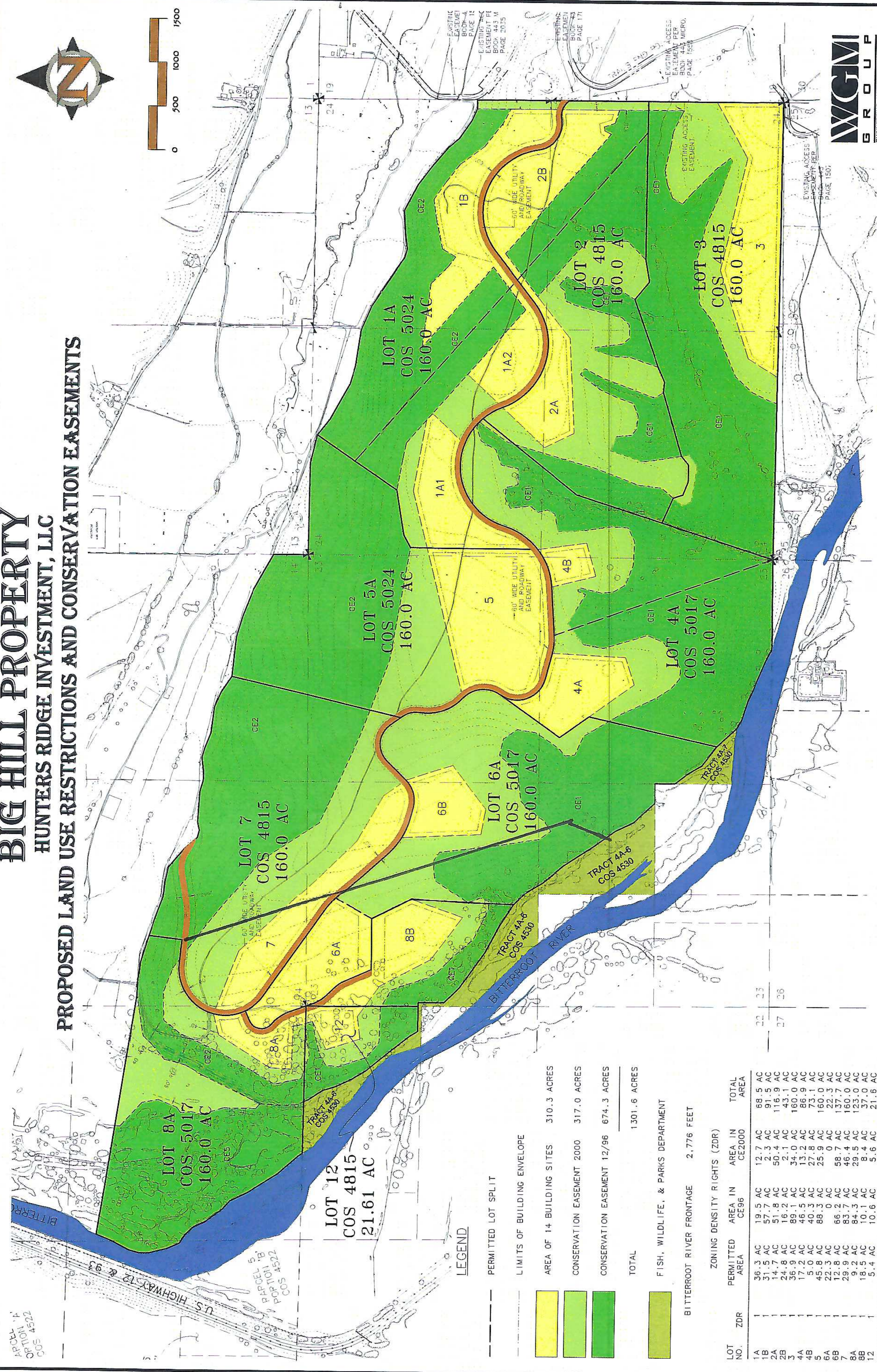
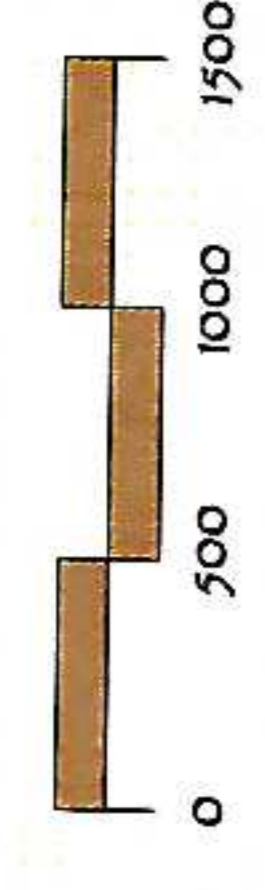


BIG HILL PROPERTY

HUNTERS RIDGE INVESTMENT, LLC

PROPOSED LAND USE RESTRICTIONS AND CONSERVATION EASEMENTS



LEGEND

- PERMITTED LOT SPLIT
- LIMITS OF BUILDING ENVELOPE
- AREA OF 14 BUILDING SITES 310.3 ACRES
- CONSERVATION EASEMENT 2000 317.0 ACRES
- CONSERVATION EASEMENT 12/96 674.3 ACRES
- TOTAL 1301.6 ACRES
- FISH, WILDLIFE, & PARKS DEPARTMENT
- BITTERROOT RIVER FRONTAGE 2,776 FEET

LOT NO.	ZDR	ZONING DENSITY RIGHTS (ZDR)		
		PERMITTED AREA	AREA IN CE2000	TOTAL AREA
1A		36.3 AC	19.5 AC	68.5 AC
1B		31.5 AC	57.7 AC	91.5 AC
2A		14.7 AC	51.8 AC	91.5 AC
2B		24.8 AC	16.2 AC	43.0 AC
3		36.9 AC	89.1 AC	160.9 AC
4A		17.2 AC	46.5 AC	117.2 AC
4B		5.0 AC	40.3 AC	79.9 AC
5		45.8 AC	88.3 AC	160.9 AC
6A		22.3 AC	25.8 AC	132.7 AC
6B		12.8 AC	66.2 AC	137.7 AC
7		29.9 AC	83.7 AC	160.0 AC
8A		9.2 AC	84.3 AC	160.0 AC
8B		18.5 AC	10.1 AC	123.0 AC
12		5.4 AC	10.6 AC	57.0 AC
TOTALS 14		310.3 AC	674.3 AC	1301.6 AC

WCGM GROUP
 ENGINEERING SURVEYING-PLANNING
 1111 EAST BROADWAY MISSOULA, MT 59802
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