

LEGAL DESCRIPTION (PER SURVEY)

PAVLAKIS SUBDIVISION AND UNSUBDIVIDED LANDS LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 5, VIRGINIA VILLAGE FILING NO 3; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE S89°39'02"W, 315.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°01'02"W, 619.64 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 5; THENCE ALONG THE SOUTH LINE OF LOTS 13 THROUGH 17, INCLUSIVE, SAID BLOCK 5 N89°35'05"E, 315.00 FEET; THENCE ALONG THE WEST LINE LOTS 18 THROUGH 27, INCLUSIVE, SAID BLOCK 5 S00°01'04"E, 620.00 FEET TO THE POINT OF BEGINNING, CONTAINING 195,241 SQUARE FEET OR 4.482 ACRES, MORE OR LESS.