

Deed for Right of Way
 Crested Butte Highlands, Ltd.,
 Louis F. Van Tuyl and Raymond P.
 Van Tuyl, Grantors; Crested Butte
 Land Company, Grantee.

E X H I B I T A

A 60' WIDE EASEMENT FOR ROAD PURPOSES IN THE N $\frac{1}{2}$ OF SECTION 21 AND THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 22, T.14 S., R.85 W. OF THE SIXTH PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO, LYING 30' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF AN EXISTING ROAD;

BEGINNING AT THE NW CORNER OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 21, A STEEL PIN AND IRA HARDIN CAP;

- 1) THENCE S01°36'20" W 727.76' ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ TO A POINT ON THE CENTERLINE OF GLORIA PLACE, CRESTED BUTTE SOUTH - FOURTH FILING AND THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE ROAD EASEMENT;
- 2) THENCE N85°28'01" W 20.79' TO A POINT OF CURVE;
- 3) THENCE 59.51' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°58'39" AND A RADIUS OF 189.65' TO A POINT OF TANGENCY;
- 4) THENCE S76°33'20" W 71.30' TO A POINT OF CURVE;
- 5) THENCE 125.61' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°59'32" AND A RADIUS OF 114.25' TO A POINT OF TANGENCY;
- 6) THENCE N40°27'03" W 205.42' TO A POINT OF CURVE;
- 7) THENCE 109.57' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°27'19" AND A RADIUS OF 504.02' TO A POINT OF TANGENCY;
- 8) THENCE N27°59'49" W 125.50' TO A POINT OF CURVE;
- 9) THENCE 48.53' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°52'30" AND A RADIUS OF 82.09' TO A POINT OF TANGENCY;
- 10) THENCE N61°52'19" W 152.86' TO AN INTERSECTION POINT;
- 11) THENCE N77°33'24" W 203.98' TO A POINT OF CURVE;
- 12) THENCE 198.78' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°37'44" AND A RADIUS OF 249.61' TO A POINT OF TANGENCY;
- 13) THENCE S53°43'52" W 107.80' TO A POINT OF CURVE;
- 14) THENCE 268.39' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 63°44'54" AND A RADIUS OF 241.23' TO A POINT OF TANGENCY;
- 15) THENCE N59°26'14" W 202.86' TO A POINT OF CURVE;
- 16) THENCE 118.90' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°59'25" AND A RADIUS OF 358.73' TO A POINT OF TANGENCY;
- 17) THENCE N40°26'49" W 189.03' TO A POINT OF CURVE;
- 18) THENCE 86.96' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°22'07" AND A RADIUS OF 137.00' TO A POINT OF TANGENCY;
- 19) THENCE N4°01'42" W 99.24' TO A POINT OF CURVE;
- 20) THENCE 77.13' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°25'53" AND A RADIUS OF 118.06' TO A POINT OF TANGENCY;

- 21) THENCE N33°21'16" E 75.58' TO A POINT OF CURVE;
- 22) THENCE 65.68' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 82°28'45" AND A RADIUS OF 45.63' TO A POINT OF TANGENCY;
- 23) THENCE N49°07'29" W 71.99' TO A POINT OF CURVE;
- 24) THENCE 177.58' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 65°42'57" AND A RADIUS OF 154.83' TO A POINT OF TANGENCY;
- 25) THENCE N16°35'28" E 58.35' TO A POINT OF CURVE;
- 26) THENCE 98.77' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°46'12" AND A RADIUS OF 90.16' TO A POINT OF TANGENCY;
- 27) THENCE N46°10'44" W 47.83' TO A POINT OF CURVE;
- 28) THENCE 155.41' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°30'52" AND A RADIUS OF 265.69' TO A POINT OF TANGENCY;
- 29) THENCE N12°39'52" W 260.24' TO A POINT OF CURVE;
- 30) THENCE 56.16' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49°53'03" AND A RADIUS OF 64.50' TO A POINT OF TANGENCY;
- 31) THENCE N62°33'00" W 206.89' TO A POINT OF CURVE;
- 32) THENCE 33.59' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°54'17" AND A RADIUS OF 74.29' TO A POINT ON THE NORTH LINE OF SAID SECTION 21, BEARING N89°55'44" E 282.09' FROM THE NW CORNER OF THE E $\frac{1}{2}$ NW $\frac{1}{4}$ OF SAID SECTION 21;

AND A 60' WIDE EASEMENT FOR ROAD PURPOSES LYING 30' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF AN EXISTING ROAD:

BEGINNING AT THE TERMINUS OF COURSE 10) IN THE ABOVE DESCRIPTION;

- 33) THENCE N27°57'36" W 50.61' TO A POINT OF CURVE;
- 34) THENCE 237.18' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°21'51" AND A RADIUS OF 293.10' TO A POINT OF REVERSE CURVE;
- 35) THENCE 110.84' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 174°28'20" AND A RADIUS OF 36.40' TO A POINT OF TANGENCY;
- 36) THENCE 577°51'07" E 244.23' TO A POINT OF CURVE;
- 37) THENCE 81.01' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°05'32" AND A RADIUS OF 74.76' TO A POINT OF TANGENCY;
- 38) THENCE N38°03'21" E 40.64' TO A POINT OF CURVE;
- 39) THENCE 57.12' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 43°15'18" AND A RADIUS OF 75.67' TO A POINT OF TANGENCY;
- 40) THENCE N81°18'39" E 78.29' TO A POINT OF CURVE;
- 41) THENCE 57.29' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°59'05" AND A RADIUS OF 78.18' TO A POINT OF TANGENCY;
- 42) THENCE N39°19'34" E 136.54' TO A POINT OF CURVE;
- 43) THENCE 191.58' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°33'30" AND A RADIUS OF 270.64' TO A POINT OF TANGENCY;
- 44) THENCE N79°53'04" E 291.76' TO A POINT OF CURVE;
- 45) THENCE 148.70' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°25'48" AND A RADIUS OF 462.30' TO A POINT OF REVERSE CURVE;
- 46) THENCE 104.87' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°06'07" AND A RADIUS OF 249.29' TO A POINT OF TANGENCY;
- 47) THENCE N74°12'45" E 72.94' TO A POINT OF CURVE;
- 48) THENCE 144.86' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°36'03" AND A RADIUS OF 226.77' TO A POINT OF TANGENCY;
- 49) THENCE S69°11'12" E 134.01' TO A POINT OF CURVE;
- 50) THENCE 158.73' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°42'12" AND A RADIUS OF 513.70' TO A POINT OF TANGENCY;
- 51) THENCE S36°53'24" E 105.19' TO A POINT OF CURVE;

- 52) THENCE 179.54' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°00'30" AND A RADIUS OF 1027.84' TO A POINT OF TANGENCY;
- 53) THENCE S76°52'54" E 24.17' TO A POINT OF CURVE;
- 54) THENCE 376.73' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 36°29'15" AND A RADIUS OF 591.57' TO A POINT OF TANGENCY;
- 55) THENCE N66°37'51" E 80.36' TO A POINT OF CURVE;
- 56) THENCE 88.77' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°07'46" AND A RADIUS OF 219.91' TO A POINT OF TANGENCY;
- 57) THENCE N89°45'37" E 107.00' TO AN ANGLE POINT;
- 58) THENCE N83°34'09" E 146.29' TO A POINT OF CURVE;
- 59) THENCE 28.85' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°38'27" AND A RADIUS OF 42.78' TO A POINT OF TANGENCY;
- 60) THENCE S57°47'24" E 192.30' TO A POINT OF CURVE;
- 61) THENCE 76.85' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 39°12'05" AND A RADIUS OF 112.33' TO A POINT OF TANGENCY;
- 62) THENCE N83°00'31" E 55.04' TO A POINT OF CURVE;
- 63) THENCE 69.23' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 71°51'15" AND A RADIUS OF 55.20' TO A POINT OF TANGENCY;
- 64) THENCE S25°08'14" E 30.75' TO A POINT OF CURVE;
- 65) THENCE 55.82' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°02'59" AND A RADIUS OF 61.44' TO A POINT OF TANGENCY;
- 66) THENCE S77°11'13" E 126.51' TO A POINT OF CURVE;
- 67) THENCE 138.39' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 145°01'28" AND A RADIUS OF 54.30' TO A POINT OF TANGENCY;
- 68) THENCE N43°12'41" W 122.09' TO A POINT OF CURVE;
- 69) THENCE 39.33' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°44'20" AND A RADIUS OF 87.54' TO A POINT OF TANGENCY;
- 70) THENCE N17°28'21" W 123.50' TO A POINT OF CURVE;
- 71) THENCE 55.39' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'18" AND A RADIUS OF 58.16' TO A POINT OF TANGENCY;
- 72) THENCE N2°02'39" W 60.63' TO A POINT OF CURVE;
- 73) THENCE 68.75' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°26'53" AND A RADIUS OF 148.94' TO A POINT OF TANGENCY;
- 74) THENCE N45°35'46" W 122.34' TO A POINT OF CURVE;
- 75) THENCE 49.88' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 9°51'18" AND A RADIUS OF 289.98' TO A POINT OF TANGENCY;
- 76) THENCE N35°44'28" W 100.37' TO A POINT OF CURVE;
- 77) THENCE 38.81' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 34°08'12" AND A RADIUS OF 65.14' TO A POINT OF TANGENCY;
- 78) THENCE N69°52'40" W 190.85' TO A POINT OF CURVE;
- 79) THENCE 19.76' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°53'22" AND A RADIUS OF 51.71' TO A POINT OF TANGENCY;
- 80) THENCE N47°59'18" W 141.26' TO AN ANGLE POINT;
- 81) THENCE N67°04'37" W 80.08' TO AN ANGLE POINT;
- 82) THENCE N49°06'28" W 105.85' TO A POINT OF CURVE;
- 83) THENCE 48.86' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°53'51" AND A RADIUS OF 93.64' TO A POINT OF TANGENCY;
- 84) THENCE N19°12'37" W 58.30' TO A POINT OF CURVE;
- 85) THENCE 124.37' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°08'18" AND A RADIUS OF 173.21' TO A POINT OF TANGENCY;
- 86) THENCE N60°20'55" W 101.91' TO A POINT OF CURVE;
- 87) THENCE 92.44' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°55'46" AND A RADIUS OF 253.06' TO A POINT ON THE NORTH LINE OF SAID SECTION 21 BEARING S89°55'44" W 12.46' FROM THE NE CORNER OF SAID SECTION 21.

BEARINGS ARE BASED ON THE BEARING OF T88°55'14" E ALONG THE NORTH LINE OF SAID SECTION 21 ACCORDING TO A SURVEY OF SECTION 21 BY IRA HARDIN, COLORADO L.S. NO. 5237.