

CITY OF ALBUQUERQUE



November 8, 2007

Phil Clark, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

**Re: Day Care Center,
3301 Alta Monte NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 3/3/06 (G16/D118)
Certification dated 11/06/07**

Mr. Clark:

P.O. Box 1293

Based upon the information provided in your submittal received 11/07/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker-Hydrology, Planning Dept.
Development and Building Services

www.cabq.gov

C: CO Clerk – Kartrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Indian Acres Day Care Ctr. ZONE MAP/DRG. FILE # G16/D118
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 841, Block A of Indian Acres
CITY ADDRESS: 3301 Alta Monte NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Kory Baker CONTACT: 384-3112
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Phil Turner CONTACT: Phil
ADDRESS: _____ PHONE: 379-4301
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Kory CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

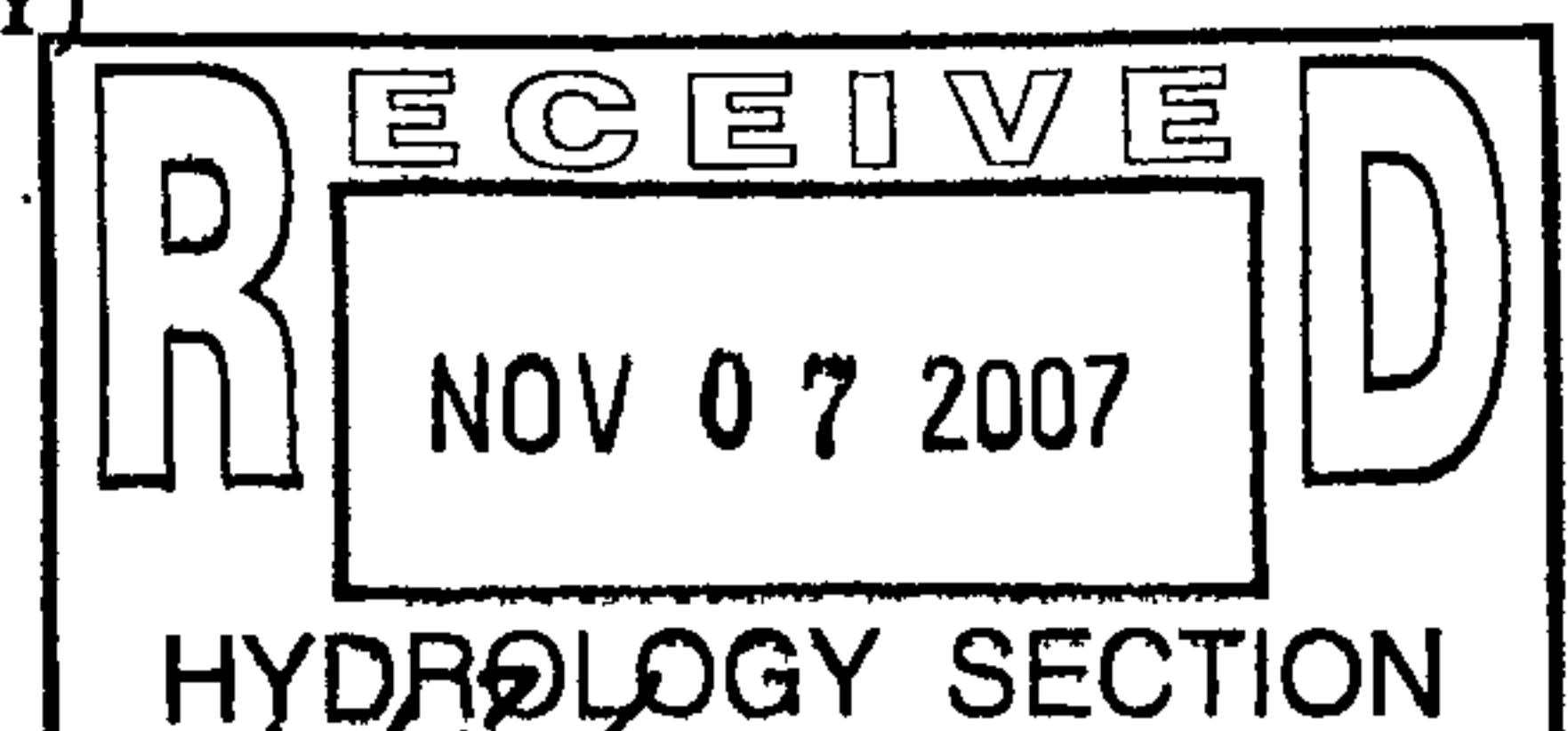
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

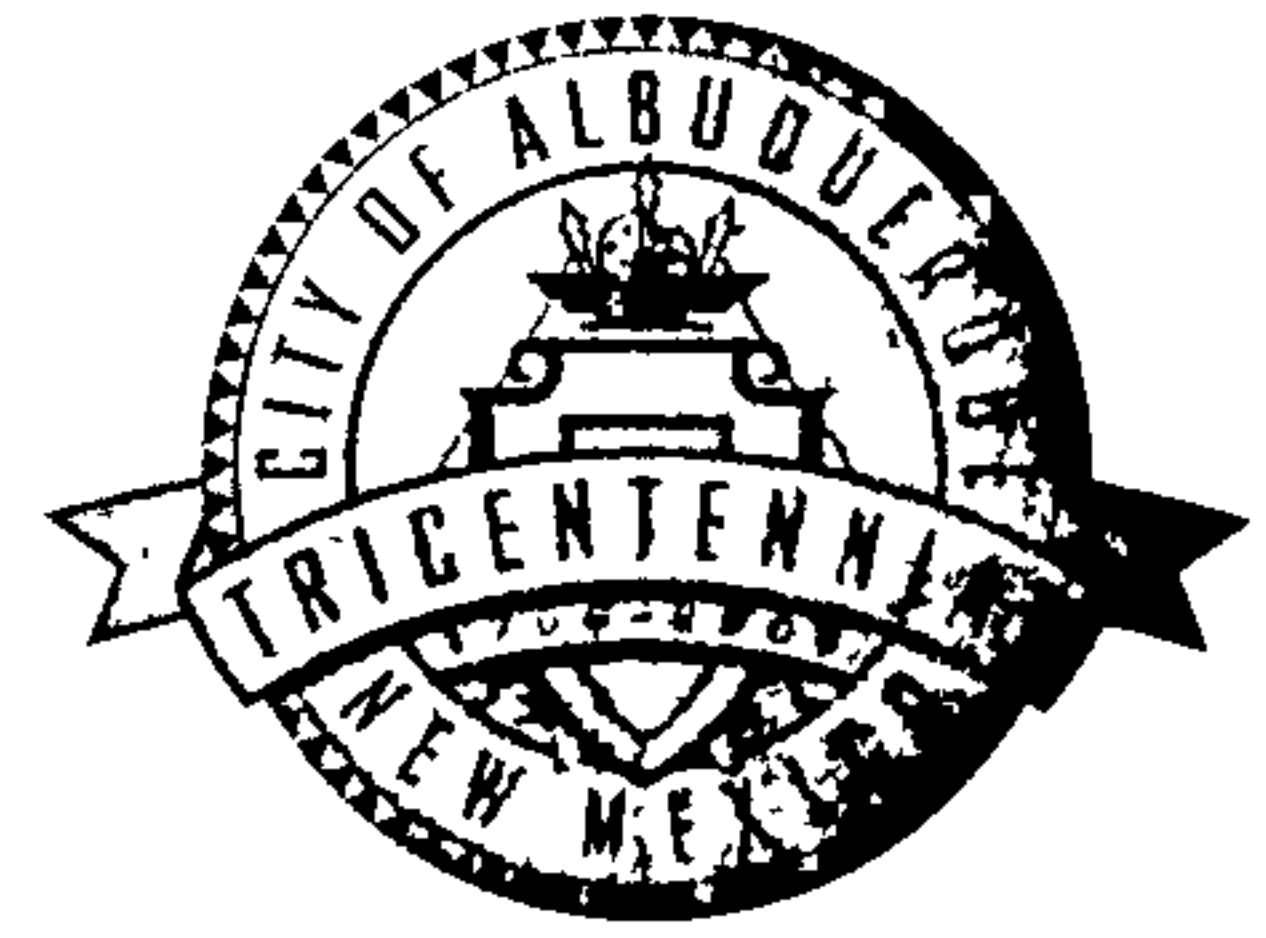
SUBMITTED BY: Phil DATE: 11/6/07



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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 6, 2007

J. Kory Baker, Registered Architect
9360 B Old Highway 14
Estancia, NM 87016

Re: Certification Submittal for Final Building Certificate of Occupancy for
Day Care Center, [G-16 / D118]
3301 Alta Monte NE
Architect's Stamp Dated 11/05/07

Dear Mr. Baker:

The TCL / Letter of Certification submitted on November 5, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: DAY CARE CENTER ZONE MAP/DRG. FILE # G-16-2 ¹²¹¹⁸
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8 A2, INDIAN ACRES SUBDIVISION
 CITY ADDRESS: 3301 ALTA MONTE NE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: GOZFAST LLC
 ADDRESS: 604 CEDAR HILL RD NE
 CITY, STATE: ALB., NM 87122

CONTACT: BILL RODWAY
 PHONE: 856-3313
 ZIP CODE: 87122

ARCHITECT: J. KORY BAKER
 ADDRESS: P.O. BOX 254
 CITY, STATE: ESTANCIA, NM 87016

CONTACT: KORY BAKER
 PHONE: 384-3112
 ZIP CODE: 87016

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: ARBOR CONSTRUCTION
 ADDRESS: 3501 MONTE VISTA NE
 CITY, STATE: ALB. NM 87106

CONTACT: K. BAKER
 PHONE: 384-3112
 ZIP CODE: 87106

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

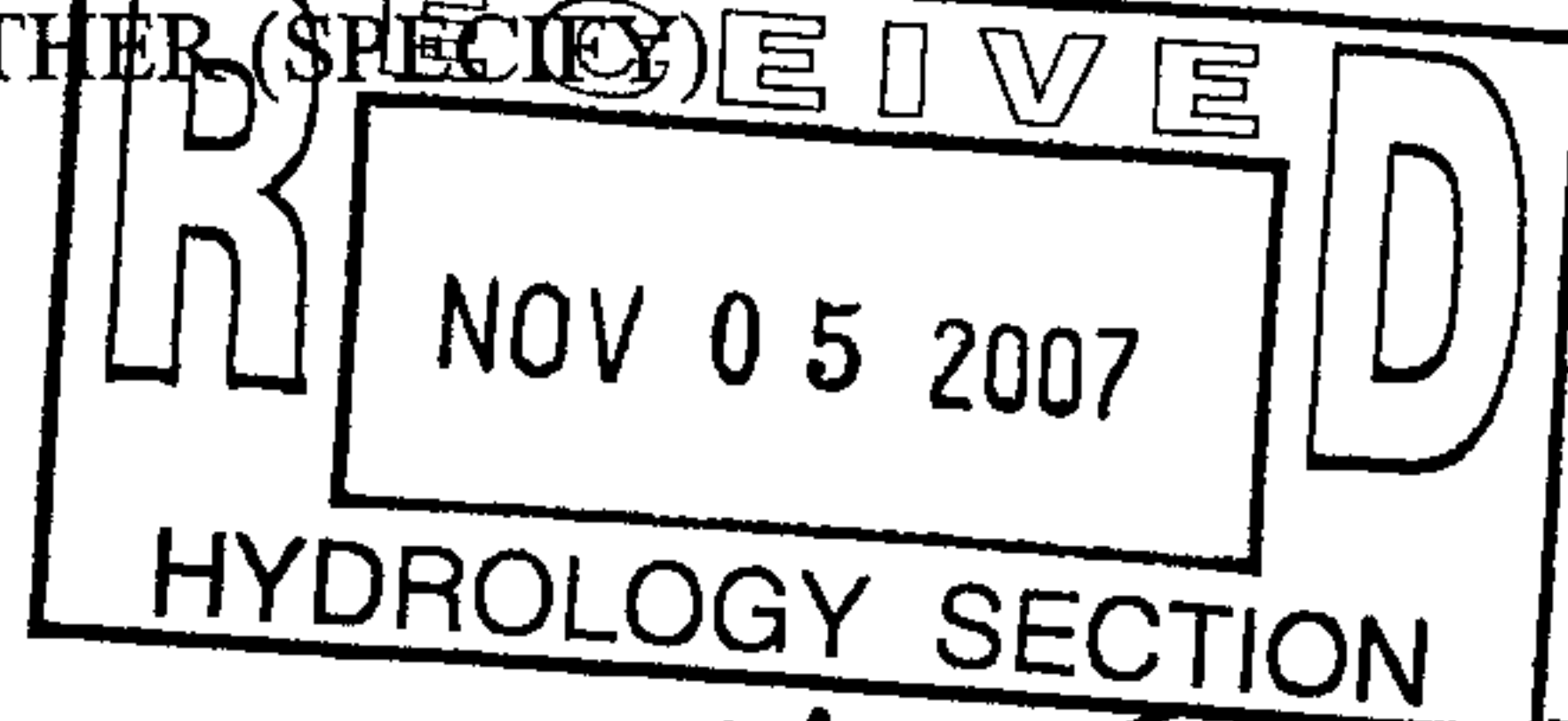
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☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: J. Kory Baker DATE: 11.5.07



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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

J. Kory Baker Architect

9360 B Old Highway 14
Estancia, NM 87016

Phone: 505-384-3112
Fax: 505-384-1853
Email: korybaker@outdrs.net

Traffic Certification

I, Kory Baker, of the firm, J. Kory Baker Architect, hereby certify that this project (Day Care Center, 3301 Alta Monte NE) is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 4-6-07. I further certify that I have personally visited the project site on 11-2-07 and have determined by visual inspection that the site conditions are in accordance with the approved TCL to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

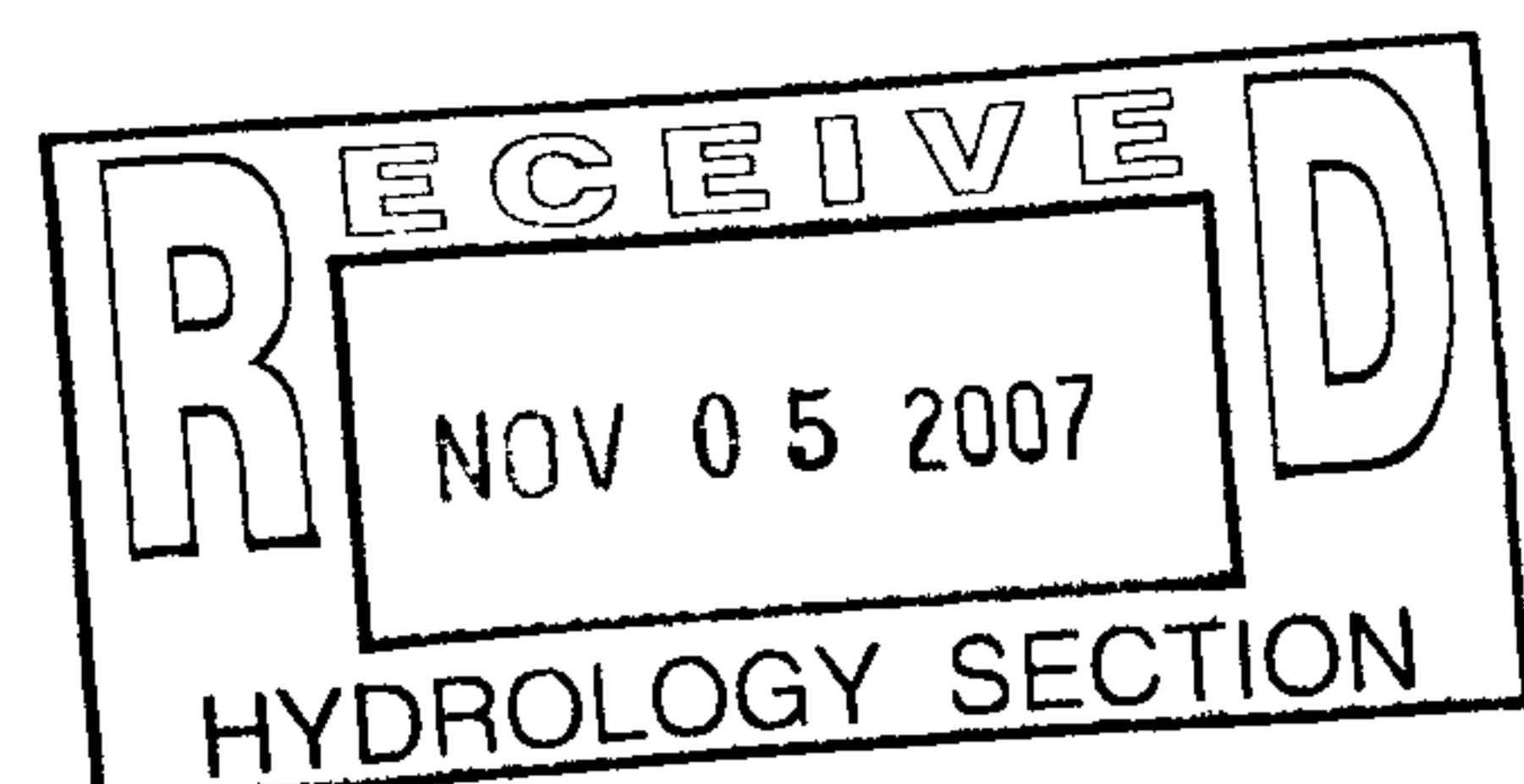
J. Kory Baker

11.5.07

Date



11.5.07



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 6, 2007

J. Kory Baker, R.A.
J. Kory Baker Architect
P. O. Box 254
Estancia, NM 87016

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Day Care Center [G-16/D-118]
(3301 Alta Monte Ave NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 03/12/2007

Dear Mr. Baker,

The TCL submittal dated April 6, 2007 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 19, 2007

J. Kory Baker, R.A.
J. Kory Baker Architect
P.O. Box 254
Estancia, NM 87016

**Re: Day Care Center, 3301 Alta Monte Avenue NE,
Traffic Circulation Layout
Architect's Stamp dated 3-12-07 (G16-D118)**

Dear Mr. Baker,

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 3-13-07, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

- Provide a copy of the recorded cross access easement.

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: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

G-16/D118

PROJECT TITLE: DAY CARE CENTER ZONE MAP/DRG. FILE # G-16-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8A1, TRACT 6, BLOCK A, INDIAN ACRES SUBDIVISION
CITY ADDRESS: 3301 ALTA MONTE AVE NE 87107

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: J. KORY BAKER
ADDRESS: P.O. Box 254
CITY, STATE: ESTANCIA, NM 87016

CONTACT: KORY BAKER
PHONE: 384-3112
ZIP CODE: 87016

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: ARBOR CONSTRUCTION
ADDRESS: 3501 MONTE VISTA NE
CITY, STATE: ALBUQUERQUE, NM 87106

CONTACT: KORY BAKER
PHONE: 384-3112
ZIP CODE: 87106

TYPE OF SUBMITTAL:

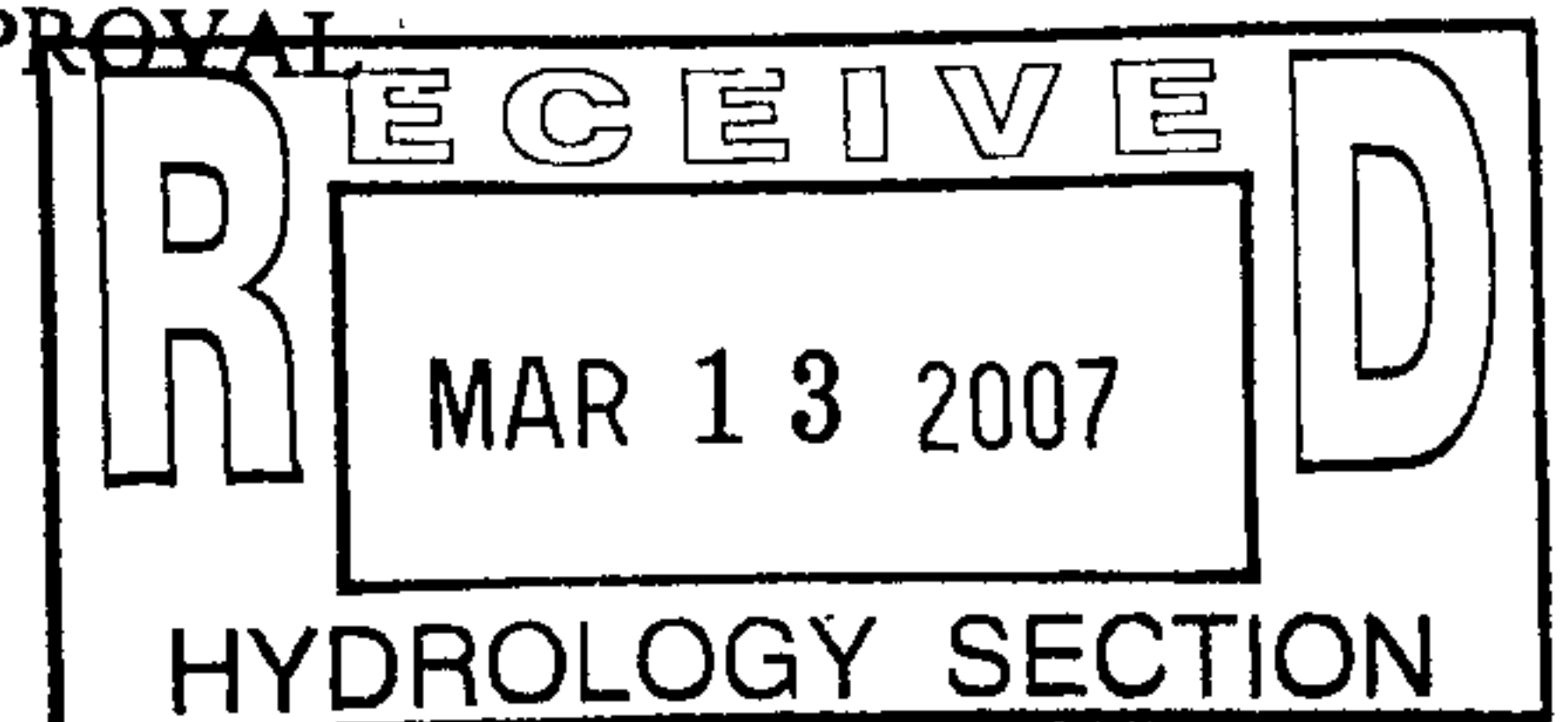
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT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

CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



SUBMITTED BY: J. Kory Baker DATE: 3.13.07

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Need copy of recorded easement

CROSS ACCESS AGREEMENT

An Agreement entered this 13th day of March, 2007 between Gozfast LLC, a New Mexico limited liability company, of 604 Cedar Hill Road NE, Albuquerque, NM, 87122, and Gozfast LLC, a New Mexico limited liability company, of 604 Cedar Hill Road NE, Albuquerque, NM, 87122.

RECITALS

1. Gozfast LLC is the record owner of certain real estate (Parcel A) located at 3301 Alta Monte Avenue NE, Albuquerque, NM and legally described as follows:

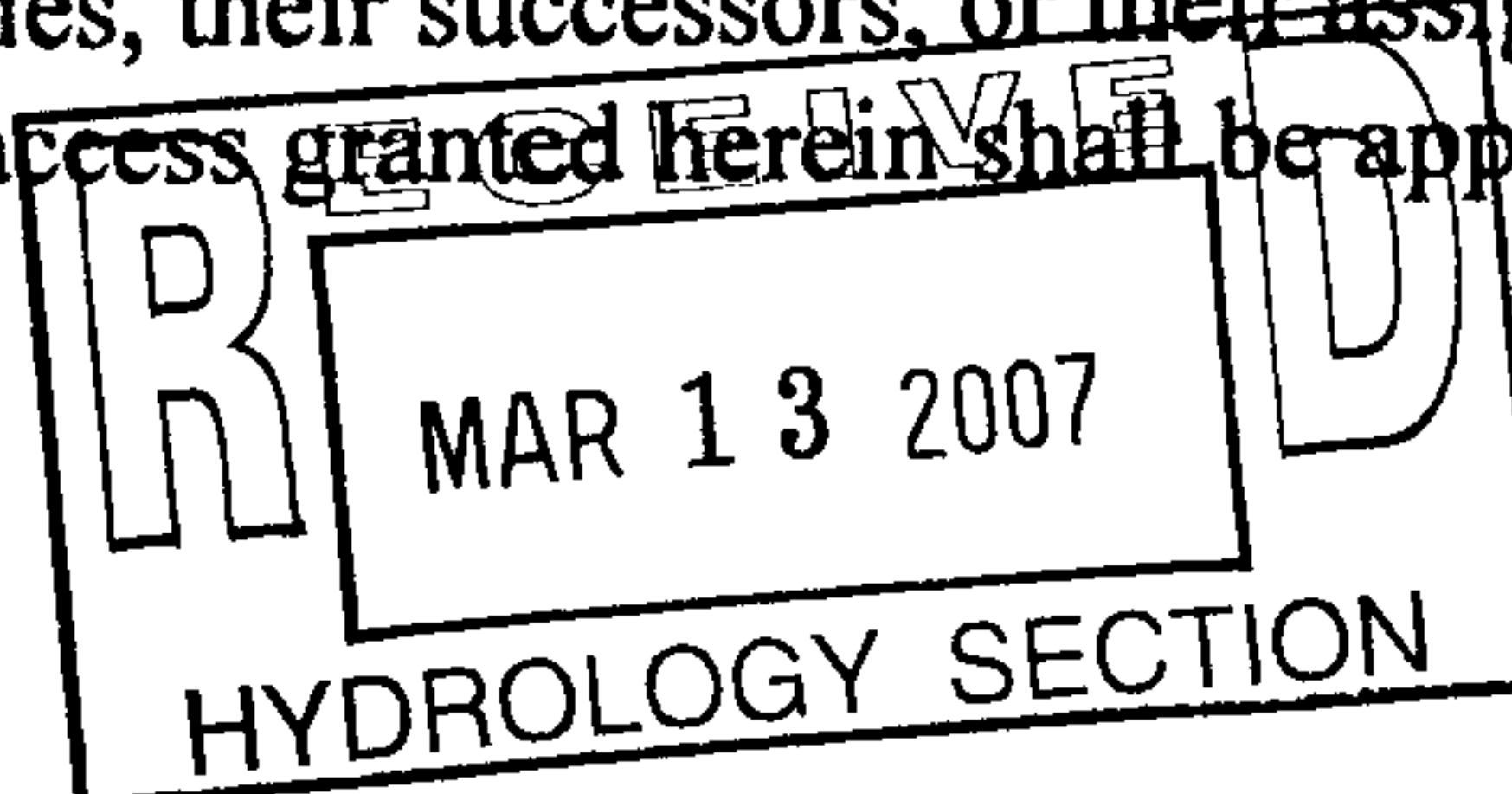
Tract 8A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
2. Gozfast LLC is the record owner of certain real estate (Parcel B) located at 3305 Alta Monte Avenue NE, Albuquerque, NM and legally described as follows:

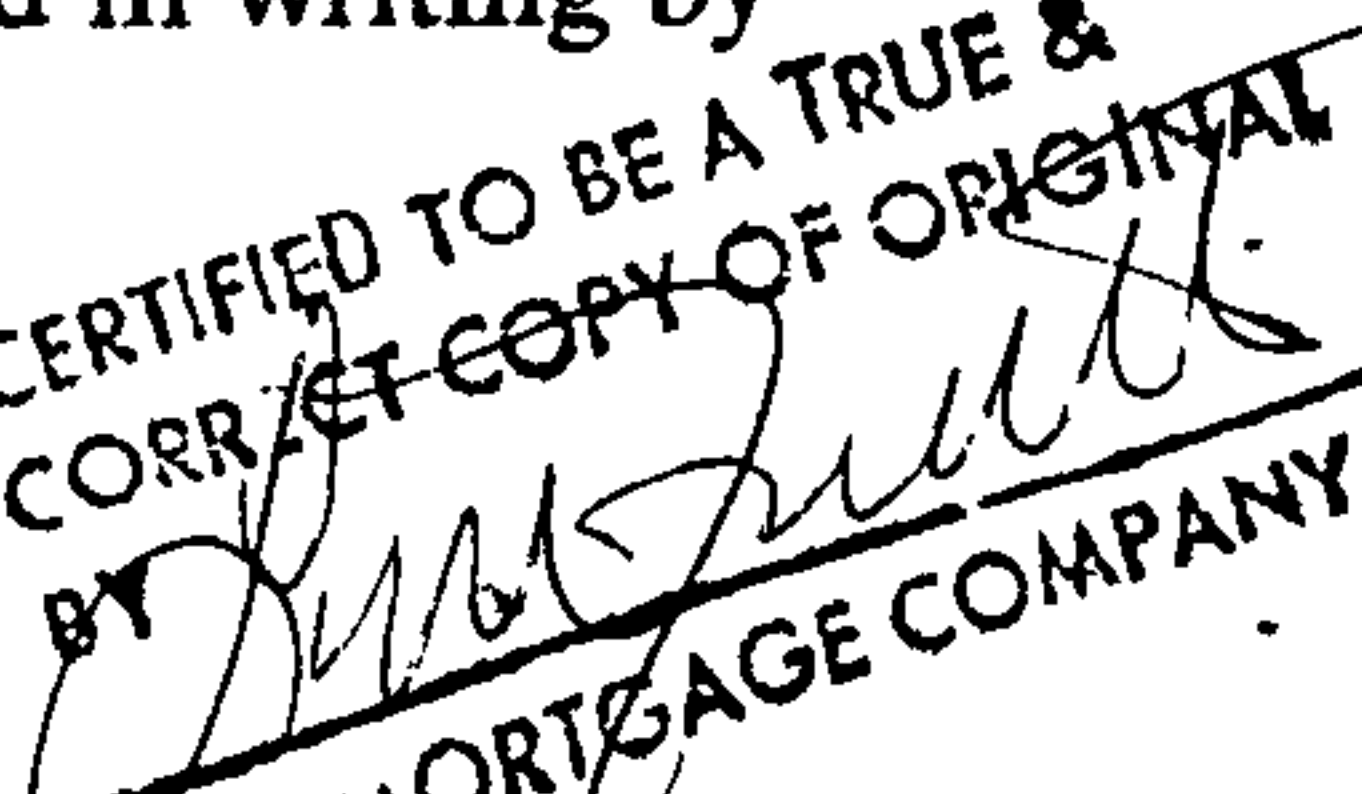
Tract 9A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
3. Gozfast LLC seeks to obtain site plan approval from the City of Albuquerque to develop Parcel A. A condition of said site plan approval is that a cross access between Parcels A and B be created.
4. The parties desire to grant to each other a cross access easement for purposes of ingress and egress over their respective parcels to assist in traffic flow.

AGREEMENT

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. Gozfast LLC hereby grants to Gozfast LLC access for ingress and egress over the east property line of Tract 8A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
2. Gozfast LLC hereby grants to Gozfast LLC access for ingress and egress over the west property line of Tract 9A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
3. The access agreement shall burden and benefit Parcels A and B. The access agreement shall run with the land and shall be binding on and shall insure to the benefit of the parties, their respective heirs, successors or assigns.
4. The access granted herein shall continue until expressly terminated by written agreement between the parties, their successors, or their assigns. Any agreement to terminate or modify the access granted herein shall be approved in writing by the City of Albuquerque.



CERTIFIED TO BE A TRUE &
CORRECT COPY OF ORIGINAL
BY 
TX MORTGAGE COMPANY

5. Each party, at its own expense, agrees to make the necessary improvements to their respective properties to allow the ingress and egress as set forth herein.
6. Each party agrees to maintain the access area that is located in its property in a reasonable manner and at their sole expense.
7. This access agreement shall be recorded with the Bernalillo County Clerk.

WITNESSED:

Property owner A: Gozfast LLC

By: Bill Rodway
 Bill Rodway
 Its: Registered Agent

STATE OF NEW MEXICO)
)ss.
 COUNTY OF BERNALILLO)

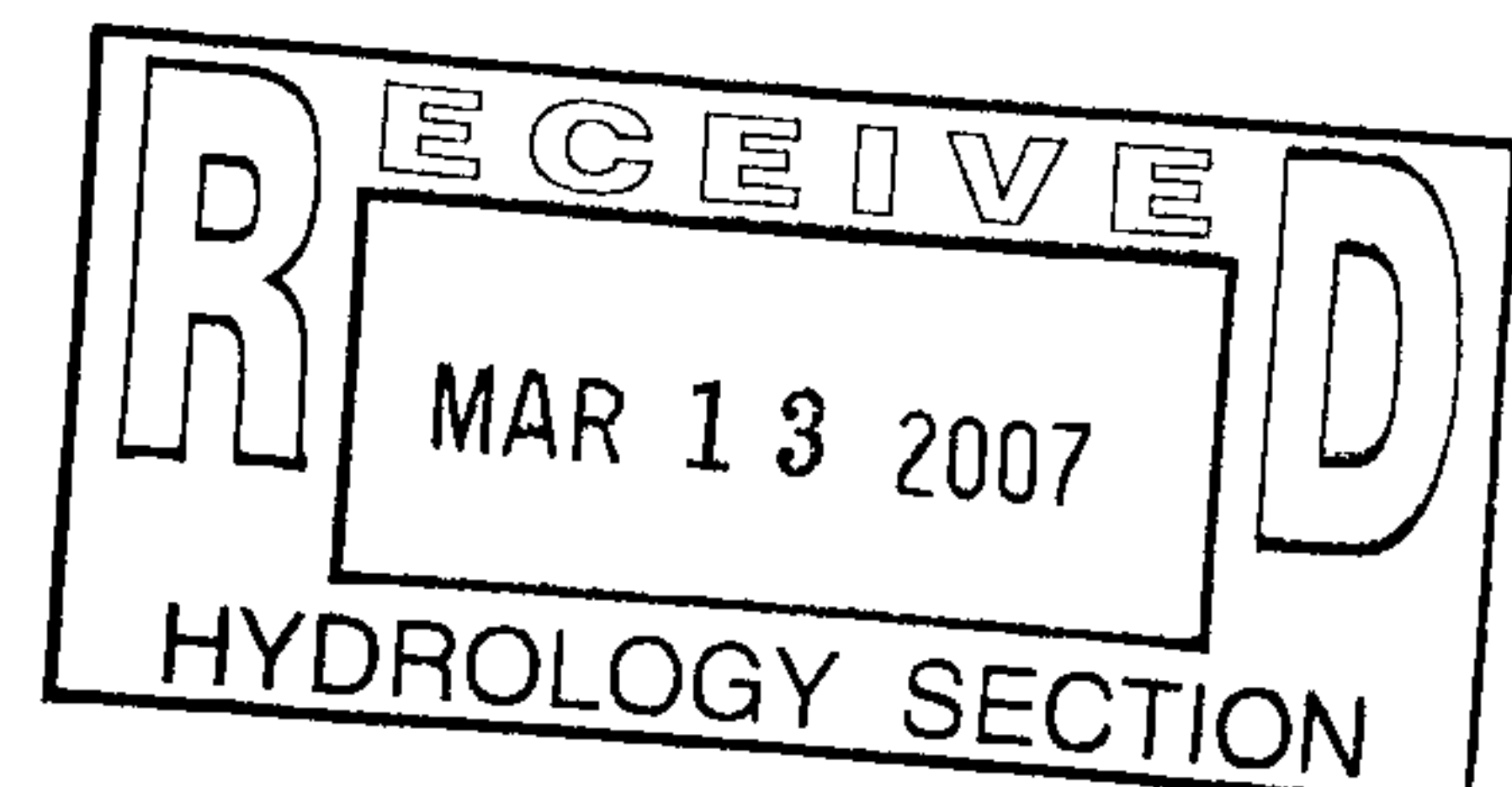
The foregoing instrument was acknowledged before me, LORENA ZUBIA-FOUST,
 a notary public in and for the state of New Mexico by BILL RODWAY
 on the 13TH day of MARCH, 20 07.

Witness my hand and official seal

Lorena Zubia-Foust
 NOTARY PUBLIC
 My commission expires 05/25/07



OFFICIAL SEAL
 LORENA ZUBIA-FOUST
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 5/25/07



WITNESSED:

Property owner B: Gozfast LLC

By: Bill Rodway
Bill Rodway
Its: Registered Agent

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me, LORENA ZUBIA-FOUST,
a notary public in and for the state of New Mexico by BILL RODWAY
on the 13TH day of MARCH, 20 07.

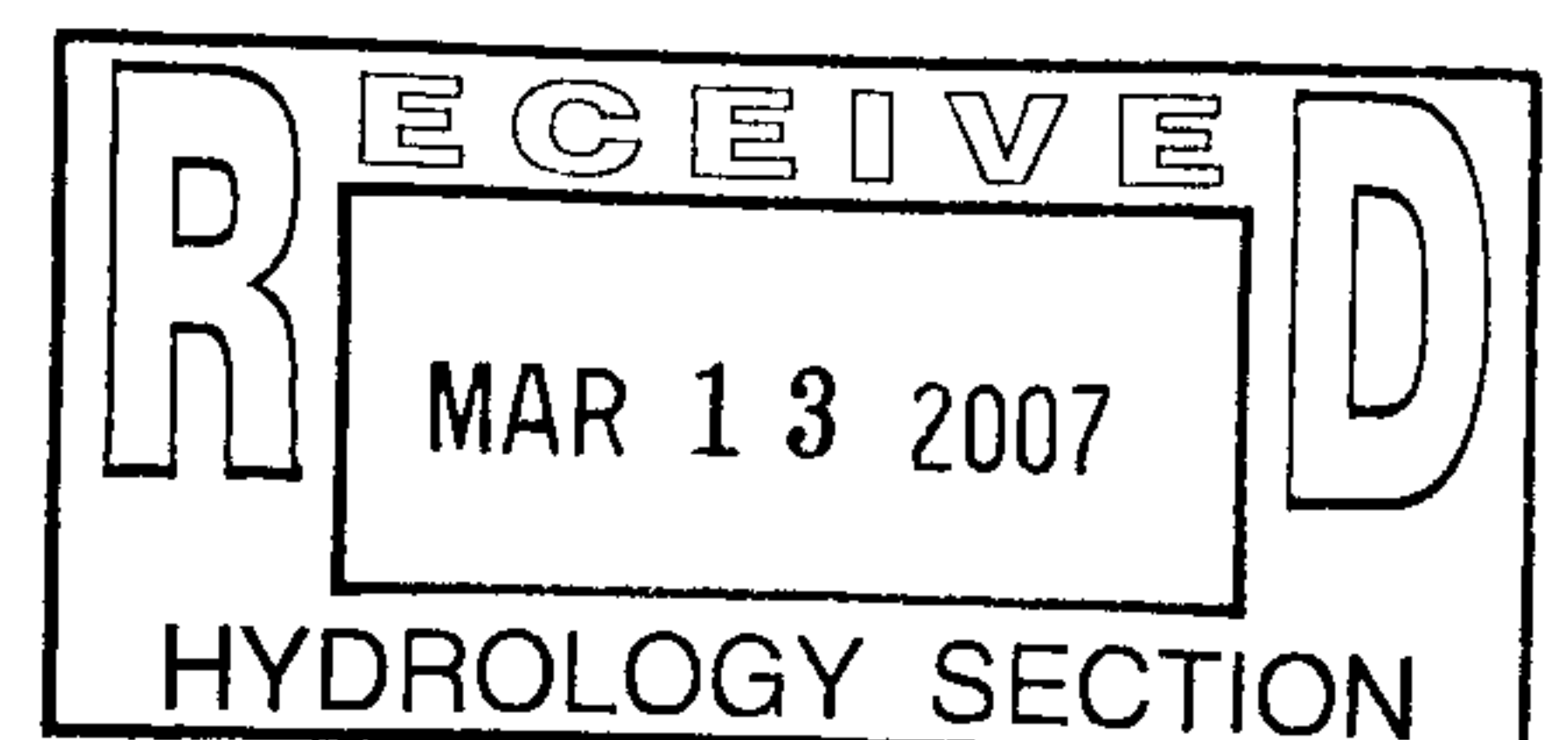
Witness my hand and official seal

[Signature]
NOTARY PUBLIC
My commission expires 05/25/07

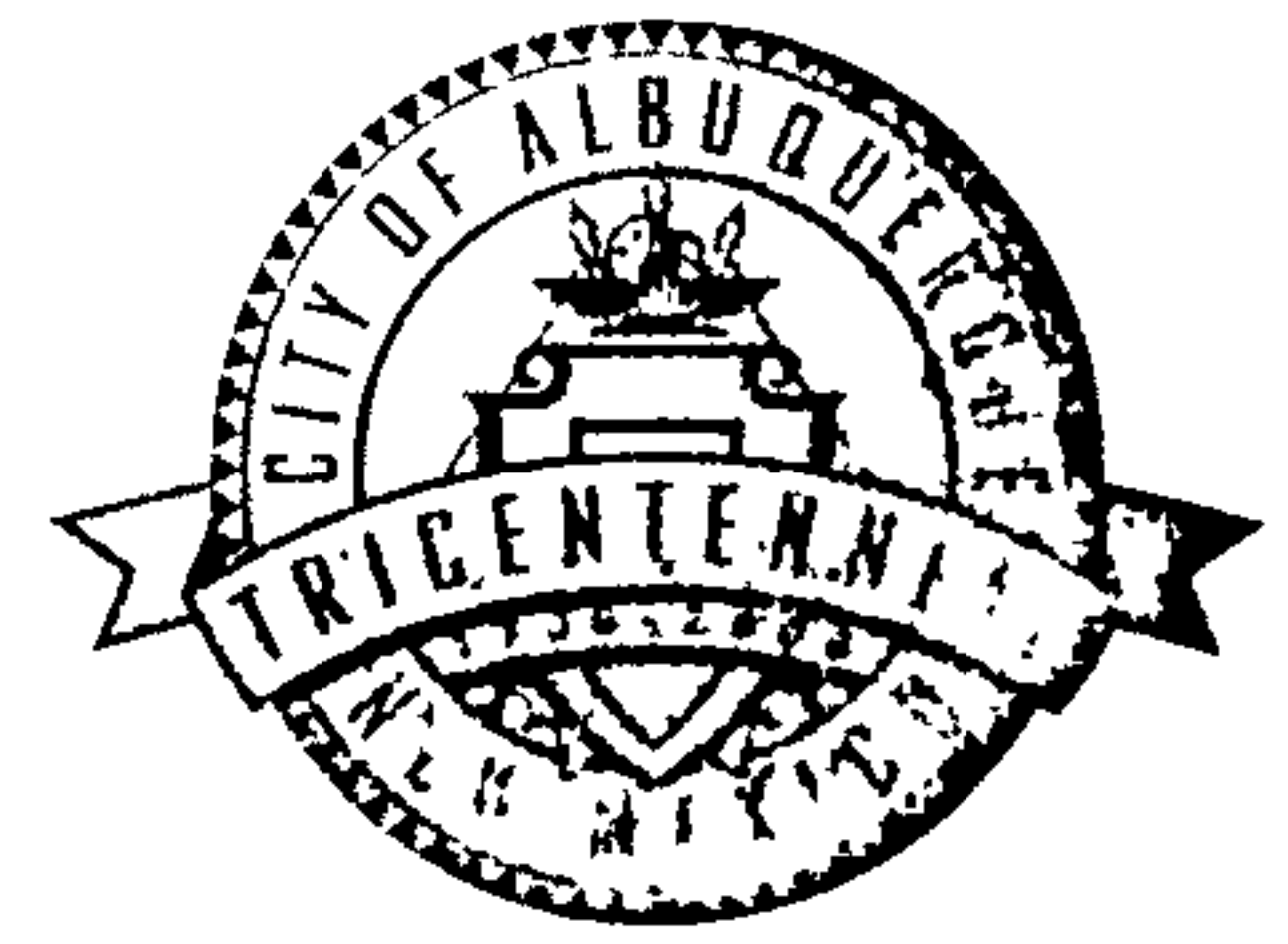


OFFICIAL SEAL
LORENA ZUBIA-FOUST
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: NOTARY SEAL 05/25/07



CITY OF ALBUQUERQUE



April 5, 2007

J. Kory Baker, R.A.
J. Kory Baker Architects
P.O. Box 254
Albuquerque, NM 87016

**Re: 3301 Alta Monte Ave NE, Day Care Center, Traffic Circulation
Layout, Submittal dated 3-29-07 (G16-D118)**

Dear Mr. Baker,

Based upon the information provided in your submittal received 03-29-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide two copies of the Traffic Circulation Layout (TCL) for approval, four if plans are submitted for building permit.

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

Sincerely,

Kristal Metro, P.E.
Senior Engineer
Development and Building Services
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: DAY CARE CENTER ZONE MAP/DRG. FILE # G-16-Z/D118
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8A1, TRACT 6, BLOCK A, INDIAN ACRES SUBDIVISION
 CITY ADDRESS: 3301 ALTA MONTE AVE NE 87107

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: J. KORY BAKER
 ADDRESS: P.O. Box 254
 CITY, STATE: ESTANCA, NM 87016

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: ARBOR CONSTRUCTION
 ADDRESS: 3501 MONTE VISTA NE
 CITY, STATE: ALBUQUERQUE, NM 87106

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

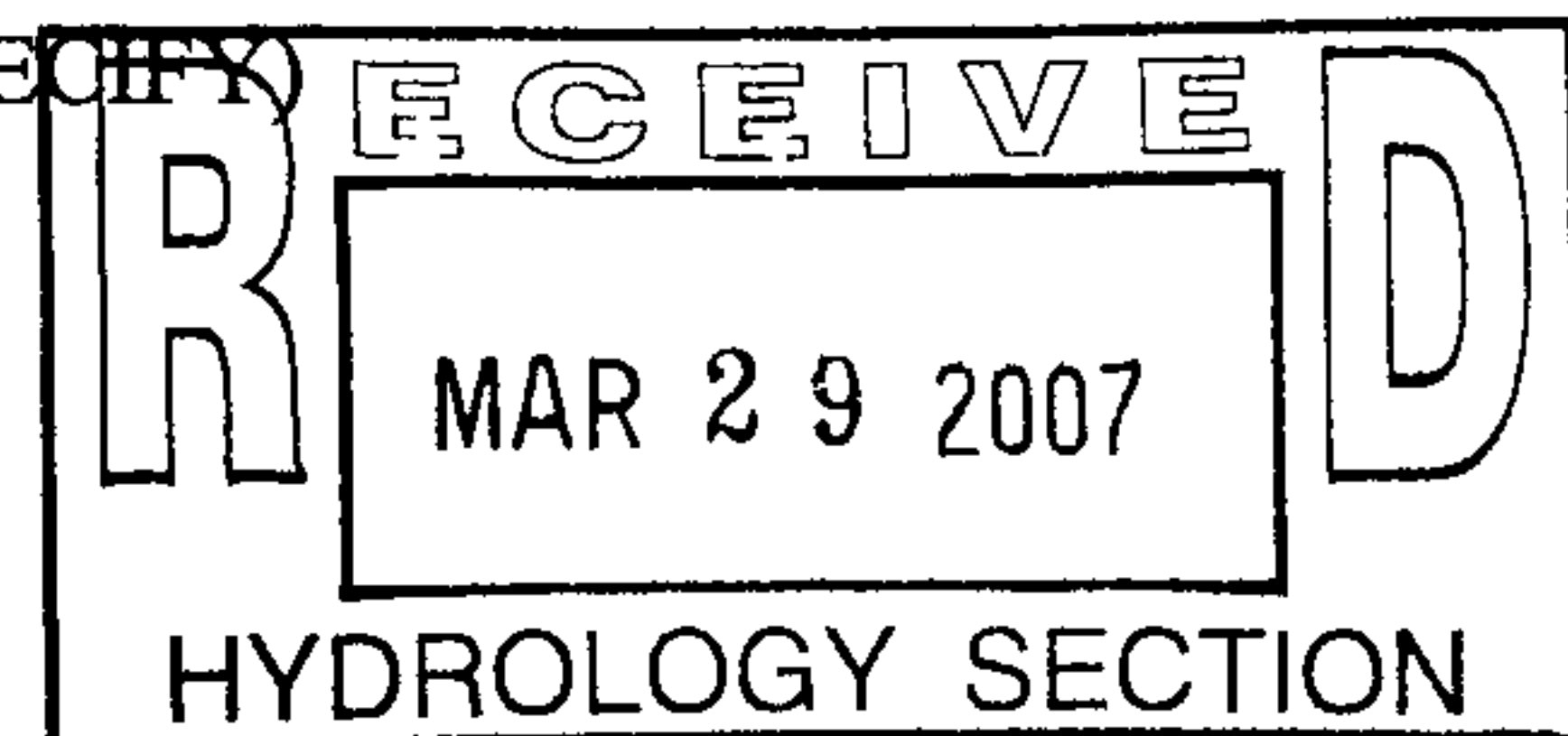
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- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☒ OTHER (SPECIFY) CROSS ACCESS AGREEMENT (RECORDED)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
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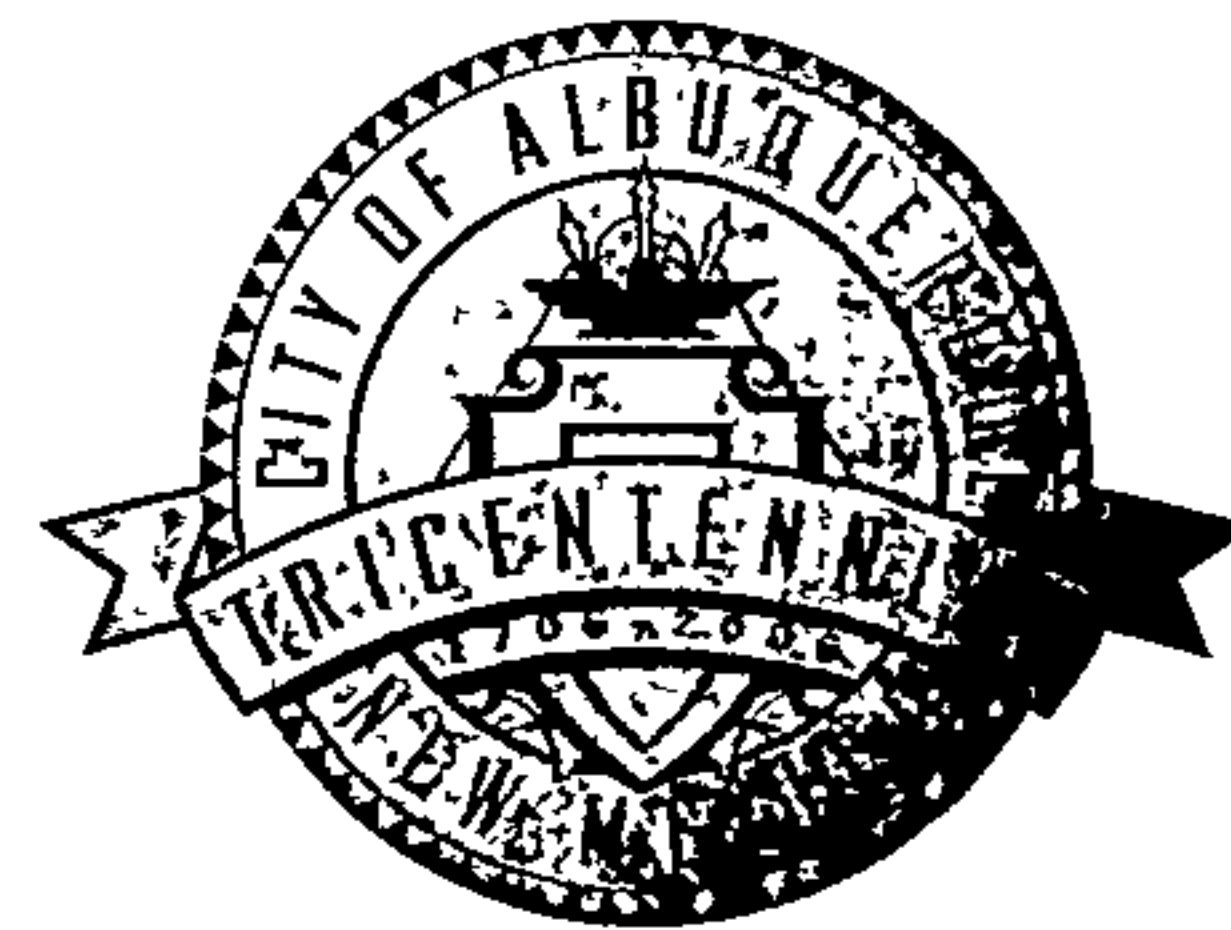
SUBMITTED BY: J. Kory Baker DATE: 3.29.07

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3-29-07 left msg for PLANS!

CITY OF ALBUQUERQUE



March 19, 2007

J. Kory Baker, R.A.
J. Kory Baker Architect
P.O. Box 254
Estancia, NM 87016

**Re: Day Care Center, 3301 Alta Monte Avenue NE,
Traffic Circulation Layout
Architect's Stamp dated 3-12-07 (G16-D118)**

Dear Mr. Baker,

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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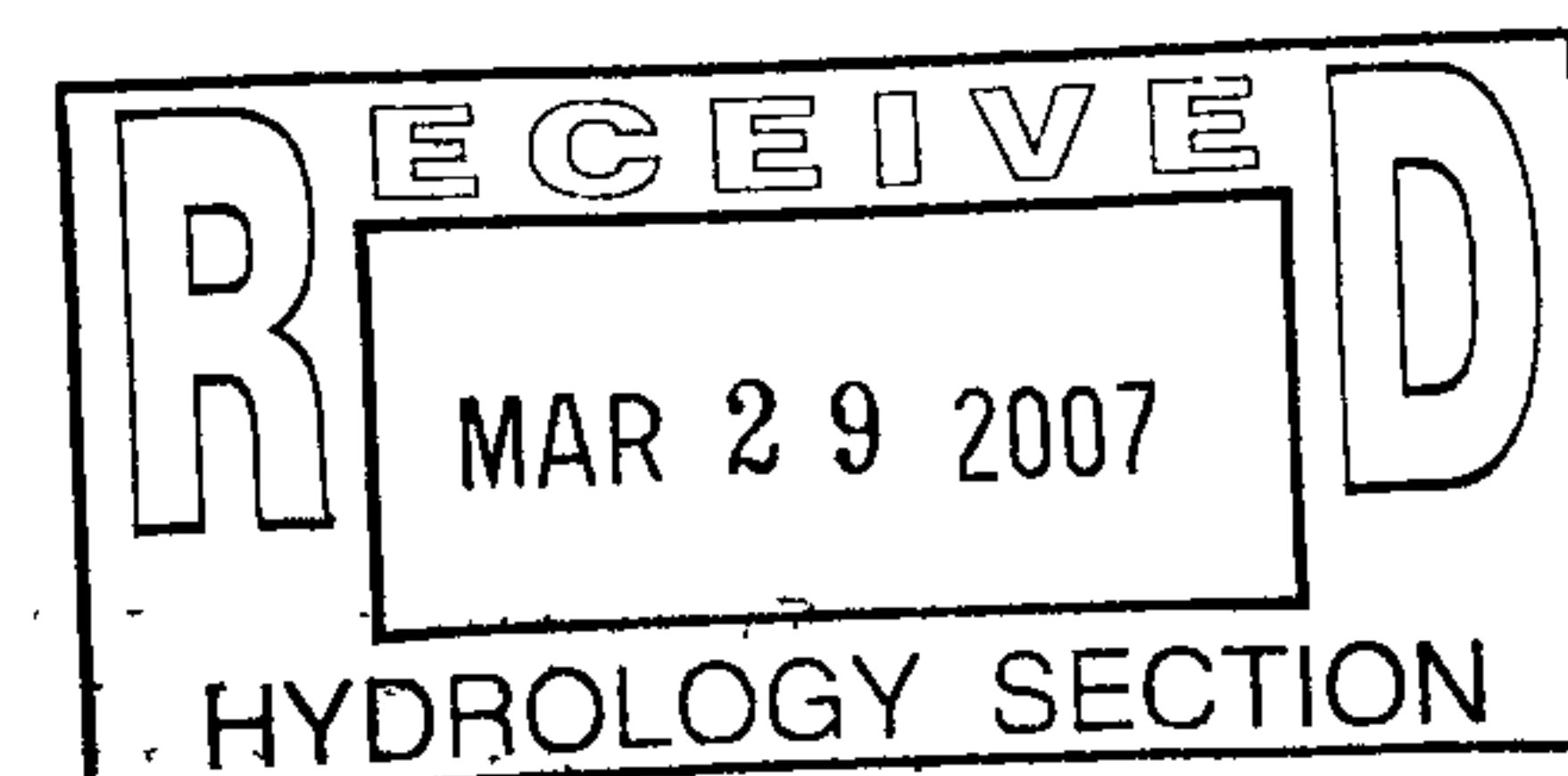
- Provide a copy of the recorded cross access easement.

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: File



CROSS ACCESS AGREEMENT

An Agreement entered this 13th day of March, 2007 between Gozfast LLC, a New Mexico limited liability company, of 604 Cedar Hill Road NE, Albuquerque, NM, 87122, and Gozfast LLC, a New Mexico limited liability company, of 604 Cedar Hill Road NE, Albuquerque, NM, 87122.

RECITALS

1. Gozfast LLC is the record owner of certain real estate (Parcel A) located at 3301 Alta Monte Avenue NE, Albuquerque, NM and legally described as follows:

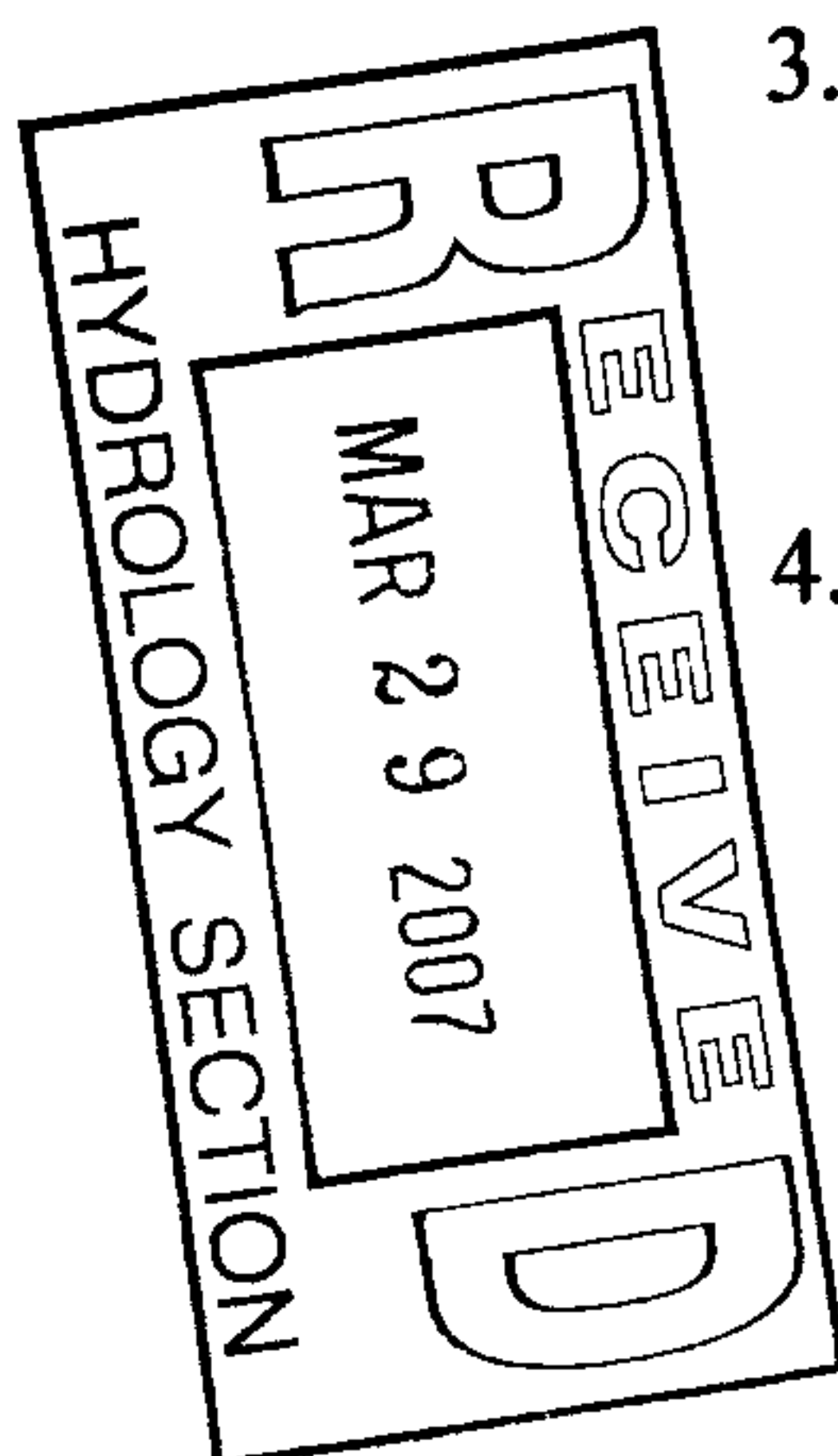
Tract 8A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
2. Gozfast LLC is the record owner of certain real estate (Parcel B) located at 3305 Alta Monte Avenue NE, Albuquerque, NM and legally described as follows:

Tract 9A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
3. Gozfast LLC seeks to obtain site plan approval from the City of Albuquerque to develop Parcel A. A condition of said site plan approval is that a cross access between Parcels A and B be created.
4. The parties desire to grant to each other a cross access easement for purposes of ingress and egress over their respective parcels to assist in traffic flow.

AGREEMENT

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. Gozfast LLC hereby grants to Gozfast LLC access for ingress and egress over the east property line of Tract 8A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
2. Gozfast LLC hereby grants to Gozfast LLC access for ingress and egress over the west property line of Tract 9A1, Plat of Tracts 8A1 and 9A1, Tract 6, Block A, Indian Acres Subdivision
3. The access agreement shall burden and benefit Parcels A and B. The access agreement shall run with the land and shall be binding on and shall insure to the benefit of the parties, their respective heirs, successors or assigns.
4. The access granted herein shall continue until expressly terminated by written agreement between the parties, their successors, or their assigns. Any agreement to terminate or modify the access granted herein shall be approved in writing by the City of Albuquerque.



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6630815
Page: 1 of 3
03/29/2007 01:16P
Rk-A134 Pg-7776

CERTIFIED TO BE A TRUE &
CORRECT COPY OF ORIGINAL
BY TX MORTGAGE COMPANY

5. Each party, at its own expense, agrees to make the necessary improvements to their respective properties to allow the ingress and egress as set forth herein.
6. Each party agrees to maintain the access area that is located in its property in a reasonable manner and at their sole expense.
7. This access agreement shall be recorded with the Bernalillo County Clerk.

WITNESSED:

Property owner A: Gozfast LLC

By: Bill Rodway
Bill Rodway
Its: Registered Agent

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me, LORENA ZUBIA-FOUST,
a notary public in and for the state of New Mexico by BILL RODWAY
on the 13TH day of MARCH, 20 07.

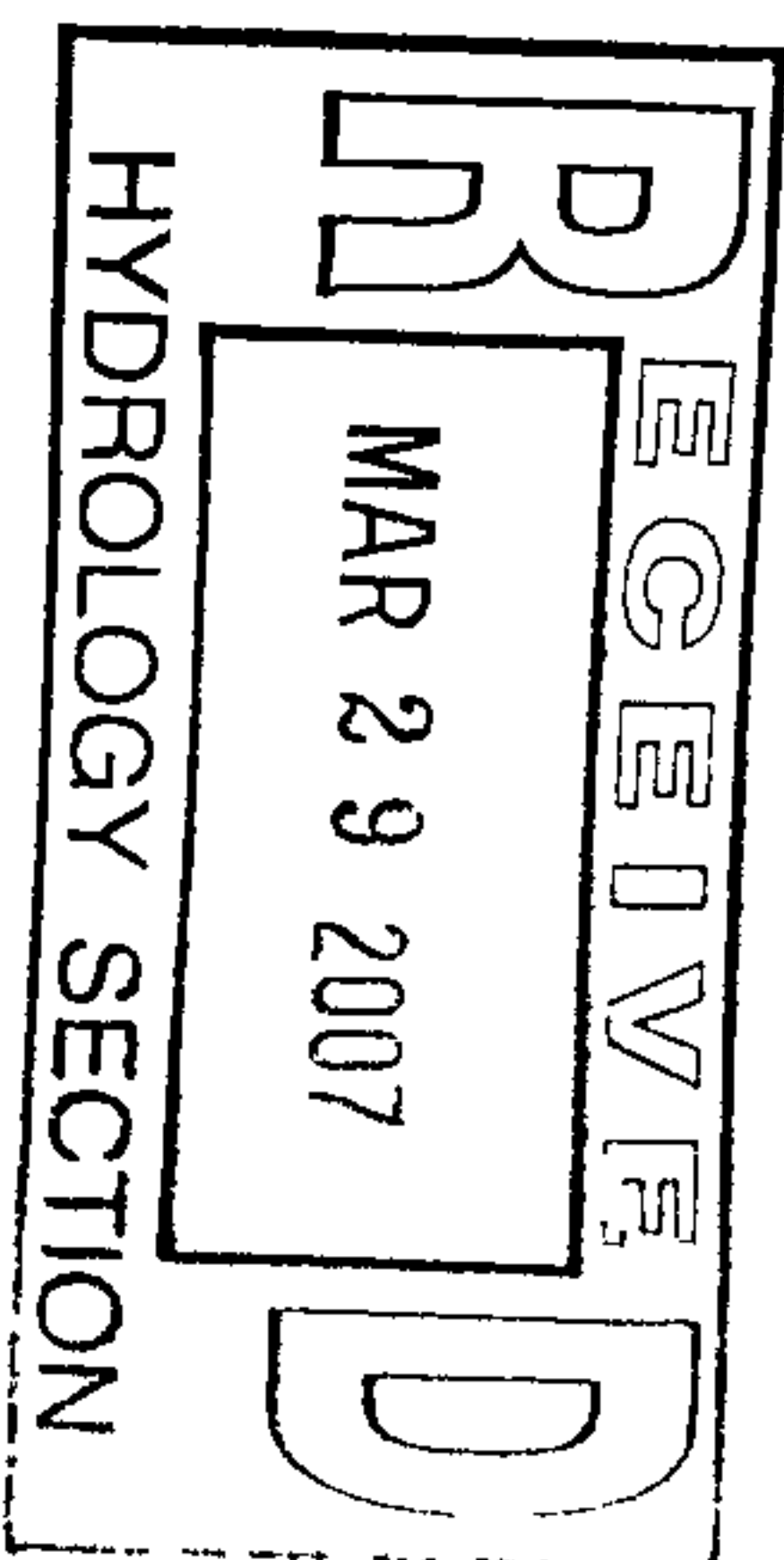
Witness my hand and official seal

Lorena Zubia-Foust
NOTARY PUBLIC
My commission expires 05/25/07



OFFICIAL SEAL
LORENA ZUBIA-FOUST
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires 5/25/07
[NOTARY SEAL]



Made in Toulouse

Bern. Co. AGRE

R 13.00

2007047868

6630815

Page: 2 of 3

03/29/2007 01:16P

Bk-A134 Pa-7776

WITNESSED:

Property owner B: Gozfast LLC

By: Bill Rodway
Bill Rodway
Its: Registered Agent

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me, LORENA ZUBIA-FOUST,
a notary public in and for the state of New Mexico by BILL RODWAY
on the 13TH day of MARCH, 20 07.

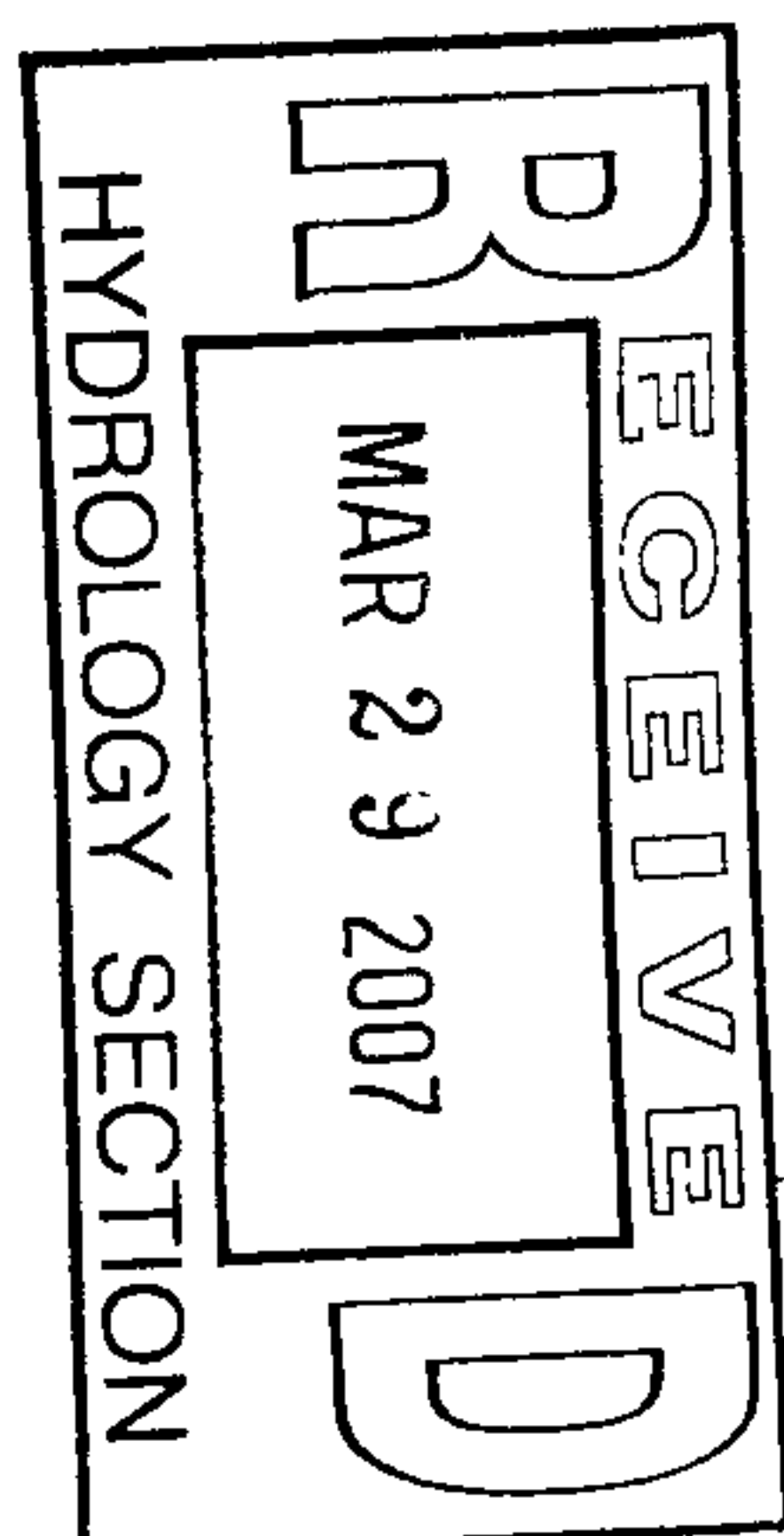
Witness my hand and official seal

[Signature]
NOTARY PUBLIC
My commission expires 05/25/07



OFFICIAL SEAL
LORENA ZUBIA-FOUST
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 05/25/07



CITY OF ALBUQUERQUE



March 13, 2007

Phillip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Tract 8A1 Block A of Indian Acres, Day Care Center – 3301 Alta Monte NE
Engineer's Stamp dated 3-3-07, (G16/D118)

Dear Mr. Clark,

Based upon the information provided in your submittal received on March 7, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

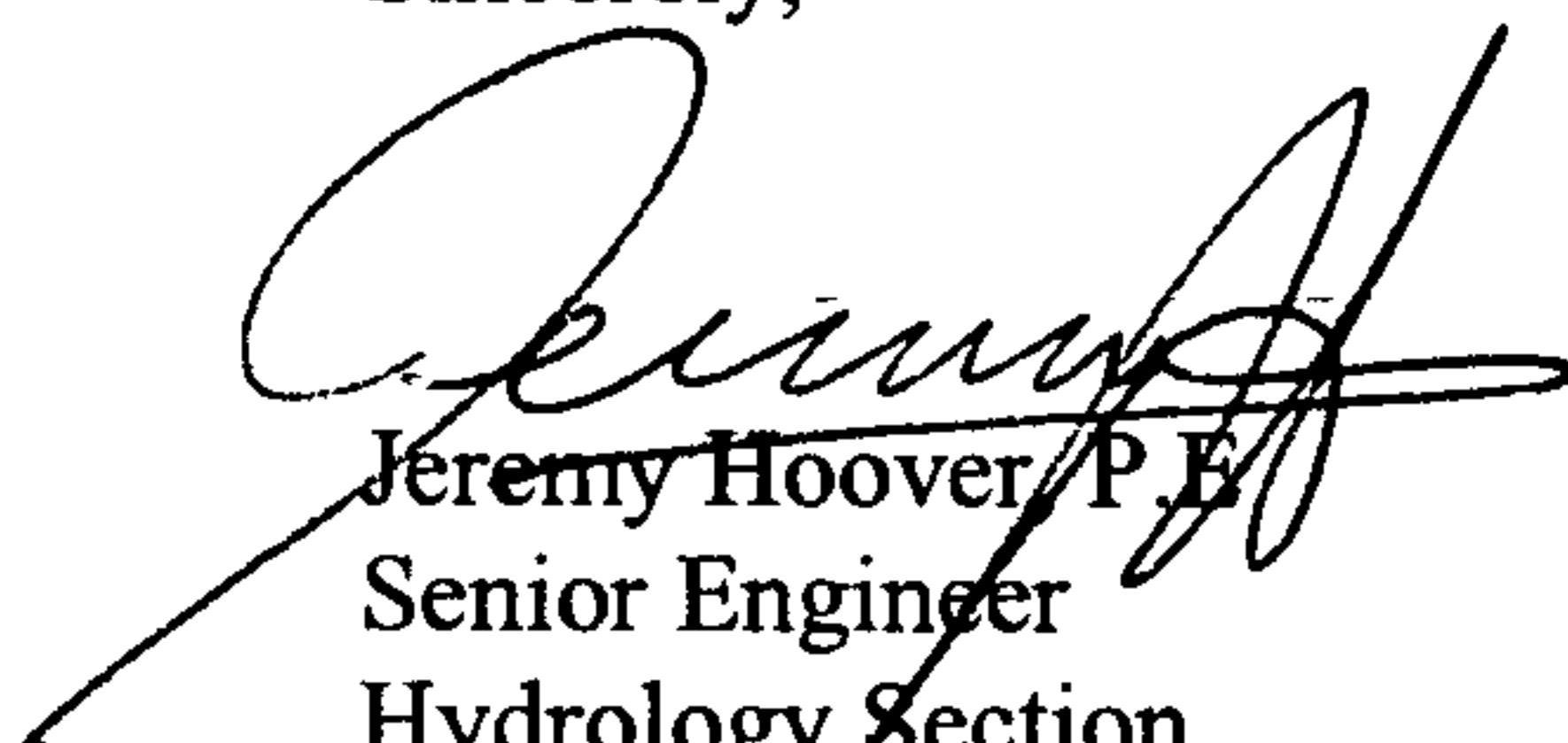
If you have any questions, you can contact me at 924-3990.

Sincerely,

P.O. Box 1293

Albuquerque

New Mexico 87103


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file G16/D118

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: DAY CARE CENTER ZONE MAP/DRG. FILE # G-16/D118
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8A1, TRACT 6, BLOCK A, INDIAN ACRES
CITY ADDRESS: 3301 ALTA MONTE AVE NE, ALBUQUERQUE, NM 87107

ENGINEERING FIRM: CLARK CONSULTING ENGINEERS
ADDRESS: 19 RYAN ROAD
CITY, STATE: EDGEWOOD, NM 87015

CONTACT: PHIL CLARK
PHONE: 281-2444
ZIP CODE: 87015

OWNER: GOZFAST LLC
ADDRESS: 604 CEDAR HILL ROAD NE
CITY, STATE: ALBUQUERQUE, NM 87122

CONTACT: BILL RODWAY
PHONE: 856-3313
ZIP CODE: 87122

ARCHITECT: J. KORY BAKER, ARCHITECT
ADDRESS: P.O. BOX 254
CITY, STATE: ESTANCIA, NM

CONTACT: KORY BAKER
PHONE: 384-3112
ZIP CODE: 87016

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

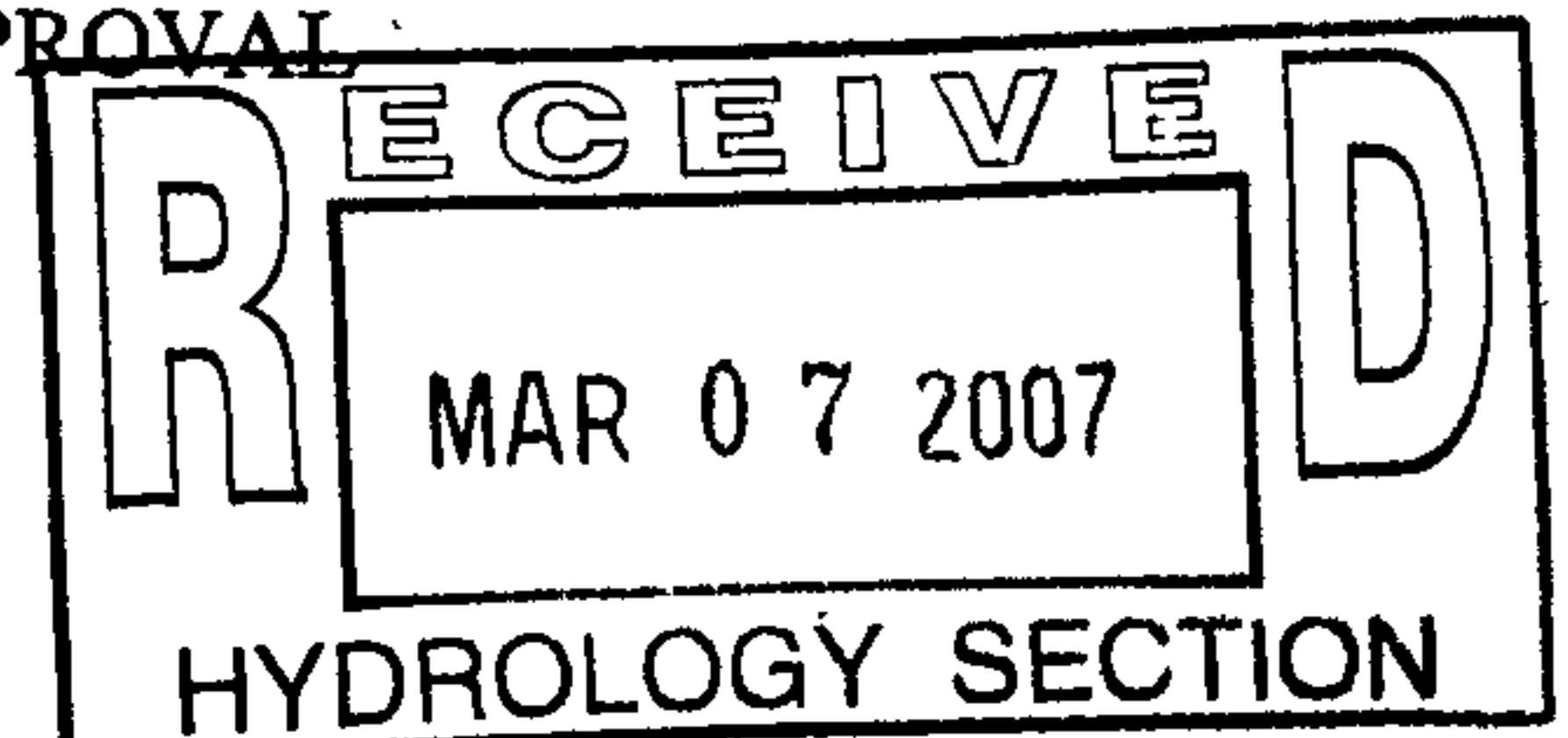
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: J. Kory Baker DATE: 3.7.07

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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ARBOR CONSTRUCTION
AGENT J. KORY BAKER
ADDRESS 3301 ALTA MONTE AVENUE
PROJECT & APP # _____
PROJECT NAME DAY CARE CENTER

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ 50 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (X) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

3/7/2007 4:10PM LOC: TANK
RECEIPT# 00077434 WSH 007 TRANS# 0066
Account 441006 Fund 0110
Activity 4983000 TRSMSP
Trans Amt \$20.00
J24 Misc \$50.00
VI \$20.00
CHANGE \$0.00

DRAINAGE INFORMATION SHEET

PROJECT TITLE: A CHILD'S PLAYGROUND ZONE ATLAS/DRNG. FILE #: G-K/D118

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 8A AND 9A INDIAN ACRES SUBD.

CITY ADDRESS: NW CORNER TULANE & ALTAMONTE NE

ENGINEERING FIRM: RHOMBUS CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B 87110

OWNER: ANDY FRIAS CONTACT: ANDY FRIAS

ADDRESS: 3305 ALTAMONTE NE PHONE: 875-1742
87110

ARCHITECT: JIM MEDLEY CONTACT: JIM MEDLEY

ADDRESS: P.O. BOX 343 PHONE: NONE
87120

SURVEYOR: RHOMBUS (J. MIERS) CONTACT: JOHN MIERS

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B

CONTRACTOR: NA CONTACT: NA
87110

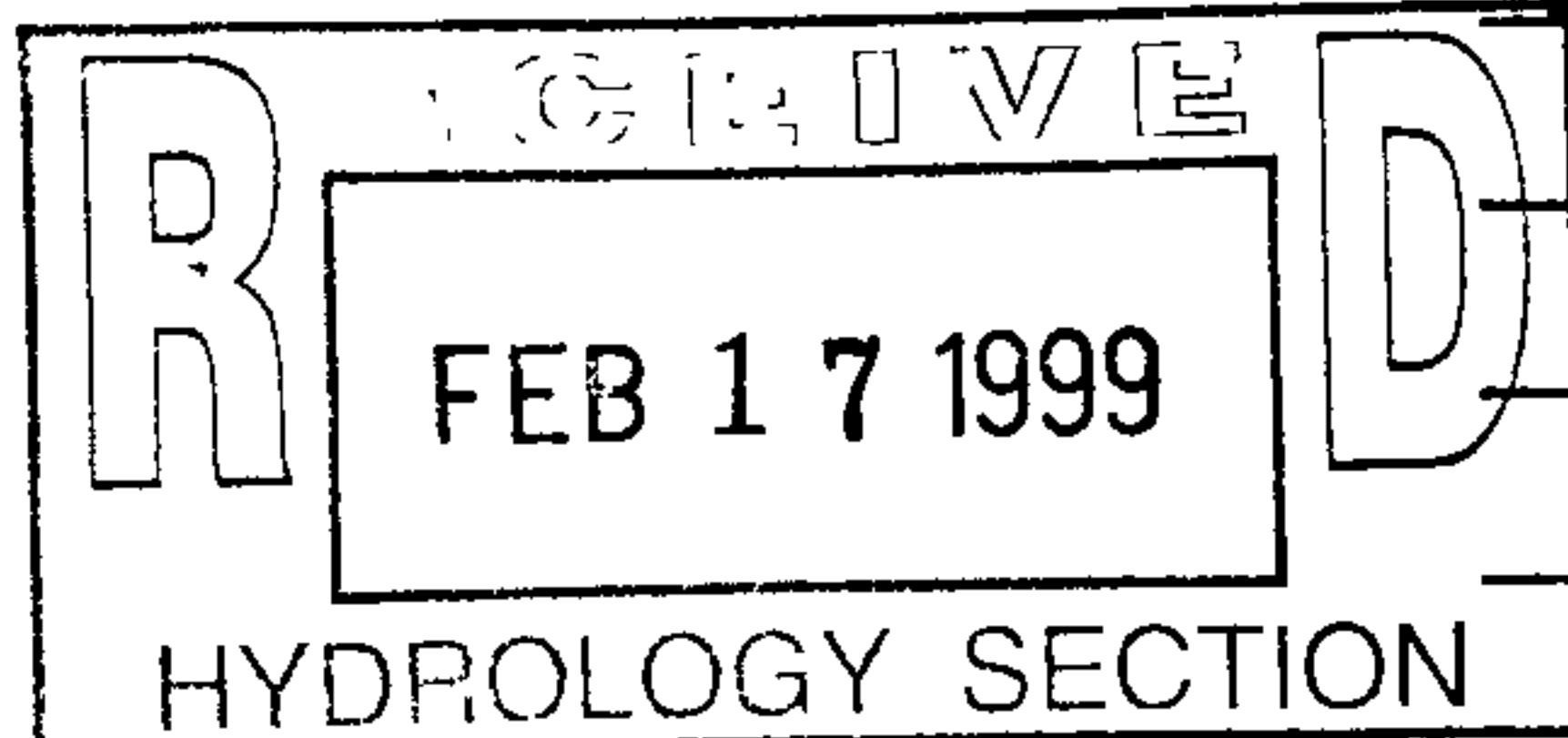
ADDRESS: NA PHONE: NA

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER _____

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

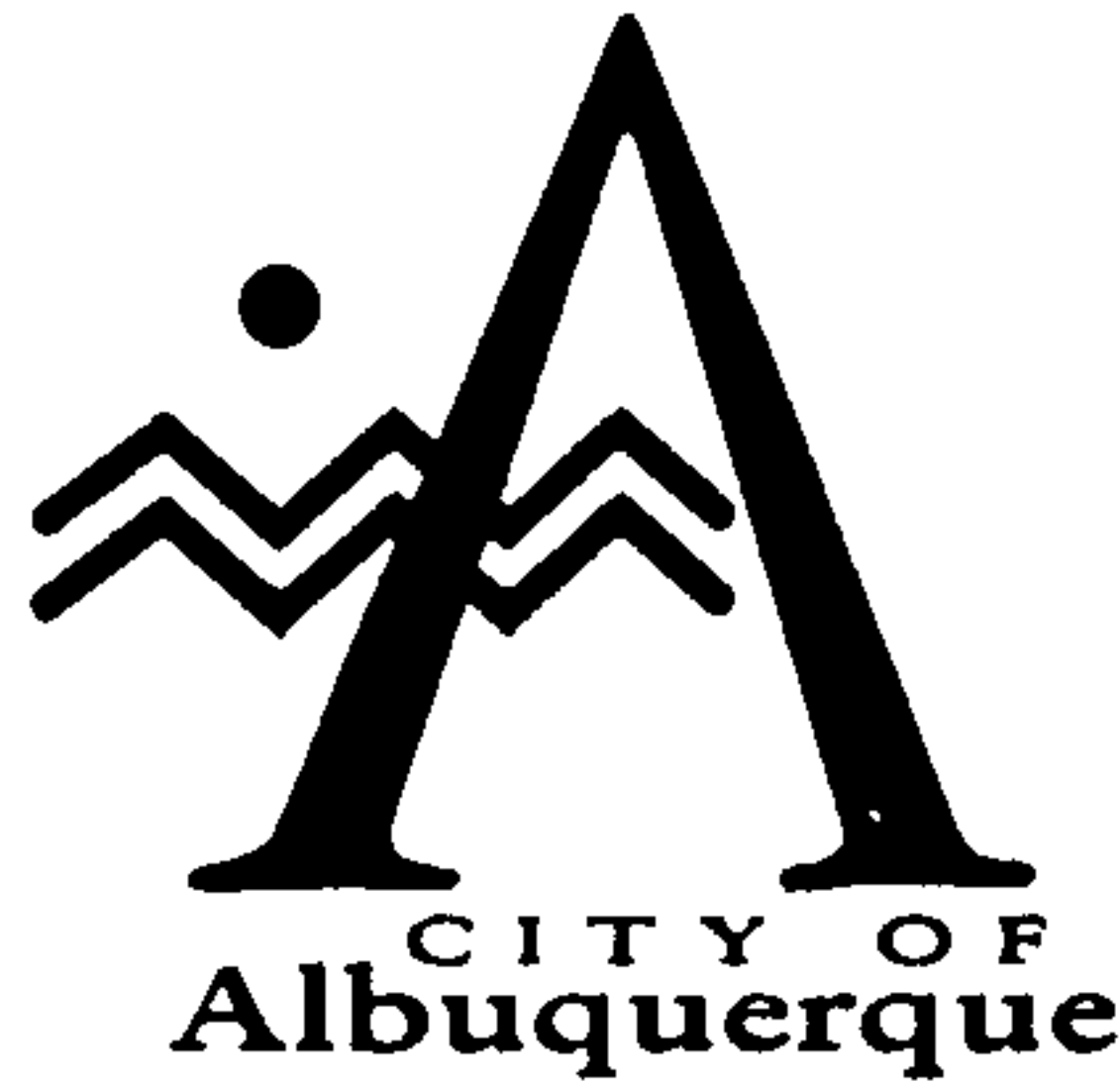
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/17/99

BY: [Signature]

FINAL
11/29

— talk to
Andrew



May 5, 1998

Child's Playground
3305 Alameda NE.

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo NE Suite D
Albuquerque, NM 87110

**RE: A CHILD'S PLAYGROUND (G16-D118). GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 4-13-98.**

Dear Ms. Tomlinson:

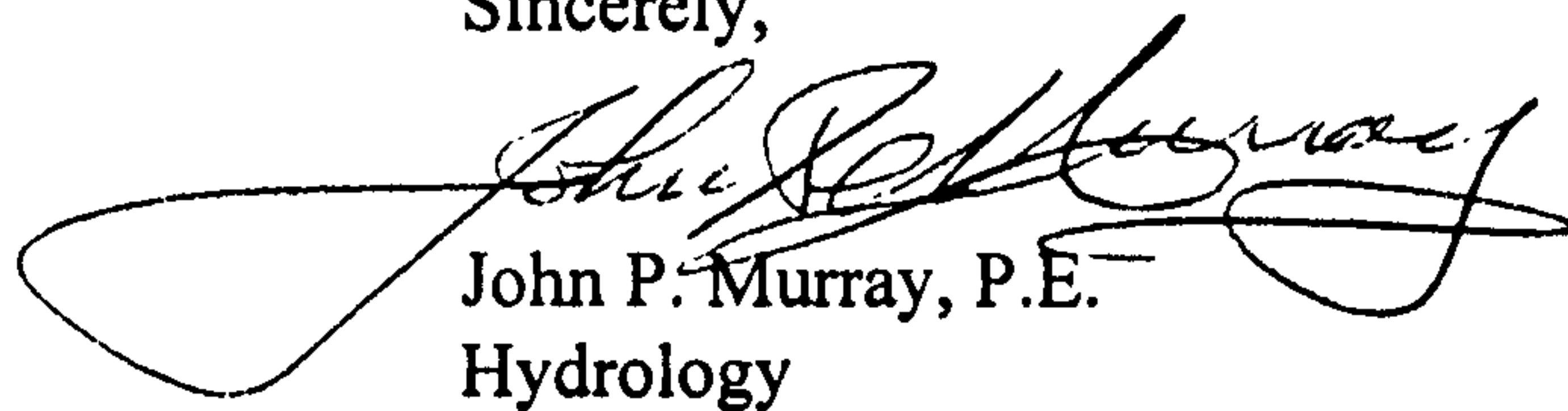
Based on the information provided on your April 14, 1998 submittal, the above referenced project is approved for Building Permit.

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 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: Andrew Garcia
✓ File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: A CHILD'S PLAYGROUND ONE ATLAS/DRNG. FILE #: G-16 1/8

DRB #: NONE EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 8A & 9A INDIAN ACRES SUBD.

CITY ADDRESS: 3305 ALTAMONTE NE

ENGINEERING FIRM: RHOMBUS P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B 87110

OWNER: ANDY FRIAS CONTACT: ANDY FRIAS

ADDRESS: 3305 ALTAMONTE NE 87110 PHONE: 292-1659

ARCHITECT: JIM MEDLEY CONTACT: JIM MEDLEY

ADDRESS: 3100 CHRISTINE NE 87111 PHONE: 292-3514

SURVEYOR: JOHN MIERS @ RHOMBUS CONTACT: JOHN MIERS

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690

CONTRACTOR: N.A. CONTACT: SA

ADDRESS: NA. PHONE: SA

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

☒ DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

_____ OTHER _____

PRE-DESIGN MEETING:

_____ YES

☒ NO

_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL

_____ 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

_____ S.A.D. DRAINAGE REPORT

_____ DRAINAGE REQUIREMENTS

_____ SUBDIVISION CERTIFICATION

_____ OTHER _____ (SPECIFY)

DATE SUBMITTED:

4/14/98

BY:

Celia Tomlinson