

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 6, 2019

Jeffrey T. Wooten, P.E.
Wooten Engineering
1005 21st Street SE, Suite 13
Rio Rancho, NM 87124

**RE: 21st Century Academy
4300 Cutler Ave NE
Temporary C.O. - Accepted
Engineer's Certification Date: 07/31/19
Engineer's Stamp Date: 04/10/18
Hydrology File: H17D115**

PO Box 1293

Dear Mr. Wooten:

Albuquerque

Based on the Certification received 08/01/2019 and site visit on 08/06/19, this certification is approved in support of Temporary Release of Occupancy by Hydrology. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

NM 87103

www.cabq.gov

1. Please redline all the as-built conditions. For example, there were two sidewalk culverts on the approved G&D which was not installed. Instead plastic inlets under the roof drain and piped under the sidewalk to the swale/pond in the rear of the property. Also the approved G&D had swales from the western roof drains to the swale/pond. Again plastic inlets under the roof drain and piped under the sidewalk to the swale/pond was installed.
2. Please remove the dirt along the curb.



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3. Please make sure that the plastic inlets have covers on them. There were a few that did not.



4. Please finish pond and swale gravel.



PO Box 1293

Albuquerque

NM 87103

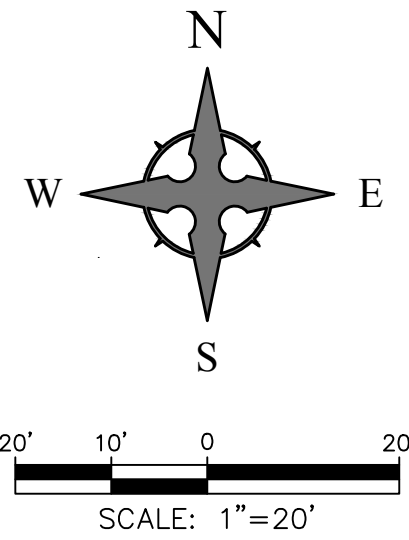
www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE CERTIFICATION

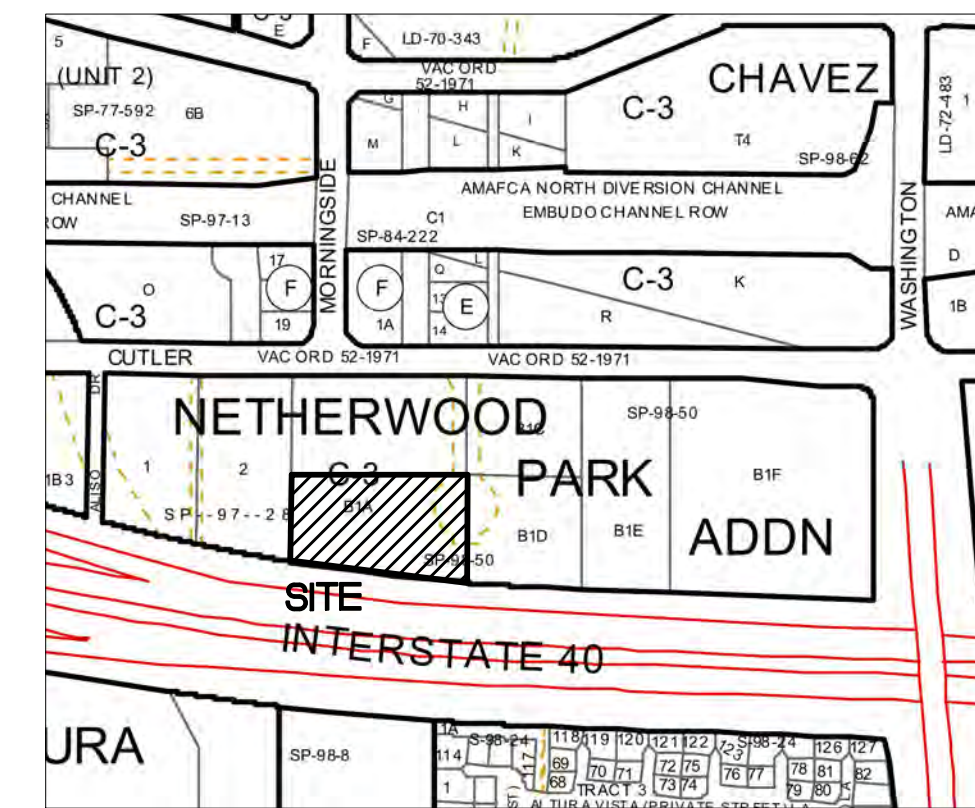
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/10/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER JR., NMPS 14271, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 7/31/2019 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY (PERMANENT C.O.).

THE RECORD INFORMATION (CLOUDED) PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND 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.

JEFFREY T. WOOTEN, NMPE 16892

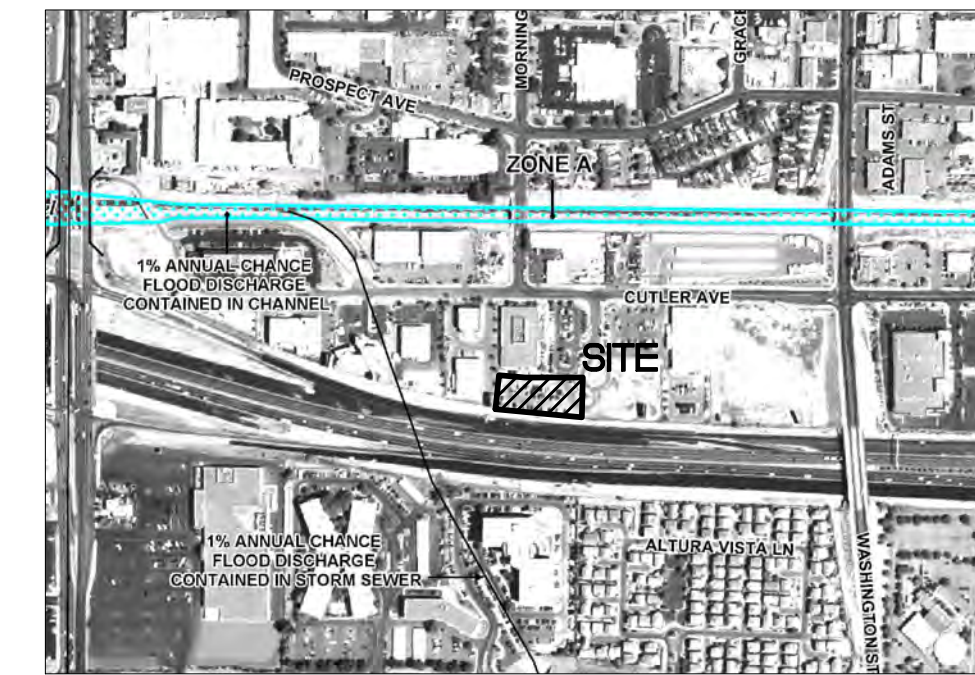


- #### LEGEND
- 27.8 ← FLOW ARROW
 - FL27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - TC27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TW27.8 PROPOSED TOP OF CURB ELEVATIONS
 - FGH27.8 PROPOSED TOP OF WALL ELEVATION
 - FGL27.8 PROPOSED GRADE AT TOP OF WALL
 - 515 EXISTING CONTOUR
 - 515 PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE



VICINITY MAP Zone Atlas H-17

Legal Description: Tract B-1-A, Netherwood Park Add'n

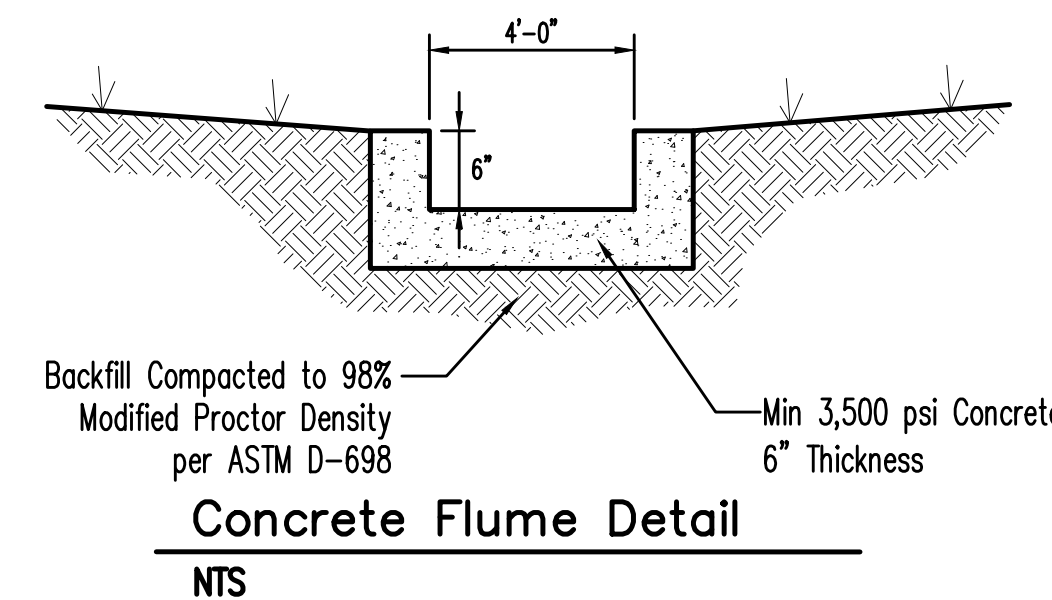


FIRM MAP 35001C0351H

Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



NTS

W E Wooten Engineering
1005 21st St SE Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560



STUDIO CONSULTANTS, INC
PO BOX 1515
CEDAR CREST NM, 87008
DANIEL@ARIASCINC.COM
(505) 506-2314



Classroom and Gymnasium
Addition for:
**21st Century
Public Academy**

4300 CUTLER AVE. NE
ALBUQUERQUE, NM 87110

Architect/Engineer



DePONTE INVESTMENTS, INC.

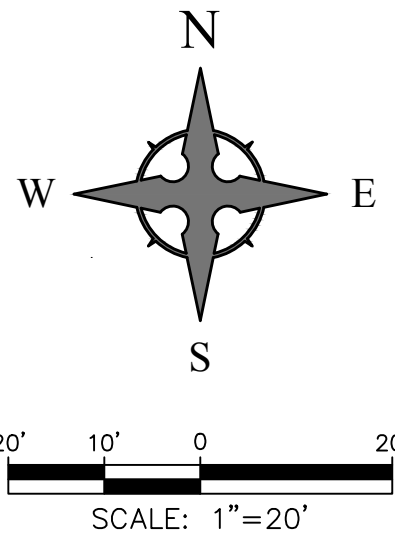


WILLIAM
CERVANTES
enterprises, inc.

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	100%	Plans
PROJECT NO	2017031	
CAD DWG FILE		
DRAWN BY	RMG	
CHECKED BY	JTW	
DATE	4/10/2018	

GRADING PLAN

C101



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JEFFREY T. WOOTE, NMPE 16892

Lot 2, Block 12-A
Netherwood Park
Addition
(2/6/97, 97C-42)

Existing Building
FF = ±5143.76
AREA OF NO WORK

PROPOSED
2-Story
Classroom Building
+/-9,067 SF Ground Level
FF = 5144.75 (+1.0)

Tract B-1A
PROPOSED
Gymnasium
+/-11,320 SF
FF = 5144.75 (+1.0)
FF Court = 5144.53 (Ref Structural)

Interstate 40
(250' R/W) (11/13/86, C32-18)

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE CONDITIONS
PERVIOUS AREA: 18,831 SF
IMPERVIOUS AREA: 101,163 SF
TOTAL SITE AREA: 119,994 SF
% IMPERVIOUS = 84.3%

PROPOSED SITE CONDITIONS
PERVIOUS AREA: 24,402 SF
IMPERVIOUS AREA: 95,592 SF
TOTAL SITE AREA: 119,994 SF
% IMPERVIOUS = 79.7%

PROPOSED PROJECT AREA CONDITIONS
PERVIOUS AREA: 15,800 SF
IMPERVIOUS AREA: 37,141 SF
TOTAL PROJECT AREA: 52,941 SF
% IMPERVIOUS = 70.2%

WATER QUALITY VOLUME CALCULATION
TOTAL PROJECT IMPERVIOUS AREA = 37,141 SF
FIRST FLUSH = $37,141 \times 0.34'' / 12 = 1,052 \text{ CF}$

WATER QUALITY POND VOLUME CALCULATIONS

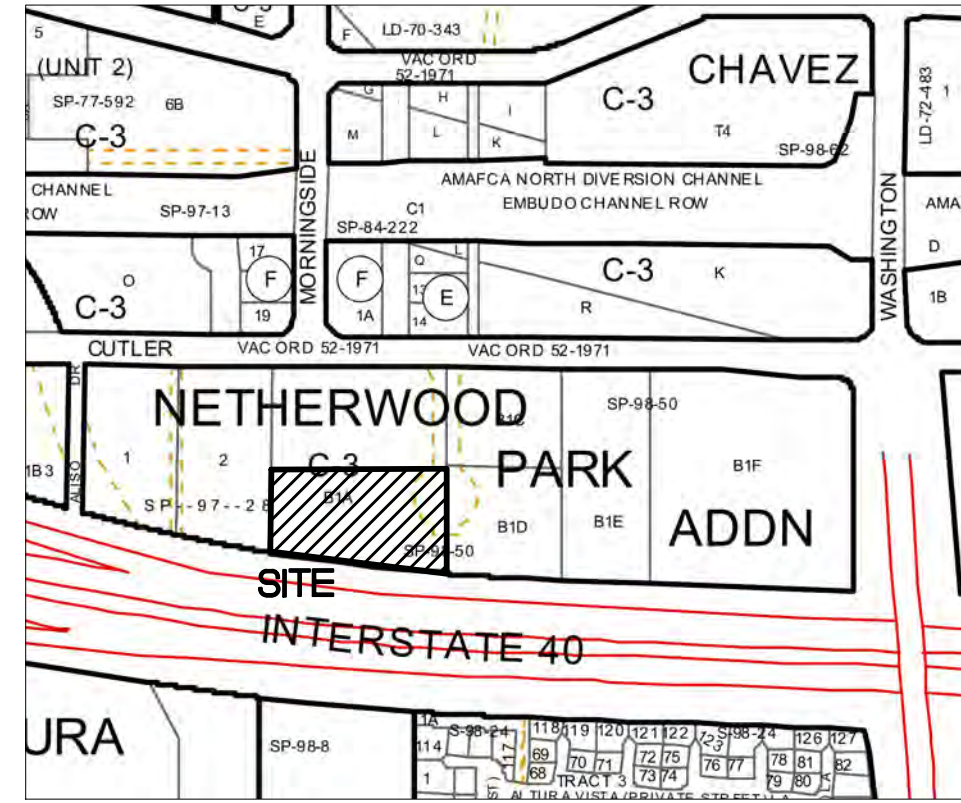
CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 5141.00	260.0 SF	753 CF
5142.00	1246.0 SF	2159 CF
5143.00	3072.0 SF	
TOTAL		29+2 CF 3977 CF

Existing 21st Century Academy Drainage Calculations

This table is based on the COA DPM Section 22.2, Zone:2										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)
Site Area	119994	2.75	0.0%	0.0%	15.7%	84.3%	4.46	12.27	1.96	19645
TOTAL	119994	2.75						12.27		19645

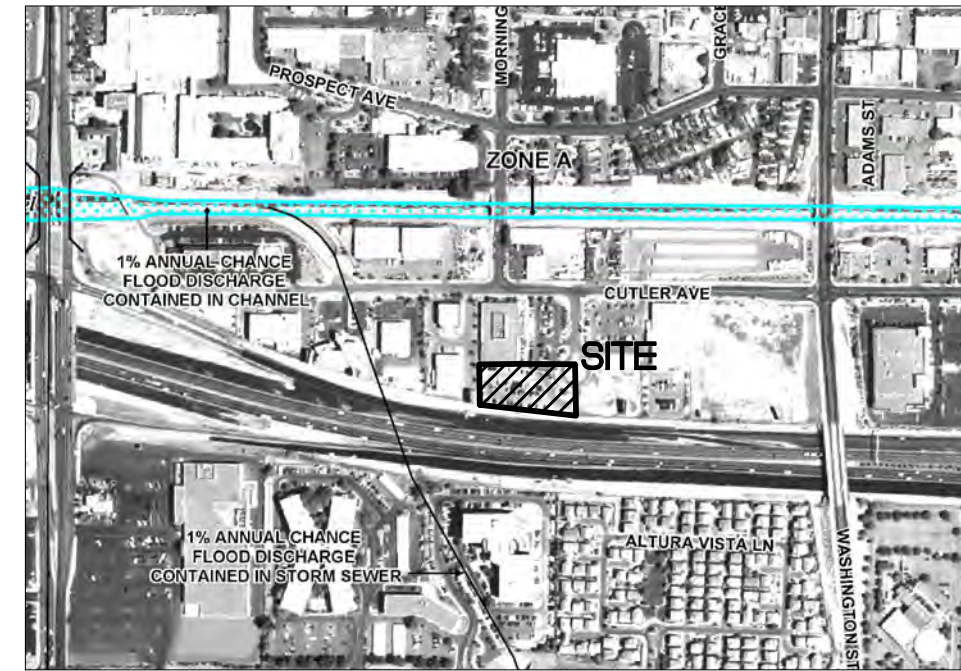
Proposed 21st Century Academy Drainage Calculations

Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone:2										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)
Site Area	119994	2.75	0.0%	0.0%	20.3%	79.7%	4.38	12.07	1.92	19189
TOTAL	119994	2.75						12.07		19189



VICINITY MAP Zone Atlas H-7

Legal Description: Tract B-1-A, Netherwood Park Add'n



FIRM MAP 35001C0351H

Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the Redevelopment of Tract B-1-A, Netherwood Park Addition, located at 4300 Cutler Ave NE per the Vicinity Map this sheet. The site area is approximately 2.75 acres; however, the project area is approximately 1.52 acres and consists of the southern portion of the site. The site is located in COA Hydrologic Zone 2.

EXISTING HYDROLOGIC CONDITIONS

The site currently consists of a ±25,309 SF Commercial Building with associated parking and landscaping. The site currently drains from south to north and onto Cutler Ave NE at two separate discharge points. Per the Calculations table this sheet, the total existing flow discharging from the site is 12.27 cfs (19,645 CF) during the 100-Yr, 6-Hr Storm Event.

PROPOSED HYDROLOGIC CONDITIONS

The project consists of removing the existing parking lot on the south side of the existing building to allow for the construction of a new 2-Story Classroom Building and a new Gymnasium. The proposed site will continue to drain from south to north and onto Cutler Ave NE using the two existing discharge points. Due to the reduction in impervious areas, there is a decrease in runoff from the site. Per the Calculations table this sheet, the total proposed runoff discharging from the site is 12.07 cfs (19,189 CF) during the 100-Yr, 6-Hr Storm Event. In addition, the runoff volume discharging from the site will be reduced by an additional 2,912 CF due to the new Water Quality Pond described below. The total reduction of runoff volume is 3,368 CF.

WATER QUALITY VOLUME CALCULATIONS

Per the Water Quality Volume Calculations this sheet, the total Water Quality Pond Volume required to be collected for the site is 1,052 CF. Per the Water Harvesting Pond Calculations table this sheet, we are actually retaining 2,912 CF of volume from the site which provides 1,860 CF of additional storage than required.

CONCLUSION

This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting Building Permit approval.



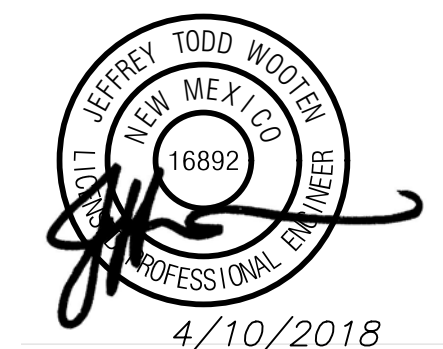
STUDIO CONSULTANTS, INC
PO BOX 1515
CEDAR CREST NM, 87008
DANIEL@ARIASCINC.COM
(505) 506-2314



Classroom and Gymnasium
Addition for:
21st Century
Public Academy

4300 CUTLER AVE. NE
ALBUQUERQUE, NM 87110

Architect/Engineer



DePONTE INVESTMENTS, INC.



WILLIAM
CERVANTES
enterprises, inc.

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		100% Plans
PROJECT NO		2017031
CAD DWG FILE		
DRAWN BY		RMG
CHECKED BY		JTW
DATE		4/10/2018

DRAINAGE MANAGEMENT PLAN

W E Wooten Engineering
1005 21st St SE Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

C102

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between Cutler Charitable Foundation ("Owner"), whose address is 4300 Cutler Ave NE, Albuquerque, NM 87110, and whose telephone number is (505) 254-0280 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address]
4300 Cutler Ave NE

ALBUQUERQUE, NM 87110

Legal Description: Tract B-1A, Netherwood Park

recorded on 2/5/1998, pages through , as Document No. Book 98C, Page 40 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

New Stormwater Quality Pond as shown on Exhibit 'A'.

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable

to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

Dated: 8/5/2019

CITY OF ALBUQUERQUE:

By: _____

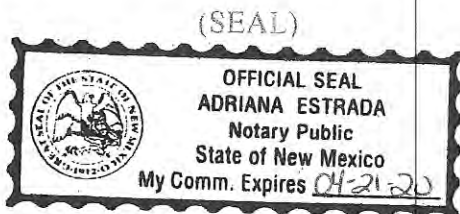
Shahab Biazar, P.E., City engineer

Dated: _____

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 5th day of August, 2019, by Alec Houser (name of person signing permit), President (title of person signing permit) of Cutler Charitable Foundation (Owner).



Notary Public

Notary Public

My Commission Expires: 04-21-20

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)SS

This instrument was acknowledged before me on this _____ day of _____, 20__, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

(EXHIBIT A ATTACHED)

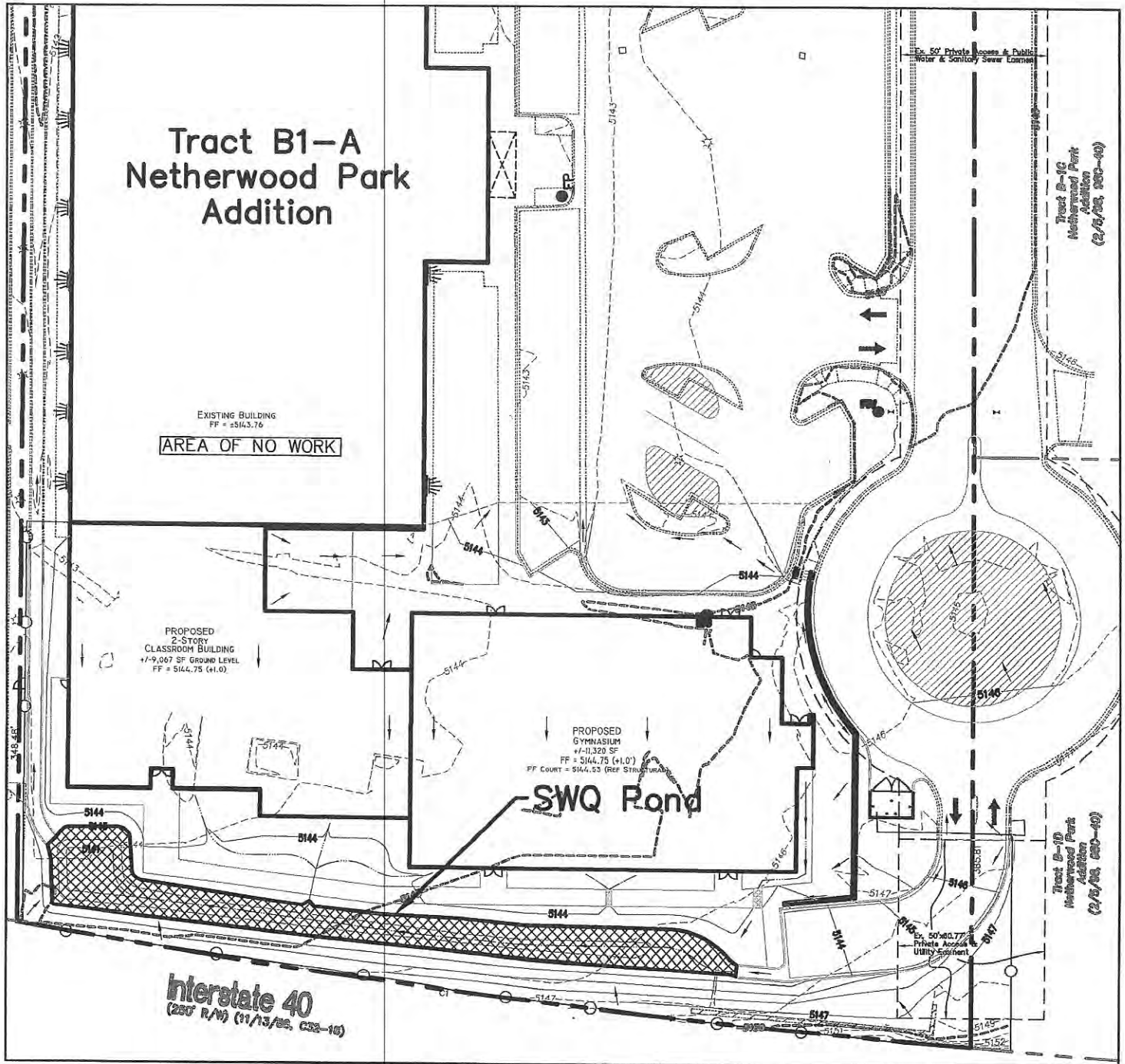
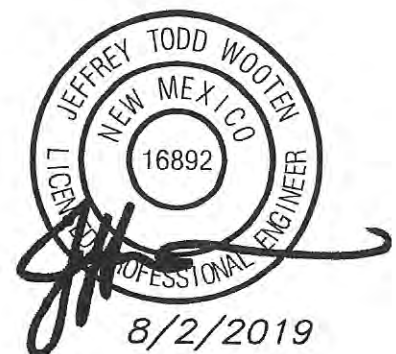
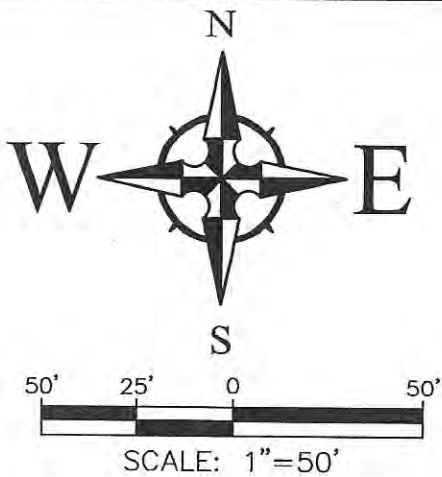


Exhibit 'A'



WESTERN
UNION **WU**

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado

**MONEY
ORDER**

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

SMITHS #496

17-673427356

A 715254 D 080419

I 1348 05

176734273562 L 000496

\$ 25.00

PAY EXACTLY TWENTY-FIVE DOLLARS AND NO CENTS

PAY TO THE
ORDER OF

City of Albuquerque Cutter Charitable Fdn

PURCHASER'S ADDRESS

4300 Cutter Dr. ALBUQUERQUE NM 87110

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE

+ 1021004001 40176734273562