Doc# 2025048726

06/12/2025 02:42 PM Page: 1 of 7 COV R:\$25.00 Michelle S. Kavanaugh, Bernalillo County

PRIVATE FACILITY DRAINAGE COVENANT

Precision Eye Center

HYDR•TRANS NUMBER:C19D070_
This Drainage Covenant ("Covenant"), betweenSasks NM, LLC_ ("Owner"), whose address is9001 Eagle Rock Ave NE, ABQ, NM 87122 and whose telephone number is (505_) _291-1711and 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: New Groundup Optemetric Office Building
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. <u>Description and Construction of Drainage Facilities.</u> 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. The purpose of the pond is to retrain stormwater
The Drainage Facility is more particularly described in the attached <u>Exhibit A</u> . The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.
3. <u>Maintenance of Drainage Facility</u> . The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.
4. <u>City's Right of Entry.</u> 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

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promptly with the requirements of the Notice. The Owner will perform all required work by the

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

6.

Deadline, at Owner's sole expense.

PROJECT NAME:

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. <u>Liability of City for Repair after Notice or as a Result of Emergency</u>. 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. <u>Indemnification</u>. 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. <u>Cancellation of Agreement and Release of Covenant</u>. 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. <u>Assessment.</u> 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. address is:	Notice. For purposes of giving formal written notice to the Owner, Owner's	
auu1088 18:	9001 Eagle Rock Ave NE, ABQ, NM 87122	

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. <u>Term.</u> This Covenant shall continue until terminated by the City pursuant to Section

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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. <u>Term.</u> This Covenant shall continue until terminated by the City pursuant to Section 9 above.
- 13. <u>Binding on Owner's Property</u>. 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. <u>Entire Agreement</u>. 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. <u>Changes to Agreement</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.
- 16. <u>Construction and Severability</u>. 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. <u>Captions</u>. 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.



OWNER:	
By [signature]:	3
Name [print]: Rob Lavo	ie
Title: Maraging Pattne	r SaskNM, LLC
Dated: 5-28-2025	
OWN	ER'S ACKNOWLEDGMENT
<u> </u>	STORY OF THE STORY
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO)ss)
This instrument was acknow	vledged before me on this <u>29 th</u> day of <u>May</u> ,
20 25, by Rob Lavein	(name of person signing permit),
	Sask nm, UC (title of person signing permit) of
SASKIM LLC	(Owner).
(SEAL)	
AMANDA JANELLE GARCIA	amanda Janelle Marcia
Notary Public State of New Mexico	Notary Public
Comm. # 2003694	My Commission Expires: July 17, 2038
My Comm. Exp. Jul 17, 2028	

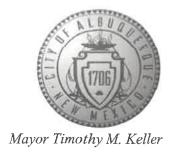
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CITY OF ALBUQUERQUE: By: Shahab Biazar, P.E., City Engineer Dated: 6/0/2	PDS FV	Initial				
CITY'S ACKNOWLEDGMENT						
STATE OF NEW MEXICO))ss						
COUNTY OF BERNALILLO)						
This instrument was acknowledged before me on this						
STATE OF NEW MEXICO NOTAHY)PUBLIC Rachael Miranda Notary Public My Commission		11-9-2025				
Commission No. 1119740 November 09, 2025 (EXHIBIT A ATTACHED)						

PA

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 7, 2025

Joseph Casares, Jr., P.E. JCII Group 8105 Sand Springs Cir NW Albuquerque, NM 87114

RE: Precision Eye Center

7521 Alameda Blvd. NE

Permanent C.O. - Accepted

Engineer's Stamp Date: 10/16/2024

Engineer's Drainage Certification Date: 04/21/2025

Hydrology File: C19D070

ABQ-PLAN: HYDR-2025-00144

PO Box 1293 Dear Mr. Casares:

Based on the Certification received 04/24/2025 and a site visit on 05/077/2025, this letter serves as the Approval from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

Albuquerque

1. Please provide a copy of the updated executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

If you have any questions, please contact me at 924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.

Senior Engineer, Hydrology

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Planning Department, Development Review Services

GRADING PLAN

AND DRAINAGE

Albuquerque, New Mexico

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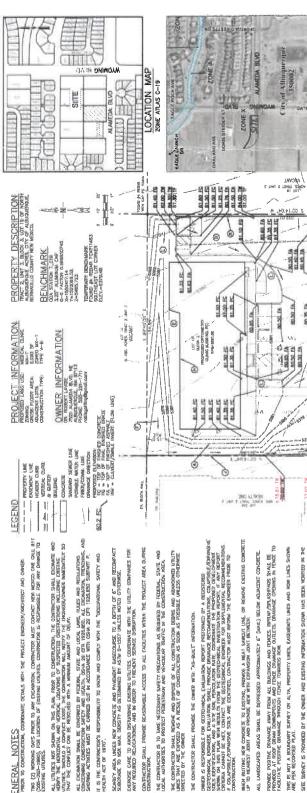
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7521 Alameda Blvd.

PRECISION EXE

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ALAMEDA/BLVD. NE

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Bernalillo County, NM

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415 Silver Ave. SVV, 2nd Floor P.O. Box 542 Albuquerque, NM 87102

Receipt: 1615913

Product	Name	Extended
COV	Covenant	\$25.00
	# Pages	7
	Document #	2025048726
	# Of Entries	0
Total	No. 1 Additional Street of Street or Additional Street Street or Additional Street or Additio	\$25.00

Tender (Check) \$25.00
Check# 87733
Paid By CONSTRUCTION
Phone +1 505-573-7085

Thank You!

6/12/25, 2:42 PM MST rzelada

CONTRACT CONTROL FORM

PROJECT: C19D070	CONTACT PERSON: David Jones					
CCN: 2025_87 (New/Existing) New	== PNDCOU-2025-00014					
Type of Paperwork Project Name/Description (From CTS):	Drainage Covenant Precision Eye Center	_				
Developer/Owner/Vendor	Sasks NM, LLC	_				
Contract Amount\$	Contract Period: -	_				
FINAL CONTRACT REVIEW APPROVALS REQUIRED:						
DRC Manager	Approved By Approval Date LU 6/6/2025 1:56 PM MDT					
Legal Department	6/6/2025 2:03 PM MDT					
City Engineer	3/1nHa 6/10/25					
Hydrology Engineer	6/6/2025 8:29 AM MDT					
Transportation Engineer						
Construction Engineer						
OTHER: <u>CAO</u>						
DISTRUBUTION:	Date: By:					
Received by City clerk						