

08-28-98 11:34am From-BCORP-HRT

3038825898

T-698 P 02/05 F-388

AB150962  
9/22/98 11:35:56  
PB: 0001-004  
21.00 DOC. FEE:  
DONETTA DAVIDSON  
ARAPAHOE COUNTY

0.00

**BARGAIN & SALE DEED**

This BARGAIN & SALE DEED (the "Deed") is made as of the 24 day of August, 1998, by and between BCORP HOLDINGS (CENTENNIAL), INC., a Colorado corporation, whose street address is 1531 Stout Street #100 Denver CO 80102 ("Grantor"), and the Riverwalk Master Association, [a Colorado nonprofit corporation], whose street address is 2751 Riverwalk Circle Littleton CO 80123 ("Grantee").

**RECITALS:**

A. Reference is hereby made to that certain real property located in the County of Arapahoe, State of Colorado, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Property").

B. This Deed is made in accordance with that certain First Amendment to Declaration of Covenants, Conditions, and Restrictions of Riverwalk Recreation Association, recorded on October 28, 1994, in Book 7754 at Page 534, in the office of the Clerk and Recorder of Arapahoe County, Colorado (the "First Amendment"). The Real Property includes a clubhouse facility which is currently used by the owners of condominium units subject to the Declaration of Covenants, Conditions and Restrictions of Riverwalk Recreation Association, recorded July 23, 1984, in Book 4503 at Page 543, in the office of the Clerk and Recorder of Arapahoe County, Colorado (the "Declaration"). Grantor has the right, under the First Amendment, to convey the Real Property to Grantee for use as Common Property, as that term is defined in the Declaration.

C. Pursuant to paragraph 18 of the First Amendment, Grantor has, prior to January 1, 1998, transferred control of the Real Property to the Grantee, which has, since that time, been exercising control and operating the Real Property for the benefit of the owners units subject to the Declaration. This deed is now executed in evidence that transfer and to establish of record the ownership of the Real Property by Grantee.

**AGREEMENT.**

NOW, THEREFORE, Grantor, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to Grantee, the Real Property, with all its appurtenances, subject to all matters of record.

Signed as of the day and year first above written.

BCORP HOLDINGS (CENTENNIAL), INC., a Colorado corporation

By: BCORP The Only Colorado Line Asst. Manager

By: [Signature]  
Name: Kelly S. M. Beck  
Title: Vice President

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RIVERWALK MASTER ASSOCIATION, a Colorado nonprofit corporation

By: A. Alci  
Name: Adair Green  
Title: Vice President

STATE OF COLORADO )  
County of Denver )

ss.

The foregoing instrument was acknowledged before me this 4 day of September, 1998, by Kelly Begg as Vice President of BCORP HOLDINGS (CENTENNIAL), INC., a Colorado corporation.

MY COMMISSION EXPIRES 4/3/2002

My commission expires \_\_\_\_\_

Witness my hand and official seal.



Kelly Catherine Fogg  
Notary Public

STATE OF COLORADO )  
County of Denver )

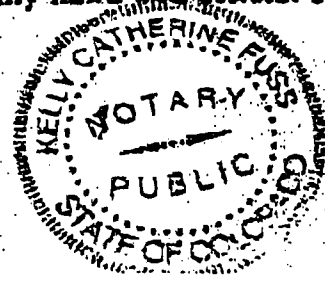
ss.

The foregoing instrument was acknowledged before me this 4 day of September, 1998, by Adair Green as Vice President of RIVERWALK MASTER ASSOCIATION, a Colorado nonprofit corporation.

MY COMMISSION EXPIRES 4/3/2002

My commission expires \_\_\_\_\_

Witness my hand and official seal.

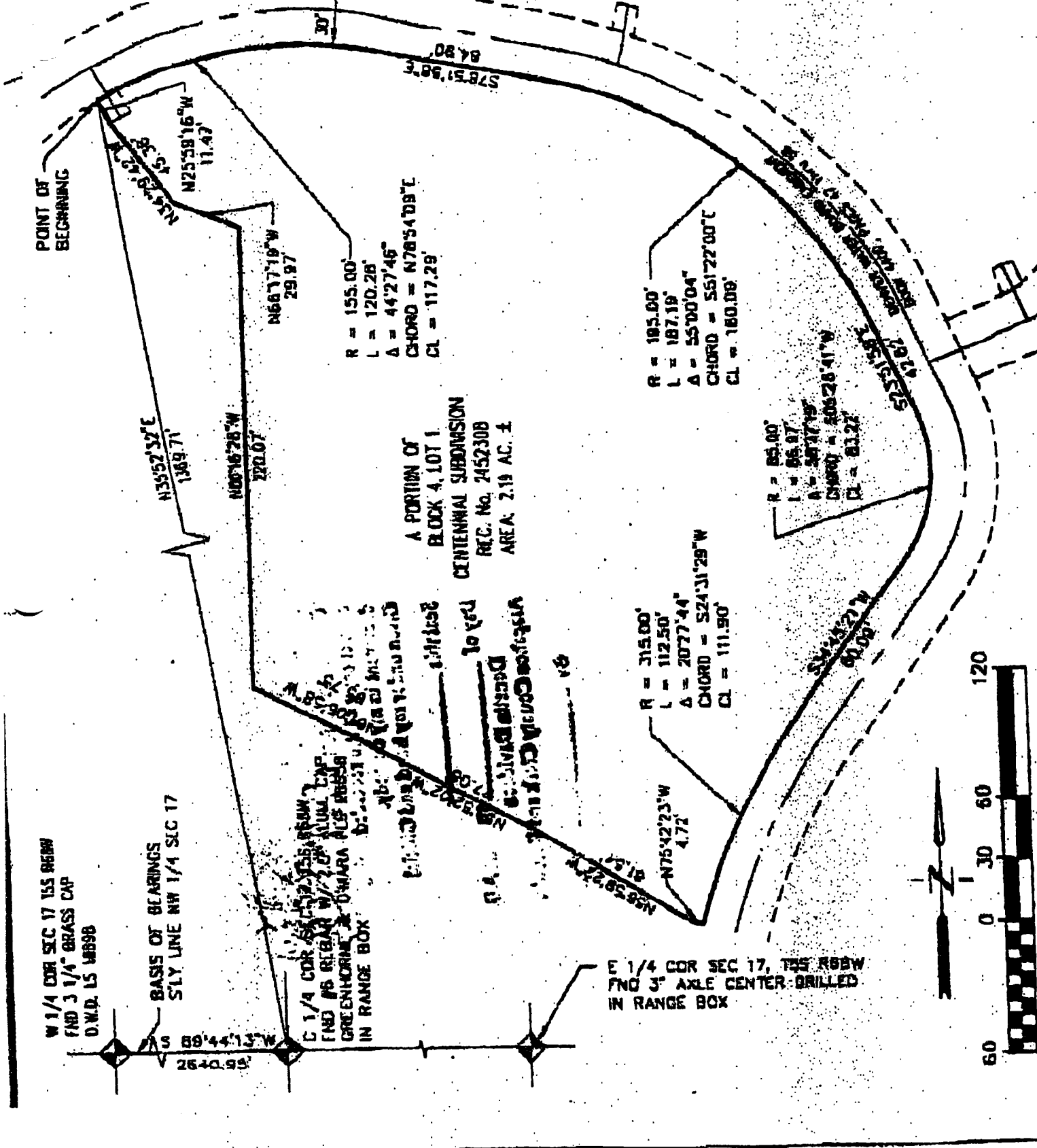


Kelly Catherine Fogg  
Notary Public

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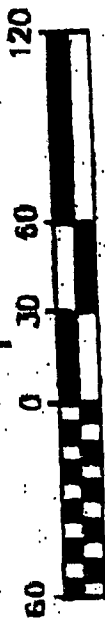
W 1/4 COR SEC 17 T5S R8BW  
 FND 3 1/4" GRASS CAP  
 D.W.D. L5 18898

BASIS OF BEARINGS  
 S'LY LINE NW 1/4 SEC 17

C 1/4 COR SEC 17 T5S R8BW  
 FND #5 BEARING W 7/2" AXLE CENTER  
 GREENHORNE & OHARA ALP P8858  
 IN RANGE BOX

A PORTION OF  
 BLOCK 4, LOT 1  
 CENTENNIAL SUBDIVISION  
 REC. NO. 2452308  
 AREA: 2.19 AC. ±

E 1/4 COR SEC 17, T5S R8BW  
 FND 3" AXLE CENTER DRILLED  
 IN RANGE BOX



**John & Associates, Inc.**  
 PROFESSIONAL ENGINEERS AND SURVEYORS  
 5855 WADSWORTH BYPASS, SUITE 100  
 ARVADA, CO 80003 (303) 423-8038



TITLE: RIVERWALK CLUBHOUSE			
LOCATION: NE 1/4, SEC 17 T5S R8BW 8th P.M.			
CLIENT/PROJECT: BCORP CENTENNIAL L.L.C.			
SCALE: 1" = 60'	DATE: 7/22/98	PROJECT NO: 790-198-207	DATE PLOTTED: 8/20/98

09-29-98 11:36am From:BCORP-HRT

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T-905 P. 04/05 F-399

**LEGAL DESCRIPTION: RIVERWALK CLUBHOUSE**

A PART OF BLOCK 4, LOT 1, CENTENNIAL SUBDIVISION, RECORDED AT RECEPTION NO. 2452308, ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 88 WEST OF THE 6th PRINCIPLE MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 BEING S89°44'13"W COMMENCING AT THE CENTER OF SAID SECTION 17:

THENCE N38°52'32"E A DISTANCE OF 1369.71 FEET TO A POINT ON THE DENVER WATER BOARD EASEMENT, AS SHOWN ON CENTENNIAL SUBDIVISION PLAT RECORDED AT ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE AT BOOK 4402 AND PAGES 47-58 SAID POINT BEING A POINT ON A CURVE NOT TANGENT WITH THIS COURSE, ALSO BEING THE TRUE POINT OF BEGINNING:

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID DENVER WATER BOARD EASEMENT, THE FOLLOWING 7 COURSES:

1. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°27'49", A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 120.28 FEET, AND A CHORD BEARING OF N78°54'09"E A DISTANCE OF 117.29 FEET;
2. S78°51'58"E A DISTANCE OF 84.90 FEET, TO A POINT OF CURVATURE;
3. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°00'04", A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 187.19 FEET, AND A CHORD BEARING OF S51°22'00"E A DISTANCE OF 180.09 FEET;
4. S23°51'58"E A DISTANCE OF 42.82 FEET, TO A POINT OF CURVATURE;
5. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°37'19", A RADIUS OF 86.00 FEET, AN ARC LENGTH OF 86.97 FEET, AND A CHORD BEARING OF S05°26'41"W A DISTANCE OF 83.22 FEET;
6. S34°45'21"W A DISTANCE OF 80.09 FEET, TO A POINT OF CURVATURE;
7. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°27'44", A RADIUS OF 315.00 FEET, AN ARC LENGTH OF 112.50 FEET, AND A CHORD BEARING OF S24°31'29"W A DISTANCE OF 111.90 FEET;

THENCE N75°42'23"W A DISTANCE OF 4.72 FEET;  
 THENCE N58°58'22"W A DISTANCE OF 81.54 FEET;  
 THENCE N89°52'02"W A DISTANCE OF 77.08 FEET;  
 THENCE N01°08'55"W A DISTANCE OF 66.73 FEET;  
 THENCE N00°18'28"W A DISTANCE OF 220.07 FEET;  
 THENCE N88°17'19"W A DISTANCE OF 29.97 FEET;  
 THENCE N34°29'42"W A DISTANCE OF 45.38 FEET, TO A POINT ON SAID DENVER WATER BOARD EASEMENT;  
 THENCE N25°59'16"W, ALONG SAID EASEMENT, A DISTANCE OF 11.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.18 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A MONUMENTED LAND SURVEY, THESE DESCRIPTIONS WERE INTENDED TO DIRECT TITLE COMPANY RESEARCH ONLY.

CITY OF LITTLETON,  
 COUNTY OF ARAPAHOE,  
 STATE OF COLORADO.