

**LAND DESCRIPTION FOR ZONING (4245 FOX STREET & 642 W. 43<sup>RD</sup> AVENUE):**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 11 AND 12, VIADUCT ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH CERTAIN PORTIONS OF ADJACENT VACATED ALLEY AND VACATED GALAPAGO STREET AND VACATED WEST 43<sup>RD</sup> AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 12, ALSO BEING THE SOUTHWEST CORNER OF LOT 16 SAID BLOCK 12; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 135.0 FEET TO A POINT 10 FEET EASTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 12, BEING ON THE VACATED GALAPAGO STREET PER ORDINANCE NO. 357, SERIES OF 1970; THENCE EASTERLY ALONG A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 50 FEET TO A POINT ON WEST LINE OF LOT 15, BLOCK 11, SAID POINT BEING 10 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 11; AS RECORDED AT RECEPTION NUMBER 1970083833; THENCE SOUTHEASTERLY TO POINT ON SOUTH LINE OF SAID LOT 15 AND 10 FEET EASTERLY OF SOUTHWEST CORNER OF SAID LOT 15; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 115.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 15 THROUGH 10, INCLUSIVE OF SAID LOTS, A DISTANCE OF 132.5 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10, WHICH IS 17.5 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE EASTERLY 16.0 FEET TO THE SOUTHWEST CORNER OF THE NORTH 17.5 FEET OF LOT 21 OF SAID BLOCK 11; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH 17.5 FEET OF LOT 21, A DISTANCE OF 125.0 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 17.5 FEET OF SAID LOT 21; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 11, A DISTANCE OF 167.5 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID BLOCK 11; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 131.0 FEET TO THE CENTERLINE OF VACATED ALLEY PER ORDINANCE NO. 52, SERIES OF 1949; THENCE NORTHERLY ALONG SAID CENTERLINE, AND EASTERLY LINE OF LOT 3 THROUGH 1, INCLUSIVE OF SAID BLOCK 11, A DISTANCE OF 75.0 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 11, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 43<sup>RD</sup> AVE.; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID BLOCK 11 TO THE NORTHWEST CORNER OF SAID BLOCK 11; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 11, TO A POINT 4.66 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID BLOCK 11, VIADUCT ADDITION AS VACATED GALAPAGO STREET PER ORDINANCE NO. 357, SERIES OF 1970; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 50 FEET TO A POINT ON EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF BLOCK 12; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 7.58 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE NORTHERLY A DISTANCE OF 12.40 FEET ON THE EAST LINE OF VACATED WEST 43<sup>RD</sup> AVE. PER ORDINANCE NO. 30, SERIES OF 1943; THENCE NORTHERLY ON THE ARC OF A CIRCLE CONVEX TO NORTH HAVING A RADIUS OF 50 FEET AND CENTER LOCATED 46 FEET EAST OF AND 32 FEET NORTH OF SAID NORTHEAST CORNER OF BLOCK 12 TO POINT 3.36 FEET WEST OF NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 PER A DEED RECORDED IN BOOK 219 AT PAGE 463; SAID POINT BEING THE CENTERLINE OF THE VACATED WEST 43<sup>RD</sup> AVE; THENCE WESTERLY ALONG SAID VACATED WEST 43<sup>RD</sup> AVE, A DISTANCE OF 71.6 FEET TO A POINT 40 FEET NORTHERLY AND 50 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE SOUTHERLY 40 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 12; THENCE SOUTHWESTERLY **134.63'** FEET MORE OR LESS TO THE **NORTHWEST CORNER** OF LOT 25 OF SAID BLOCK 12, VIADUCT ADDITION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 25 THROUGH 16 INCLUSIVE, SAID BLOCK 12 TO THE **POINT OF BEGINNING**.

**LAND DESCRIPTION FOR ZONING (4205 FOX STREET & 4211 FOX STREET):**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 11, VIADUCT ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 16, 17, 18, 19 AND THE SOUTH ½ OF LOT 20, BLOCK 11, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**LAND DESCRIPTION FOR ZONING (SOUTHWEST CORNER OF 43<sup>RD</sup> AVE & FOX STREET):**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 11, VIADUCT ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 28, 29 AND 30, BLOCK 11, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**LAND DESCRIPTION FOR ZONING (4143 FOX STREET & 4159 FOX STREET):**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 22, VIADUCT ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 24, 25, 26, **27**, 28, 29 AND 30, BLOCK 22, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.