

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS, That I,
THE GEORGE W. CLAYTON TRUST
whose address is 3801 Martin Luther King Boulevard
Denver, Colorado 80205

1.2

*County of Denver

and State of Colorado, for the consideration of _____ dollars,
ten (10) and 00/100

in hand paid, hereby sell(s) and convey(s) to
THE CITY AND COUNTY OF DENVER
whose legal address is 1437 Bannock, Denver, Colorado 80203

County of Denver, and State of Colorado

the following real property situate in the _____ City and County of Denver

and State of Colorado, to wit:

See Exhibit A attached hereto and made a part
hereof in its entirety

*Also/with/by/state and number of
assessors' parcels or parcel number
with all its appurtenances.*

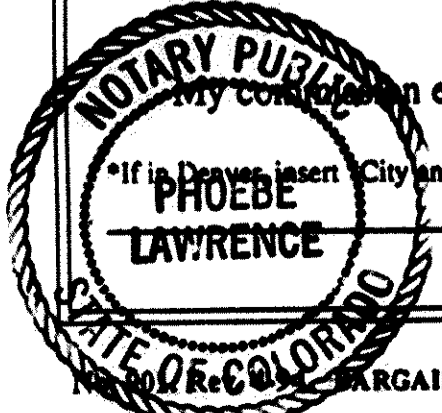
Signed and delivered as of 31st day of December 31st 1996, pursuant to a
Nunc Pro Tunc Order from the Probate Court for the City and County of Denver.

By: THE GEORGE W. CLAYTON TRUST
By: The Clayton Foundation, Trustee
By: Mara Mari

STATE OF COLORADO, }
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 11th day of October, 2000,
by Mara Mari

Witness my hand and official seal.
Phoebe Lawrence
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

LEGAL DESCRIPTION OF COMMERCIAL PARCEL
(adjacent to Park Hill Golf Course)

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30; THENCE NORTH 00°08'13" WEST ALONG THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 59.00 FEET; THENCE SOUTH 89°38'54" WEST ALONG A LINE 59.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 72.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'54" WEST ALONG A LINE 59.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 478.68 FEET; THENCE THE FOLLOWING (3) COURSES:

- 1) NORTH 00°37'56" WEST A DISTANCE OF 1264.16 FEET;
- 2) NORTH 89°39'27" EAST A DISTANCE OF 483.58 FEET;
- 3) SOUTH 82°31'11" EAST A DISTANCE OF 28.58 FEET;

THENCE SOUTH 00°08'13" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 1089.19 FEET TO AN ANGLE POINT; THENCE SOUTH 07°17'27" WEST A DISTANCE OF 172.52 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

RETURN TO:
DENVER CITY ATTORNEY'S OFFICE
1437 BANNOCK STREET, ROOM 323
DENVER, COLORADO 80202
ATTN: _____