

FIRSTBANK 6TH AND BROADWAY  
RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON SEPTEMBER 9, 2013 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

A PARCEL OF LAND BEING A PORTION OF LOTS 21 AND 22, BLOCK 23, ARLINGTON HEIGHTS ADDITION TO DENVER AND THE VACATED ALLEY ADJACENT TO SAID LOTS AS VACATED PER ORDINANCE NO. 9 SERIES 1948 AND A PORTION OF VACATED BROADWAY ADJACENT TO SAID LOTS AS VACATED PER ORDINANCE NO. 65 SERIES 1898, ALL BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE 6TH AVENUE AND THE WESTERLY LINE OF A STRIP OF LAND DESCRIBED IN ORDINANCE NO. 65 SERIES 1898; THENCE ALONG SAID WESTERLY LINE N00°00'00"E, 11.00 FEET; THENCE LEAVING SAID WESTERLY LINE AND ALONG A LINE THAT IS 11.00 FEET NORMALLY DISTANT NORTHERLY FROM THE NORTH RIGHT-OF-WAY LINE OF SAID 6TH AVENUE N89°18'10"E, 252.54 FEET TO THE NORTHWESTERLY LINE OF A PARCEL WHO'S DEED IS RECORDED AT RECEPTION NO. R-92-0150154; THENCE ALONG SAID NORTHWESTERLY LINE S51°03'30"W, 17.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 6TH AVENUE; THENCE ALONG THE NORTHERLY LINE OF SAID 6TH AVENUE S89°18'10"W, 238.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2,701 SQUARE FEET (0.0620 ACRES) MORE OR LESS.