

After Recording Return To:
18551 E. 160th Avenue
Brighton, CO 80601

QUITCLAIM DEED

The City of Commerce City, a Colorado municipal corporation (“Grantor”), with a principal place of business at 7887 East 60th Avenue, City of Commerce City, County of Adams and State of Colorado, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and quitclaims to School District 27J, a school district in the State of Colorado (“Grantee”), with a principal address at 18551 East 160th, City of Brighton, County of Adams and State of Colorado, the following real property in the County of Adams and State of Colorado, to wit: a portion of the Southwest Quarter of Section 16, Township 2 South, Range 66 West of the 6th Principal Meridian and last recorded in the Special Warranty Deed recorded April 18, 2023 at Reception No. 202300002183, Special Warranty Deed recorded January 30, 2007 at Reception No. 2007000010714, And Quitclaim Deed recorded August 8, 2024, at Reception No. 2024000043329. The property is more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes, with all its appurtenances.

EXECUTED, as of the ___th day of _____, 2025.

GRANTOR:

CITY OF COMMERCE CITY

Steven J. Douglas
Mayor, City of Commerce City

STATE OF COLORADO
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this ___ day of _____, 2025, by Steven J. Douglas, Mayor of the City of Commerce City.

Notary Public

My commission expires: _____

ATTEST:

Dylan A. Gibson, City Clerk

Approved as to form:

After Recording Return To:
18551 E. 160th Avenue
Brighton, CO 80601

Genevieve “Jean” Gill, Assistant City Attorney

GRANTEE:

SCHOOL DISTRICT 27J

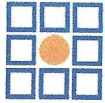
[Name of Authorized Official]
[Title of Authorized Official]

STATE OF COLORADO
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, _____ of School District 27J.

Notary Public

My commission expires: _____



MERRICK®

Merrick & Company
8051 E Maplewood Ave, Ste 300, Greenwood Village, CO 80111
303-751-0741 / Fax 303-751-2581 / www.merrick.com

Job No.: 100203.00

File: Y:\Survey\100203.00-SD27J HS Site #4\Office Data\DWGS\Exhibits & Property Descriptions
Date: September 10, 2025

PROPERTY DESCRIPTION

Rocky Vista High School

A parcel of land described in Quitclaim Deed recorded August 8, 2024, at Reception No. 2024000043329 in the Adams County Clerk and Recorder's Office;

Together with:

A portion of two parcels of land described in Special Warranty Deed recorded January 30, 2007 at Reception No. 2007000010714 and in Special Warranty Deed recorded April 18, 2023 at Reception No. 2023000021083, both in the Adams County Clerk and Recorder's Office, being in a portion of the Southwest Quarter of Section 16, Township 2 South, Range 66 West of the 6th Principal Meridian, City of Commerce City, County of Adams, State of Colorado being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 16, whence the Southwest Corner of said Section 16 bears S89°59'31"W a distance of 2626.22 feet;

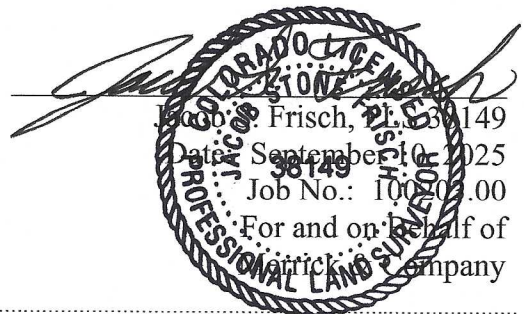
THENCE N44°47'22"W a distance of 84.53 feet to a point on the southerly line of that parcel of land as described in said Special Warranty Deed recorded at Reception No.

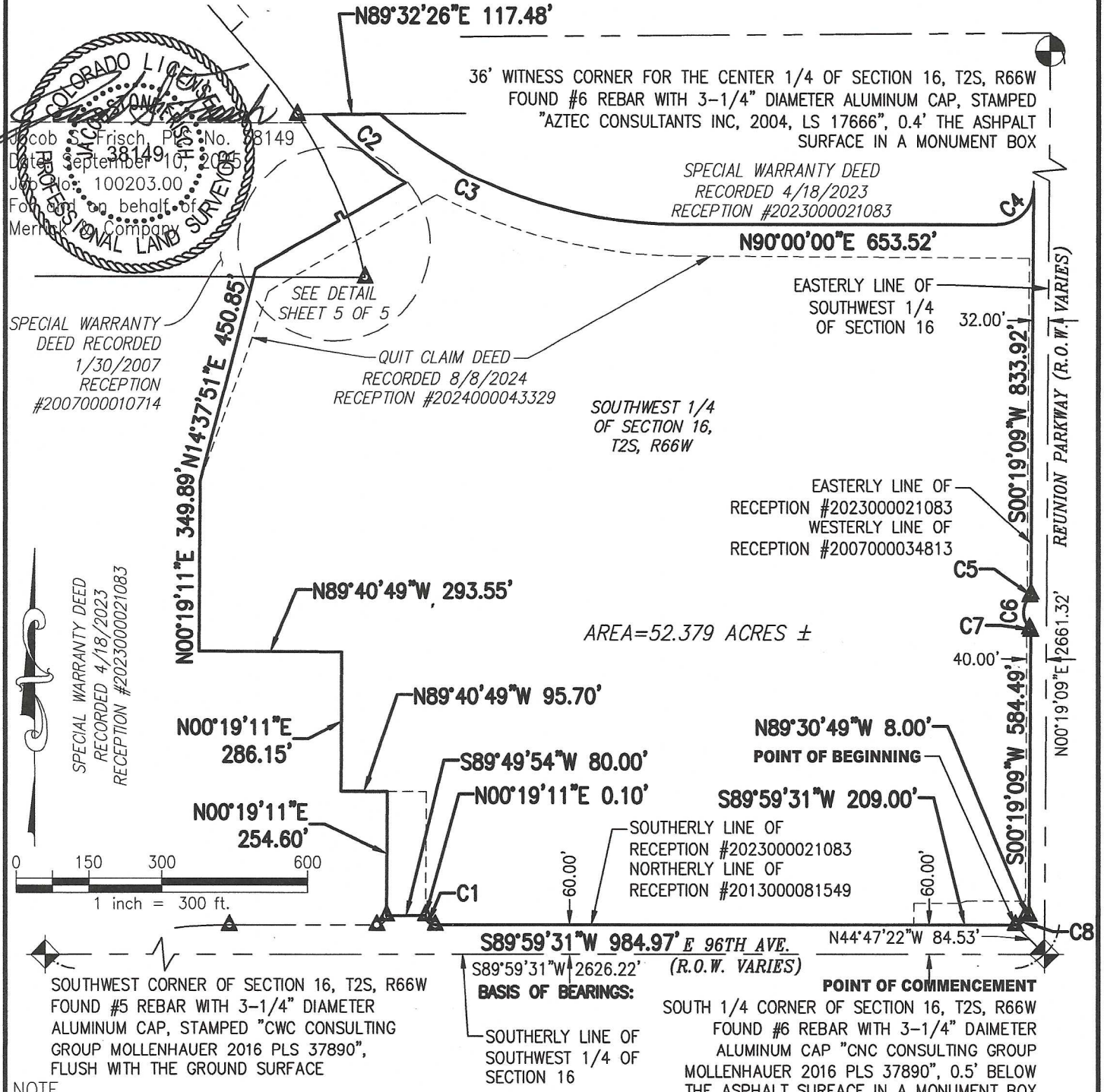
2023000021083, also being the northerly right-of-way of East 96th Avenue as described in General Warranty Deed recorded September 18, 2013 at Reception No. 2013000081549 in the Adams County Clerk and Recorder's Office, said point being the **POINT OF BEGINNING**;

THENCE S89°59'31"W along said southerly line of that parcel of land described in said Special Warranty Deed recorded at Reception No. 2023000021083 and said northerly right-of-way of East 96th Avenue a distance of 209.00 feet to a point on the southerly line of that parcel of land described in said Reception No. 2024000043329;

THENCE along the southerly line of that parcel of land described in said Quitclaim Deed recorded at Reception No. 2024000043329 and said northerly right-of-way of East 96th Avenue the following two (2) courses:

1. continuing S89°59'31"W tangent with the following described curve a distance of 984.97 feet;
2. **THENCE** along the arc of a curve to the right, having a central angle of 90°19'40", a radius of 20.00 feet, a chord bearing N44°50'39"W a distance of 28.37 feet, and an arc distance of 31.53 feet;



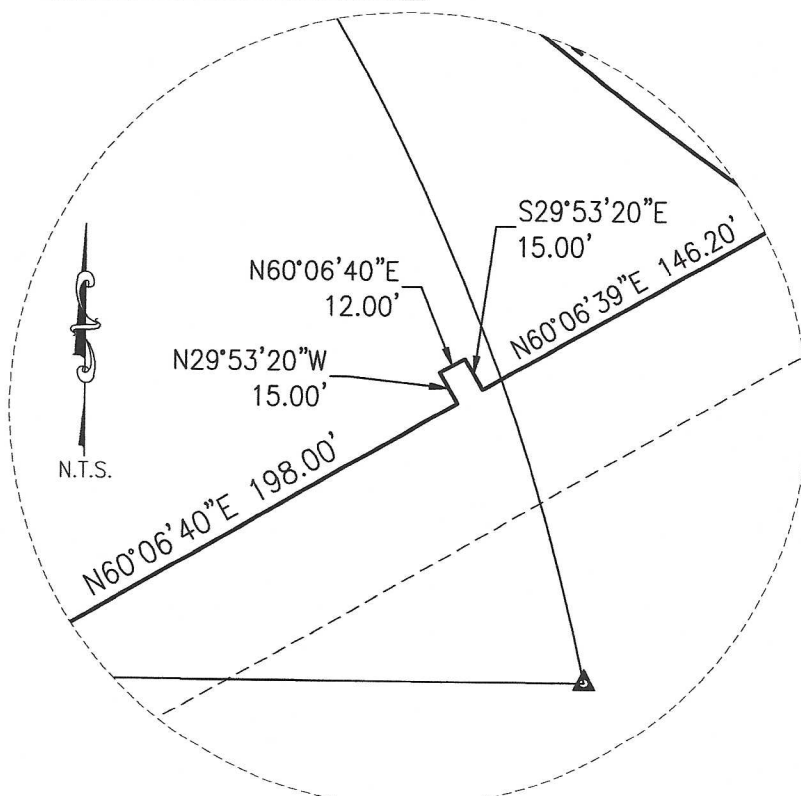


MERRICK PROJECT NO.		100203.00	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	JSF	DATE 09/10/2025	SCALE 1" = 300'
		MERRICK	
8051 E Maplewood Ave, Ste 300, Greenwood Village, CO 80111			

LOT LINE BOUNDARY ROCKY VISTA HIGH SCHOOL		
TITLE: SOUTHWEST 1/4 SECTION 16, T2S, R66W 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO		
REVISION:	DRAWING NO.	SHEET NO.
		4 OF 5

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°19'40"	20.00'	N44°50'39"W	28.37'	31.53'
C2	12°04'43"	1040.00'	N51°09'44"W	218.84'	219.25'
C3	39°56'32"	960.00'	S70°01'44"E	655.77'	669.24'
C4	89°40'51"	75.00'	N45°09'34"E	105.77'	117.39'
C5	43°53'10"	8.00'	S22°15'44"W	5.98'	6.13'
C6	87°46'20"	47.50'	S00°19'09"W	65.86'	72.77'
C7	43°42'40"	8.00'	S21°42'42"E	5.96'	6.10'
C8	89°40'21"	20.00'	S45°09'22"W	28.20'	31.30'



NOTE

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

MERRICK PROJECT NO. 100203.00
 CLIENT PROJECT NO. -
 REVISION DESCRIPTION

DRAWN JSF DATE 09/10/2025 SCALE 1" = 300'



MERRICK

8051 E Maplewood Ave, Ste 300, Greenwood Village, CO 80111

**LOT LINE BOUNDARY
 ROCKY VISTA HIGH SCHOOL**

TITLE: **SOUTHWEST 1/4 SECTION 16, T2S, R66W
 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO**

REVISION: DRAWING NO. SHEET NO.
 5 OF 5