

GRANT OF EASEMENT FOR INGRESS AND EGRESS

STAR VALLEY RANCH ASSOCIATION, a Wyoming non-profit corporation, having its principal place of business in Lincoln County, Wyoming ("Association"), for One Dollar (\$1.00) and other valuable consideration, does hereby grant and convey to LEISURE VALLEY, INC., a Nevada Corporation, doing business in the State of Wyoming at Post Office Box 299, Thayne, Lincoln County, Wyoming 83127 ("LVI"), and its Successors and Assigns, a perpetual easement over and across the Association's streets and roads in the Star Valley Ranch Subdivision (the "Easement") for ingress and egress to the real property described on Exhibit A (the "Eighteen Acres"), Exhibit B (the "Forty Acres") and Exhibit C (the "Unrecorded Plat 16A").

LVI and its successors to the real property described on Exhibits A, B and C shall share pro rata with the Association members in all costs of maintenance, repair and improvement of the Association's streets and roads subject to the Easement.

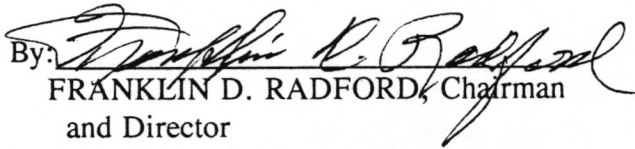
WITNESS our hands this 10th day of August, 1998.

STAR VALLEY RANCH ASSOCIATION

Attest:


JAMES HOWARD, Secretary

By:


FRANKLIN D. RADFORD, Chairman
and Director

STATE OF WYOMING)

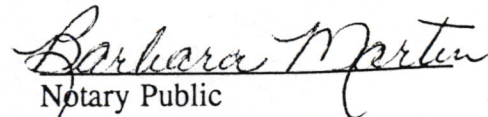
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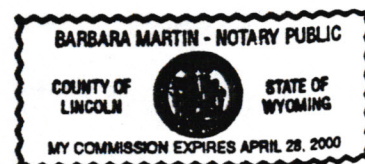
County of Lincoln)

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.

My commission expires: 4/28/2000


Notary Public



Original, 1 of 2

Sv'easement ingress; August 6, 1998 (3:30PM)

EXHIBIT A TO "GRANT OF EASEMENT FOR INGRESS AND EGRESS"
from Star Valley Ranch Association to Leisure Valley, Inc.

DESCRIPTION OF EIGHTEEN ACRES

**All that real property situate in the County of Lincoln,
State of Wyoming, bounded and described as follows:**

That part of Lot 2 of Section 5, Township 34 North, Range 118 West, Lincoln County, Wyoming, lying and being situate northerly of an existing fence, said fence being described as commencing at the Southwest corner of said Lot 2 and thence running Northeasterly across the said Lot 2 encompassing an area of 18.6 acres, more or less.

EXHIBIT B TO "GRANT OF EASEMENT FOR INGRESS AND EGRESS"
from Star Valley Ranch Association to Leisure Valley, Inc.

DESCRIPTION OF THE "FORTY ACRES"

A parcel of land, being the north 40 acres of Homestead Entry Survey 65, Section 30, Township 35 North, Range 118 West of the Sixth Principal Meridian, Wyoming, being more particularly described as follows:

Beginning at Corner 1 of said Homestead Entry 65; thence East 20.00 chains to Corner 2 of Homestead Entry 65; thence South 20.00 chains to Corner 3 of Homestead Entry 65; thence West 20.00 chains; thence North 20.00 chains to the point of beginning.

EXHIBIT C TO "GRANT OF EASEMENT FOR INGRESS AND EGRESS"
from Star Valley Ranch Association to Leisure Valley, Inc.

DESCRIPTION OF THE "UNRECORDED PLAT 16A"

That part of the NW ¼ of Section 31, T35N, R118W, Lincoln County, Wyoming, bounded and described as follows:

On the north by Vista Drive of record in the Office of the Clerk of Lincoln County on Plat No. 198 titled "STAR VALLEY RANCH PLAT 9";

On the east by Cedar Creek Drive of record in the Office of the Clerk of Lincoln County on Plat No. 230 titled "STAR VALLEY RANCH PLAT 16";

On the south by Lot 1 as depicted on said Plat No. 230;

On the west by the airstrip located at Star Valley Ranch of record in said office in paragraph 4 of Book 222 of Photostatic Records on page 715;