

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made and entered into this 7th day of May, 1994, by and between RIVER GREEN PROPERTIES LIMITED PARTNERSHIP, a Colorado limited partnership, whose address is P. O. Box 420, Pineland, Florida 33945, hereinafter referred to as "GRANTOR," and THE CRESTED BUTTE RECREATIONAL DEVELOPMENT CO., a Colorado corporation, whose address is P. O. Box 713, Crested Butte, Colorado 81224, hereinafter referred to as "GRANTEE," WITNESSETH THAT:

For ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the GRANTOR has this date bargained, conveyed, delivered, transferred, and sold, and by these presents does bargain, convey, deliver, transfer, and sell unto the GRANTEE, its successors and assigns, a non-exclusive easement for access, roadway, and underground utility purposes, said easement being described as Slate River Drive, together with that parcel designated as "Common Area Reserved For Future Road R.O.W." as shown on the plat of River Green filed in the office of the Gunnison County Clerk and Recorder August 5, 1992, and bearing Reception No. 435925, Gunnison County, Colorado, and hereinafter referred to as "easement area."