

GRANT OF EASEMENT FOR  
VEHICLE MAINTENANCE AREA  
AND SKIER SERVICE BUILDING

THIS INDENTURE WITNESSETH: That LAKE TAHOE LAND CO., INC., a Nevada corporation, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to HEAVENLY VALLEY, a partnership composed of the following partners:

1. HUGH KILLEBREW, a married man
2. K & H ENTERPRISES, a partnership
3. BANBIDOSKI, a limited partnership
4. SKIBAWC, a limited partnership
5. SEMALIK, a limited partnership
6. BAKSKI, a limited partnership
7. HEAVENLY, a limited partnership

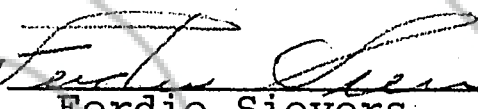
and to its successors and assigns, an easement over and limited to the area of that certain real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and made a part hereof. The easement granted herein is for the sole purpose of using the same exclusively as a vehicle maintenance yard with a covered garage and shop. All maintenance vehicles shall be stored and maintained within the enclosed area of the covered building. The garage and shop building may be used for ticket sales, ski rentals, first aid and rescue, and food and beverage service and restrooms. It shall be the responsibility of Heavenly Valley to landscape the entire area covered by the easement described herein and to construct only such buildings thereon as may first be approved by grantor, its successors and assigns. All structures shall be consistent with maintaining the area as an alpine resort area.

In the event of continued violation by Heavenly Valley, or its successors and assigns, of any of the restrictions contained herein and failure to correct any violation

of such restrictions after reasonable notice to correct the same, this easement shall thereupon terminate and all right, title and use to said property shall revert to grantor, its successors and assigns. The restrictions contained herein are those set forth in Paragraph 6 of that certain Agreement dated April 28, 1971, by and between grantor and Heavenly Valley, Recorded in the Office of the Douglas County Recorder, State of Nevada, in Book 87, at page 289, Official Records, on May 26, 1971, which are incorporated herein by reference.

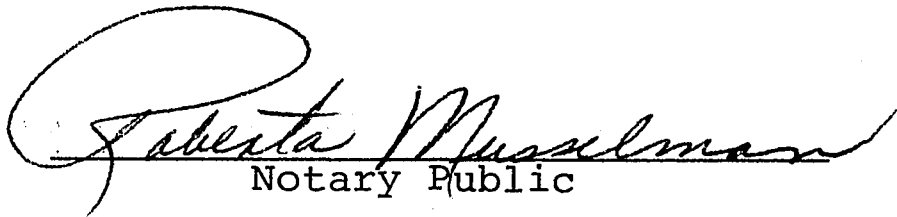
WITNESS its hand this 19<sup>th</sup> day of February, 1975.


LAKE TAHOE LAND CO., INC.

By   
 Ferdie Sievers  
 President

STATE OF NEVADA )  
 ) SS.  
 COUNTY OF Washoe )

On this 19<sup>th</sup> day of February, 1975, personally appeared before me, a Notary Public, Ferdie Sievers, who acknowledged that he executed the foregoing instrument on behalf of Lake Tahoe Land Co., Inc.

  
 Notary Public

  
 ROBERTA MUSSELMAN  
 Notary Public — State of Nevada  
 My Commission Expires Jan. 8, 1978

A parcel of land situate in Section 30, T13N, R19E, MDB&M.  
being more particularly described as follows:

COMMENCING at Point "N" as shown on the Record of Survey filed as Document 64394 on February 22, 1973, Official Records, Douglas County, Nevada; thence South  $88^{\circ} 39' 40''$  West 88.76 feet to the True Point of Beginning, said point also being on the Southeasterly Right-of-Way through a curve to the left having a central angle of  $12^{\circ} 27' 23''$  and a radius of 520.00 feet, a distance of 113.05 feet; thence North  $47^{\circ} 59' 39''$  East 142.90 feet along said right-of-way; thence Northeasterly along said right-of-way through a curve to the left, having a central angle of  $28^{\circ} 37' 46''$  and a radius of 120.00 feet a distance of 59.96 feet; thence North  $19^{\circ} 21' 53''$  East 73.41 feet along said right-of-way; thence Northeasterly along said right-of-way through a curve to the right, having a central angle of  $15^{\circ} 53' 52''$  and a radius of 130.00 feet, a distance of 36.07 feet; thence South  $58^{\circ} 24' 55''$  East 122.51 feet; thence South  $31^{\circ} 35' 05''$  West 110.00 feet; thence South  $45^{\circ} 52' 41''$  West 376.79 feet; thence North  $23^{\circ} 50' 40''$  West 118.09 feet to the True Point of Beginning. Said parcel having a total area of 1.049 acres more or less.

Recorded at Request of VARGAS, BARTLETT & DIXON  
On MAR 17 1975 At                      Min. Past 4 PM  
Official Records of Douglas County, Nevada. Fee \$5.00 pd

Patricia J. Stanley, Recorder.

By

Kyline Redford  
Deputy

(Parcel 29)

EXHIBIT "A"

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