

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT is executed September 20, 1993, at Crested Butte, Gunnison County, Colorado, as follows:

1. PARTIES. The parties to this Agreement are:

TRAPPERS CROSSING, LTD., a Delaware limited partnership, whose address is P. O. Box 936, Crested Butte, Colorado 81224, hereafter termed "Trappers", as the owner of Lot 3, Trappers Crossing at Wildcat,

and

TRAPPERS CROSSING, LTD., a Delaware limited partnership, whose address is P. O. Box 936, Crested Butte, Colorado 81224, hereafter termed "Trappers", as the owner of Lot 35, Trappers Crossing at Wildcat.

2. FACTS AND PURPOSES. The following facts and purposes apply to this Agreement:

2.1 Trappers is the owner of Lot 3, Trappers Crossing at Wildcat, according to the Amended Plat thereof filed October 30, 1992, and bearing Reception No. 438114 of the records of Gunnison County, Colorado ("Lot 3").

2.2 Trappers is the owner of Lot 35, Trappers Crossing at Wildcat, according to the Amended Plat thereof filed October 30, 1992, and bearing Reception No. 438114 of the records of Gunnison County, Colorado ("Lot 35").

2.3 Trappers desires to fix, determine and locate a new common boundary line between Lot 3 and Lot 35.

3. STATUTORY AUTHORITY. This Boundary Line Agreement is entered into in accordance with the statutory requirements set forth in Section 38-44-112, Colorado Revised Statutes, to determine and permanently establish a common boundary line.

4. BOUNDARY LINE AND MAP. Trappers hereby determines and permanently establishes the common boundary line ("Boundary Line") between Lot 3 and Lot 35 in accordance with the map of the Boundary Line attached hereto as Exhibit A between Lot 3 and Lot 35. The legal description of the Boundary Line is North 55°03'32" East 1260.94 feet.

5. DETERMINATION AND OWNERSHIP. From and after the date of the recording of this Boundary Line Agreement, Trappers acknowledges and agrees that the Boundary Line between Lot 3 and Lot 35 shall be the Boundary Line as set forth on attached Exhibit A and shall remain in perpetuity the Boundary Line between Lot 3 and Lot 35. Trappers as the owner of Lot 3 and Lot 35 acknowledges and agrees that neither Lot 3 nor Lot 35 has any right, title or interest in and to the real property of the other Lot except only as determined and established by this Boundary Line Agreement.

6. LEGAL DESCRIPTION OF LOT 3 AND LOT 35. From and after the date of recording of this Boundary Line Agreement, the legal description of the respective Lots shall be:

Lot 3, Trappers Crossing at Wildcat, according to the Amended Plat thereof filed October 30, 1992, and bearing Reception No. 438114 of the records of Gunnison County, Colorado and as modified by the Boundary Line Agreement recorded in Book 731 at page 704 of the records of Gunnison County, Colorado.

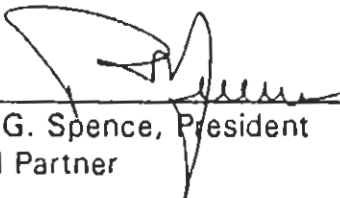
Lot 35, Trappers Crossing at Wildcat, according to the Amended Plat thereof filed October 30, 1992, and bearing Reception No. 438114 of the records of Gunnison County, Colorado and as modified by the Boundary Line Agreement recorded in Book _____ at page _____ of the records of Gunnison County, Colorado.

7. BINDING AGREEMENT. This Agreement shall be binding upon and inure to the benefit of the parties, and their respective heirs, successors and assigns, and shall run with the land in perpetuity.

Executed the day and date first above written.

TRAPPERS CROSSING, LTD., a Delaware limited partnership

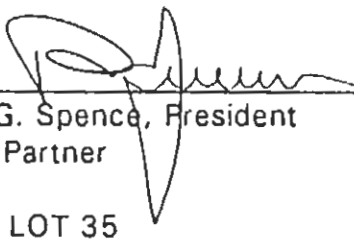
By FAR CORP., a Colorado corporation

By: 
Ronald G. Spence, President
General Partner

OWNER LOT 3

TRAPPERS CROSSING, LTD., a Delaware limited partnership

By FAR CORP., a Colorado corporation

By: 
Ronald G. Spence, President
General Partner

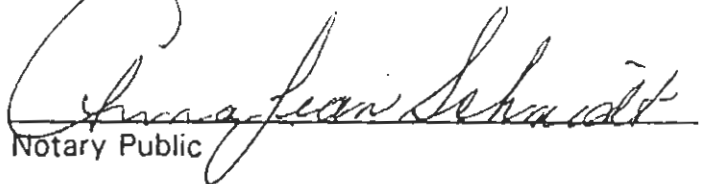
OWNER LOT 35

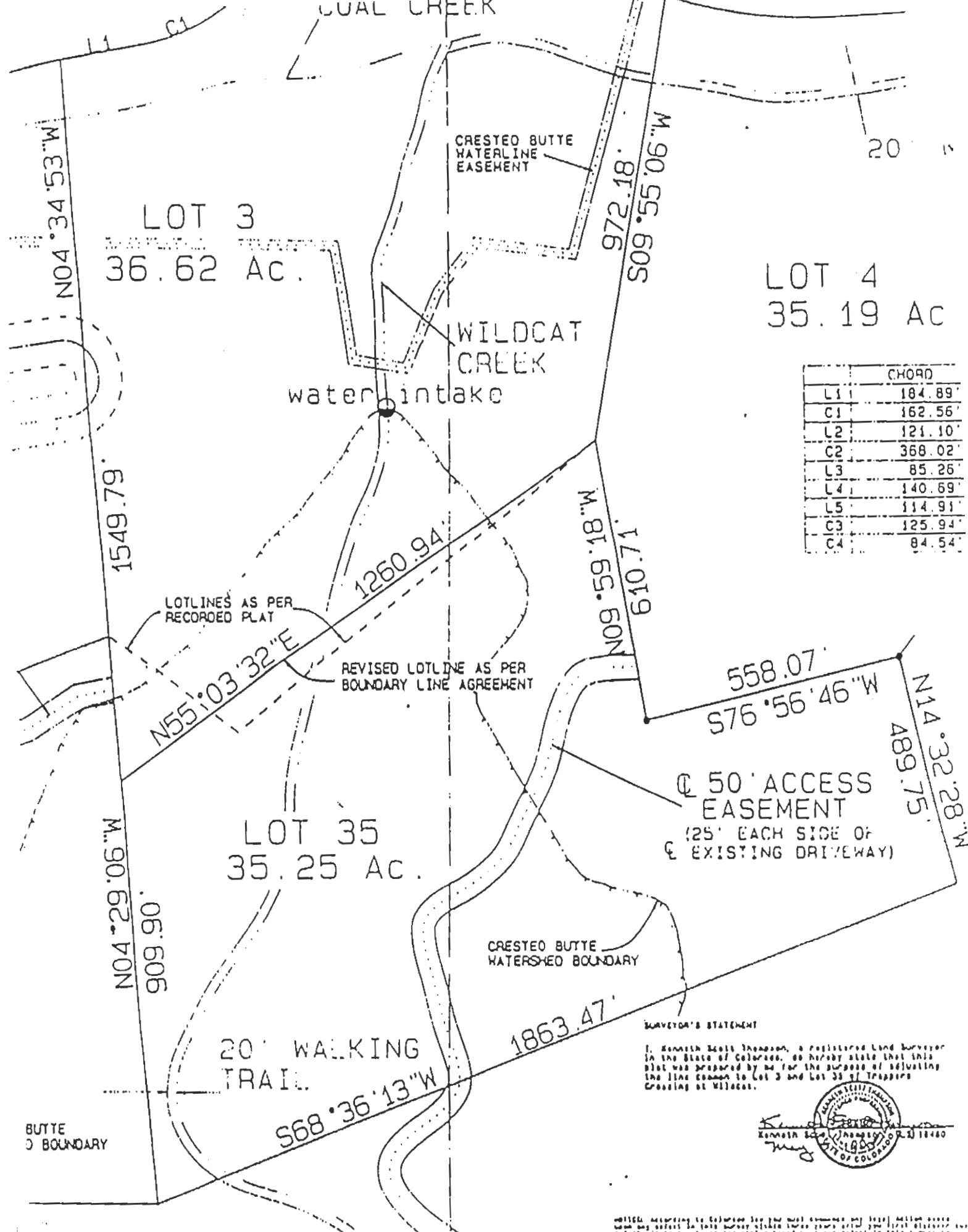
STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this 20th day of September, 1993, by Ronald G. Spence as President of Far Corp., a Colorado corporation, the general partner of Trappers Crossing, Ltd., a Delaware limited partnership, the owner of Lot 3 and Lot 35.

Witness my hand and official seal.
My commission expires: *November 23, 1994*




Notary Public



BOUNDARY LINE AGREEMENT MAP
LOTS 3 AND 35
TRAPPERS CROSSING AT WILDCAT
GUNNISON COUNTY, COLORADO
THOMPSON-LANGFORD CORPORATION