

RAW LAND ROAD EASEMENT

2

We, CBMR Real Estate, LLC, a Colorado limited liability company, having its principal place of business at P.O. Box A, Crested Butte, County of Gunnison, State of Colorado, for and in consideration of an Interchange Deed, the receipt of which is hereby acknowledged, does hereby grant unto the United States of America, a non-exclusive administrative vehicular easement for a road for all lawful purposes by the United States and its assigns, including but not limited to contractors, licensees, permittees, and a non-motorized easement to the general public over and across the parcels of land in the County of Gunnison, State of Colorado, described as follows:

T. 13 S., R. 85 and 86 W., Sixth P. M.

A strip of land situated within Lot 14 of Section 13 and Section 24, T. 13 S., R. 86 W., and Lot 11 of Section 19, T. 13 S., R. 85 W., more particularly described on Exhibit A, attached hereto and made a part hereof, and as described and depicted on that certain plat entitled "Plat of survey for the U.S. Forest Service S.T.A. 0436, PROSPECT ROAD RIGHT-OF-WAY, situated within Lot 14 of Section 13 and Section 24, Township 13 South, Range 86 West, 6th P.M. and Lot 11 of Section 19, Township 13 South, Range 85 West, 6th P.M., County of Gunnison, State of Colorado" accepted for filing in the office of the Clerk and Recorder of Gunnison County, on July 3, 2002, as Reception No. 385.

Considerations & Conditions
Mack 07-11-02

The said easement hereby granted is for the reconstruction, maintenance, and full, free, and quiet use and enjoyment of a road as it shall be located and constructed over and cross the above described premises according to the centerline survey described in Exhibit A, titled, "The Gunnison National Forest, Right-of-Way Legal Description," attached hereto and made a part hereof.

The width of said easement shall be variable widths as described in Exhibit A, attached hereto and made a part hereof. The boundary lines of said easement shall be prolonged or shortened to begin and end on, and conform with, the Grantor's property lines.

Grantor reserves unto itself, its successors and assigns, including but not limited to itself, the Mt. Crested Butte Water and Sanitation District or any other required administrative use, the right to cross and recross the rights-of-way and road by any reasonable means, and for any purpose in such manner as will not interfere with the Grantee's use of the road.

If the Grantor desires to relocate the road, or any segment thereof, it shall be at the Grantor's expense. The relocation shall not interrupt use of the road herein granted to the United States of America and its assigns. Prior to any such relocation, the Grantor shall obtain written agreement from the Forest Service prior to any such relocation. Agreement by the Forest Service shall not be reasonably withheld. If relocation occurs,

Grantor shall subsequently grant unto the United States of America an easement for the new location and Grantor shall construct the road thereon having a standard equal to or better than the existing road then the easement herein granted shall terminate. In the event the above-described easement shall terminate as herein provided, the Regional Forester shall furnish the Grantor or their successors or assigns in interest, evidence of such termination as hereinafter provided.

The acquiring agency is the Forest Service, United States Department of Agriculture.

If the Regional Forester determines that the road, or any segment thereof, is no longer needed, the easement traversed thereby shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to the Grantor, or their successors, or assigns in interest.

IN WITNESS WHEREOF, We, CBMR Real Estate, LLC, a Colorado limited liability company, by our duly authorized representative, have hereunto set our hands and seals this 19th day of July, 2002.

CBMR Real Estate, LLC, a Colorado
limited liability company

BY:

[Signature]
HARRISON F. RUSSELL
Vice General Manager

ACKNOWLEDGMENT

STATE OF Colorado)
) SS:
COUNTY OF Gunnison)

The foregoing was acknowledged before me this 19th day of July, 2002, by HARRISON F. RUSSELL, as Vice General Manager of CBMR Real Estate, LLC, a Colorado limited liability company.

Witness my hand and official seal.



expires:

May 22, 2005

[Signature]
Notary Public Signature



SCHMUESER | GORDON | MEYER
ENGINEERS & SURVEYORS

GLENWOOD SPRINGS
118 W. 6TH, SUITE 200
GLENWOOD SPRINGS, CO 81601
970-945-1004
5948

ASPEN
P.O. BOX 2155
ASPEN, CO 81612
970-925-6727
FX: 970-925-4157

CRESTED BUTTE
P.O. BOX 3088
CRESTED BUTTE, CO 812
970-349-5355
FX: 970-349-5358



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EXHIBIT A

Project #: 99097A-09
09 July 2002

The Gunnison National Forest, S.T.A. 0436
Right-of-Way Legal Description

A strip of land situated within Lot 14 of Section 13 and Section 24, Township 13 South, Range 86 West and Lot 11 of Section 19, Township 13 South, Range 85 West of the 6th P.M., County of Gunnison, State of Colorado, being more particularly described as follows:

Access easement shall be a strip sixty feet (60') in width centered and extending thirty feet (30') either side of the following described centerline, in such a manner that all angle points along the centerline, at the point of beginning and at the point of terminus all exterior boundary lines of the strip shall be lengthened and shortened as necessary to form a continuous strip exactly sixty feet (60').

Beginning at a point on the west line of said Lot 14 from which the W1/16 of said Section 13 and said Section 24 bears S01°41'23"W a distance of 152.30 feet to which all bearings being relative to N87°22'04"E between the W1/16 corner and the N1/4 corner of said Section 24; thence 214.51 feet along the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 40°58'03" and subtending a chord bearing of S29°35'31"E a distance of 209.97 feet; thence S09°06'30"E a distance of 46.63 feet; thence 197.03 feet along the arc of a curve to the left, having a radius of 300.00 feet, a central angle of 37°37'45" and subtending a chord bearing of S27°55'22"E a distance of 193.50 feet; thence S46°44'14"E a distance of 240.94 feet; thence 121.79 feet along the arc of a curve to the left, having a radius of 400.00 feet, a central angle of 17°26'44" and subtending a chord bearing of S55°27'36"E a distance of 121.32 feet; thence S64°10'58"E a distance of 114.39 feet; thence 527.98 feet along the arc of a curve to the right, having a radius of 3250.00 feet, a central angle of 09°18'29" and subtending a chord bearing of S59°31'44"E a distance of 527.40 feet; thence S54°52'29"E a distance of 156.97 feet; thence 38.40 feet along the arc of a curve to the right having a radius of 600.00 feet, a central angle of 03°40'02" and subtending a chord bearing of S53°02'28"E a distance of 38.40 feet; thence 26.71 feet along the arc of a compound curve to the right, having a radius of 600.00 feet, a central angle of 02°33'04" and subtending a chord bearing of S49°55'55"E a distance of 26.71 feet; thence S48°39'24"E a distance of 87.08 feet; thence 121.97 feet along the arc of a curve to the left, having a radius of 400.00 feet, a central angle of 17°28'13" and subtending a chord bearing of S57°23'30"E a distance of 121.49 feet; thence S66°07'37"E a distance of 104.93 feet; thence 66°07'37"E a distance of 329.61 feet; thence 31.44 feet along the arc of a curve to the right, having a radius of 400.00 feet, a central angle of 04°30'12" and subtending a chord bearing of S63°52'31"E a distance of 31.43 feet; thence 197.89 feet along the arc of a compound curve to the right, having a radius of 400.00 feet, a central angle of 28°20'42" and subtending a chord bearing of S47°27'04"E a distance of

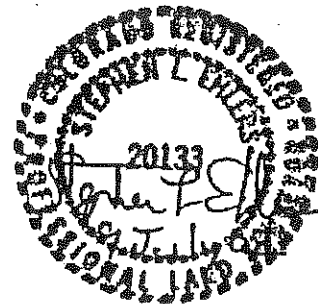


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195.87 feet; thence S33°16'43"E a distance of 10.83; thence 202.47 feet along the arc of a curve to the left, having a radius of 400.00 feet, a central angle of 29°00'07" and subtending a chord bearing of S47°46'47"E a distance of 200.32 feet; thence S62°16'50"E a distance of 268.06 feet; thence 122.71 feet along the arc of a curve to the left, having a radius of 400.00 feet, a central angle of 17°34'36" and subtending a chord bearing of S71°04'08"E a distance of 122.23 feet; thence S79°51'26"E a distance of 124.68 feet; thence 224.36 feet along the arc of a curve to the right, having a radius of 400.00 feet, a central angle of 32°08'11" and subtending a chord bearing of S63°47'21"E a distance of 221.43 feet; thence 87.20 feet along the arc of a compound curve to the right, having a radius of 400.00 feet, a central angle of 12°29'26" and subtending a chord bearing of S41°28'32"E a distance of 87.03 feet; thence 182.56 feet along the arc of a reverse curve to the left, having a radius of 400.00 feet, a central angle of 26°08'57" and subtending a chord bearing of S48°18'17"E a distance of 180.98 feet; thence 61.47 feet along the arc of a compound curve to the left, having a radius of 400.00 feet, a central angle of 08°48'19" and subtending a chord bearing of S65°46'56"E a distance of 61.41 feet; thence S70°11'05"E a distance of 291.89 feet; thence 253.40 feet along the arc of a curve to the right, having a radius of 125.00 feet, a central angle of 116°09'00" and subtending a chord bearing of S12°06'35"E a distance of 212.19 feet; thence 77.54 feet along the arc of a compound curve to the right, having a radius of 125.00 feet, a central angle of 35°32'25" and subtending a chord bearing of S63°44'07"W a distance of 76.30 feet; thence S81°30'20"W a distance of 103.70 feet; thence 28.00 feet along the arc of a curve to the left, having a radius of 600.00, a central angle of 02°40'27" and subtending a chord bearing of S80°10'06"W a distance of 28.00 feet; thence S78°49'53"W a distance of 187.98 feet; thence 72.52 feet along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 20°46'35" and subtending a chord bearing of S89°13'10"W a distance of 72.13 feet; thence N80°23'32"W a distance of 212.72 feet; thence 206.52 feet along the arc of a curve to the left, having a radius of 75.00 feet, a central angle of 157°46'08" and subtending a chord bearing of S20°43'24"W a distance of 147.19 feet; thence S58°09'40"E a distance of 113.57 feet; thence 72.21 feet along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 20°41'13" and subtending a chord bearing of S47°49'04"E a distance of 71.82 feet; thence S37°28'27"E a distance of 116.24 feet; thence 169.98 feet along the arc of a curve to the left, having a radius of 400.00 feet, a central angle of 24°20'53" and subtending a chord bearing of S49°38'54"E a distance of 168.71 feet; thence 33.55 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, a central angle of 09°36'42" and subtending a chord bearing of S57°00'59"E a distance of 33.51 feet; thence S52°12'39"E a distance of 151.08 feet; thence 120.52 feet along the arc of curve to the right, having a radius of 543.57 feet, a central angle of 12°42'12" and subtending a chord bearing of S45°51'33"E a distance of 120.27 feet; thence S39°30'27"E a distance of 249.46 feet; thence 102.69 feet along the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 29°25'12" and subtending a chord bearing of S54°13'03"E a distance of 101.57 feet; thence S68°55'39"E a distance of 87.04 feet; thence 173.48 feet along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 49°41'58" and subtending a chord bearing of



S44°04'40"E a distance of 168.10 feet; thence S19°13'41"E a distance of 344.16 feet; thence S19°13'41"E a distance of 212.93 feet; thence 81.86 feet along the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 46°54'15" and subtending a chord bearing of S42°40'49"E a distance of 79.60 feet; thence S66°07'56"E a distance of 161.01 feet; thence 227.27 feet along the arc of a curve to the right, having a radius of 78.00 feet, a central angle of 166°56'25" and subtending a chord bearing of S17°20'16"W a distance of 154.99 feet; thence N79°11'32"W a distance of 327.77 feet; thence 197.29 feet along the arc of a curve to the right, having a radius of 245.00 feet, a central angle of 46°08'21" and subtending a chord bearing of N56°07'21"W a distance of 192.01 feet; thence N33°03'11"W a distance of 101.03 feet; thence 495.29 feet along the arc of a curve to the left, having a radius of 130.00 feet, a central angle of 218°17'29" and subtending a chord bearing of S37°48'05"W a distance of 245.62 feet; thence S71°20'39"E a distance of 143.54 feet; thence 136.19 feet along the arc of a curve to the right, having a radius of 300.00 feet; a central angle of 26°00'40" and subtending a chord bearing of S58°20'20"E a distance of 135.03 feet; thence S45°20'00"E a distance of 112.17 feet; thence 42.96 feet along the arc of a curve to the left, having a radius of 600.00 feet, a central angle of 04°06'07" and subtending a chord bearing of S47°23'03"E a distance of 42.95 feet; thence S49°26'07"E a distance of 152.18 feet; thence 168.11 feet along the arc of a curve to the right, having a radius of 170.00 feet, a central angle of 56°39'27" and subtending a chord bearing of S21°06'23"E a distance of 161.34 feet; thence 240.01 feet along the arc of a compound curve to the right, having a radius of 170.00 feet, a central angle of 80°53'26" and subtending a chord bearing of S47°40'04"W a distance of 220.57 feet; thence S88°06'47"W a distance of 52.18 feet; thence S15°50'50"E a distance of 28.43 feet to a point at which the access easement changes from 60 feet in width to 20 feet in width for the following two courses; thence along the following two (2) centerline courses for the 20 foot access easement S15°50'50"E a distance of 90.49 feet; thence S37°01'41"E a distance of 191.10 feet to a point on the south line of said Section 24 from which the Southeast Section Corner of said Section 24 bears N86°42'42"E a distance of 262.86 feet. Said easement is 1852.65 feet in length and contains 13.755 acres more or less.



**Plat of Prospect Road Right of Way
and Raw Land Trail Easement**
situated within Lot 14 of Section 13 and Section 24, Township 13 South, Range 86
West, 6th P.M. and Lot 11 of Section 19, Township 13 South, Range 85 West, 6th P.M.
County of Gunnison, State of Colorado

The Gunnison National Forest, S.W. 1/4, Sec. 13, T. 13S., R. 86W., Co. Gunnison, Col., is hereby established as a National Forest.

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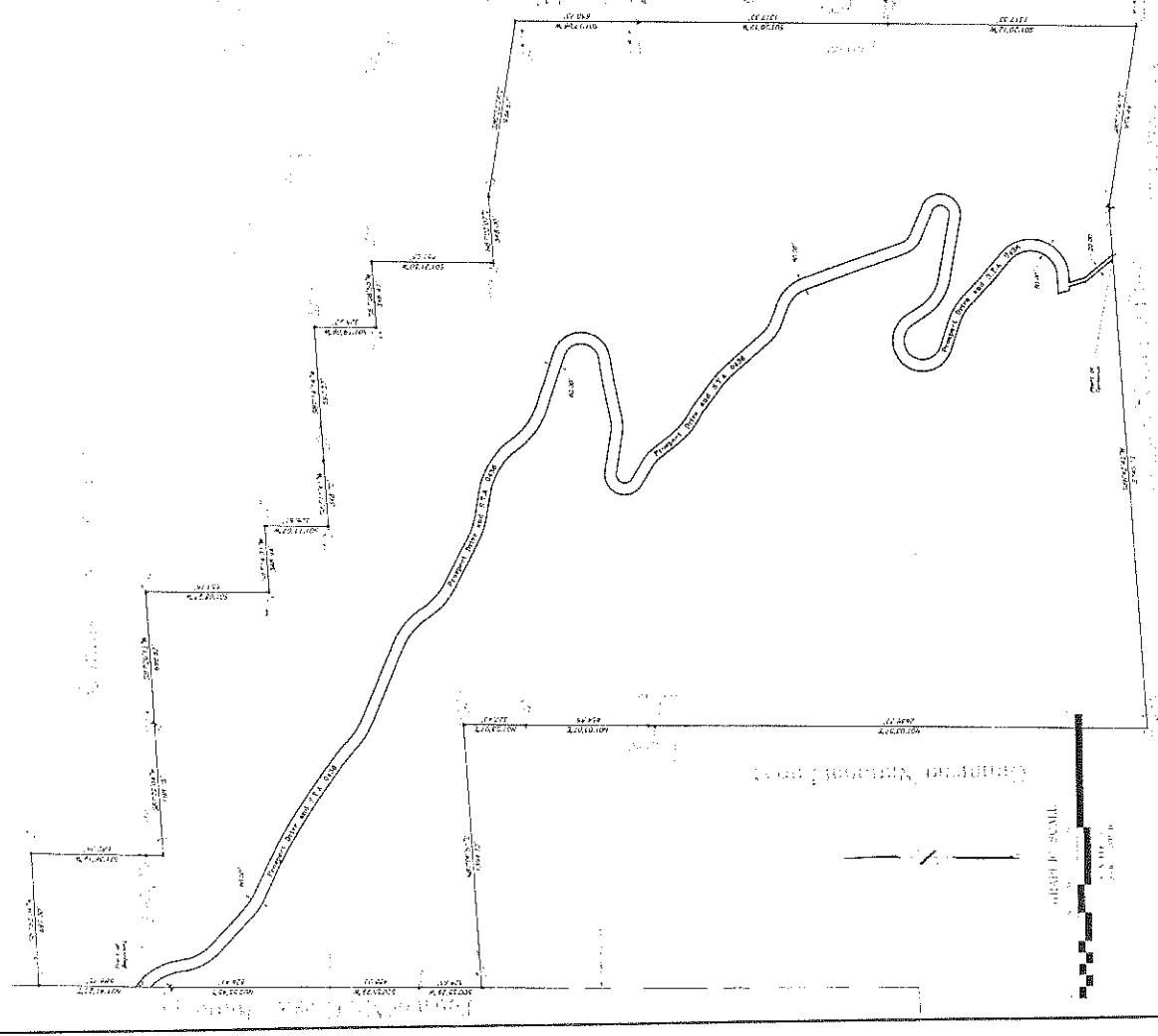
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• U.S. Forest Service 2-1-1726 aluminum markers as shown U.S. 10-11

SURVEYS REFERENCED

1. Station 1, being a registered land survey in the State of Colorado, do hereby certify that the Plat of Prospect Road Right of Way and Raw Land Trail Easement is a correct and accurate copy of the original plat and that both are accurate to the best of my knowledge. There is no other survey of any part of the land shown on this plat.

Surveyed by: John L. Gentry
 Date: 11/13/2008
 State: Colorado

GUNNISON COUNTY CLERK AND REGISTER'S OFFICE
 This plat was recorded for filing in the office of the County Clerk and Register on this 13th day of November, 2008.
 Recorded by: John L. Gentry
 Date: 11/13/2008
 State: Colorado

The undersigned, Stephen L. Gentry, is a licensed Colorado professional land surveyor, license # 20033, and makes the following statements pursuant to C.R.S. § 26-1-106:

- I have actual knowledge of the facts stated in this plat.
- The legal description of the land affected by this plat is set forth herein, and can be ascertained by this plat.
- At the time of recording this plat, the interests of record of record by Crested Butte No. 1, a Colorado special district
- This plat corrects the legal description of the Raw Land Trail Easement and Raw Land Trail Easement in the instrument recorded with the State of Colorado on 08/14/2008, Instrument No. 327718, recorded in the Public Records of Gunnison County, Colorado, with the plat of PROSPECT RD. AND RAW LAND TRAIL EASEMENT, and to correct the legal description of the Raw Land Trail Easement in the instrument recorded with the State of Colorado on 08/14/2008, Instrument No. 327718, recorded in the Public Records of Gunnison County, Colorado, to be accurate to the best of my knowledge and belief, and to be a true and correct copy of the original plat.

Signature of Surveyor: Stephen L. Gentry
 State: Colorado
 Date: 11/13/2008

STATE OF COLORADO)
 County of Gunnison)
 My commission expires on 11/13/2011

The following plat was submitted and acknowledged before me this 13th day of November, 2008 by Stephen L. Gentry, a licensed land surveyor, and is a true and correct copy of the original plat.

Notary Public: John L. Gentry
 State: Colorado
 Date: 11/13/2008

Prospect Drive - Crested Butte Mountain Resort

FILE NO.	890979-02
BOOK	192
PAGE	02-14-06
RECORDED BY	John L. Gentry
DATE RECORDED	11/13/2008

583216

Plat of Prospect Road
 Right of Way & Raw
 Land Trail Easmt.