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**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

SCARPELLO & ALLING, LTD.
P.O. Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

American Ski Company Resort Properties
ATTN: Chris Howard
Post Office Box 450
Bethel, ME 04217

R.P.T.T. \$ 1425.45

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HEAVENLY VALLEY LIMITED PARTNERSHIP, a Nevada Limited Partnership does hereby GRANT, BARGAIN, SELL and CONVEY to AMERICAN SKI COMPANY RESORT PROPERTIES, INC. a Maine corporation, all right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada more particularly described as follows:


Assessor's Parcel Number 42-010-02
See Legal Description Attached Hereto as Exhibit "A"

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED this 1st day of September, 1998.

HEAVENLY VALLEY, LIMITED PARTNERSHIP,
a Nevada Limited Partnership,

By: HEAVENLY CORPORATION,
a Delaware Corporation, General Partner



BY: DENNIS J. HARMON
ITS: Vice President and Managing Director

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STATE OF NEVADA)
)
COUNTY OF Douglas)

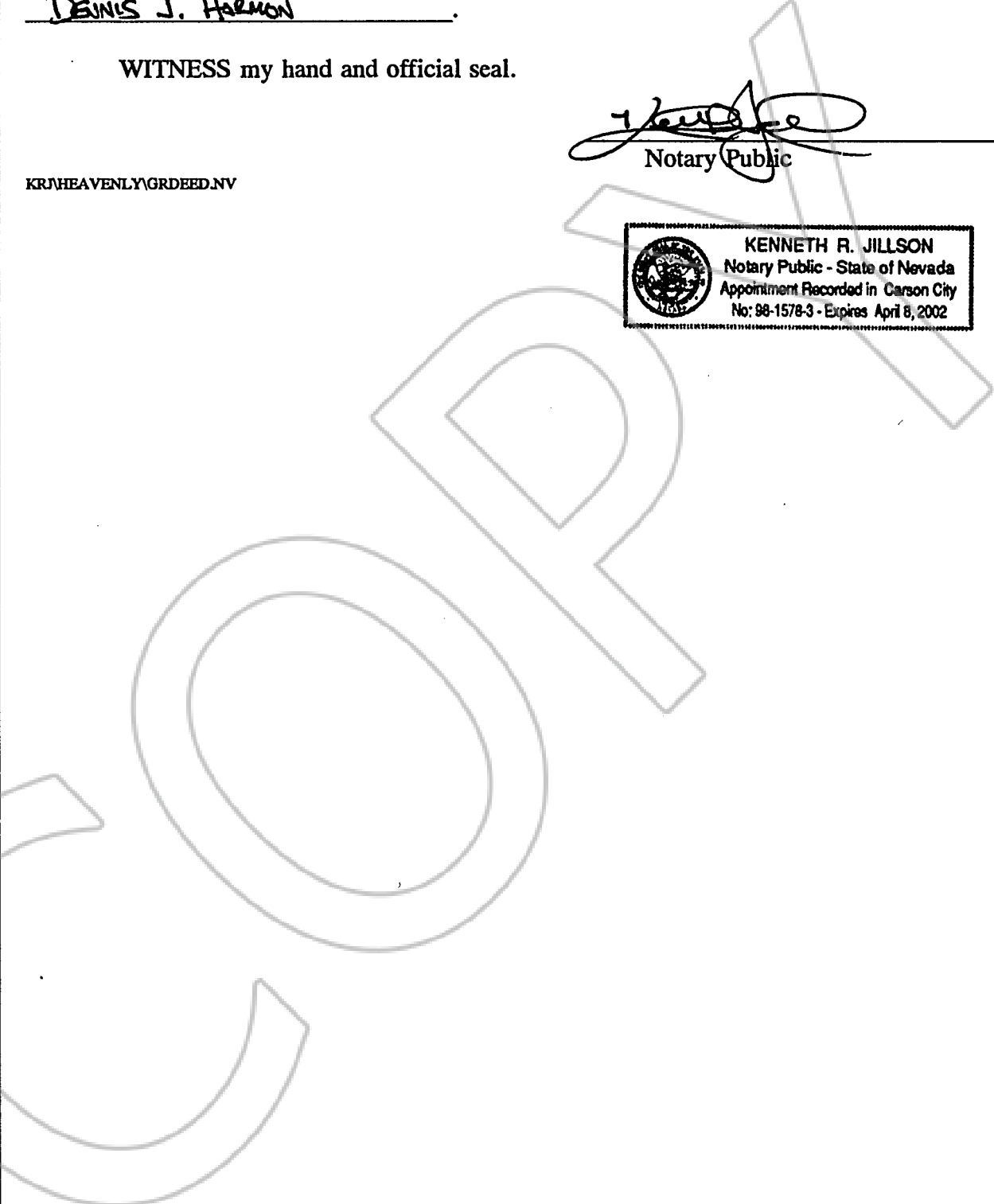
: ss.

This instrument was acknowledged before me on SEPTUMBER 4, 1998, by
DENNIS J. HARMON

WITNESS my hand and official seal.


Notary Public

KR/AHEAVENLYGRDEED.NV



DESCRIPTION

PARCEL II:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situate in Section 30, Township 13 North, Range 19 East, M.D.B. & M., being more particularly described as follows:

Beginning at a point which bears South 22°53'48" West 2196.47 feet from the Northeast corner of said Section 30; thence South 31°23'10" West 1138.29 feet; thence North 58°36'37" West 447.33 feet; thence North 69°53'40" East 37.48 feet; thence along a tangent curve to the left with a radius of 420.00 feet, a central angle of 08°01'30" and an arc length of 58.83 feet; thence North 61°52'10" East 143.98 feet; thence along a tangent curve to the left with a radius of 520.00 feet, a central angle of 14°04'13" and an arc length of 127.70 feet; thence North 47°47'57" East 142.90 feet; thence along a tangent curve to the left with a radius of 120.00 feet, a central angle of 28°37'46" and an arc length of 59.96 feet; thence North 19°10'11" East 73.41 feet; thence along a tangent curve to the right with a radius of 130.00 feet, a central angle of 20°57'28" and an arc length of 47.55 feet; thence North 40°07'39" East 47.70 feet; thence along a tangent curve to the left with a radius of 370.00 feet, a central angle of 25°56'59" and an arc length of 167.58 feet; thence North 14°10'40" East 50.73 feet; thence along a tangent curve to the right with a radius of 70.00 feet, a central angle of 41°10'14" and an arc length of 50.30 feet; thence North 55°20'54" East 15.98 feet; thence along a tangent curve to the left with a radius of 170.00 feet, a central angle of 46°21'12" and an arc length of 137.53 feet; thence North 08°59'42" East 49.04 feet; thence South 58°36'37" East 268.88 feet to the True Point of Beginning.

Containing 7.08 acres, more or less.

EXHIBIT "A"

REQUESTED BY
Scarpello & Alling
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 SEP 30 P3:00

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LINDA SLATER
RECORDER9⁰⁰ PAID *ka* DEPUTY

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