



Stormwater Quality Plan Information Sheet and Inspection Fee Schedule

Project Name: _____

Project Location: (address or major cross streets/arroyo) _____

Plan Preparer Information:

Company: _____

Contact: _____

Address: _____

Phone Number: (O) _____ (Cell (optional)) _____

e-Mail: _____

Property Owner Information:

Company: _____

Contact: _____

Address: _____

Phone: _____

e-Mail: _____

I am submitting the ESC plan to obtain approval for:

___ Grading ___ Building Permit ___ Work Order Construction Plans

Note: More than one item can be checked for a submittal

Stormwater Quality Inspection fee: (based on development type and disturbed area)

Commercial	< 2 acres \$300 <input type="checkbox"/>	2 to 5 acres \$500 <input type="checkbox"/>	>5 acres \$800 <input type="checkbox"/>
Land/Infrastructure	< 5 acres \$300 <input type="checkbox"/>	5 to 40 acres \$500 <input type="checkbox"/>	>40 acres \$800 <input type="checkbox"/>
Multi - family	< 5 acres \$500 <input type="checkbox"/>	≥5 acres \$800 <input type="checkbox"/>	
Single Family Residential	<5 acres \$500 <input type="checkbox"/>	5 to 40 acres \$1000 <input type="checkbox"/>	> 40 acres \$1500 <input type="checkbox"/>

Plan Review fee is \$105 for the first submittal ☐ and \$75.00 for a resubmittal ☐

Total due equals the plan review fee plus the Stormwater Quality Inspection fee.

Total Due \$ _____

If you have questions, please contact Doug Hughes, Stormwater Quality 924-3420, jhughes@cabq.gov

Stewart Title
Gail Torino GF# 724782

SPECIAL WARRANTY DEED

For consideration paid, RED SHAMROCK 4, LLC, a New Mexico limited liability company, hereby grants to LEARNING LAB DEVELOPMENT SJC, LLC, a New Mexico limited liability company, with an address of PO Box 9043, Albuquerque, NM 87119, the real estate located in Bernalillo County, New Mexico, more particularly described as follows:

Lot numbered Nine-B (9-B), of Plat for Lots 8-A, 8-B, 8-C, 9-A, 9-B and 9-C of COORS PAVILION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 2021, in Plat Book 2021C, Page 62, as Doc. No. 2021061777

Together with a non-exclusive Private Access and Surface Drainage Easement as set forth on the plats recorded in Map Book 2017C, folio 42 and Plat Book 2021C, Page 62, records of Bernalillo County, New Mexico

SUBJECT TO matters set forth on Exhibit A attached hereto.

with special warranty covenants.

EXECUTED as of June 4, 2021.

Red Shamrock 4, LLC,
a New Mexico limited liability company

By: [Signature]
Joshua J. Skarsgard, Managing Member
Trishakvern, Authorized Signor

STATE OF NEW MEXICO)
) §
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 4th day of June, 2021 by Joshua J. Skarsgard, Managing Member of Red Shamrock 4, LLC, a New Mexico limited liability company. Trishakvern
Authorized Signor

[Signature]
Notary Public

My commission expires:

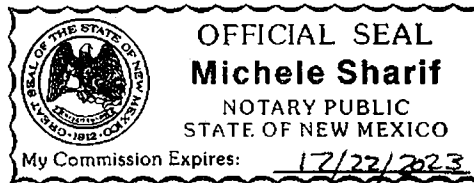


Exhibit A

Permitted Exceptions

1. Taxes of the year 2022, and thereafter.
2. Easements and Notes as shown, noted and provided for on the plat in Plat Book C35, page 29, records of Bernalillo County, New Mexico.
3. Easements, Notice of Subdivision Plat Conditions and Notes as shown, noted and provided for on the plat recorded March 12, 1998 in Plat Book 98C, page 68, records of Bernalillo County, New Mexico.
4. Declaration of Easements, Covenants and Conditions recorded December 13, 2016 as document number 2016116329; First Amendment to Declaration of Easements Covenants and Restrictions "Coors Pavilion" recorded September 25, 2019, as Doc. No. 2019081522, records of Bernalillo County, New Mexico.
5. Declaration of Temporary Storm Water Drainage Easement recorded January 19, 2017 as document number 2017005194, records of Bernalillo County, New Mexico.
6. Unrecorded Lease by and between Red Shamrock Investments, LLC, a New Mexico limited liability company; Red Shamrock 10, LLC, a New Mexico limited liability company and Retail Equity Development 6, LLC, a New Mexico limited liability company, as Landlord, and Starbucks Corporation, a Washington corporation, as Tenant, as evidenced by that certain Memorandum of Lease recorded April 7, 2017 as document number 2017033172 and April 12, 2017 as document number 2017034619, records of Bernalillo County, New Mexico.
7. Exclusive uses contained in Memorandum of Lease recorded April 7, 2017 as document number 2017033172 and April 12, 2017 as document number 2017034619, records of Bernalillo County, New Mexico.
8. Private Access and Surface Drainage Easement affecting the northerly and westerly portions of the property; easement for public utilities ten (10) feet in width affecting the westerly ten (10) feet of the property; easement for private sanitary sewer, and maintenance provisions therefor, ten (10) feet in width affecting a westerly portion of the property; nineteen (19) foot by five (5) foot public water easement affecting a westerly portion of the property and Private Surface Drainage Easement, and maintenance provisions therefore, affecting the property, restrictions and notes as set forth on the plat recorded in Map Book 2017C, folio 42, records of Bernalillo County, New Mexico.
9. Terms, provisions, conditions, restrictions and stipulations contained in that certain Exclusive Use Restriction dated December 4, 2020, by and between Red Shamrock 4, LLC, a New Mexico limited liability company, and 10 Boats Coors, Blvd NM, LLC, recorded December 7, 2020, as Doc. No. 2020123238, records of Bernalillo County, New Mexico.

10. Permanent Easement, and incidental purposes thereto, granted to the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision recorded March 23, 2021, as Doc. No. 2021034015, records of Bernalillo County, New Mexico.
11. Agreement to Construct Public and/or Private Infrastructure Improvements recorded May 19, 2021, as Doc. No. 2021059504, records of Bernalillo County, New Mexico.
12. Private Access and Surface Drainage Easement, and incidental purpose thereto, reserved along the easterly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 2021C Page 62 records of Bernalillo County, New Mexico.
13. A twenty foot (20') Public Water Easement, and incidental purpose thereto, reserved along the northerly portion of the premises, as shown on the recorded plat, recorded in Plat Book 2021C Page 62 records of Bernalillo County, New Mexico.