

THIS ACCESS EASEMENT 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 36, 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 3, 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 36, 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 36").

2.2 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").

2.3 Trappers desires to grant, give, fix, determine and locate an access easement across Lot 36 for the use of Lot 3.

3. GRANT OF ACCESS EASEMENT. Trappers as the owner of Lot 36, hereby gives and grants to Trappers as the owner of Lot 3, a perpetual access easement and right of way over and across Lot 36, 50 feet in width and being 25 feet on each side of a centerline, as described and set forth on attached Exhibit A.

4. AUTHORITY FOR ACCESS EASEMENT. This Access Easement is granted in accordance with the dedication of and comments of the Amended Plat of Trappers Crossing at Wildcat filed October 30, 1992 and bearing Reception No. 438114 of the records of Gunnison County, Colorado.

5. TERMS AND CONDITIONS OF ACCESS EASEMENT. Such access easement is granted in accordance with and subject to the terms and conditions as set forth on the said Amended Plat of Trappers Crossing at Wildcat.

6. 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

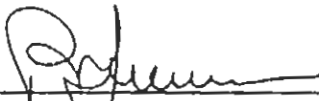
By:  _____

Ronald G. Spence, President
General Partner

OWNER LOT 36

TRAPPERS CROSSING; LTD., a Delaware limited partnership

By FAR CORP., a Colorado corporation

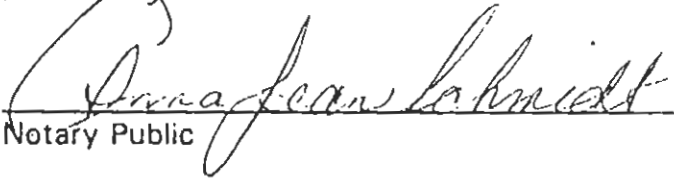
By: 
Ronald G. Spence, President
General Partner
OWNER LOT 3

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 36 and Lot 3.

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




Notary Public

DRIVEWAY EASEMENT

A fifty foot strip of land across Lot 36 of Trappers Crossing at Wildcat, a plat on file in the Gunnison County Clerk and Recorder's office, lying 25.00 feet each side of the following described centerline:

Commencing at the northeast corner of said Lot 36;

Thence S04°29'06"E a distance of 113.55 feet to the point of beginning;

Thence S80°15'05"W a distance of 79.25 feet;

Thence S60°00'15"W a distance of 74.44 feet;

Thence S59°24'53"W a distance of 57.93 feet;

Thence S73°19'15"W a distance of 84.69 feet;

Thence S73°55'12"W a distance of 37.16 feet;

Thence S79°41'45"W a distance of 47.64 feet;

Thence S85°04'43"W a distance of 61.86 feet;

Thence S89°49'30"W a distance of 86.11 feet;

Thence S83°32'09"W a distance of 66.44 feet;

Thence S86°44'12"W a distance of 13.57 feet to the northerly line of Wildcat Trail, a private right-of-way.

The sidelines of said easement shall be shortened or extended to terminate at the intersecting property/right-of-way lines.