

GRANT OF EASEMENT

This grant of easement is made and entered into this 26th day of May, 2001, by and between D. Annette Holt and Errol Cerovski, whose mailing address is 2501 Champa St., Denver, Co. 80205 (hereinafter referred to as the "Grantor"), and Fish Creek Park Road Association, A Colorado Non-profit Corporation, the mailing address of which is P.O. Box 92, Masonville, Co. 80541 (hereinafter referred to as the "Grantee").

WITNESSETH:

With respect to the real estate which is legally described on Exhibit "A", attached hereto (hereinafter referred to as "the Property"), the "Grantor", for good and valuable considerations, has granted and conveyed, and by these presents does hereby grant and convey and confirm to the "Grantee", its successors, assigns and invitees, forever, the following:

1. A non-exclusive perpetual road easement and right-of-way, thirty feet (30) in width, over, across, and through an existing road built and used by the Wertz's, which traverses the "property" and which are owned by the "Grantor", as approximated on Exhibit "B", attached hereto.
2. The non-exclusive perpetual use of all roads which are owned by the "Grantor" for the purpose of providing additional access to parcels of land within the property and public lands located in Section 26, Township 7 North, Range 71 West of the 6th P.M.. See attached Exhibit "B", attached hereto and incorporated herein.
3. The non-exclusive perpetual use of all roads, footpaths, creek crossings which parallel Fish Creek from lots 5-9, going west to Public Lands (also known as the Lower Fish Creek Road). See attached exhibit "C", herein incorporated and referenced hereto.

It is the intention of the "Grantor" herein to grant and convey to the



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY:

Legal Description - All of Fishcreek Park; Fishcreek Park II; including Parcel 2, Section 24, Fishcreek; and Parcel 12, Section 27, Fishcreek Park II

That portion of Sections 24, 25, 26 and 27, Township 7 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 26, as monumented by standard U.S.G.L.O. brass capped monuments at the North Quarter corner and the Northeast corner of said Section, to bear South 89°28'37" East with all bearings contained herein relative thereto.

BROINNING at the Southwest corner of said Section 24, said point being, also, the Northeast corner of said Section 26; thence; North 88°04'55" West 2649.25 feet to the West Quarter corner of said Section 24; thence along the East-West centerline of said Section 24 North 88°18'32" East 2658.96 feet to the Center of said Section 24; thence along the East line of the Southeast Quarter of said Section 24 South 88°47'28" West 1424.67 feet; thence North 89°48'17" East 1329.38 feet to the Westerly right of way line of an existing Larimer County Road, said point being on a curve concave to the East, having a central angle of 22°23'35" and a radius of 412.88 feet, the chord of said curve bears South 21°00'09" East 168.88 feet; thence Southerly along the arc of said curve 161.82 feet to the end of said curve; thence continuing along said right of way line South 32°11'57" East 1195.63 feet to the South line of said Section 24; thence along the South line of said section 24 South 88°07'13" West 1449.38 feet; thence North 88°07'24" East 369.15 feet; thence South 88°07'13" West 588.21 feet to the East line of the Southwest Quarter of said Section 24; thence along said East line South 88°47'28" West 369.32 feet to the South Quarter corner of said Section 24, said point being also the North Quarter corner of said Section 25; thence along the North-South centerline of said Section 25 South 88°07'24" West 2573.99 feet to the Center of said Section 25; thence along the East-West centerline of said Section 25 South 88°14'54" West 2582.87 feet to the West Quarter corner of said Section 25, said point being also the East Quarter corner of said Section 26; thence along the East-West centerline of said Section 26 South 89°34'55" West 1311.61 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence along the West line of said Southeast Quarter of the Northeast Quarter North 88°35'49" West 1296.22 feet (1296.89' record) to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 26; thence along the South line of said Northwest Quarter of the Northeast Quarter North 89°55'21" West 1313.42 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence along the East line of said Southeast Quarter of the Northwest Quarter South 88°35'32" East 1387.98 feet to the Center of said Section 26; thence along the East line of the Northeast Quarter of the Southwest Quarter of said Section 26 South 88°33'14" East 1338.78 feet to the southeast corner of said Northeast Quarter of the Southwest Quarter; thence along the South line of the North Half of the Southwest Quarter of said Section 26; South 89°42'04" West 2624.33 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26, said point being also, the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27; thence along the South line of the North Half of the Southeast Quarter of said Section 27 North 89°41'39" West 2643.87 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence along the South line of said Northeast Quarter of the Southwest Quarter South 89°59'52" West 1318.82 feet to the Southwest corner of said Northeast Quarter

2

EXHIBIT A

of the Southwest Quarter; thence along the West line of said Northeast Quarter of the Southwest Quarter North 88°52'43" West 1339.47 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence along the North line of said Northeast Quarter of the Southwest Quarter South 89°21'26" East 1314.55 feet to the Northwest corner of the North Half of the Southeast Quarter of said Section 27; thence along the North line of said North Half South 89°48'36" East 2622.79 feet to the East Quarter corner of said Section 27, said point being also the West Quarter corner of said Section 26; thence along the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 North 88°29'52" West 1322.83 feet to the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence along the North line of said Southwest Quarter of the Northwest Quarter South 89°54'57" East 1317.26 feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence along the West line of said Northeast Quarter of the Northwest Quarter North 88°37'48" West 1318.12 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence along the North line of said Northeast Quarter of the Northwest Quarter South 89°42'21" East 1318.22 feet to the North Quarter corner of said Section 26; thence along the North line of the Northeast Quarter of said Section 26 South 89°28'37" East 2638.70 feet more or less to the point of BEGINNING.

The above described parcel contains a gross acreage of 791.19 acres more or less.



EXHIBIT C

