

Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.


 _____ 08/30/2021
Owner/Vested Party/Applicant Signature **Date**
 Kevin Ratner, President



APPLICATION EASEMENT RELINQUISHMENT

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 08/19/21

PROJECT NAME: COLFAX & IRVING APARTMENTS

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2020-PM-0000095, 2020-PM-0000095, 2020-PM-0000095

ADDRESS (approx.) OF EASEMENT: 1500 N HOOKER ST

APPLICANT:

Name: Kevin S. Roth
Company (if applicable): Roth Lang Engineering Group, LLC Title: Separate Document
Address: 7853 E Arapahoe Ct, Suite 2500
Telephone number: 303-841-9365 Email address: krth@rothlang.com

PROPERTY OWNER (where the easement is located): Check if the same as Applicant

Company: R Cap Sloan Lake, LLC
Owner Contact: Kevin Ratner
Address: 3401 Tuttle Road, Suite 350, Shaker Heights, Ohio 44122
Telephone Number: 440-345-3705 Email address: kevin@themaxcollab.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: Separate Document
Clerk & Recorder Recordation Number: 2017037796
Ordinance Number (if applicable): _____

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety A portion of the easement (as described in the legal description)





APPLICATION
EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements: N/A

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

The existing PNEE was granted for Strasburg Irving Development, LLC in 2017 by the City and County of Denver for future privately owned wastewater facilities, specifically: storm sewer, aboveground water quality ponds, underground detention structure without pump and storm sewer outlet pipe as part of a proposed development of the Project site area that was proposed and planned, however it was not constructed with the exception of a stub out pipe connection.
The PNEE is being relinquished in it's entirety.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

The only existing applicable utility within the PNEE is the existing 12-inch PVC pipe stub out connection to the existing storm main in W Colfax Ave. This connection will remain and will serve as the connection for the project from the proposed detention vault into the existing storm sewer system in W Colfax Ave.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The existing PNEE easement is no longer needed due to the redevelopment/reconfiguration of the project.
A new updated storm detention vault is designed for the Project area and therefore a new configuration has been made.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

(Owner/Vested Party Signature)
Kevin Ratner, President

08/30/2021
DATE

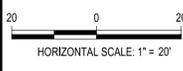


COLFAX AND IRVING APARTMENTS
PNEE EASEMENT RELINQUISHMENT
SITE PLAN

PREPARED FOR:
R CAP SLOAN LAKE, LLC
3401 TUTTLE ROAD, SUITE 350
SHAKER HEIGHTS, OHIO 44122

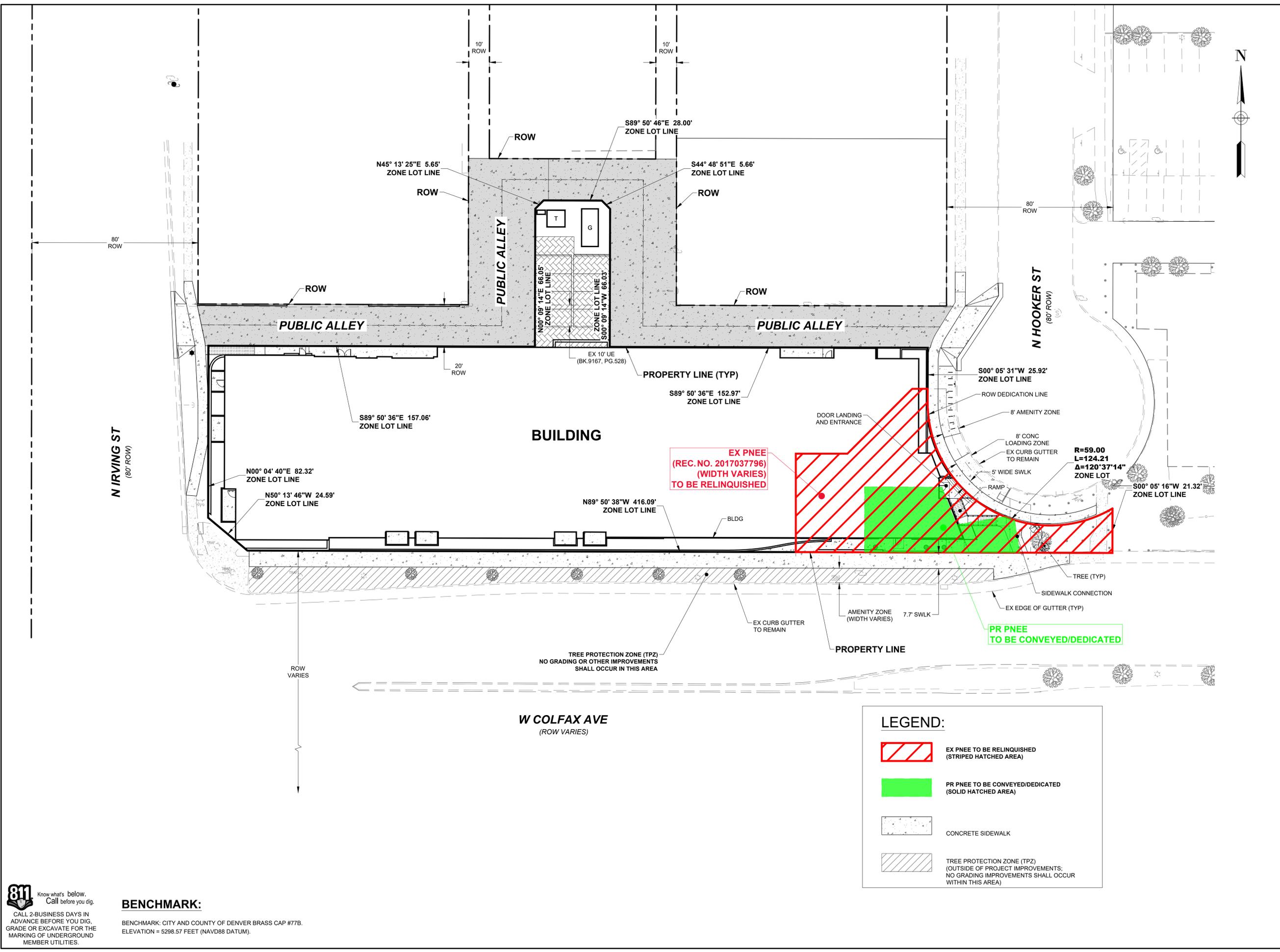
ISSUE DATE:	9/8/21
DATE	REVISIONS
BY	

DESIGNED BY: KSR
DRAWN BY: JRF
JOB NUMBER: 200102



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET NUMBER:
1 OF 1



Plotted by: David Teron Date: 9/9/2021 1:19 PM

File Name: S:_Projects\200102_Colfax and Irving Apartments\CADD\Exhibits\pnee_relinquishment.dwg

**LEGAL DESCRIPTION
VACATION OF EASEMENT**

THE PERMANENT NON-EXCLUSIVE EASEMENT BETWEEN STRASBURG IRVING DEVELOPMENT, LLC AND THE CITY AND COUNTY OF DENVER AS GRANTED BY THAT CERTAIN DOCUMENT ON FILE IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2017037796, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE RECORDED DOCUMENT OF PERMANENT NON-EXCLUSIVE EASEMENT IS ATTACHED HERETO AND MADE A PART HEREOF.

Master Project No.:2015PM0000674

PW Project No.: 2016-SSPR-0000184



03/21/2017 01:22 PM
City & County of Denver

R \$0.00

EAS

2017037796

Page: 1 of 8

D \$0.00

PERMANENT NON-EXCLUSIVE EASEMENT

1505 Hooker Street Denver Colorado 80204

This Permanent Non-Exclusive Easement (“Easement”), made 20th day of February, 2017 between Strasburg Irving Development, LLC whose address is 7600 Landmark Way, Greenwood Village, CO 80111 (“Grantor(s)” or “Owner(s)”) and the CITY AND COUNTY OF DENVER, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“City” or “Grantee”)

For and in consideration of connection to city wastewater facilities and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor agrees as follows:

1. The Grantor(s) are the owner of the property commonly known and addressed as 1505 Hooker Street, Denver, Colorado 80202 (the “Property”), described in Exhibit A attached hereto and incorporated herein, which will be served by the following privately owned wastewater facilities: **storm sewer, aboveground water quality ponds, underground detention structure without pump and storm sewer outlet pipe** (collectively the “Facilities”).
2. The Grantor(s) are jointly and severally responsible for the maintenance and service of such Facilities to ensure conformance with all applicable plans and standards approved by the City.
3. The Grantor(s) hereby grant(s) and convey(s) a permanent non-exclusive easement to the City under, in, upon, across and over the land described in Exhibit B attached hereto and incorporated herein (“Easement Area”), for the purpose of maintaining, repairing, and servicing the Facilities if required as set forth herein, together with any and all rights of ingress and egress, necessary or convenient to the City to accomplish such purposes.
4. The Grantor(s) shall pay for and be responsible for all costs to construct, reconstruct, repair and maintain the Property, the Easement Area and all Facilities within the Easement Area to ensure conformance with all applicable plans and standards relating to the Facilities approved by the City. The City shall not be responsible for any construction, repairs, maintenance, cleaning, snow removal or any other services on the Property, within the Easement Area or of the Facilities.

5. If, in the sole opinion of the City's Manager of Public Works, Facilities are not properly maintained, constructed, repaired, or serviced by Grantor(s), the City shall give notice to the Grantor(s) and if maintenance, construction, repairs, servicing, or corrections are not made within the time designated in such notice, the City is authorized, but not required, to make or have made maintenance, construction, repairs, servicing or corrections. If the City performs such maintenance, construction, repair, servicing or correction, the City shall charge and collect the cost thereof from the Grantor(s). However, in cases of emergency, as solely determined by the City's Manager of Public Works, the City may choose to make immediate maintenance, servicing, repairs or corrections and to collect the cost thereof from the Grantor(s) without notice.

6. The Grantor(s) shall in no way consider or hold the City or its personnel liable for trespass in the performance of any of the maintenance, construction, repairing, servicing, correcting or other activities referred to herein. Grantor(s) hereby agree to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to the work performed under this Easement ("Claims"), unless such Claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City. Grantor(s) duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Grantor(s) duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages. Grantor(s) will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy. This defense and indemnification obligation shall survive the termination of this Easement.

7. If the Grantor(s) form an Owners Association to hold title to and/or administer the use, construction, repair, servicing and maintenance of the Facilities, the declaration or any similar instrument for any such Owners Association shall clearly state that the Owners Association has joint and several financial responsibility for the maintenance and repair of such Facilities, and the indemnity provisions of this Easement.

8. This Easement shall run with the land and shall be binding upon, jointly and severally, and shall inure to the benefit of, the parties hereto, their heirs, successors, or assigns.

9. This Permanent Non-Exclusive Easement shall be recorded in the Denver County real property records.

10. Notices required hereunder shall be in writing and shall be personally delivered or mailed by registered and certified United States mail, postage prepaid, return receipt requested to the following address, or at such other addresses that may be specified in writing:

If to City: Manager of Public Works
 201 W. Colfax, Department 608
 Denver, CO 80202

If to Grantor(s):

11. All obligations of the City pursuant to this Easement, if any, are subject to prior appropriation of monies expressly made by the City Council for the purposes of this Easement and paid into the Treasury of the City.

[Signatures follow on next page.]

IN WITNESS WHEREOF, the Grantor(s) hereto have executed this Permanent Non-Exclusive Easement as of the day and year first above written.

GRANTOR(S): Strasburg Irving Development, LLC

BY: *[Signature]* president
Person(s) and Title(s)

Mauricio Waintrub, President
Printed Name(s)

STATE OF Colorado)

_____) ss

COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 14th day of March, 2017, by MAU/W as Mauricio Waintrub for Strasburg Irving Development, LLC, as the Grantor(s).

Witness my hand and official seal.

My commission expires: May 2, 2017

Margarita J. Matthews
Notary Public



Address

"EXHIBIT A"
A PORTION OF
BLOCK 34, CHELTENHAM HEIGHTS
SITUATE
IN THE SW 1/4 OF SECTION 32, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO

2015-PROJ/MSTR-0000674-PNEE

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: THAT PART OF BLOCK 34, RESUBDIVISION OF BLOCKS 2, 6, 8, 23, 29 AND 34, CHELTENHAM HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH A PART OF VACATED HOOKER STREET AS VACATED BY ORDINANCE NO. 473 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 525, AND TOGETHER WITH A PART OF THE VACATED EAST-WEST ALLEY IN SAID BLOCK 34 AS VACATED BY ORDINANCE NO. 474 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 528, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF HOOKER STREET AND THE EAST LINE OF LOT 9 IN SAID BLOCK 34 A DISTANCE OF 94.20 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY AND EASTERLY ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50 FEET TO A POINT ON THE EAST LINE OF HOOKER STREET, SAID POINT BEING 54.20 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 22, BLOCK 35, PLAT OF THE RE-SUBDIVISION OF BLOCK NO. 35, CHELTENHAM HEIGHTS; THENCE SOUTH ALONG THE EAST LINE OF HOOKER STREET AND THE WEST LINE OF SAID LOT 22, A DISTANCE OF 34.20 FEET TO A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 22; THENCE WEST ALONG THE NORTH LINE OF WEST COLFAX AVENUE AS ESTABLISHED BY ORDINANCE NO. 156, SERIES OF 1964 (SAID LINE BEING 20 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 34 AND SAID SOUTH LINE EXTENDED EASTERLY), A DISTANCE OF 434.88 FEET TO A POINT 5 FEET EAST OF THE WEST LINE OF LOT 22 IN SAID BLOCK 34, SAID POINT BEING ON THE EAST LINE OF IRVING STREET AS ESTABLISHED BY ORDINANCE NO. 152, SERIES OF 1964; THENCE NORTHWESTERLY ALONG IRVING STREET TO A POINT 35 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST LINE OF IRVING STREET AND THE WEST LINE OF SAID LOT 22, A DISTANCE OF 85.03 FEET TO A POINT 10 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT BEING ON THE SOUTH LINE OF THE ALLEY ESTABLISHED BY ORDINANCE NO. 153, SERIES OF 1964; THENCE EAST ALONG THE SOUTH OF SAID ALLEY, A DISTANCE OF 149.96 FEET TO A POINT 20 FEET EAST OF THE WEST LINE OF LOT 17 IN SAID BLOCK 34; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 17 AND SAID LINE EXTENDED, A DISTANCE OF 20 FEET TO THE SOUTH LINE OF LOT 34 IN SAID BLOCK 34; THENCE TO A POINT ON THE SOUTH LINE OF SAID LOT 34 WHICH IS 10 FEET EAST OF THE WEST LINE OF SAID LOT 34 EXTENDED SOUTHERLY; THENCE NORTH ON A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 34 AND SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 50.02 FEET TO A POINT 10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 34; THENCE EAST ON A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 59.98 FEET TO A POINT 10 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE SOUTH ON A LINE 10 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 34 AND SAID EAST LINE EXTENDED SOUTHERLY, A DISTANCE OF 50.02 FEET TO THE SOUTH LINE OF SAID LOT; THENCE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 34 WITH THE NORTHERLY EXTENSION OF A LINE WHICH IS 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 14 IN SAID BLOCK 34; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 20 FEET TO A POINT 10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 14, SAID POINT BEING ON THE SOUTH LINE OF THE ALLEY ESTABLISHED BY ORDINANCE NO. 153, SERIES OF 1964; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY A DISTANCE OF 149.96 FEET TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 25.96 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINING AN AREA OF 42,459 SQ. FT., +/-.

NOTES:

BASIS OF BEARINGS: A RECORD BEARING OF N00°00'44"E FOR THE RANGE LINE 19 FEET EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF IRVING STREET, MONUMENTED AS SHOWN HEREON.

LINEAL UNITS: U.S. SURVEY FEET.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "DESCRIPTION" AND THE 13 FEBRUARY 2016 "LAND SURVEY PLAT" ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

Bradley D. Peterson
 BRADLEY D. PETERSON, P.L.S. NO. 28660
 FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

09 MARCH 17
 DATE



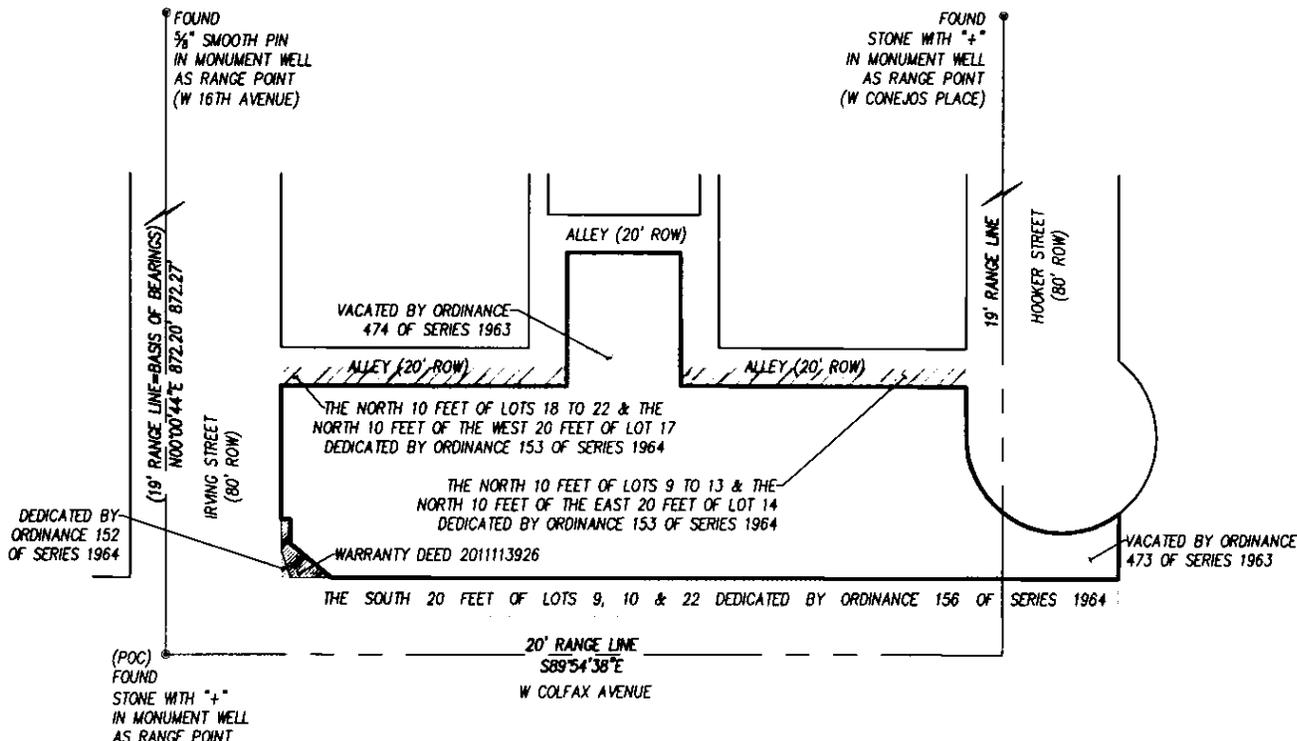
TRISTATE SURVEYING, INC.
 Bradley D. Peterson, PLS

7371 S. DELAWARE STREET PH: 303-995-9072
 LITTLETON, CO 80120 FX: 303-703-3830
 brad@tristatesurveying.com

DRAWN BY: BDP	DATE: 02 MAR 17
CHECKED BY: JLT	201600_EXH A
JOB NO.: 201600	DRAWING NO.:
	SHEET 2 OF 2

NOTICE 13-80 105(3)(a) 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 CERTIFICATION SHOWN HEREON

**"EXHIBIT A"
PROPERTY
A PORTION OF
BLOCK 34, CHELTENHAM HEIGHTS
SITUATE
IN THE SW 1/4 OF SECTION 32, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO**



NOTES:

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LINEAL UNITS: U.S. SURVEY FEET.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "EXHIBIT" AND THE 13 FEBRUARY 2016 "LAND SURVEY PLAT" ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

Bradley D. Peterson
BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.
09 MARCH '17 28660
DATE

SCALE: 1"=100'



NOTICE 13, 80-105(3)(a): 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 CERTIFICATION SHOWN HEREON.

TRISTATE SURVEYING, INC.
Bradley D. Peterson, PLS

7371 S. DELAWARE STREET PH: 303-995-9072
LITTLETON, CO 80120 FX: 303-703-3830
brad@tristatesurveying.com

DRAWN BY: BDP	DATE: 08 MAR 17
CHECKED BY: JLT	201600_EXH A DRAWING NO.:
JOB NO.: 201600	SHEET 1 of 2

"EXHIBIT B"
PERMANENT NON-EXCLUSIVE EASEMENT
A PORTION OF
BLOCK 34, CHELTENHAM HEIGHTS
SITUATE
IN THE SW 1/4 OF SECTION 32, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO

2015-PROJ/MSTR-0000574-PNEE

EASEMENT DESCRIPTION:

THAT PART OF BLOCK 34, RESUBDIVISION OF BLOCKS 2, 6, 8, 23, 29 AND 34, CHELTENHAM HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH A PART OF VACATED HOOKER STREET AS VACATED BY ORDINANCE NO. 473 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 525, AND TOGETHER WITH A PART OF THE VACATED EAST-WEST ALLEY IN SAID BLOCK 34 AS VACATED BY ORDINANCE NO. 474 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 528, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE FOUND STONE WITH "+" IN MONUMENT WELL AS RANGE POINT AT THE INTERSECTION OF THE RANGE LINES IN W COLFAX AVENUE & IRVING STREET; THENCE N83°32'21"E, A DISTANCE OF 350.64 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY; THENCE N00°00'00"E, DEPARTING SAID LINE, A DISTANCE OF 49.11 FEET; THENCE N90°00'00"E, A DISTANCE OF 24.82 FEET; THENCE N45°05'22"E, A DISTANCE OF 43.96 FEET; THENCE S89°56'04"E, A DISTANCE OF 16.75 FEET TO A POINT ON THE EASTERLY LINE OF THE SUBJECT PROPERTY; THENCE 68.57 FEET, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOOKER STREET, BEING THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, SUBTENDED BY A CENTRAL ANGLE OF 78°34'26" & WHOSE LONG CHORD BEARS S39°00'32"E, A DISTANCE OF 63.32 FEET; THENCE S00°00'00"E, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 25.04 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY; THENCE N89°54'38"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF W COLFAX AVENUE, A DISTANCE OF 112.60 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINING AN AREA OF 6,069 SQ. FT., +/-.

NOTES:

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LINEAL UNITS: U.S. SURVEY FEET.

SURVEYOR'S STATEMENT:

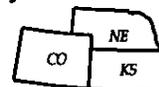
I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "DESCRIPTION" AND THE 13 FEBRUARY 2016 "LAND SURVEY PLAT" ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

Bradley D. Peterson
 BRADLEY D. PETERSON, P.L.S. NO. 28660
 FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

17 MARCH 17
 DATE



TRISTATE SURVEYING, INC.
 Bradley D. Peterson, PLS



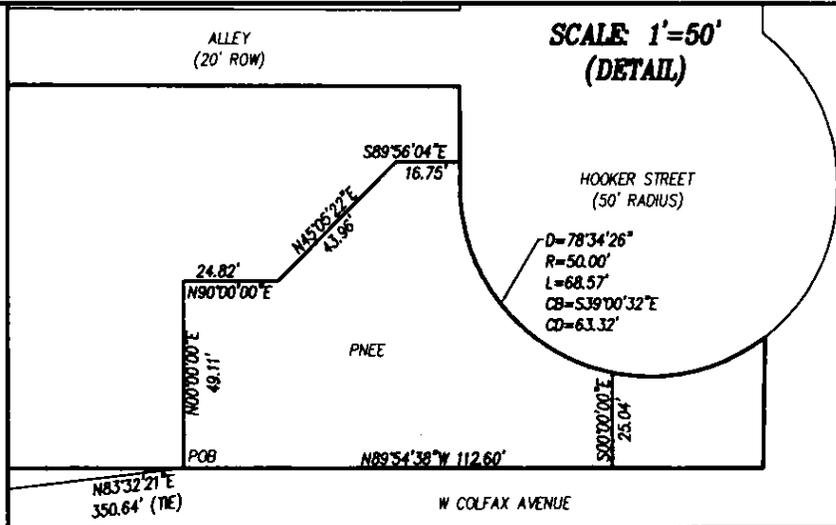
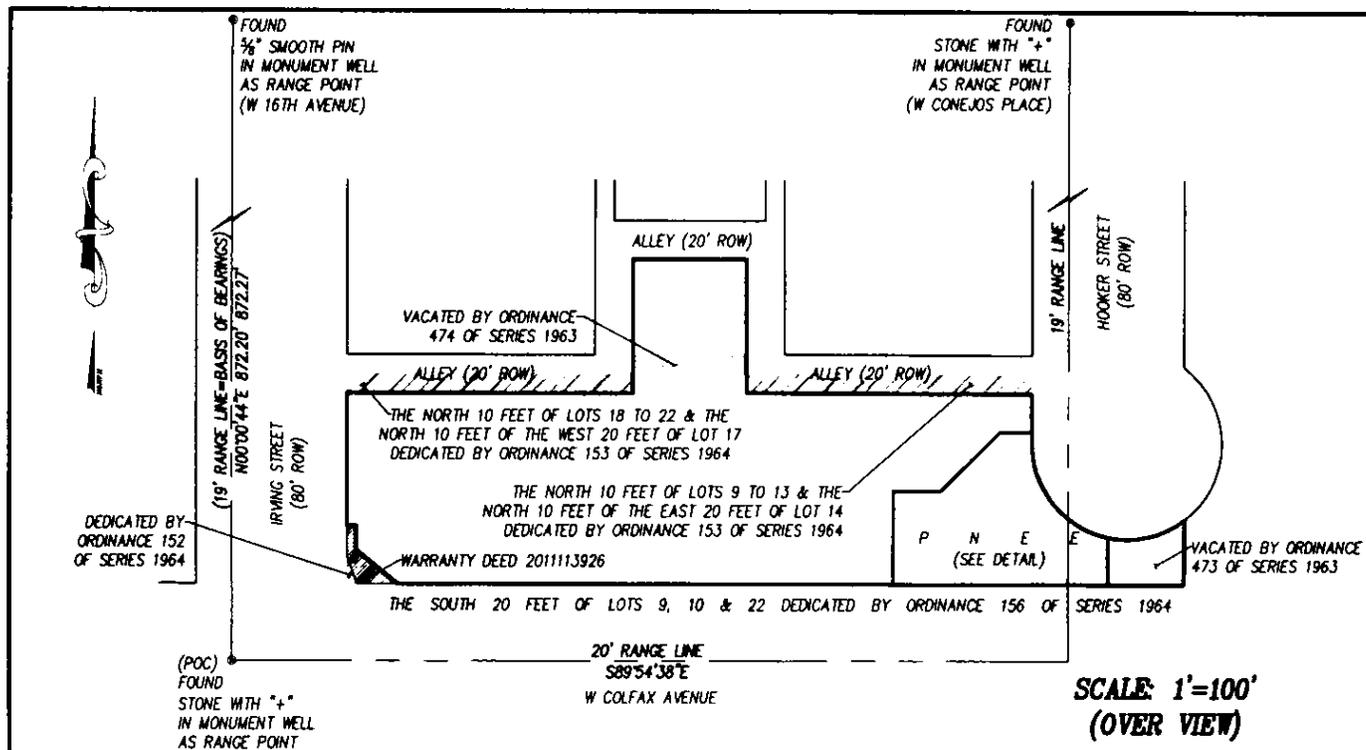
7371 S. DELAWARE STREET PH: 303-995-9072
 LITTLETON, CO 80120 FX: 303-703-3830
 brad@tristatesurveying.com

NOTICE 13-89 105(3)(a): 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 CERTIFICATION SHOWN HEREON.

DRAWN BY:	BDP	DATE:	02 MAR 17
CHECKED BY:	JLT	DRAWING NO.:	201600_EXH B
JOB NO.:	201600	SHEET	2 OF 2

"EXHIBIT B"
PERMANENT NON-EXCLUSIVE EASEMENT
A PORTION OF
BLOCK 34, CHELTENHAM HEIGHTS
SITUATE
IN THE SW 1/4 OF SECTION 32, T.3.S., R.68.W. OF THE SIXTH P.M.
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SURVEYOR'S STATEMENT:

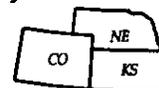
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Bradley D. Peterson
BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

17 MARCH 17
DATE

TRISTATE SURVEYING, INC.

Bradley D. Peterson, PLS



7371 S. DELAWARE STREET PH: 303-995-9077
LITTLETON, CO 80120 FX: 303-703-3830
brad@tristatesurveying.com

DRAWN BY:	BDP	DATE:	08 MAR 17
CHECKED BY:	JLT		201600_EXH B
JOB NO.:	201600		SHEET 1 of 2

NOTE: 13-80-15(1)(b) 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 10/08/2021
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 10/19/2021
Status: Approved
Comments: Approved. No PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: Comcast
Reviewers Name: Javier Sotelo
Reviewers Phone: 720-670-8278
Reviewers Email: javier_sotelo@cable.comcast.com
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Not Required

Comment Report

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: John Clarke
Reviewers Email: John.Clarke@denvergov.org

Status Date: 10/19/2021
Status: Not Required
Comments: Per Martin Plate:

For the ordinance when an entire easement is being relinquished, the CAO does not use a legal description. Here is an example of language from an ordinance where an entire easement was relinquished:

"That the action of the Executive Director of the Department of Transportation and Infrastructure in relinquishing the easement reserved in Ordinance No. 20170153, Series of 2017, recorded with the Denver Clerk & Recorder at Reception No. 2017032202, be and the same is hereby approved and that the easement in the above-referenced recorded ordinance is hereby relinquished."

That language is followed by the ordinance signature page. We do the ordinances without a legal description because the City is giving up everything it received, so no legal description is necessary.

Reviewing Agency: Case Manager Review/Finalize **Review Status:** Confirmation of Payment

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org

Status Date: 11/15/2021
Status: Confirmation of Payment
Comments:

Status Date: 10/20/2021
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

Reviewers Name: Richard Tenorio
Reviewers Email:

Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: DFD / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 7206333222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:
Denver Fire Dept. Approved - RT

Status Date: 10/18/2021
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Comment Report

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Becca Dierschow
Reviewers Email:

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Greg Neitzke
Reviewers Email:

Status Date: 09/30/2021
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Joe Saejiw
Reviewers Email:

Status Date: 10/19/2021
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Comment Report

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral **Review Status:** Approved

Status Date: 04/28/2022
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: Lumen
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the easement area at 1512 N. Hooker St. It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the easement area as described, the Applicant will bear the cost of relocation and repair of said facilities.
POC - VeShon Sheridan

Status Date: 10/20/2021
Status: Denied
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: Lumen
Reviewers Name: VeShon SHERidan
Reviewers Phone: 8042346825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Denied

Comments:
See attached

Attachment: P839215_R Cap Sloan Lake - Objection- Easement Release Objection.pdf

Reviewing Agency: Xcel Referral **Review Status:** Approved

Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306

Comment Report

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Tanner Axt
Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Winton Brazil
Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 08/30/2022
Status: Approved
Comments:

Status Date: 04/07/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve

Status Date: 10/21/2021
Status: Approved - No Response
Comments:

Status Date: 10/20/2021
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Status Date: 10/20/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 10/15/2021
Status: Approved

Comment Report

1500 N Hooker PNEE Relinquishment

10/11/2022

Master ID: 2020-PROJMSTR-0000095 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000027 **Review Phase:**
Location: **Review End Date:** 10/19/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: Approved- new PNEE will be conveyed as part of 2020PM95 SSPR plan set approval

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: Clayton Scott Woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: CDOT Referral Review Status: Approved w/Conditions

Status Date: 10/20/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: CDOT Region 1 Right of Way
Reviewers Name: Mitchell Olson
Reviewers Phone: 3037579917
Reviewers Email: m.john.olson@state.co.us
Approval Status: Approved with conditions

Comments:

It is unclear what entity (CCD or CDOT) will be dedicated. The Right of Way ownership is not shown on the site plan. If the PR PNEE area to be conveyed / dedicated is being transferred to CCD then CDOT ROW does not have any concerns. If the area is being conveyed to CDOT the exiting ROW lines need to be shown.

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Reviewers Name: Patrick Bergman
Reviewers Email: Patrick.Bergman@denvergov.org
Status Date: 10/20/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000027 - 1500 N Hooker St PNEE Relinquishment
Reviewing Agency/Company: City and County of Denver - DOTI - Bridge
Reviewers Name: Patrick Bergman
Reviewers Phone: 3034463655
Reviewers Email: katherine.devlin@denvergov.org
Approval Status: Approved

Comments: