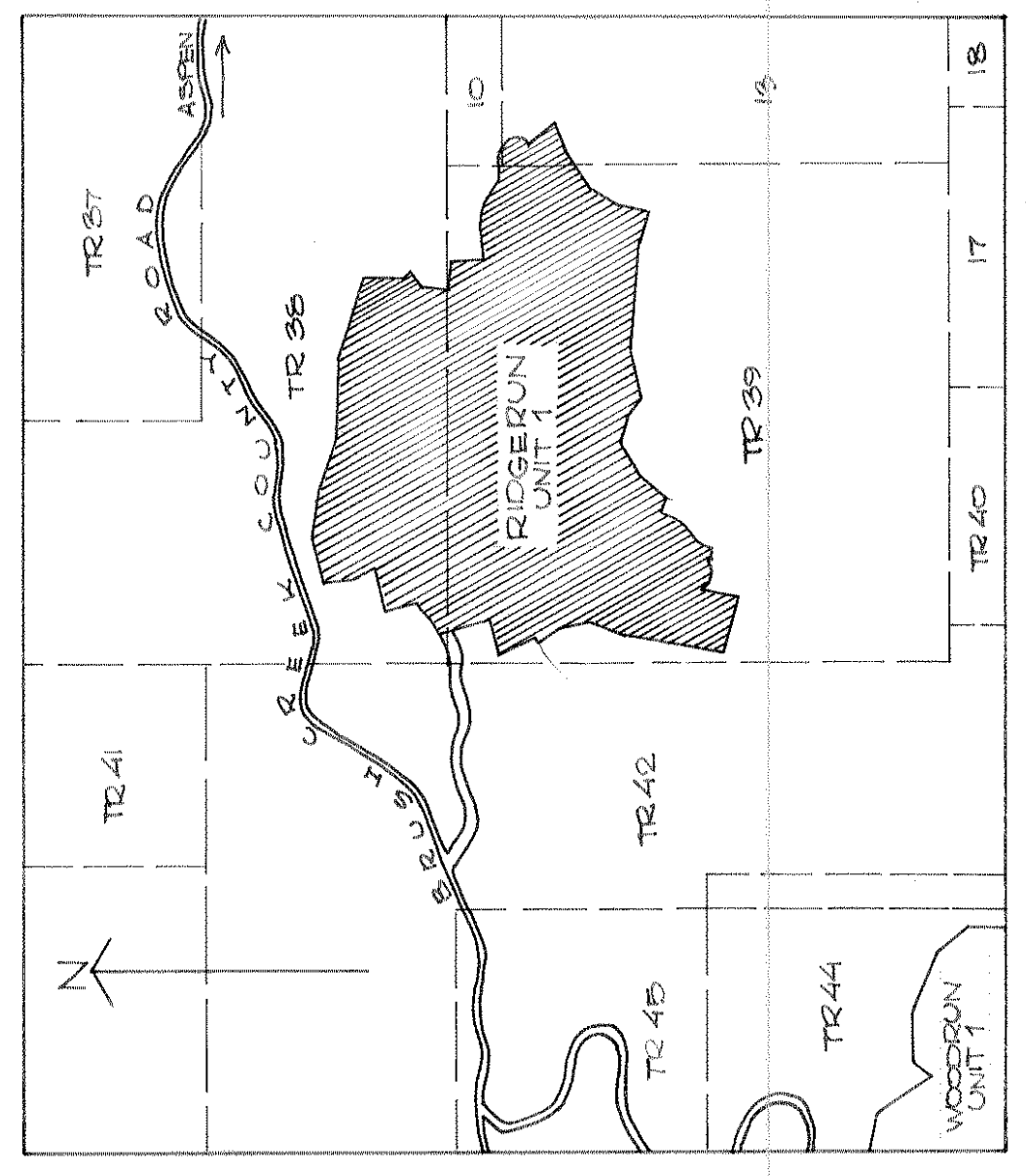
J. M. ...
CHAIRMAN, PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE
THIS PLAT OF RIDGE RUN UNIT 1 IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 18TH DAY OF DECEMBER, 1967 IN PLAT BOOK 3 ON PAGES 281 THROUGH 283.

Peggy E. Coyle
PEGGY E. COYLE, CLERK AND RECORDER.

NOTE: THE APPROVALS, RECORDING AND ACCEPTANCE OF THIS PLAT ARE SUBJECT TO THE PROVISIONS OF THE PLATT ACT AND THE PLAT IS ACCEPTED FOR RECORDING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 18TH DAY OF DECEMBER, 1967 IN PLAT BOOK 3 ON PAGES 281 THROUGH 283.

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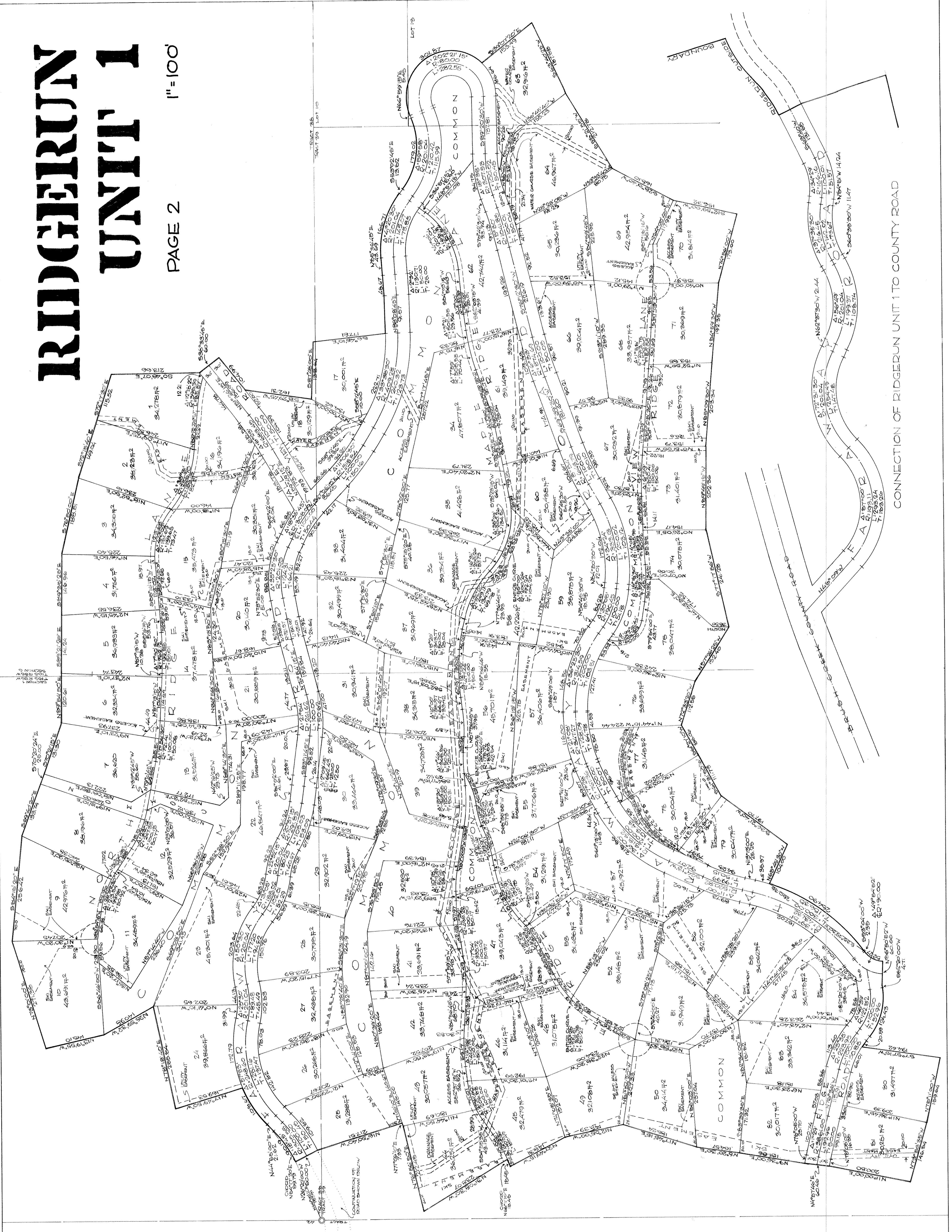


LOCATION MAP 1:10,000

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RIDGERUN UNIT 1

PAGE 2
1" = 100'



CONNECTION OF RIDGERUN UNIT 1 TO COUNTY ROAD

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