



1155 Kelly Johnson Boulevard, Suite 302
Colorado Springs, CO 80920

August 31, 2022

Re: Justification for Administrative Amendment for 111 Coors Blvd NW, Albuquerque, NW 87121

To Whom it May Concern:

In February 2021, we received a letter from the City of Albuquerque's ADAPT program (see attached), informing us that the above mentioned property had become a nuisance. Further clarification from the city indicated that the nuisance was a number of homeless persons were loitering in the grass areas along Central. The city has requested we abate this nuisance by removing the two areas of grass and installing rocks of a certain size and with edges so as to be too uncomfortable for homeless to use the area for sleeping or sitting. After much research, we engaged a landscaping contractor for this project and they are currently scheduled to begin in October 2022. The contractor's estimate, including the scope of work, is also attached.

The Assistant City Attorney whom we have been working with, Andrew Coon, has informed us that this project will require an Administrative Amendment to the Site Development Plan, as the requested change is within the thresholds for minor amendments established in Table 6-4-4, as "any other addition or revision that would otherwise be decided as a permit." The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements. The requested change does not require any change to public infrastructure or changes to access or circulation patterns on the site. Additionally, no deviation, variance, or waiver will be required for this amendment.

Please note that a copy of the Official Notice of Decision associated with approval of the prior Site Development Plan was not found by Planning Department staff.

We request your timely approval of the Administrative Amendment to the Site Development Plan, so that the project may proceed on schedule.

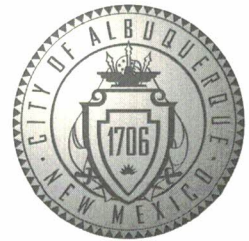
Sincerely,
OAK REALTY PARTNERS, INC.

A handwritten signature in blue ink that reads "Keri Ashley".

Keri Ashley
Vice President

CITY OF ALBUQUERQUE

ADAPT
PO Box 2248
Albuquerque, NM 87102
(505) 924-3456



Timothy M. Keller
Mayor

February 4, 2021

CERTIFIED MAIL

COORS CTR DSG LLC & COORS CTR SG LLC
& COORS CTR LLC & ETAL
c/o DSG TRUST
1155 Kelly Johnson Blvd., Suite 302
Colorado Springs, CO 80920-3932

RE: 111 Coors Blvd NW, Albuquerque, New Mexico 87121

This letter is to inform you that the City of Albuquerque's Abandoned and Dilapidated Abatement Property Team ("ADAPT") is concerned that the real property located at **111 Coors Blvd NW, Albuquerque, New Mexico 87121** ("Property") has become a nuisance and a threat to public safety. This office's records indicate that you (or your client) are the owner of the Property.

The City of Albuquerque is empowered by Ordinance § 11-1-1-20 "CIVIL ABATEMENT OF PUBLIC NUISANCE OFFENSES: IN REM PROCEEDINGS" to seek relief against you (or your client) through the Bernalillo County District Court due to the nuisance Property identified above. The District Court can order that such properties be sold, placed in receiverships, or demolished. The City is also empowered under State Statute 3-18-5 NMSA to seek a City Council Resolution ordering the demolition of buildings that menace public peace, safety, comfort, and health.

Rather than escalating this matter to either the District Court or City Council, ADAPT would prefer to proactively work with you to resolve the issues with the Property that have made it a threat to the community. ADAPT requests that you contact this office within fifteen (15) days to discuss what steps need to be taken to comply with the City's Civil Abatement Ordinance. Please know that should you choose to not participate, the City will pursue any and all legal remedies to resolve this issue. If you have any additional questions, please do not hesitate to contact this office.

Sincerely,

Inspector Luis Saavedra
lmsaavedra@cabq.gov
(505) 924-3609



Commercial Property Maintenance

July 11, 2022

Kendra Permuy
Oak Realty Partners Inc.
1155 Kelly Johnson Blvd, Suite 302
Colorado Springs, CO 80920

Re: 111 Coors – Turf to Rock Conversion

Dear Kendra:

Thank you for inviting Commercial Property Maintenance to bid on this special project and for your patience as we update the proposal. We look forward to the opportunity to help you with the requested improvements at this property.

You asked for a proposal for the property located at 111 Coors Blvd. to remove two sections of turf and replace removed sections with rock, as reflected on your map below for clarity. Please note the amounts set forth below do not include sales tax, which would be additional.

1. Materials

a. Riprap Rock 4–8-inch stones (400 tons).....	\$24,100.00
b. Irrigation parts.....	\$480.00
c. Herbicide.....	\$330.00

Total Material... \$24,910.00

2. Labor..... \$6,600.00

3. Disposal..... \$425.00

Total Install (tax not included)..... \$31,935.00

CPM's process would be as follows:

1. Apply herbicide on the grass areas to kill the grass. This should take two or three applications.
2. Cap all irrigation sprinklers for grass.
3. Install bubblers to supply water to each tree.
4. Use a small front-end loader to remove dirt from the curb areas to ensure the curbs can maintain the rock within the appropriate area.

5. Remove debris from construction area.
6. Add Riprap rock (4–8-inch stones).

We recommend against removing any trees in the areas because they will look very barren after doing so. This proposal is valid for 15 days from date of this letter. We will require a deposit for amount of the stone purchase and the balance will be due within 30 days from delivery of CPM's final invoice. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "SC Hagedorn".

Stephen Hagedorn
President

To accept this proposal please return a
copy after signing and dating below.

Signature _____

Date _____



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Amendment of IDO Text (Form Z)
☒ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)	☐ Annexation of Land (Form Z)
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)	☐ Amendment to Zoning Map – EPC (Form Z)
	☐ Wireless Telecommunications Facility Waiver (Form W2)	☐ Amendment to Zoning Map – Council (Form Z)
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Oak Realty Partners, Inc.		Phone: 303-318-0100
Address: 1155 Kelly Johnson Blvd, Ste 302		Email: kashley@oakrealtypartners.com
City: Colorado Springs, CO 80920	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Convert 2 areas of grass to rock, as required by ADAPT program to deter homeless.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: B-1A	Block:	Unit:
Subdivision/Addition: HUBBELL PLAZA	MRGCD Map No.:	UPC Code: 101005744025610108
Zone Atlas Page(s):	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 5.703

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 111 Coors Blvd NW	Between: Central	and: Avalon
--	------------------	-------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: Keri Ashley	Date: 9/1/2022
Printed Name: Keri Ashley	☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

☐ **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and label

☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☒ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **ACCELERATED EXPIRATION SITE PLAN**

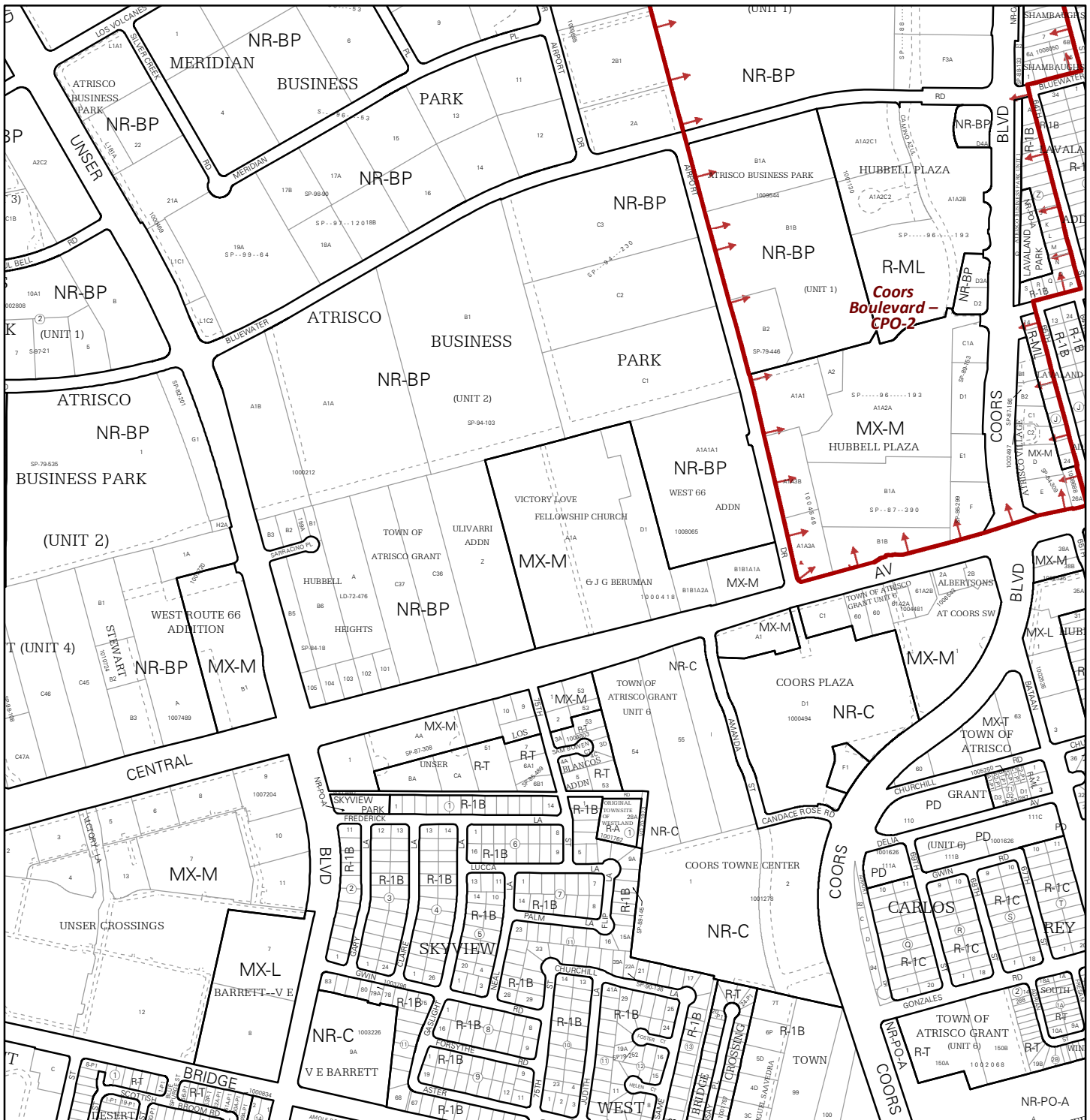
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

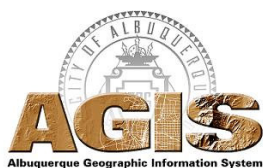
☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

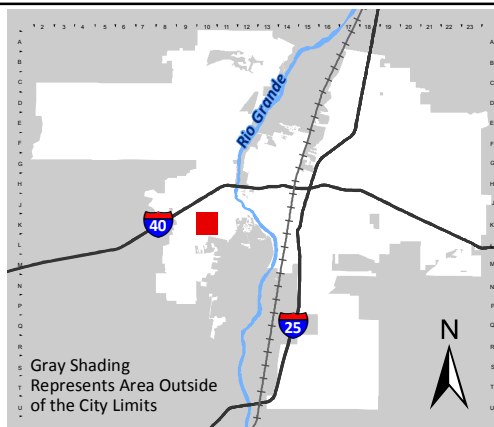


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Proposed Site Plan

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
10		Existing Tree	Ash Tree	Existing	40 Ft.	40 Ft.
5		Fraxinus velutina	Arizona Ash	2" Caliper	40 Ft.	40 Ft.
1		Pinus edulis	African Pine	10' High	40 Ft.	10 Ft.
11		Ulmus parvifolia	Lanceleaf Elm	2" Caliper	40 Ft.	40 Ft.

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
4		Caryopteris x. clandonensis	Blue Mist Spirea	5 Gallon	3 Ft.	3 Ft.
1		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon	5 Ft.	5 Ft.
1		Hebe pinnatifida	Red Flowering Yucca	5 Gallon	3 Ft.	4 Ft.
13		Juniperus sabinus 'Broadmoor'	Broadmoor Juniper	5 Gallon	3 Ft.	4 Ft.
5		Photinia fraseri	Red Tip Photinia	5 Gallon	8 Ft.	8 Ft.
14		Salvia dorrii	Desert Sage	5 Gallon	2 Ft.	3 Ft.

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
9		Eriogonum fasciculatum	Ravens Grass	5 Gallon	12 Ft.	9 Ft.
10		Hesperaloe parviflora	Blue Avens Grass	5 Gallon	2 Ft.	1 Ft.
11		Miscanthus sinensis	Gracillimus Maiden Grass	5 Gallon	5 Ft.	5 Ft.

Legend / Materials

Symbol	Item	Description / Remarks
	Existing Lawn Areas To Remain Undisturbed	Protect During The Course Of New Construction. Provide All Temporary Watering Required To Keep Lawn Areas In A Healthy Condition, While Complying To Local Code.
	Decorative Stone Surfacing 1 1/2" Minus Size / Washed	Place To A Uniform Depth Of 3 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size.
	Decorative Stone Surfacing 1" Minus Size / Washed	Place To A Uniform Depth Of 3 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size.

Planting Notes

- All new planting and stone surfacing areas shall be sub-graded to a depth of 4 inches below the ultimate finish grade, allowing for the installation of a 4 inch layer of either bark mulch for plant water wells and/or the installation of each type of stone surfacing and weed barrier fabric.
- All plant material shall be dug a minimum 2 times the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site, or used for other grading purposes on the site.
- Plant backfill mixture shall be composed of 4 parts (80%) topsoil to 1 part (20%) humus mulch additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of fine ground bark in the planting pit. The overall shrub areas (beyond the planting pit), shall receive a 3 inch depth of the type of stone surfacing or cobble rock as specified.
- All areas where different types of stone surfacing are adjacent, shall be neatly placed together, matching a uniform transition from one material type to the other. It is not the intent to any type of edger for this.
- The project shall be swept clean of dirt and debris prior to completion of the project.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- The plant materials list is provided as an indication of the specific requirements of the plants specified, however in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
- The contractor shall maintain all work until all work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of ONE YEAR from the date of final acceptance by the Owner. The contractor shall provide a bond for 20% of the landscape and irrigation work for the same ONE YEAR maintenance and guarantee period. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- It shall be the contractor's responsibility to ensure that any damaged or disturbed landscaping from the construction of this project is to be returned to as good or better condition.
- It shall be the responsibility of the property owner to maintain all landscaping and irrigation facilities after construction at the end of the contractor warranty period.

Note Of Ordinance Compliance

- All New Landscaping Shall Be In Compliance With The Water Conservation Landscaping And Water Waste Ordinance.

Irrigation Notes

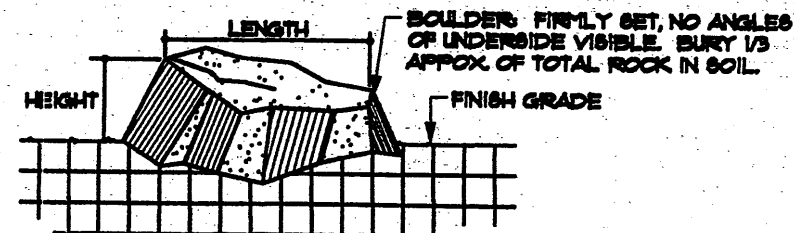
- Existing sprinklers to be modified as necessary to provide adequate irrigation to all landscaped areas. Cap and abandon irrigation in place as needed.
- All plant materials shown on the drawing shall be serviced by an automatic underground irrigation system. The contractor is to have a qualified irrigation system specialist prepare a design for an automatic underground irrigation system and submit drawings to the engineer for approval at least 30 days prior to the system installation. Underground irrigation system drawings shall be prepared on 24x36 sheets, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.
- The landscape contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the general contractor.
- The utility contractor is to provide an irrigation system connection to either the culinary or secondary waterline, as applicable, within state and local jurisdictional codes.
- The irrigation contractor is responsible to coordinate this item with the utility contractor.
- The irrigation control box shall be located or relocated at the direction of the project manager.

Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas. This will only be required where existing lawn areas damaged during construction, are to be repaired.
- SHRUB/STONE AREAS : Four (4) inches below finish grade. This will allow for the installation of the required depth of decorative stone surfacing, leaving the grade slightly below finish grade of concrete areas.

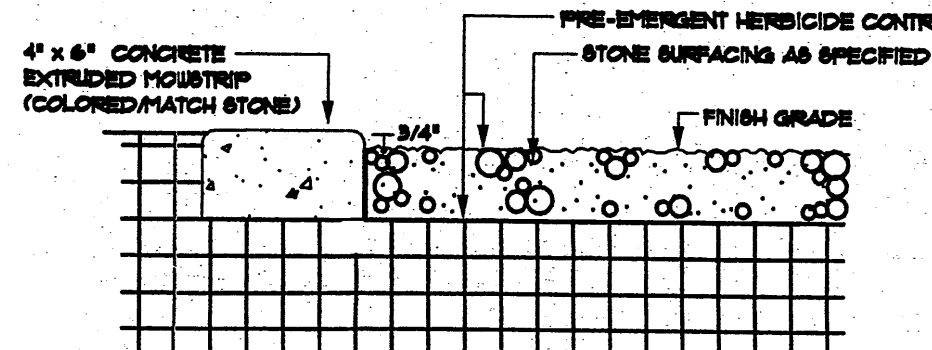
Landscape Calculations

Total Landscape Provided	50,585 S.F.
Total Bed/Stone Provided	23,570 S.F.
Total Existing Lawn	27,015 S.F.



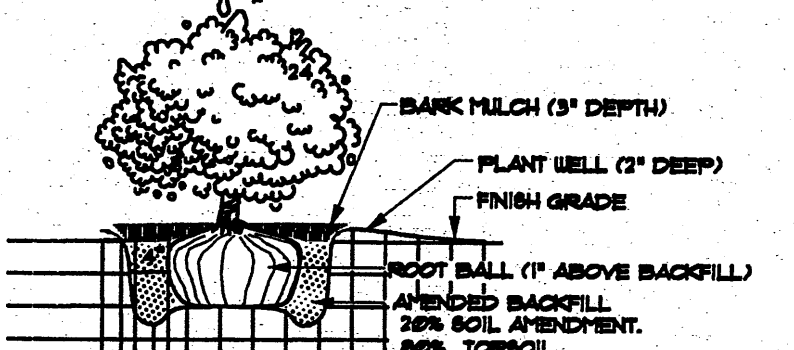
Decorative Boulder

N.T.S.



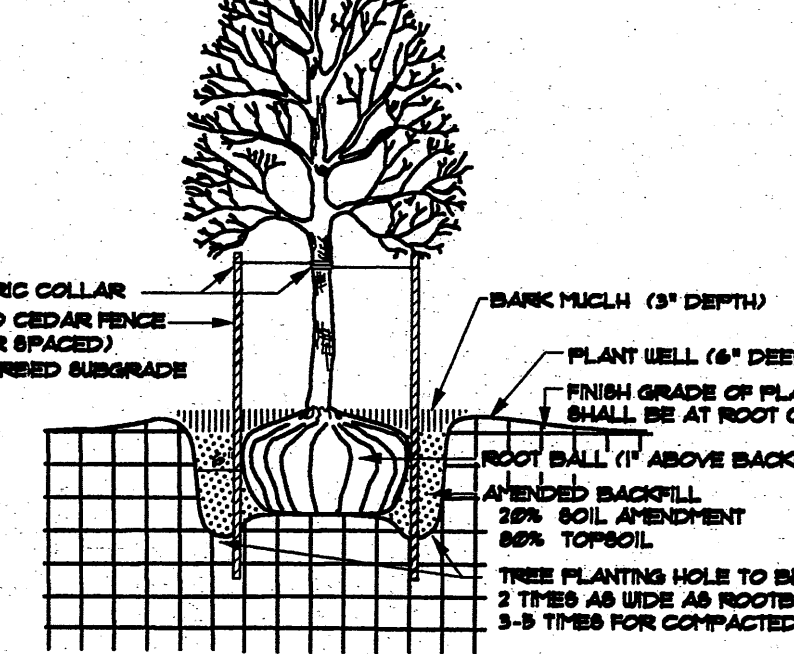
Mowstrip - Stone Surfacing

N.T.S.



Shrub Planting

N.T.S.



Tree Planting

N.T.S.

Stone Surfacing

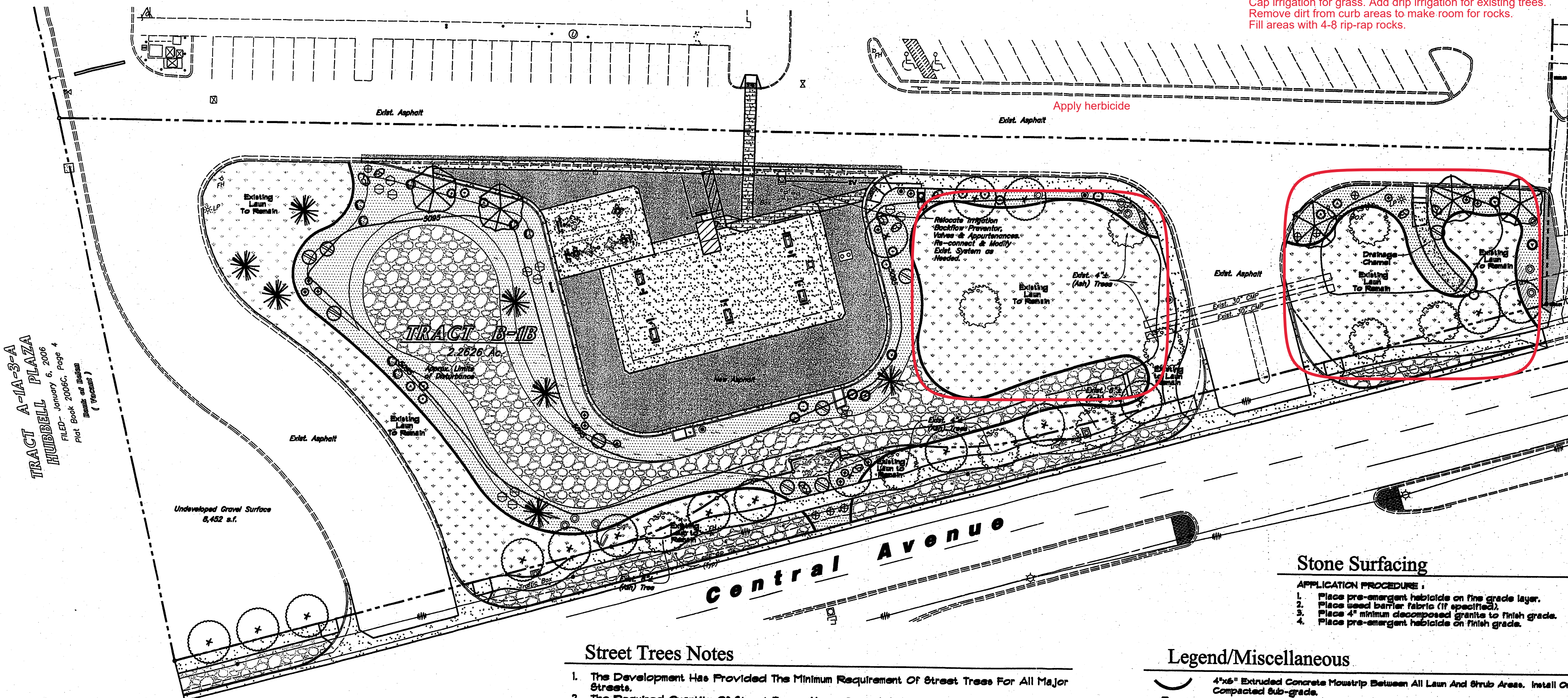
- APPLICATION PROCEDURE :
- Place pre-emergent herbicide on fine grade layer.
 - Place weed barrier fabric (if specified).
 - Place 4" minimum decomposed granite to finish grade.
 - Place pre-emergent herbicide on finish grade.

Legend/Miscellaneous

- 4"x6" Extruded Concrete Mowstrip Between All Lawn And Shrub Areas. Install On Compacted Sub-grade.
- Landscape Boulders (3'-3' Diameter) / To Be Of A Similar Stone Type And Color Of Stone Surfacing And/or Cobble.

Street Trees Notes

- The Development Has Provided The Minimum Requirement Of Street Trees For All Major Streets.
- The Required Quantity Of Street Trees Along Central Avenue Is (20). The Quantity Of Street Trees Provided Is (20), Consisting Of (6) Existing Ash Trees And (14) New Elm Trees, As Shown In The Plant List.



Scale : 1" = 30'



Smith's
FOOD & DRUG STORES

#498

111 Coors Boulevard
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
SALT LAKE CITY (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Landscape Plan
Smith's Food and Drug Stores
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400



12 Feb, 2009

SHEET NO.

2



1155 Kelly Johnson Boulevard, Suite 302
Colorado Springs, CO 80920

September 22, 2022

Re: Clarification of Relationships Between Smith's, The Kroger Co., 1045 LLC, and Authorization by 1045 LLC to Proceed With Turf to Rock Conversion Project

To Whom it May Concern:

Please find the attached email correspondence related to the Smith's location at 111 Coors Blvd NW, Albuquerque, NM 87121.

- Email dated March 15, 2021, titled "2021 Budget Request – Division Number 706, Facility Number 00498." In this email, 1045 LLC establishes that they are the representative and single point of contact for The Kroger Co., parent company for the Smith's location at 111 Coors Blvd NW 87121.
- Email thread between Nathalie Fuller of 1045 LLC and Keri Ashley, titled "RE: Smith's #498 - City of Albuquerque Requirement." In the original email, dated July 11, 2022, I describe the project and request Smith's approval to proceed. In the email response from Nathalie Fuller at 1045 LLC, dated August 1, 2022, Nathalie approves the "rock project" in question.

We request that you accept the attached emails as proof that 1045 LLC is the authorized representative of Smith's/The Kroger Co. and that 1045 LLC has provided Oak Realty Partners, Inc. with authorization to proceed with the turf to rock conversion project.

Sincerely,
OAK REALTY PARTNERS, INC.

A handwritten signature in blue ink that reads "Keri Ashley". The signature is fluid and cursive, with the first name "Keri" and last name "Ashley" clearly distinguishable.

Keri Ashley
Vice President

Kendra Permuy

From: Kristine Gipe <KGipe@1045inc.com>
Sent: Monday, March 15, 2021 1:58 PM
To: Keri Ashley
Subject: 2021 Kroger Store Budget Request
Attachments: image002.emz; image004.emz

The following email establishes the relationship between Kroger/Smith's and 1045.



1045 Real Estate
Los Angeles St. Louis Dallas
1045 South Woods Mill Road, Suite One | St. Louis, MO 63017 | 636-227-3200
www.1045realestate.com

March 15, 2021

Oak Realty Partners Inc - Coors
1155 Kelly Johnson Blvd Ste 302
Colorado Springs, NM 809200000
keri@oakrealtypartners.com

Sent via E-mail.

Re: 2021 Budget Request – Division Number 706, Facility Number 00498
111 Coors Nw, Alb
Landlord:

As you have been previously notified, The Kroger Co. ("Kroger") has retained the services of 1045, LLC to represent Kroger and act as their single point of contact for Common Area Maintenance including but not limited to reconciliations and budgets.

We are excited to build this partnership with you and ask the following:

- Submit your 2021 annual common area budget to CAM@1045inc.com no later than **March 31, 2021**.
- Reference your Division and Store Number, located above, on all communications.
- Send all budgets, reconciliations and questions to CAM@1045inc.com

If the annual budget has already been submitted, we thank you.

All of us at 1045 look forward to working with you.

Kendra Permuy

From: Nathalie Fuller <NFuller@1045inc.com>
Sent: Monday, August 1, 2022 3:33 PM
To: Keri Ashley
Cc: Carly Schreibeis
Subject: RE: Smith's #498 - City of Albuquerque Requirement
Attachments: Transactions_2207261420.pdf

Importance: High

The following email establishes Smith's consent to the project (through 1045)

Keri

The rock project has been approved. Please move forward.

Furthermore, I have reached out to the CAM department, and they have changed the CAM impound today from \$6,786.14 to \$10,015.18, with a catch-up payment of \$25,832.32. due to the rock project. You should be seeing the payment adjusted hopefully for August payment otherwise you will see the change in September.

As you are aware Laura Barnes is no longer with the company, and I have added Carly Schreibeis to our email as she is the one who takes care of CAM reconciliations. Carly needs the backup for reconciliation regarding 2019, 2020 and 2021.

I am confused regarding the statement attached stating Smith's owes \$5,262.25 for July 2022 CAM, but the catch-up payment for CAM is \$25,832.32 regarding the CAM. That is almost \$20,000 difference. Will you please be so kind to send us the recon.

Kind Regards,



Nathalie Fuller | Property Manager

nfuller@1045inc.com

1550 S Redwood Rd | Salt Lake City, UT 84104

801.974.1477

www.1045realestate.com



From: Keri Ashley <Keri@oakrealtypartners.com>
Sent: Friday, July 29, 2022 1:47 PM
To: Nathalie Fuller <NFuller@1045inc.com>
Subject: FW: Smith's #498 - City of Albuquerque Requirement
Importance: High

Hi Nathalie,

Any update on this?

Thanks,
Keri

Keri Ashley
Oak Realty Partners, Inc.
1155 Kelly Johnson Blvd., Suite 302
Colorado Springs, CO 80920
303-318-0100
303-888-1036 (Cell)

From: Keri Ashley
Sent: Tuesday, July 26, 2022 2:23 PM
To: Nathalie Fuller <NFuller@1045inc.com>
Subject: FW: Smith's #498 - City of Albuquerque Requirement
Importance: High

In follow up to our call, please see my email below and the attached documents along with the transaction ledger that shows the monthly underpayment. Please reply to this email confirming Smith's agrees to the contract and let me know how you would like to handle the payment.

Keri Ashley
Oak Realty Partners, Inc.
1155 Kelly Johnson Blvd., Suite 302
Colorado Springs, CO 80920
303-318-0100
303-888-1036 (Cell)

From: Keri Ashley
Sent: Monday, July 11, 2022 10:17 AM
To: Nathalie Fuller <NFuller@1045inc.com>
Subject: Smith's #498 - City of Albuquerque Requirement
Importance: High

Hi Nathalie,

I hope you are doing well. You may recall that the City of Albuquerque sent both of us a letter regarding the property being in violation of the City's Nuisance Ordinance. We've stayed in contact with the City regarding this and they have highly recommended that we replace the grass areas near Walgreens and the Smith's gas pad with rock in order to make the area less appealing for homeless people to hang out, sleep on, etc. We received two bids to do this work (please see attached from Oro and CPM). We are proposing to move forward with CPM as they are the current landscaper at the property and their quote is the lowest (\$31,935.00 plus tax). Please confirm Smith's approval to pay their 50.82% share of the cost (50% payment due upon signing the contract and 50% payment due upon completion of the work).

Please note that the City has been very patient with us regarding this matter. We are at the point where we feel the work will benefit all parties and think we should move forward as soon as possible. Please let me know if Smith approves as soon as possible.

Thanks,
Keri

Keri Ashley
Oak Realty Partners, Inc.
1155 Kelly Johnson Blvd., Suite 302
Colorado Springs, CO 80920
303-318-0100
303-888-1036 (Cell)