

GRANT OF ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Pct 11092

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned 1000 East Hopkins Condominium Owners Association, Inc., a Colorado nonprofit corporation (the "Grantor"), being the Association referred to in that certain "Declaration of Grants, Covenants, Conditions and Restrictions Establishing A plan For Condominium Ownership of 1000 East Hopkins Condominiums", recorded at Reception No. 393091 of the real property records of Pitkin County, Colorado, and being charged with the management and maintenance of that certain condominium project situated on that certain parcel of real property in the City of Aspen, County of Pitkin, State of Colorado that is depicted on that certain Plat recorded at Plat Book 39 at Pages 78 and 79 (the "Plat") of the real property records of Pitkin County, Colorado (the "Burdened Property"), for itself and its, successors and assigns, hereby grants, transfers, sells, conveys and assigns unto Arthur P. Bellis (the "Grantee"), his heirs, personal representatives, successors and assigns, forever, a perpetual non-exclusive surface easement and right-of-way (the "Access Easement") over and across that certain portion of the Burdened Property that is located on the East side of the Burdened Property and that is depicted on the Plat as the "Driveway".

The Access Easement granted hereby shall be used for purposes of surface access, ingress, and egress to and from those certain parcels of real property situated in the City of Aspen, County of Pitkin, State of Colorado as set forth on Exhibit A hereto (collectively, the "Benefitted Property"). Grantee, and his heirs, personal representatives, successors and assigns, may use the Access Easement to maintain, repair, and use a driveway for access, ingress, and egress for vehicular and pedestrian traffic, solely for access to the Benefitted Property, to be used by Grantee and Grantee's family, guests, licensees, and invitees.

The burdens of the Access Easement shall run with the title to the Burdened Property, and the benefits of the Access Easement shall run with the title to the Benefitted Property.


  
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EXHIBIT A


PARCEL 1:

THE EAST 12 FEET OF LOT L, ALL OF LOT M AND THE EAST 3 FEET OF LOT N IN BLOCK 25 IN THE EAST ASPEN ADDITION TO THE CITY AND TOWNSITE OF ASPEN.

PARCEL 2:

THE EAST 12 FEET OF LOT B, ALL OF LOT C AND AN ADJACENT PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 12 FEET WEST OF THE NORTHEAST CORNER OF LOT L, THENCE NORTHERLY TO LOT B, THENCE EASTERLY TO A POINT THREE FEET EAST OF THE SOUTHWEST CORNER OF LOT D, THENCE SOUTHERLY TO A POINT THREE FEET EAST OF THE NORTHEAST CORNER OF LOT N, THENCE WESTERLY TO THE PLACE OF BEGINNING.

  
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