

PRIVATE FACILITY DRAINAGE COVENANT

PROJECT NAME: Champion Xpress Car Wash

HYDROTRANS NUMBER: B10D003J

This Drainage Covenant ("Covenant"), between VIA Real Estate, LLC ("Owner"), whose address is 13105 Dover Ave, Lubbock, TX 79424 and whose telephone number is (806) 368-7843 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date the City Engineer signs this Covenant.

1. Recital. Owner is the current owner of certain real property described as:

Tract H-6A Ventana Square at Ventana Ranch

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. Storm water and quality ponds located at SE corner

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the



Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and hold the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

VIA Real Estate, LLC
Attn: Contracts Manager
13105 Dover Ave, Lubbock, TX 79424

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change

Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

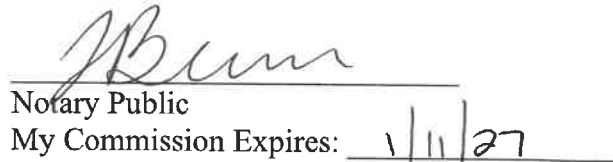
17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

By [signature]: [Signature]
Name [print]: Trey Merchant
Title: Manager
Dated: 6/26/23

By: _____
Shahab Biazar, P.E., City engineer
Dated: _____


STATE OF TEXAS)
COUNTY OF LUBBUCK) ss

This instrument was acknowledged before me on this 2th day of June, 2023, by Trey Merchant (name of person signing permit), Manager (title of person signing permit) of VIA Real Estate (Owner).



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

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Notary Public
My Commission Expires: 11/19/2025

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CITY OF ALBUQUERQUE:

By: Shahab Biazar ^{DS}
Shahab Biazar, P.E., City Engineer
Dated: 6/20/2023 | 8:04 AM MDT

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 20th day of June 2023 by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public
My Commission Expires: 11-9-2025

(EXHIBIT A ATTACHED)

DRAINAGE CERTIFICATION
The City of Albuquerque has reviewed the drainage information provided on this plan and certifies that it is in accordance with the City of Albuquerque's standards for drainage information. This certification is based on the information provided and does not constitute a warranty of the accuracy or completeness of the information. The City of Albuquerque is not responsible for any errors or omissions in the information provided.



APPROVED
Proposed Stormwater Management Plan for the proposed development of the site. The plan is in accordance with the City of Albuquerque's standards for stormwater management. The City of Albuquerque is not responsible for any errors or omissions in the information provided.

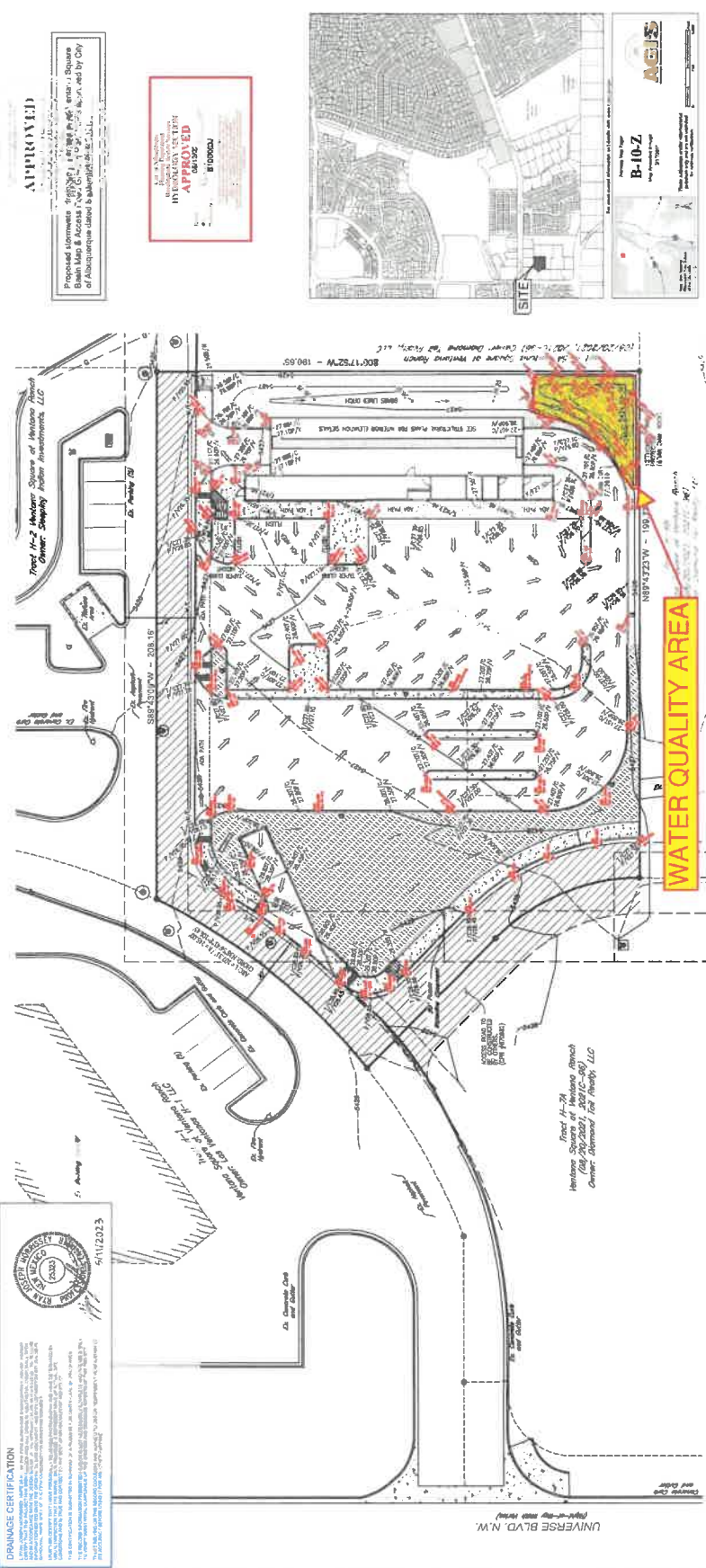


Item	Description	Quantity
1	Stormwater Management Plan	1
2	Stormwater Management Plan	1
3	Stormwater Management Plan	1
4	Stormwater Management Plan	1
5	Stormwater Management Plan	1
6	Stormwater Management Plan	1
7	Stormwater Management Plan	1
8	Stormwater Management Plan	1
9	Stormwater Management Plan	1
10	Stormwater Management Plan	1

SITE DEVELOPMENT PLANS FOR CHAMPION XPRESS CAR WASH
9640 UNIVERS BLVD NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BURKHARDT ENGINEERS & SURVEYORS
1111 1st Street NW, Suite 100
Albuquerque, NM 87102
Phone: (505) 243-1111
Fax: (505) 243-1112
Email: info@burkhardt-engineers.com

GRADING PLAN
C-3.0
05.05.2022
1" = 20'



PROJECT SUMMARY
The project is a proposed development of the site, including the building, parking areas, and surrounding streets. The plan is in accordance with the City of Albuquerque's standards for site development plans.

VERTICAL & HORIZONTAL CONTROL
The plan is in accordance with the City of Albuquerque's standards for vertical and horizontal control. The plan is in accordance with the City of Albuquerque's standards for vertical and horizontal control.

WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES DRC-APPROVED PLANS.

UTILITY CONTACT INFORMATION:
SANTARIY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Email: rstrong@abwa.org

STORM SEWER
New Mexico Gas Company
Contact: Robert Strong
Email: rstrong@abwa.org

PLANNING AND ZONING REQUIREMENTS
Reference: City of Albuquerque Integrated Development Code
Zone: Medium Density Residential (MDR)
Proposed Use: Car Wash

PROPERTY INFORMATION
The property is located at 9640 Universal Blvd NW, Albuquerque, NM 87102. The property is owned by Champion Xpress Car Wash.

GRADING LEGEND
The legend defines the symbols used on the grading plan. The legend defines the symbols used on the grading plan.

LEGEND
The legend defines the symbols used on the plan. The legend defines the symbols used on the plan.

PERMITTING CONTACT INFORMATION:
City of Albuquerque Planning Department
Contact: Brandon Williams
Email: bwilliams@ciabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY
City of Albuquerque - Traffic Department
Contact: Warren Alvarado
Email: walvarado@ciabq.gov

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 888.465.2313

GRAPHIC SCALE
1 inch = 20 ft.

NATIONAL FLOOD HAZARD LAYER FIRM
The plan is in accordance with the City of Albuquerque's standards for national flood hazard layer firm. The plan is in accordance with the City of Albuquerque's standards for national flood hazard layer firm.

TIME CAUTION DURING EXCAVATION:
The plan is in accordance with the City of Albuquerque's standards for time caution during excavation. The plan is in accordance with the City of Albuquerque's standards for time caution during excavation.

811
Know what's below.
Call before you dig.

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