

Exhibit B Description of Improvements Little Thompson Public Improvement District

Improvements for the proposed Little Thompson Public Improvement District will include the following streets:

		EST. LENGTH OF GRAVEL	AVG. WIDTH OF ROADWAY	SQ. YARDS OF ROADWAY (INCL. CDS)	
	Stagecoach Trail	8120	20	18044	2995' from Lonestar Triangle to Sauer prop. Excluding all Sauer + 5125' from Sauer to Silver Sage Ln
	Ponderosa Hill Rd	14130	18	28260	
	Gray Mountain Dr	9281	16	16500	
	Sunrise Dr	5334	18	10668	
	Silver Sage Ln	3585	16	6373	
	Dry Hollow Ct	1365	16	2427	
	River Way	2640	16	4693	
	Lonestar Rd	1150	18	2300	Begin ~700' north of CR 37E to 'triangle' intersection with Stagecoach Trail
	Unnamed 1-Platted as Meadow Ct	592	12	789	600' north of Gray Mountain/Dry Hollow intersection
	Moss Rock Ct	450	12	600	
	Cave Rock Ct	150	12	200	
	Ridge Ct	220	12	293	
	Unnamed 2-Platted as Sunrise Ct	210	12	280	370' south of Gray Mountain/Sunrise intersection
	End of Gray Mountain Drive-top of ridge	783	12	1044	
	TOTAL	48010		92472	
		9.09 miles			

At the time of this District's formation there will remain several road segments that are not specifically dedicated for public use within the District's boundary. Such roadways cannot be maintained by the Public Improvement District. Because of this, a map showing the specific road segments that are eligible for District maintenance is included in these Description of Improvements. Only publically dedicated roadways shall be eligible for District maintenance.

The streets can be widened with appropriate roadside ditches to accommodate a drivable width within the right-of-way. Aggregate base course material can be placed over the entire length of the roads included in the District. This material will be bladed and compacted as necessary to retain good drainage and structural quality. Drainage improvements, in addition to roadside ditch construction, may include placement of culverts where needed for conveyance of storm water. All improvements will be constructed as money becomes available over the District's lifespan.

In addition to the improvements described above, the streets will be maintained as necessary during the improvement period and later. Such maintenance may include but may not be limited to: application of dust suppressant and road stabilization chemicals, scarifying, blading, watering and compacting additional gravel base course. Improvements can also include restoration of vegetation in roadside ditches.

Maintenance shall not include construction of new streets in the District, although new publicly dedicated right-of-way roads constructed with private funding shall be eligible for maintenance by the District upon acceptance by the County. If any of the private streets within the boundaries of the District become publicly dedicated streets, these streets may be maintained by the District. If the first 700 feet of Lonestar Road from the turn off from County Road 37E becomes publicly dedicated, this this portion of Lonestar Road shall be eligible for maintenance by the District and become included in the boundaries for the District. This portion of Lonestar Road is located in parcel 1425400010.

The PID may also remove snow and ice from surface of roads in the District.

