

MUTUAL RELEASE

This Mutual Release entered into this 10th day of August, 1998, by and between **Star Valley Ranch Association**, a Wyoming nonprofit corporation, having its principal place of business in Lincoln County, Wyoming ("Association") and **Leisure Valley, Inc.**, a Nevada corporation, doing business in the State of Wyoming at Post Office Box 299, Thayne, Lincoln County, Wyoming, **Star Valley Ranch R.V. Park**, a Nevada Limited Partnership, **Star Valley Ranch R.V. Park, Inc.**, a Nevada Corporation (all collectively referred to herein as "Leisure Valley").

WHEREAS, the Association and Leisure Valley have entered into a Final Settlement Agreement dated of even date herewith ("Final Settlement Agreement").

NOW THEREFORE, in consideration of the mutual covenants, agreements and promises contained in the Final Settlement Agreement, and in consideration of execution and delivery of the Transaction Documents enumerated on the Exhibit List to the Final Settlement Agreement concurrently with execution and delivery of this Mutual Release ("Transaction Documents"), the Association does hereby forever release and discharge Leisure Valley, its officers, directors, stockholders, affiliates, agents, employees, successors and assigns from all claims and demands, actions, causes of action, damages, costs and expenses of every kind whatsoever, both in law and in equity, arising from the following claims:

1. That Leisure Valley provided insufficient or inadequate culinary or irrigation water supplies for the Star Valley Ranch Subdivision.
2. That Leisure Valley installed inadequate culinary water or irrigation water distribution and/or storage systems for the Star Valley Ranch Subdivision.
3. That Leisure Valley provided or installed inadequate roads on the Star Valley Ranch Subdivision or that the roads installed by Leisure Valley on the Star Valley Ranch Subdivision were not installed in compliance with Lincoln County, Wyoming, standards.

In addition to the Association forever releasing and discharging Leisure Valley from the specific claims above listed, the Association and Leisure Valley hereby mutually forever release and discharge each other, their officers, directors, stockholders, affiliates, agents, employees, successors and assigns from all claims, demands, actions, causes of action, damages, costs and expenses of every kind whatsoever, both in law and in equity, arising out of or in connection with every event, transaction and occurrence prior to the date of this Mutual Release, however specifically exempting and excluding from this Mutual Release any claims, demands, actions, causes of action, damages, costs and expenses of every kind whatsoever, both in law and in

equity, which may hereafter arise out of the rights, duties and obligations set forth in the Final Settlement Agreement or in the associated Transaction Documents executed concurrently with execution of this Mutual Release.

LEISURE VALLEY, INC.

Attest:

By: Bradley J. Stewart
Bradley J. Stewart, Secretary

By: Harold P. Stewart
Harold P. Stewart, President

STAR VALLEY RANCH R.V. PARK, a
Nevada Limited Partnership, By and through its
Sole General Partner, STAR VALLEY RANCH
R.V. PARK, INC.

Attest:

By: Bradley J. Stewart
Bradley J. Stewart, Secretary

By: Harold P. Stewart
Harold P. Stewart, President

STAR VALLEY RANCH ASSOCIATION

Attest:

By: James Howard
James Howard, Secretary

By: Franklin D. Radford
Franklin D. Radford, Chairman and Director

STATE OF WYOMING)
) ss.
County of Lincoln)

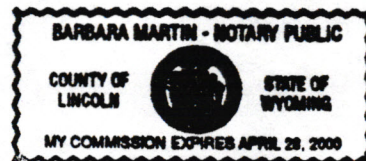
On this 10th day of August, 1998, before me personally appeared Franklin D. Radford as Chairman and Director of Star Valley Ranch Association executing the foregoing document and James Howard attesting this document on behalf of the Association by authority of its Board of Directors and Franklin D. Radford and James Howard acknowledged said instrument to be the free act and deed of the Association.

Witness my hand and official seal.

Barbara Martin
Notary Public

My commission expires: 4/28/2000

STATE OF WYOMING)
) ss.
County of Lincoln)



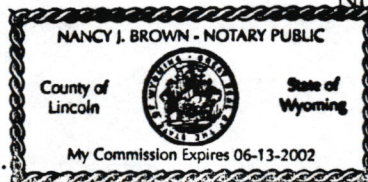
On this 10th day of August, 1998, before me personally appeared Harold P. Stewart as President of Leisure Valley, Inc. executing the foregoing document and Bradley J. Stewart, Secretary, attesting this document on behalf of the corporation by authority of its Board of Directors and Harold P. Stewart and Bradley J. Stewart acknowledged said instrument to be the free act and deed of the Corporation.

Witness my hand and official seal.

Nancy J. Brown
Notary Public

My commission expires:

STATE OF WYOMING)
) ss.
County of Lincoln)

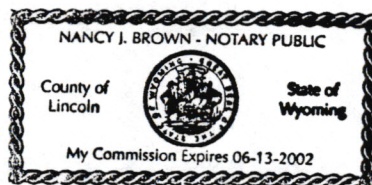


On this 10th day of August, 1998, before me personally appeared Harold P. Stewart as President of Star Valley Ranch R. V. Park, Inc. executing the foregoing document and Bradley J. Stewart, Secretary, attesting this document on behalf of the corporation by authority of its Board of Directors and Harold P. Stewart and Bradley J. Stewart acknowledged said instrument to be the free act and deed of the corporation.

Witness my hand and official seal.

Nancy J. Brown
Notary Public

My commission expires:



Original, 1 of 2

sv_relea.mut; August 6, 1998