

Rec'd
12/18/90
JN

December 14, 1990

Mr. Fred Aquire
City Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Tracts A-1 and A-2
Montgomery Crossings Addition

Dear Fred:

As a part of the Drainage Approval for the FHP property at the N.W. Corner Tract A-1, it is understood that the Drainage Plan dated 3/18/88 and approved 4/5/88 is void and a Master Drainage Plan for the subdivision is included as a part of the Drainage Plan for F.H.P.

Sincerely,



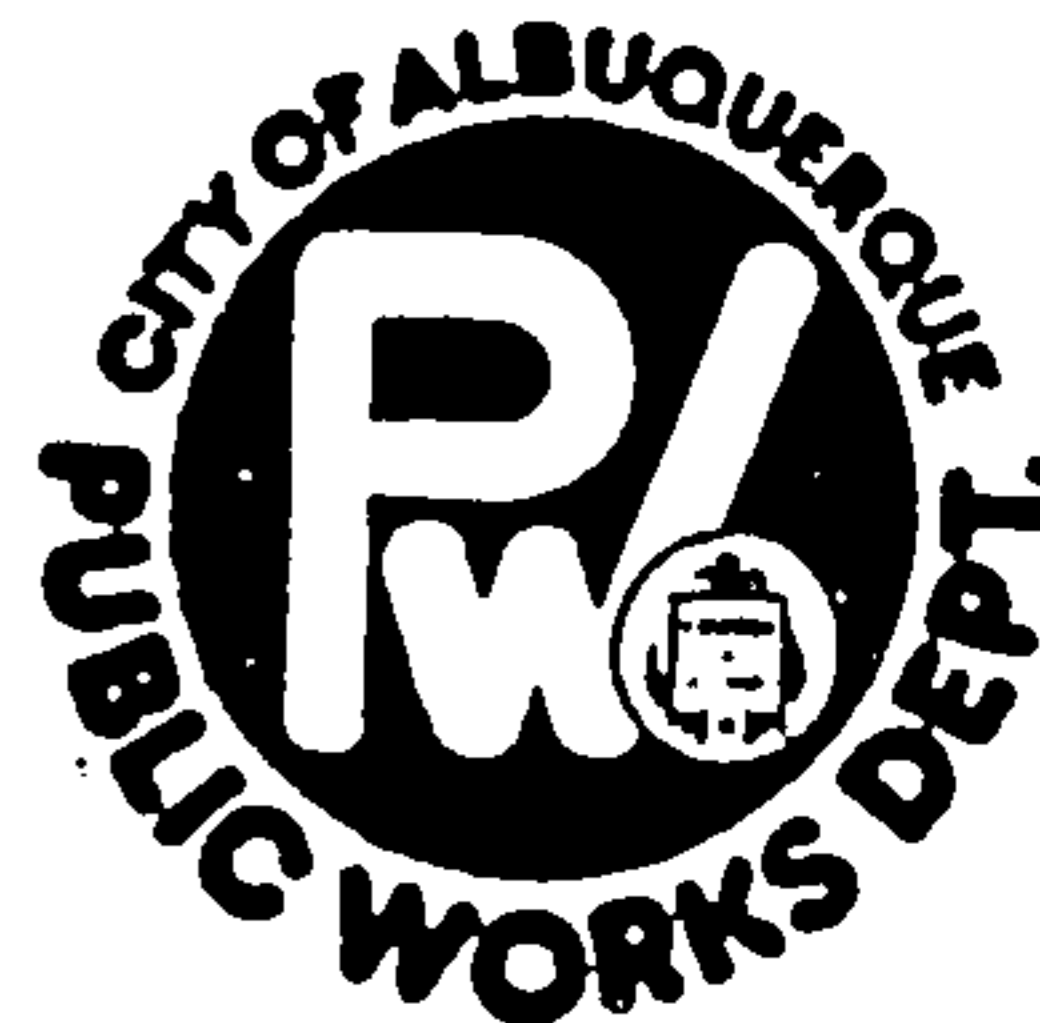
George R. Rainhart, A.I.A.

GRR:ks



FILE COPY

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**



INTER-OFFICE CORRESPONDENCE

April 18, 1988

ENGINEERING GROUP

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD *FJA*

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
MONTGOMERY CROSSING - MONTGOMERY & GENERAL CHENAULT, NE (G-20/D4)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT

BILL MUELLER

April 18, 1988

Daniel J. Grochowski, P.E. & L.S.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING PLAN SUBMITTAL OF MONTGOMERY CROSSING
RECEIVED APRIL 5, 1988 FOR BUILDING PERMIT
& GRADING PERMIT APPROVAL (G-20/D4)

Dear Mr. Grochowski:

The above referenced submittal dated March 18, 1988 and revised April 5, 1988 is approved for Building Permits. Prior to Building Permit sign-off by Hydrology, an executed Drainage Covenant is required, establishing the private maintenance responsibilities for the public water detention ponds and easements on site. The D.R.B. also made the Drainage Covenant a requirement for Site Development Plan sign-off. A standard City Drainage Covenant form should be used.

Include this approved Grading Plan with the construction sets routed for sign-off for Building Permit and at the D.R.C. for public infrastructure construction.

Also approved is the design for the sidewalk culvert at the northwest corner of the project site. The contractor will need to obtain a separate Excavation Permit to do this construction within public right-of-way.

The Grading Permit can be approved after the contractor has obtained a Topsoil Disturbance Permit from the Environmental Health Department, if the owner desires grading to take place prior to Building Permit issuance.

Adjusted RAINWATER
that the site plan and
drawings do not match.
George will correct prior
to building permit.
12/3/90

Daniel J. Grochowski, P.E.

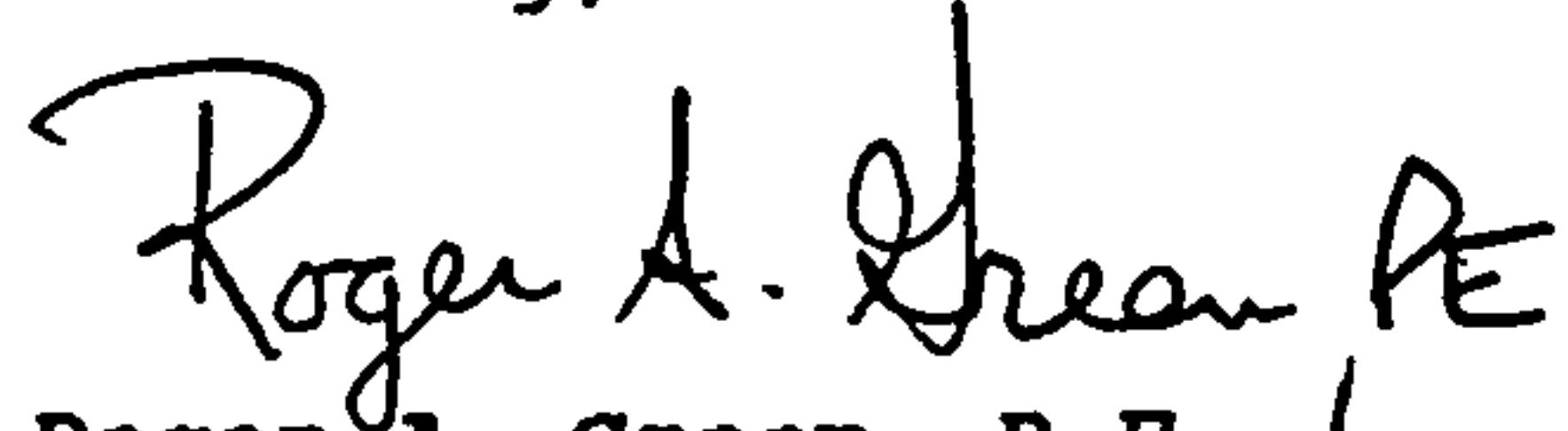
April 18, 1988

Page 2

Building Permit approval for Building D will require review and approval of a site specific detailed Grading Plan.

If you have any questions, call me at 768-2650.

Cordially,

A handwritten signature in dark ink, reading "Roger A. Green, PE". The signature is fluid and cursive, with the "PE" written in a slightly larger, more formal script at the end.

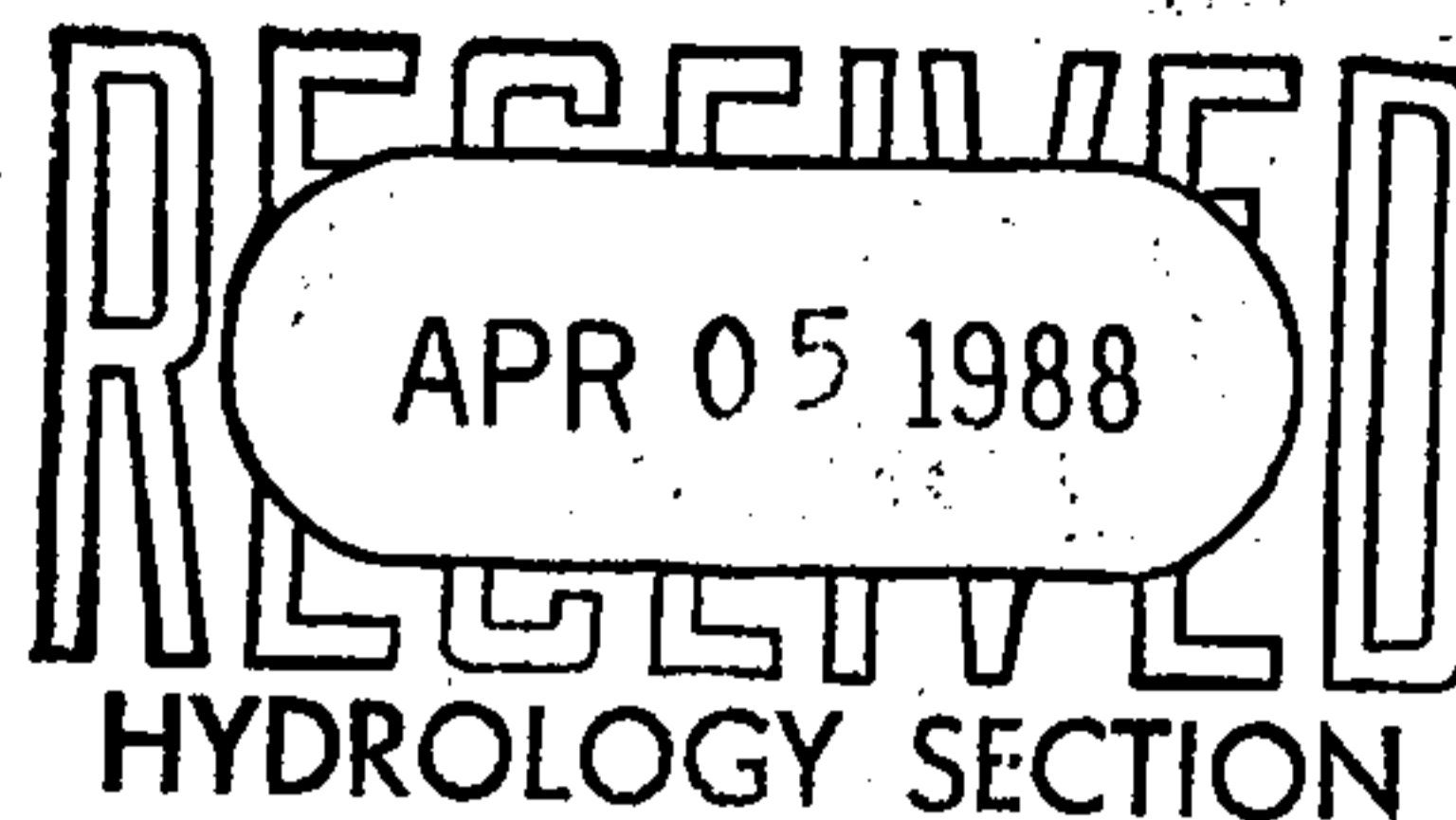
Roger A. Green, P.E.
C.E./Hydrology Section

xc: Rick Green, de la Torre/Rainhart
Becky Sandoval, Permits

RAG/bsj

April 4, 1988

Mr. Roger A. Green, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



Re: Final Grading Plan for Montgomery Crossing Phase III (G20/D4)

Dear Roger:

Attached are two copies of the final grading plan of the referenced site for building permit and rough grading approval. Since your approval for site plan sign-off on April 8, 1987, several changes have occurred to the site plan. The changes are reflected on the attached plan and are described below.

The easternmost building (with F.F.=84.8) has been rotated 90° clockwise and now has parking on the north side. The nearly square building at the center of the site (with F.F.=83.0) has been shifted north and no longer has parking on the north side of it. An entrance to the parking lot west of the building has divided the large ponding area into two smaller areas with a connector pipe, eliminating the need for an east/west access north of the pond. Finally, an additional rundown/sidewalk culvert has been added to the northwest corner of the site, draining to General Chenault requiring a S.O. 19.

None of the above changes offset the flow calculation presented on the conceptual plan. The rundown from Hendrix, the ponding areas, and the drainage pipes will be shown and be a part of the public plan set.

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

Sincerely,

Daniel J. Grochowski, P.E. & L.S.
Project Manager

Attachments

DJG/da
Job No. 87423.01



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montgomery Crossing - Phase III ZONE ATLAS/DRNG. FILE #: G-20/D4

LEGAL DESCRIPTION: Tract A, Montgomery Crossing Addition, Phase III

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: Dan Grochowski
7500 Jefferson St., N.E., Courtyard I
 ADDRESS: Albuquerque, NM 87109 PHONE: 823-1000

OWNER: Johnson Development CONTACT: Steve Johnson
3001 Louisiana Blvd., N.E.
 ADDRESS: Albuquerque, NM 87110 PHONE: 884-3930

ARCHITECT: de la Torre-Rainhart CONTACT: George Rainhart
700 Lomas Blvd., N.E.
 ADDRESS: Albuquerque, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

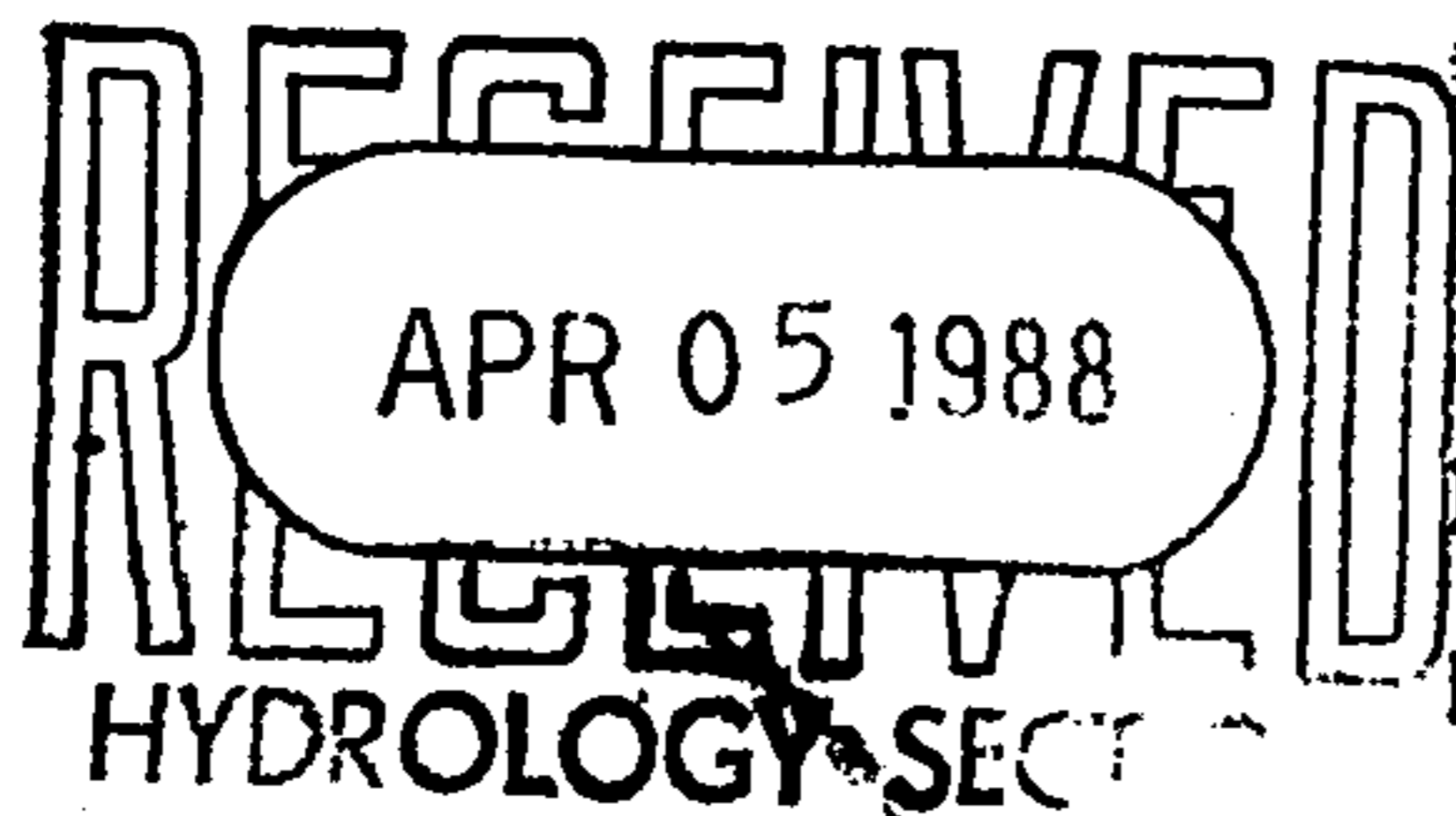
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. 87-436

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☒ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/5/88

BY: Bohannon-Huston, Inc.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 8, 1987

Daniel J. Growchowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF ACADEMY
SHOPPING CENTER, OFFICE/RETAIL RECEIVED MARCH 16, 1987 FOR SITE
DEVELOPMENT PLAN APPROVAL (G-20/D4)

Dear Dan:

The above referenced submittal revised on March 12, 1987, is approved for
Site Development Plan sign-off by the City Engineer.

Preliminary Plat approval will require an approved Infrastructure
Listing. This listing must include the required public drainage
facilities within the project site.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

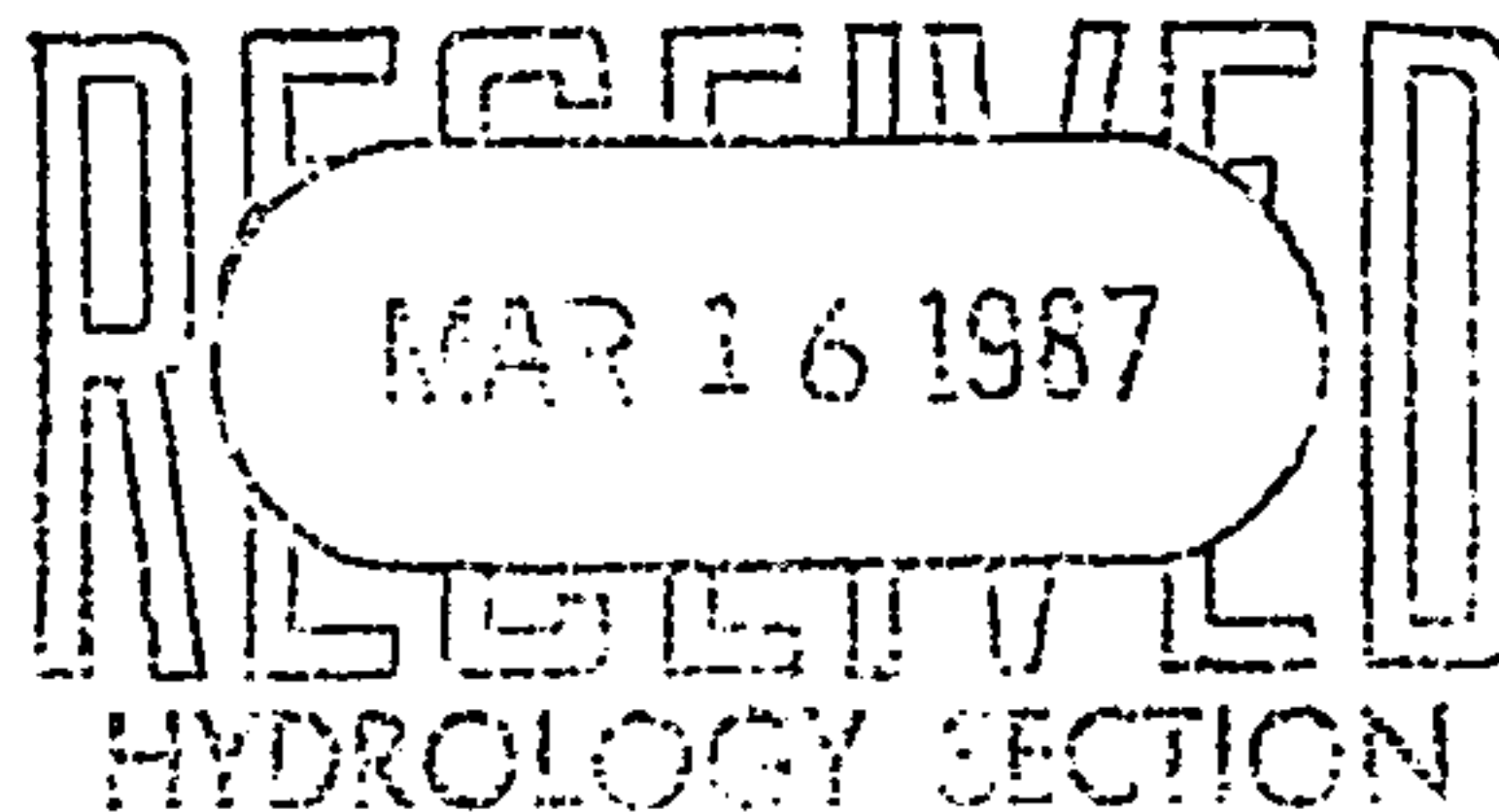
ENGINEERING GROUP

Telephone (505) 768-2

AN EQUAL OPPORTUNITY EMPLOYER



March 16, 1987



Mr. Roger A. Green, P.E.
 Civil Engineer, Hydrology
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103

Re: Academy Shopping Center - Wyoming and Montgomery (G-20/D1, D4, D17)

Dear Roger:

Attached are two (2) copies of each of the three (3) revised conceptual grading and drainage plans for the referenced site. The three (3) site plans have been revised since we obtained your approval on the original conceptual grading and drainage plans. The attached plans reflect those revisions. The EPC will have a special hearing on March 26, at which time these three (3) site plans will be heard.

If you have any questions or comments, please feel free to give me a call.

Sincerely,

Daniel J. Grochoski, P.E. & L.S.
 Project Manager

Attachments

cc: Steve Johnson
 George Rainhart

DJG/da
 Job No. 64206

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, PE

DANA C. WOOD, PE

ANDRES ARAGON VIAMONTE

DARRELL L. WADE, PE

JAMES V. DOMENICK, PE

BRIAN G. BURNETT, PE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ACADEMY SHOPPING CENTER
OFFICE / RETAIL ZONE ATLAS/DRNG. FILE #: G-20/D4
LEGAL DESCRIPTION: PORTIONS BLOCKS 2 & 5A THOMAS ADDITION; PORTION CHAFFIN'S
CITY ADDRESS: N.A. GARDEN TERRACE PLAZA UNIT

ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: DAN GROCHOWSKI
7500 JEFFERSON NE
ADDRESS: ALBUQUERQUE, NM 87109 PHONE: 823-1000

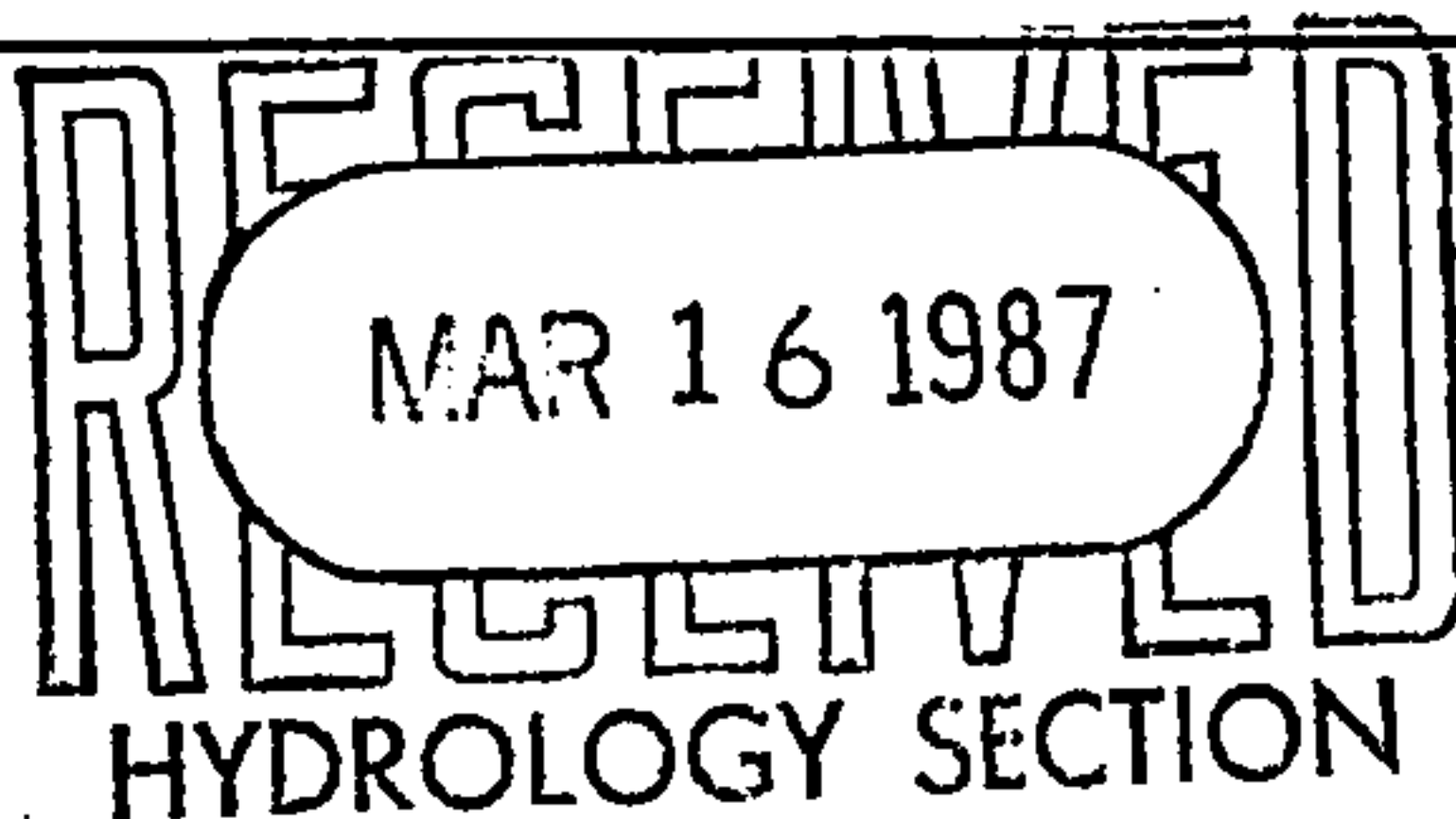
OWNER: JOHNSON DEVELOPMENT CONTACT: STEVE JOHNSON
3001 LOUISIANA NE
ADDRESS: ALBUQUERQUE, NM 87110 PHONE: 884-3930

ARCHITECT: DE LA TORRE - RAINHART CONTACT: GEORGE RAINHART
700 LOMAS NE
ADDRESS: ALBUQUERQUE, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☒ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: 3/16/87BY: BOHANNAN-HUSTON, INC.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

February 20, 1987

Daniel J. Grochowski, P.E.
Bohannon-Huston, Inc.
750 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: REVISED CONCEPTUAL GRADING & DRAINAGE PLAN FOR ACADEMY
SHOPPING CENTER, OFFICE/RETAIL, RECEIVED FEBRUARY 17, 1987 FOR
SITE DEVELOPMENT PLAN APPROVAL (G-20/D4)

Dear Dan:

The above referenced submittal, revised February 12, 1987, is approved
for Site Development Plan sign-off by the City Engineer.

Preliminary Plat approval will require an approved Infrastructure
Listing. This listing must include the required public drainage
facilities within the project site.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

PUBLIC WORKS DEPARTMENT

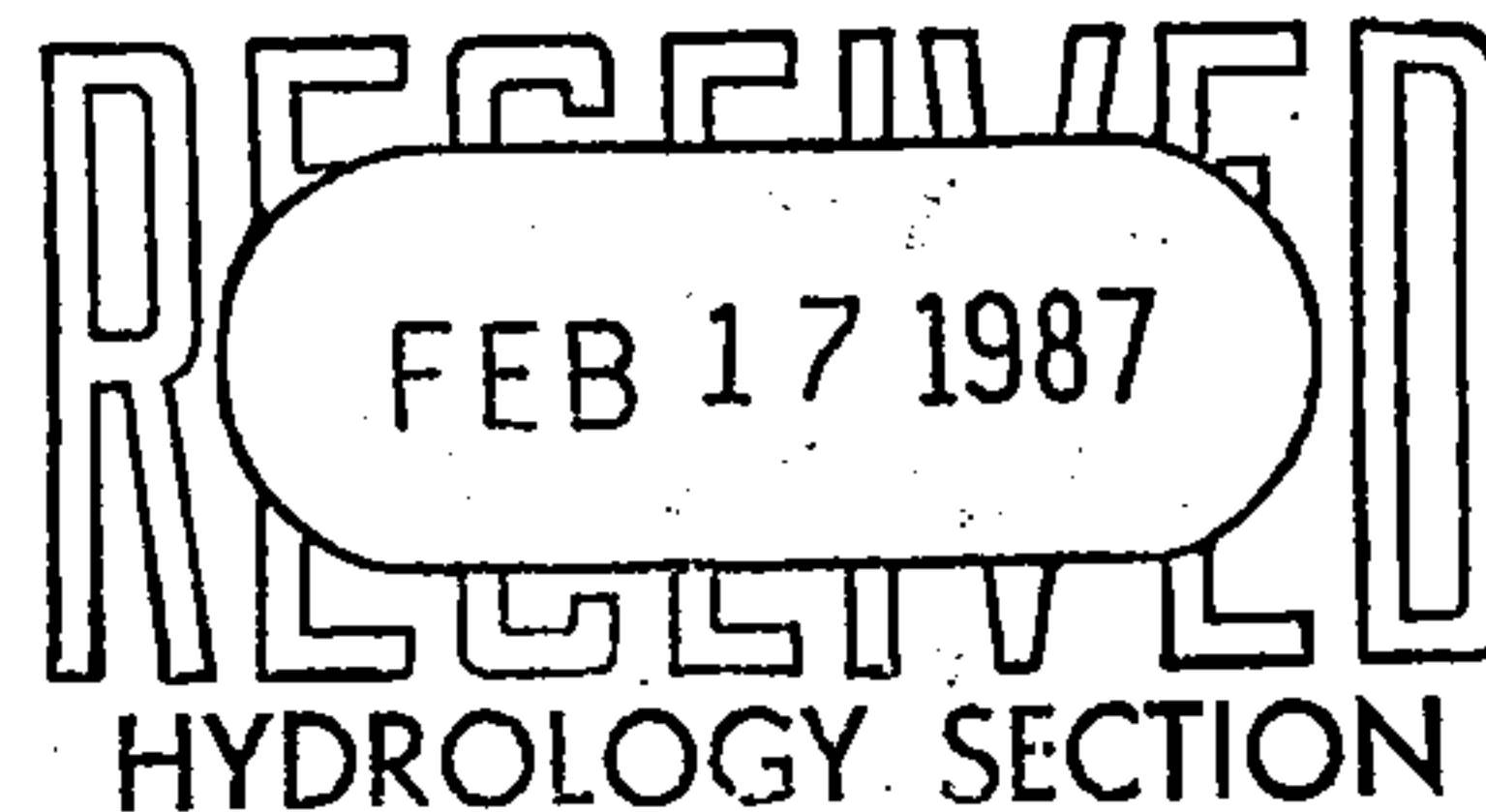
Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

February 12, 1987



Mr. Roger A. Green, P.E.
Civil Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Conceptual Grading and Drainage Plan for Office/Retail Complex -
Montgomery and General Chenault (G-20/D4)

Dear Roger:

The site plan for the referenced site will be heard by the EPC on February 19, 1987. In an effort to obtain conceptual approval prior to the hearing, we submit the following in response to your comments in your letter of December 24, 1986.

1. Using a Q of 0.5 cfs per acre, we can discharge 3.3 cfs. Coupled with the 11.3 cfs entering from offsite, a total discharge of 14.6 cfs is allowed from the site. Maintaining the 9.7 cfs discharge from Basin A, Basin B is allowed a discharge of 4.9 cfs. The total Q must be reduced by the total on-site and off-site Q (39.4 cfs), less the total allowed discharge of 14.6 cfs. This Q is 24.8 cfs. Routing through the ponding area by HYMO gives a maximum pond volume of 18,730 cubic feet at a depth of 2.2 feet. The HYMO output is attached. The hydrograph used for input was determined using DPM Plate 22.2 F-1 with a peak flow of 29.0 cfs at a time of concentration of 10 minutes.
2. Drainage easement limits have been added to the plan to show the route public water will take as it crosses the site, including the ponding areas and its outlet pipe. The alley gutter section used to convey the public water will be a 2% inverted crown, 25 feet wide. The rundown from Hendrix to the alley gutter section will be 6 feet wide, 6 inches deep and have a minimum slope of 1%. The pond will be built to City standards and will have a maximum water depth of 2.2 feet. The pond outlet will have a 10 inch diameter opening and drain to the 24 inch storm drain in Montgomery in a 10 inch pipe. Again, all of these improvements will be in dedicated drainage easements.

If you have any questions or if there is anything I can do to expedite gaining a written approval prior to the EPC hearing on the 19th, please give me a call.

Sincerely,

Daniel J. Grochowski, P.E. & L.S.
Project Manager

cc: Steve Johnson
George Reinhart

DJG/da

Job No. 64025
PRINCIPALS

LARRY W. HUSTON
MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

BOHANNAN-HUSTON INC.



DRAINAGE INFORMATION SHEET

PROJECT TITLE: ACADEMY SHOPPING CENTER ZONE ATLAS/DRNG. FILE #: G-20/D4
 LEGAL DESCRIPTION: OFFICE / RETAIL
PORTIONS BLOCKS 2 & 5A THOMAS ADDITION; PORTION CHARRIE'S
 CITY ADDRESS: N.A. GARDEN TERRACE PLAZA, UNIT 1

ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: DAN GROCHOWSKI
7500 JEFFERSON NE
 ADDRESS: ALBUQUERQUE, NM 87109 PHONE: 823-1000

OWNER: JOHNSON DEVELOPMENT CONTACT: STEVE JOHNSON
3001 LOUISIANA NE
 ADDRESS: ALBUQUERQUE, NM 87110 PHONE: 884-3930

ARCHITECT: DELA TORRE - RAINHART CONTACT: GEORGE RAINHART
700 LOMAS NE
 ADDRESS: ALBUQUERQUE, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

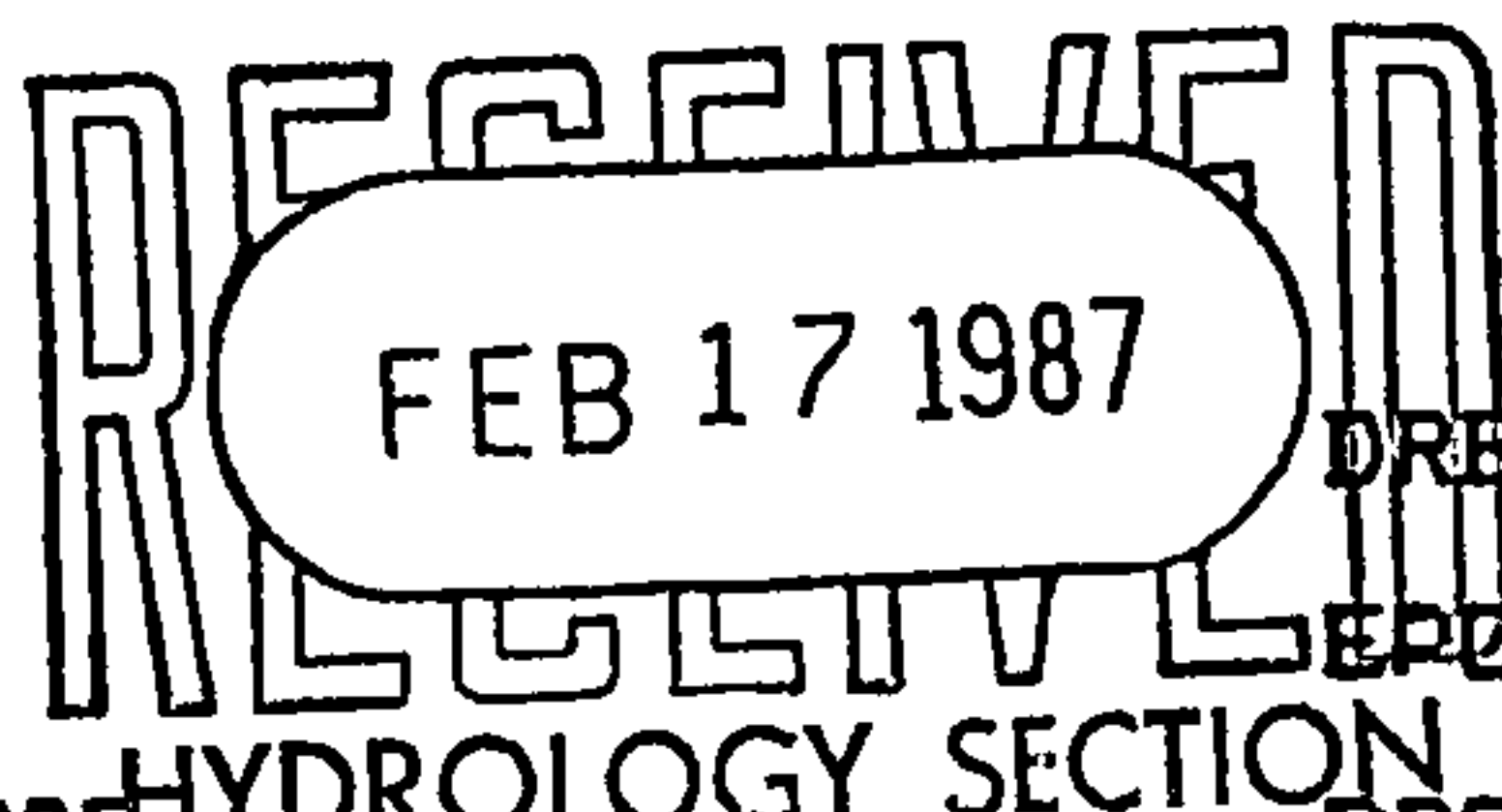
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED



DRB NO. _____

EPD NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☒ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☒ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/12/87

BY: BOHANNAN-HUSTON, INC.



FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

~~123 Central NW, Albuquerque, NM 87102~~
~~(505) 768-7644~~

December 24, 1986

Daniel J. Grochowski, P.E.
Bohanan - Huston Inc.
7500 Jefferson, NE
Albuquerque, NM 87109

RE: Conceptual Grading and Drainage Plan submittal of Academy shopping Center, Office/Retail, received December 1, 1986 for Site Development Plan Approval. (G20/D4)

Dear Dan,

I have reviewed the above referenced submittal dated December 1, 1986 and have the following comments to be addressed:

1. The allowed discharge rate from your development to General Chenault St. is limited to downstream capacity, not historic rates. Without the benefit of downstream capacity analysis, a controlled discharge rate of 0.5 cfs per acre is allowed. Offsite flows may be conveyed through the project site and discharge at their existing discharge rates. Your proposed detention pond calculations show a pond discharge of 14.1 cfs, and when added to the 9.7 cfs free discharge from Basin A, exceeds the allowable for the site.
2. Provide more details to convey offsite flows from Hendrix Rd. across the project site to general Chenault St. Runoff from a public street must be conveyed across private property with a channel or subsurface storm drain, within a Public Drainage easement or R.O.W. built to City standards. Public flows across parking areas are not allowed. The preferred alternative is to collect the flows in Hendrix Road with catch basins and divert them to an existing storm system where capacity exists.

If you have any questions call me at 768-2650.

Sincerely,

RG/db

G20D4

xc: Andre Houle, DRC

Roger A. Green, PE

Roger A. Green, P.E.
Civil Engineer, Hydrology

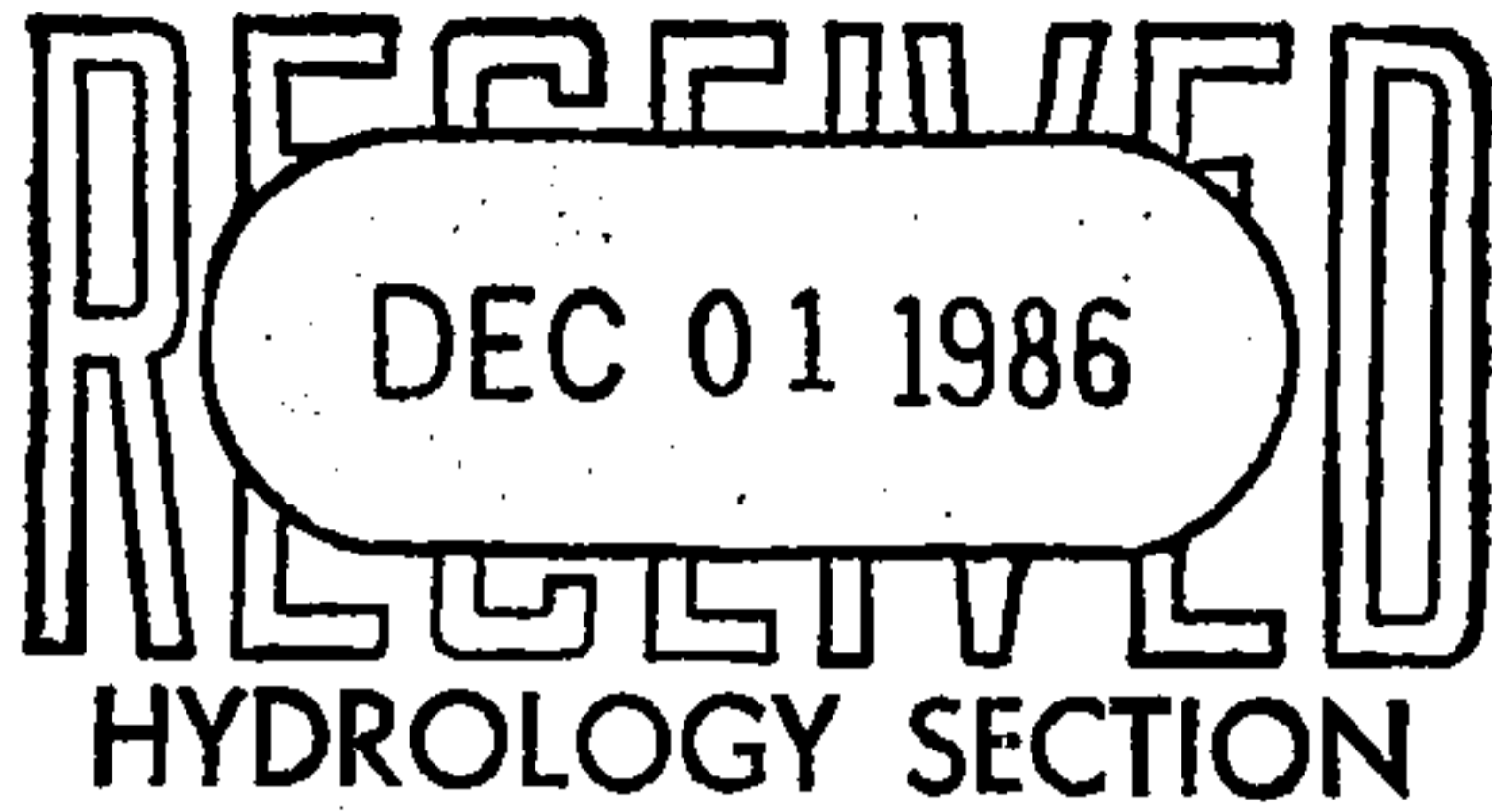
PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



December 1, 1986

Mr. Carlos Montoya
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Academy Shopping Center (Office/Retail) (G20)

Dear Carlos:

Attached are two copies of the conceptual grading and drainage plan for the referenced site for review and approval. Our pre-design conference recap sheet is also attached. A submittal has already been made to the EPC and will be heard on January 15. We are only requesting conceptual approval at this time for the EPC hearing.

Sincerely,

Daniel J. Grochowski, P.E. & L.S.
Project Manager

Attachment

cc: Steve Johnson

DJG/da
Job No. 64025

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.

ANDRES ARAGON-VIAMONTE

DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.

BRIAN G. BURNETT, P.E.

BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ACADEMY SHOPPING CENTER
OFFICE/RETAIL ZONE ATLAS/DRNG. FILE #: G20/D4
 LEGAL DESCRIPTION: PORTIONS BLOCKS 2 & 5A THOMAS ADDITION; PORTION CHAFFEE'S
GARDEN TERRACE PLAZA, UNIT 1
 CITY ADDRESS: N.A.

ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: DAN GROCHOWSKI
7500 JEFFERSON NE
 ADDRESS: ALBUQUERQUE, NM 87109 PHONE: 823-1000

OWNER: JOHNSON DEVELOPMENT CONTACT: STEVE JOHNSON
3001 LOUISIANA NE
 ADDRESS: ALBUQUERQUE, NM 87110 PHONE: 884-3930

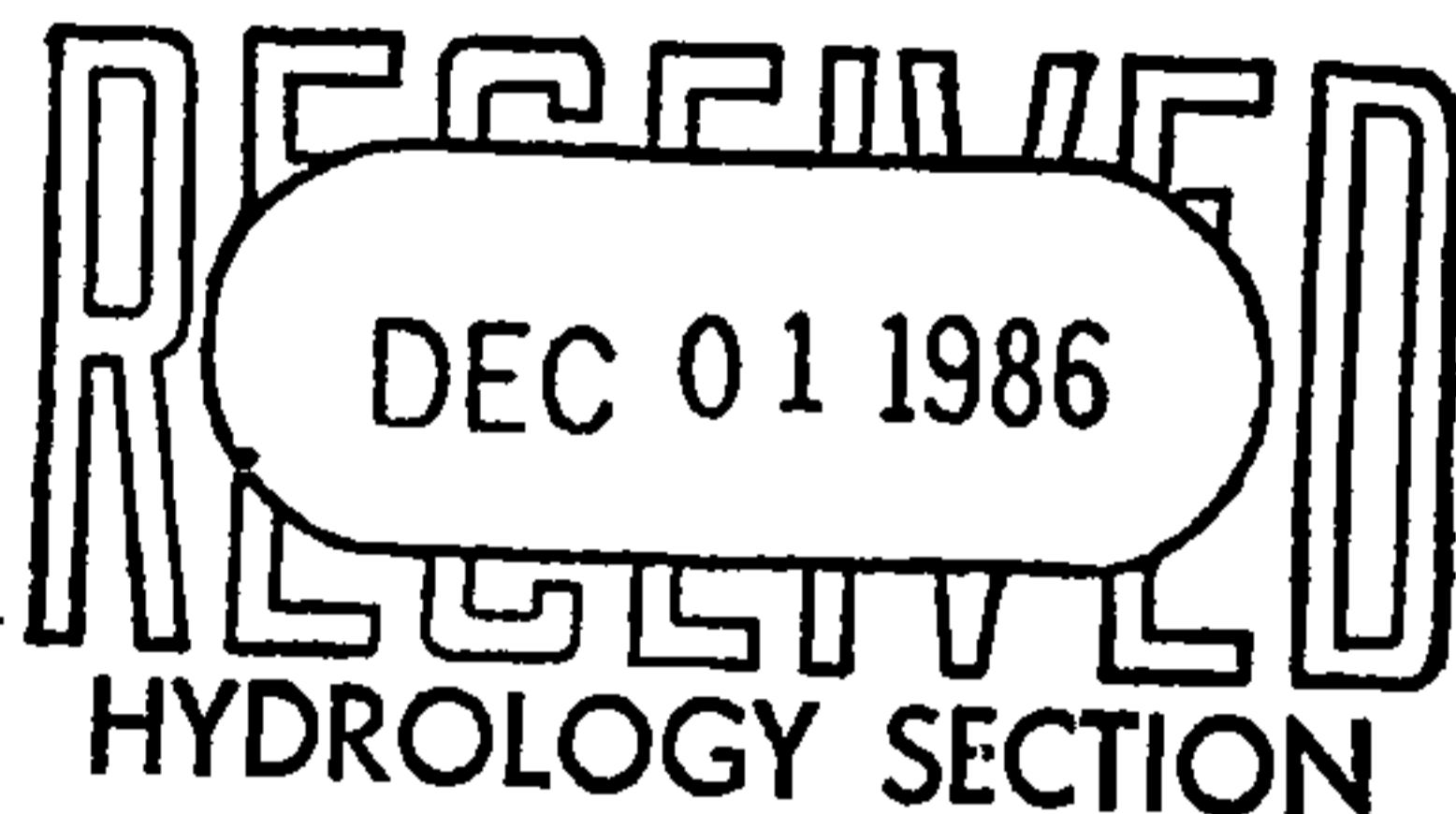
ARCHITECT: DE LA TORRE & RAINHART CONTACT: GEORGE RAINHART
700 LOMAS NE
 ADDRESS: ALBUQUERQUE, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED



DRB NO. _____
 EPC NO. _____
 PROJ. NO. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/1/86
 BY: BOHANNAN-HUSTON, INC.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G 20 DATE: 10/16/85
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Hendrix Townhouses (East Cul-de-Sac)
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Lots 19-28 Box 6 - Lots 10-18, Box 1, Thomas A. Hill

APPROVAL REQUESTED:

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> SITE DEVELOPMENT PLAN	<input type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER	<input type="checkbox"/> ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	<u>Bill Woods</u>	<u>D. Woods</u>
	<u>FRED J. AQUINO</u>	<u>City</u>

FINDINGS:

1. An approved conceptual grading & drainage plan to identify the accepted drainage theme. ^{REQUIRED} Information needed:
 - A. Downstream capacity, ~~needed to be~~ must be evaluated at Gen Chenault & Hendrix and possibly at Gen Chenault & Montgomery for the existing street improvements and proposed st. improvements on Hendrix. Recommendation for required detention ponds from the private property, contributing to this intersection also required.
 - B. Discharge into the "18" S.D. adjacent to the north property, ^{LINE} must be evaluated ^{with respect to} overbanking and capacity.

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

SIGNED: [Signature]
TITLE: _____
DATE: 10/16/85

SIGNED: [Signature]
TITLE: _____
DATE: 10/16/85

20 April 1979

RECEIVED
APR 25 1979
CITY ENGINEERS

*copy
Bruno
Bob K.
orig-Back
to Dick*

Mr. Richard S. Heller, City Engineer
400 Marquette Avenue, N.W.
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Heller:


This will confirm our understanding of the conclusions reached in our discussion in your office last Monday, April 16, 1979, concerning the phase development of the cul de sacs and streets shown on the plat of Chaffee's Garden Terrace Plaza, Unit 1, a townhouse development.

Mr. Chaffee and I attended this meeting with you and Messrs. Q. R. Keilich and Bruno Conegliano.

It shall be our responsibility to provide the city with engineering details for the facility to convey surface water runoff from the eastern cul de sac to the upper ponding area. Upon receipt of this information, the city will proceed with the street design. While this design work is being done, we will analyze the possibility of eliminating the need for the lower level pond by providing adequate water control on the phase 1 site itself. If this proves to be impossible, we will then prepare and furnish design details describing the overflow structure to be provided between the upper and lower level ponding areas, and a grading design for the lower ponding area (western) to retain storm drainage prior to completion of the second phase of the development plan. The city will then release the completed street design for construction under the Albuquerque Home Building Association contract policy.

We appreciate your arranging this meeting to resolve the above matter, because, as you know, we are anxious to proceed.

Sincerely yours,


DONALD A. KRUEGER

CC: Q. R. Kielich, Asst. City Engineer
CC: Bruno Conegliano, City Hydrology Engineer
CC: Harold Chaffee, Owner



Goldberg · Mann & Associates

Engineers · Planners

911 Pennsylvania St.

Albuquerque, New Mexico 87110

(505) 265-3521

December 5, 1978

8-98

Mr. Bruno Conegliano
Assistant City Engineer/Hydrology
Department of Public Works
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Thomas Addition Townhouses

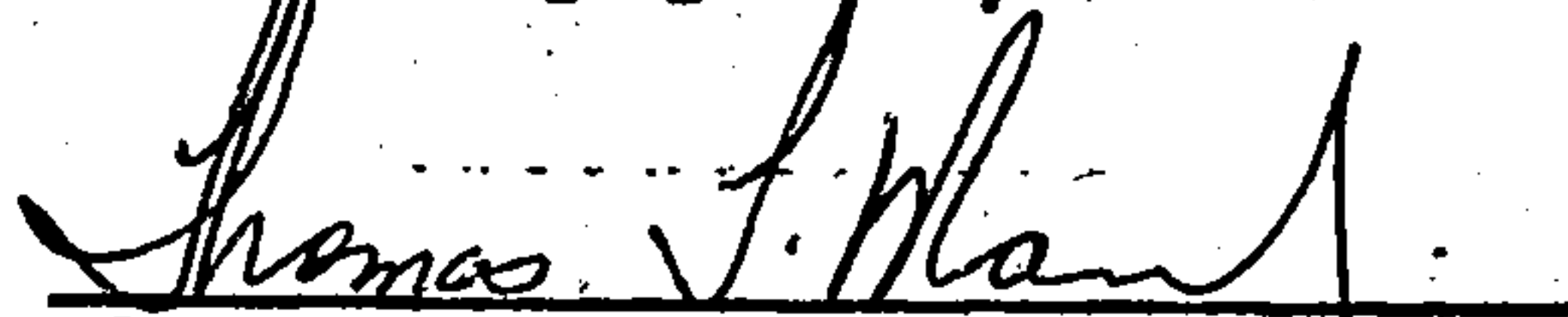
Dear Bruno:

In accordance with our discussions, I have modified our drainage report dated November 13, 1978 as follows.

1. The retention pond along the north property line and the catch basin system have been deleted.
2. Retention ponds will be constructed within the drainage easement. The pond volumes are 1,800 c.f. and 940 c.f.
3. A third pond will be constructed in the northeast parking area. The pond volume is 420 c.f.
4. The total pond volume now is 4,734 c.f., which is still in excess of the required 4,441 c.f.
5. Attached is a revised grading plan showing the modifications.

With these modifications, I hope that you can approve the Development Plan for the project.

Sincerely yours,


Thomas T. Mann, Jr., P.E.
President

TTM:jj
Att.

Attachment 1

Calculations

West Pond

$$\frac{5.3 + 2.5}{2} (400) = 1,800 \text{ c.f.}$$

East Pond

$$\frac{3.0 + 1.7}{2} (400) = 940 \text{ c.f.}$$

Northeast Pond

$$\frac{1.3 + 0.8}{2} (400) = 420 \text{ c.f.}$$

Total Pond Volume

$$= 4,734 \text{ c.f.}$$



November 17, 1978

Mr. Bruno Conegliano
Assistant Engineer for Hydrology
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico

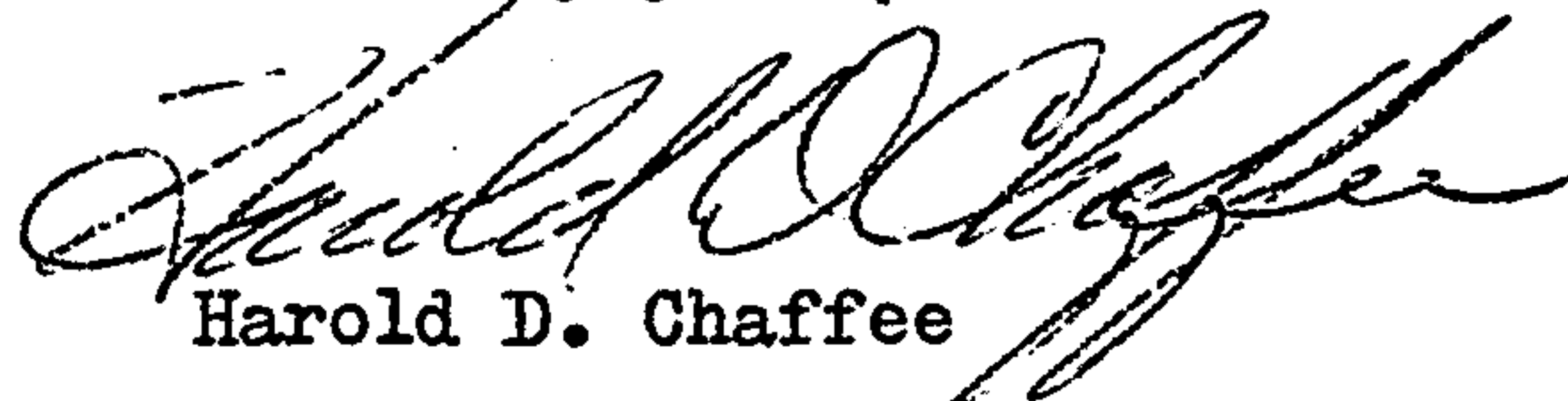
Re: Drainage Report - Thomas Addition Replat

Dear Mr. Conegliano:

The undersigned understands that a ponding area is to be maintained on the 23' x 115' tract adjacent to the northern property line shown on the accompanying Site Development Plan, as previously discussed with you.

In the event the individual sites are all sold and the undersigned ceases to own any property abutting the proposed ponding area, said ponding area and the responsibility for its maintenance, will be transferred to the Owners Association governing common area for the adjacent townhouses.

Sincerely yours,


Harold D. Chaffee





Goldberg · Mann & Associates

Engineers · Planners

911 Pennsylvania St. Albuquerque, New Mexico 87110

(505) 265-3521

November 13, 1978

8-98

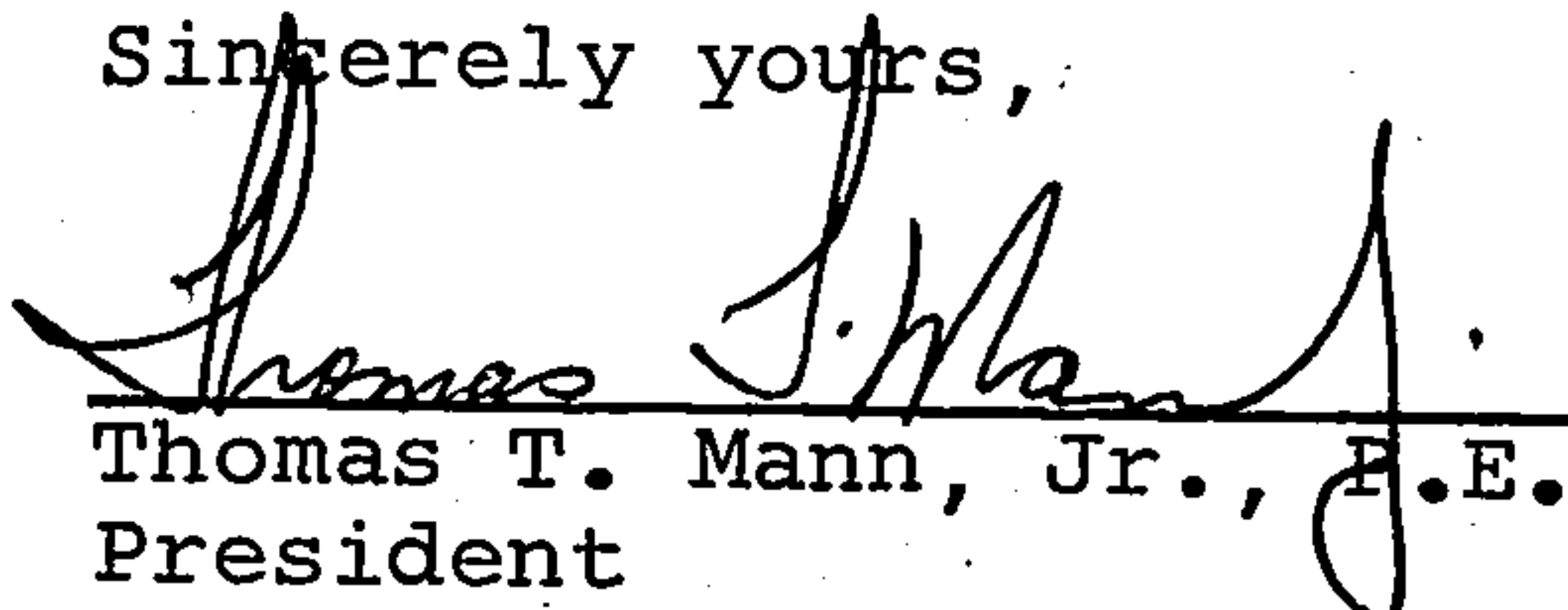
Mr. Bruno Conegliano
City Hydrologist
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Report for the Thomas Addition Townhouses

Dear Bruno:

Transmitted herewith are two (2) copies of the Drainage Report for Thomas Addition Townhouses. At this time we are requesting your conceptual approval so that we can obtain approval of the development plan. Detailed construction drawings will be submitted for your approval within 30 to 45 days.

Sincerely yours,


Thomas T. Mann, Jr., P.E.
President

TTM:jj

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 12/13/90 ^{520-D4} DATE: 12/13/90

EPC NO.: _____ DRB NO.: _____ ZONE: _____

SUBJECT: MONTGOMERY CROSSING PHASE III (FNP)

STREET ADDRESS: CORNER OF GEN CHEVAULT and MONTGOMERY (ST. W.)

LEGAL DESCRIPTION: _____

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT ☐ FINAL PLAT
☐ SITE DEVELOPMENT PLAN ☒ BUILDING PERMIT
☐ GRADING/PAVING PERMIT ☐ OTHER

ATTENDANCE:

WHO	REPRESENTING
<u>STEVE CRAWFORD</u>	<u>BPLW</u>
<u>GEORGE RAINHART</u>	<u>DELA TORRE RAINHART</u>

- FINDINGS:
1. Owner or Agent will submit a letter to this office voiding master plan dated 3/18/88, approved 4/18/88, revised 4/5/88.
 2. A drainage plan will be submitted for the replat of Montgomery Crossing Phase III and for building permit of FNP.
 3. The drainage plan will address treatment of the public and private off-site flows and will construct the necessary off-site improvements as a part of the FNP building permit.
 4. Covenants will need to be updated or provided for the maintenance of the ponds (i.e. those portions not built to City Standard).
 5. The ponds (public) will be per work order.

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

SIGNED: [Signature]

TITLE: _____

DATE: 12/13/90

SIGNED: [Signature]

TITLE: Project Engineer

DATE: _____

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

~~128 Central NW, Albuquerque, NM 87102~~
~~(505) 768-7644~~

December 24, 1986

Daniel J. Grochowski, P.E.
Bohanan - Huston Inc.
7500 Jefferson, NE
Albuquerque, NM 87109

RE: Conceptual Grading and Drainage Plan submittal of Academy shopping Center, Office/Retail, received December 1, 1986 for Site Development Plan Approval. (G20/D4)

Dear Dan,

I have reviewed the above referenced submittal dated December 1, 1986 and have the following comments to be addressed:

1. The allowed discharge rate from your development to General Chenault St. is limited to downstream capacity, not historic rates. Without the benefit of downstream capacity analysis, a controlled discharge rate of 0.5 cfs per acre is allowed. Offsite flows may be conveyed through the project site and discharge at their existing discharge rates. Your proposed detention pond calculations show a pond discharge of 14.1 cfs, and when added to the 9.7 cfs free discharge from Basin A, exceeds the allowable for the site.
2. Provide more details to convey offsite flows from Hendrix Rd. across the project site to general Chenault St. Runoff from a public street must be conveyed across private property with a channel or subsurface storm drain, within a Public Drainage easement or R.O.W. built to City standards. Public flows across parking areas are not allowed. The preferred alternative is to collect the flows in Hendrix Road with catch basins and divert them to an existing storm system where capacity exists.

If you have any questions call me at 768-2650.

Sincerely,

RG/db

G20D4

xc: Andre Houle, DRC

Roger A. Green, PE

Roger A. Green, P.E.
Civil Engineer, Hydrology

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE REPORT

for the

THOMAS ADDITION TOWNHOUSE PROJECT



Goldberg · Mann & Associates

Engineers · Planners

911 Pennsylvania St. Albuquerque, New Mexico 87110

(505) 265-3521



Goldberg · Mann & Associates

Engineers · Planners

911 Pennsylvania St. Albuquerque, New Mexico 87110

(505) 265-3521

November 13, 1978

8-98

Mr. Harold Chaffee
c/o Don Krueger
7800 Phoenix N.E.
Albuquerque, New Mexico 87110

Re: Drainage Report for the Thomas Addition Townhouses

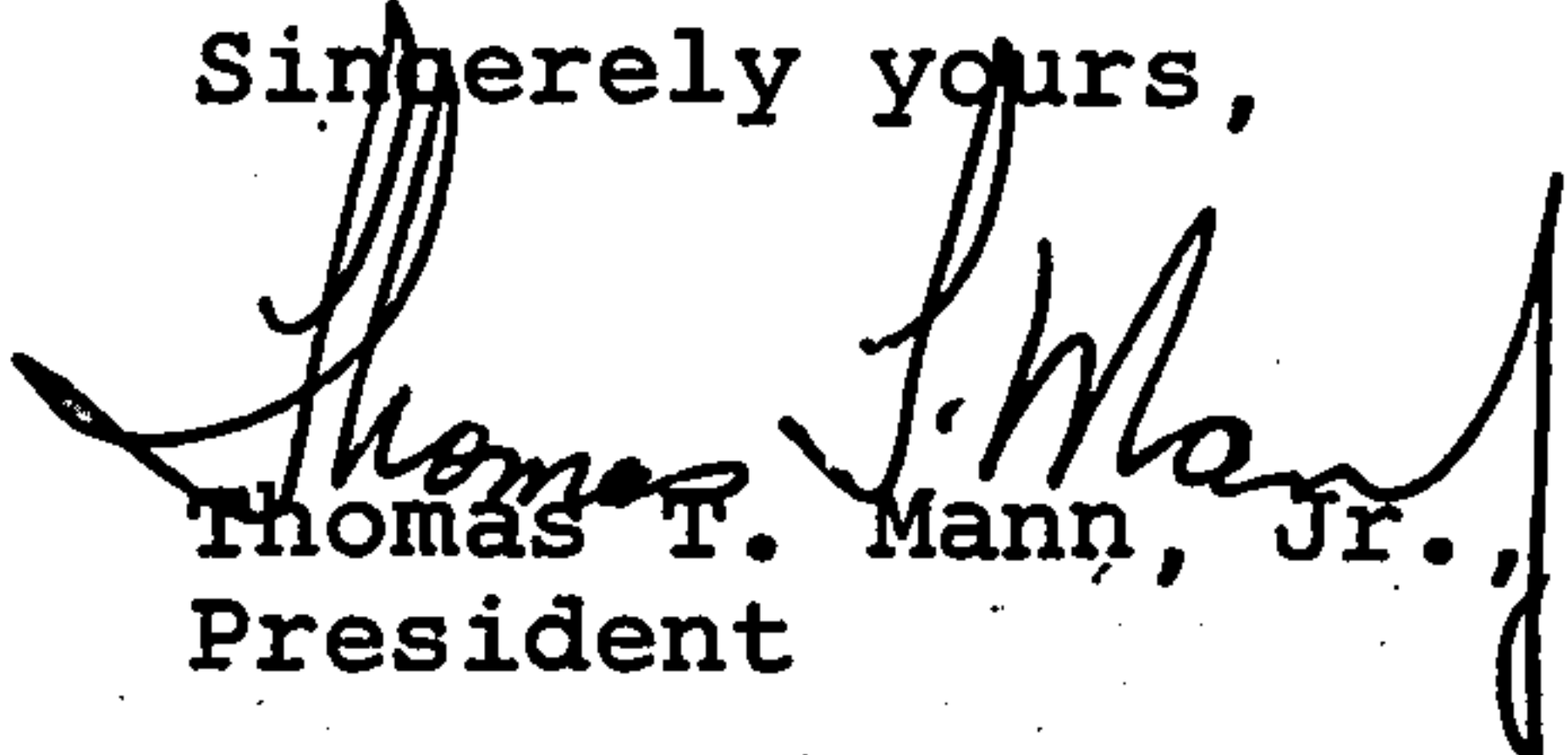
Dear Mr. Chaffee:

We are herewith transmitting three (3) copies of the Drainage Report for the Thomas Addition Townhouses.

The drainage plan is in accordance with the requirements of the City of Albuquerque, Resolution 1972-2 and the Albuquerque Metropolitan Arroyo Flood Control Authority.

We have enjoyed working with you on this project and look forward to future opportunities to assist you.

Sincerely yours,


Thomas T. Mann, Jr., P.E.
President

TTM:jj
Enc. 3

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Design Criteria
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Proposed Drainage Conditions
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Figure 2. Intensity/Duration/Frequency Curves
Figure 3. Flood Plain Map
Figure 4. Upland Drainage Basins
Figure 5. Grading Plan

PURPOSE AND SCOPE

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

This plan will determine the runoff resulting from a 100 year frequency storm falling on the site under existing and developed conditions.

The scope of this plan is to ensure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

LOCATION AND DESCRIPTION

The Thomas Addition Townhouses are comprised of Lots 17 through 26, Block 2 and Lots 18 through 28, Block 5 of the Thomas Addition. The project is located on both sides of Hendrix Road N.E. between General Chenault Street and Moon Street. The project site is shown in Figure 1, Vicinity Map.

The parcel is approximately 1.41 acres in size and will be developed as a 28-unit townhouse complex. The natural topography of the area slopes from east to west at approximately 3 percent.

DESIGN CRITERIA

In analyzing the storm runoff, The Rational Formula,
 $Q = CIA$ is used.

Where:

Q = Runoff quantity in cubic feet/second

A = Contributing area in acres

I = Intensity in inches/hour for a duration equal
in minutes and obtained from Figure 2,
Intensity Duration Frequency Curves,
Albuquerque Area 1961. (Note: Where a Time
of Concentration (T_c) is less than ten minutes,
the intensity value derived from a T_c of ten
minutes is employed.)

C = Runoff Coefficient (No Units). This coefficient
represents the integrated effects of infil-
tration, detention storage, evaporation,
retention, flow routing, and interception which
all affect the time distribution and peak rate
of runoff.

EXISTING DRAINAGE CONDITIONS

The flood plain for the area is shown in Figure 3. The existing contours and upland drainage basins are shown in Figure 4. Approximately 3.1 acres of urbanized area contribute runoff to Hendrix Road N.E. which runs through the project site. The land adjacent to the project site on the east is currently under development and will contribute flows only to the street and not onto the project site. The land to the north and west is lower than the project site. An existing block wall along the south property line prevents runoff from entering the site from that direction.

Therefore, only the runoff from the street is considered significant. Other runoff is negligible.

It is estimated that the 3.1 acres of upland drainage contributes approximately 12 CFS of flow to Hendrix Road.

PROPOSED DRAINAGE CONDITIONS

The proposed grading plan is shown in Figure 5. The offsite flows entering the site via Hendrix Road will be conveyed into a retention pond adjacent to the north property line. Flows in excess of the inlet capacity will be allowed to overflow the inlet into a drainage easement that connects the two cul-de-sacs.

All rear yards will contain ponds of sufficient capacity to retain 100 percent of the runoff from a 100 year frequency storm. The pond adjacent to the north property will have a capacity to retain 50 percent of the runoff

from a 100 year storm minus the capacity of the rear yard ponds. The pond sizes are as follows.

<u>Pond</u>	<u>Volume</u>	<u>Drainage Area</u>
North Units	352 c.f.	1,760 s.f.
South Units	864 c.f.	4,320 s.f.
East Units	358 c.f.	1,792 s.f.
North P/L	3,200 c.f.	12,000 s.f. + upland

CONCLUSIONS

The following conclusions and recommendations are made for the development of the Thomas Addition Townhouses.

1. Convey runoff from the upland drainage basin into a retention pond utilizing a drop inlet and pipe.
2. Allow runoff in excess of the inlet capacity to enter a drainage easement between cul-de-sacs.
3. Construct ponds in near yards to retain runoff from half of roof and rear yard.
4. Total retention pond volume should be in excess of 4,441 cubic feet.

CALCULATIONS

Area of Project = 61,592 s.f.

Area of Impervious Surfaces = 44,410 s.f.

Required Volume of Ponds = $0.1 \times 44,410 = 4,441$ c.f.

Upland Drainage

$3.4 \times 40,000/43,560 = 2.3$ acres

Length of basin = 350 feet

Change in Elevation = 6 feet

Slope = $\frac{6}{350} = 0.02$

$T_c = \frac{350}{3 \times 60} = 2$ minutes

Use 10 minutes

$i = 5.4$ inches/hour

$i = 0.70$ for urbanized area

$Q = cia$

$Q = 0.70 (5.4) 2.3 = 8.7$ cfs

Pond Volumes

South Units - Rear Yard

Area = $270' \times 16'$

Volume Required = $270 \times 16 \times 0.2 = 864$ c.f.

North Units - Rear Yard

Area = $110' \times 16'$

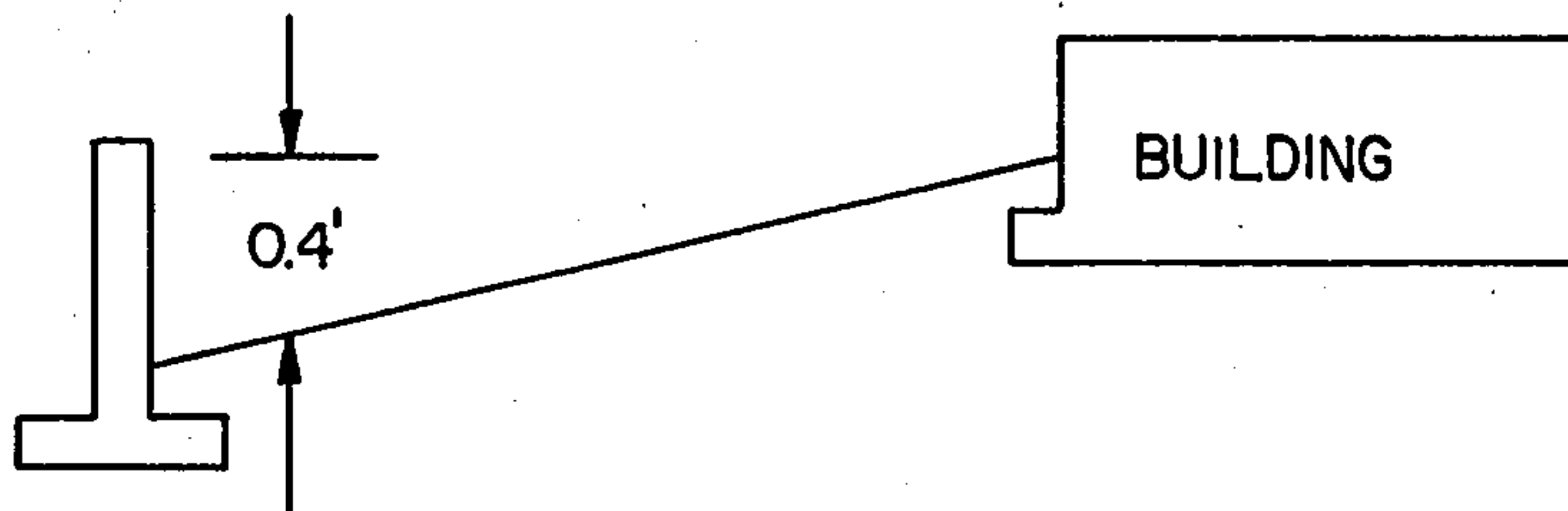
Volume Required = $110 \times 16 \times 0.2 = 352$ c.f.

East Units - Rear Yard

Area = $112' \times 16'$

Volume Required = $112 \times 16 \times 0.2 = 358$ c.f.

All rear yard pond shall be the width of the rear yard and slope to a depth of 0.4 feet deep at the rear fence.



North P/L

20% of area drains to pond 12,000 s.f. 1,000 c.f.

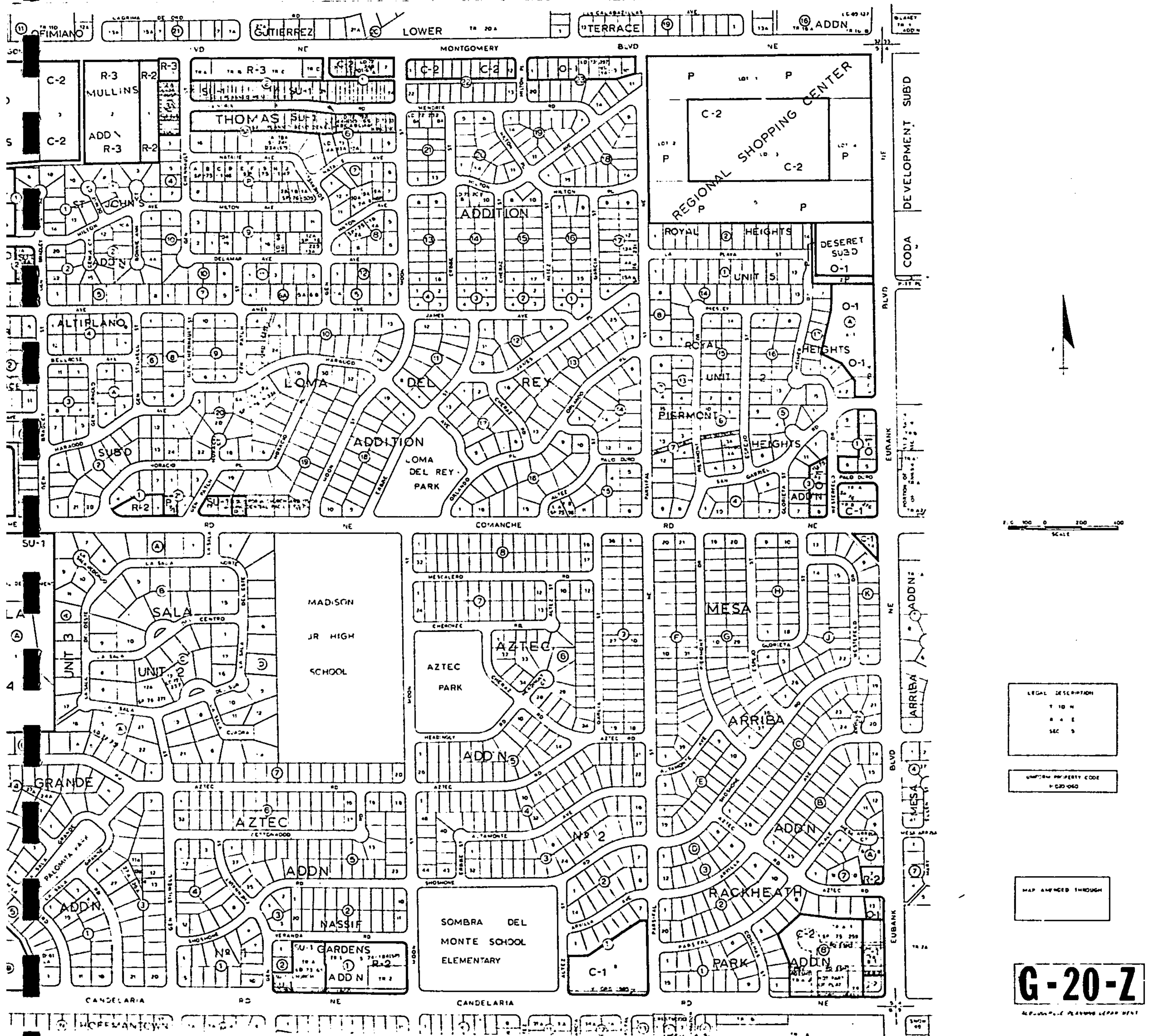
1-single D inlet capacity 4 c.f.s. 2,400 c.f.

$$\frac{4.6 + 2 (3.5) + 2 (1.8)}{2} = 0.8 \quad 400 = 3,200 \text{ c.f.}$$

Total Pond Volume = 4,774 c.f.

FIGURE 1.
LOCATION MAP

DATE
RECEIVED



APPLICANT

NAME: Don Krueger, Architect
 ADDRESS: 7800 Phoenix, N.E.
Albuquerque, N.M. 87112
 PHONE: 293-7888
 SIGNATURE: _____

LOCATION OF PARCEL

LOT NO: _____ BLOCK NO: 2-6
 SUBDIVISION: Thomas Addition
 STREET ADDRESS: Hendrix Road N.E.
Albuquerque, N.M.
 CURRENT ZONING: SU 1

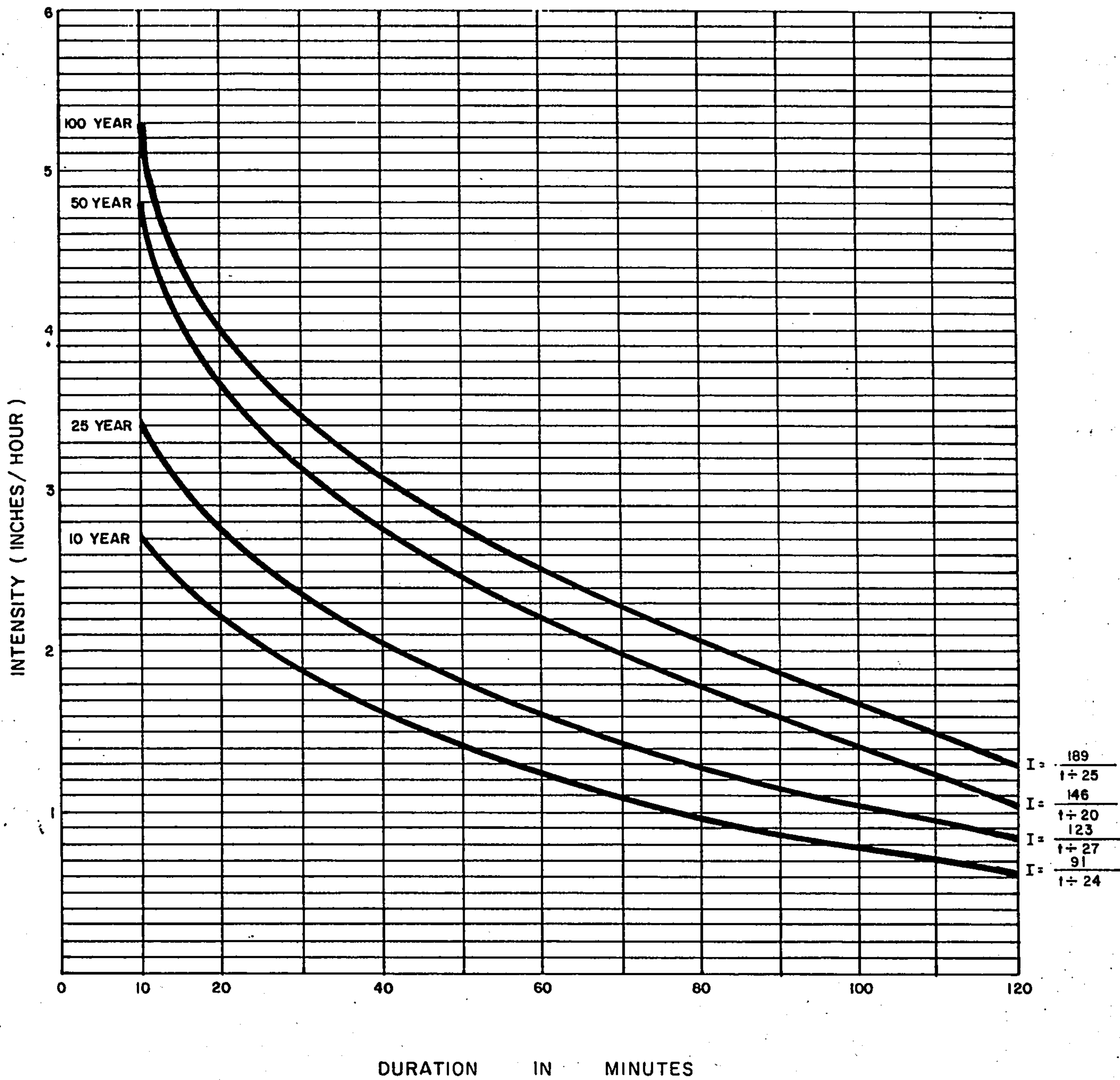


FIGURE 2

INTENSITY DURATION
FREQUENCY CURVES

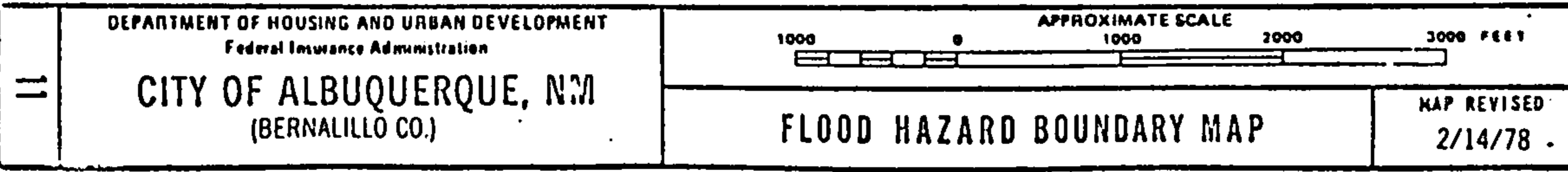
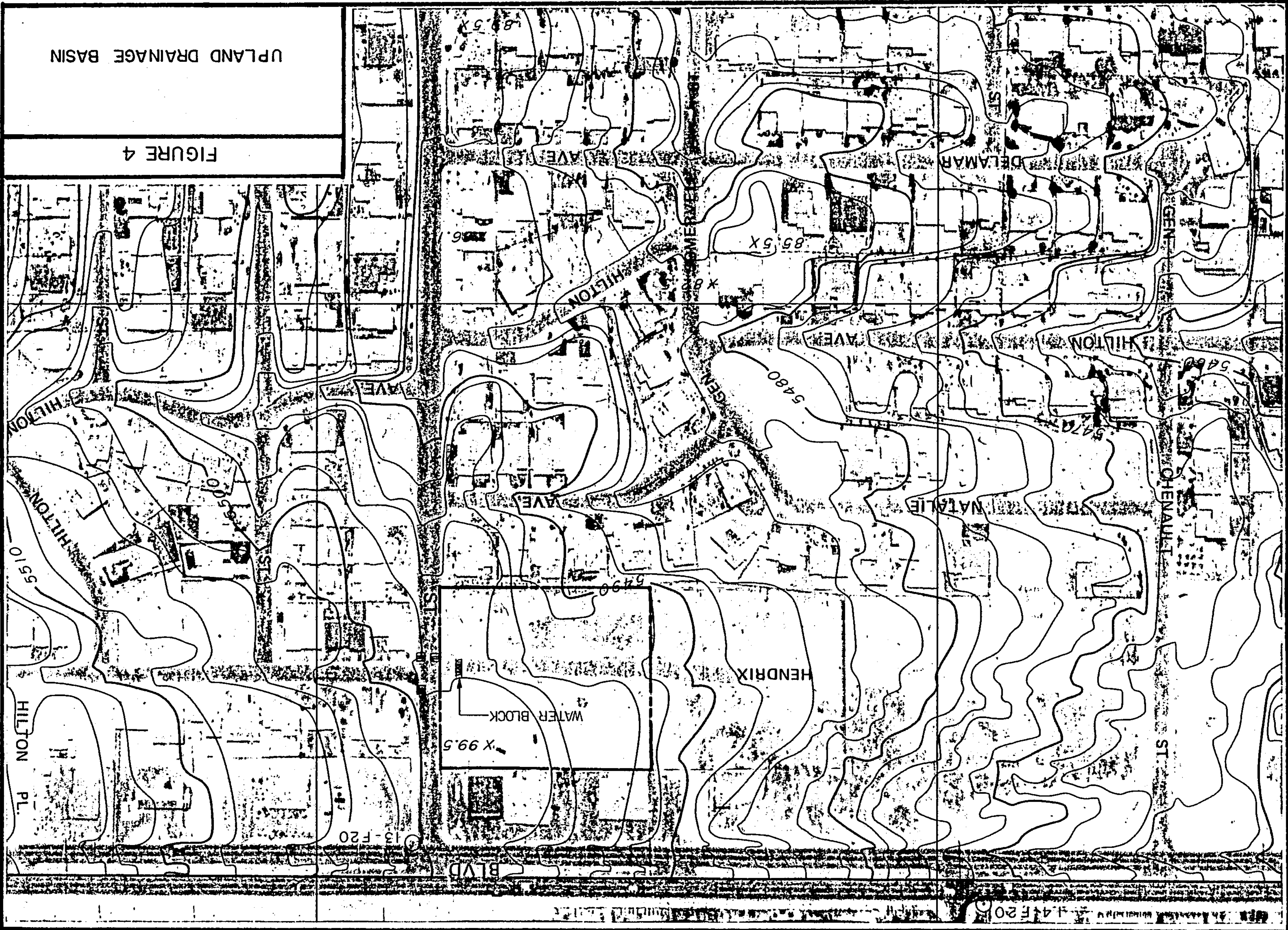
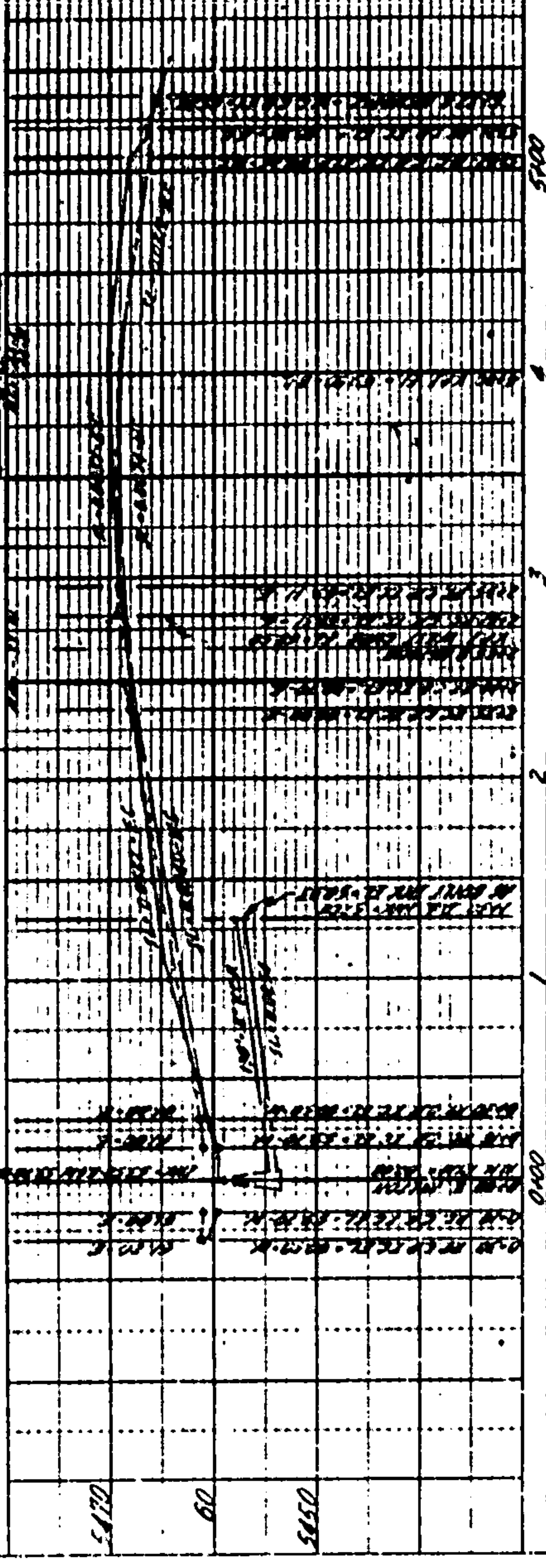
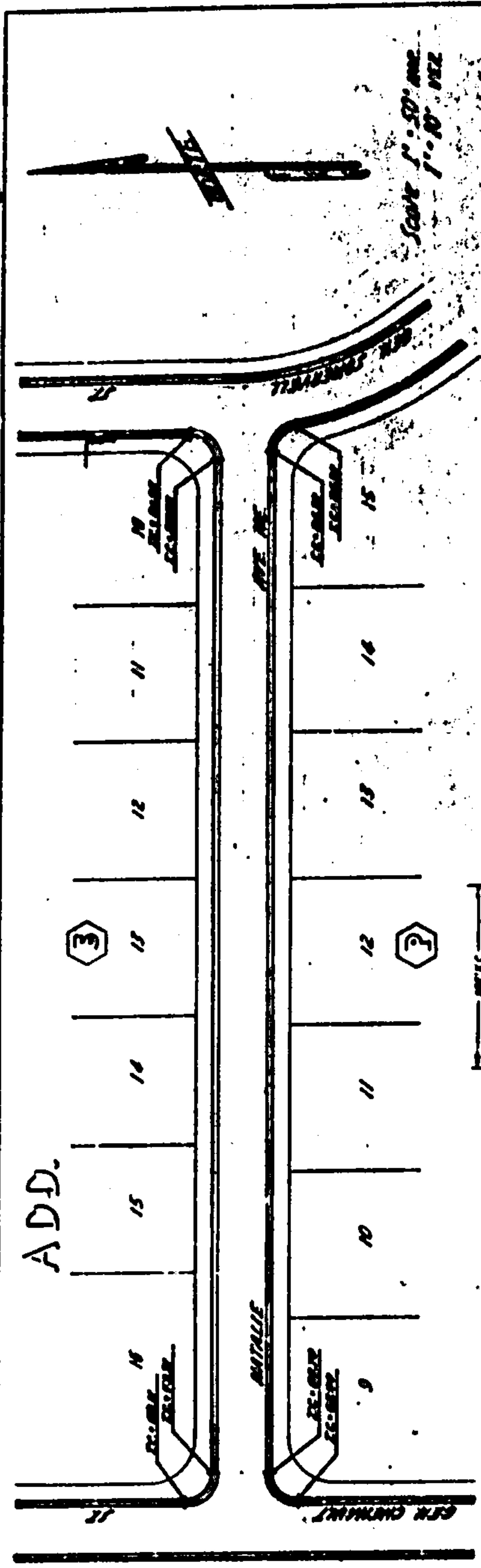
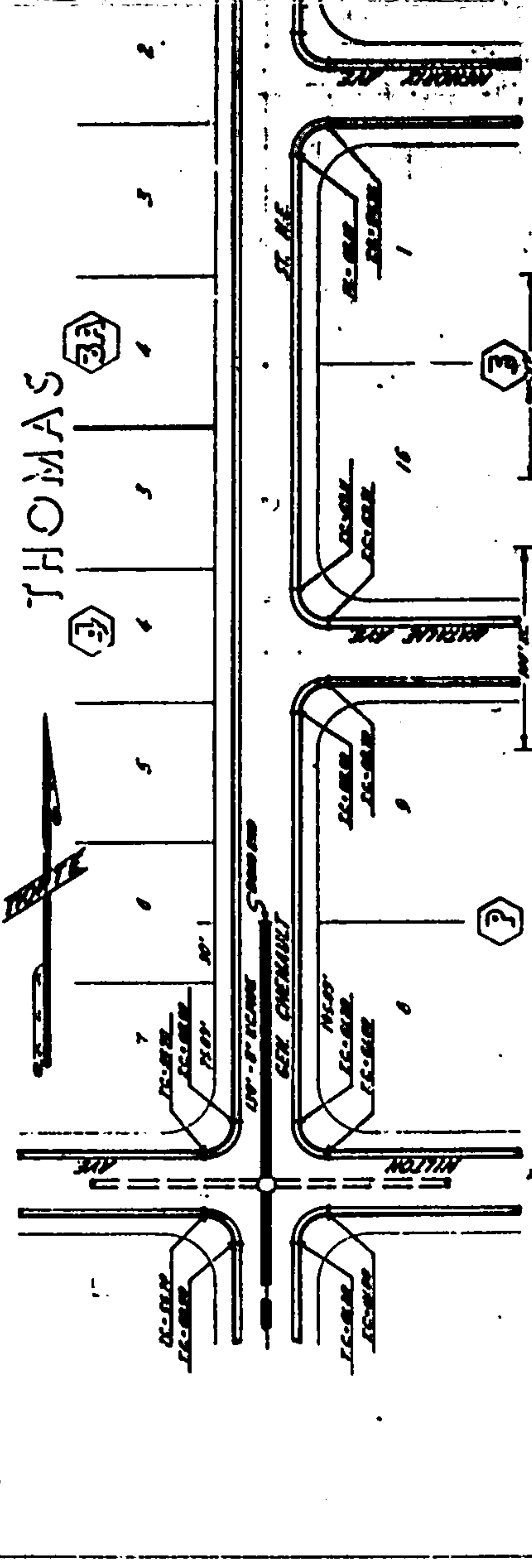


FIGURE 4



2



RECEIVED
FEB 17 1987
HYDROLOGY SECTION

START
STORE HYD

RAINFALL STARTS AT 0.0 HRS

ID=1

HYD=100

DT=0.016666667

0 0.9 2.9 5.5 9.0 13.6 19.1 23.8 27.0 28.7 29.0 28.7 27.0

24.9 22.6 19.7 16.2 13.3 11.3 9.6 8.1 7.1 6.0 5.1 4.3 3.7

3.1 2.7 2.2 1.9 1.6 1.4 1.2 1.0 0.8 0.7 0.6 0.5 0.4

0.4 0.3 0.3 0.2 0.2 0.2 0.1 0.1 0.1 0.1 0.0

ROUTE RESERVOIR

ID=2

HYD=200

INFLOW ID=1

CODE=5

OUTFLOW(CFS) STORAGE(AC FT) ELEVATION

0.0	0.0000	0.0
0.8	0.0999	0.5
2.1	0.1997	1.0
2.8	0.2996	1.5
3.4	0.3994	2.0
3.9	0.4993	2.5
4.4	0.5992	3.0
4.8	0.6990	3.5
5.1	0.7989	4.0
5.5	0.8988	4.5
5.8	0.9986	5.0

TIME (HRS)	INFLOW DISCHARGE (CFS)	WATER ELEV (FT)	WATER VOLUME (A-F)	TOTAL OUTFLOW (CFS)
---------------	------------------------------	-----------------------	--------------------------	---------------------------

0.00	0.9	0.0	0.0	0.4
0.08	19.1	0.3	0.1	2.3
0.17	28.7	1.1	0.2	3.2
0.25	16.2	1.9	0.4	3.5
0.33	7.1	2.1	0.4	3.6
0.42	3.1	2.2	0.4	3.5
0.50	1.4	2.1	0.4	3.4
0.58	0.6	2.0	0.4	3.3
0.67	0.3	1.9	0.4	3.3
0.75	0.1	1.8	0.4	3.2
0.83	0.0	1.7	0.3	3.0
0.92	0.0	1.6	0.3	2.9
1.00	0.0	1.5	0.3	2.8
1.08	0.0	1.4	0.3	2.7
1.17	0.0	1.3	0.3	2.5
1.25	0.0	1.2	0.2	2.4
1.33	0.0	1.2	0.2	2.3
1.42	0.0	1.1	0.2	2.2
1.50	0.0	1.0	0.2	2.1
1.58	0.0	0.9	0.2	1.9
1.67	0.0	0.9	0.2	1.8
1.75	0.0	0.8	0.2	1.6
1.83	0.0	0.8	0.2	1.5
1.92	0.0	0.7	0.1	1.3
2.00	0.0	0.7	0.1	1.2
2.08	0.0	0.6	0.1	1.1
2.17	0.0	0.6	0.1	1.0

PEAK DISCHARGE = 3.55 CFS.

MAXIMUM WATER ELEVATION = 2.2 FT.

MAXIMUM RESERVOIR STORAGE = 0.43 ACRE-FT. - 18,730 A3

PRINT HYD ID=2

HYDROGRAPH NUMBER 200

RUNOFF VOLUME = 0.419 ACRE-FT

PEAK DISCHARGE RATE = 3.6 CFS

PEAK OCCURRED AT 0.40 HRS.

FINISH

882819

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS (PUBLIC)
FOR SITE DEVELOPMENT PLAN

(Procedure "B")

933

E20/D4

THIS AGREEMENT made this 7th day of January, 1988, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and Montgomery Crossing East, Ltd., A New Mexico Limited Partnership (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983) and Section 40.K. of the City's Zoning Code.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as ** (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted a Site Development Plan identified as Tract "A", Montgomery Crossing, Phase III describing the site development; and

WHEREAS, Section 6 of the City's Subdivision Ordinance requires the Developer to install and construct certain public improvements at no cost to the City; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Site Development Plan; and

WHEREAS, the Developer must obtain City approval of construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue the Developer a Work Order permitting the commencement of construction activities upon execution of this Agreement and payment of all

Rev. 12/85
(3335E)

**Tracts A, B & C, Block 2 & portions of Blocks 4, 5 & 6, Thomas Addn. Replat, Lots 1 thru 16, Block 2, Lots 1 thru 17, Block 5A, Thomas Addn. Replat and Lots 1 thru 35, Chaffees' Garden Terrace Plaza, Unit 1

required fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 15th day of December, 1988, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified in Exhibit "D", which is attached hereto and incorporated herein as is fully set forth in this Agreement. The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension.

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. Prior to final acceptance of the completed improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public resulting from any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The insurance policy must name the City of Albuquerque, its employees, and elected officials, as their interest may appear, as additional insureds. The Developer shall maintain such insurance until acceptance of the improvements by the City. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date hereof, materially changed, or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public resulting from any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The insurance policy must name the City of Albuquerque, its employees, and elected officials, as their interest may appear, as additional insureds. The Developer shall maintain such insurance until acceptance of the improvements by the City. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date hereof, materially changed, or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements and inspect the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "B" attached hereto.

9. The City shall designate a Construction Engineer and/or Inspector for this project.

10. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

11. The City shall issue a Certificate of Completion and Acceptance for the Improvements upon final completion to the City's satisfaction of the Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto. However, the City Engineer, in his discretion, may issue a Certificate of Completion and Acceptance for a portion of the Improvements in accordance with the conditions and procedures set forth in Exhibit "C" attached hereto.

12. If the Developer has requested Site Development Plan approval by the City prior to the actual construction of the improvements, the City will

approve the Site Development Plan upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B, C, and D) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B, C, and D) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER

Signed

Ricky E. Davis

Name

General Partner

Title

ATTEST:

City Clerk

REVIEWED BY:

Assistant City Attorney

City Attorney

CITY OF ALBUQUERQUE, NEW MEXICO

Walter H. Nickerson, Jr., City Engineer,
Development Division, Engineering Group/PWD

Gene Romo

Chief Administrative Officer

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

The foregoing instrument was acknowledged before me this 18th day
of December, 1987, Ricky E. Davis of
Montgomery East Ltd
Corporation

Notary Public

My Commission Expires:

November 7, 1988

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

The foregoing instrument was acknowledged before me this 7th day
of January, 1988, by Gene Romo, Chief Administrative
Officer of the City of Albuquerque.

Notary Public

My Commission Expires:

3-17-90

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BY AND BETWEEN Montgomery Crossing East, Ltd. (DEVELOPER)
AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 7th DAY OF January, 1988.
*a New Mexico Limited Partnership

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. not applicable*.

2. DESIGN AND CONSTRUCTION METHODS.

As soon as reasonably practical after approval of the Developer's Preliminary Plat of the Subdivision, the Developer shall submit to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

The Developer has engaged Bohannon-Huston
as Engineer(s) for the construction project, who are Registered Professional Engineers in the State of New Mexico. The Developer shall ensure that the Engineer(s), in such capacity, shall provide the following services prior to, during, and after construction of the improvements:

Design of City Engineer approved construction drawing.

*Project number to be issued by the City of Albuquerque.

The Developer shall ensure that the Engineer(s) perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

The Developer has engaged not applicable* as Contractor(s), who is properly licensed in the State of New Mexico. The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. not applicable), incorporating any change orders approved by the City Engineer, City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registered Professional Engineer or Land Surveyor, as appropriate,

b. A list of quantities of contract items in place, using the bid items in the City Engineer's Standard Estimated Unit Prices.

*The City will be notified in writing which contractor has been selected before issuance of a City Work Order.

... This list shall be divided into the following categories as applicable: 942

- (1) Sanitary sewer items and quantities;
- (2) Water service items and quantities;
- (3) Street paving quantities;
- (4) Street curb and gutter quantities; and
- (5) Storm drainage improvements and quantities.

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package", the City Engineer shall review it for completeness and accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later than sixty (60) days after approval of the final acceptance package by the City Engineer.

4. PAYMENT OF FEES.

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>6% of estimated construction cost</u>
<u>Excavation Ordinance Fee</u>	<u>As required per City approved</u>
<u>Sidewalk Ordinance Fee</u>	<u>engineer's estimate</u>
	<u>As required per City approved</u>
	<u>engineer's estimate</u>

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

EXHIBIT "B"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Montgomery Crossing East, Ltd (*DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 7th DAY OF January, 1988.
*a New Mexico Limited Partnership

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the subdivision improvement construction shall be performed by City of Albuquerque, a New Mexico Registered Professional Engineer, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING.

Construction surveying for the subdivision improvement project shall be performed by City of Albuquerque in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

3. FIELD TESTING.

945

Field testing of the subdivision improvement construction shall be performed by F. M. Fox & Associates, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other than the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City as required for review. If any field testing is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING.

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

946

EXHIBIT "C"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Montgomery Crossing East, Ltd.* (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE _____ DAY OF _____, 198____.
*a New Mexico Limited Partnership

1. PLAT APPROVAL STATUS

The Developer has/has not (circle one) requested Site Development Plan approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvement Agreement. If the Developer has not requested Site Development Plan approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed Site Development Plan until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested Site Development Plan approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE

With respect to the Subdivision Improvement Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Irrevocable Letter of Credit No. 1947 Dated: December 18th, 1987, Issued

by United New Mexico Bank at Albuquerque in the amount of \$23,637.62.

947

Inclusive dates: December 15, 1988 through February 15, 1989.

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Site Development Plan and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS.

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify

for a financial guarantee reduction, the completed improvements must be of a free-standing nature, functionally independent of any uncompleted improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City.

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

a) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accepts the revised financial guarantee tendered by the Developer.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 JAN 12 PM 2:51

BK 115576A PG 933-950

GLADYS M. DAVIS
CO. CLERK & RECORDER

[Signature] DEPUTY

D.R.B. Case No. 21-434
D.R.C. Project No. _____
Date Submitted JUNE 30, 1987

Figure 11

EXHIBIT "D"
to Subdivision Improvements Agreement
D.R.B. REQUIRED INFRASTRUCTURE LISTING
for
MONTGOMERY CROSSING SHOPPING CENTER

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	Type Improvement	Location	From	To
LSK + 88' wide No DIRECTIONAL REQ.	Arterial Paving Widen roadways and reconstruct medians to accomodate double left turn lanes on the north, south and east approaches to the intersection, in accordance with the requirements of the Transportation Development Division.	Intersection of Montgomery Blvd. and Wyoming Blvd.		
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of La Barranca	La Barranca
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of Gen. Chenault	Gen. Chenault
12' wide	Arterial Paving - Turn Bay + 200'	N. Side of Median in Montgomery	La Barranca	200' E. of La Barranca
40' wide	Residential Paving Widen from 32' to 40' - + 120'	Gen. Chenault	Existing Transition	Site Entrance
32' wide	Remove existing pavement, C & G sidewalk	Gen. Chenault	Site Entrance	S. Property Line

(SEE NOTE
2ND SHEET)

12-22-87
DWH

12-22-87
DWH

12-22-87
DWH

12-22-87
DWH

Size	Type Improvement	Location	From	To
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	Traffic Signali- zation*	Montgomery	at Gen. Chenault	
--	-----------------------------	------------	------------------	--

20' wide	Commercial Paving	600' S. of	670' E. of	920' E. of
	- Alley	Montgomery	Wyoming	Wyoming

8" pipe	Replace 6" water- line*	Hendrix Road	Gen. Chenault	End of existing cul-de-sac
---------	----------------------------	--------------	---------------	----------------------------------

8" pipe	On-site water/fire line*	On-site	8" line in Hendrix Road	16" line in at Montgomery Gen. Chenault
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-	Fire hydrants*	On-site	-	-
-	DRAINAGE RUNOUT	ON-SITE	HENDRIX	ON SITE POND
-	OUTLET PIPE	ON-SITE	ON-SITE POND	MONTGOMERY BOULEVARD.

*Does not require financial guarantees.

Prepared by: Daniel Grochowski
 Print Name Daniel Grochowski
 Firm Bohannon-Huston, Inc.

Development Review Board Approvals

<u>[Signature]</u> 12/22/87	<u>[Signature]</u> 06/30/87	<u>[Signature]</u> 6-30-87	<u>[Signature]</u> 12/22/87
Traffic	Date	WUD	Date
<u>[Signature]</u> 12/22/87	<u>[Signature]</u> 6-30-87	<u>[Signature]</u> 6-30-87	<u>[Signature]</u> 12-22-87
C.E. AMAFCA	DRB Chairman	Date	

* Developer's share of improvements to be provided with separate agreement regarding intersection improvements at Wyoming and Montgomery

1-13-88

United New Mexico Bank at Albuquerque
Post Office Box 1081
Albuquerque, New Mexico 87103-1081
Telephone 505 765-5120

J.W. "Bill" Craig
President

December 18, 1987

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1947

AMOUNT: \$23,637.62

Mr. Gene Romo:
Chief Administrative Officer
Post Office Box 1293
Albuquerque, NM 87103

Dear Mr. Romo:

At the request of Montgomery Crossing East, Ltd., a New Mexico Limited Partnership, we establish our Irrevocable Letter of Credit in your favor for the account of Montgomery Crossing East, Ltd., to the extent of and not exceeding Twenty-Three Thousand Six Hundred Thirty-Seven and 62/100 (\$23,637.62).

This Letter of Credit has been established to insure the completion of Montgomery Crossing Shopping Center (Project number to be issued by the City of Albuquerque), as provided by the Agreement between Montgomery Crossing East, Ltd., and the CITY OF ALBUQUERQUE which Agreement is recorded in Book Misc. 576A, at pages 933 to 950, of the records of the County of Bernalillo, State of New Mexico (the "Agreement"). A Draft or Drafts for any amount up to, but not in excess of Twenty-Three Thousand Six Hundred Thirty-Seven and 62/100 (\$23,637.62) is/are available at sight at United New Mexico Bank at Albuquerque between December 15, 1988 and February 15, 1989.

MR. GENE ROMO
IRREVOCABLE LETTER OF CREDIT
PAGE TWO

When presented for negotiation, the Draft(s) is/are to be accompanied by the following document:

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

We hereby agree with the drawer of Draft(s) drawn and under and in compliance with the terms of this credit that such Draft(s) will be duly honored on the presentation to the drawee if negotiated between December 15, 1988 and February 15, 1989.

The Draft(s) drawn under this credit must be endorsed and contain the clause: "Drawn under Letter of Credit and Agreement No. 1947 of United New Mexico Bank at Albuquerque, dated December 18, 1987; the amount of such Draft(s) must be endorsed on the reverse side thereof, and this Letter of Credit must be attached to that Draft which exhausts this credit.

MR. GENE ROMO
IRREVOCABLE LETTER OF CREDIT
PAGE THREE

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

This credit terminates at three o'clock p.m., New Mexico time, February 15, 1989.

UNITED NEW MEXICO BANK AT ALBUQUERQUE


J. W. Craig, President

APPROVED AS TO FORM:

CITY OF ALBUQUERQUE


Assistant City Attorney


City Attorney

***** Agreement Log Entry - 1 of 2 *****1

)Type: B SUBDIVISION IMPROVEMENTS AGREEMENT

)Status: 30 AGREEMENT ONLY

Acceptance Dates

Title: Tr.A, Montgomery Xing, Ph. 3 Pub: mm dd yy Priv: mm dd y

Contract Control No.: 8800362 Map No.: G-20 SV No:

DRB No 87-436 Hearing: 12 22 87 Infrastructure: VARIOUS

Plat No Plat File Date mm dd yy Work Order Date Issued: mm/dd/yy

)Developer: MONTGOMERY CROSSING EAST LTD.

Street: 3001 Louisiana NE City: Albuquerque State: NM ZIP: 87110

Contact: Steve Johnson Phone: (505) 884-3930

Legal Description:

)Subdivision: TRACT A, MONTGOMERY CROSSING, PHASE III

Location: Montgomery & General Chenault

SIA Agreement Executed: 01 07 88 Extension Deadline Date: 01 07 92

SIA Last Executed Agr.: 05 24 89 Requesting Final Plat Approval: Y (Y/N)

Agreement Deadline: 12 15 88 Site Development Plan: Y (Y/N)

Agreement Release Date: mm dd yy Fin. Guarantee Release Date: mm dd yy

City Engineer/AMAFCA Approval Date: 12 03 90

)Lookup 5:Nxt-Agr 9:ADD-new agreement

16:END 17:COPY-to new agreemnt 28:Explain RETURN: Nxt screen

Company: PRD Application: DDT 01 User: FAO Monday 12/03/90 13:11

Last Key:

Mode: CHG Scan: Y

***** Agreement Log Entry - 2 of 2 *****1

)Financial Institution: n/a

Officer: ID No.:

Street: City: State: ZIP:

Guarantee Type:

Amount: \$ 0.00 Expiration: mm dd yy hh mm

Reduction 90% of Loan Reserve Available: N (Y/N)

SIDEWALK VARIANCE

Executed Agreement: mm dd yy Deadline: mm dd yy

Last Executed Agreement: mm dd yy Ext. Deadline: mm dd yy

Financial Guarantee Type:

Guarantor:

Amount: \$ 0.00 Expiration: mm dd yy hh mm

Agreement Release Date: mm dd yy Financial Release Date: mm dd yy

Holding Account/Fin. Guarantee - Activity No.: 0 Account No.: 0

Account Amount: \$ 0.00

)Lookup 4:Prv-Scr 5:Nxt-Agr 16:End 28:Explain RETURN:Sve/Nxt

Company: PRD Application: DDT 01 User: FAO Monday 12/03/90 13:12

Last Key:

Mode: CHG Scan: Y

Fred. 87-436
#3803
This is OK to
Sign. We have a
Current S.I.A.

Roger