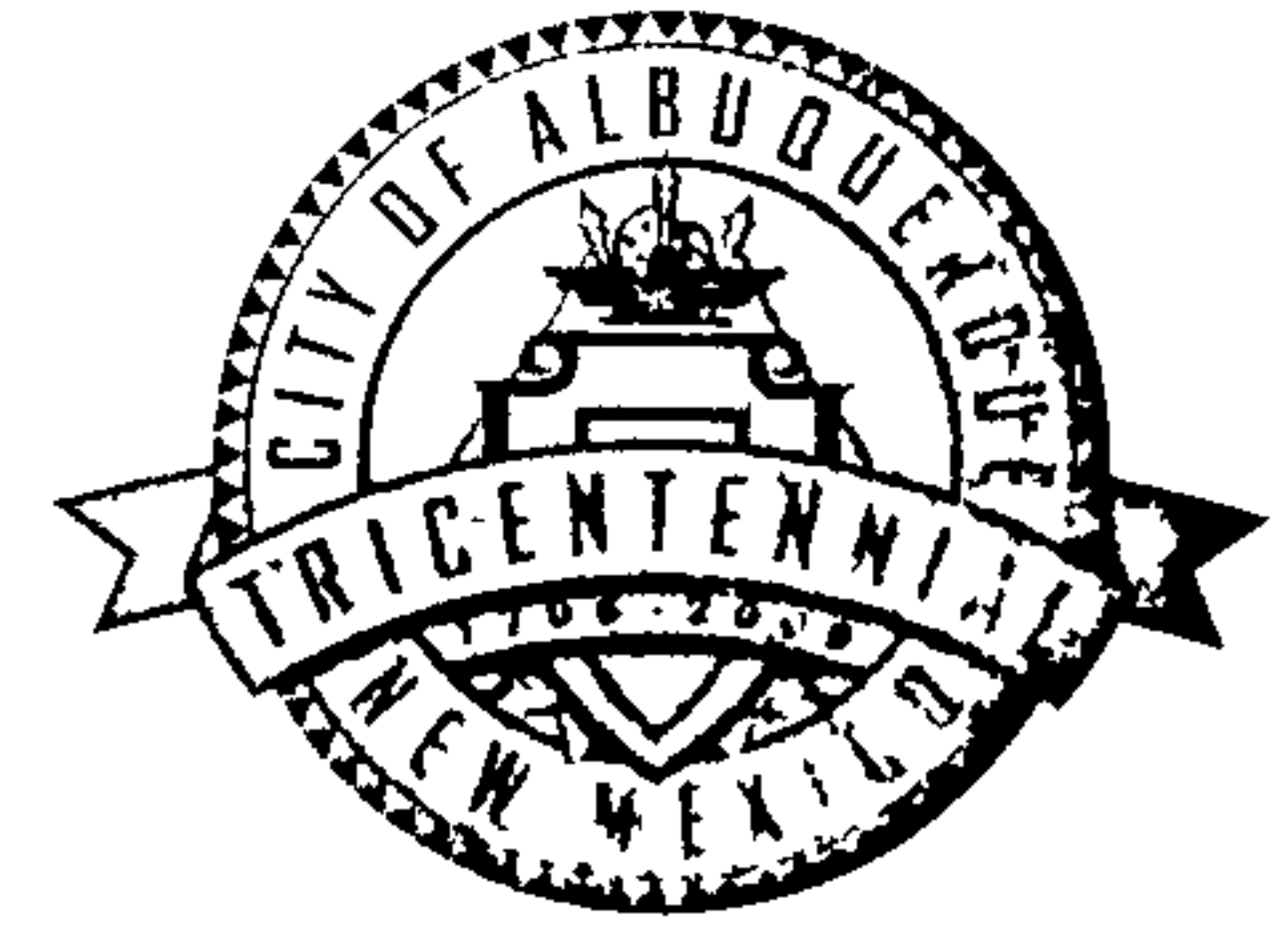


CITY OF ALBUQUERQUE



November 3, 2006

Mr. Eufracio Sabay, P.E.
BJM DEVELOPMENT CONSULTANT
8624 Casa Verde Avenue NW
Albuquerque, NM 87120

Re: HERCULES INDUSTRIES, (G-15/D65)
499 Industrial Avenue NE
Paving, Grading & SO-19 Plan
Engineer's Stamp, 03/29/2006
Certification Engineer's Stamp 10/18/2006

Dear Mr. Sabay,

P.O. Box 1293

Thank you for providing an Engineer Certification for Paving, Grading and SO-19 of the above referenced plan. It will be placed in the project file

Albuquerque

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept.-Hydrology
Development and Building Services

New Mexico 87103

www.cabq.gov

C: Bernie Montoya
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: HERCULES INDUSTRIES 499 INDUSTRIAL AVE. N.E.

ZONE MAP/DRG. FILE # G15-D65

DRB #:

PC#:

WORK ORDER#:

LEGAL DESCRIPTION: TRACT 1A-1C-1 ROADRUNNER INDUSTRIAL PARK

CITY ADDRESS: **499 INDUSTRIAL AVE. N.E.**

ENGINEERING FIRM:

ADDRESS: **BJM CONSULTING**

CITY, STATE: **ALBUQUERQUE, NEW MEXICO**

CONTACT: **BERNIE MONTOYA**

PHONE: **250.7719** FAX **839-0451**

ZIP CODE: **87120**

OWNER: **HERCULES INDUSTRIES**

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT

PHONE:

ZIP CODE:

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL

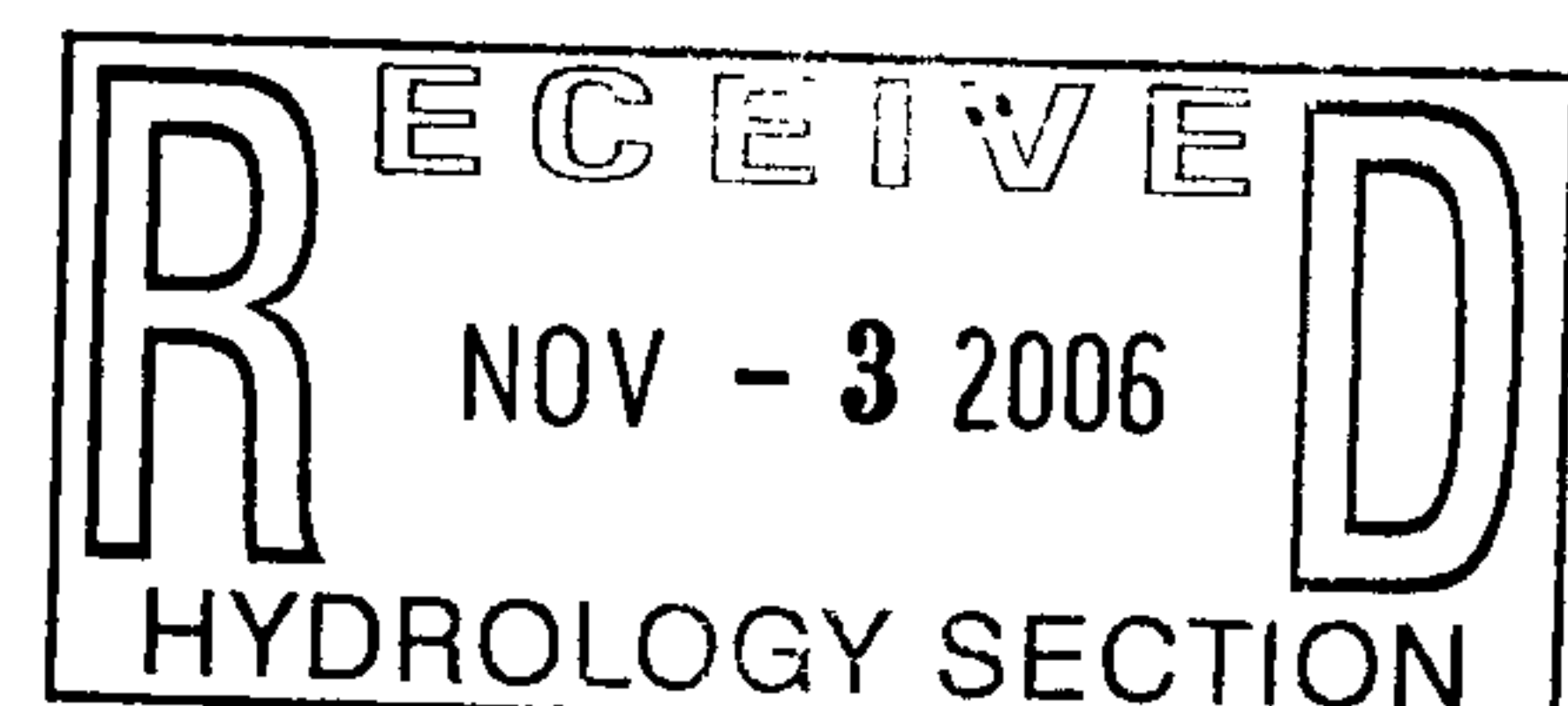
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) GRADING/PAVING
CERTIFICATION

SD-19 approved by Ed Elwell

DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





May 5, 2006

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Hercules Industries, 499 Industrial Ave NE, Grading and Drainage Plan
Engineer's Stamp dated 3-29-06 (G15-D65)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 3-30-06, the above referenced plan is approved for ~~Building~~ ^{Paving and Grading} Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

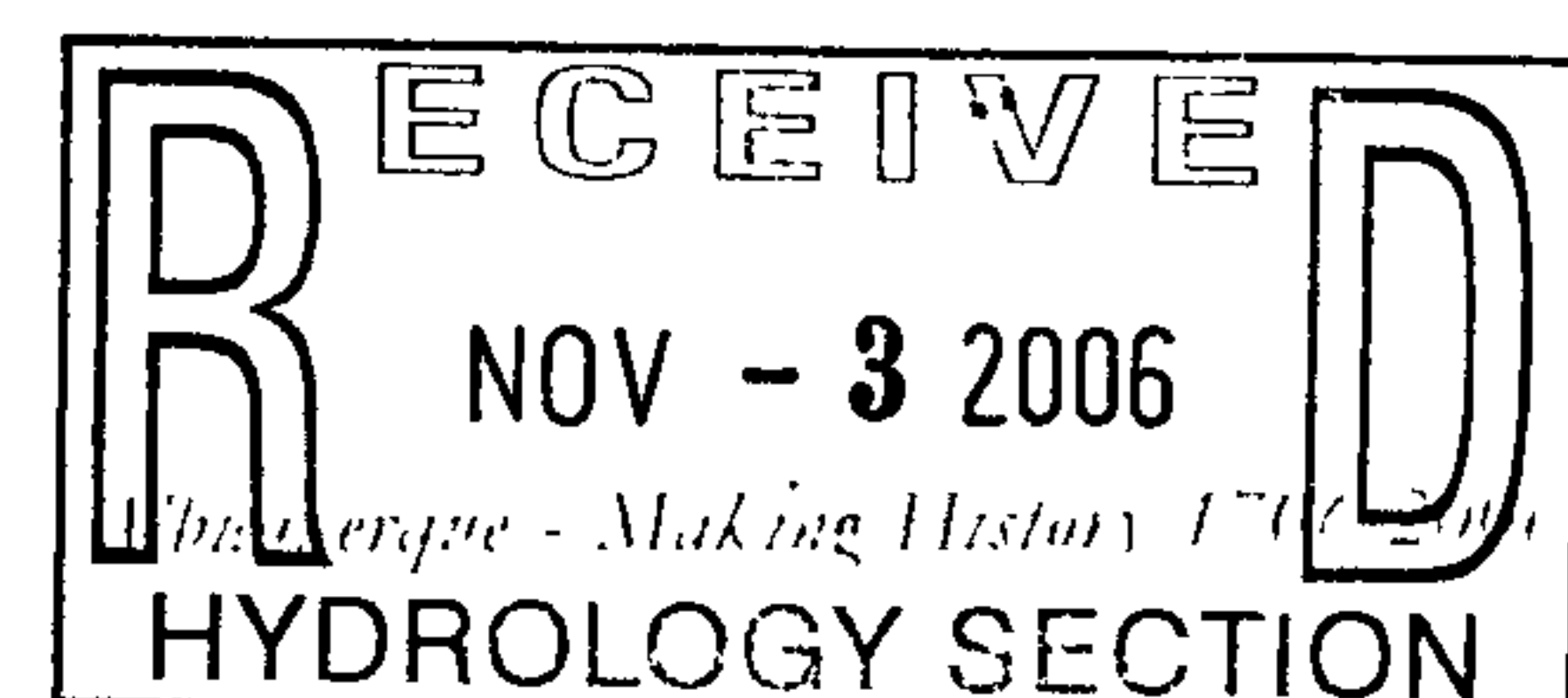
www.cabq.gov

If you have any questions, you can contact me at 924-3981.

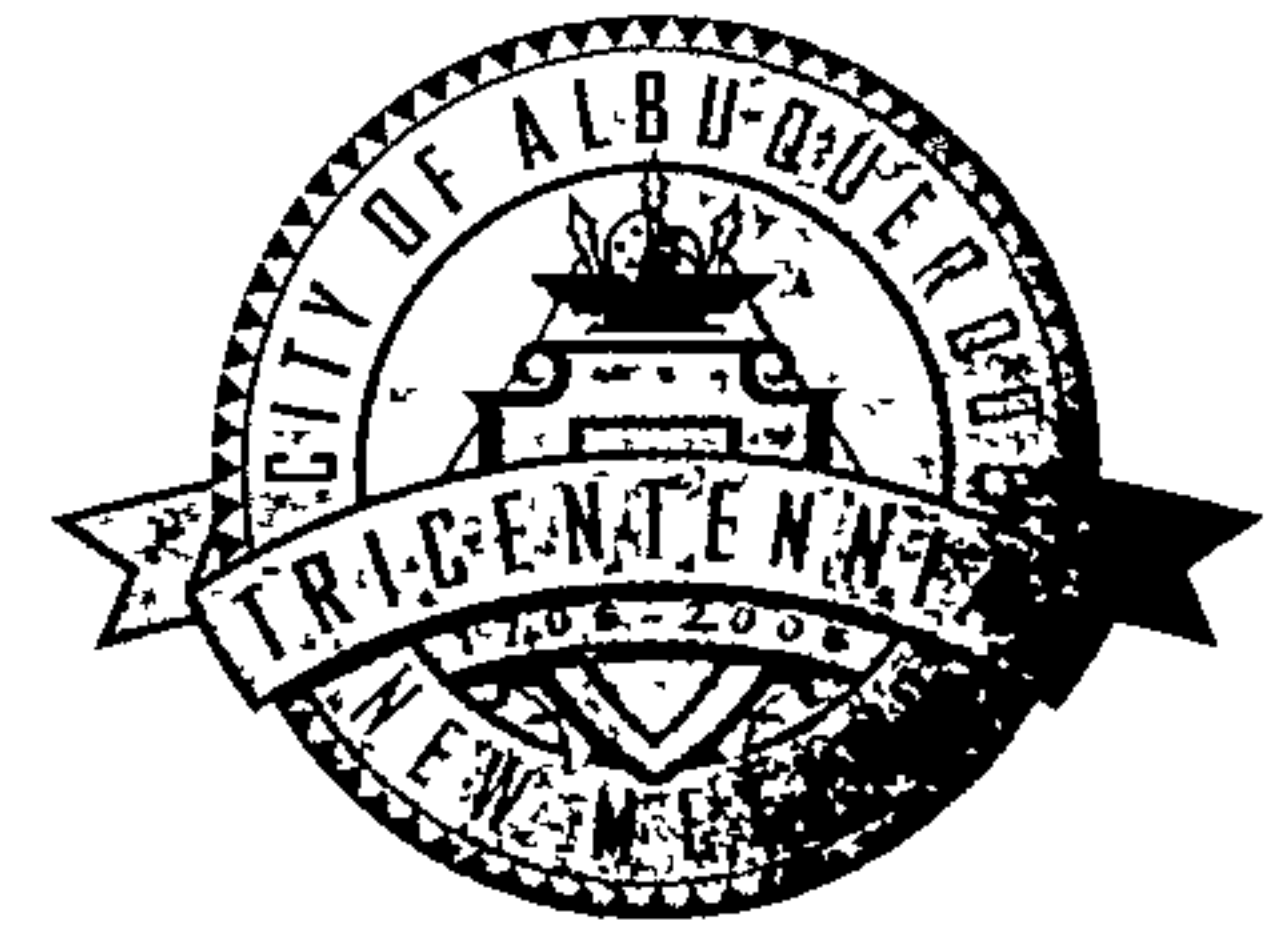
Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Edward Elwell, DMD Street / Storm Maintenance
Liz Sanchez, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File



CITY OF ALBUQUERQUE



May 5, 2006

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Hercules Industries, 499 Industrial Ave NE, Grading and Drainage Plan
Engineer's Stamp dated 3-29-06 (G15-D65)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 3-30-06, the above referenced plan is approved for ~~Building~~ ^{Paving and Grading} Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Edward Elwell, DMD Street / Storm Maintenance
Liz Sanchez, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: HERCULES INDUSTRIES ZONE MAP/DRG. FILE # 615/D65
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 1A-1C-1
CITY ADDRESS: _____

ENGINEERING FIRM: BJM CONSULTING
ADDRESS: 8624 Casa Verde Ave NW
CITY, STATE: Albuquerque N.Mex

CONTACT: Bernie J. Montoya
PHONE: 250-7719
ZIP CODE: 87121

OWNER: Hercules Industries
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Advanced Engineering
ADDRESS: _____
CITY, STATE: _____

CONTACT: Shawn
PHONE: 899-5570
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

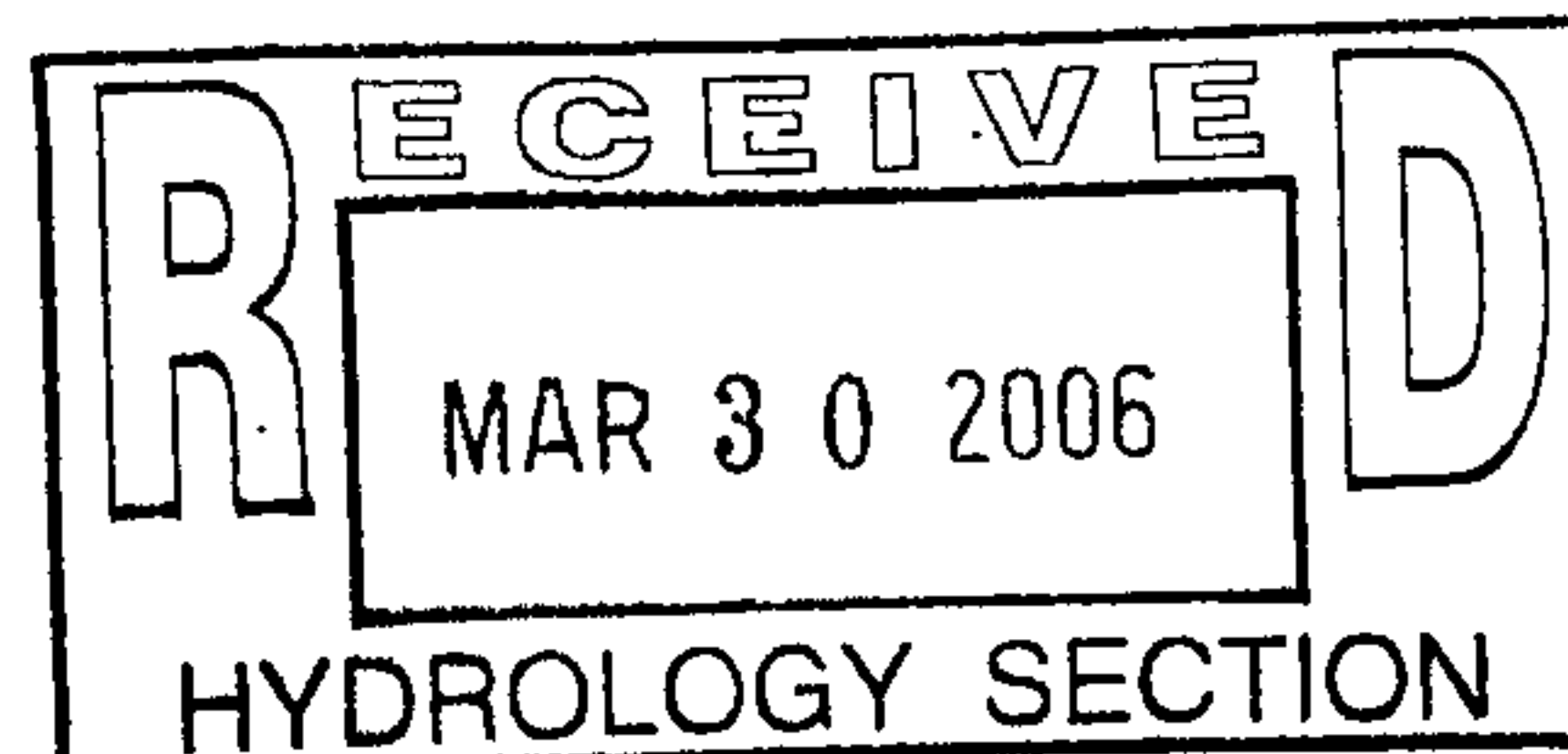
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☒ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
5019 OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Bernie J. Montoya DATE: 3/30/2006

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 9, 2001

Mark Goodwin, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

Attn: Amy Driscoll

***RE: CLARKE EQUIPMENT (G15-D57). GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBRUARY 2,
2001.***

Dear Mr. Goodwin:

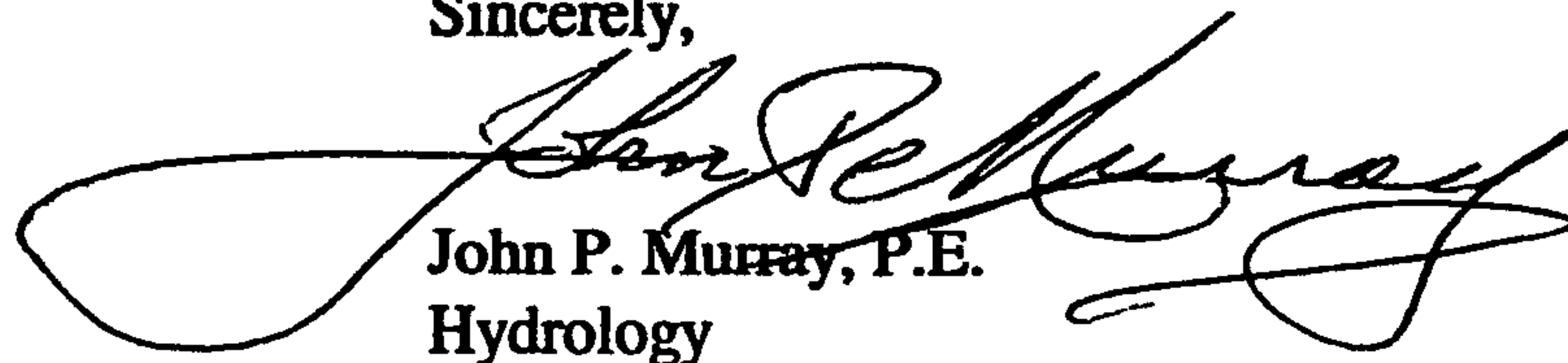
Based on the information provided on your February 2, 2001 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology,

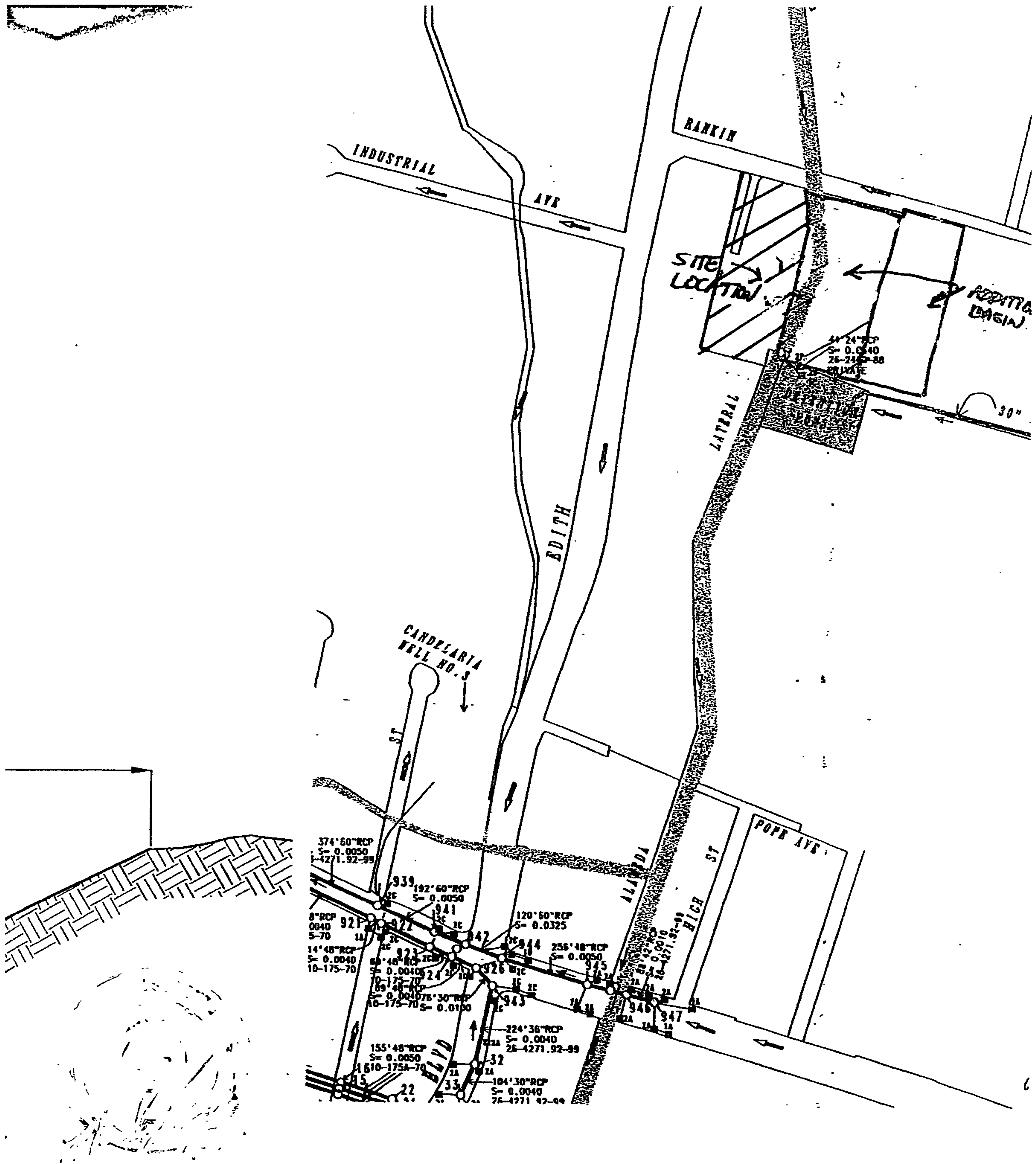
Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

✓ c: Terri Martin
File



DECLARATION OF DRAINAGE EASEMENT AND COVENANT

Jeffrey B. Martin, Trustee of The Jeffery B. Martin Revocable Trust, dated June 14, 1994 ("Martin"), hereby grants the following Drainage Easement and Covenant, effective the 30th day of January, 1999.

BACKGROUND

Martin is the owner of Tract No. 1A-1, Plat of Roadrunner Industrial Park within Section 4, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, New Mexico as the same is shown and designated on said Plat thereon filed in the Office on the County Clerk of Bernalillo County, New Mexico on July 30, 1987 in Volume C34, Folio 65 ("Property").

Martin has caused the Property to be subdivided into two (2) separate tracts. Such tracts are designated as 1A-1A and 1A-1B, pursuant to Plat of Tracts 1A-1A and 1A-1B Roadrunner Industrial Park, filed at Book 99C, page 18, on January 28, 1999. For purposes of this Declaration, Tract 1A-1B will be designated as the Dominant Estate and Tract 1A-1A will be designated as the Subservient Estate.

Due to the natural slope and terrain of the Property, surface drainage from the Dominant Estate, currently drains over and across the Subservient Estate in accordance with an "Industrial park Master Drainage Plan" dated May 20, 1987 as filed with the City of Albuquerque, a copy of which is attached hereto as Exhibit A ("Drainage Plan"). The purpose of this Declaration is to assure that the historical drainage for the Dominant Estate is not adversely affected by the platting and transfer of the Subservient Estate.

DECLARATION AND GRANT

Dominant
Estate → 1A-1B
Subservient → 1A-1A
Estate

In accordance with the foregoing, Martin hereby grants an easement, and declares a covenant affecting the Subservient Estate, for the benefit of the Dominant Estate as follows:

Notwithstanding any subsequent transfer of the title, ownership, use, or other attribute of the Subservient Estate, the Dominant Estate shall be entitled to discharge any and all surface drainage from the Dominant Estate onto, over, and across the Subservient Estate in accordance with the Drainage Plan. The Subservient Estate may channel, berm, or otherwise control drainage flow across the Subservient Estate, provided that such actions do not cause water to pond or be collected on the Dominant Estate, except as shown on the Drainage Plan. This Declaration will run with the land and will remain in effect and be fully enforceable by the Dominant Estate, notwithstanding that increased development, construction, paving, or other such activities on the Dominant Estate may increase the surface flow of drainage waters delivered to the Subservient Estate. The Dominant Estate shall not have any obligation to pay for, construct, or otherwise maintain any drainage facility on the Subservient Estate.

The foregoing Declaration shall be in perpetuity or until modified or amended with the written consent of the owner(s) of the Dominant Estate.

The Jeffery B. Martin Revocable Trust



Mary Herrera

Bern. Co. EASE

R 25.00

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Page: 1 of 10

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Jeffrey B. Martin, Trustee



Judy D. Woodward

Bern. Co. ADDN

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Page: 2 of 11

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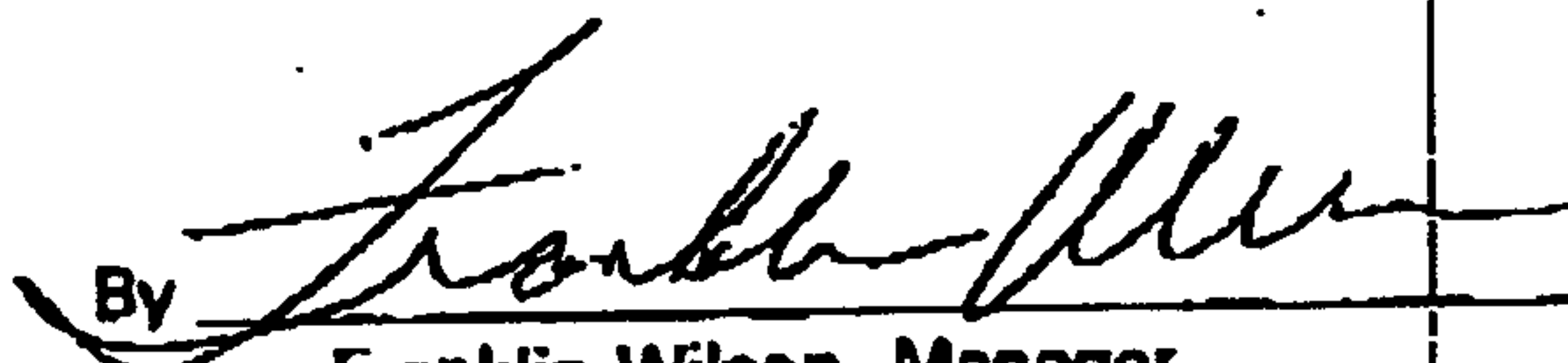
APPROVED BY:

Wilson Family L.L.C.,
a New Mexico limited liability company

Date:

1/28/99

By



Franklin Wilson, Manager

ACKNOWLEDGMENTS

STATE OF Colorado)
)ss.
COUNTY OF Denver)This instrument was acknowledged before me on this 29th day of January, 1999 by
~~Jeffrey B. Martin, Trustee on behalf of The Jeffery B. Martin Revocable Trust, dated June 14, 1994.~~VOLKER SCHURR
NOTARY PUBLICMy Commission Expires STATE OF COLORADO

My Commission Expires May 22, 2000


Notary PublicSTATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)This instrument was acknowledged before me on this 28th day of January, 1999 by
Frank Wilson, Manager of Wilson Family L.L.C., a New Mexico limited liability company.

My Commission Expires:

June 14, 2002 
Notary Public

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Mary Herrera

Bern. Co. ERSE

R 25.00

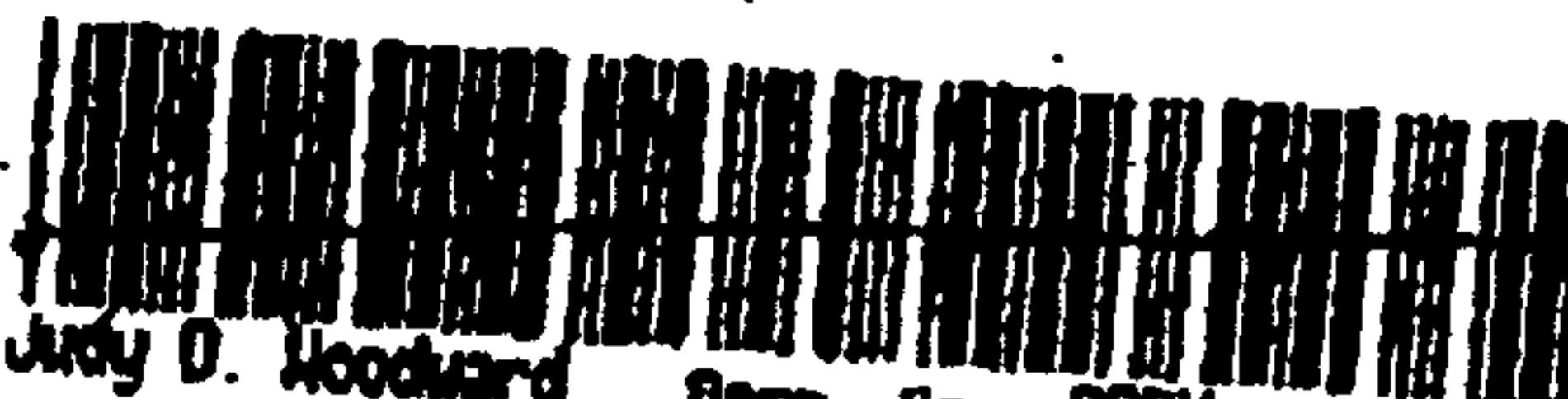
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Judy D. Woodward

Bern. Co. R00N

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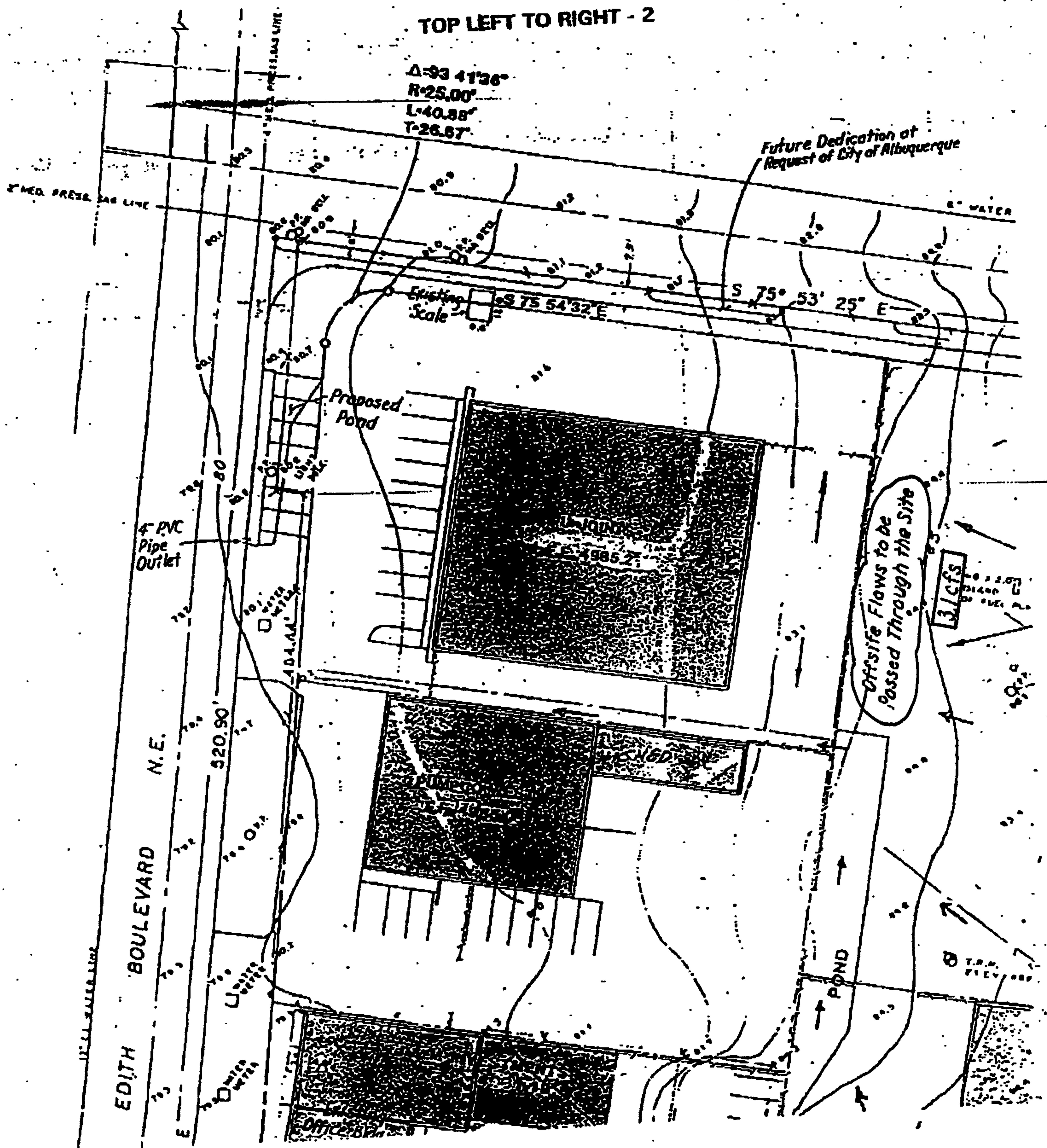
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Mary Herrera

Bern. Co. EASE

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D. Woodward Bern. Co. ADON

R 27.00

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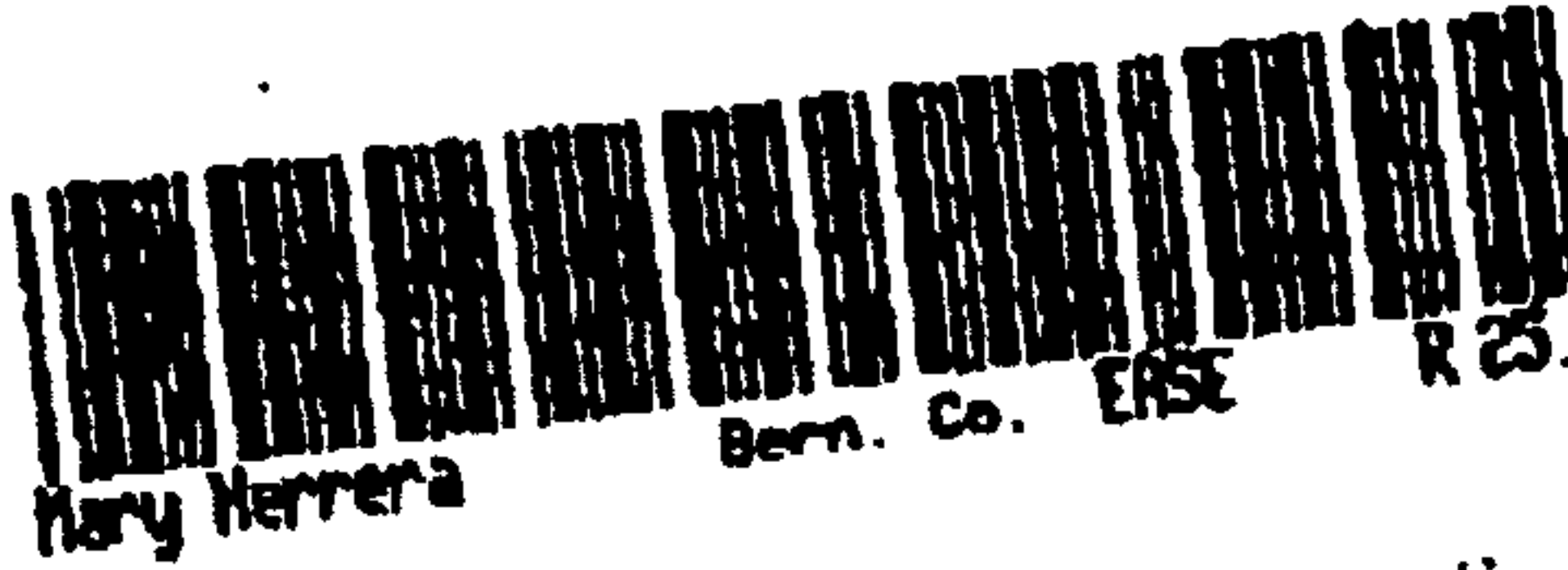
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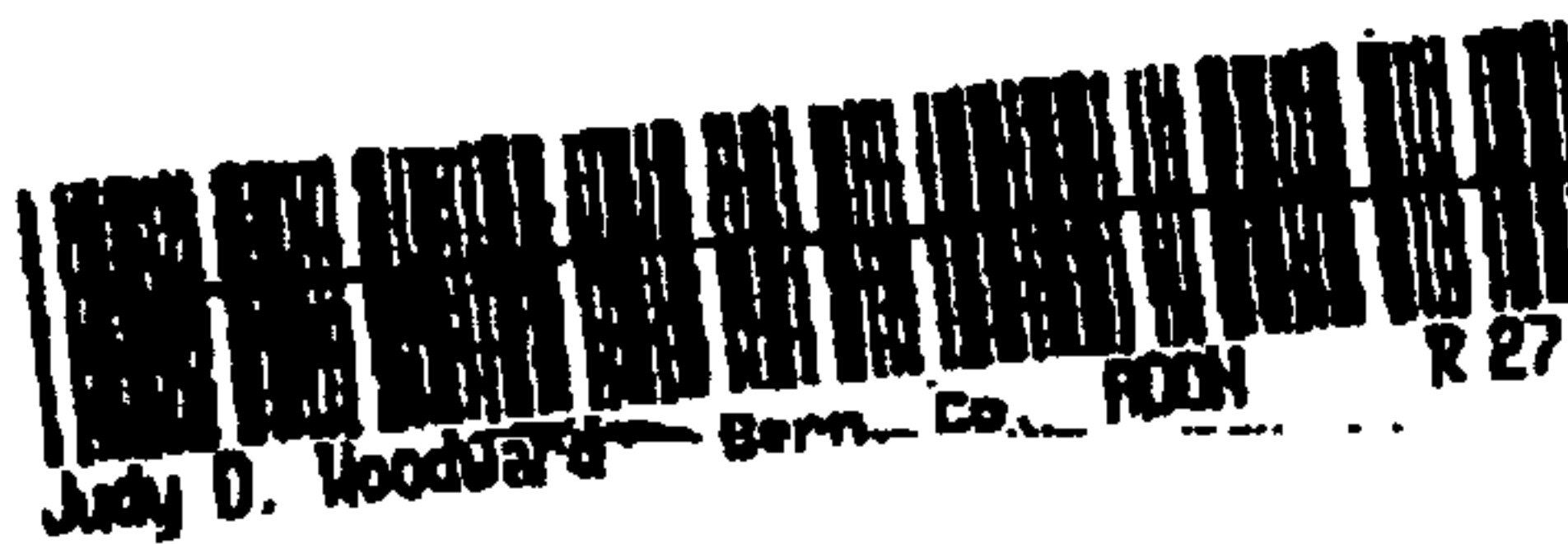
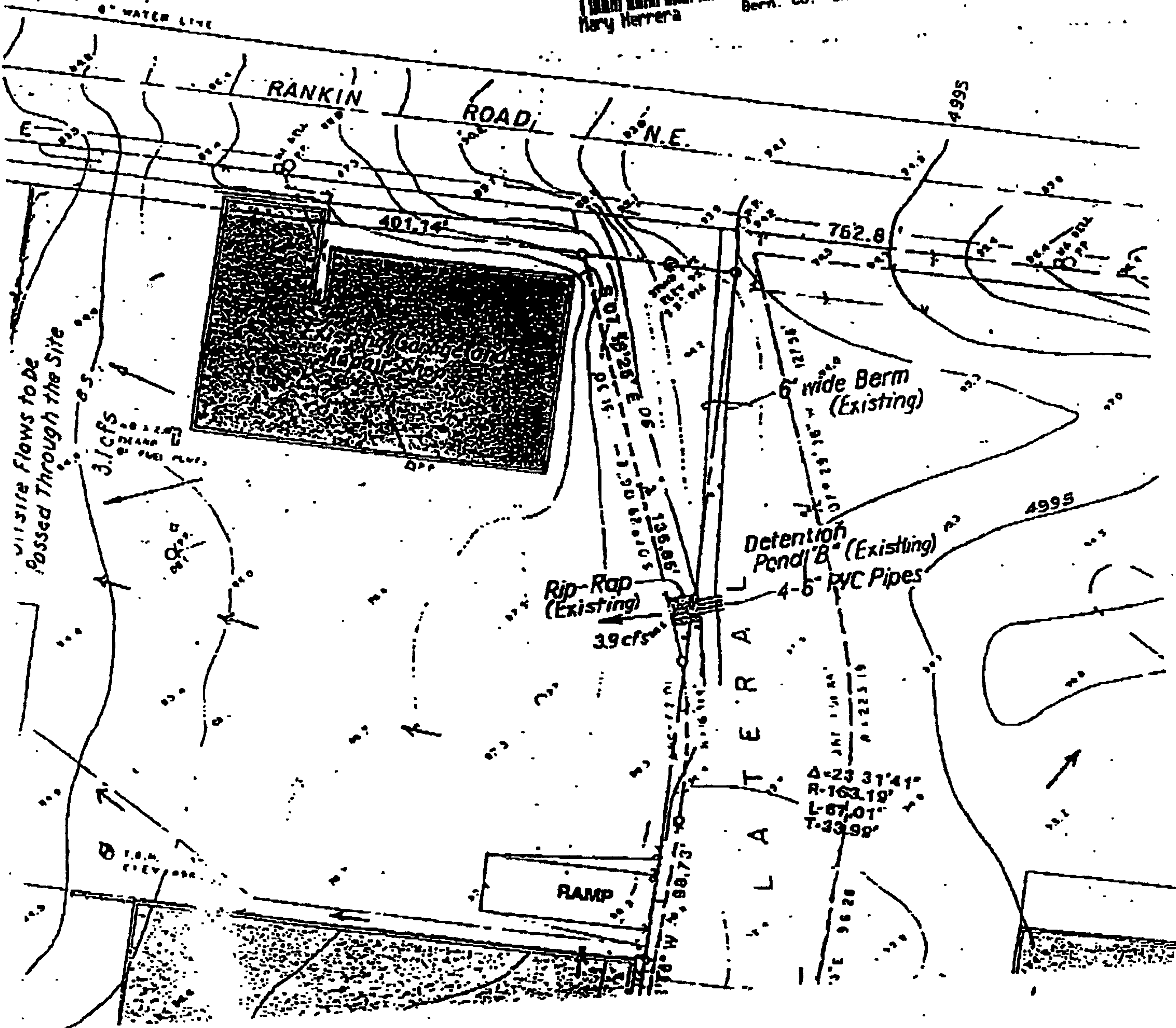
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of Albuquerque



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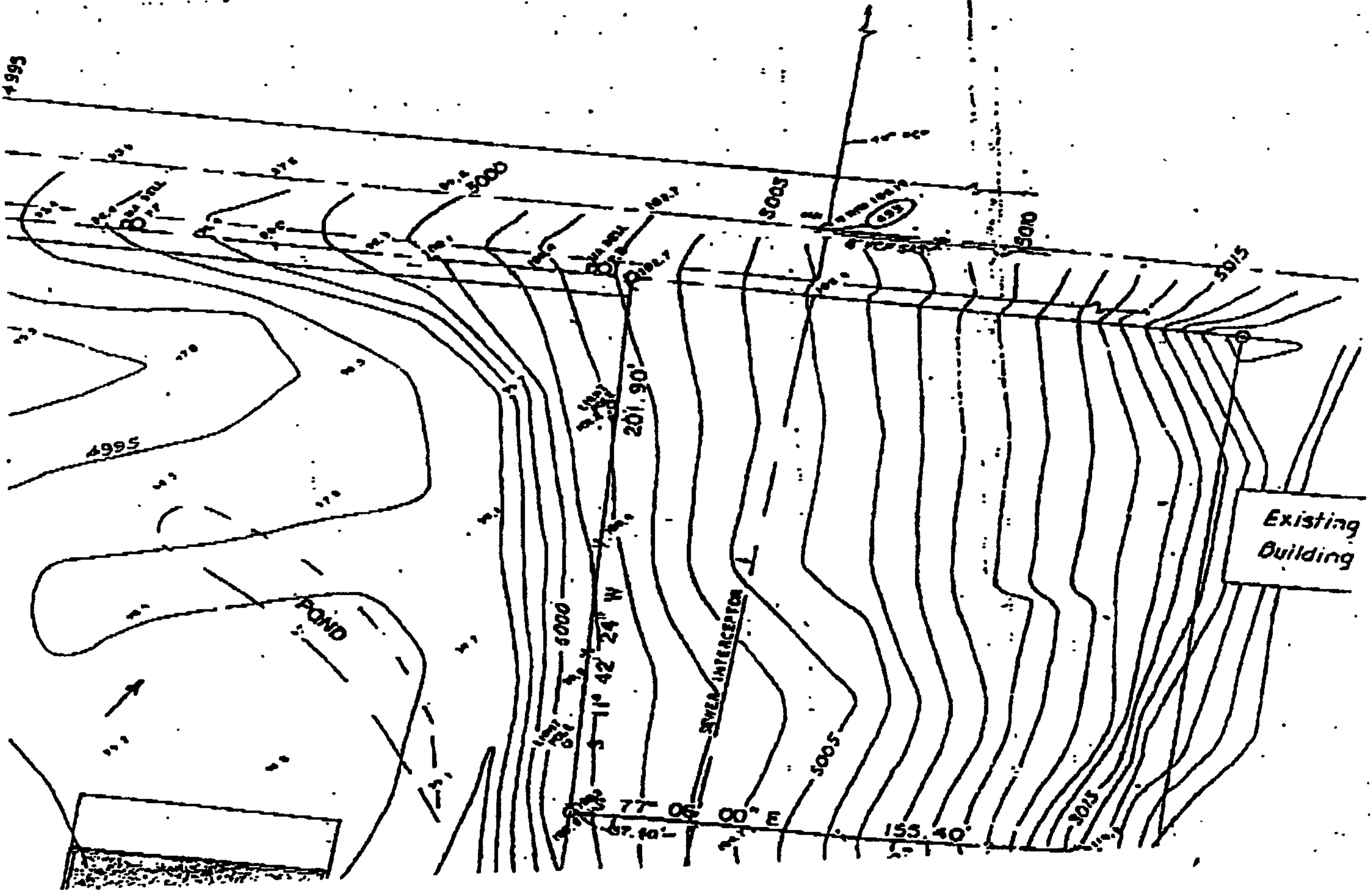


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Mary Herrera

Bern. Co. ERSE

R 25.00



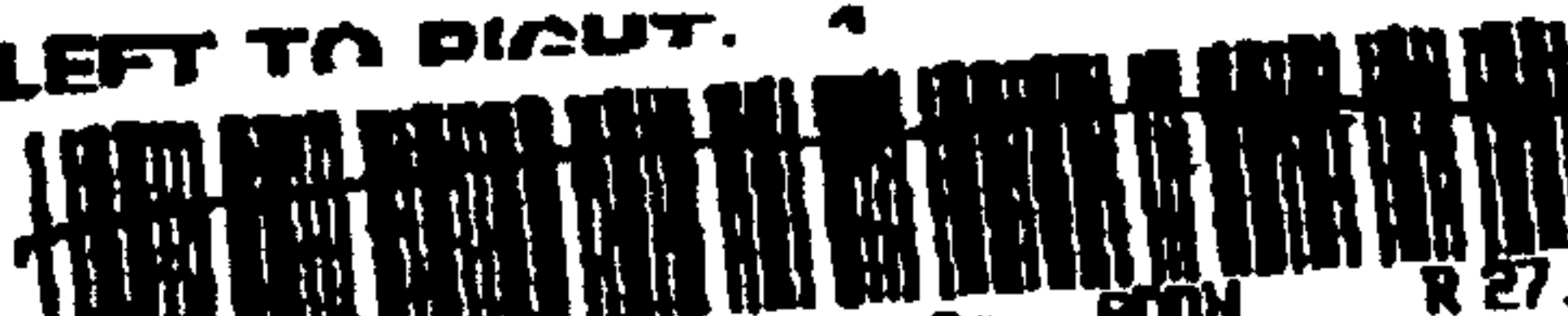
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Judy D. Woodward

Bern. Co. RICH

R 27.00

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Judy D. Woodward

Bern. Co. RICH

R 27.00