

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

June 11, 2004

Glenn S. Broughton, P.E.
7500 Jefferson Ne, Courtyard I
Albuquerque, NM 87109-4335

Re: Certification Submittal for Final Building Certificate of Occupancy for
New Mexico Title Loan, [G-18 / D5A]
Southeast corner of Montgomery and San Mateo NE
Engineer's Stamp Dated 06/09/04

Dear Mr. Broughton:

The TCL / Letter of Certification submitted on June 11, 2004 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: New Mexico Title Loan ZONE MAP/DRG. FILE # G-18/D5A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Earl C. Montgomery Tract 1-B
 CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc.
 ADDRESS: 7500 Jefferson NE - Courtyard I
 CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
 PHONE: (505) 823-1000
 ZIP CODE: 87109

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Archicon, L.C.
 ADDRESS: 4041 N. Central, Suite C-100
 CITY, STATE: Phoenix, AZ 85012

CONTACT: Maneesh Dwevedi
 PHONE: 602-222-4266
 ZIP CODE: 85012

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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 (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

Rec'd 6-11-04

DATE SUBMITTED: 6/11/04 BY: Glenn Broughton/BHI

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

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

June 8, 2004

Ms. Kristal Metro, Engineering Associate
Planning Dept/Hydrology Dev Section
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: New Mexico Title Loan, San Mateo Blvd at Montgomery Blvd, Traffic Circulation Layout
(G18/D5A)

Dear Kristal,

Attached is a copy of the approved traffic circulation layout and an additional sheet addressing comments made to the traffic circulation layout. With this submittal we are seeking permanent Certificate of Occupancy for the above referenced project. A site visit was performed on May 26, 2004 to visually inspect the site and verify that the site improvements have been completed and are in substantial compliance with the approved traffic circulation layout dated November 06, 2003.

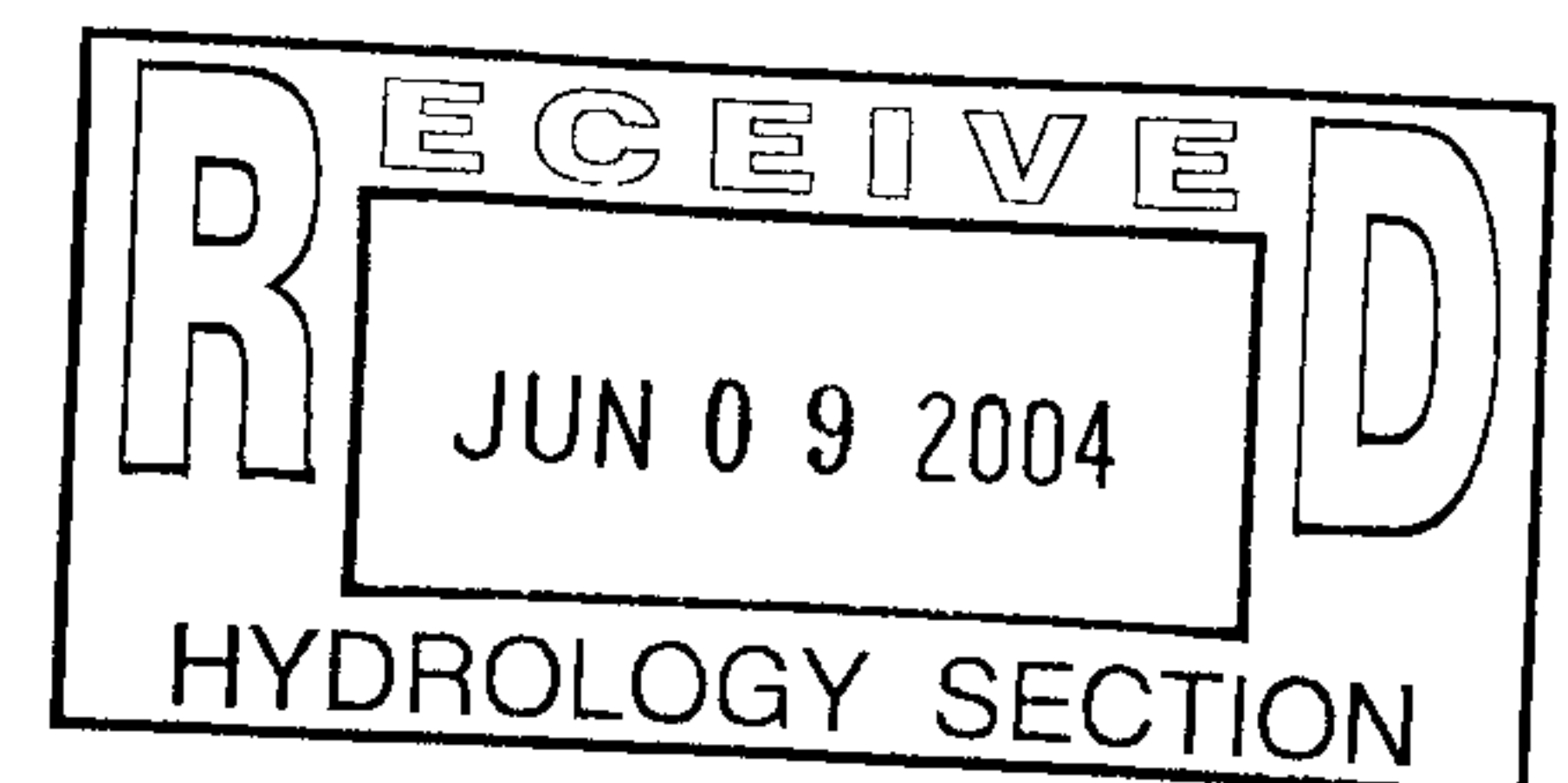
The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic circulation layout aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for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

If you have any questions regarding this engineer's certification, please give me a call.

Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development and Planning



GSB/am
Enclosures

cc: Chad Hagle, Tricor Southwest Corporation
Maneesh Dwivedi, Archicon, L.C.

Courtyard I
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Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Kristal Metro
Engineering Associate
Planning Dept / Hydrology Dev Section
City of Albuquerque
2nd Floor West - Suite 201
600 Second Street NW

Requested by: Glenn Broughton - am

Date: June 9, 2004

Time Due: ☒ This A.M.
☐ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3981

Job No.: 03 0306

Job Name: Eckerd - San Mateo & Montgomery

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

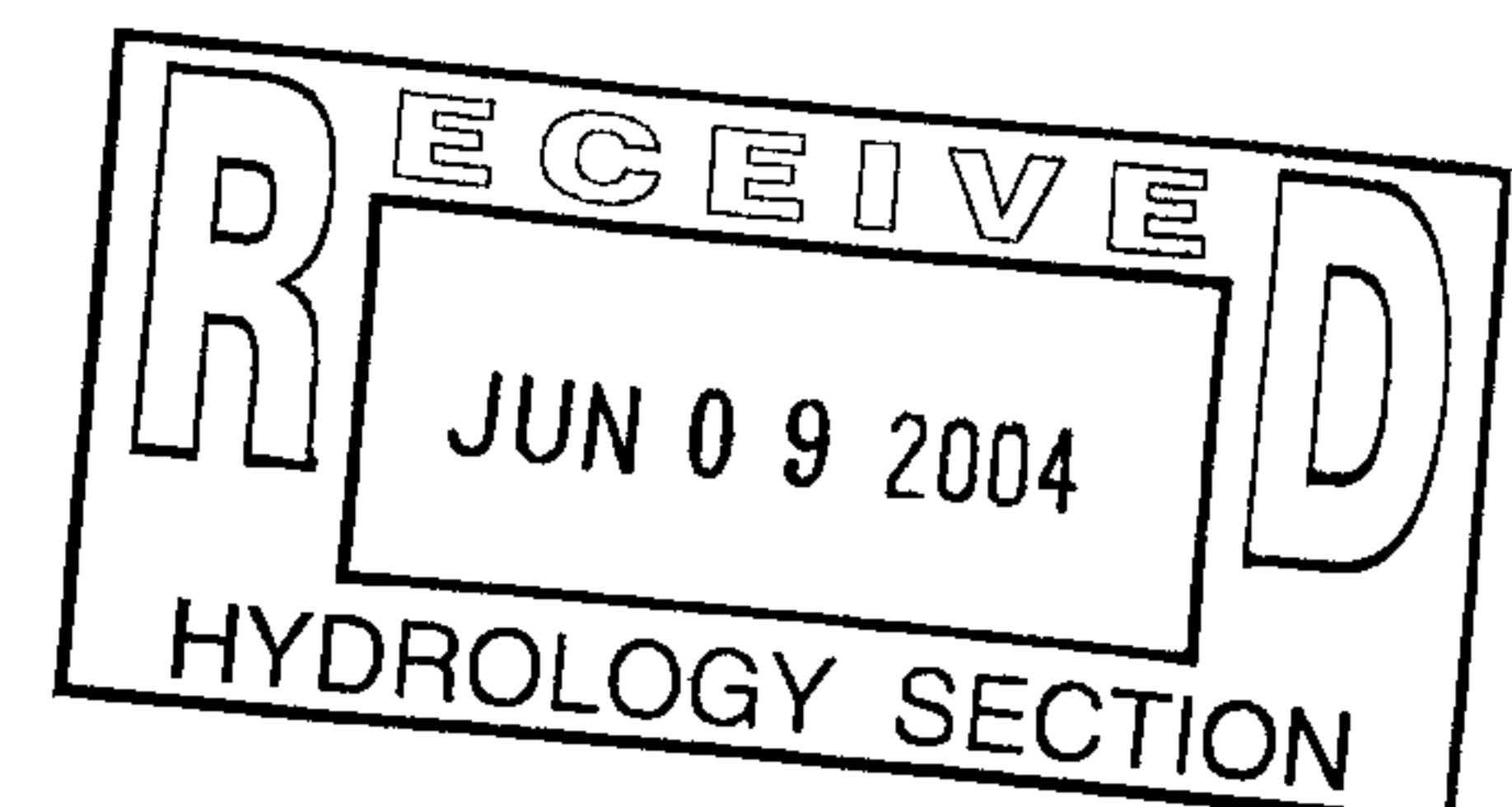
PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
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1	1	Letter dated 6/8/04 re: New Mexico Title Loan, San Mateo Blvd at Montgomery Blvd - Traffic Circulation Layout (G18/D5A).
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COMMENTS / INSTRUCTIONS

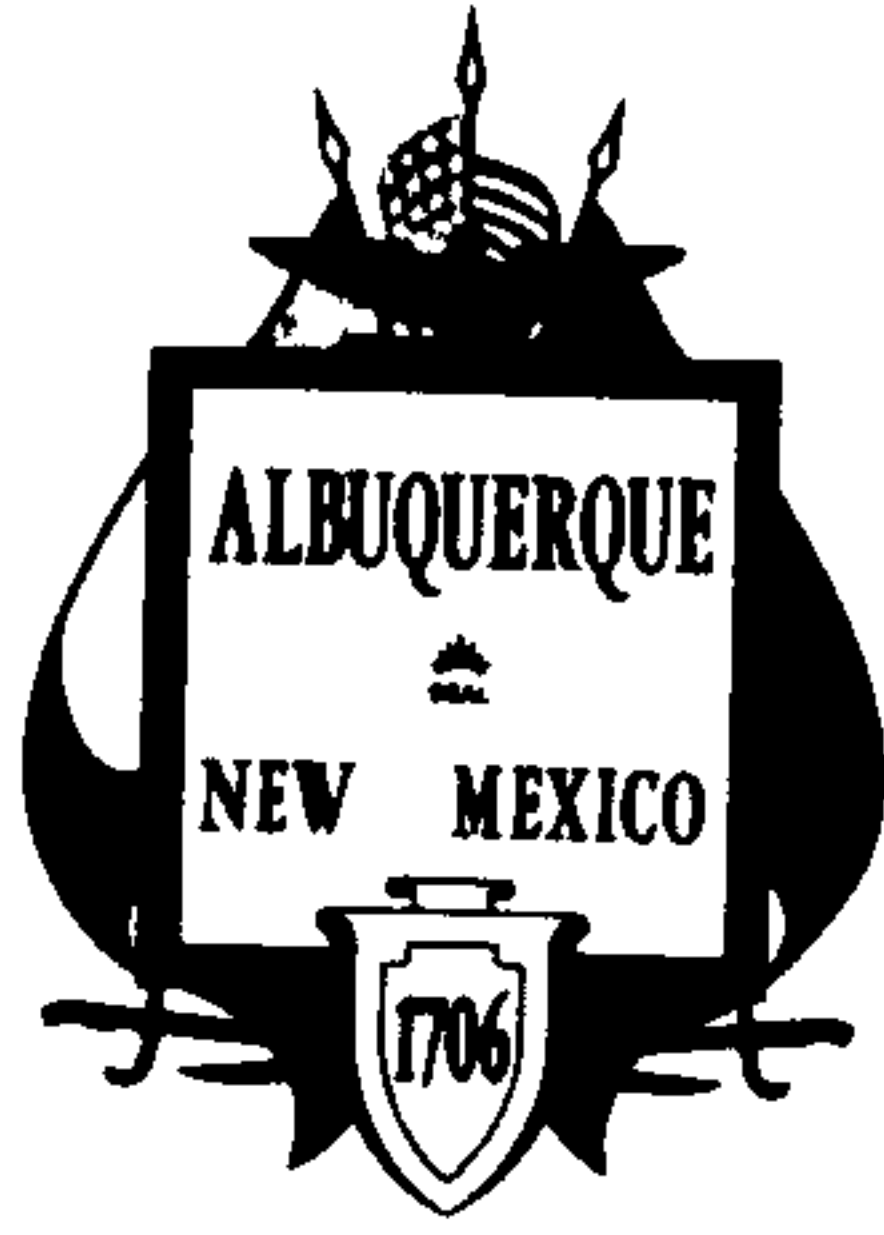


REC'D BY: _____ **DATE:** _____ **TIME:** _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 8, 2004

Mr. Glenn Broughton, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: NEW MEXICO TITLE AND LOAN
Southeast Corner of Montgomery Blvd. And San Mateo Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/10/2003 (G-18/D005A)
Certification dated 06/09/2004

Dear Glenn,

Based upon the information provided in your submittal received 06/11/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

AB

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: New Mexico Title Loan ZONE MAP/DRG. FILE # G-18/D5A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Earl C. Montgomery Tract 1-B
 CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc.
 ADDRESS: 7500 Jefferson NE - Courtyard I
 CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
 PHONE: (505) 823-1000
 ZIP CODE: 87109

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Archicon, L.C.
 ADDRESS: 4041 N. Central, Suite C-100
 CITY, STATE: Phoenix, AZ 85012

CONTACT: Maneesh Dwevedi
 PHONE: 602-222-4266
 ZIP CODE: 85012

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
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- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

Rec'd 6/11/04

DATE SUBMITTED: 6/11/04 BY: Glenn Broughton/BHI

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 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.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335
www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

June 8, 2004

Brad Bingham, P.E.
City Drainage Engineer
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: New Mexico Title Loan, San Mateo Blvd at Montgomery Blvd - Grading and Drainage Plan
(G18/D5A)

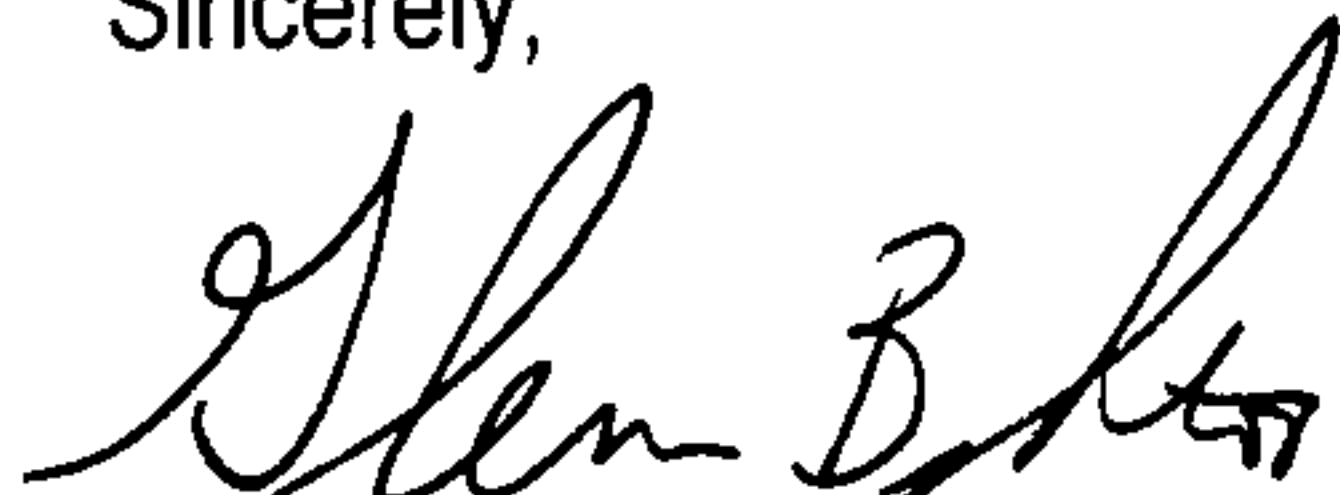
Dear Brad:

Attached is a copy of the approved grading plan. With this submittal we are seeking permanent Certificate of Occupancy for the above referenced project. A site visit was performed on May 26, 2004 to visually inspect the site and verify that the site improvements have been completed and are in substantial compliance with the approved grading plan dated November 10, 2003.

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

If you have any questions regarding this engineer's certification, please give me a call.

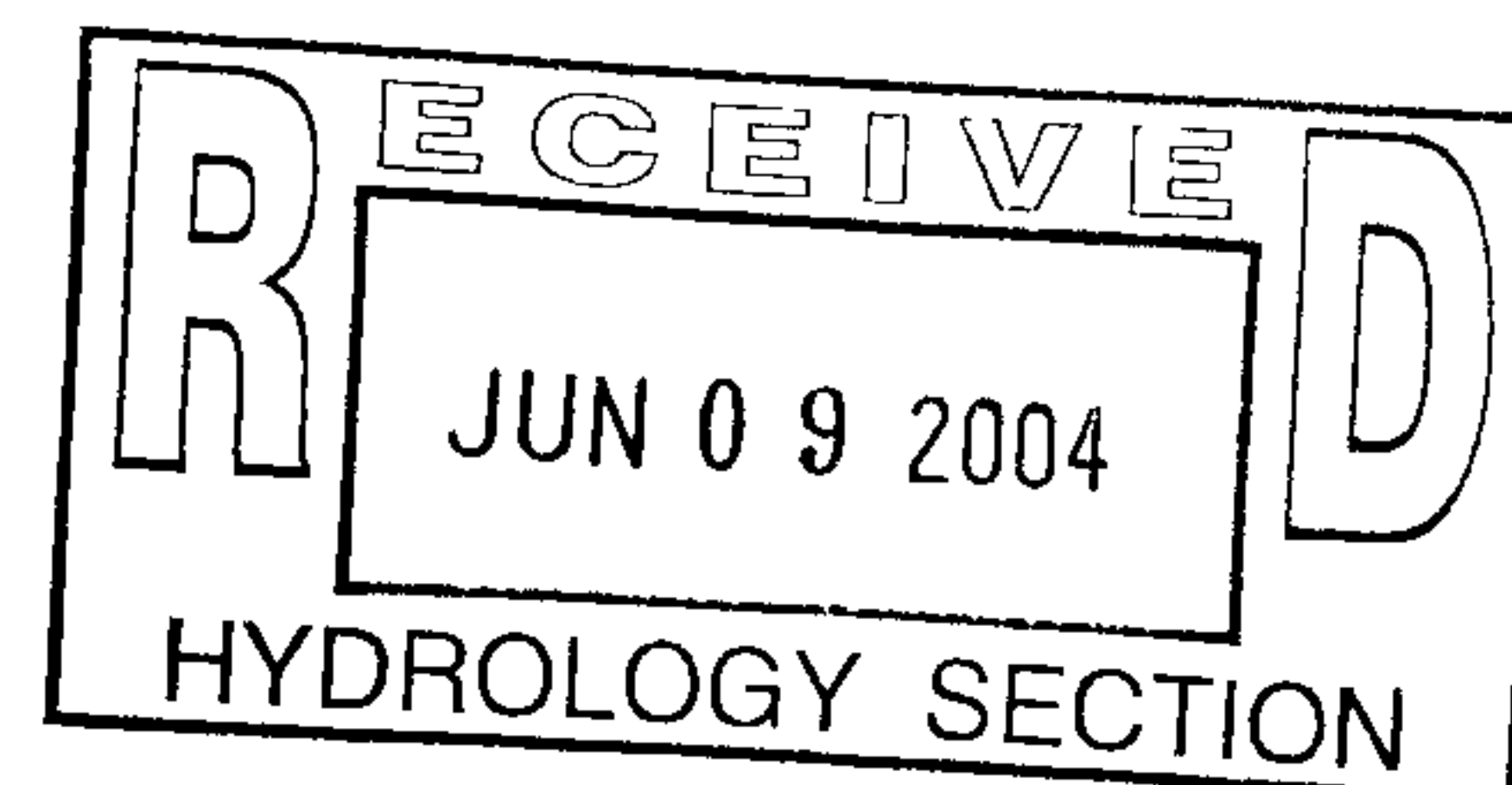
Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development and Planning

GSB/am
Enclosure

cc: Chad Hagle, Tricor Southwest Corporation
Maneesh Dwivedi, Archicon, L.C.



ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham, P.E.
Drainage Section
Municipal Development Department
City of Albuquerque
600 Second Street NW - 2nd Floor West

Requested by: Glenn Broughton - am

Date: June 9, 2004

Time Due: ☒ This A.M.
☐ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 03 0306

Job Name: *Eckerd - San Mateo & Montgomery*

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

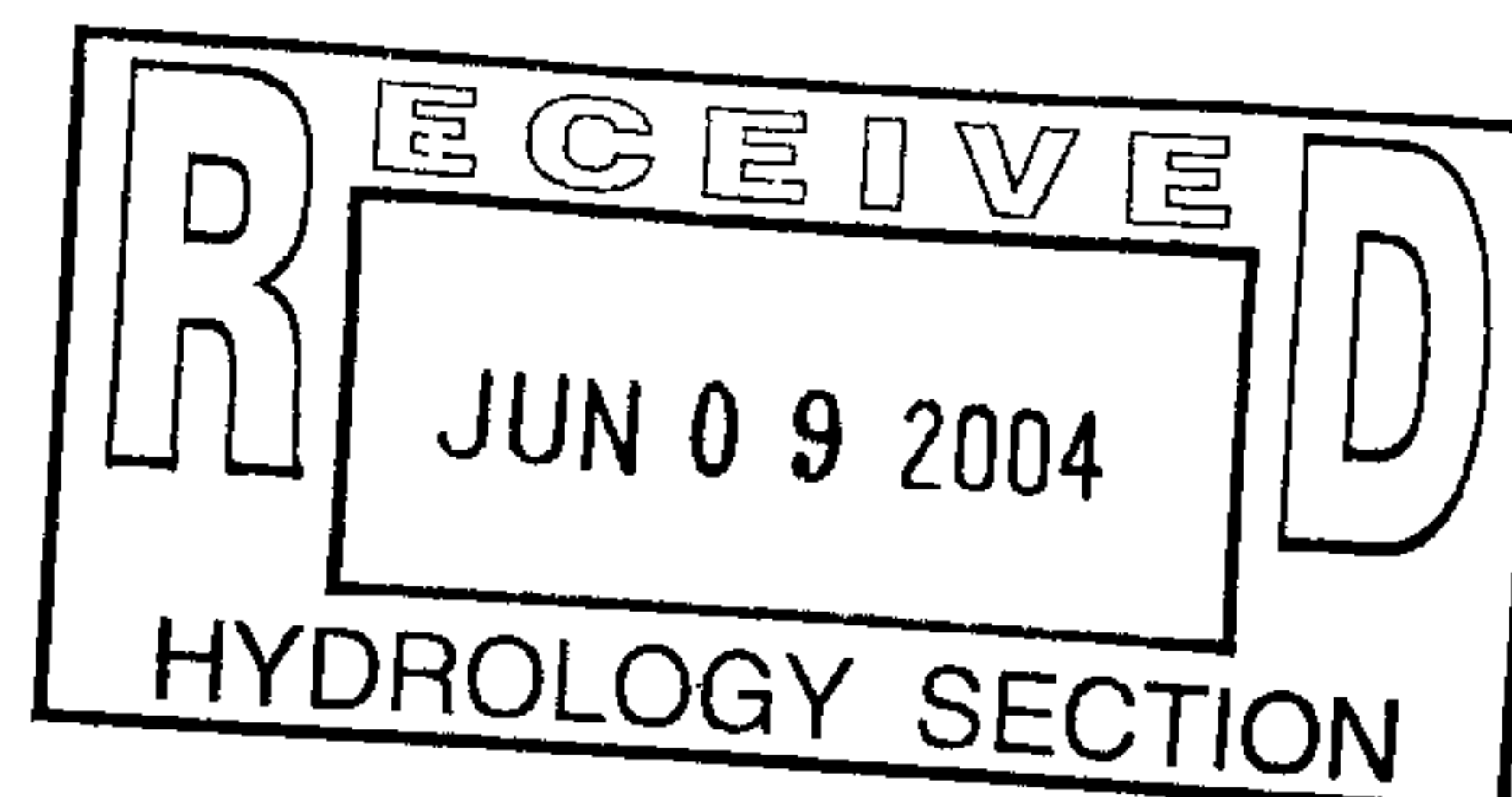
PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
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1	1	Letter dated 6/8/04 re: New Mexico Title Loan, San Mateo Blvd at Montgomery Blvd - Grading & Drainage Plan (G18/D5A).
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COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 2004

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: New Mexico Title and Loan, Temporary Certificate of Occupancy
(G18/D5A)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 4-02-04, the above referenced certification is approved for release of 30-day temporary Certificate of Occupancy by Hydrology.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: NEW MEXICO title loan ZONE MAP/DRG. FILE #: _____
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 5260 Montgomery Blvd. NE. Albuquerque, N.M.

ENGINEERING FIRM: Bohannon-Huston
ADDRESS: _____
CITY, STATE: _____

CONTACT: GLEN Braghton
PHONE: _____
ZIP CODE: _____

OWNER: _____
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: _____

CHECK TYPE OF SUBMITTAL:

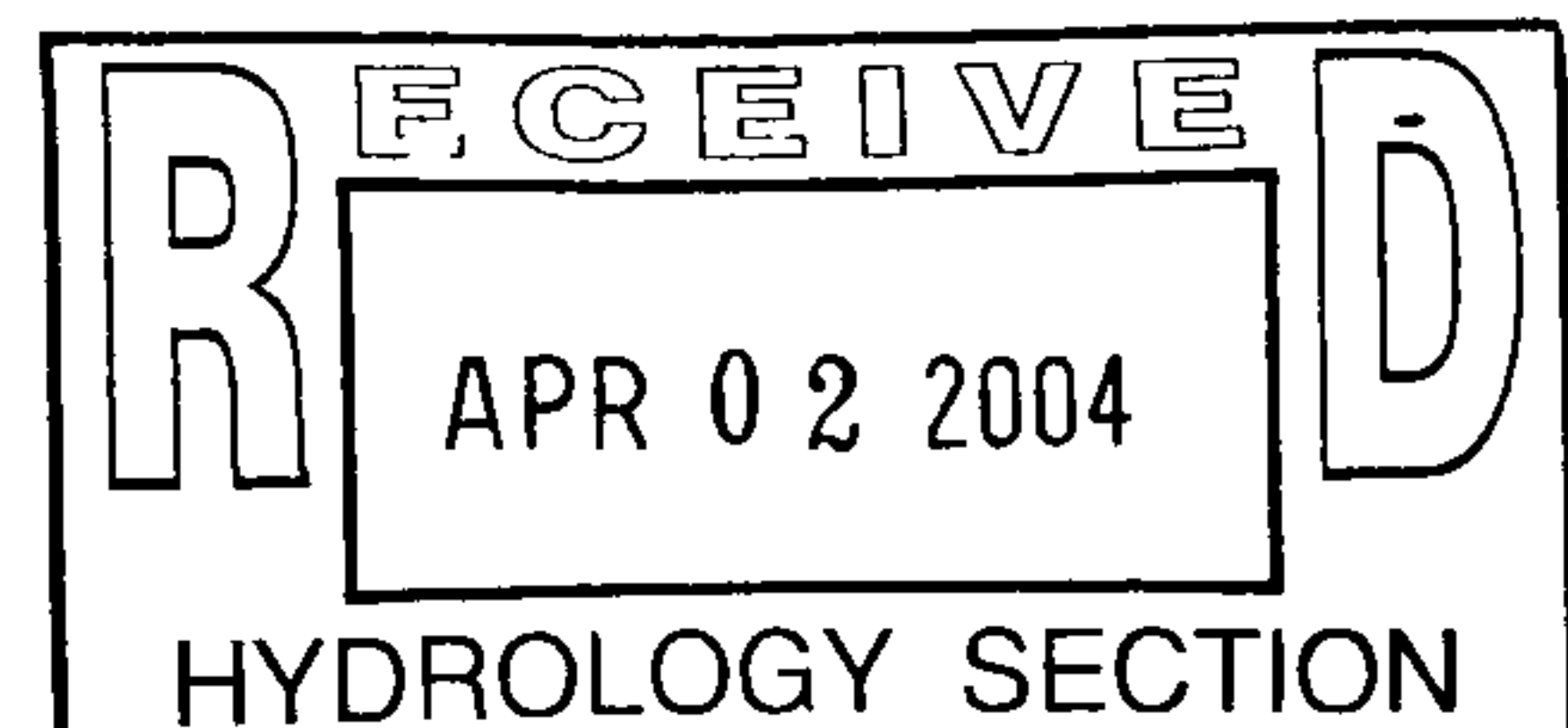
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 4-2-04 BY: [Signature]

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

030306 - 110

G-18/DSA

[San Mateo & Montgomery]
DECLARATION AND GRANT OF CROSS EASEMENTS

THIS DECLARATION AND GRANT OF CROSS EASEMENTS (the "Declaration") is made and executed as of the 31st day of July, 2003, by MONTGOMERY & SAN MATEO SW, LP, a New Mexico limited partnership (the "Retail Tract Owner"), and SAN MATEO CORPORATE CENTER ASSOCIATES, L. P., a New Mexico limited partnership (the "Office Tract Owner").

Statement of Purpose

Retail Tract Owner is owner of fee simple title to that certain tract of land (the "Retail Tract") described on Exhibit A attached hereto and incorporated herein by reference. Office Tract Owner is owner of fee simple title to that certain tract of land (the "Office Tract") described on Exhibit B attached hereto and incorporated herein by reference. The Office Tract adjoins the Retail Tract immediately to the south thereof.

The term "Tract" as used herein shall mean either one of the above described tracts of real property, and any parcel created hereafter by subdivision of such tracts; the term "Tracts" as used herein shall mean two or more of the above described tracts of real property or of any other Tracts created hereafter by subdivision; and the term "Premises" as used herein shall mean all of the Tracts.

Retail Tract Owner and Office Tract Owner believe that proposed further development of the Premises makes it desirable to declare, establish, and create certain easements on, under and above the Premises.

Terms

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and conditions herein contained, and other good and valuable consideration, the legal sufficiency of which are hereby acknowledged, Retail Tract Owner and Office Tract Owner do hereby agree as follows, and do hereby grant, declare and establish the following:

1. Purpose; No Public Dedication. Retail Tract Owner and Office Tract Owner are the sole owners of the Premises, and therefore currently control the use thereof. An intent of this Declaration is to set forth certain reciprocal easements and rights for the benefit of the Premises, and each portion thereof. Notwithstanding the foregoing, however, and notwithstanding anything to the contrary set forth herein, in no event shall any of the rights and easements hereby created benefit or be an appurtenance to any portion of the Premises that is now or hereafter owned by or dedicated to the New Mexico Department of Transportation, or any other government or governmental authority, for public road right-of-way purposes; nor shall any of the rights and easements hereby created benefit or be an appurtenance to any property adjoining the Premises; nor shall any of the rights and easements hereby created benefit or be exercisable by the general public.



2149025.01
LIB:

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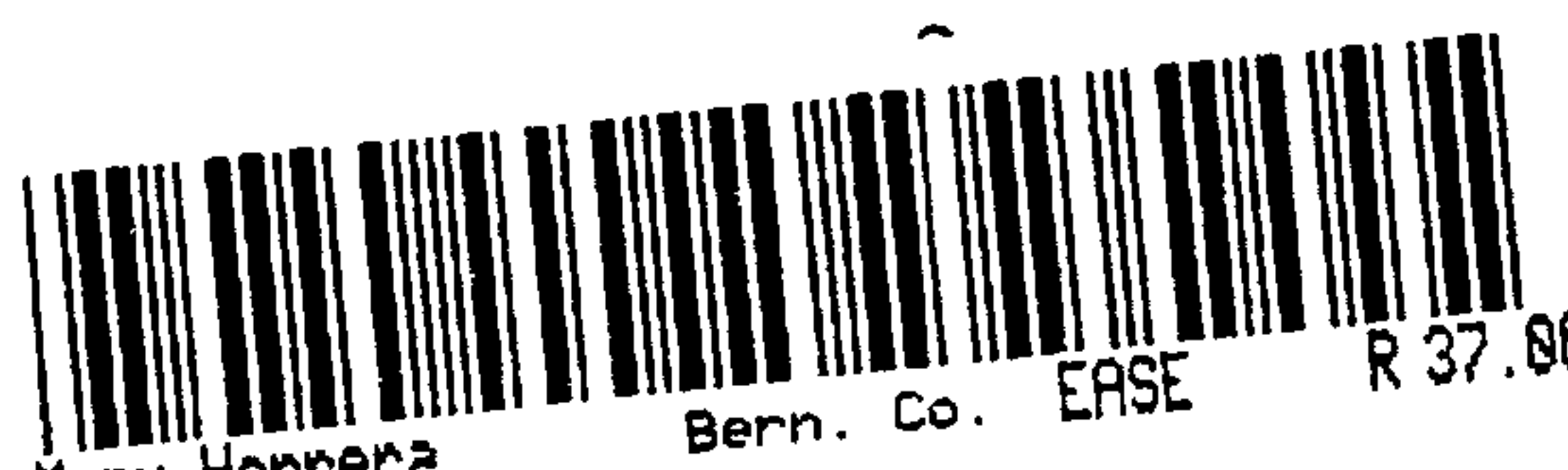
2. Specific Access Easements. Retail Tract Owner, as the owner of Retail Tract, for itself and its successors and assigns, and Office Tract Owner, as the owner of the Office Tract, for itself and its successors and assigns, do hereby each declare, establish, and grant to each other, to and for each and every person, firm, entity, or corporation hereafter owning any portion of the Premises, for the benefit of all said grantees, as well as for the benefit of each of their respective officers, tenants, employees, agents, customers, business visitors, guests, licensees, invitees, and all other persons lawfully upon any portion of the Premises, as an appurtenance to and for the benefit of the Premises and each and every portion thereof, perpetual, non-exclusive rights and easements (the "Access Easement") over those two portions of the common boundary between the Retail Tract and the Office Tract shown as "Existing Drive" (the "Existing Drives") and those two portions of the common boundary between the Retail Tract and the Office Tract shown as "Proposed Driveway" (the "Proposed Driveways") on the site plan attached hereto as Exhibit C and incorporated herein by this reference (the "Site Plan"), for the purposes of providing pedestrian and vehicular traffic (including without limitation construction and delivery vehicles and equipment) ingress, egress and regress to, from and between the Retail Tract and the Office Tract.

Office Tract Owner furthermore agrees that Retail Tract Owner may close one or both of the Existing Drives as shown on the Site Plan and construct the Proposed Drives, it being the current intent of Retail Tract Owner to change the points of ingress and egress between the Retail Tract and the Office Tract from the Existing Drives to the Proposed Driveways. Office Tract Owner, as the owner of the Office Tract, for itself and its successors and assigns, does hereby each declare, establish, and grant to Retail Tract Owner, as owner of the Retail Tract, and its contractors and agents, such easements over that portion of the Office Tract within fifty (50) feet of the common boundary between the Retail Tract and the Office Tract as are necessary to close the Existing Drives and construct the Proposed Drives.

The location of the Proposed Driveways may be changed with the consent of the owners of fee simple title to all portions of the Premises. Such change shall be effected by an amendment to this Declaration signed by all owners of fee simple title to the Premises, and recorded in the deed records of Bernalillo County, showing the new location of the Proposed Driveways; no tenants or mortgagees of the Premises shall be required to join in any such amendment.

It is hereby agreed that the Access Easement is granted solely to the owners of the Premises, their successors and assigns, and for the benefit of their officers, tenants, employees, agents, customers, business visitors, guests, licensees, invitees, and for the benefit of other persons lawfully upon the Premises, and that the grant of such easement, right and privilege as well as the benefits therefrom, is not intended nor shall it be construed as creating any rights in or for the benefit of the general public, nor shall it be construed as creating any rights in or for the benefit of any property adjoining the Premises.

Retail Tract Owner and Office Tract Owner, and their successors and assigns owning the Proposed Driveways, may develop, operate, use, and maintain the Proposed Driveways in any manner which does not prevent or substantially interfere with the exercise by the owners of the Premises of the Access Easement. Specifically, the owners of the Proposed Driveways may construct, install, use, and maintain curb and gutter, lighting, signage, landscaping, parking spaces, utilities facilities, and other improvements within the Proposed Driveways, provided



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Page: 2 of 15
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LIB:

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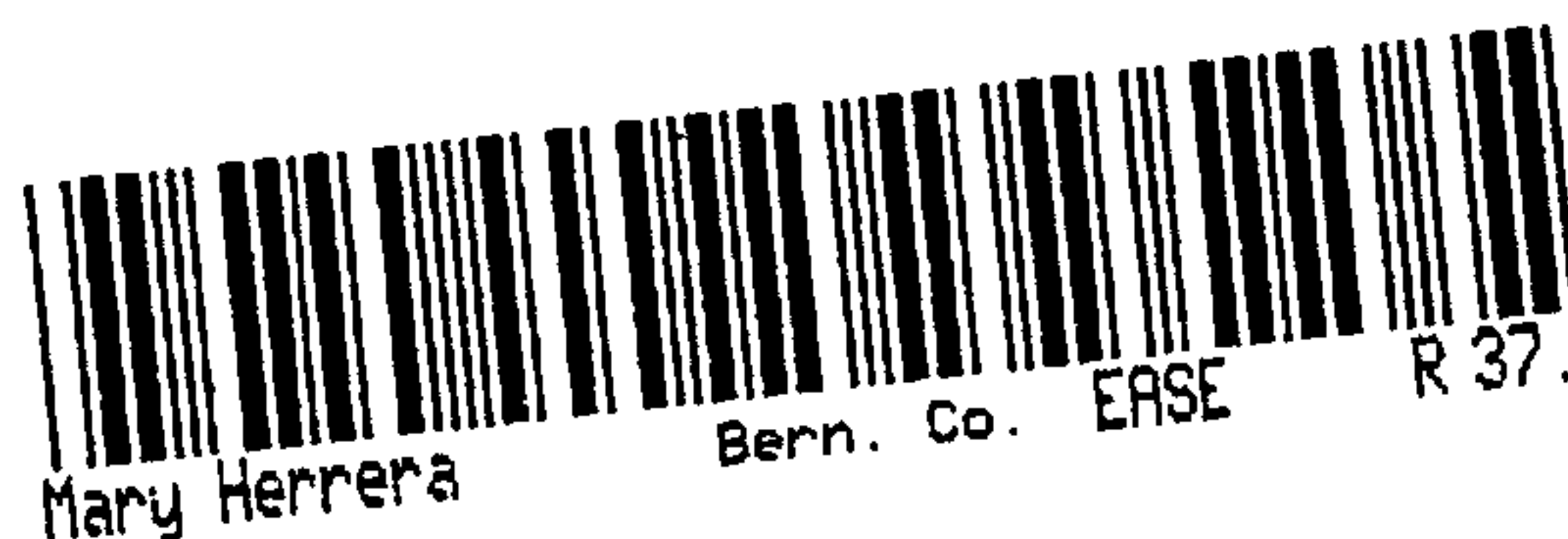
that there exists at all times upon each of the Proposed Driveways a corridor at least twenty-four (24) feet wide within which a driveway can be constructed and maintained providing access between the Retail Tract and the Office Tract.

The owners of the Premises, and their respective successors and assigns, hereby agree that they shall not erect or permit the erection of any curbing, fencing, or other barriers or obstructions on the Premises that will in any way interfere with the exercise of the Access Easement. The Proposed Driveways shall be kept open at all times for the free use thereof as intended herein; provided, however, that all reasonable efforts shall be made to provide an integrated design of the respective developments.

Notwithstanding the foregoing, the owners of the Premises shall have the right, one day in each calendar year, but more often if legally desirable, to erect barriers or chains for the purpose of blocking off access to the Premises to avoid the possibility of dedicating the Proposed Driveways for public use, it being mutually agreed, nevertheless, that if possible, such barriers or chains shall be erected for such purpose at a time, or upon a day, when the businesses operating on the Premises are not open for business.

3. General Easement for Ingress and Egress. Retail Tract Owner, as the owner of Retail Tract, for itself and its successors and assigns, and Office Tract Owner, as the owner of the Office Tract, for itself and its successors and assigns, do hereby each declare, establish, and grant to each other, to and for each and every person, firm, entity, or corporation hereafter owning any portion of the Premises, for the benefit of all said grantees, as well as for the benefit of each of their respective officers, tenants, employees, agents, customers, business visitors, guests, licensees, invitees, and all other persons lawfully upon any portion of the Premises, as an appurtenance to and for the benefit of the Premises and each and every portion thereof, a mutual, reciprocal and nonexclusive easement, right and privilege of use, both pedestrian and automotive, for the purpose of ingress, egress, and passage on and over such curb cuts, entrances, exits, drive aisles, sidewalks, and other areas provided, or to be provided, for such purposes and uses by the respective owners thereof, from time to time, on the Premises, as such areas and facilities may change from time to time. Nothing in this Paragraph 3 shall obligate the Retail Tract Owner or the Office Tract Owner, or their successors, assigns, or grantees, to construct any such areas or facilities, or limit the Retail Tract Owner or the Office Tract Owner, their successors, assigns, and grantees, from altering, removing, relocating, or otherwise changing any such areas or facilities from time to time. Notwithstanding the foregoing, Office Tract Owner shall maintain on the Office Tract a curb cut onto both San Mateo Boulevard and Homestead Road in the approximate locations of the current curb cuts located thereon, and shall undertake no reconfiguration of the entrances, exits, curb cuts, and drive aisles on the Office Tract which would impair unobstructed access from the Proposed Driveways across the Office Tract to San Mateo Boulevard or to Homestead Road.

It is agreed that the aforementioned easement is granted solely to the owners from time to time of the Premises, or any parts thereof, and that the grant of such easements, rights and privileges as well as the benefits from said grant, is not intended nor shall it be construed as creating any rights in or for the benefit of the general public, nor shall it be construed as creating any rights in or for the benefit of any property adjoining the Premises.



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LIB:

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4. Compliance with Laws. Any easement provided hereunder shall be subject to compliance with all laws, ordinances and regulations as may be applicable for continuous operation of the businesses located on the Premises.

5. Priority of Easements. All easements as specified herein are to be superior to all leases, sales, conveyances, transfers, assignments, contracts, mortgages and other encumbrances and documents in any way affecting the Premises, and each and every portion thereof, and any party foreclosing any such mortgage, deed of trust, lien or encumbrance, and all persons or entities acquiring title or interest in any portion of the Premises shall acquire and hold the title of such property or any portion thereof subject to the aforementioned easement.

6. Indemnification. Each of the parties to this Declaration shall indemnify, defend and save harmless the other party and its respective agents, employees, officers and directors, from any and all losses, damages, liability, costs or expenses, including, but not limited to, attorneys' fees, reasonable investigative and discovery costs, court costs and all other sums which the other party, its agents, employees, officers or directors may pay or become obligated to pay on account of any, all and every demand or claim, or assertion of liability, or any claim or action founded thereon, arising or alleged to have arisen out of any willful or negligent act of the indemnifying party, its agents, employees, licensees or invitees, whether such claims, action or actions be for damages, injury to persons or property, including the property of the indemnified party, or death of any person, made by any person, whether employed by any of the parties to the Declaration and or otherwise, except claims resulting from any willful or solely negligent act of the indemnified party, or any occupant of such indemnified party's property, or the agents or employees of such indemnified party, wherever the same may occur.

7. Parking Restrictions. There shall be no cross-parking permitted between the Tracts. Each party shall use commercially reasonable efforts to prevent its employees, tenants, invitees, and visitors from parking on the other Tract. In addition, Retail Tract Owner, at its sole expense shall post signage along the parking spaces on the Office Tract which abut the Retail Tract, which signage shall state "This parking is restricted for use by tenants and visitors of San Mateo Corporate Center. All other vehicles shall be ticketed and towed at the vehicle owner's expense."

Should either party feel that violations of the aforementioned parking restrictions become commercially unreasonable, both parties agree to appoint representatives to meet and to discuss in good faith a solution to such parking violations. Should the parties fail to reach mutual agreement after meeting and conferring in good faith regarding such parking matters, the parties agree to submit the matter to arbitration conducted in accordance with the commercial arbitration rules of the American Arbitration Association. Any arbitration proceeding shall take place in Albuquerque, New Mexico. The award of the arbitrator shall be final, binding and enforceable in any court of competent jurisdiction.

8. Enforcement. The easements and covenants contained herein shall be enforceable by suit for specific performance and injunctive relief, in addition to any other remedy provided by law or equity. In any litigation arising hereunder, the prevailing party shall be entitled to reasonable attorney's fees, in addition to all other costs and expenses thereof.



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9. Binding Effect; Running with the Land. All the covenants, terms, agreements, conditions, and restrictions set forth in this Declaration are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto, their respective successors in interest, grantees and assignees, upon the terms, provisions and conditions herein set forth.

This Declaration shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter.

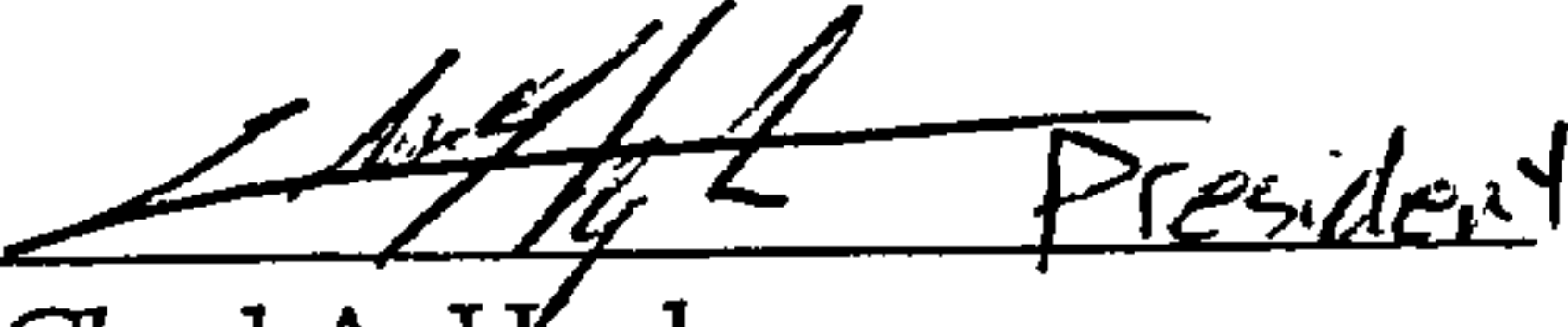
10. Modification. This Declaration may be modified by written instrument executed by the owners of fee title to the Premises, or such portion or portions thereof as are affected by such modification, who are vested with such fee title at the time such modification is executed. The consent of tenants of the Premises, or any portion thereof, shall not be required for such modification to be effective.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed pursuant to proper authority duly given as of the day and year first above written.

Retail Tract Owner:

MONTGOMERY & SAN MATEO SW, LP, a New Mexico limited partnership


By: SOUTHWEST MONTGOMERY, INC., a New Mexico corporation, general partner

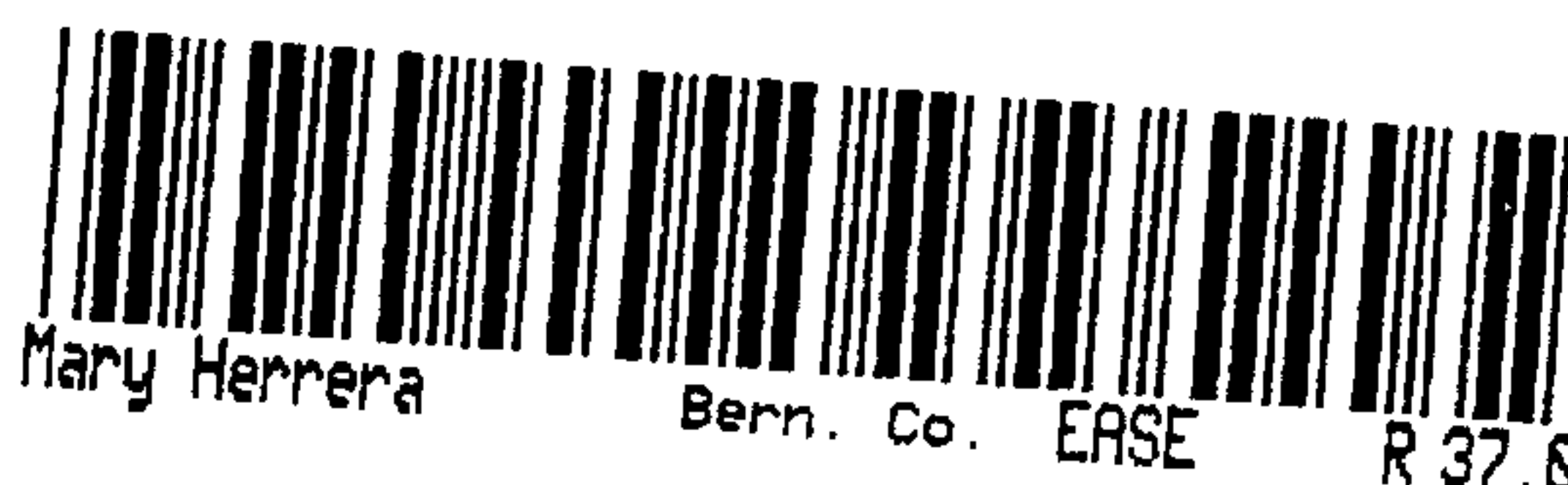
By:  President
Chad A. Hagle
Its: President

Office Tract Owner:

SAN MATEO CORPORATE CENTER ASSOCIATES, L. P., a New Mexico limited partnership

By: BGK PROPERTIES, INC., general partner

By: 
Edward M. Gilbert
Its: President



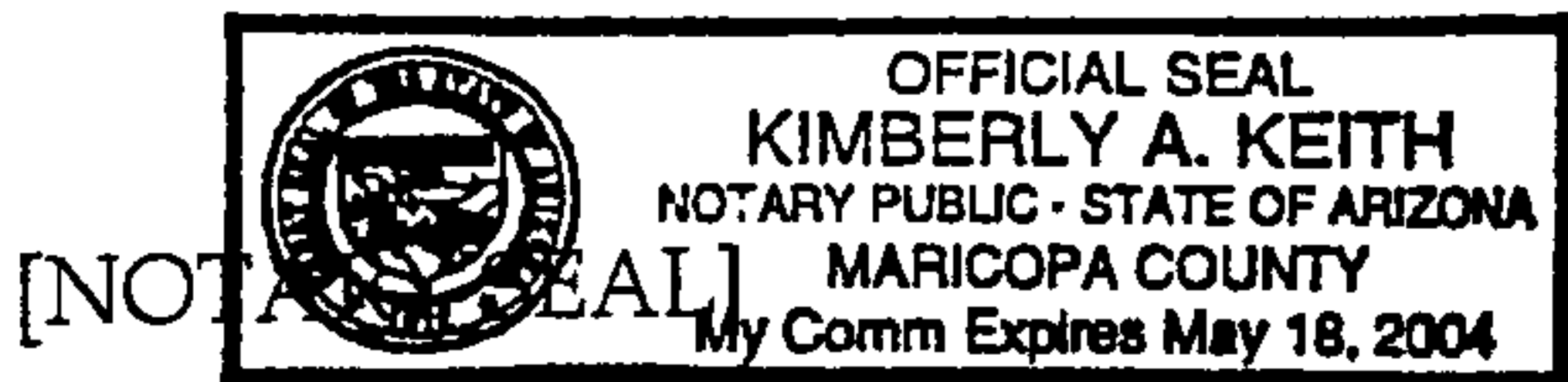
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STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I, Kimberly A. Keith a Notary Public of the County and State aforesaid, certify that Chad A. Hagle personally came before me this day and acknowledged that he is the President of Southwest Montgomery, Inc., a New Mexico corporation, the general partner of Montgomery & San Mateo SW, LP, a New Mexico limited partnership, and that he, being authorized to do so, executed the foregoing instrument on behalf of the partnership. Witness my hand and official seal, this 10th day of July 2003.



Kimberly A. Keith
Notary Public

My commission expires: May 18, 2004.

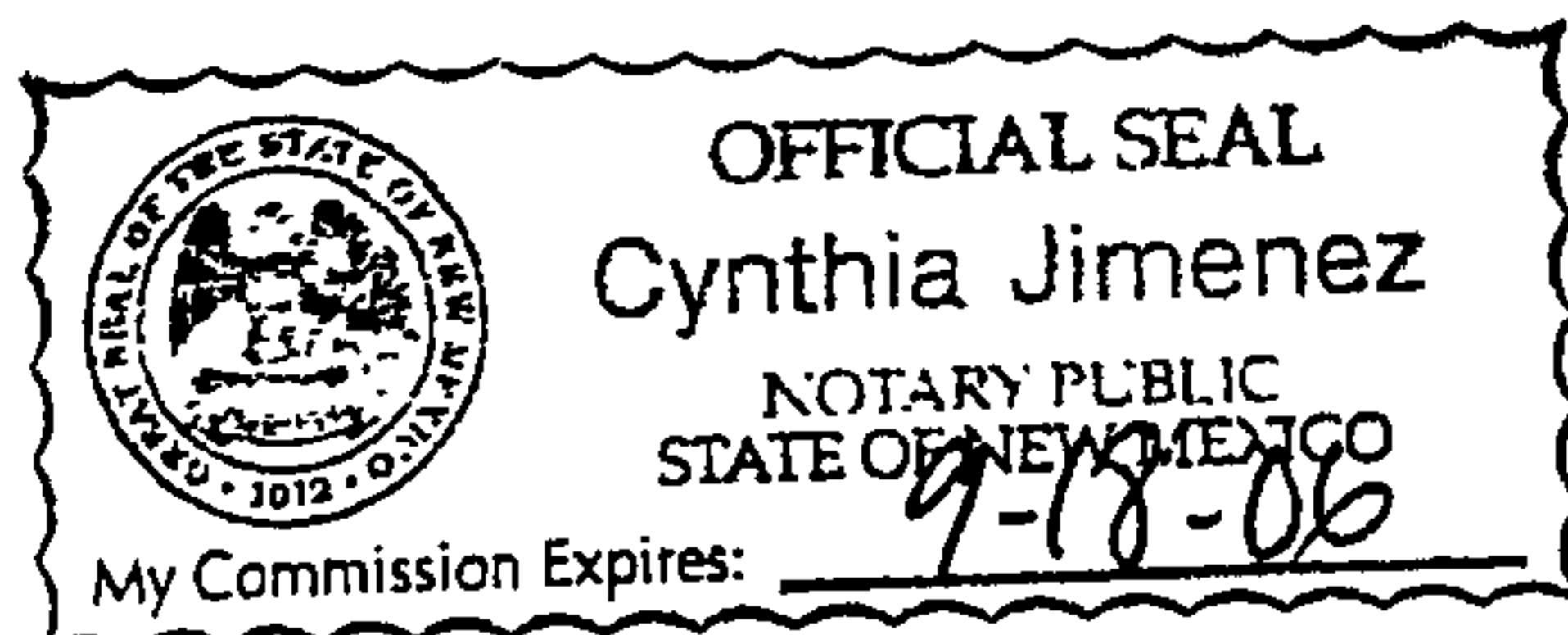
STATE OF New Mexico,
COUNTY OF Santa Fe ss.

I, Cynthia Jimenez a Notary Public of the County and State aforesaid, certify that Edward M. Gilbert personally came before me this day and acknowledged that he is the President of BGK Properties, Inc., the general partner of San Mateo Corporate Center Associates, L. P., a New Mexico limited partnership, and that he, being authorized to do so, executed the foregoing instrument on behalf of the partnership. Witness my hand and official seal, this 15 day of July, 2003.

[NOTARY SEAL]

[Signature]
Notary Public

My commission expires: 9/18/06



Mary Herrera

Bern. Co. EASE

R 37.00

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[Signature]

CONSENT OF LENDER

RGA Reinsurance Company, a Missouri corporation, owner and holder of that Promissory Note dated April 1, 2002, in the original principal amount of \$4,000,000.00 secured by that certain Deed of Trust, Security Agreement and Fixture Filing recorded in Book A34 at Page 1632 in the Bernalillo County records ("Deed of Trust") and Rio Grande Title Company, a New Mexico Corporation, Trustee under said Deed of Trust ("Trustee"), hereby agree that they have consented to the terms and provisions of this Declaration and Grant of Cross Easements (hereinafter called the "Declaration"); that any subsequent foreclosure of the Deed of Trust secured by the property described therein shall not extinguish this Declaration but shall merely vest in Lender the rights and duties set forth herein; that all present and future owners of any of the property described in the Declaration shall be entitled to the full rights and easements to the extent the same are granted herein; and that upon payment of the loan secured by the Deed of Trust, the rights of Lender (as "Mortgagee") and Trustee (or such successor trustees as permitted by the Deed of Trust) set forth in this Declaration shall terminate.

IN WITNESS WHEREOF, the undersigned have duly executed these presents as of the 28th day of July, 2003.

LENDER:

RGA REINSURANCE COMPANY, a Missouri corporation

By: KeyCorp Real Estate Capital Markets, Inc.,
its authorized servicer

By: William L. Fields
William L. Fields
Vice President

TRUSTEE

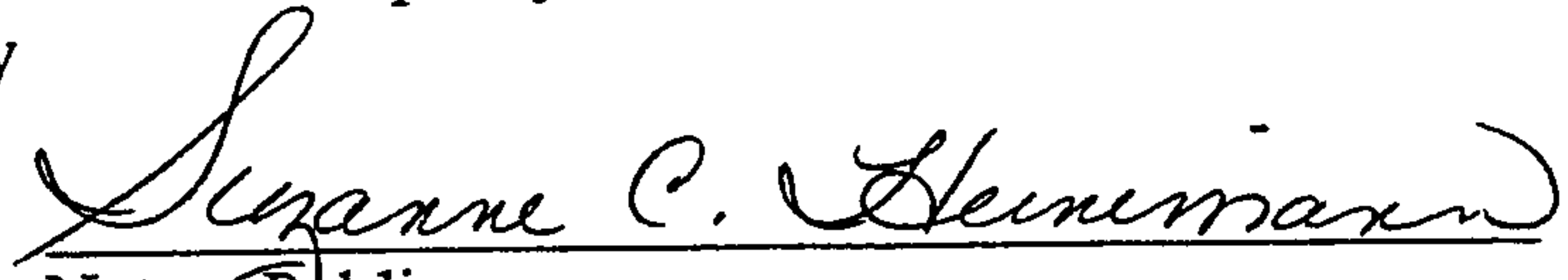
RIO GRANDE TITLE COMPANY

By: D. S. Stuart
Name: D. S. Stuart
Title: Exec. V.P.



STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this 28th day of July, 2003, before me, the undersigned Notary Public, personally appeared William L. Frields, known personally by me and known to me to be, the Vice President of KeyCorp Real Estate Capital Markets, Inc., and, as such, authorized to act on behalf of the said General American Life Insurance Company and who acknowledged under oath that he executed the within instrument in such capacity as the free act and deed of said General American Life Insurance Company


Notary Public

My Commission Expires:

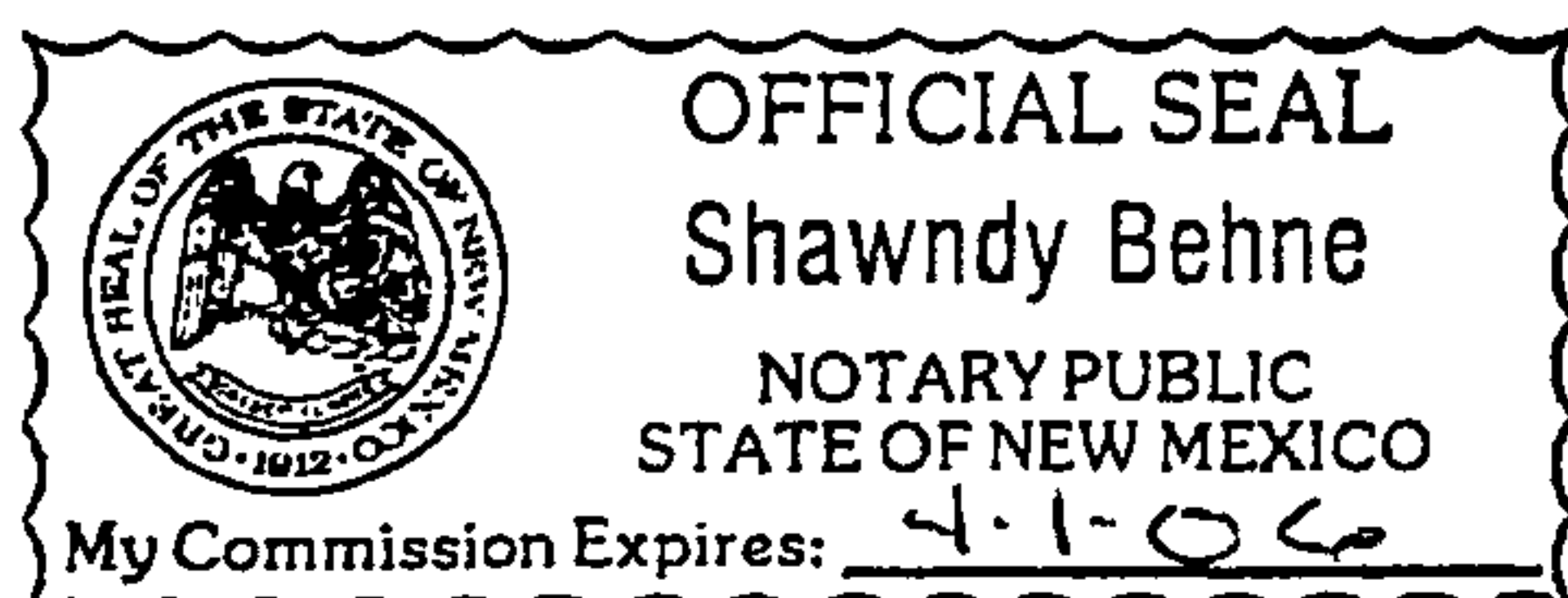
6/28/07


SUZANNE C. HEINEMANN
Notary Public - State of Missouri
County of St. Louis
My Commission Expires Jun. 28, 2007

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

I, Shawndy Behne a Notary Public of the County and State aforesaid, certify that D.S. Stuart personally came before me this day and acknowledged that he/she is the Exec. V.P. of Rio Grande Title Company, Inc., a New Mexico corporation, and that he/she, as Exec. V.P., being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this 30th day of July, 2003.

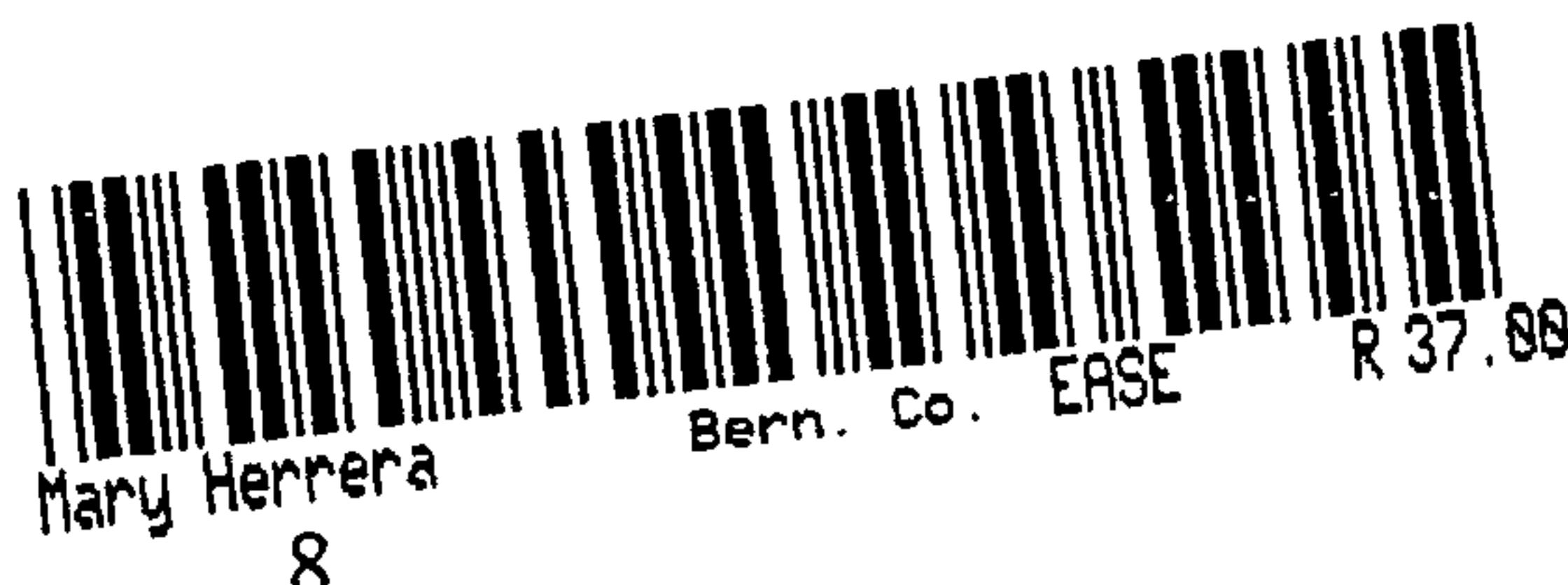
[NOTARY SEAL]




Notary Public

My commission expires: 4-1-06

DJN:sch/consent of lender.doc



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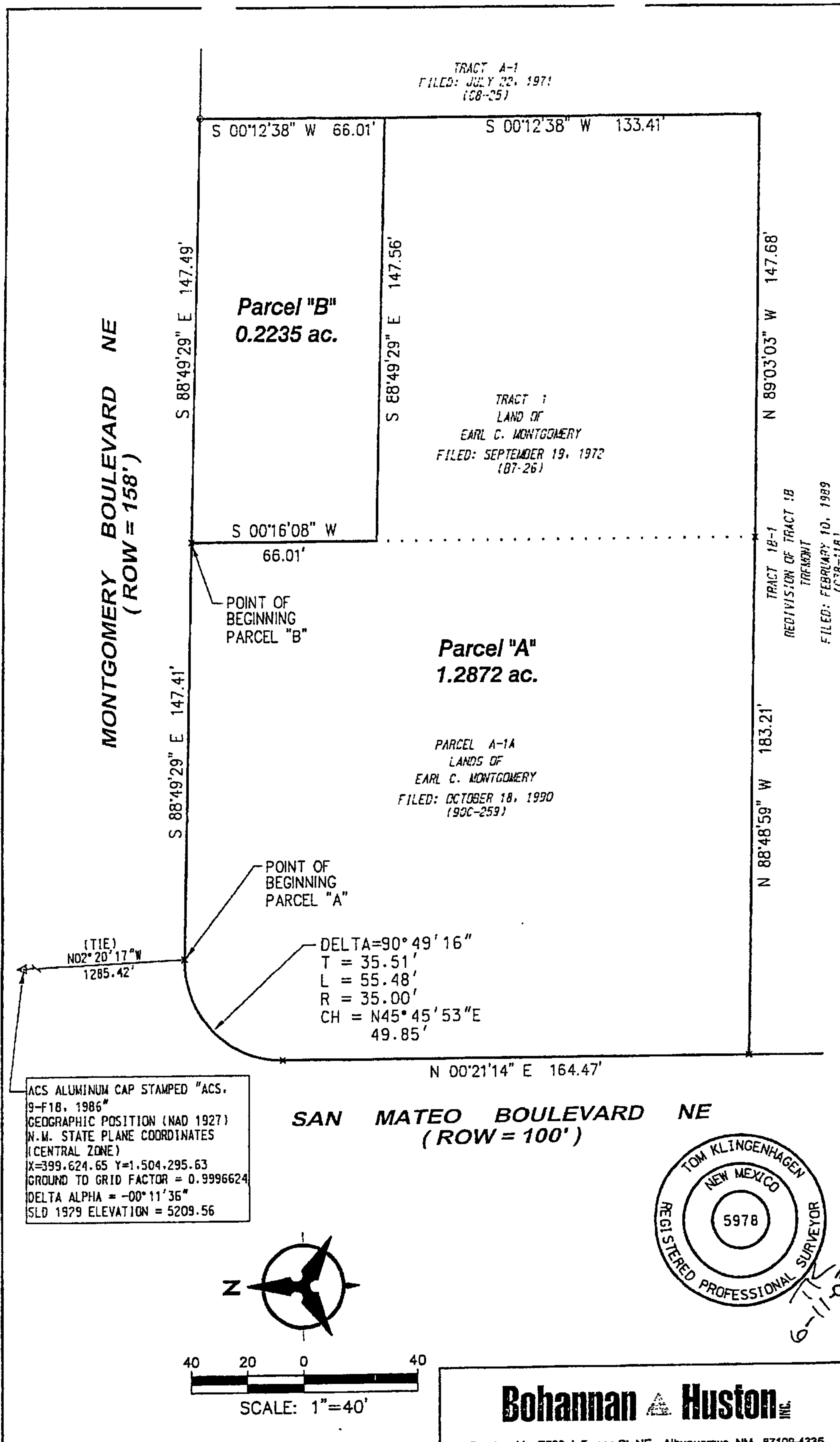
EXHIBIT "A"

Retail Tract

[Three pages follow for this Exhibit A.]

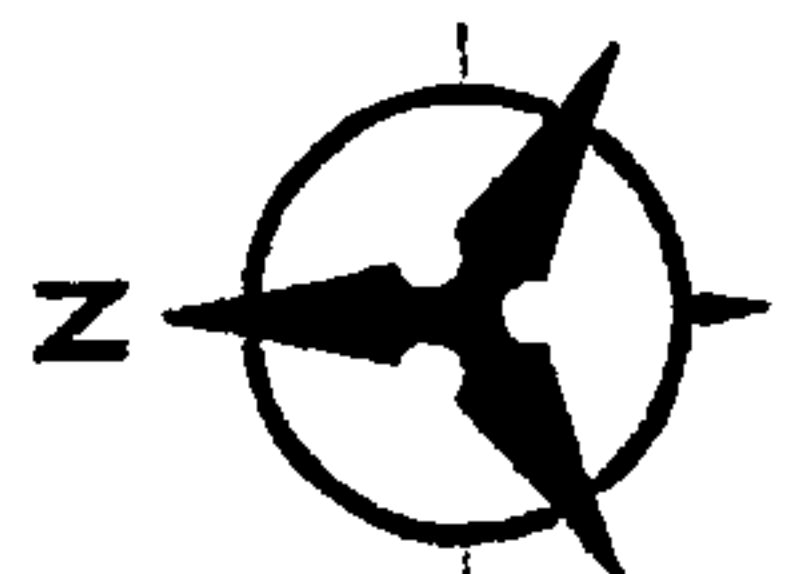
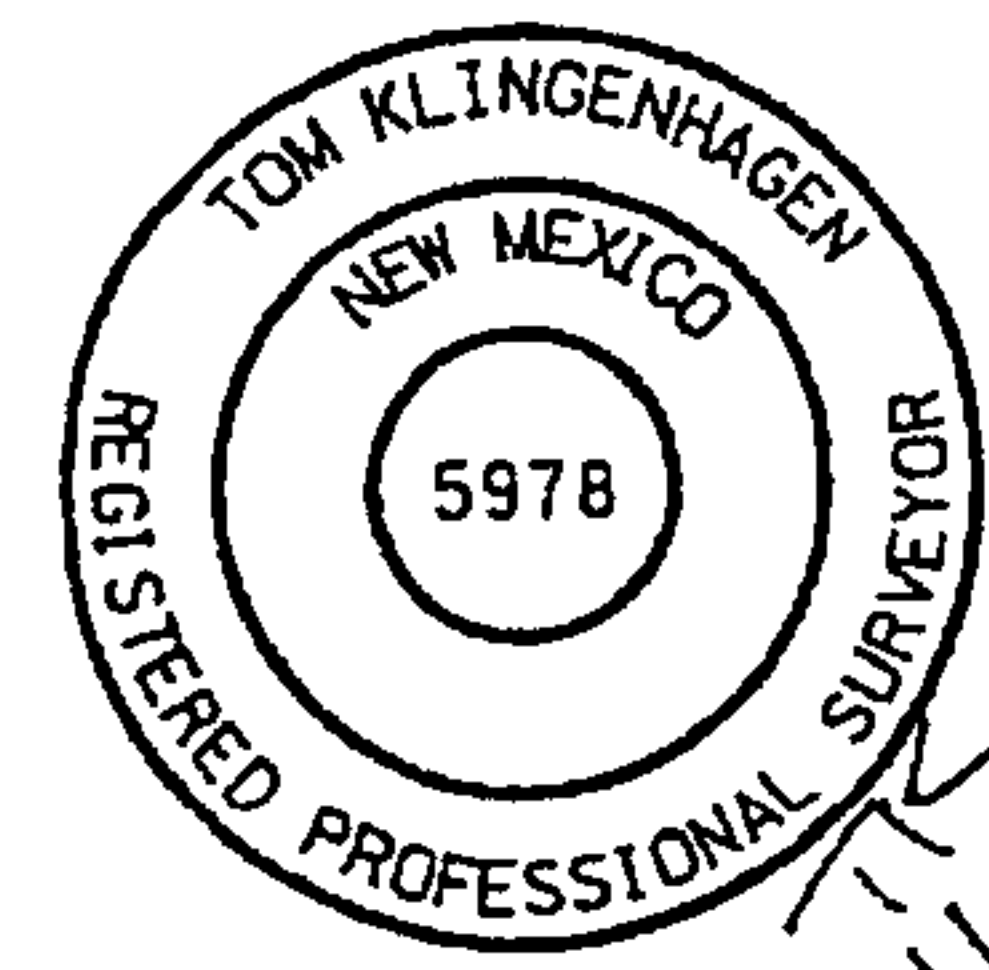


HA



ACS ALUMINUM CAP STAMPED "ACS,
9-F18, 1986"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=399,624.65 Y=1,504,295.63
GROUND TO GRID FACTOR = 0.9996624
DELTA ALPHA = -00° 11' 36"
SLD 1929 ELEVATION = 5209.56

SAN MATEO BOULEVARD NE
(ROW = 100')



40 20 0 40
SCALE: 1"=40'

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

JOB NO. 030306



Handwritten signature or initials.

DESCRIPTION
Parcel "A"

A certain tract of land situate within Section 1, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being PARCEL A-1A, as the same is shown and designated on the plat of LANDS OF EARL C. MONTGOMERY, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 1990 in Volume 90C, folio 259, together with a southerly portion of TRACT 1 as the same is shown and designated on the PLAT OF LAND OF EARL C. MONTGOMERY, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 1972 in Volume B7, folio 26, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27) and ground distances as follows,

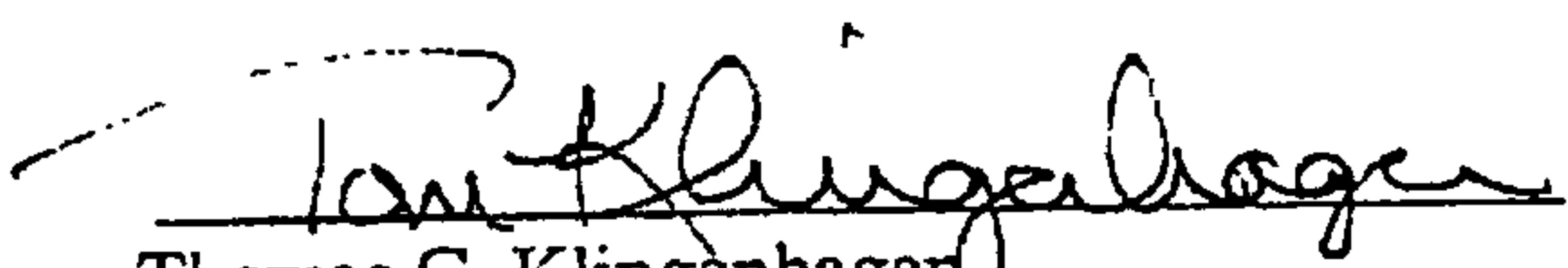
BEGINNING at a "+" in concrete on the southerly right-of-way line of Montgomery Boulevard N.E., being the most easterly point of the southeast transition curve at the intersection of said Montgomery Blvd. N.E. and San Mateo Boulevard N.E. whence the City of Albuquerque survey monument "9-F18", having New Mexico State Plane Grid Coordinates for the Central Zone: X=399,624.65, Y=1,504,295.63, bears N02°20'17"W a distance of 1285.42 feet; thence along the said southerly right-of-way line,
S88°49'29"E a distance of 147.41 feet to a "+" in concrete at the northeast corner of said PARCEL A-1A; thence along the easterly boundary line of said PARCEL A-1A and the westerly boundary line of said TRACT 1,
S00°16'08"W a distance of 66.01 feet; thence,
S88°49'29"E a distance of 147.56 feet to a point on the easterly boundary line of said TRACT 1; thence along said easterly boundary line,
S00°12'38"W a distance of 133.41 to a PK nail with a survey washer stamped "LS 6446" at the southeast corner of said Tract 1; thence along the southerly boundary line of said Tract 1,
N89°03'03"W a distance of 147.68 to a "+" in concrete being the southwest corner of said Tract 1 and the southeast corner of said PARCEL A-1A, thence along the southerly boundary line of said PARCEL A-1A ,
N88°48'59"W a distance of 183.21 feet to a "+" in concrete being the southwest corner of said PARCEL A-1A; thence along the easterly right-of-way line of said San Mateo Blvd. N.E.,
N00°21'14"E a distance of 164.47 feet to a "+" in concrete at a point of curvature; thence along said transition curve,
55.48 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord bearing N45°45'53"E a distance of 49.85 feet to the point and place of beginning.

Parcel "A" contains 1.2872 acres, more or less.

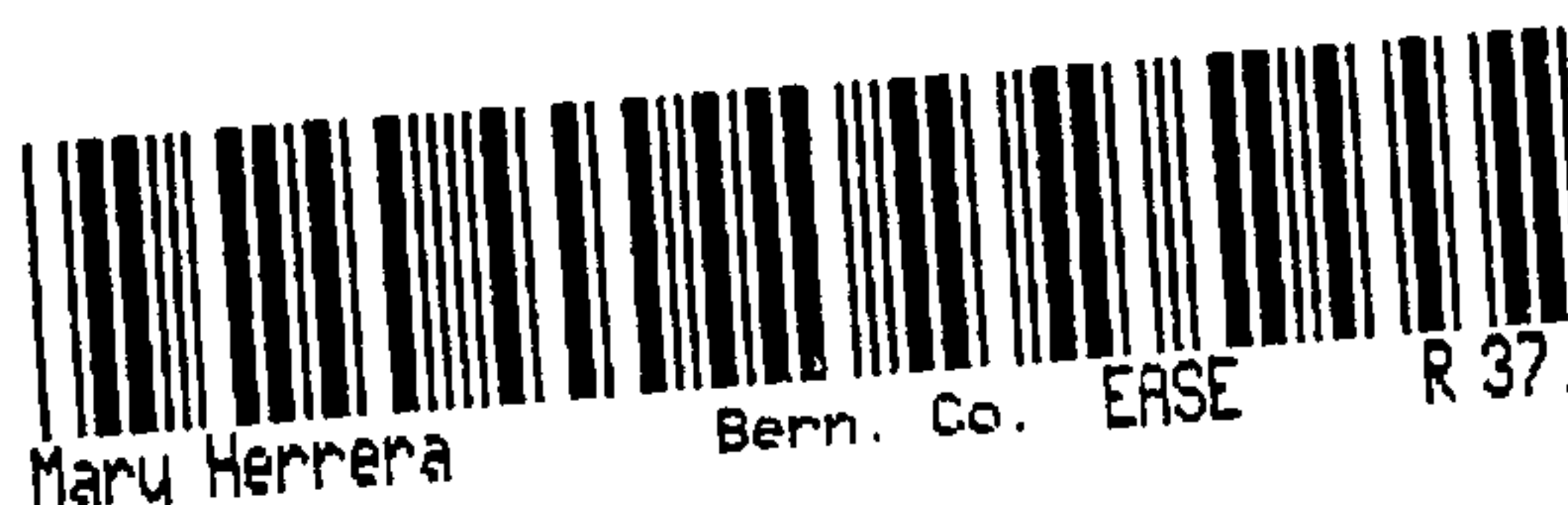
CERTIFICATION

I, Thomas G. Klingenhagen, registered New Mexico Surveyor No. 5978, hereby certify that the above described description and attached site map are true and correct to the best of my knowledge and belief.

BOHANNAN-HUSTON, INC.
7500 Jefferson NE
Albuquerque, NM 87109
(505)823-1000


Thomas G. Klingenhagen
NMLS No. 5978

Date: 6-11-03



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W

DESCRIPTION

Parcel "B"

A certain tract of land situate within Section 1, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being a northerly portion of TRACT 1 as the same is shown and designated on the PLAT OF LAND OF EARL C. MONTGOMERY, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 1972 in Volume B7, folio 26, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27) and ground distances as follows,

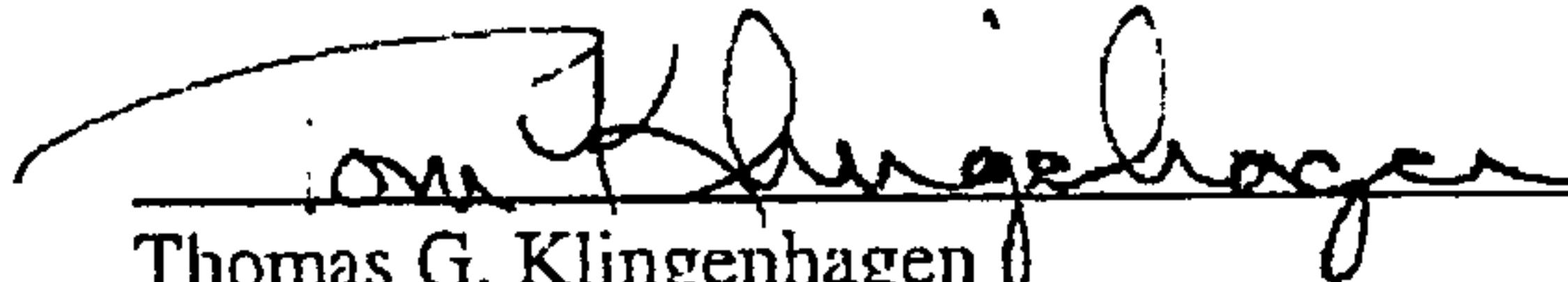
BEGINNING at a "+" in concrete on the southerly right-of-way line of Montgomery Boulevard N.E., whence the City of Albuquerque survey monument "9-F18", having New Mexico State Plane Grid Coordinates for the Central Zone: X=399,624.65, Y=1,504,295.63, bears N88°49'29"W a distance of 147.41 feet, and N02°20'17"W a distance of 1285.42 feet; thence along the said southerly right-of-way line, S88°49'29"E a distance of 147.49 feet to a 5/8" rebar with a 1-1/4" red plastic survey cap stamped "LS 5978" at the northeast corner of said TRACT 1; thence along the easterly boundary line of said TRACT 1, S00°12'38"W a distance of 66.01 feet to the southeast corner of the tract herein described; thence along the southerly boundary line of the tract herein described, S88°49'29"E a distance of 147.56 feet to a point on the westerly boundary line of said TRACT 1; thence along said westerly boundary line, N00°16'08"E a distance of 66.01 feet to the point and place of beginning.

Parcel "B" contains 0.2235 of an acre, more or less.

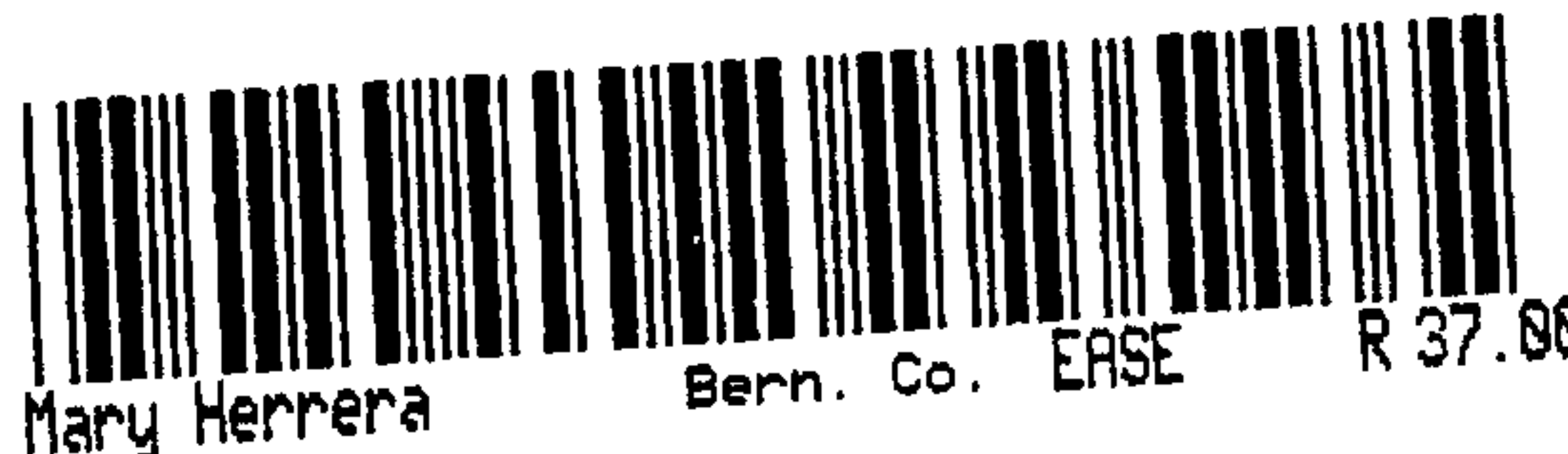
CERTIFICATION

I, Thomas G. Klingenhagen, registered New Mexico Surveyor No. 5978, hereby certify that the above described description and attached site map are true and correct to the best of my knowledge and belief.

BOHANNAN-HUSTON, INC.
7500 Jefferson NE
Albuquerque, NM 87109
(505)823-1000


Thomas G. Klingenhagen
NMLS No. 5978

Date: 6-11-03



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EXHIBIT B

Office Tract

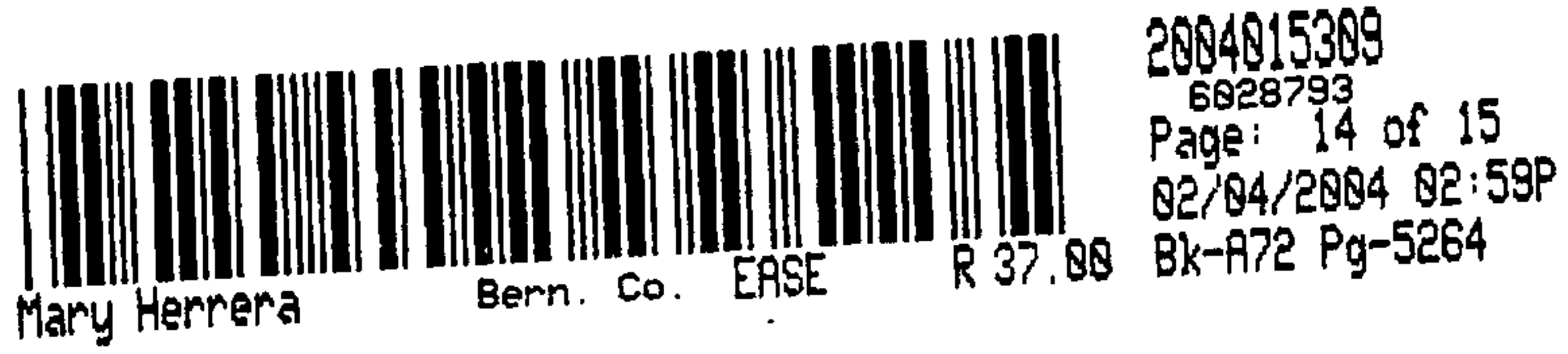
"Tract 1B-1" of Tremont, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the redivision of Tract 1B of said subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 10, 1989, in Map Book C38, Folio 118.



EXHIBIT "C"

Site Plan

[One page follows for this Exhibit C.]



A handwritten signature in black ink, appearing to be "H", is located in the bottom right corner of the page.

4300 San Mateo Boulevard N.E.
(100' Publicly Dedicated Right-of-Way)

DELTA = 90°43'16"
T = 35.51'
L = 55.48'
R = 35.00'
CH = N45°45'53"E 49.85'

SAN MATEO BLVD.

MONTGOMERY BLVD.

POINT OF BEGINNING
PARCEL 'B'

RETAIL SHOPS
1650 SF.
REQ. PARKING: 8
1650/200 = 8
8-10% = 8
REQ. PARKING: 8
PROV. PARKING: 8

'RETAIL TRACT'

ECKERD DRUG STORE
STORE #777

'2001' PROTOTYPE

CD DOWNLOAD 2001 PROTO:
3/25/03

TOTAL SF. 13,824 (GROSS FLR. AREA)

TOTAL PARKING REQUIRED: 69

13,824/200 = 69

69-10% = 62

ECKERD PARKING REQUIRED: 62

ECKERD PARKING PROVIDED: 63

PROPOSED
DRIVEWAY

PROPOSED
DRIVEWAY

'OFFICE TRACT'

TRACT I-BI
3.2957 ACRES
(143,559 68 SQ. FT.)

3 STORY OFFICE BUILDING
FRAME/STUCCO
(GROUND FLOOR = 30,127 SQ. FT.)
HEIGHT = 41.8'

Homestead Road N.E.
(50' Publicly Dedicated Right-of-Way)

TRACT A-1
LAND OF EARL C. MONTGOMERY
FILED 7-22-1971 (CL. 15)



Mary Herrera

Bern. Co. ERSE

R 37.00

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111

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham
City of Albuquerque Hydrology
600 Second Street NE, 2nd Floor
Albuquerque, NM 87102

Requested by: Glenn Broughton

Date: November 20, 2003

Time Due: ☒ This A.M.
☐ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 030306

Job Name: NM Title Loan

DELIVERY VIA

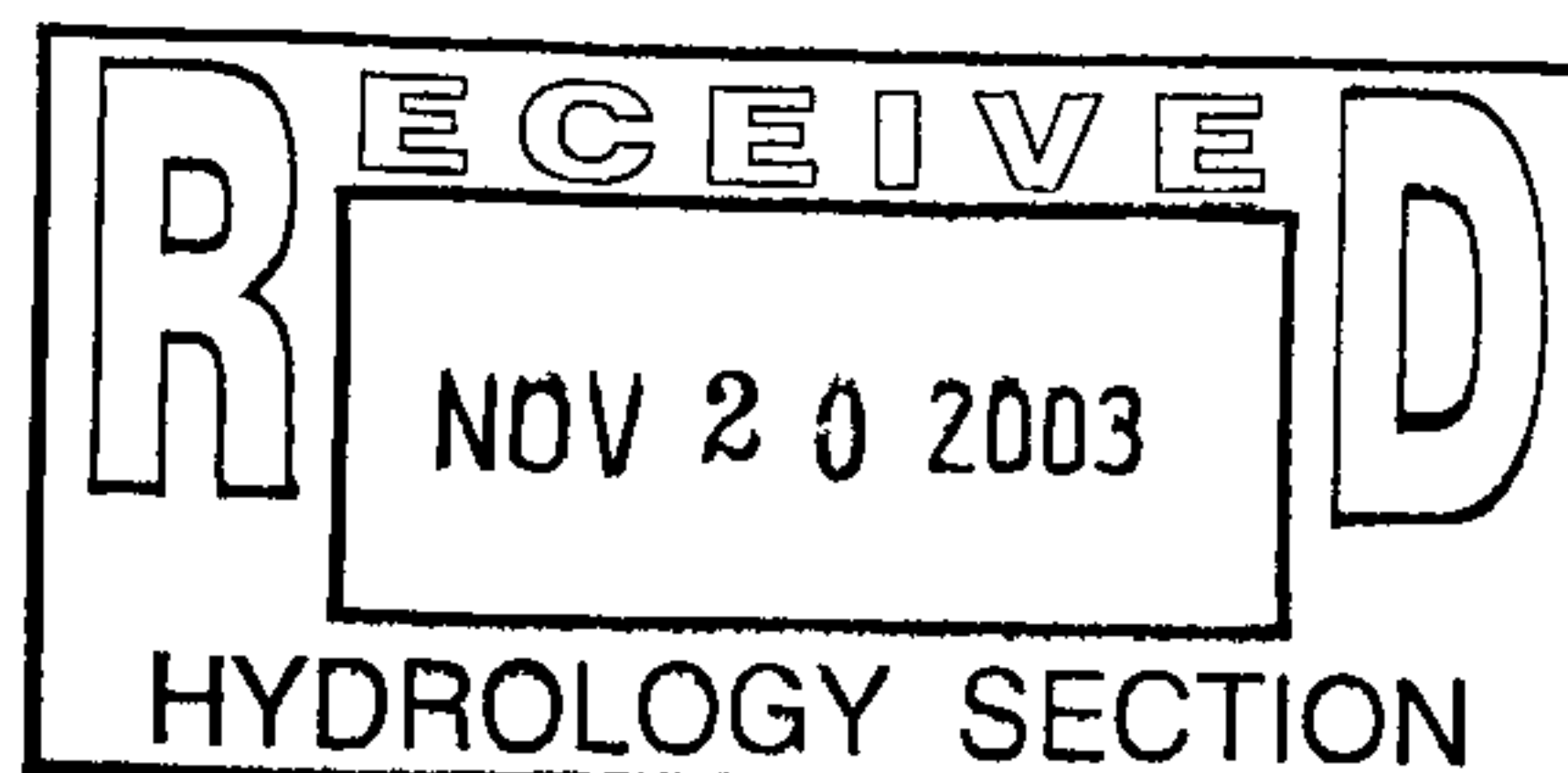
☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	4	Traffic Circulation Layout
2	1	Transportaion & Drainage Information Sheet

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

G-18/D5A

PROJECT TITLE: New Mexico Title Loan ZONE MAP/DRG. FILE # G-18
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Earl C. Montgomery Tract 1-B
CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: Archicon, L.C. CONTACT: Maneesh Dwevedi
ADDRESS: 4041 N. Central, Suite C-100 PHONE: 602-222-4266
CITY, STATE: Phoenix, AZ 85012 ZIP CODE: 85012

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

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

CHECK TYPE OF SUBMITTAL:

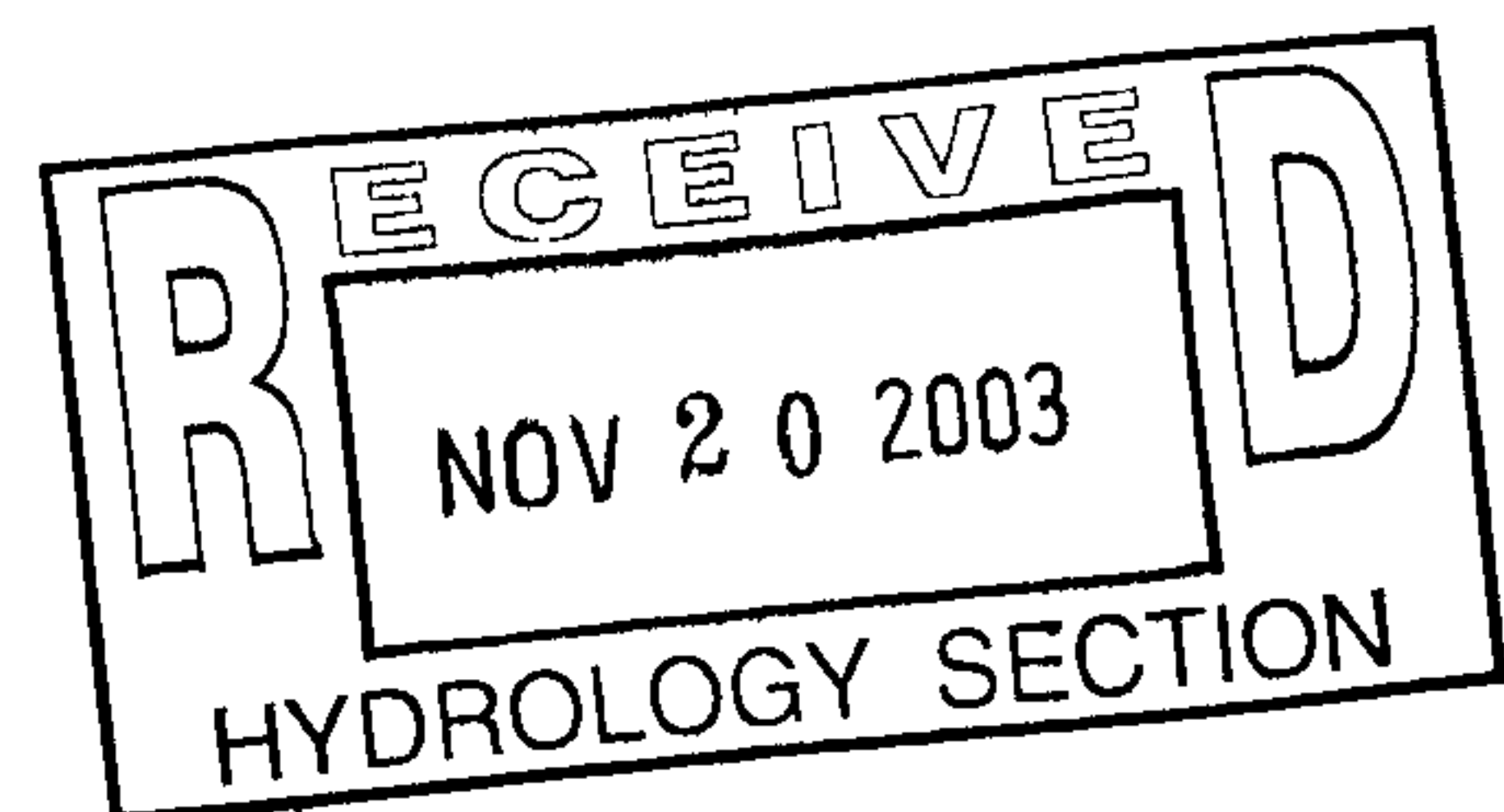
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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 (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



DATE SUBMITTED: 11/20/03 BY: Glenn Broughton

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 2, 2003

Jere W. Planck, R.A.
Archicon, L.C.
4041 N. Central, Suite C-100
Phoenix, AZ 85012

Re: New Mexico Title Loan, San Mateo Blvd. at Montgomery Blvd., Traffic Circulation Layout

Architect's Stamp dated 11-~~03~~-03 (G18/D5A)

Dear Mr. Planck,

66

Based upon the information provided in your submittal received 11-20-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Transportation.

Prior to Certificate of Occupancy release, please address the comments contained within our previous letter, as well as making the handicapped space a minimum of 8.5 feet in width. Architect Certification of this plan will be required.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

Bub

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 25, 2003

Jere W. Planck, R.A.
Archicon, L.C.
4041 N. Central, Suite C-100
Phoenix, AZ 85012

Re: New Mexico Title Loan, San Mateo Blvd. at Montgomery Blvd., Traffic Circulation Layout

Architect's Stamp dated 9-05-03 (G18/D5A)

Dear Mr. Planck,

Based upon the information provided in your submittal dated 9-18-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please submit four copies of the corrected TCL to stamp as approved for inclusion in the building permit sets.
2. Driveways on major streets must be 20 feet or more from a property line unless approved by the Traffic Engineer.
- ☒ 3. The driveway appears to cross over the northeast property line; this would require written concurrence from the adjacent property owner.
4. Please list the radius of the driveway (there is a 25 foot minimum for driveways off of Montgomery Blvd.).
- ☒ 5. Please show the location of the nearest driveway on the adjacent lot.
- ☒ 6. Please provide a copy of the shared access easement document.
- ☒ 7. Please include striping and arrow information for the driveway.
- ☒ 8. List the zone atlas number on the vicinity map.
9. Provisions for service vehicles are required; please detail these provisions on the plan.
10. Please list the radius for all curves shown.
11. Please dimension the keyway; a 5 foot depth is preferred.

☒ 8.5' min width for handicapped spaces

location approved
m w o

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: New Mexico Title Loan ZONE MAP/DRG. FILE # G-18 / D5A
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Earl C. Montgomery Tract 1-B
CITY ADDRESS: _____

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: Archicon, L.C. CONTACT: Maneesh Dwevedi
ADDRESS: 4041 N. Central, Suite C-100 PHONE: 602-222-4266
CITY, STATE: Phoenix, AZ 85012 ZIP CODE: 85012

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

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

CHECK TYPE OF SUBMITTAL:

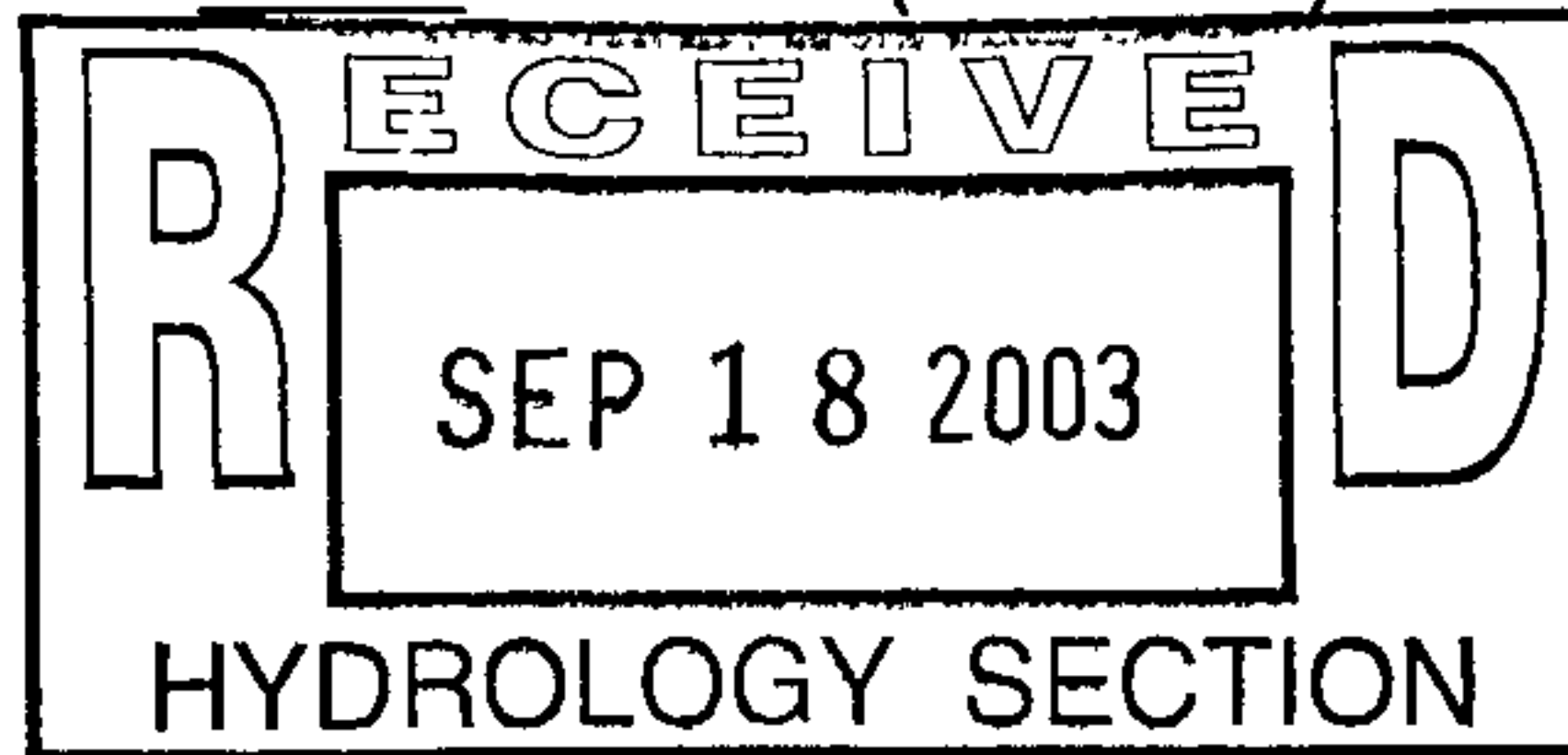
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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 (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



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

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham
City of Albuquerque
Planning Dept.
600 Second St. NW
2nd Floor West
ph: 924-3986

Requested By: Rich Banker

Date: **September 5, 2003**

Time Due: ☒ This A.M. ☐ This P.M.
☐ Rush ____ ☐ By Tomorrow

Job No.: 030306 003 jrt

Job Name: New Mexico Title & Loans

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other _____

PICK UP

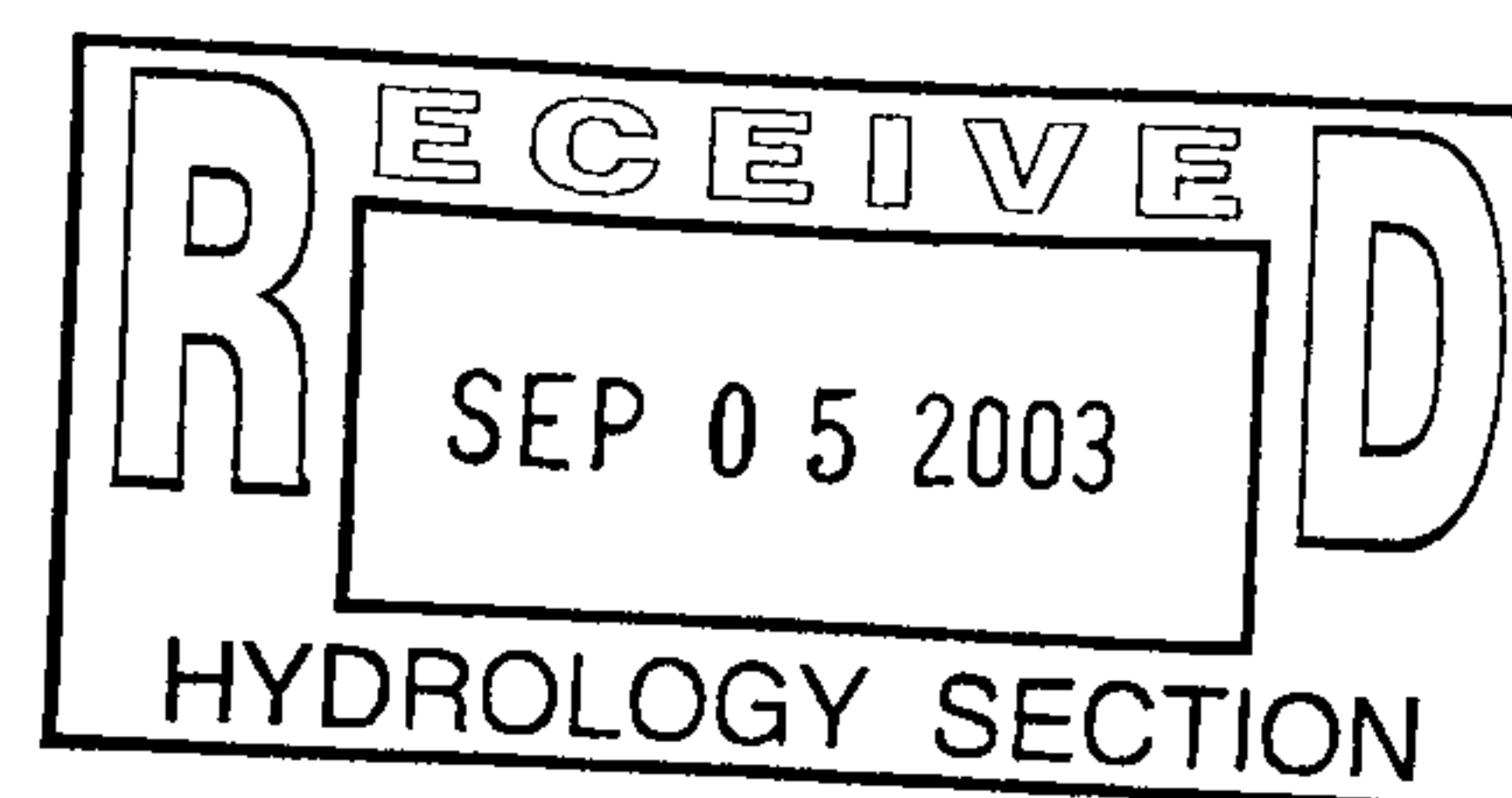
Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Copy of Grading, Drainage & Utility Plan
2	1	Copy of Drainage Management Plan
3	1	Drainage Info Sheet

COMMENTS / INSTRUCTIONS

For your review...

Rich



ENGINEERING ^σ

REC'D BY: _____ DATE: _____ TIME: _____

SPATIAL DATA ^σ

ADVANCED TECHNOLOGIES ^σ



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 2003

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: New Mexico Title and Loan, SE Corner of San Mateo and Montgomery,
Grading and Drainage Plan**

Engineer's Stamp dated 11-10-03 (G18/D5A)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 11-04-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A copy of the cross lot drainage easement must be received before a Certificate of Occupancy can be issued. Prior to Certificate of Occupancy release, Engineer Certification of this plan will also be required.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

gld

C: file

G-18 / 05A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: New Mexico Title and Loan ZONE MAP/DRG. FILE # G18/--
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 1 as shown on the Plat of Lands of Earl C. Montgomery
CITY ADDRESS: S.E. Corner of San Mateo & Montgomery

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE - Courtyard I
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
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: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

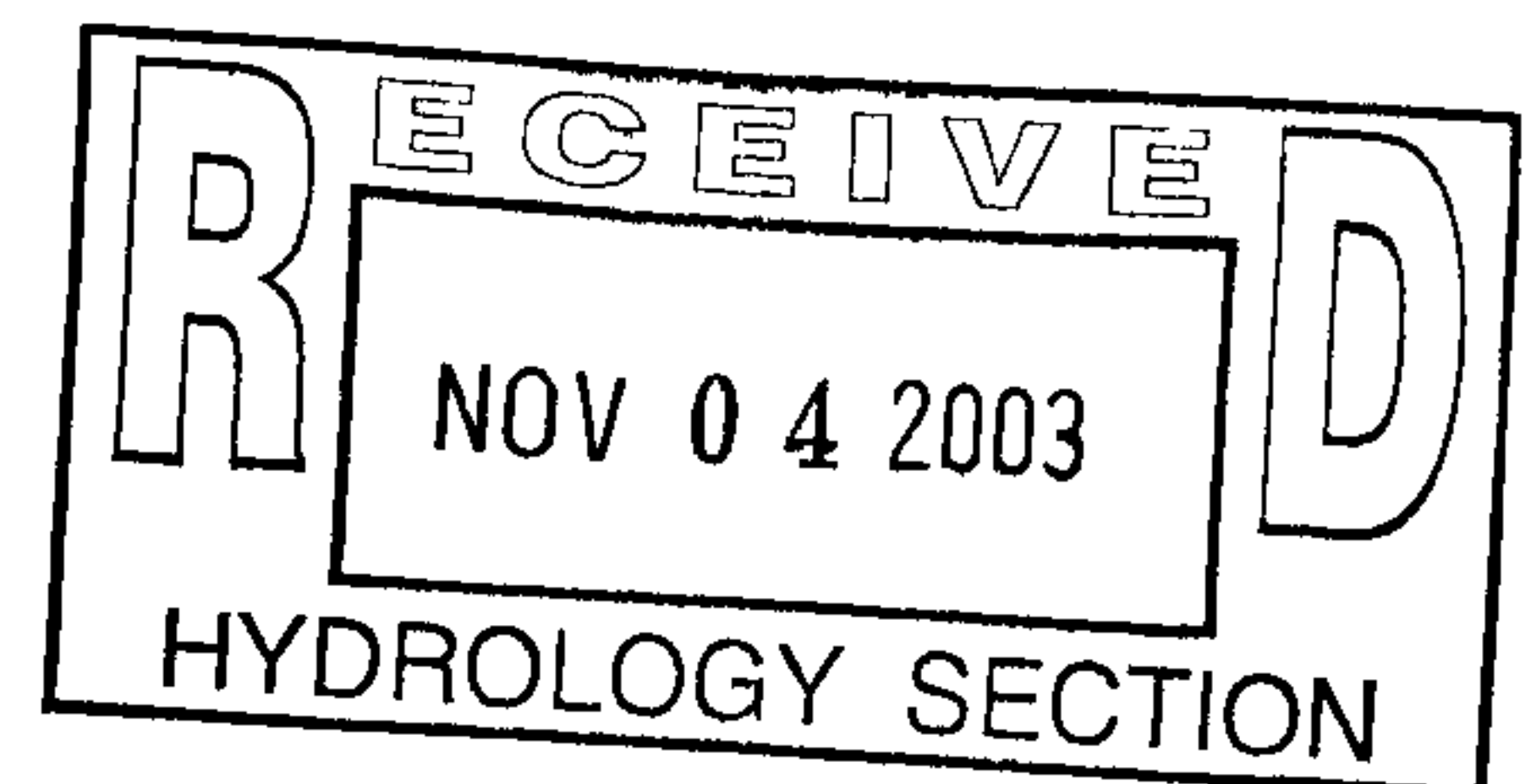
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 09/05/03 BY: BHI, Glenn Broughton



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

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham
City of Albuquerque Hydrolog
600 Second Street NW, 2nd Floor West
Albuquerque, NM 87102y

Requested by: Glenn Broughton

Date: November 4, 2003

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 030306

Job Name: NM Title Loan

DELIVERY VIA

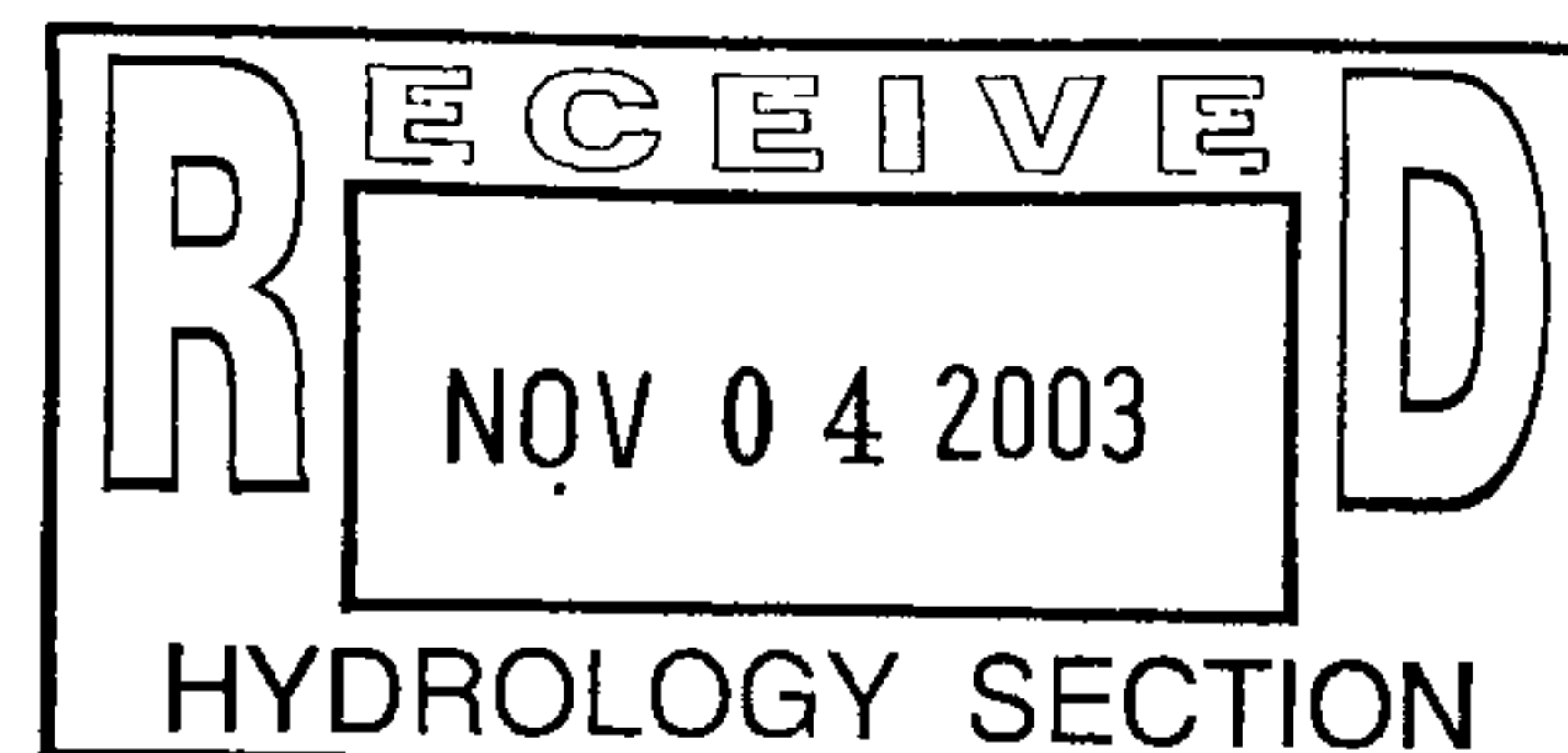
☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Information Sheet
2	1	Grading, Drainage & Utility Plan - Engineers Stamp Dated 11/4/03
3	1	Miscellaneous Details

COMMENTS / INSTRUCTIONS



REC'D BY: _____ **DATE:** _____ **TIME:** _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 26, 2003

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: New Mexico Title and Loan, Montgomery Blvd. at San Mateo Blvd., Grading
and Drainage Plan**

Engineer's Stamp dated 9-05-03 (G18/D5A)

Dear Mr. Broughton,

Based upon the information provided in your submittal dated 9-05-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The text used for both existing and proposed conditions is too small. Please increase the size of the text.
2. Please provide a cross-lot drainage easement.
3. Show all water and sewer easements.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

G-18/D5A

PROJECT TITLE: New Mexico Title and Loan ZONE MAP/DRG. FILE # G18/--
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 1 as shown on the Plat of Lands of Earl C. Montgomery
CITY ADDRESS: S.E. Corner of San Mateo & Montgomery

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE - Courtyard I
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
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: _____

CHECK TYPE OF SUBMITTAL:

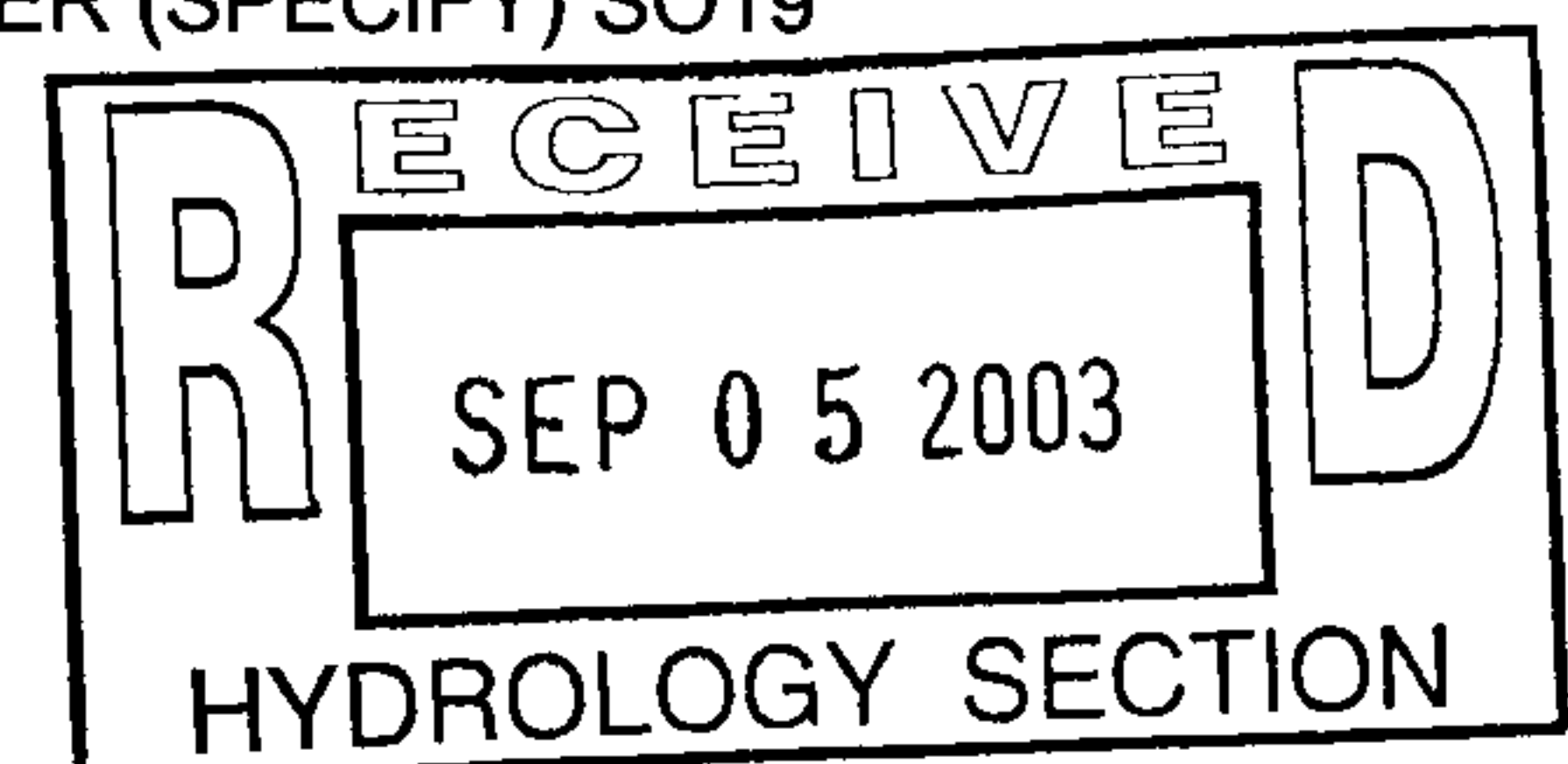
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
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- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 09/05/03 BY: BHI, Glenn Broughton

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