

Return to:  
Denver City Attorney's Office  
201 W. Colfax Avenue, Dept. 1207  
Denver, CO 80202

**QUITCLAIM DEED**  
(4725 High Street, Denver, Colorado 80216)

THE CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to ELYRIA SCHOOL, LLC, a Colorado limited liability company ("Grantee"), whose address is 4725 High Street, Denver Colorado 80216, the following real property and improvements thereon in the City and County of Denver, State of Colorado, to-wit ("Property"):

SEE EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**ATTEST:**

**CITY AND COUNTY OF DENVER**

By: \_\_\_\_\_  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

By: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:  
D. Scott Martinez, Denver City Attorney

By: \_\_\_\_\_  
Assistant City Attorney

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF DENVER    )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014 by \_\_\_\_\_, Mayor of the City and County of Denver.

Witness my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public

# **EXHIBIT 1**

**TO CONVEY BACK TO ELYRIA SCHOOL, LLC., A COLORADO LIMITED LIABILITY COMPANY**

**CERTAIN PARCELS OF LAND AS FOUND IN QUIT CLAIM DEED, RECORDED 12/27/2013 BY RECEPTION NUMBER 2013181952 RECORDED IN THE CLERK & RECORDER'S OFFICE, CITY & COUNTY OF DENVER, STATE OF COLORADO.**

**SAID QUIT CLAIM DEED WAS NOT APPROVED AND ACCEPTED BY THE CITY & COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PROPERTY DESCRIPTION**

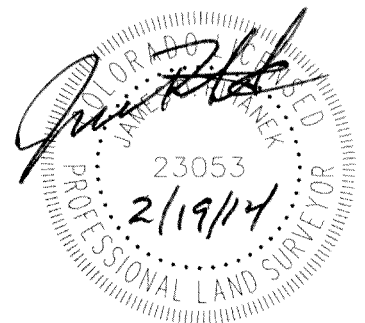
THE EAST 3 FEET OF LOTS 31 THROUGH 35, THE EAST 3 FEET OF THE SOUTH 14.60 FEET OF LOT 36 AND THE EAST 3 FEET OF THE NORTH 13.27 FEET OF LOT 30 BLOCK 6, ELYRIA ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 459 SQ. FT. (0.011 AC.), MORE OR LESS.

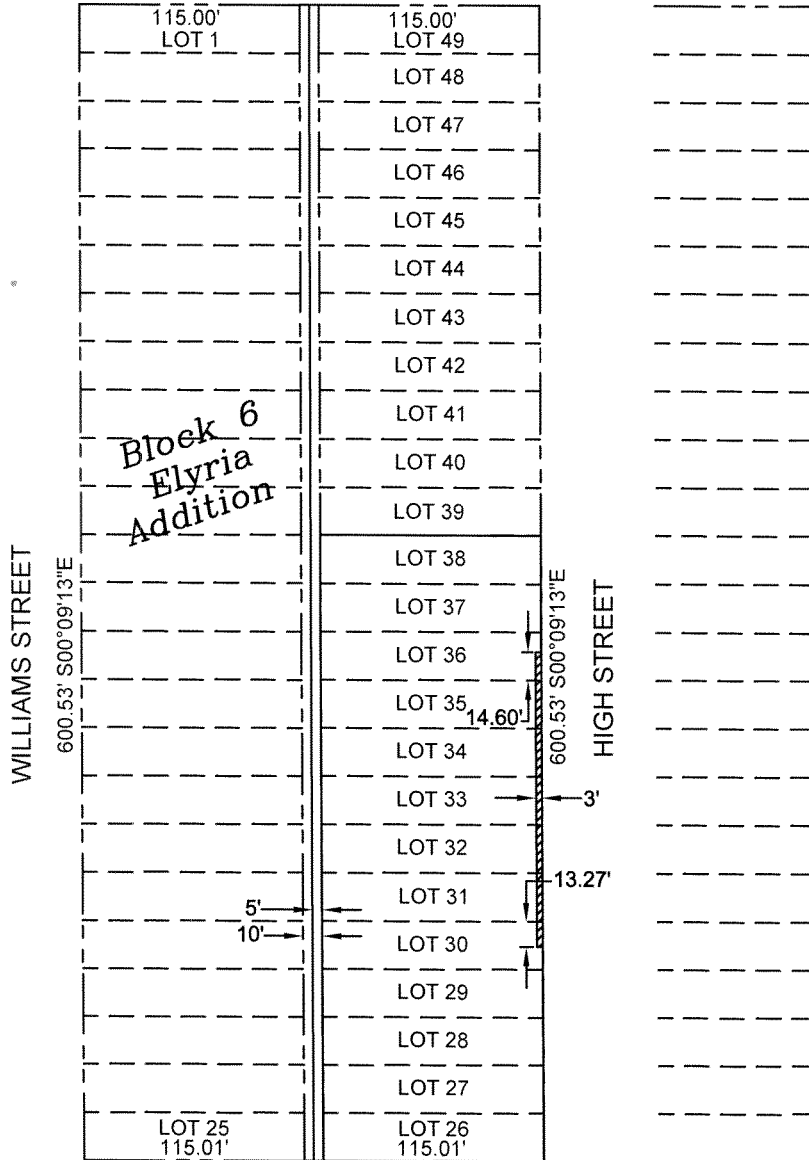
**PROPERTY DESCRIPTION STATEMENT**

I, JAMES D. RIHANEK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JAMES D. RIHANEK, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 23053  
FOR AND ON BEHALF OF HCL ENGINEERING & SURVEYING, LLC

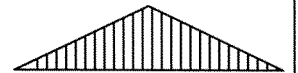


48th AVENUE  
N89°51'48"E



S89°51'30"W

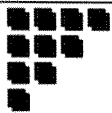
47th AVENUE



**NORTH**

SCALE: 1"=100'

PARCEL CONTAINS ±459 SQ./FT. (0.011 ACRES)



**HCL**

Engineering & Surveying, LLC

9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, CO. 80112

PHONE: (303) 773-1605  
FAX: (303) 773-3297

HCLENGINEERING.COM

PROJECT:

4725 HIGH STREET  
RIGHT-OF-WAY DEDICATION

DATE: 12 / 09 / 13

BY: KJC

CHKD: JDR

JOB NO. 133010.00

SHEET NO. 2 OF 2