HYDROLOGY

D18/D17

AMBERLY MOTEL

D18/D17

2 PLANS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. D18 DATE: 10-18-81

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Aaberley Motel Tracts Z-1 and Z-2 @ San Francisco Rd and East Frontage Rd.

WHO	REPRESENTING
ATTENDANCE: Philip Clark	
Carlos Montoya	

FINDINGS: ① Approved drainage plan as per DPM as required prior to issuance of building permit ② Site discharge to be determined by analysis of downstream capacity. ③ Property abuts a AO flood zone and west part of property is in a AO flood zone. ④ The structures must be flood proofed. ⑤ Address channel stability on the N Arroyo Del Pueblo.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Carlos A Montoya SIGNED: [illegible]

TITLE: Civil Engr TITLE: Engr Technician

DATE: _____ DATE: 10/18/81

SUBDIVISION	VACATION
____ Sketch Plat	____ Public Right-of-Way
____ Preliminary Plat	____ Private Way
X Final Plat	____ Easement

1. APPLICANT INFORMATION

   a. Applicant: M. W. Smith Telephone: _____
   Mailing Address: P.O. Box 3458 Sta D
   Alb., N.M. Zip Code: 87190
   Applicant's Proprietary Interest in the Property: _____

   b. Agent (if any): Fred Sanchez Telephone: 884-2030
   Mailing Address: 2119 Menaul Blvd. NE
   Alb., N.M. Zip Code: 87107

   c. Signature of applicant/agent: Fred Sanchez
   Date: 10-31-84

2. LOCATION OF REQUEST

   a. Street Address (if any): _____

   b. Legal Description of the Property:
   (1) Lot(s)/Tract(s): Tracts "Z-1-A", "Z-2-A", & "Z-3-A"
   (2) Block: Co
   (3) Subdivision-Addition Name/MRGCD Map: North Albuquerque Acres

   c. Location of Property by Streets: Between Crombach Ave NE and San Francisco

   d. Uniform Property Code: _____

3. PROJECT DETAILS

   a. Present Zoning: M-1 Proposed: -
   b. No. of Lots Existing: 3 Proposed: 3
   c. No. of Dwelling Units Existing: — Proposed: —
   d. Total Land Area Covered by Request: Ac. 5.5033 Sq. Ft.: 239,724

4. (VACATION ONLY) REASON FOR REQUEST Use Separate Sheet: Why should the vacation be granted:

5. ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE.
See appropriate checklist(s)

****

Planning Division Internal Use Only

Cross-references: _____ No. Signs Issued: _____
Application and Fee Received by: [illegible] Date: 10-31-84
Fee Paid: Dollars $_____ Method of Payment _____ CREDIT: _____
TREASURER VALIDATION _____

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

Map No. D-18
Hearing Date: Nov. 13, 1984

CASE NUMBER: DRB-84-782

CITY OF ALBUQUERQUE
DRAINAGE COMPLAINT REPORT

Location Amberly Motel 7620 Pan Am Sheet 1 of

Reported by Anthony Lopez Phone 841-2700

Address N.M.S.H.D. District Office

Taken by Billy Goolsby Date 12/5/85

COMPLAINT The contractor and or the engineer never obtained a permit from the N.M.S.H.D. for the work done in their R/W.

Anthony wants to eliminate the riprap in the R/W and replace w/asphalt

Referred to Design Hydrology

INVESTIGATION—CAUSE

Recommendation

Investigated by Date

ACTION TAKEN

Taken by Date

FOLLOW UP

Taken by Date

ZONE ATLAS DATE COMPLAINT REPORT NO. PRIORITY

INFORMATION SHEET

PROJECT TITLE Amberley Motel TYPE OF SUBMITTAL Grading Plan

ZONE ATLAS PAGE NO. D-18 / D17 CITY ADDRESS 7620 Pan American Frwy. (new)

LEGAL DESCRIPTION Tr. Z-1, Z-3 of Bl. 6, North Albuq. Acres

ENGINEERING FIRM Espey, Huston CONTACT Phil Clark

ADDRESS 4801 Indian School Suite 204 Albuq. N.M. PHONE 505-255-1625

OWNER Amberley Hotel Corp. CONTACT Mr. Joe Faulk, Jr.

ADDRESS 4000 NS Ewan South Suite 109 Dallas, Tx. 75234 PHONE (214) 458-1929

ARCHITECT J. Pat Weaver CONTACT Mr. Pat Weaver

ADDRESS 6767 Spicewood Sprgs. Rd. Austin, Tx. 78759 PHONE (512) 346-0771

SURVEYOR Espey, Huston CONTACT Tim Aldrich

ADDRESS 4801 Indian School Suite 204 Albuq., N.M. PHONE 505-255-1625

CONTRACTOR N.A. CONTACT N.A.

ADDRESS — PHONE —

PRE-DESIGN MEETING:

DRB-84-782 — 11/13/82

✓ YES
___ NO
✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED DEC 27 1984 HYDROLOGY SECTION

DATE SUBMITTED: 12/27/84

BY: Philip W. Clark

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 16, 1985

Mr. Philip Clark
Espey, Huston & Associates, Inc.
4801 Indian School Road, NE Suite 204
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR AMBERLY MOTEL (D18-D17) RECEIVED DECEMBER 27, 1984

Dear Phil:

I have reviewed the referenced submittal and forward these comments:

1. Downstream capacity has not been addressed. Since the site is adjacent to a flood zone, it is obvious that capacity of the downstream system is exceeded.

2. The limits of the 100-year flood hazard zone will have to be shown on the plan.

3. Please show the location of the BM since it is within 25 feet of the property line.

4. Construction within NMSHD right-of-way will require that agencies review and approval.

5. The plan is not presented according to DPM standard. It is upside down. It is not required that this plan be changed; however, please be advised that future submittals presented in this manner will not be accepted.

6. The use of Enkamat material for slope stabilization of the North Pino Arroyo is not an appropriate application. This specific material is acceptable in areas that are landscaped and irrigated such that vegetative growth and an established root system is guaranteed. Also, stability of both sides of the arroyo will have to be addressed due to the proposed encroachment.

7. Work within public rights-of-way or easement will require financial security.

Should you have any questions or comments, please call this offce at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Amberley Hotel ZONE ATLAS/DRNG. FILE #: D-18/D17

LEGAL DESCRIPTION: TR. Z-1-A & Z-3-A, Bl. 6, TR. A unit 'A' N.A.A.

CITY ADDRESS: 7620 Pan American Freeway N.E.

ENGINEERING FIRM: Espey, Huston & Assoc. CONTACT: Philip Clark

ADDRESS: 4801 Indian School Suite 204, Albuq. PHONE: 255-1625

OWNER: Amberley Hotel Corp. CONTACT: Joe Faulk

ADDRESS: 4000 McEwen South Suite 209 Dallas, Tex. PHONE: 214-458-1929

ARCHITECT: J. Pat Weaver & Assoc. CONTACT: Ed Goewert

ADDRESS: 6767 Spicewood Sprgs. Rd. Austin, Tx. PHONE: 512-346-0771

SURVEYOR: Espey Huston CONTACT: Tim Aldrich

ADDRESS: Same as above PHONE: 255-1625

CONTRACTOR: Dunn Construction CONTACT: Chris Dunn

ADDRESS: Colo. Sprgs, Colo. PHONE: N.A.

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 84-702

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

RECEIVED JAN 28 1985 HYDROLOGY SECTION

DATE SUBMITTED: 1-25-85

BY: Philip W. Clark

ESPEY, HUSTON & ASSOCIATES INC.
Engineering & Environmental Consultants

SUBJECT Amberley Hotel

Capacity of N. Pino Arroyo

SHEET 4 OF 5 BY PAC
DATE 1-22-85 CK BY

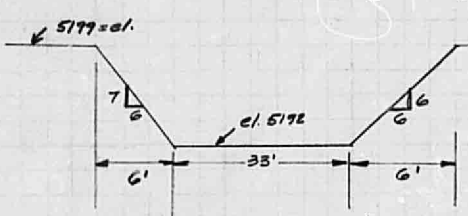
@ I-25, East Frontage Rd.

design criteria

present condition of arroyo — undeveloped (earthen)

→ Q_{100} (per Dan Sabo, 1/22/85, @ Amalia) = 1100 c.f.s. @ East Frontage Rd.
"Leonard Rice – N.A.A. Master Drainage Study"

→ present shape: analysis point approx. 100' west of S.E. prop. cor. of proposed site (Adjacent)



$S = 5/280 = 1.8\%$
$n = 0.03$
side = 1:1 (close approx.)

→ using Mannings det. V (fps)

d_{WS}	$Q_{provided}$	$V_{provided}$	Q_{100}	ok/N.G.
6.0'	4300 cfs	18 fps	1100 cfs	N.G. too large
3.0'	1358 "	12 fps	1100 c.fs	close
2.5'	1002 cfs.	11.2 "	1100 cfs	N.G.
2.7'	1139	11.8	1100 cfs	ok.

@ a W.S. depth of 2.7', Q_{100} = 1100 cfs the existing Velocities are 11.8 fps.

RECEIVED
JAN 28 1985
HYDROLOGY SECTION

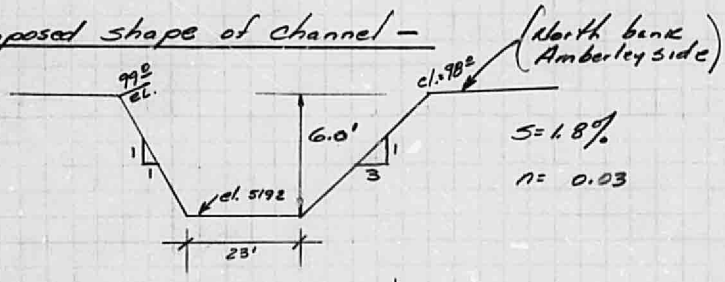
ESPEY, HUSTON & ASSOCIATES INC.
Engineering & Environmental Consultants

SUBJECT Amberley Hotel

N. Pino Arroyo @ I-25

SHEET 5 OF 5 BY PWC
DATE 1-22-85 CK BY

→ proposed shape of channel –



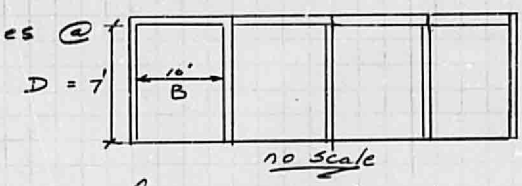
S = 1.8%
n = 0.03

dws	Q prov.	V(prov.)	Q_{100}	
3.0'	475 + 554 = 1029 cfs	—	1100 cfs	N.G.
3.2'	529 + 624 = 1152 cfs	12.3 fps	1153 cfs	ok

✓ Capacity of Box Culvert – downstream running E. to W. beneath I-25

inside dimensions of box:

(4) boxes @



→ USE N.M.S.H.D. chart for Box Culverts – inlet Control

HW = 7'

$\frac{HW}{D} = \frac{7'}{7} = 1.0'$ ⇒ from chart

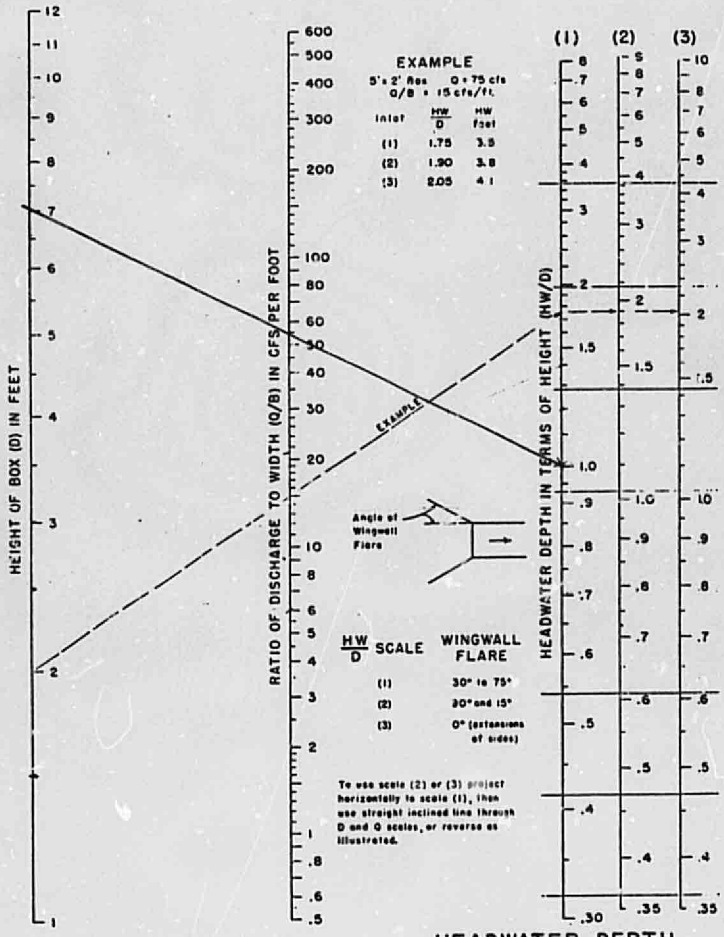
Q/B = 55 cfs/foot of width

Capacity of culvert = 40' × 55 cfs =

= 2200 cfs >> 1100 cfs ok

RECEIVED
JAN 28 1985
HYDROLOGY SECTION

CHART I



HEADWATER DEPTH
FOR BOX CULVERTS
WITH INLET CONTROL

BUREAU OF PUBLIC ROADS JAN. 1963

RECEIVED
JAN 28 1985
HYDROLOGY SECTION

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

January 28, 1985

RECEIVED
JAN 28 1985
HYDROLOGY SECTION

Mr. Billy Goolsby
Staff Engineer
Design Hydrology Section
City of Albuquerque
123 Central Avenue
Albuquerque, New Mexico 87102

SUBJECT: Amberley Hotel - "Downstream Analysis and Slope Stability", D-18

Dear Billy:

The following are results of the referenced analysis:

I. **DOWNSTREAM CAPACITY**

The downstream capacity of the North Pine Arroyo is not exceeded as the following analysis shows. Three reasons justify this conclusion.

A. The fact that the site is at the lower end of the drainage basin allows for our developed runoff to be "in" and "out" infinitely sooner than the runoff from the upper end of the basin. The time of concentration is less than ten (10) minutes.

B. The geometric properties and slope of the arroyo is such that (given a Q100 from Dan Sabo at A.M.A.F.C.A.) the water surface depth is approximately three feet (3') with existing grades, and proposed grading of the north bank. This lends a free board figure of another three feet (3').

C. The existing box culvert under I-25 appears to be sufficient to handle the 100-year storm. Granted, the following culvert analysis is somewhat simplified. I do not feet that further analysis of the culvert is necessary, since the capacity analysis lent results that exactly doubled the 100-year storm.

II. SLOPE STABILIZATION & "ENKAMAT"

Slope stability will be enhanced as the following analysis shows. Three reasons justify this result.

ESPEY, HUSTON & ASSOCIATES, INC.

A. Our design proposes to regrade the north slope of the arroyo from a 1:1 side slope to a 3:1 slope (with 85% compaction). Although this will constrict the arroyo slightly along with raising the water surface from 2.7' to 3.2', the velocities will remain around twelve feet (12') per second. "Enkamat" will handle velocities up to 20 f.p.s. without any problem according to Mr. Marvin Thomas, a local supplier of the material.

B. "Enkamat" is indeed designed to increase slope stability in non-irrigated areas. The fabric, along with seeding will actually promote vegetation. The proposed plan is to seed with a native range-type grass seed.

C. To increase stability of the "Enkamat" which will increase stability of the bank, the representative, Mr. Thomas has suggested the possible use of longer stakes than the 18" called out on the detail sheet. Mr. Thomas has assured Espey, Huston and Associates, Inc. that he will be on-site during application to ensure a quality job.

NOTE:

Superelevation and the shear resistance of the soil at the curved portion of the North Pine Arroyo is not addressed since grading and application of "Enkamat" is not proposed in this section. The curved portion is essentially off-site and not part of the existing encroachment of the channel upon the proposed site.

If you have any questions regarding this analysis, please feel free to call.

Sincerely,

Philip W. Clark
Staff Engineer

/lmr

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

February 14, 1985

Philip Clark
Espey, Huston & Associates, Inc.
4801 Indian School Road, NE Suite 204
Albuquerque, New Mexico 87110

RE: RESUBMITTAL FOR AMBERLY MOTEL (D-18/D17)
RECEIVED JANUARY 28, 1985

Dear Mr. Clark:

Until this office receives sufficient documentation and information relating to the application of "Enkamat" for stabilization of native vegetated slopes on arroyos with erosive velocities, this specific application is not acceptable.

Area wide applications of concrete, riprap and some other tested means of channel treatment are available for use if the above mentioned material cannot be justified.

Also, the North Pino Arroyo, in its present state, is unstable and has the potential for meandering along its path anywhere that the sides are not stable. The analysis of the channel stability cannot be limited to the property lines. The arroyo does not start and end at this projects' property lines.

Should you have any questions or comments regarding this project, call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Design Hydrology Section

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Amberley ZONE ATLAS/DRNG. FILE #: D-18/D17

LEGAL DESCRIPTION: Tr. Z-1A & Z-3A, BC. 6 N.A.A.

CITY ADDRESS: 7620 Pan Am. Frwy.

ENGINEERING FIRM: Espey Huston CONTACT: Phil CLARK

ADDRESS: Albuq., N.M. PHONE: 255-1625

OWNER: Amberley Hotel Coop. CONTACT: Joe Fauck

ADDRESS: Dallas, Texas PHONE: ——

ARCHITECT: J. Pat Weaver CONTACT: Pat Weaver

ADDRESS: Austin, Tx PHONE: ——

SURVEYOR: Espey Huston CONTACT: Tim Aldrich

ADDRESS: Same PHONE: Same as above

CONTRACTOR: Klinger Constr. CONTACT: Steve Collins

ADDRESS: —— PHONE: 881-4961

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ____

EPC NO. ____

PROJ. NO. ____

RECEIVED FEB 26 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ____ (SPECIFY)

DRAINAGE
APPROVED FOR FOUNDATION ONLY

2/27/85
DATE

Billy J. Hoolsby
SIGNATURE TITLE

DATE SUBMITTED 2/27/85

BY: Philip W. Clark

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Amberley ZONE ATLAS/DRNG. FILE #: D-18/D17

LEGAL DESCRIPTION: TR. Z-1-A, Z-3-A Bl. 6, TR. A, N.A.A.

CITY ADDRESS:

ENGINEERING FIRM: Espey Huston CONTACT: Phil Clark

ADDRESS: 4801 Indian School, Suite 204 PHONE: 255-1625

OWNER: Joe Faulk - Amberley Motel CONTACT: Joe Faulk

ADDRESS: PHONE:

ARCHITECT: J. Pat Weaver & Assoc. CONTACT: Pat Weaver

ADDRESS: Austin, Tx. PHONE: 1-512-346-0771

SURVEYOR: Espey Huston CONTACT:

ADDRESS: same as PHONE:

CONTRACTOR: Klinger Constr. CONTACT: Steve Collins

ADDRESS: PHONE: 881-4961

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECORD SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED FEB 26 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DRAINAGE APPROVED FOR FOUNDATION ONLY

2/27/85
DATE

SIGNATURE TITLE

DATE SUBMITTED: 2/26/85

BY: [signature]

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Amberley ZONE ATLAS/DRNG. FILE #: D-18/D17

LEGAL DESCRIPTION:

CITY ADDRESS: 7620 Pan Am Freeway

ENGINEERING FIRM: Espey Huston CONTACT: Phil Clark

ADDRESS: 4801 Indian School Suite 204 87110 PHONE: 255-1625

OWNER: Amberley Hotel CONTACT: Joe Faulk

ADDRESS: Dallas, Tx. PHONE: —

ARCHITECT: J. Pat Weaver CONTACT: Pat Weaver

ADDRESS: Austin, Tx. PHONE: —

SURVEYOR: Espey Huston CONTACT: Tim Aldrich

ADDRESS: Same as PHONE: above

CONTRACTOR: Klingee Constr. CONTACT: Steve Collins

ADDRESS: Albuq. PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED MAR 01 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER prelim. approval for (SPECIFY)

DATE SUBMITTED: 3/1/85

BY: Philip W. Clark

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

March 1, 1985

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

Mr. Billy Goolsby
Hydrology
City of Albuquerque
123 Central Avenue S.W..
Albuquerque, New Mexico 87102

RECEIVED
MAR 01 1985
HYDROLOGY SECTION

SUBJECT: Amberley Hotel - "Enkamat" Slope Stability
(File D-18)

Dear Mr. Goolsby:

In response to your department's rejection of the use of "Enkamat", dated February 14, 1985, the following revisions to the fabric's application are:

1. The enclosed listing of natural flora, subject to S.C.S. review, is anticipated for use on the channel (North Pine Arroyo). This mix would be dispersed over the originally proposed "Enkamat" area (See plans).

2. Promote the establishment of a root system in the form of a permanent irrigation system. The sprinkler heads would be located immediately south of the retaining wall within Amberley's property.

3. Extend proposed contours on channels north slope further west in order to protect curved portion of the channel.

If the above revisions along with more local documentation of "Enkamat" (which you should receive from Marvin Thomas within a few days) are sufficient to justify approval of the grading plan, please let me know as soon as possible. At which time Espey, Huston and Associates, Inc. will make the revisions in order to obtain a building permit.

If you have any questions, please feel free to call.

Sincerely,

Philip W. Clark
Staff Engineer

/lmr

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

April 9, 1985

Mr. Billy Goolsby
City Hydrology
City of Albuquerque
123 Central Avenue
Albuquerque, New Mexico 87102

RECEIVED
APR 11 1985
HYDROLOGY SECTION

SUBJECT: Amberley All-Suite Motel - I-25 and San Francisco, D-18

Dear Billy:

This letter is to confirm and update the status of the referenced project, regarding the design to be implemented and the necessary approvals required by the City of Albuquerque for the North Pino Arroyo off-site grading.

After numerous submittals by Espey, Huston and Associates, Inc. (EH&A) of the use of "Enkamat" as slope protection along the north embankment, your department, as of this date, has not accepted the product. The non-acceptance is very unfortunate since EH&A was attempting to arrive at an acceptable cost effective and permanent solution to control the existing, unstable bank of the arroyo. It was clear initially during pre-design meetings that the City required a permanent solution.

On April 2, 1985, a meeting was arranged in your office to determine a solution which would be acceptable to the City. The "bottom line" of the meeting was that the City would now accept a "temporary" solution to the problem since the channel will be a priority for concrete lining by the City in the near future. EH&A was instructed to use soil cement or cement treated base (C.T.B.) as a means to stabilize the arroyo and was given an existing City approved design of a similar bank stabilization application in northeast Albuquerque as a guide to prepare a design for our location. Along with this design criteria, EH&A was instructed in the process outlining the necessary steps to gain City approval. These requirements included; a temporary drainage easement to be dedicated by the owner (Amberley Hotel Corporation) to the City of Albuquerque; an encroachment agreement between the City and owner, a Special Order #19, completed and processed, and a letter of credit from the owner's lender to the City of Albuquerque. It should be pointed out that your department did not require the above steps during the investigative, pre-design meeting dated October 18, 1984 with Carlos Montoya.

ESPEY, HUSTON & ASSOCIATES, INC.

The extent of soil cement application was also discussed during the April 2nd meeting. Per Fred Aguirre's instruction, the bottom of the arroyo could remain natural, and the south slope would not require lining upon EH&A's justification. The south bank will be addressed at this office's last submittal.

Sincerely,

Philip W. Clark
Staff Engineer

/lmr

cc: J. Pat Weaver - J. Pat Weaver and Associates

No instructions were ~~gi~~ given ~~gi~~ as to the design of the proposed stabilization. The stability requirements would be based on the engineer's design.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 12, 1985

Philip Clark
Espey, Huston & Associates, Inc.
4801 Indian School Road, NE Suite 204
Albuquerque, New Mexico 87110

RE: AMBERLEY HOTEL DRAINAGE PLAN (D-18/D17)

Dear Phil:

I received your latest correspondence and feel that I must respond immediately to try and clarify the issue.

Please be advised that the reluctance of this office to accept the use of "ENKAMAT" for channel stability is not a question of the material. It is solely of a technical nature. This office has never received any computations, technical background, soils and or vegetative analysis or any other information to prove beyond doubt that the specific application will work and will eliminate any potential for bank failure adjacent to this development. Whereby, the City can be assured that the development will not be subjected to future damage to property or flooding by allowing a treatment of this nature to satisfy the requirement for channel stability.

The responsibility of this office to point out each and every step or procedure to accomodate development is very difficult to accomplish. The Development Process Manual and other ordinances/policies have been published for this purpose. Mr. Montoya's recap indicated that channel stability was to be addressed and until the information is provided, he cannot specifically identify the steps and procedures that will be required to satisfy what is necessary to accomplish the assurity that the channel is, or will be stable.

The use of C.T.B. or soil cement was not by instruction, but rather as a suggestion to expedite the building permit for the simple reason that these materials have been used in other areas for temporary treatment and are acceptable as structurally stable material.

Also, with regard to the requirement that the bottom and the other side of the channel are to be stabilized or not, it was identified that it is the responsibility of the design engineer to show by analysis as to the necessity or restrictions associated with these improvements.

Another item that needs to be identified for the record, and should be provided in writing, is to clarify as to whether the proposed improvements are truly as temporary. The City's Drainage Ordinance identifies that if improvements for a major facility (i.e., North Pino Arroyo) are funded and the capacity can be identified then the system can be considered as existing. Hence, a temporary solution is appropriate. In a meeting I had with Jim Leyman of your office, I requested this written confirmation, thus far I have not received anything of that nature.

Should there be any futher confusion as to this office's position regarding the use of "ENKAMAT" or any other potentially acceptable treatment for channels, please feel free to contact us.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/bsj

cc: Joe Faulk
Amberley Hotel

J. Pat Weaver
J. Pat Weaver & Associates

TRANSMITTAL LETTER

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110 Ph. (505) 265-1626

PROJECT: (name, address) Amberley

PROJECT NO: 5693

DATE: 5/14/85

TO: City Hydrology

ATTN: Billy Goolsby

If enclosures are not as noted, please inform us immediately.

If checked below, please:

( ) Acknowledge receipt of enclosures.
( ) Return enclosures to us.

WE TRANSMIT:
(✓) herewith ( ) under separate cover via _____
( ) in accordance with your request _____

FOR YOUR:
( ) approval ( ) distribution to parties ( ) information
( ) review & comment (✓) record
( ) use ( ) _____

THE FOLLOWING:
( ) Drawings ( ) Shop Drawing Prints ( ) Samples
( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature
( ) Change Order ( ) _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
	5/13/85		letter Re: Soil cement S. Side	B
			of North Pino	1
1	—		xerox of "hand card"	B

ACTION CODE
A. Action indicated on item transmitted
B. No action required
C. For signature and return to this office
D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS _____

RECEIVED
MAY 15 1985
HYDROLOGY SECTION

COPIES TO: (with enclosures)

BY: [signature]

ONE PAGE

D18/D17

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

May 13, 1985

Mr. Billy Goolsby, P.E.
City Hydrology
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

RECEIVED
MAY 15 1985
HYDROLOGY SECTION

SUBJECT: Amberley Hotel, 7620 Pan American Freeway
Soil Cement Application on South Bank of North Pino Arroyo
Adjacent to Site, D-18.

Dear Billy:

Pursuant to our meeting on April 26, 1985 in your office regarding the above project, and the question of lining the south bank of the arroyo, I would like to recap to update the file. The following reasons should justify excluding the south bank application of soil cement.

A. Tangent Location - The section proposed for soil cement on the north bank is essentially in a tangent strectch of the arroyo. Therefore, the effect of roll waves due to the curve is minimal.

B. Rip-Rap - The use of rip-rap at the downstream end of the section in question, will have an effect of dissipating any effect of roll waves by slowing velocities back down to the original or natural velocities that occur upstream of the section.

C. Transference of Roll Waves - As you and I discussed, if any roll waves or disturbance in wave motion indeed does occur, the roll waves would be transferred most likely to the south bank, beyond the middle of the curved section if not beyond the downstream point of tangency. If indeed erosion should take place, land owners south of the arroyo would not be affected since the arroyo currently meanders 30'+ north of the true or recorded alignment. This leaves a 30' width of land that could potentially be eroded before damage to the owner's property. Furthermore, existing structures are another 100'+ south of the property line.

D. Channel Improvement Priority - Per Jim Fink, City Hydrology. This section of the North Pino Arroyo is a priority item in the next

ESPEY, HUSTON & ASSOCIATES, INC.

C.I.P. schedule. As you know the schedule of priorities is updated once a year, around October. Until then, no written statement from Mr. Fink's department is obtainable. The schedule of priorities, of course, is always subject to change, but certainly would be implemented before any major erosive effects to the south bank, considering the arroyo's present alignment.

I would like to mention that the Water Resources Department should be informed of the alignment of an existing sanitary sewer line and manhole that falls along and on the toe of the south bank (see attached). If you feel a south bank application of soil cement is necessary, the sewer problem should be resolved prior to construction.

Your input during the April 26th meeting was much appreciated and if you have further comments or questions, please give me a call.

Sincerely,

Philip W. Clark

Philip W. Clark
Staff Engineer

/ce

/enclosure

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 28, 1985

Mr. Philip Clark
Espey, Huston & Associates, Inc.
4801 Indian School Road NE, Suite 204
Albuquerque, NM 87110

REF: REVISED PLAN DATED APRIL 25, 1985 FOR AMBERLEY MOTEL (D18-D17)

Dear Mr. Clark:

The referenced drainage plan received April 26, 1985 is in accordance with our discussion; therefore, the revised plan is approved.

If you should have any questions or comments, please feel free to call me at 766-7644.

Sincerely,

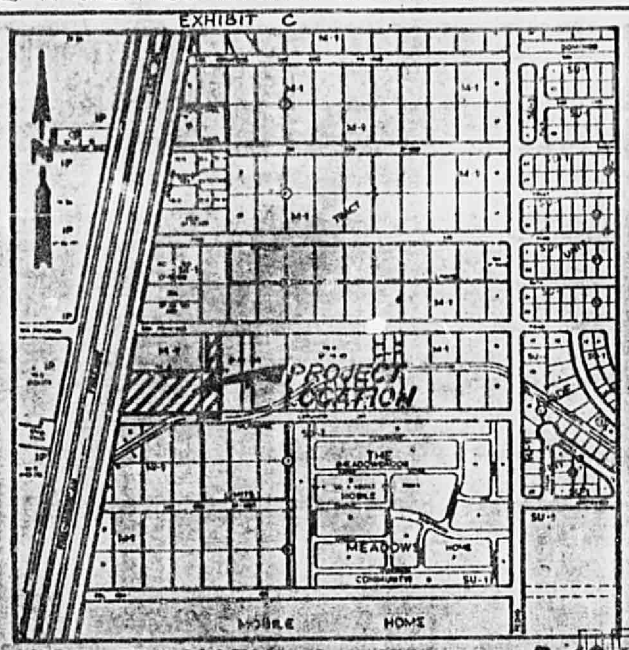
Fred J. Aguirre
Design Hydrologist

FJA:mrk

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

EXHIBIT C



VICINITY MAP
SCALE: 1" = 600'

D-18

RECEIVED
DEC 16 1985
HYDROLOGY SECTION

JAMES L. LEVENON, JR.
NEW MEXICO
8195
REGISTERED PROFESSIONAL ENGINEER
5/08/85

AMBERLEY SUITE HOTELS
LEGAL DESCRIPTION:
TRACT Z-1-A OF TRACT A,
UNIT A NORTH ALBUQUERQUE ACRES

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 85-1"
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to N/A street use.

E-59

KLINGER CONSTRUCTION

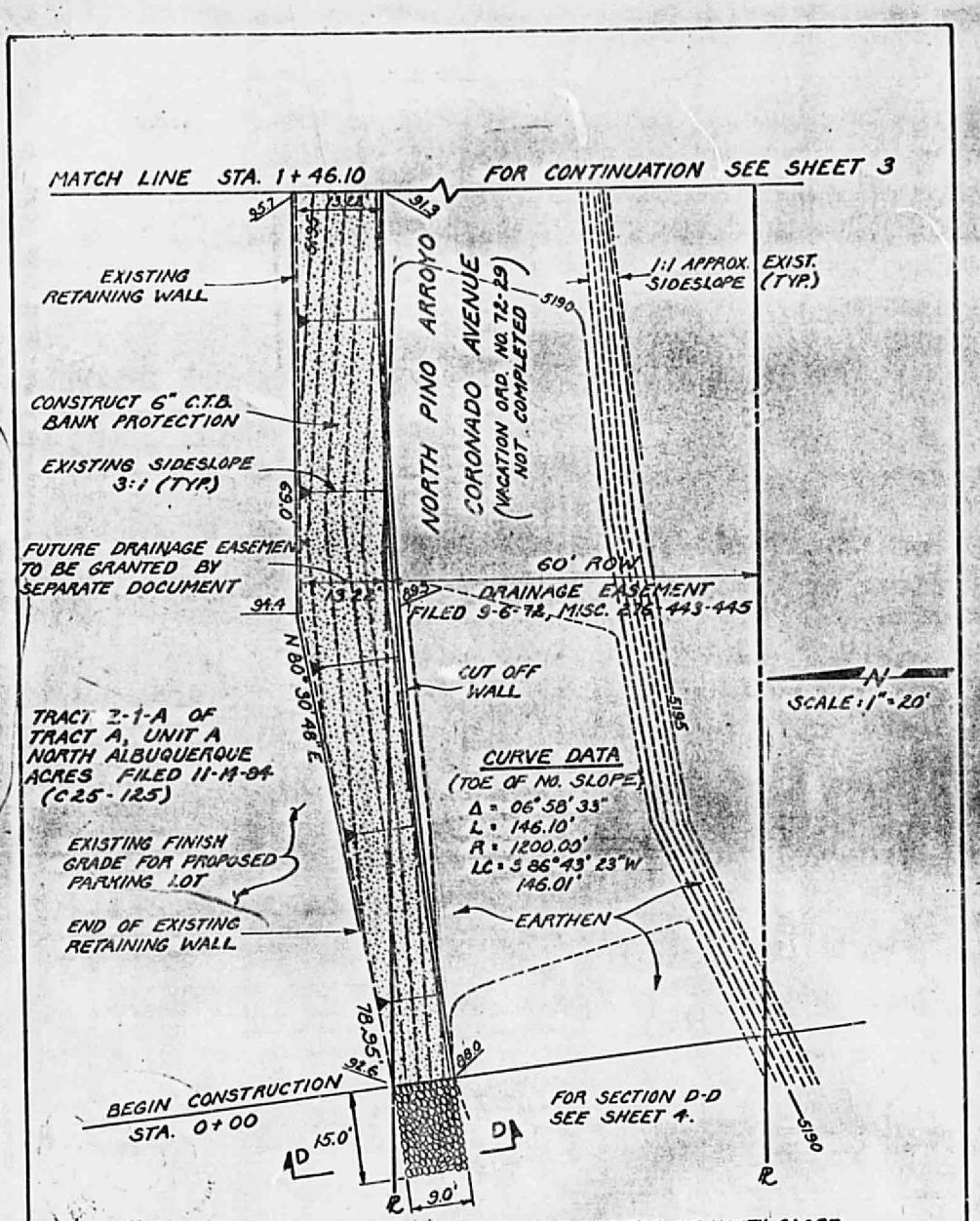
APPROVALS	NAME	DATE
A.C.E./DESIGN		05/22/85
INSPECTOR		
A.C.E./FIELD		12-1-85

TITLE: AMBERLEY SUITE HOTEL
7620 PAN AMERICAN FRWY.

PERMIT NO. 24008
SHEET 1 OF 4

MAP NO. D-18

D18-D17



1. ALL STATIONING IS ALONG TOE OF NORTH SLOPE.
2. ALL SPOT ELEVATIONS ARE TOP OF FINISH C.T.B.
3. COMPACT EXISTING 3:1 SIDESLOPE TO 90% MODIFIED PROCTOR PRIOR TO C.T.B. PLACEMENT.
4. C.T.B. SHALL CONFORM TO N.M. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979, SECTION 304.

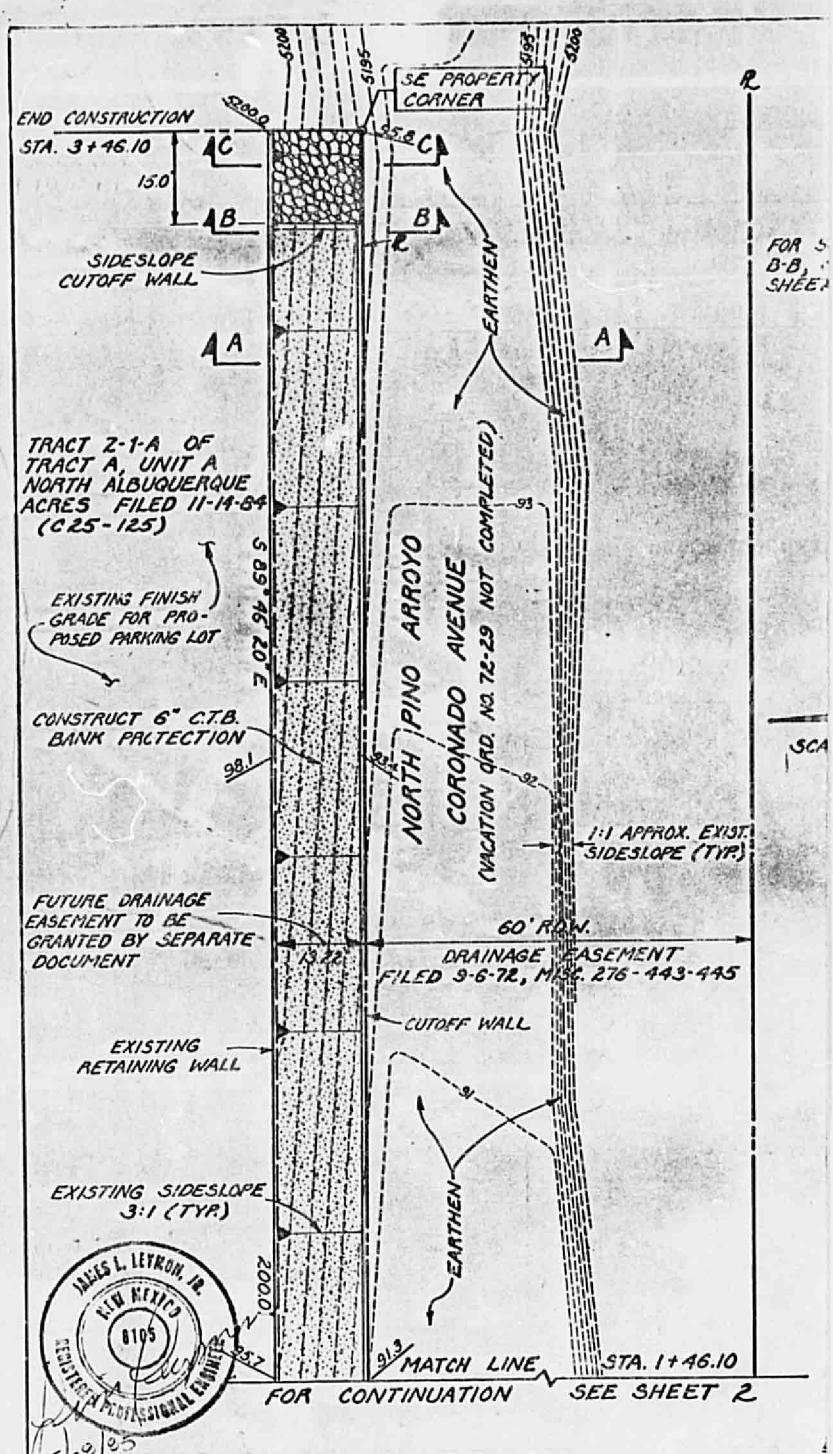
BENCHMARK: AN 'X' CHISELED ON THE WEST BONNET BOLT OF A FIRE HYDRANT APPROX. 17' SOUTH OF PROJECTED SW PROPERTY CORNER. ELEV. = 5190.96 (MSLD 1929)

JAMES L. LEYNON, JR. NEW MEXICO 8105 REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE

E-59

APPROVALS	ENGINEER	DATE	TITLE
A.C.E. DESIGN		05/22/85	AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.
WATER RESOURCES	L.R.		PERMIT NO. 24008 / MAP No.
CITY ENGINEER			SHEET 2 OF 4 / D-18



CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE
A.C.E. DESIGN		05/22/85	AMBERLEY SUITE 7620 PAN AMERIC
WATER RESOURCES			PERMIT NO. 24008
CITY ENGINEER			SHEET 3 OF 4

ECTIONS A-A,
& C-C SEE
4.

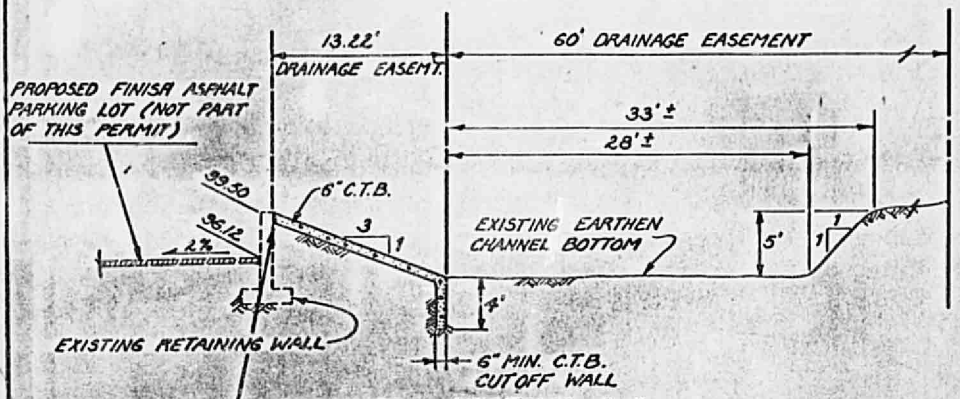
N

LE: 1" = 20'

5-59

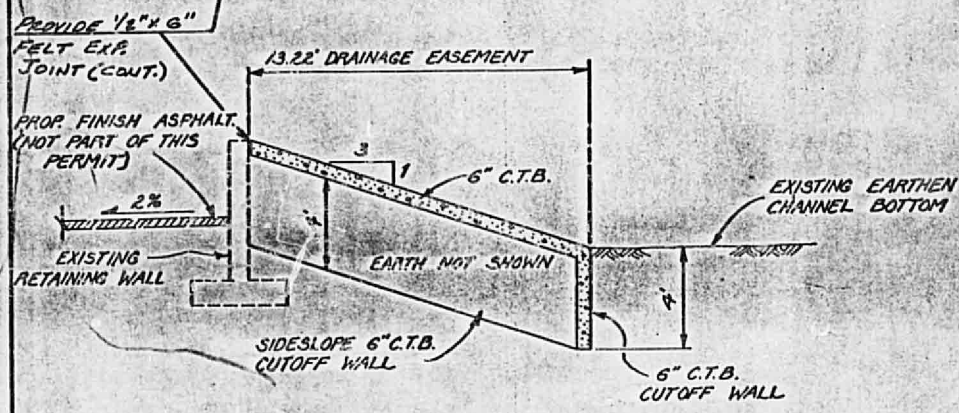
HOTEL
AN FRWY.

MAP No.
D-18



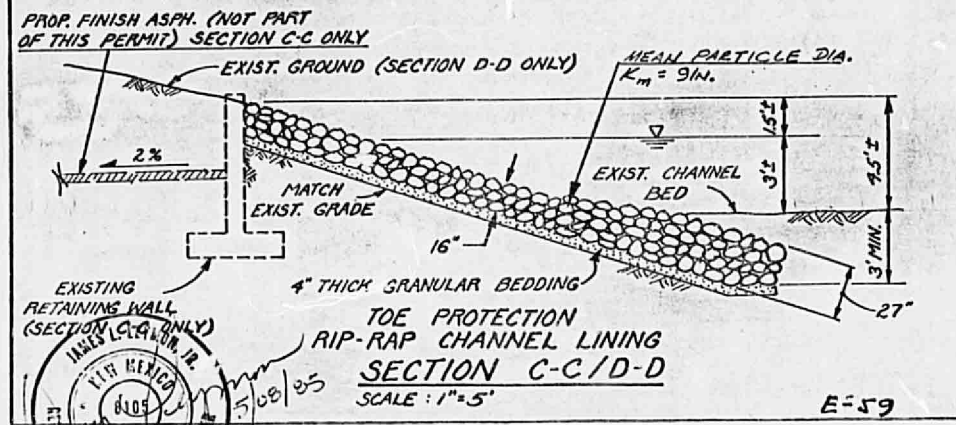
CHANNEL SECTION A-A

SCALE : 1" = 10'



SECTION B-B

SCALE : 1" = 5'



TOE PROTECTION
RIP-RAP CHANNEL LINING

SECTION C-C/D-D

SCALE : 1" = 5'

E-59

JAMES L. GLOVER, JR. NEW MEXICO 8105 REGISTERED PROFESSIONAL ENGINEER 5/08/05

CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.	
A.C.E. DESIGN		05/22/05		
WATER RESOURCES	L.R.		PERMIT NO. 24008	MAP No.
CITY ENGINEER		11-17-05	SHEET 4 OF 4	D-18

X

85 47165 796

REAL PROPERTY ENCROACHMENT AGREEMENT

THIS AGREEMENT made this 13TH day of June, 19 85 by and between the City of Albuquerque, a New Mexico municipal corporation, (City) and Amberley Associates (User).

RECITAL

The User is the owner of certain real property located at 7620 Pan American Freeway N.E. in Albuquerque, New Mexico and more particularly described as follows:

TRACT Z-1-A of TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 1984 (C25-125), and containing 3.8058 acres more or less.

The City is the owner of certain public drainage easement within the above described property of the user. The User wishes to encroach upon the City's property by constructing a improvement thereon as follows:

1) Slope pavement

(See Exhibit "A")

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1985 JUN 14 AM 9:33
Book 3814 Pg. 795-800
DOLORES A. WALLER
CO. CLERK & RECORDER
DEPUTY

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and/or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The User shall be responsible for the construction and/or maintenance of said improvements and it shall conform to all laws and ordinances and administrative regulations applicable thereto. Said improvements shall not constitute a hazard to the health or safety of the general public and shall not interfere with the City's use of the property.

INDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harmless the City, its' officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its' original condition within 90 days after receipt of written notice from the City. Notice shall be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice after the receipt of the same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefore on the real property of the User.

LIABILITY

The City shall not be liable for any damages to the User's property or the improvements that may result from maintenance, removal or modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Amberley Associates
4000 McEwen South
Suite 109
Dallas, Texas
75234

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, at 400 Marquette N.E., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the City.

USER:

Joe R. Faulk, Jr., Managing Partner
Amberley Associates

ATTEST:

City Clerk

CITY OF ALBUQUERQUE:

Bob V. Stover 6-13-85

Chief Administrative Officer

REVIEWED BY
LEGAL DEPARTMENT:

Assistant City Attorney

City Attorney

ACKNOWLEDGEMENTS

STATE TEXAS)
COUNTY DALLAS) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Joe R. Faulk, Jr., Managing Partner, on behalf of Amberley Associates

_____
Notary Public

My Commission Expires:

4-26-86

STATE OF NEW MEXICO)
BERNALILLO COUNTY) ss

The foregoing instrument was acknowledged before me this 13th day of June, 1985, by Bob V. Stover, Chief Administrative Officer of the City of Albuquerque, A New Mexico municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

12/18/88

7

SCALE 1" = 60'

I-25 EAST FRONTAGE ROAD

N 10° 36' 20" E

320.45'

354.56'

497.23'

CORONADO AVE.

N 00° 13' 40" W

3.99'

TRACT Z-1-A

FILED 11-14-84 (CPS-125)

TRACT Z-2-A

DRAINAGE EASEMENT

N 89° 47' 21" W

N 89° 47' 21" W

S 89° 46' 20" E

S 89° 46' 20" E

TRACT Z-3-A

S 00° 13' 40" W, 13.22'

S 00° 13' 40" W

315.04'

TRACT Y-A-1

LIMITS OF SLOPE PAVEMENT ENCROACHMENT

EXHIBIT "A"

85 47168

Agreement made between the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as "City", and Amberley Associates, hereinafter referred to as "Developer".

WHEREAS, Developer is the owner of certain described real estate lying situate and being in the City of Albuquerque, County of Bernalillo, State of New Mexico, to-wit: Tract Z-1-A of Tract 'A', Unit 'A', North Albuquerque Acres, hereinafter referred to as "the site"; and as depicted on the map attached hereto as Exhibit "A"; and,

WHEREAS, A Building Permit for the site has been requested from the City of Albuquerque and,

WHEREAS, the Building Permit provides for private and temporary drainage improvements in the North Pino Arroyo; and

WHEREAS, the Developer has submitted, and the City has approved, plans for construction of the temporary drainage improvements as depicted on Exhibit "C", and the City is prepared to issue a building permit allowing the Developer to commence construction of a hotel on the site; and

WHEREAS, pursuant to Section 9.D of the City of Albuquerque Drainage Ordinance, No. 63-1982, of Albuquerque, New Mexico, the proposed site cannot be approved by the City Engineer until:

(a) The Temporary Drainage Improvements are installed to protect the site from the North Pino Arroyo, or

(b) A financial guarantee satisfactory to the Mayor is posted with the City to insure such improvements are installed prior to the use of the site; and,

WHEREAS, it is in the interest of the City that the Temporary Drainage Improvements, be completed to City specifications by November 21, 1985; and

WHEREAS, it is possible for Developer to obtain a Letter of Credit in an amount that will provide the City with sufficient security to insure that the Temporary Drainage Improvements will be installed; and

WHEREAS the Developer has executed an Encroachment Agreement with the City establishing the rights and obligations of the Developer and the City regarding installation and maintenance of the Temporary Drainage Improvements.

NOW, THEREFORE, the parties to this Agreement, in consideration of mutual confidence and stipulations set out herein, agree as follows:

1. Developer agrees to post a Letter of Credit, meeting reasonable conditions imposed upon Amberley Associates by the City, and acceptable to the City, in the amount of TEN THOUSAND FOUR HUNDRED SEVENTY-ONE AND SIXTY CENTS (10,471.60), running to the City, on or before May 8, 1985, which amount represents the current estimated cost of the Temporary Drainage Improvements in the North Pino Arroyo utilizing Cash Paving Contract No. 31 and approved construction plans pursuant to City requirements which amount has been approved by the City Engineer. A copy of the estimate on which the Letter of Credit amount is based is attached hereto as Exhibit "B".
2. Developer agrees to complete by November 21, 1985, the Temporary Drainage Improvement in the North Pino Arroyo as provided for in the submitted plans for the property and the approved construction plans pursuant to applicable City requirements.
3. Developer agrees to give the City notice in writing of sale or assignment of all or part of the above described property.
4. In the event of sale or assignment, the City will not release Developer from his obligations under this contract and will continue to hold Developer responsible for the installation of the Temporary Drainage Improvements until a successor in interest to Developer has posted a bond or letter of credit. At such time as acceptable security has been posted by Developer's successor in interest, City will terminate the Letter of Credit.
5. If the Temporary Drainage Improvements pursuant to the approved construction plans is not completed by November 21, 1985, and, if a bond or letter of credit acceptable to the City has not been posted by Developer's successor in interest to all or part of the property prior to that date, the City will have recourse on the Letter of Credit.

6. This instrument contains the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this contract may not be enlarged, modified, or altered, except in writing, signed by the parties and endorsed hereon.

7. This Agreement may be extended and the amount of security posted modified upon agreement of the parties. Developer must meet with City Engineer to extend Agreement in advance of date of performance.

8. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties and shall constitute a convenant running with the land and must be recorded in the records of the Bernalillo County Clerk.

Execution page is attached as page (4) four & dated (2) Second day of May 1985.

Executed this ( ) 13th day of June, 19 85

CITY OF ALBUQUERQUE

Bob V. Stover 6-13-85
Chief Administrative Officer

ATTEST:

City Clerk

APPROVED:

City Engineering 6/3/85

By: Developer

Title President Managing General Partner

APPROVED:

Legal Department Asst. City Atty

Date: 6/10/85

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day of June, 1985, by Bob V. Stover, CAO

Notary Public

My Commission Expires:

12/18/88

STATE OF ~~NEW MEXICO~~ TEXAS)
ss.
COUNTY OF ~~BERNALILLO~~ DALLAS)

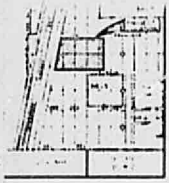
The foregoing instrument was acknowledged before me this 2nd day of May, 19 85, by Joe R. Faulk, Jr.

Notary Public
Linda Harris

My Commission Expires:

4-26-86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1985 JUN 14 AM 9:34
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY



TRACTS "Z-1", "Z-2" & "Z-3", BLOCK 6

(NOW COMPRISING TRACTS "Z-1-A", "Z-2-A" & "Z-3-A", BLOCK 6)

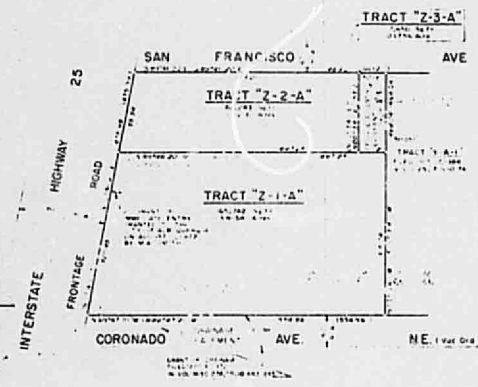
TRACT A, UNIT A

NORTH ALBUQUERQUE ACRES

84 87083

814

EXHIBIT A



NOTES

1. Unless otherwise indicated, all corners are marked with a stake surrounded with a cap marked "LS 6028".
2. Bearings shown are based on the "Redivision of Tract "Z-1", Tract "Z-2", Block 6 (Now Comprising Tracts "Z-1-A", "Z-2-A" and "Z-3-A"), Block 6) Tract A, Unit A, NORTH ALBUQUERQUE ACRES" plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on October 17, 1984 in Volume C25, Folio 76.
3. Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
4. The Tracts hereon shown are subject to inundation resulting from the 100-year flood. Removal of this note requires City Engineer's approval.

NOTE:

"City of Albuquerque Water and Sanitary Sewer Service to Tracts "Z-1-A" and "Z-2-A" must be verified and coordinated with the Water Resource Department, City of Albuquerque."

NOTE:

Recording of this plat does not assure availability of water and sewer services.

0 815

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the land hereon shown: Tracts "Z-1", "Z-2" and "Z-3", as said Tracts "Z-1", "Z-2" and "Z-3", are shown and designated on the "Redivision of Tract "Z" and Tract "Z-3-A", Block 6 (Now Comprising Tracts "Z-1", "Z-2", "Z-3" and "Z-3-A"), Block 6) Tract A, Unit A, NORTH ALBUQUERQUE ACRES" plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on October 17, 1984 in Volume C25, Folio 76 (Now Comprising Tracts "Z-1-A", "Z-2-A" and "Z-3-A", Block 6, Tract A, Unit A, NORTH ALBUQUERQUE ACRES) do hereby consent to the subdivision as shown on the plat and do grant and reserve there the popular shown including power and communication easements for ingress and egress rights of ingress and egress thereto and the right to trim interfering trees, and hereby certify that the subdivision is clear free and of all

OWNER: M.W. SMITH
P.O. Box 3698 Sta. D
Albuquerque, NM 87190

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person named in the Dedication appearing hereon on the 3 day of October, 1985

My Commission Expires: 6-13-85

Ray Equibel

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE	MAP NO.	SP-84-100	SUBDIVISION NO.	CITY	COUNTY	
PROPERTY MANAGEMENT	DATE	CITY ENGINEER	DATE		WATER RESOURCES	DATE	
CITY SURVEYOR	11-13-84 DATE	PARKS AND RECREATION	DATE		TRAFFIC ENGINEER	DATE	
A.M.A.F.C.A.	DATE						

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, LAND AREAS, SHOWS ALL EASEMENTS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRED SANCHEZ, N.M.L.S. NO. 6028

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2019 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 881-2036

EXHIBIT 'B'

CHANNEL IMPROVEMENT -

Bid Item No.	Description	Estim. Quantity	Estim. Unit Price	Estim. Cost
1.	6" C.T.B. COMPLETE IN PLACE, PER PLAN, PER SY	718	4.70	3,374.60
2.	GRADING, TRENCHING, AND COMPACTION PER PLAN, COMPLETE IN PLACE PER SY	718	6.50	4,667.00
3.	PLAIN RIP-RAP, COMPLETE IN PLACE, PER PLAN, PER C.Y.	27	70.00	1,890.00
4.	FILTER CLOTH, COMPLETE IN PLACE, PER PLAN, PER S.F.	540	1.00	540.00
TOTAL ESTIMATED CHANNEL IMPROVEMENTS COSTS				$10,471.60

CITY OF ALBUQUERQUE

EXHIBIT C

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 817

VICINITY MAP
SCALE: 1" = 800'

D-18

JAMES L. LEYNOR, JR.
NEW MEXICO
6165
REGISTERED PROFESSIONAL ENGINEER

5/06/85

AMBERLEY SUITE HOTELS
LEGAL DESCRIPTION:
TRACT Z-1-A OF TRACT A,
UNIT A NORTH ALBUQUERQUE ACRES

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

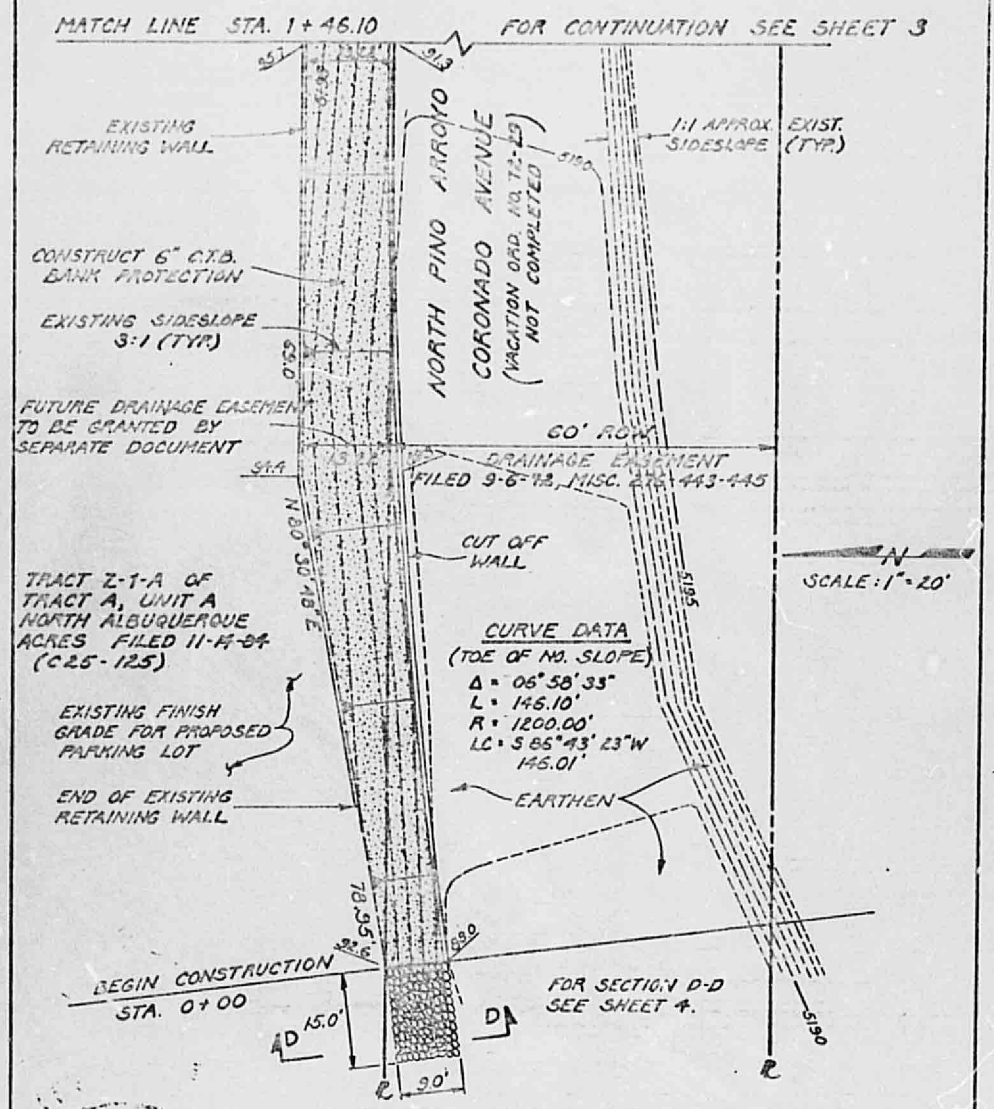
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 85-1"

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

5. Backfill compaction shall be according to N/A street use.

APPROVALS	NAME	DATE	TITLE: AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.	
A.C.E./DESIGN				
INSPECTOR				
A.C.E./FIELD			PERMIT NO. SHEET 1 OF 4	MAP NO. D-18

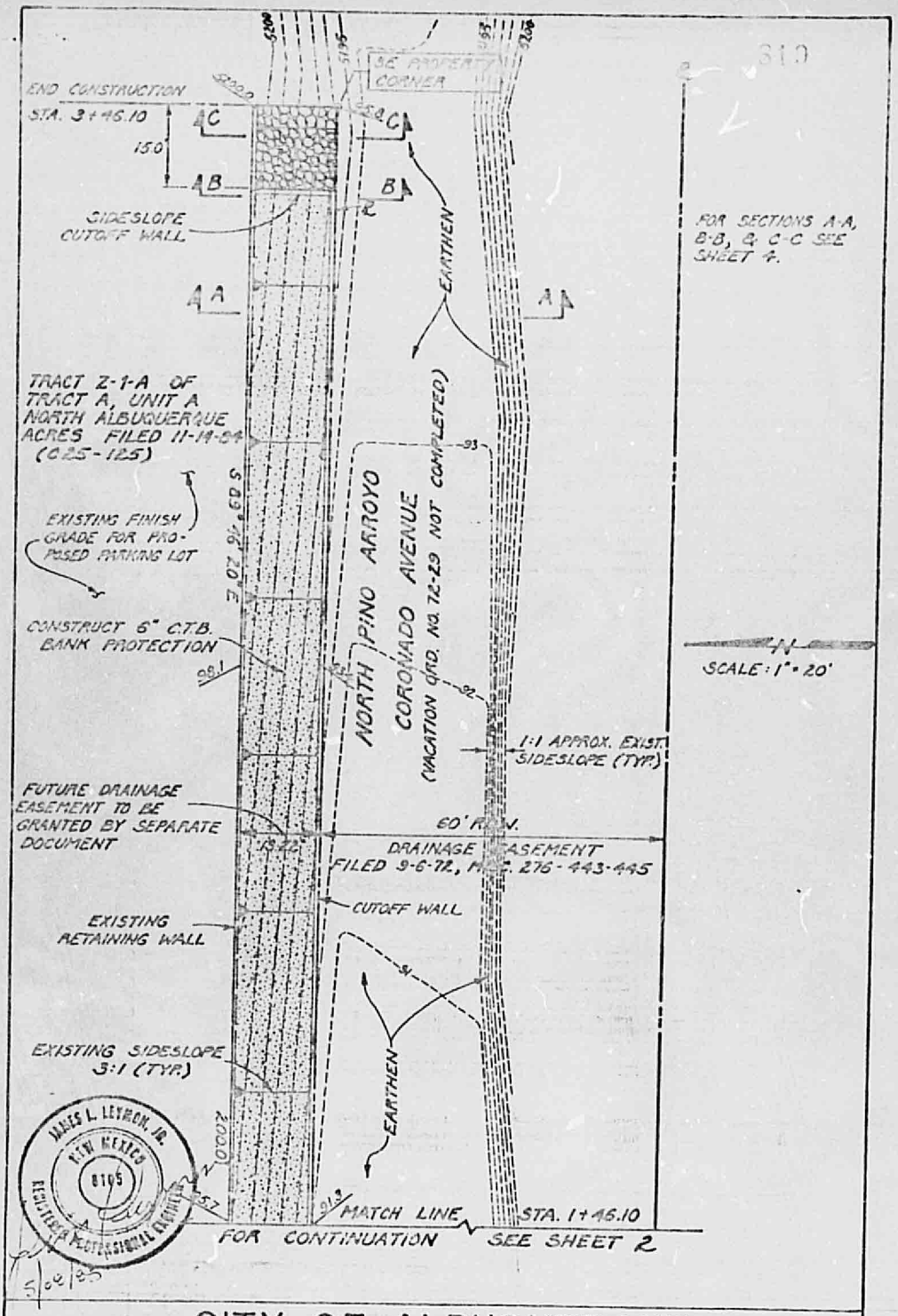


1. ALL STATIONING IS ALONG TOE OF NORTH SLOPE.
2. ALL SPOT ELEVATIONS ARE TOP OF FINISH C.T.B.
3. COMPACT EXISTING 3:1 SIDESLOPE TO 90% MODIFIED PROCTOR PRIOR TO C.T.B. PLACEMENT.
4. C.T.B. SHALL CONFORM TO N.M. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979, SECTION 304.

JAMES L. LEETMON, JR. NEW MEXICO 8105 REGISTERED PROFESSIONAL ENGINEER

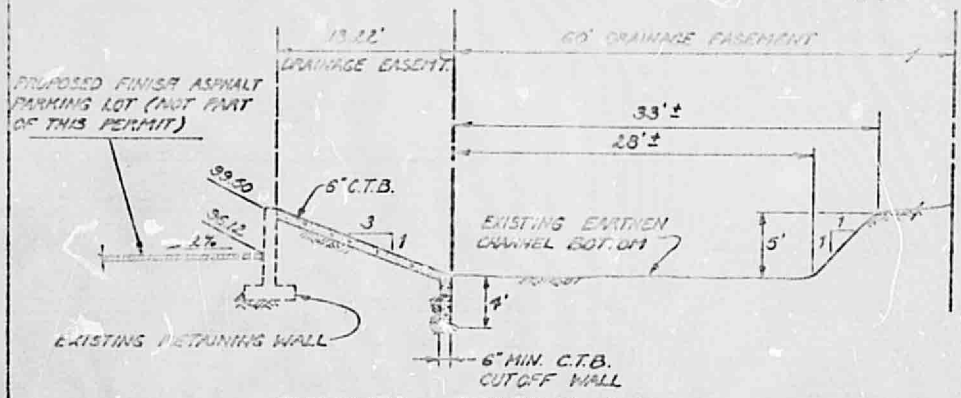
CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE
A.C.E. DESIGN			AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.
WATER RESOURCES			PERMIT NO. / MAP No.
CITY ENGINEER			SHEET 2 OF 4 / D-18



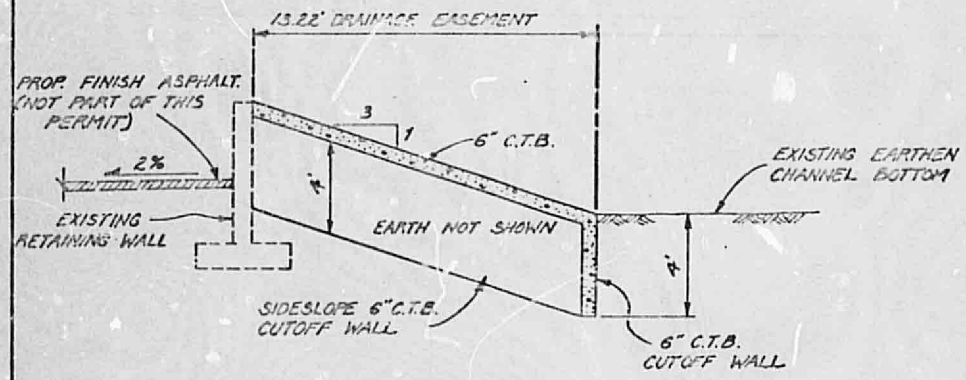
CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE
A.C.E. DESIGN			AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.
WATER RESOURCES			PERMIT NO. / MAP No.
CITY ENGINEER			SHEET 3 OF 4 / D-18



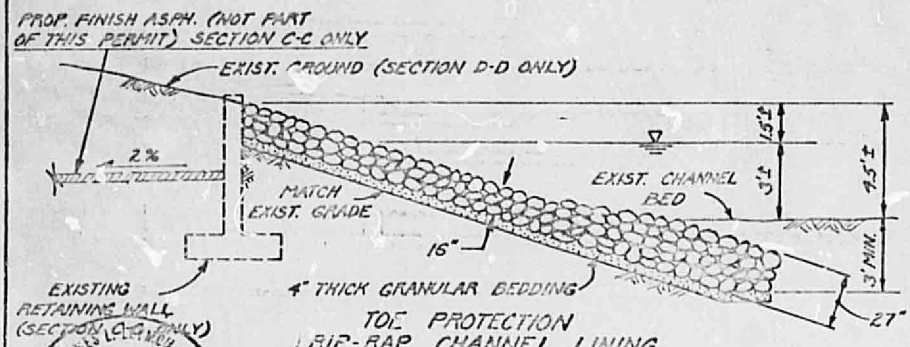
CHANNEL SECTION A-A

SCALE: 1" = 10'



SECTION B-B

SCALE: 1" = 5'



SECTION C-C / D-D

SCALE: 1" = 5'

JAMES L. CANON, JR. NEW MEXICO 6305 REGISTERED PROFESSIONAL ENGINEER 5/05/85

CITY OF ALBUQUERQUE

APPROVALS	ENGINEER	DATE	TITLE	
A.C.E. DESIGN			AMBERLEY SUITE HOTEL 7620 PAN AMERICAN FRWY.	
WATER RESOURCES			PERMIT NO.	MAP No.
CITY ENGINEER			SHEET 4 OF 4	D-18

GRANT OF EASEMENT

FOR

DRAINAGE EASEMENT

THIS INDENTURE made and executed this 28th day of June, 1985 by and between Amberley Associates in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, hereinafter called the Grantee.

WITNESSETH, that for valuable considerations the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair drainage facilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said facilities.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid drainage facilities.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except taxes due and owing the Treasurer of Bernalillo County* and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

* and the encumberances described in Exhibit B attached hereto and included herein by reference

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

Dedication to the City of Albuqerque, New Mexico, its successors and assigns, of the lands, right-of-way, and easements designated hereon is with the full and free consent and in accordance with the desire of the undersigned owner. This dedication is for drainage; flood control; and the construction, operation, and maintenance of related facilities. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as to the extent said portion is declared unnecessary for flood control and drainage by the City of Albuquerque, New Mexico. Any reversion shall be conveyed by quitclaim deed.

IN WITNESS WHEREOF, the parties have set their hands and seals this 24th day of April, 1985.

Joe R. Faulk, Jr., Managing Partner
Amberley Associates

STATE OF Texas)
ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 24th day of April, 1985 by Joe R. Faulk, Jr.

Notary Public

My commission expires:

4-26-86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1985 JUN 14 PM 1:41
Misc 3978 48-57
DOLORES C. WALKER
CO. CLERK & RECORDER
COUNTY

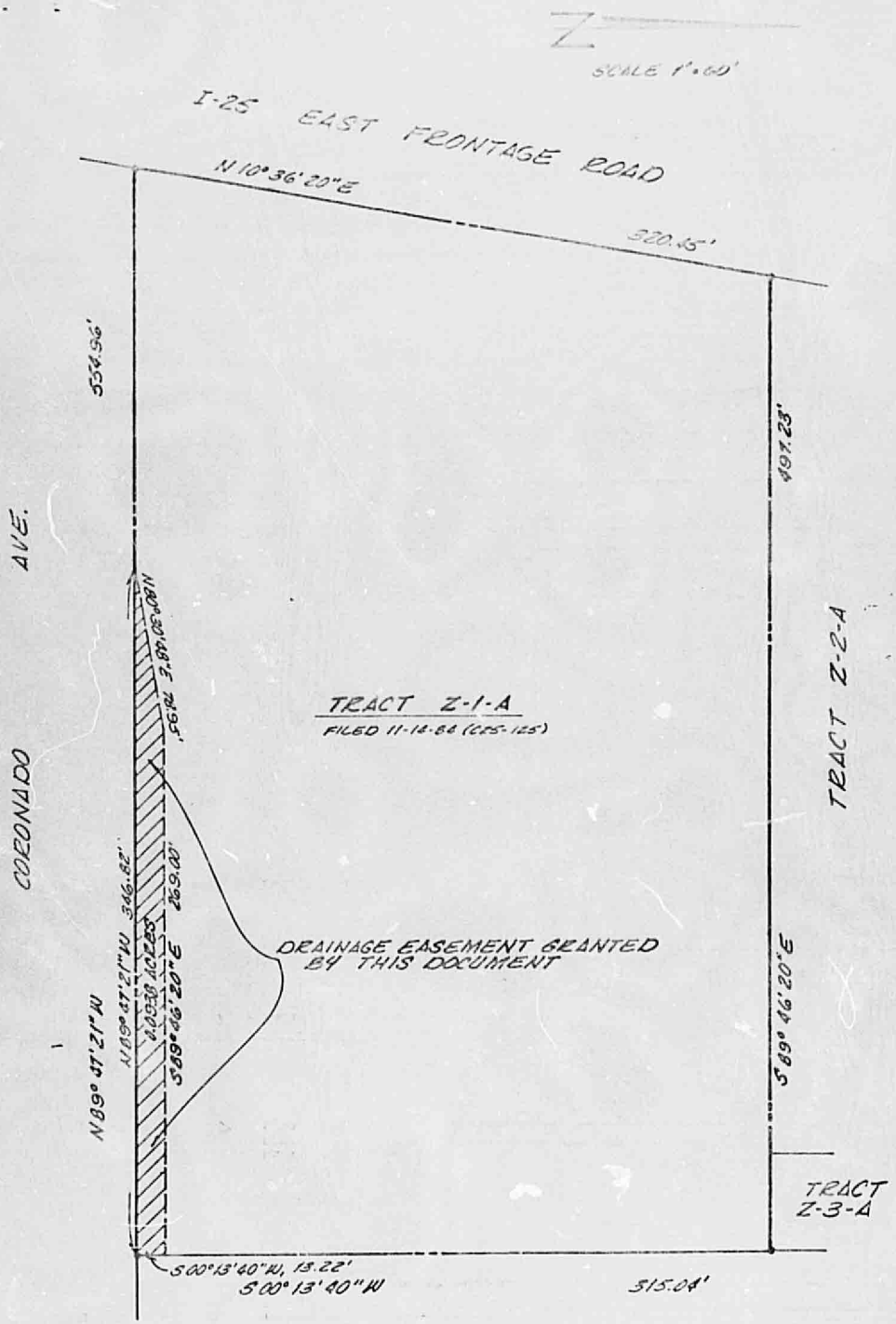

Z
SCALE 1" = 60'
I-25 EAST FRONTAGE ROAD
N 10° 36' 20" E
320.45'
554.96'
497.23'
CORONADO AVE.
N 89° 57' 21" W
N 89° 57' 21" W
346.62'
N 00° 03' 48" E
TRACT Z-1-A
FILED 11-14-84 (CFS-125)
TRACT Z-2-A
DRAINAGE EASEMENT GRANTED BY THIS DOCUMENT
S 89° 46' 20" E
269.00'
S 89° 46' 20" E
TRACT Z-3-A
S 00° 13' 40" W, 13.22'
S 00° 13' 40" W
315.04'
TRACT Y-A-1

EXHIBIT "A"

EXHIBIT B

51

1. Taxes for the year 1985, and subsequent years, not yet due or payable.

2. Reservations contained in Patent from the United States of America, recorded in Book 80, page 353, records of Bernalillo County, New Mexico. NOTE: The Company hereby insures the Insured against loss which the insured shall sustain by reason of damage to improvements now located on, or in the future constructed on, the land, resulting from the exercise of any right to use the surface of the land for the extraction or development of the minerals reserved in said Patent.

3. Restrictions recorded in Book 376, page 281, records of Bernalillo County, New Mexico.

4. Sanitary Sewer Easement in place along the westerly twenty feet of Parcel 1, and the rights of others to use Parcel 2 as a private access easement.

5. Easement rights, if any, relative to the Arroyo structure encroaching across the easterly portion of the southerly boundary of Parcel 1, as shown on the survey dated October 17, 1984, by Fred Sanchez, N.M.L.S. No. 4078. The Company will delete this exception upon receipt of acceptable proof that the encroachment has been removed.

6. Mortgage to secure an indebtedness in the amount of $8,600,000.00, dated December 18, 1984, recorded December 19, 1984 at 11:39 a.m. as Document No. 84-96544, records of Bernalillo County, New Mexico.
Mortgagor: Amberley Associates, a Texas general partnership
Mortgagee: Sandia Federal Savings and Loan Association

7. Mortgage to secure Obligations as set out therein, dated December 18, 1984, recorded December 19, 1984 at 11:40 a.m. as Document No. 84-96545, records of Bernalillo County, New Mexico.
Mortgagor: Amberley Associates, a Texas general partnership
Mortgagee: Sandia Federal Savings and Loan Association

8. Financing Statement and Security Agreements evidenced thereby, recorded on December 19, 1984, at 11:40 a.m. as Document No. 84-96547, records of Bernalillo County, New Mexico.
Debtor: Amberley Associates
Secured Party: Sandia Federal Savings and Loan Association

9. Profits Participation Agreement and Assignment dated December 18, 1984 , recorded December 19, 1984, at 11:40 a.m. as Document No. 84-96546, records of Bernalillo County, New Mexico.

InterFirst Bank Addison
Post Office Box
Addison, Texas
(214) 233-2029

Nancy K. Hoffmann
Vice President

FILED WITH CITY CLERK'S OFFICE

6/14/85 dw

May 2, 1985

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 622

AMOUNT: $10,471.60

Mr. Bob V. Stover
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Mr. Stover:

At the request of Amberley Associates, a general partnerhship, we establish our Irrevocable Letter of Credit in your favor for the account of Amberley Associates, to the extent of and not exceeding ten thousand four hundred seventy one and 60/100 ($10,471.60).

This Letter of Credit has been established to insure the completion of the Channel Improvement as described in Exhibit "B" attached, as provided by the Agreement between Amberley Associates, and the CITY OF ALBUQUERQUE which agreement is recorded in Book Misc. 238-A , at pages 810 to 820 , of the records of the County of Bernalillo, State of New Mexico (the "Agreement"). A Draft of Drafts for any amount up to, but not in excess of ten thousand four hundred seventy one and 60/100 ($10,471.60) is/are available at sight at InterFirst Bank Addison, Addison, Texas, between May 2, 1985 and January 22, 1986.

InterFirst Bank Addison
Post Office Box 498
Addison, Texas 75001
(214) 233-2029

Nancy F. Hardmann
Vice President

When presented for negotiation, the Draft is/are to be accompanied by the following documents:

The City's notarized certification stating that Amberley Associates has failed to comply with the terms of the Agreement, and also certifying that "the undersigned is Chief Administrative Officer of the City of Albuquerque and is authorized to sign this statement," and also certifying that the amount of the Draft does not exceed 125% of the cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of the Draft drawn and under and in compliance with the terms of this credit that such Draft will be duly honored on the presentation to the drawee if negotiated between May 2, 1985 and January 22, 1986.

The Draft drawn under this credit must be endorsed and contain the clause "Drawn under Letter of Credit Agreement No. 622 of InterFirst Bank Addison, Addison, Texas, dated May 2, 1985"; in the amount of such Draft must be endorsed on the reverse side thereof, and this Letter of Credit must be attached to that Draft which exhausts this credit.

InterFirst

InterFirst Bank Addison
Post Office Box 548
Addison, Texas 75001
(214) 233-2009

Nancy F. Hartmann
Vice President

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

This credit terminates at 4:00 o'clock p.m., New Mexico time, January 22, 1986.

INTERFIRST BANK ADDISON

Nancy F. Hartmann

Nancy F. Hartmann/Vice President

APPROVED AS TO FORM:

CITY OF ALBUQUERQUE

Assistant City Attorney

City Attorney

0118