

Steve Ferris, c/o Real Estate Garage
700 W. Colfax Ave, Suite #1
Denver, CO 80204
steve@realestategarage.net
February 9, 2018

Public Works Plan Review Services
201 W. Colfax Ave, Dept. 507
Denver, CO 80202

Sent via email to Denver.row@denvergov.org

RE: Easement Relinquishment Request, World Trade Center, SE corner of Blake and 38th St.

Dear Sir/Madam:

I represent the owners and developers of the World Trade Center project, which in turn owns most of the southwestern half of the block bounded by 38th, 40th, Blake, and Walnut Streets. The ownership entities consist of Carbat, LLC, and 3853 Walnut, LLC, DBA as Formativ, both headed by Sean Campbell, with the following contact info:

3535 Larimer St.
Denver, CO 80209
ph: 303-539-6960
email: sean@formativco.com

This request is to relinquish a 5' wide by 46' long easement is intended to facilitate development of the World Trade Center project. The land subject to the easement in question is owned by Carbat, LLC.

The 5' wide easement abutting Blake Street on the northwest corner of the site was intended to serve as clear maintenance access to the eastern face of the retaining wall that supports the piece of sidewalk that connects between Blake St. and 38th St. With the construction of the WTC, that sidewalk is proposed to be replaced in its entirety as part of a blending with the first-floor elevation of the proposed office building with the existing bridge. The new design is intended to provide pedestrian access and include a retaining wall between the building and bridge approach. New pedestrian approaches from the proposed building and Blake Street will be coordinated with the construction of the new office building. If any new sidewalk requires structural support, say for a retaining wall associated with any future bridge work, existing adjacent ROW contains more than adequate space to accommodate it. Note that the FFE and grading of this building has been approved by Public Works.

The ALTA survey attached indicates the location of the easement. There are no known existing utilities in the easement, and if needed they will be relocated at the owner's expense. The confirmation of this is being coordinated with Denver Water and Xcel. This work has also been discussed extensively with Luke Korpi of Denver Public Works, as well as other PW staff, and additional analysis and discussion is anticipated.

Also attached are a site plan, a context plan, and certified legal description. Initial Fees in the amount of \$1300 will be paid when invoiced.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Steve Ferris", is written over a light gray rectangular background.

Steve Ferris

Cc: Sean Campbell, Formativ
Doug Smith, Fomativ
Jesse Dzierzanowski, OZ Architects
Megan Vogt, S.A. Miro

Attach: - certified easement legal and site plan
- Record of existing easement
- Location map of the easement