

LAND DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VITA FOX NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER, AND ENHANCED IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CRSS IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TBK BANK, SSB, AND DENVER URBAN RENEWAL AUTHORITY, A BODY CORPORATE DULY ORGANIZED AND EXISTING AS AN URBAN RENEWAL AUTHORITY UNDER THE LAWS OF THE STATE OF COLORADO, AS HOLDERS OF DEEDS OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO 19 LOTS, 5 BLOCKS AND 14 TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO DESCRIBED IN WARRANTY DEED RECORDED AUGUST 21, 2019 AT RECEPTION NO. 2019112586 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF WEST 43RD AVENUE, PER THE VIADUCT ADDITION TO THE CITY OF DENVER, CONSIDERED TO BEAR SOUTH 89°45'13" WEST.

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 6, SAID VIADUCT ADDITION, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 89°45'13" WEST, A DISTANCE OF 286.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°00'50" WEST;
2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°31'13", AN ARC LENGTH OF 28.38 FEET;
3. SOUTH 89°45'13" WEST, A DISTANCE OF 31.95 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID 43RD AVENUE;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. SOUTH 00°15'07" EAST, A DISTANCE OF 28.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°11'39" EAST;
2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°54'55", AN ARC LENGTH OF 12.14 FEET TO THE CENTERLINE OF VACATED 43RD AVENUE AS DESCRIBED IN ORDINANCE NUMBER 30, SERIES OF 1943;
THENCE ALONG SAID CENTERLINE SOUTH 89°45'13" WEST, A DISTANCE OF 175.06 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RULE AND ORDER RECORDED UNDER RECEPTION NO. 2012112161 IN SAID OFFICIAL RECORDS;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

- 1. NORTH 02°28'59" WEST, A DISTANCE OF 57.22 FEET;
2. NORTH 02°23'14" WEST, A DISTANCE OF 4.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5440.25 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'25", AN ARC LENGTH OF 139.92 FEET;
4. NORTH 00°54'49" WEST, A DISTANCE OF 54.77 FEET;
5. NORTH 00°10'36" WEST, A DISTANCE OF 471.64 FEET;
6. NORTH 00°20'10" WEST, A DISTANCE OF 70.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 37775.14 FEET;
7. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'41", AN ARC LENGTH OF 216.33 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2015002275 IN SAID OFFICIAL RECORDS;
THENCE ALONG THE BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 89°19'35" EAST, A DISTANCE OF 13.64 FEET;
2. NORTH 00°42'24" WEST, A DISTANCE OF 26.00 FEET;
3. NORTH 40°12'28" EAST, A DISTANCE OF 18.20 FEET TO THE EASTERLY BOUNDARY OF SAID RULE AND ORDER;
THENCE ALONG SAID EASTERLY BOUNDARY AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING SEVEN (7) COURSES:
1. NORTH 00°41'50" WEST, A DISTANCE OF 110.57 FEET;
2. NORTH 11°54'11" EAST, A DISTANCE OF 177.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,189.22 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'36", AN ARC LENGTH OF 320.88 FEET;
4. NORTH 03°33'25" WEST, A DISTANCE OF 370.97 FEET;
5. NORTH 03°20'49" WEST, A DISTANCE OF 69.87 FEET;
6. NORTH 05°17'56" EAST, A DISTANCE OF 100.76 FEET;
7. NORTH 00°42'51" EAST, A DISTANCE OF 41.01 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2015002275 AND THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 69°14'02" EAST, A DISTANCE OF 443.00 FEET;
2. SOUTH 65°53'05" EAST, A DISTANCE OF 541.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1432.39 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°16'37" WEST;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°15'40", AN ARC LENGTH OF 381.53 FEET;
4. SOUTH 42°47'48" EAST, A DISTANCE OF 73.60 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 22;
THENCE ALONG SAID EAST LINE, SOUTH 00°12'32" EAST, A DISTANCE OF 271.17 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 45°03'28" WEST, A DISTANCE OF 1052.79 FEET TO THE WESTERLY RIGHT-OF-WAY OF FOX STREET, AS DEPICTED ON SAID PLAT OF THE VIADUCT ADDITION;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°14'47" EAST, A DISTANCE OF 488.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 41.050 ACRES, (1,788,117 SQUARE FEET), MORE OR LESS. UNDER THE NAME AND STYLE OF FOX PARK AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS STATED IN THE PLAT NOTES.

OWNER

VITA FOX NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: VITA FOX NORTH GR, LLC AN INDIANA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: JOSE CARRERDANO JR MANAGER

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF August, 2023 BY: JOSE CARRERDANO JR, AS MANAGER OF VITA FOX NORTH GR, LLC THE GENERAL PARTNER OF VITA FOX NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL ELIZABETH HOLLIE HELMIKE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20144027564 MY COMMISSION EXPIRES 07/14/2026

HOLDER OF DEED OF TRUST

TBK BANK, SSB

BY: KELLY EHRHARDT AUTHORIZED REPRESENTATIVE, V.P.

STATE OF Colorado

COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF August, 2023 BY: KELLY EHRHARDT, AS AUTHORIZED REPRESENTATIVE, V.P. OF TBK BANK, SSB.

WITNESS MY HAND AND OFFICIAL SEAL LAURIE FORD NOTARY PUBLIC MY COMMISSION EXPIRES 1/31/2024

LAURIE FORD NOTARY PUBLIC STATE OF COLORADO NOTARY ID 200800273 MY COMMISSION EXPIRES JANUARY 31, 2024

HOLDER OF DEED OF TRUST

ENHANCED IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DUSTY McKEOWN AUTHORIZED REPRESENTATIVE

STATE OF Louisiana

PARISH OF Orleans

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August, 2023

BY: DUSTY McKEOWN AS AUTHORIZED REPRESENTATIVE OF ENHANCED IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL Tina C. Hebert Notary Public My Commission Expires at death

CRSS IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

BY: ERIC DONNELLY CHIEF EXECUTIVE OFFICER

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF August, 2023

BY: ERIC DONNELLY AS CEO OF CROSSROADS IMPACT CORP., A DELAWARE CORPORATION, THE SOLE MEMBER OF CRSS IMPACT REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL KIMBERLY SHERIDAN Notary Public My Commission Expires April 7, 2026

HOLDER OF DEED OF TRUST DENVER URBAN RENEWAL AUTHORITY

BY: SARAH HUBERT NOTARY PUBLIC STATE OF COLORADO NOTARY ID 2014401474 MY COMMISSION EXPIRES MAY 28, 2026

STATE OF Colorado

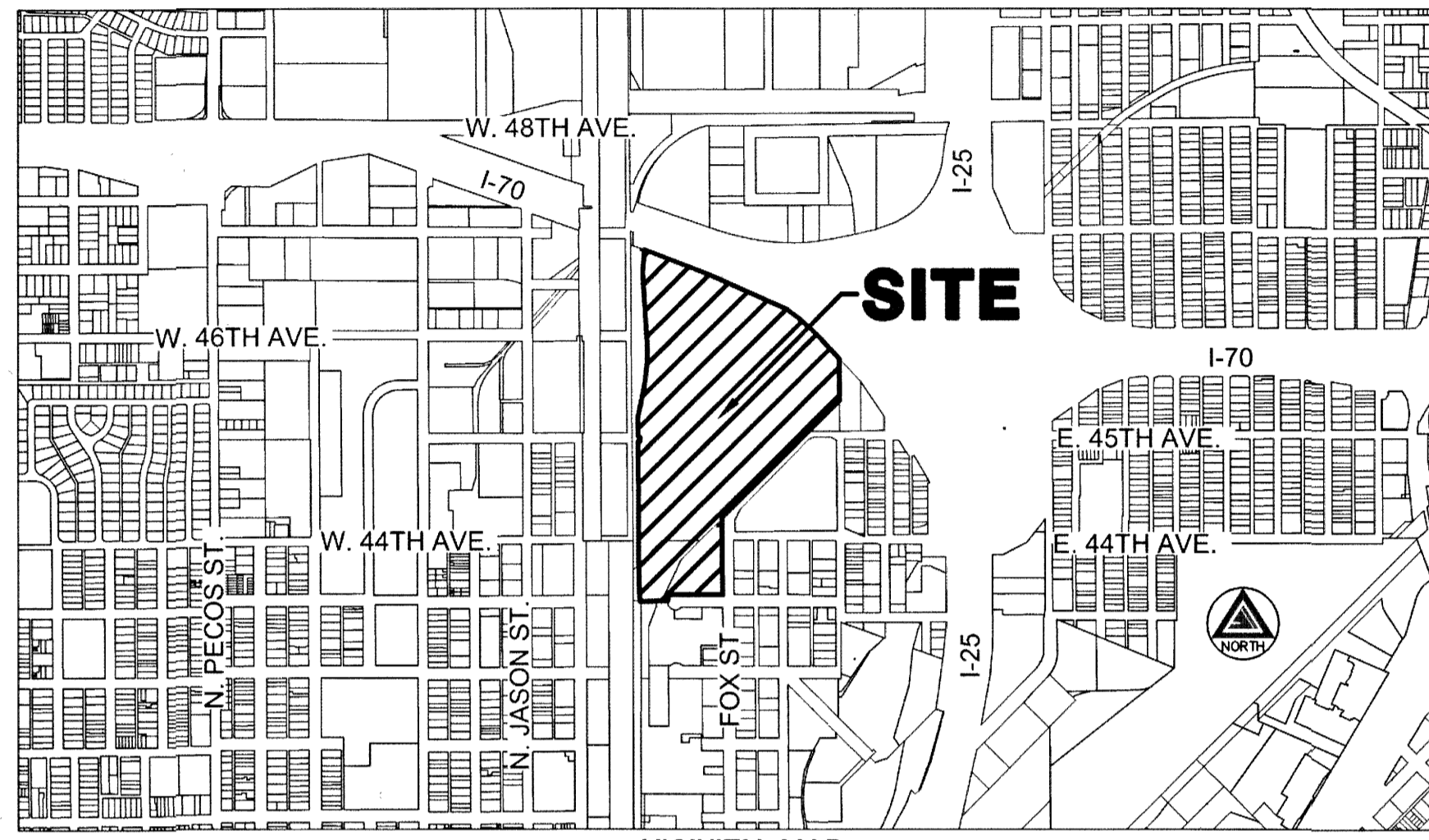
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF September, 2023 BY: SARAH HUBERT AS EXECUTIVE DIRECTOR OF DENVER URBAN RENEWAL AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL Sarah Hubert Notary Public My Commission Expires 5/26/24

FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO SHEET 1 OF 6



VICINITY MAP SCALE: 1" = 1000'

BASIS OF BEARINGS

BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 CENTRAL ZONE FROM GPS OBSERVATIONS AND ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF WEST 43RD AVENUE CONSIDERED TO BEAR SOUTH 89°45'13" WEST, BETWEEN THE MONUMENTS SHOWN HEREON.

PROJECT BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK T 264 RECOVERED A 3" BRASS DISC STAMPED "T 264 1940" IN TOP OF CONCRETE POST IN SOUTHWEST CORNER OF RAILROAD BRIDGE OVER 38TH AVENUE PUBLISHED ELEV = 5191.73 (NAVD 88).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



KARL D. SZYSZKOSKI COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38691 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND IS FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN HEREON AND LISTED IN THE PLAT NOTES. NO STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES ARE BEING DEDICATED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT.

THIS 31st DAY OF August, 2023 AT 5:00 O'CLOCK P.M.

Kerry Tiller

(ATTORNEY FOR THE CITY AND COUNTY OF DENVER)

[Signature]

(ASSISTANT CITY ATTORNEY)

APPROVALS

ACCEPTANCE BY THE CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

[Signature] CITY ENGINEER

9/6/2023 DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

[Signature] EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

9/6/2023 DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

9.6.2023 DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] EXECUTIVE DIRECTOR OF PARKS AND RECREATION

9/11/2023 DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION

NUMBER OF SERIES 20

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS

DAY OF A.D., 20

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M.,

20 AND DULY RECORDED UNDER RECEPTION NO.

CLERK AND RECORDER

DEPUTY

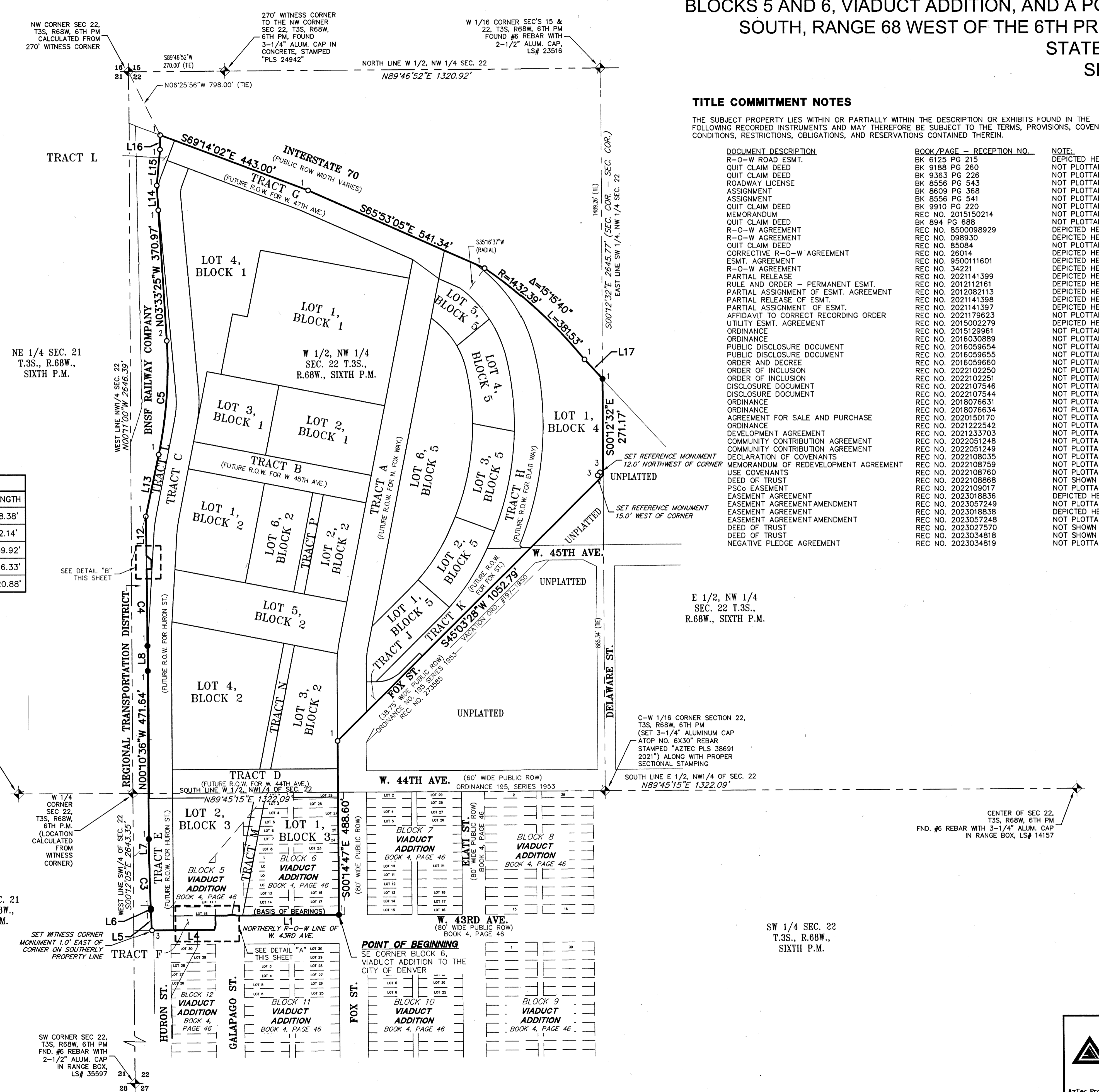
Table with columns for Developer (AZTEC CONSULTANTS, INC.), Developer (PURE DEVELOPMENT), Date of Preparation (12-08-2020), Scale (N/A), and Sheet 1 of 6.

FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 6

LINE	BEARING	LENGTH
L1	S89°45'13"W	286.05'
L2	S89°45'13"W	31.95'
L3	S00°15'07"E	28.36'
L4	S89°45'13"W	175.06'
L5	N02°28'59"W	57.22'
L6	N02°23'14"W	4.86'
L7	N00°54'49"W	54.77'
L8	N00°20'10"W	70.02'
L9	N89°19'35"E	13.64'
L10	N00°42'24"W	26.00'
L11	N49°12'25"W	18.20'
L12	N00°41'50"W	110.57'
L13	N11°54'11"E	177.10'
L14	N03°20'49"W	69.87'
L15	N05°17'56"E	100.76'
L16	N00°42'51"E	41.01'
L17	S42°47'48"E	73.60'

CURVE	DELTA	RADIUS	LENGTH
C1	32°31'13"	50.00'	28.38'
C2	13°54'55"	50.00'	12.14'
C3	1°28'25"	5440.25'	139.92'
C4	0°19'41"	37775.14'	216.33'
C5	15°27'36"	1189.22'	320.88'



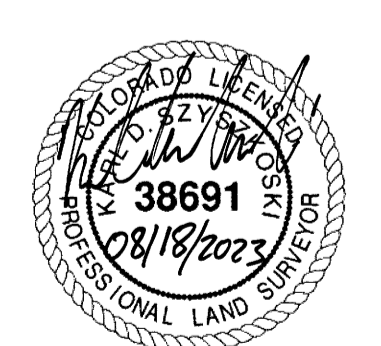
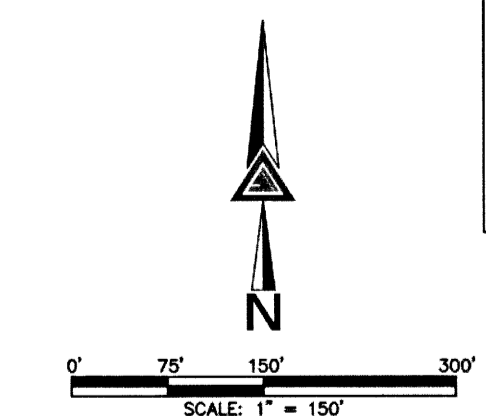
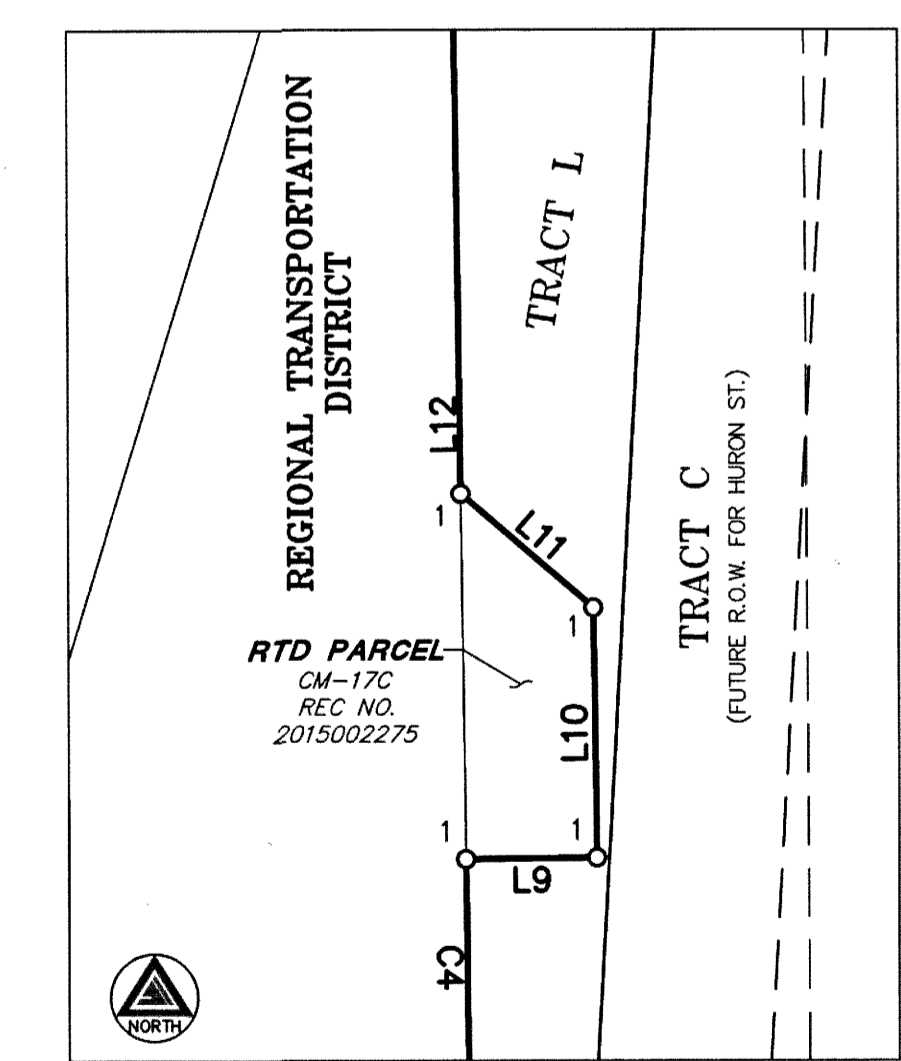
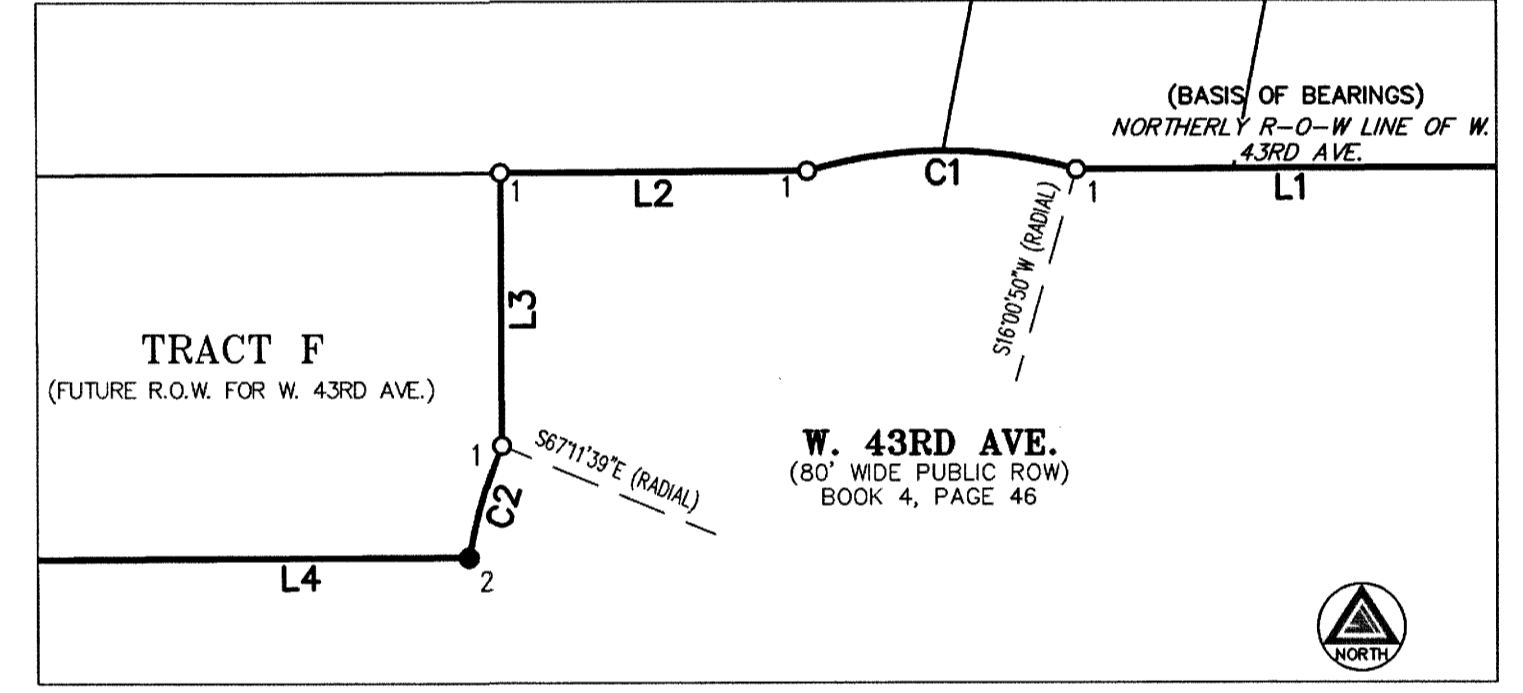
TITLE COMMITMENT NOTES

THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED THEREIN.

DOCUMENT DESCRIPTION	BOOK/PAGE - RECEPTION NO.	NOTE
R-O-W ROAD ESMT.	BK 6125 PG 215	DEPicted HEREON
QUIT CLAIM DEED	BK 9188 PG 260	NOT PLOTTABLE
ROADWAY LICENSE	BK 9363 PG 226	NOT PLOTTABLE
ASSIGNMENT	BK 8556 PG 543	NOT PLOTTABLE
ASSIGNMENT	BK 8609 PG 368	NOT PLOTTABLE
QUIT CLAIM DEED	BK 8556 PG 541	NOT PLOTTABLE
MEMORANDUM	BK 9910 PG 220	NOT PLOTTABLE
QUIT CLAIM DEED	REC NO. 2015150214	NOT PLOTTABLE
R-O-W AGREEMENT	BK 894 PG 688	NOT PLOTTABLE
R-O-W AGREEMENT	REC NO. 8500098929	DEPicted HEREON
QUIT CLAIM DEED	REC NO. 098930	DEPicted HEREON
CORRECTIVE R-O-W AGREEMENT	REC NO. 85084	NOT PLOTTABLE
ESMT. AGREEMENT	REC NO. 28014	DEPicted HEREON
R-O-W AGREEMENT	REC NO. 950011601	DEPicted HEREON
PARTIAL RELEASE	REC NO. 34221	DEPicted HEREON
RULE AND ORDER - PERMANENT ESMT.	REC NO. 2021141399	DEPicted HEREON
PARTIAL ASSIGNMENT OF ESMT. AGREEMENT	REC NO. 2012112161	DEPicted HEREON
PARTIAL RELEASE OF ESMT.	REC NO. 2012082113	DEPicted HEREON
PARTIAL ASSIGNMENT OF ESMT.	REC NO. 2021141398	DEPicted HEREON
AFFIDAVIT TO CORRECT RECORDING ORDER	REC NO. 2021141397	DEPicted HEREON
UTILITY ESMT. AGREEMENT	REC NO. 2021179623	NOT PLOTTABLE
ORDINANCE	REC NO. 2015002279	DEPicted HEREON
ORDINANCE	REC NO. 2016030889	NOT PLOTTABLE
PUBLIC DISCLOSURE DOCUMENT	REC NO. 2016059654	NOT PLOTTABLE
PUBLIC DISCLOSURE DOCUMENT	REC NO. 2016059660	NOT PLOTTABLE
ORDER AND DECREE	REC NO. 2016059660	NOT PLOTTABLE
ORDER OF INCLUSION	REC NO. 2022102250	NOT PLOTTABLE
ORDER OF INCLUSION	REC NO. 2022102251	NOT PLOTTABLE
DISCLOSURE DOCUMENT	REC NO. 2022107546	NOT PLOTTABLE
DISCLOSURE DOCUMENT	REC NO. 2022107544	NOT PLOTTABLE
ORDINANCE	REC NO. 2018076631	NOT PLOTTABLE
ORDINANCE	REC NO. 2018076634	NOT PLOTTABLE
AGREEMENT FOR SALE AND PURCHASE	REC NO. 2020150170	NOT PLOTTABLE
ORDINANCE	REC NO. 202122542	NOT PLOTTABLE
DEVELOPMENT AGREEMENT	REC NO. 2021233703	NOT PLOTTABLE
COMMUNITY CONTRIBUTION AGREEMENT	REC NO. 2022051248	NOT PLOTTABLE
COMMUNITY CONTRIBUTION AGREEMENT	REC NO. 2022051249	NOT PLOTTABLE
DECLARATION OF COVENANTS	REC NO. 2022108035	NOT PLOTTABLE
MEMORANDUM OF REDEVELOPMENT AGREEMENT	REC NO. 2022108759	NOT PLOTTABLE
USE COVENANTS	REC NO. 202108760	NOT PLOTTABLE
DEED OF TRUST	REC NO. 2022108868	NOT SHOWN
PSCO EASEMENT	REC NO. 2022109017	NOT PLOTTABLE
EASEMENT AGREEMENT	REC NO. 2023018836	DEPicted HEREON
EASEMENT AGREEMENT AMENDMENT	REC NO. 2023057249	NOT PLOTTABLE
EASEMENT AGREEMENT	REC NO. 2023018838	DEPicted HEREON
EASEMENT AGREEMENT AMENDMENT	REC NO. 2023057248	NOT PLOTTABLE
DEED OF TRUST	REC NO. 2023027570	NOT SHOWN
NEGATIVE PLEDGE AGREEMENT	REC NO. 2023034818	NOT PLOTTABLE

LEGEND

- ◆ FOUND SECTION CORNER, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- FOUND 1" BRASS TAG "ILLEGIBLE"
- SET NO. 5 x 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- SET 1" BRASS DISK STAMPED "AZTEC PLS 38691"
- SET NO. 5 x 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38691" OFFSET AS NOTED
- ⊙ RANGE POINT TO BE SET AFTER CONSTRUCTION
- R-O-W RIGHT-OF-WAY
- ESMT EASEMENT
- BOUNDARY LINE
- LOT/TRACT LINE
- SECTION LINE
- EASEMENT LINE
- RANGE LINE
- ADJOINING BOUNDARY LINE
- ADJOINING LOT LINE



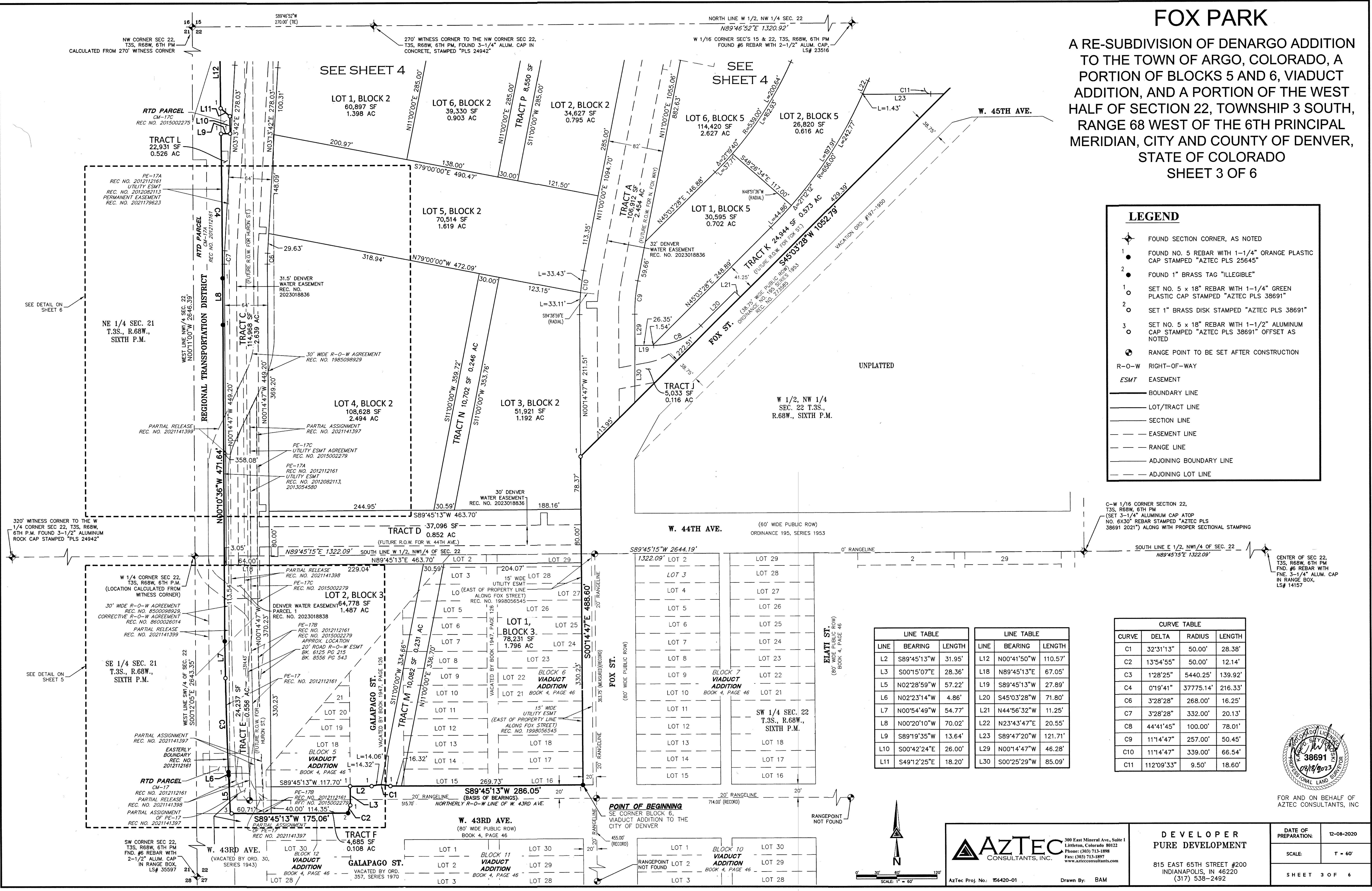
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

<p>Aztec Proj. No: 156420-01</p>	<p>DEVELOPER PURE DEVELOPMENT</p> <p>815 EAST 65TH STREET #200 INDIANAPOLIS, IN 46220 (317) 538-2492</p>	DATE OF PREPARATION:	12-08-2020
		SCALE:	T = 150'
<p>Aztec Proj. No: 156420-01</p>		<p>SHEET 2 OF 6</p>	

FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 6

LEGEND	
	FOUND SECTION CORNER, AS NOTED
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
	FOUND 1" BRASS TAG "ILLEGIBLE"
	SET NO. 5 x 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
	SET 1" BRASS DISK STAMPED "AZTEC PLS 38691"
	SET NO. 5 x 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38691" OFFSET AS NOTED
	RANGE POINT TO BE SET AFTER CONSTRUCTION
R-O-W	RIGHT-OF-WAY
ESMT	EASEMENT
	BOUNDARY LINE
	LOT/TRACT LINE
	SECTION LINE
	EASEMENT LINE
	RANGE LINE
	ADJOINING BOUNDARY LINE
	ADJOINING LOT LINE



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°45'13"W	31.95'	L12	N00°41'50"W	110.57'
L2	S00°15'07"E	28.36'	L18	N89°45'13"E	67.05'
L3	N02°28'59"W	57.22'	L19	S89°45'13"W	27.89'
L4	N02°23'14"W	4.86'	L20	S45°03'28"W	71.80'
L5	N00°54'49"W	54.77'	L21	N44°56'32"W	11.25'
L6	N00°20'10"W	70.02'	L22	N23°43'47"E	20.55'
L7	S89°19'35"W	13.64'	L23	S89°47'20"W	121.71'
L8	S00°42'24"E	26.00'	L29	N00°14'47"W	46.28'
L9	S49°12'25"E	18.20'	L30	S00°25'29"W	85.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°31'13"	50.00'	28.38'
C2	13°54'55"	50.00'	12.14'
C3	1°28'25"	5440.25'	139.92'
C4	0°19'41"	37775.14'	216.33'
C6	3°28'28"	268.00'	16.25'
C7	3°28'28"	332.00'	20.13'
C8	44°41'45"	100.00'	78.01'
C9	11°14'47"	257.00'	50.45'
C10	11°14'47"	339.00'	66.54'
C11	112°09'33"	9.50'	18.60'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



DEVELOPER
PURE DEVELOPMENT
815 EAST 65TH STREET #200
INDIANAPOLIS, IN 46220
(317) 538-2492

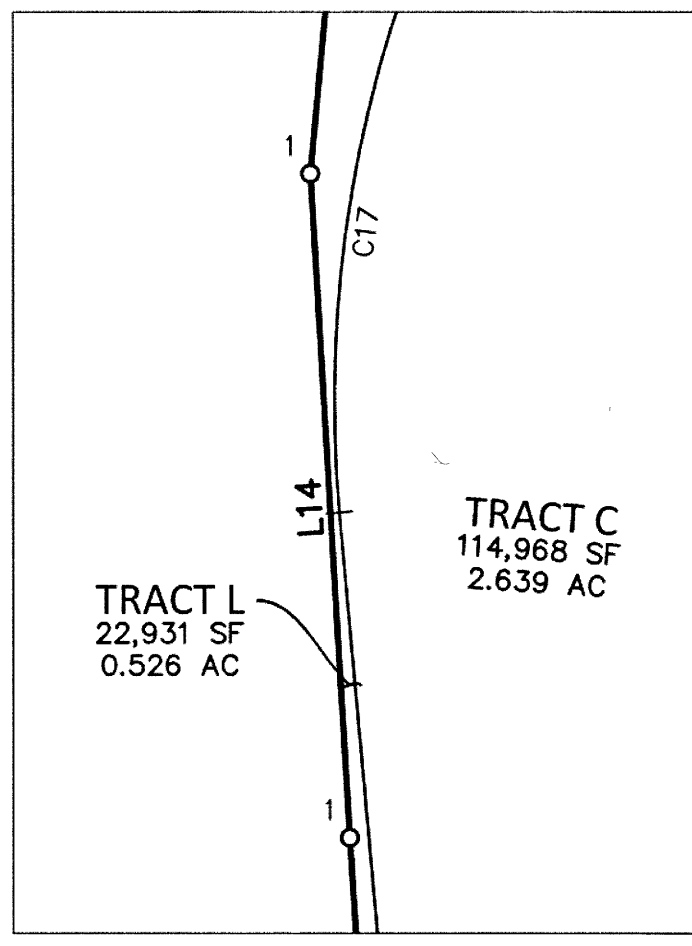
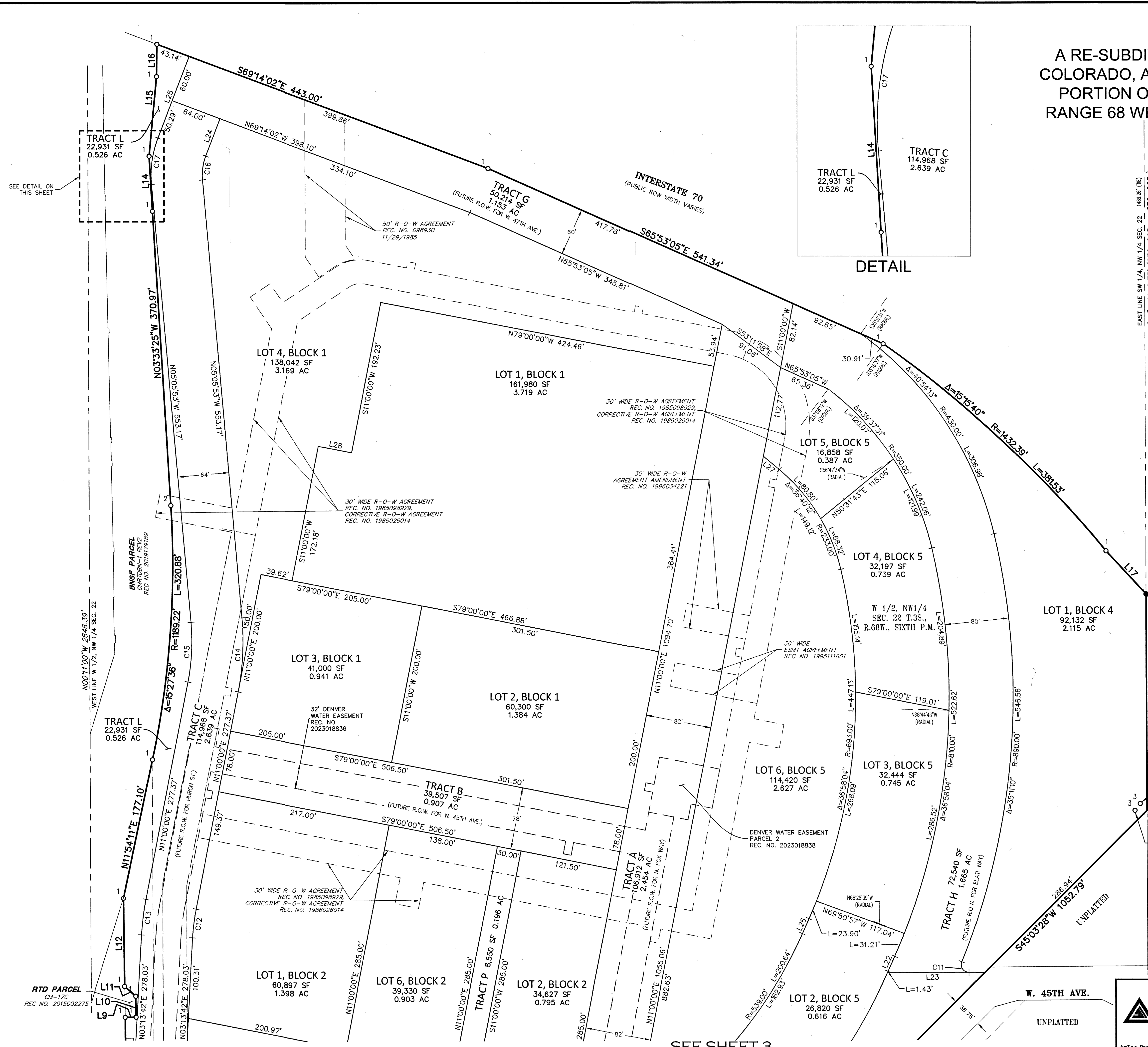
DATE OF PREPARATION:	12-08-2020
SCALE:	T = 60'
SHEET 3 OF 6	

Aztec Proj. No.: 156420-01 Drawn By: BAM

FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

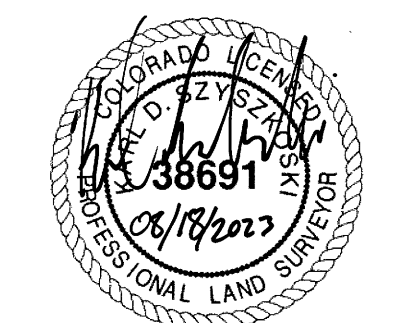
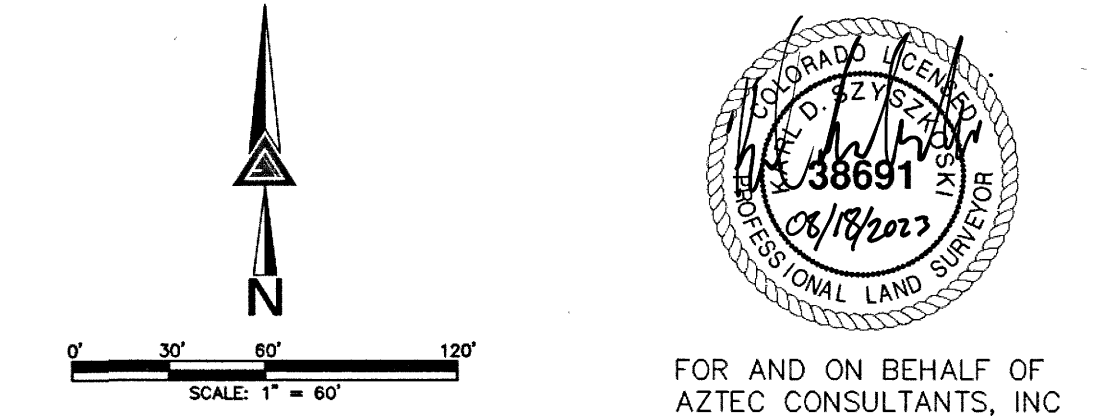
SHEET 4 OF 6



LEGEND

- ◆ FOUND SECTION CORNER, AS NOTED
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- 2 ● FOUND 1" BRASS TAG "ILLEGIBLE"
- 1 ○ SET NO. 5 x 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- 2 ○ SET 1" BRASS DISK STAMPED "AZTEC PLS 38691"
- 3 ○ SET NO. 5 x 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38691" OFFSET AS NOTED
- ⊙ RANGE POINT TO BE SET AFTER CONSTRUCTION
- R-O-W RIGHT-OF-WAY
- ESMT EASEMENT
- BOUNDARY LINE
- LOT/TRACT LINE
- SECTION LINE
- - - EASEMENT LINE
- - - RANGE LINE
- - - ADJOINING BOUNDARY LINE
- - - ADJOINING LOT LINE

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L9	S89°19'35"W	13.64'	C11	112°09'33"	9.50'	18.60'
L10	S00°42'24"E	26.00'	C12	7°46'18"	268.00'	36.35'
L11	S49°12'25"E	18.20'	C13	7°46'18"	332.00'	45.03'
L12	N00°41'50"W	110.57'	C14	16°05'53"	332.00'	93.28'
L14	N03°20'49"W	69.87'	C15	16°05'53"	268.00'	75.30'
L15	N05°17'56"E	100.76'	C16	25°51'51"	68.00'	30.70'
L16	N00°42'51"E	41.01'	C17	25°51'51"	132.00'	59.59'
L17	S42°47'48"E	73.60'				
L22	N23°43'47"E	20.55'				
L23	S89°47'20"W	121.71'				
L24	N20°45'58"E	50.29'				
L25	N20°45'58"E	110.29'				
L26	N23°43'47"E	20.55'				
L27	N49°54'28"W	26.05'				
L28	N79°00'00"W	42.42'				



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 156420-01 Drawn By: BAM

DEVELOPER
PURE DEVELOPMENT

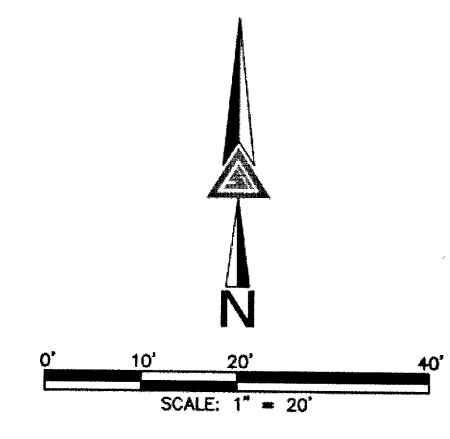
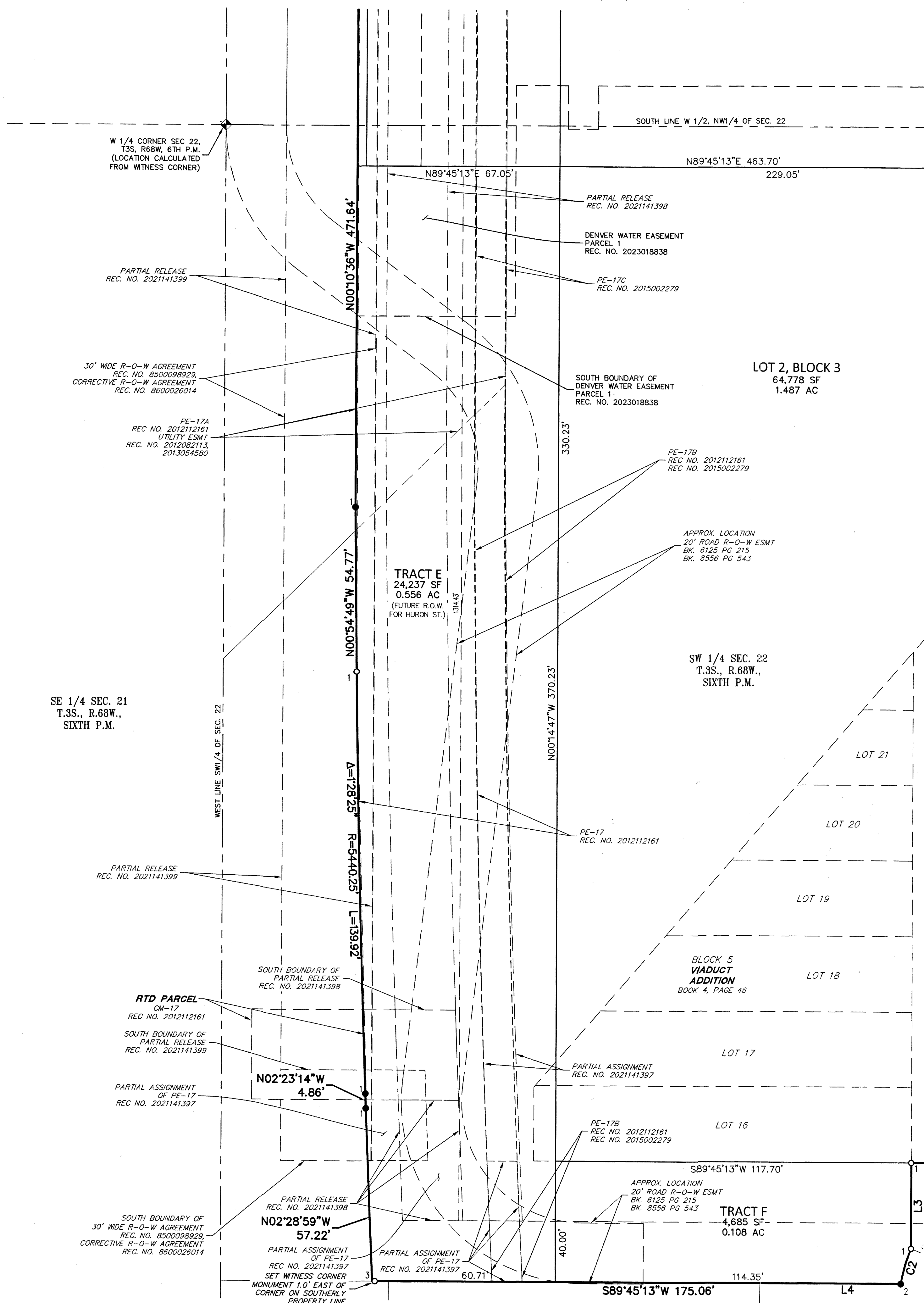
815 EAST 65TH STREET #200
INDIANAPOLIS, IN 46220
(317) 538-2492

DATE OF PREPARATION:	12-08-2020
SCALE:	1" = 60'
SHEET 4 OF 6	

SEE SHEET 3

FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 5 OF 6



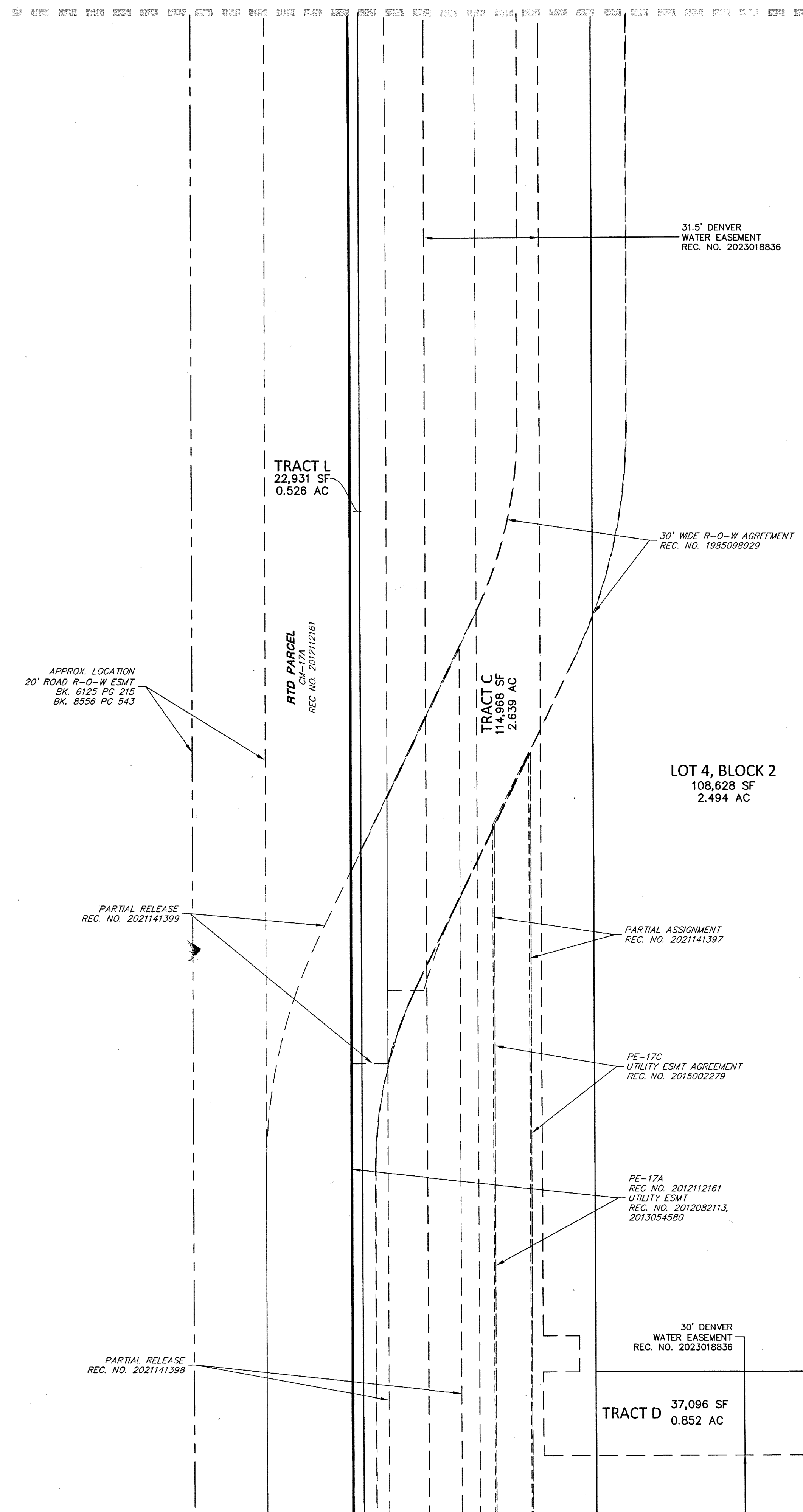
LEGEND	
	FOUND SECTION CORNER, AS NOTED
	1 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
	2 FOUND 1" BRASS TAG "ILLEGIBLE"
	1 SET NO. 5 x 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
	2 SET 1" BRASS DISK STAMPED "AZTEC PLS 38691"
	3 SET NO. 5 x 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38691" OFFSET AS NOTED
	● RANGE POINT TO BE SET AFTER CONSTRUCTION
R-O-W	RIGHT-OF-WAY
ESMT	EASEMENT
	BOUNDARY LINE
	LOT/TRACT LINE
	SECTION LINE
	EASEMENT LINE
	RANGE LINE
	ADJOINING BOUNDARY LINE
	ADJOINING LOT LINE



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<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER PURE DEVELOPMENT		DATE OF PREPARATION: 12-08-2020
	815 EAST 65TH STREET #200 INDIANAPOLIS, IN 46220 (317) 538-2492		SCALE: T = 20'
	AzTec Proj. No: 156420-01 Drawn By: BAM		SHEET 5 OF 6

SEE BELOW RIGHT



TRACT L 22,931 SF 0.526 AC

RTD PARCEL CM-17C REC. NO. 2015002275

PE-17A REC. NO. 2012112161 UTILITY ESMT REC. NO. 2012082113 PERMANENT EASEMENT REC. NO. 2021179623

RTD PARCEL CM-17A REC. NO. 2012112161

SEE ABOVE LEFT

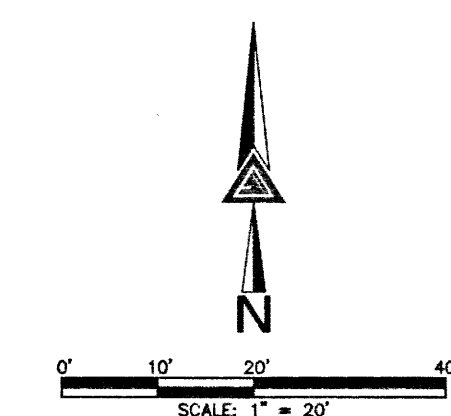
FOX PARK

A RE-SUBDIVISION OF DENARGO ADDITION TO THE TOWN OF ARGO, COLORADO, A PORTION OF BLOCKS 5 AND 6, VIADUCT ADDITION, AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 6 OF 6

LEGEND

- ◆ FOUND SECTION CORNER, AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
- FOUND 1" BRASS TAG "ILLEGIBLE"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AE AND S PLS 14108"
- SET NO. 5 x 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- SET 1" BRASS DISK STAMPED "AZTEC PLS 38691"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- R-O-W RIGHT-OF-WAY
- ESMT EASEMENT
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<p>Aztec Proj. No: 156420-01</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER PURE DEVELOPMENT</p>		<p>DATE OF PREPARATION: 12-08-2020</p>
		<p>815 EAST 65TH STREET #200 INDIANAPOLIS, IN 46220 (317) 538-2492</p>		<p>SCALE: 1" = 20'</p>
<p>Drawn By: BAM</p>		<p>SHEET 6 OF 6</p>		