City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 10, 1995

Gregory J. Krenik, PE
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

RE: ENGINEER'S CERTIFICATION FOR STATE FARM SER CNTR (K-21/D16H)
RECEIVED MARCH 21, 1995 FOR CERTIFICATE OCCUPANCY
ENGINEER'S STAMP DATED 3-20-95

Dear Mr. Krenik:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage for Certification of Occupancy. Contact Vickie Chavez at Code Administration to obtain the Certificate of Occupancy for the State Farm Service Center on Hotel Circle NE.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

RAINAGE INFORMATION SHEET

PROJECT TITLE: State Farm Service Center ZONE ATLAS/DRNG,FILE#: K-21 / D16H

DRB #: 93-326 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: North 2.15 acres of Tract 4-C2-A

CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Gregory J. Krenik, PE

ADDRESS: P.O. Box 90606 87199 PHONE: 345-2010

OWNER: State Farm Insurance Co. CONTACT: Mr. Lynn Wertz

ADDRESS: One State Farm Plaza, Bloomington, IL PHONE: (602) 231-9000

ARCHITECT: Castillo Co., Inc. CONTACT: Mr. Dorian Fortney

ADDRESS: 2345 E. University, Phoenix, AZ PHONE: (309) 766-0538

SURVEYOR: Harris Surveying CONTACT: Tony Harris

ADDRESS: 2412 D Monroe St NE PHONE: (505) 889-8056

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_X_ ENGINEER'S CERTIFICATION
_____ OTHER

PRE-DESIGN MEETING:

_X_ YES
_____ NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_X_ CERTIFICATION OF OCCUPANCY APPROVAL
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ S.A.D. DRAINAGE REPORT
_____ DRAINAGE REQUIREMENTS
_____ OTHER _____ (Specify)

DATE SUBMITTED: 3-20-95

BY: _____
Gregory J. Krenik, PE

State Farm Mutual Automobile Insurance Company

08/01/94

One State Farm Plaza
Bloomington, Illinois 61710-0001

Building Design and
Construction Division

City of Albuquerque
Code Administration Division-Hydrology
Plaza National Bank Building
600 Second Street NW
Albuquerque, New Mexico 87102

RE: State Farm Insurance Companies
Proposed Service Center
69 Hotel Circle NE
Albuquerque, New Mexico 87123-1202

Plan Check (Application) No.9407698

Dear Sirs:

I have reviewed the letters dated August 24, 1992 and September 1, 1992 in regards to the storm water drainage for the Builder's Square and Best Buy stores. These two properties are located directly to the southwest, adjacent to State Farm's proposed site for our Service Center.

In accordance with the attached letters from R. H. Phillips and James Hill, State Farm does not anticipate problems with the storm drainage. We have no objections to the drainage system as described.

If you have questions or comments please contact me at 309-766-0538.

Sincerely,

Lynn H. Wertz, AIA
Project Designer

attachments

cc: Greg Krenik
Jim Rogers
Mike Lux
Gary Miller
George Sandifer

812/616-8000
9725 DATAPOINT DRIVE
SAN ANTONIO, TEXAS 78229

A Subsidiary of Kmart Corporation

BUILDERS SQUARE

September 1, 1992

Mr. Norman M. Brody
The Shopping Center Group
11704 Wayzata Blvd.
Minnetonka, MN. 55343

RE: Builders Square #1495
Albuquerque, NM.

Dear Mr. Brody:

In accordance with the attached letter from Mr. James Hill, Builders Square anticipates no problem with the proposed drainage at this location.

Should you have any questions, please advise.

Sincerely,

R.H. Phillips
Maintenance and Special
Projects Manager

RHP/hae

cc: File

9/1/92

REFAX TO:
KELLY B/PETE HARDIN
FYI - Approval of Drainage
Plan by Builders Sq. for Albuquerque
Best Buy Store; w/ supporting
Documentation. If you need
more, let me know.
Thanks

COPY TO GEORGE RAINHART

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 3

To George Rainhart	From Norm Brody
Co.	Co. SCG
Dept.	Phone # (612) 545-0899
Fax # (405) 828-9604	Fax #

August 24, 1992

Mr. R. H. Phillips
Builders Square

RE: Builders Square #1495 - Albuquerque, N.M.

Dear Mr. Phillips:

We have reviewed your letter dated August 12, 1992 and the attached letters and site drawings pertaining to storm water drainage at the above mentioned Builders Square site and have the following comments:

1. The original site conditions prior to the developement of the Builders Square portion of the site consisted of an open, undeveloped field between the existing school and motel to the northeast and the existing motel to the west. This open field sloped to the southwest at an approximate three (3) per cent grade and drained directly into an open highway ditch along Interstate 40 which ran in a westerly direction to an existing forty-eight (48) inch diameter R. C. P. flowing southerly under I-40.

2. The grading plan for the Builders Square developement (the westerly portion of the entire site) basically followed the existing grade on the undeveloped site and the existing storm water drainage characteristics. The paved parking area was designed for a sheet flow drainage system with all storm water from the parking lot running into an existing curb flume dumping directly into the existing open highway ditch. A temporary berm was constructed adjacent to the easterly end of the developed parking lot in order to intercept off-site run-off and direct it separately into the highway ditch; with the future intent to continue the grading concept across undeveloped portions of the site.

3. The site plan for the Best Buy Food Store indicates that it will be constructed on a parcel contiguous to the Builders Square developed parking lot and will maintain the same drainage pattern previously developed for the Builders Square parking lot. The Best Buy parking lot will be graded to slope down to the southwest with a surface run-off sheet flow draining across the southeast portion of the Builders Square parking lot, being collected by the existing curb and gutter along the south side of the Builders Square parking lot and running into the existing concrete flume in front of the Builders Square and then dumping into the open highway ditch. The proposed drainage system and parking lot grading will run off-site storm water across the Builders Square parking lot as originally intended.

4. A new berm and drainage channel will be constructed east of the Best Buy developement to intercept storm drainage from the adjacent school and run directly into the open highway ditch. This will reduce the total storm drainage run-off originally designed to traverse the Builders Square parking lot.

Mr. R. H. Phillips
Builders Square

RE: Builders Square #1495 - Albuquerque, N.M.

We have no objection to the grading or storm water run-off design of the Best Buy Food Store parcel as this design was originally contemplated in the original Builders Square Site construction. Our only concern is that the cold joint between the existing pavement of the Builders Square parking lot and the new pavement of the Best Buy Food Store parking lot is properly constructed and sealed so as to prevent the intrusion of any storm water and the possible undermining of the existing parking lot pavement.

J. R. Hill
Design Division
Construction Department

JRH:nh

cc: P. A. Gawel
J. W. Godwin, WRO
Gary Crull, Builders Square
Dave Baratta, Builders Square

2769T/79-80

NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT
AN EQUAL OPPORTUNITY EMPLOYER

DISTRICT THREE OFFICE

August 27, 1992

Mr. John P. Curtin
Engineering Group
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: I-40/Eubank Drainage at Best Buy

Dear Mr. Curtin:

Based on the attached letter, we hereby approve the drainage plan as submitted by Bordenave Designs dated June 29, 1992.

We are making provisions to clean the rundowns and drainage swales in this area as recommended by Mr. James S. Lowe, Drainage Development Engineer.

Sincerely,

for WILLIAM M. MOORE
District Highway and
Transportation Engineer

/jl

xc: Jean J. Bordenave, Bordenave Designs
Raymunda Van Hoven
James S. Lowe
Paul Myers
Anthony Lopez

Attachment

New Mexico
State Highway and Transportation Department

INTRA-DEPARTMENTAL CORRESPONDENCE

SUBJECT: Best Buy or Horne Development Drainage Permit at Eubank/I-40 I/C

Date: 07/08/92

TO: Paul Myers
Utility Permit Engineer, DO #3

File Ref:

Attention of:

FROM: Raymunda Van Hoven
Drainage Engineer

I have reviewed the Drainage Plan and Field Review of the proposed project submitted by Bordenave Designs dated 6-29-92 and have the following comments:

1. There is an additional 5' existing rundown located on the west corner of Tract 4-C1 whose contributing area appears to be everything west of the front "Builders Square". Please review, but I believe this will decrease the flow to the 25' rundown at AP-1.

2. Both existing rundowns and the drainage swale need the vegetation cleared in order to function properly. Please get concurrence from Steve Harris for cleaning.

3. We agree with the recommendations of discharge from future tract E to the concrete channel at Embudo.

Except for the above comments, we recommend the Drainage Plan be conditionally approved for Tract 4-C2.

Sincerely,

James S. Lowe

James S. Lowe
Drainage Development Engineer

JSL:ilc

xc: C.V. Trujillo
Steve Harris
Jake Bordenave
Bill Moore
W. Preskar
Records

September 23, 1992

de la Torre-Rainhardt
Attn: Mr. George Rainhardt
7801 Academy Road, N.E.
Bldg 2, Ste. #200
Albuquerque, NM 87109

RE: BERM MAINTENANCE AGREEMENT

Dear George:

Please be advised that Best Buy Co., Inc. acknowledges its responsibility regarding maintenance of the earthen berm to the east of our store, located at 54 Market Centre East in Albuquerque, New Mexico.

If you have any other questions or comments, please give me a call.

Sincerely,

Kelly Bansemer
Real Estate Manager

orporate Headquarters
4400 West 78th Street
P.O. Box 9312
Minneapolis, MN
55440-9312
612/896-2300
NYSE Symbol: BBY

July 9, 1992

City of Albuquerque
Public Works Department
Albuquerque, NM 87103

RE: Market Center East, Tract 4-C-2B

Gentlemen:

The owners of Tract 4-C-2B, Centre East-ABQ Limited Partnership, recognize that there is a drainage flow from the APS property across this tract to the drainage way along I-40 per approved rough grading dated 7/6/92. Future development of this tract will recognize this flow.

Regards,

CENTRE EAST-ABQ LIMITED PARTNERSHIP

David E. Cauwels
General Partner

DEC:js

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1993

Gregory J. Krenik, P.E.
Mark Goodwin & Assoc. PA
P.O. Box 90606
Albuquerque, N.M. 87199

RE: DRAINAGE REPORT FOR STATE FARM SERVICE CENTER (K-21/D16H)
ENGINEER'S STAMP DATED 12-14-93; RECEIVED DECEMBER 14, 1993
FOR SITE DEV. PLAN FOR BLDG PRMT AND BUILDING PERMIT APPROVAL

Dear Mr. Krenik:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Site Dev. Plan for Bldg Prmt and Building Permit.

Include a copy of the Grading & Drainage Plan in the set of construction document that you submit to the "One Stop" for the Building Permit.

The Contractor shall obtain a "Topsoil Disturbance Permit" from the Environmental Health Department prior to any grading or construction.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate of Occupancy will be released. Label the existing sediment pond & drainage swale on Sheet 2.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

3/21/94

xc: Alan Martinez
Fred Aguirre

WPHYD/8054/JPC

DRAINAGE CALCULATIONS

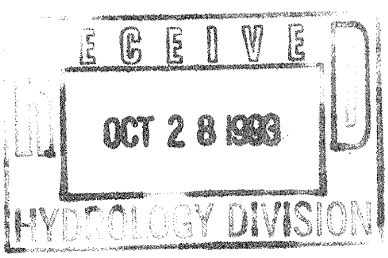
FOR

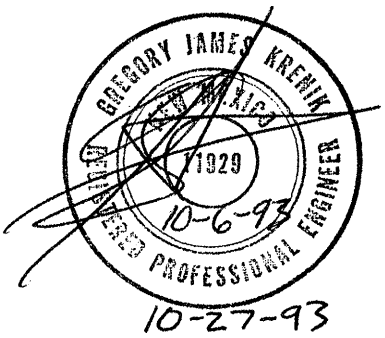
State Farm Insurance Service Center

Prepared for:

State Farm Insurance Company
One State Farm Plaza
Bloomington, IL 61710

October 1993





D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT STATE FARM
SUBJECT DRAINAGE CALCS
BY GJK DATE 10-4-93
CHECKED ____ DATE ____
REVISED 10-27-93 SHEET 1 OF ____

- DEVELOPED TOTAL STATEFARM SITE

TOTAL SITE = 2,227 AC

BLDG:	0.3267 AC	14.67%	D		
SDWK:	0.0656 AC	2.94%	D		
PAVE:	1.0864 AC	48.78%	D		
GREEN:	0.7483 AC	33.60%	50% B	50% C	
			16.89%	16.80	

$P_1 = 2.07$
$P_6 = 2.55$
$P_{24} = 3.15$

$DT = 0.03333$ HR

Area = 0.00348 SM

$TP = \frac{2}{3} t_c = 0.1333$ HR

$t_c = 0.2$ HR

FROM THE HYMO RUN (sheets 2 + 3)

Q = 9.37 CFS

V = .3483 x 43560 = 15,172 CF

- FROM PREVIOUS DRAINAGE REPORTS K21/016, K21/016A - SEE SHEET 11

THE ALLOWABLE RUNOFF IS 21.35 CFS FOR THE ENTIRE PARCEL.

THE NORTH + WEST 37,768 SF (0.867 AC) DRAINS INTO HOTEL CIRCLE

THE PARCEL = 185,400 SF = 4.256 AC 21.35 cfs / = 5.06 cfs/Ac

NORTHERN AREA = 37,768 SF = 0.867 AC 4.39 cfs

TOTAL 5.123 AC

STATE FARM = 2,258 Ac 2,227 AC 11.27 cfs 11.43 cfs

REMAINING AREA = 2,110 Ac 2.896 AC 14.65 cfs

From Plat → 4,368 Ac 21.35 cfs / 4.37 Ac = 4.89 cfs/Ac

- DETERMINE NORTH & WEST AREA AS DEVELOPED PER PREVIOUS REPORTS

12,508 SF	TYPE B	33.10 %
25,260 SF	TYPE D	66.90 %

FROM HYMO RUN (SHEETS 4+5)

Q = 3.55 CFS
V = 0.1322 AC-FT
= 5,759 CF

```
START                   TIME=0.0
***** Hydrograph For STATE FARM INSURANCE CO *********
*** TOTAL DEVELOPED SITE ***
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                        RAIN ONE=2.07 IN RAIN SIX=2.55 IN
                        RAIN DAY=3.15 IN DT=0.03333 HR
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                        PER A=00.00 PER B=16.85 PER C=16.85 PER D=66.39
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PRINT HYD               ID=1 CODE=1
FINISH
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     ***** Hydrograph For STATE FARM INSURANCE CO *********

     *** TOTAL DEVELOPED SITE ***

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                             RAIN ONE=2.07 IN RAIN SIX=2.55 IN

                             RAIN DAY=3.15 IN DT=0.03333 HR


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 - PEAK AT 1.40 HR.
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                       .0000    .0031    .0062    .0094    .0127    .0160    .0194
                       .0229    .0265    .0301    .0339    .0377    .0416    .0457
                       .0498    .0541    .0585    .0631    .0678    .0726    .0777
                       .0828    .0882    .0938    .0997    .1058    .1121    .1188
                       .1258    .1332    .1409    .1467    .1528    .1593    .1734
                       .2048    .2531    .3225    .4173    .5418    .7007    .8984
                     1.1397   1.3637   1.4573   1.5363   1.6065   1.6704   1.7293
                     1.7839   1.8349   1.8828   1.9278   1.9703   2.0104   2.0484
                     2.0844   2.1185   2.1509   2.1816   2.2108   2.2183   2.2252
                     2.2319   2.2383   2.2444   2.2503   2.2560   2.2615   2.2668
                     2.2719   2.2769   2.2818   2.2865   2.2911   2.2956   2.3000
                     2.3043   2.3085   2.3126   2.3166   2.3206   2.3244   2.3282
                     2.3319   2.3356   2.3392   2.3427   2.3462   2.3496   2.3529
                     2.3562   2.3595   2.3627   2.3659   2.3690   2.3721   2.3751
                     2.3781   2.3811   2.3840   2.3869   2.3897   2.3925   2.3953
                     2.3980   2.4008   2.4034   2.4061   2.4087   2.4113   2.4139
                     2.4164   2.4190   2.4215   2.4239   2.4264   2.4288   2.4312
                     2.4336   2.4359   2.4383   2.4406   2.4429   2.4452   2.4474
                     2.4497   2.4519   2.4541   2.4563   2.4584   2.4606   2.4627
                     2.4648   2.4669   2.4690   2.4711   2.4731   2.4751   2.4772
                     2.4792   2.4812   2.4831   2.4851   2.4871   2.4890   2.4909
                     2.4928   2.4947   2.4966   2.4985   2.5004   2.5022   2.5041
                     2.5059   2.5077   2.5095   2.5113   2.5131   2.5149   2.5166
                     2.5184   2.5201   2.5219   2.5236   2.5253   2.5270   2.5287
                     2.5304   2.5321   2.5338   2.5354   2.5371   2.5387   2.5403
                     2.5420   2.5436   2.5452   2.5468   2.5484   2.5500
```

```
 COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA=0.00348 SQ MI
                      PER A=00.00 PER B=16.85 PER C=16.85 PER D=66.39
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      *****WARNING*****  SUM OF TREATMENT TYPES DOES NOT EQUAL 100 PERCENT OR
TOTAL AREA

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CONSTANT, N =  7.106420
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    P60 = 2.0700
      AREA =       .002308 SQ MI     IA =    .10000 INCHES     INF =    .04000 I
NCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
=   .033330

      K =    .120467HR     TP =    .133300HR     K/TP RATIO =    .903729      SHAPE
CONSTANT, N =  3.920589
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    P60 = 2.0700
      AREA =       .001172 SQ MI     IA =    .42500 INCHES     INF =   1.04000 I
NCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
=   .033330

 PRINT HYD            ID=1 CODE=1

                                   PARTIAL HYDROGRAPH   101.10

                                                    15,172 cf
      RUNOFF VOLUME =     1.87678 INCHES      =          .3483 ACRE-FEET
      PEAK DISCHARGE RATE =       9.37 CFS  AT   1.500 HOURS   BASIN AREA =
.0035 SQ. MI.


 FINISH

      NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 13:47:14
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                            RAIN ONE=2.07 IN RAIN SIX=2.55 IN

                            RAIN DAY=3.15 IN DT=0.03333 HR


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- PEAK AT 1.40 HR.
                        DT =     .033330 HOURS        END TIME =     5.999400 HOURS
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                           .0229    .0265    .0301    .0339    .0377    .0416    .0457
                           .0498    .0541    .0585    .0631    .0678    .0726    .0777
                           .0828    .0882    .0938    .0997    .1058    .1121    .1188
                           .1258    .1332    .1409    .1467    .1528    .1593    .1734
                           .2048    .2531    .3225    .4173    .5418    .7007    .8984
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                         1.7839   1.8349   1.8828   1.9278   1.9703   2.0104   2.0484
                         2.0844   2.1185   2.1509   2.1816   2.2108   2.2183   2.2252
                         2.2319   2.2383   2.2444   2.2503   2.2560   2.2615   2.2668
                         2.2719   2.2769   2.2818   2.2865   2.2911   2.2956   2.3000
                         2.3043   2.3085   2.3126   2.3166   2.3206   2.3244   2.3282
                         2.3319   2.3356   2.3392   2.3427   2.3462   2.3496   2.3529
                         2.3562   2.3595   2.3627   2.3659   2.3690   2.3721   2.3751
                         2.3781   2.3811   2.3840   2.3869   2.3897   2.3925   2.3953
                         2.3980   2.4008   2.4034   2.4061   2.4087   2.4113   2.4139
                         2.4164   2.4190   2.4215   2.4239   2.4264   2.4288   2.4312
                         2.4336   2.4359   2.4383   2.4406   2.4429   2.4452   2.4474
                         2.4497   2.4519   2.4541   2.4563   2.4584   2.4606   2.4627
                         2.4648   2.4669   2.4690   2.4711   2.4731   2.4751   2.4772
                         2.4792   2.4812   2.4831   2.4851   2.4871   2.4890   2.4909
                         2.4928   2.4947   2.4966   2.4985   2.5004   2.5022   2.5041
                         2.5059   2.5077   2.5095   2.5113   2.5131   2.5149   2.5166
                         2.5184   2.5201   2.5219   2.5236   2.5253   2.5270   2.5287
                         2.5304   2.5321   2.5338   2.5354   2.5371   2.5387   2.5403
                         2.5420   2.5436   2.5452   2.5468   2.5484   2.5500
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       P60 = 2.0700
          AREA =       .000906 SQ MI     IA =     .10000 INCHES     INF =     .04000 I
NCHES PER HOUR
          RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
     .033330

          K =    .132811HR     TP =    .133300HR     K/TP RATIO =    .996335      SHAPE
 CONSTANT, N =   3.543441
          UNIT PEAK =    1.0884     CFS   UNIT VOLUME =     .9878        B =    323.49
       P60 = 2.0700
          AREA =       .000449 SQ MI     IA =     .50000 INCHES     INF =    1.25000 I
NCHES PER HOUR
          RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
     .033330

     PRINT HYD            ID=1 CODE=1

                                        PARTIAL HYDROGRAPH    101.10

          RUNOFF VOLUME =      1.82951 INCHES      =          .1322 ACRE-FEET
          PEAK DISCHARGE RATE =         3.55 CFS  AT    1.500 HOURS    BASIN AREA =
 .0014 SQ. MI.


     FINISH

          NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 17:51:37
```

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT STATE FARM
SUBJECT DRAINAGE CALCS
BY GJK DATE 10-6-93
CHECKED ____ DATE ____
SHEET 6 OF ____

REVISED 10-27-93

- DETERMINE NORTH ½ WEST AS STATE FARM'S DEVELOPED CONDITION

TOTAL AREA : 37,768.00 SF = 0,867 AC × 5.06 = 4,38 cfs 40,48%

PAVEMENT : 13,922.00 SF
SIDEWALK : 1,337.00 SF
} > = 0,351 AC

LANDSCAPE : 22,509.00 SF = 0,516 AC

TYPE D
TYPE D
} > 40,48%

TYPE B 29,76%
TYPE C 29,76%

FROM HYMO RUN (SHEETS 7+8)

Q = 3,23 CFS < 4,38 cfs

V = 0,1120 AC-FT
= 4,879 CF

- DETERMINE REVISED STATE FARM WITHOUT NORTH ½ WEST AREA

TOTAL SITE : 2,227 - 0,867 = 1,360 AC

BLDG : 0,3267 AC — 24,02 % — D
SDWK : 0,0656 - 0,031 = 0,0346 AC — 2,54 % — D
PAVE : 1,0864 - 0,320 = 0,7664 AC — 56,35 % — D
} 82,92 %
LANDSCAPE : 0,7483 - 0,516 = 0,2323 AC — 17,08 % — 8,54 % B, 8,54 % C

FROM HYMO RUN (SHEETS 9+10)
Q = 6,17 CFS
V = 0,2365 AC-FT
= 10,302 CF

- FROM THE RESULTS OF THE NORTH END

THE ALLOWABLE Q IS 3,55 CFS
STATE FARM DISCHARGES Q = 3,23 CFS < 3,55 OK

- FROM THE RESULTS OF THE MAIN PART OF THE TRACT.

FROM THE PREVIOUS CALCS (SEE SHEET 11) THE ALLOWABLE Q = 21,35 CFS
V = 38,378 CF

STATE FARM Q FOR PARCEL = 6,17 CFS

THIS LEAVES 21,35 - 6,17 = 15,18 CFS FOR THE REMAINING 2,613 ACRES

AND

V = 38,378 - 10,302 = 28,076 CF FOR THE REMAINING 2,613 ACRES.

```
START                  TIME=0.0
***** Hydrograph For STATE FARM NORTH END ***********
*** TOTAL DEVELOPED SITE ***
RAINFALL               TYPE=1 RAIN QUARTER=0.0 IN
                       RAIN ONE=2.07 IN RAIN SIX=2.55 IN
                       RAIN DAY=3.15 IN DT=0.03333 HR
COMPUTE NM HYD         ID=1 HYD NO=101.1 AREA=0.001355 SQ MI
                       PER A=0.00 PER B=29.765 PER C=29.765 PER D=40.48
                       TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD              ID=1 CODE=1
FINISH
```

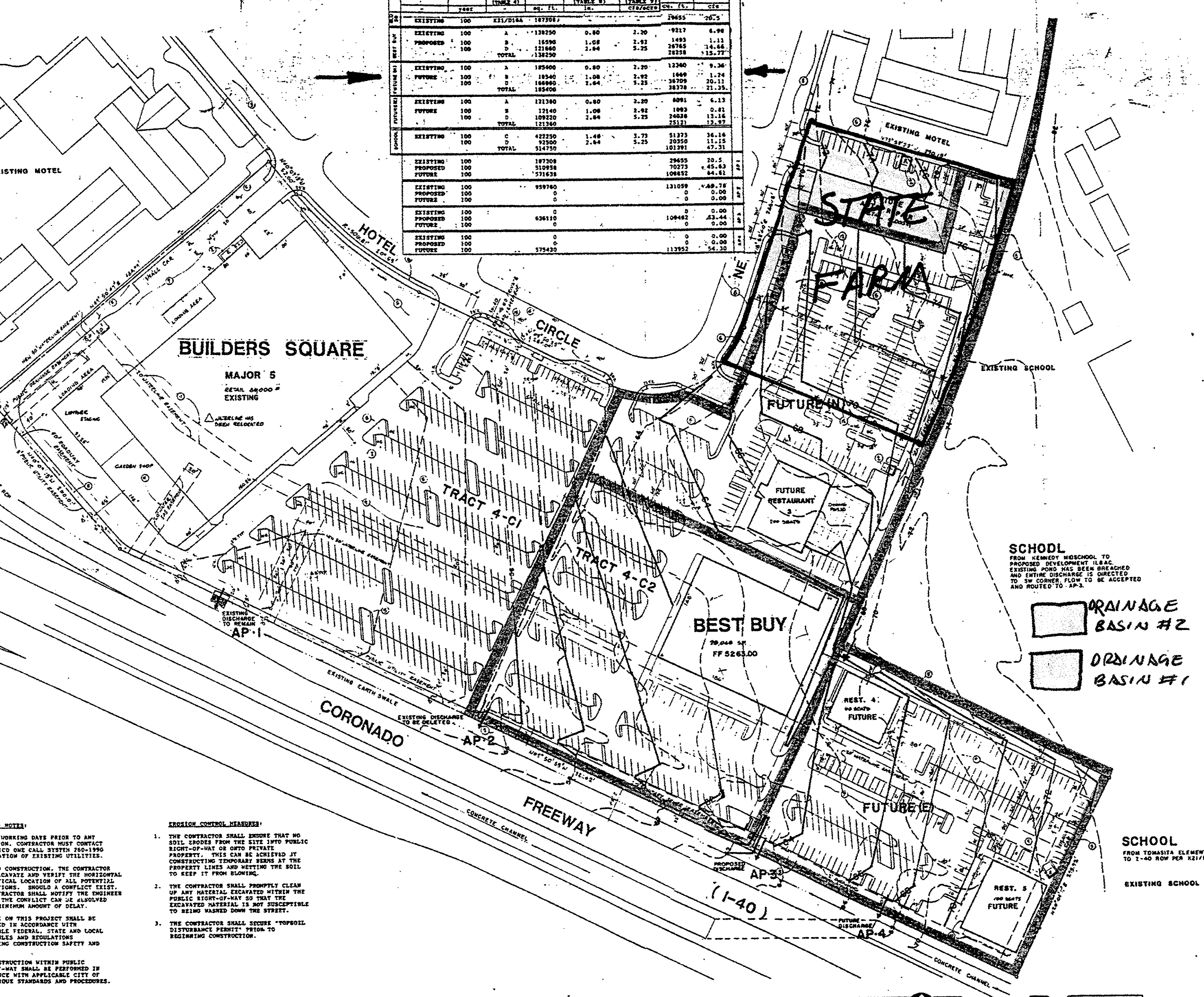
```
        AHYMO PROGRAM (AHYMO392) - AMAFCA VERSION OF HYMO - MARCH, 1992
              RUN DATE (MON/DAY/YR) = 10/16/1993
              START TIME (HR:MIN:SEC) = 18:00:52      USER NO.= Z_GOODWN.S92
              INPUT FILE = sf.dat

     START                    TIME=0.0

     ***** Hydrograph For STATE FARM NORTH END ***********

     *** TOTAL DEVELOPED SITE ***

     RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN

                              RAIN ONE=2.07 IN RAIN SIX=2.55 IN

                              RAIN DAY=3.15 IN DT=0.03333 HR


                    COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
 - PEAK AT 1.40 HR.
                    DT =     .033330 HOURS          END TIME =      5.999400 HOURS
                       .0000    .0031    .0062    .0094    .0127    .0160    .0194
                       .0229    .0265    .0301    .0339    .0377    .0416    .0457
                       .0498    .0541    .0585    .0631    .0678    .0726    .0777
                       .0828    .0882    .0938    .0997    .1058    .1121    .1188
                       .1258    .1332    .1409    .1467    .1528    .1593    .1734
                       .2048    .2531    .3225    .4173    .5418    .7007    .8984
                     1.1397   1.3637   1.4573   1.5363   1.6065   1.6704   1.7293
                     1.7839   1.8349   1.8828   1.9278   1.9703   2.0104   2.0484
                     2.0844   2.1185   2.1509   2.1816   2.2108   2.2183   2.2252
                     2.2319   2.2383   2.2444   2.2503   2.2560   2.2615   2.2668
                     2.2719   2.2769   2.2818   2.2865   2.2911   2.2956   2.3000
                     2.3043   2.3085   2.3126   2.3166   2.3206   2.3244   2.3282
                     2.3319   2.3356   2.3392   2.3427   2.3462   2.3496   2.3529
                     2.3562   2.3595   2.3627   2.3659   2.3690   2.3721   2.3751
                     2.3781   2.3811   2.3840   2.3869   2.3897   2.3925   2.3953
                     2.3980   2.4008   2.4034   2.4061   2.4087   2.4113   2.4139
                     2.4164   2.4190   2.4215   2.4239   2.4264   2.4288   2.4312
                     2.4336   2.4359   2.4383   2.4406   2.4429   2.4452   2.4474
                     2.4497   2.4519   2.4541   2.4563   2.4584   2.4606   2.4627
                     2.4648   2.4669   2.4690   2.4711   2.4731   2.4751   2.4772
                     2.4792   2.4812   2.4831   2.4851   2.4871   2.4890   2.4909
                     2.4928   2.4947   2.4966   2.4985   2.5004   2.5022   2.5041
                     2.5059   2.5077   2.5095   2.5113   2.5131   2.5149   2.5166
                     2.5184   2.5201   2.5219   2.5236   2.5253   2.5270   2.5287
                     2.5304   2.5321   2.5338   2.5354   2.5371   2.5387   2.5403
                     2.5420   2.5436   2.5452   2.5468   2.5484   2.5500
```

```
 COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA=0.001355 SQ MI
                      PER A=0.00 PER B=29.765 PER C=29.765 PER D=40.48
                      TP=0.1333 HR MASS RAINFALL=-1

      *****WARNING*****  SUM OF TREATMENT TYPES DOES NOT EQUAL 100 PERCENT OR
TOTAL AREA


      K =    .072649HR     TP =    .133300HR    K/TP RATIO =    .545000      SHAPE
CONSTANT, N =  7.106420
      UNIT PEAK =    2.1653     CFS   UNIT VOLUME =     .9941        B =    526.28
   P60 = 2.0700
      AREA =       .000548 SQ MI     IA =     .10000 INCHES     INF =     .04000 I
NCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
   .033330


      K =    .120467HR     TP =    .133300HR    K/TP RATIO =    .903729      SHAPE
CONSTANT, N =  3.920589
      UNIT PEAK =    2.1168     CFS   UNIT VOLUME =     .9944        B =    349.84
   P60 = 2.0700
      AREA =       .000807 SQ MI     IA =     .42500 INCHES     INF =    1.04000 I
NCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
   .033330

 PRINT HYD            ID=1 CODE=1


                                   PARTIAL HYDROGRAPH   101.10


      RUNOFF VOLUME =      1.54968 INCHES      =         .1120 ACRE-FEET
      PEAK DISCHARGE RATE =        3.23 CFS  AT    1.500 HOURS   BASIN AREA =
 .0014 SQ. MI.


 FINISH


      NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 18:00:56
```

```
START                   TIME=0.0
***** Hydrograph For REVISED STATE FARM PARCEL *******
*** TOTAL DEVELOPED SITE ***
RAINFALL                TYPE=1 RAIN QUARTER=0.0 IN
                        RAIN ONE=2.07 IN RAIN SIX=2.55 IN
                        RAIN DAY=3.15 IN DT=0.03333 HR
COMPUTE NM HYD          ID=1 HYD NO=101.1 AREA=0.002567 SQ MI
                        PER A=0.00 PER B=16.07 PER C=16.07 PER D=67.85
                        TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD               ID=1 CODE=1
FINISH
```

```
      AHYMO PROGRAM (AHYMO392) - AMAFCA VERSION OF HYMO - MARCH, 1992
            RUN DATE (MON/DAY/YR) = 10/06/1993
            START TIME (HR:MIN:SEC) = 07:25:18      USER NO.= Z_GOODWN.592
            INPUT FILE = FARM.DAT

 START                  TIME=0.0

 ***** Hydrograph For REVISED STATE FARM PARCEL *******

 *** TOTAL DEVELOPED SITE ***

 RAINFALL               TYPE=1 RAIN QUARTER=0.0 IN

                        RAIN ONE=2.07 IN RAIN SIX=2.55 IN

                        RAIN DAY=3.15 IN DT=0.03333 HR

                        COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
- PEAK AT 1.40 HR.
DT =     .033330 HOURS          END TIME =      5.999400 HOURS
    .0000    .0031    .0062    .0094    .0127    .0160    .0194
    .0229    .0265    .0301    .0339    .0377    .0416    .0457
    .0498    .0541    .0585    .0631    .0678    .0726    .0777
    .0828    .0882    .0938    .0997    .1058    .1121    .1188
    .1258    .1332    .1409    .1467    .1528    .1593    .1734
    .2048    .2531    .3225    .4173    .5418    .7007    .8984
   1.1397   1.3637   1.4573   1.5363   1.6065   1.6704   1.7293
   1.7839   1.8349   1.8828   1.9278   1.9703   2.0104   2.0484
   2.0844   2.1185   2.1509   2.1816   2.2108   2.2183   2.2252
   2.2319   2.2383   2.2444   2.2503   2.2560   2.2615   2.2668
   2.2719   2.2769   2.2818   2.2865   2.2911   2.2956   2.3000
   2.3043   2.3085   2.3126   2.3166   2.3206   2.3244   2.3282
   2.3319   2.3356   2.3392   2.3427   2.3462   2.3496   2.3529
   2.3562   2.3595   2.3627   2.3659   2.3690   2.3721   2.3751
   2.3781   2.3811   2.3840   2.3869   2.3897   2.3925   2.3953
   2.3980   2.4006   2.4034   2.4061   2.4087   2.4113   2.4139
   2.4164   2.4190   2.4215   2.4239   2.4264   2.4288   2.4312
   2.4336   2.4359   2.4383   2.4406   2.4429   2.4452   2.4474
   2.4497   2.4519   2.4541   2.4563   2.4584   2.4606   2.4627
   2.4648   2.4669   2.4690   2.4711   2.4731   2.4751   2.4772
   2.4792   2.4812   2.4831   2.4851   2.4871   2.4890   2.4909
   2.4928   2.4947   2.4966   2.4985   2.5004   2.5022   2.5041
   2.5059   2.5077   2.5095   2.5113   2.5131   2.5149   2.5166
   2.5184   2.5201   2.5219   2.5236   2.5253   2.5270   2.5287
   2.5304   2.5321   2.5338   2.5354   2.5371   2.5387   2.5403
   2.5420   2.5436   2.5452   2.5468   2.5484   2.5500
```

```
   COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA=0.002567 SQ MI
                        PER A=0.00 PER B=16.07 PER C=16.07 PER D=67.85
                        TP=0.1333 HR MASS RAINFALL=-1

        *****WARNING*****  SUM OF TREATMENT TYPES DOES NOT EQUAL 100 PERCENT OR
TOTAL AREA


        K =    .072649HR     TP =    .133300HR     K/TP RATIO =    .545000      SHAPE
 CONSTANT, N =  7.106420
        UNIT PEAK =    6.9770     CFS    UNIT VOLUME =     .9978        B =    526.28
     P60 = 2.0700
        AREA =        .001742 SQ MI     IA =     .10000 INCHES     INF =     .04000 I
N HES PER HOUR
        RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
=   .033330


        K =    .120467HR     TP =    .133300HR     K/TP RATIO =    .903729      SHAPE
 CONSTANT, N =  3.920589
        UNIT PEAK =    2.1655     CFS    UNIT VOLUME =     .9944        B =    349.84
     P60 = 2.0700
        AREA =        .000825 SQ MI     IA =     .42500 INCHES     INF =    1.04000 I
N HES PER HOUR
        RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
=   .033330

   PRINT HYD            ID=1 CODE=1


                                    PARTIAL HYDROGRAPH   101.10


        RUNOFF VOLUME =      1.89609 INCHES      =          .2596 ACRE-FEET
        PEAK DISCHARGE RATE =         6.97 CFS  AT    1.500 HOURS    BASIN AREA =
 .0026 SQ. MI.


   FINISH

        NORMAL PROGRAM FINISH              END TIME (HR:MIN:SEC) = 07:25:22
```



	CONDITION	STORM RETURN PERIOD	TREATMENT TYPE (TABLE 4)	TREATMENT AREA	EXCESS PRECIPITATION (TABLE 8)	PEAK RUNOFF (TABLE 9)	RUNOFF VOLUME	RATE	
	-	year	-	sq. ft.	in.	cfs/acre	cu. ft.	cfs	
BLDG SQ	EXISTING	100	K21/D16A	187308	-	-	29655	20.5	
BEST BUY	EXISTING	100	A	138250	0.80	2.20	9217	6.98	
	PROPOSED	100	B	16590	1.08	2.92	1493	1.11	
		100	D	121660	2.64	5.25	26765	14.66	
			TOTAL	138250			28258	15.77	
FUTURE (N)	EXISTING	100	A	185400	0.80	2.20	12360	9.36	
	FUTURE	100	B	18540	1.08	2.92	1669	1.24	
		100	D	166860	2.64	5.25	36709	20.11	
			TOTAL	185400			38378	21.35	
FUTURE (E)	EXISTING	100	A	121360	0.80	2.20	8091	6.13	
	FUTURE	100	B	12140	1.08	2.92	1093	0.81	
		100	D	109220	2.64	5.25	24028	13.16	
			TOTAL	121360			25121	13.97	
SCHOOL	EXISTING	100	C	422250	1.48	3.73	51373	36.16	
		100	D	92500	2.64	5.25	20350	11.15	
			TOTAL	514750			101391	47.31	
	EXISTING	100		187308			29655	20.5	AP-1
	PROPOSED	100		510958			70273	45.63	
	FUTURE	100		571638			108852	64.61	
	EXISTING	100		959760			131059	49.78	AP-2
	PROPOSED	100		0			0	0.00	
	FUTURE	100		0			0	0.00	
	EXISTING	100		0			0	0.00	AP-3
	PROPOSED	100		636110			109482	63.44	
	FUTURE	100		0			0	0.00	
	EXISTING	100		0			0	0.00	AP-4
	PROPOSED	100		0			0	0.00	
	FUTURE	100		575430			113952	54.30	

... NOTES:

... WORKING DAYS PRIOR TO ANY ...ON, CONTRACTOR MUST CONTACT ...ICO ONE CALL SYSTEM 260-1990 ...ATION OF EXISTING UTILITIES.

... CONSTRUCTION, THE CONTRACTOR ...CAVATE AND VERIFY THE HORIZONTAL ...TICAL LOCATION OF ALL POTENTIAL ...IONS. SHOULD A CONFLICT EXIST. ...TRACTOR SHALL NOTIFY THE ENGINEER ... THE CONFLICT CAN BE RESOLVED ...INIMUM AMOUNT OF DELAY.

... ON THIS PROJECT SHALL BE ...ED IN ACCORDANCE WITH ...LE FEDERAL, STATE AND LOCAL ...LES AND REGULATIONS ...NG CONSTRUCTION SAFETY AND

...STRUCTION WITHIN PUBLIC ...-WAY SHALL BE PERFORMED IN ...CE WITH APPLICABLE CITY OF ...QUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

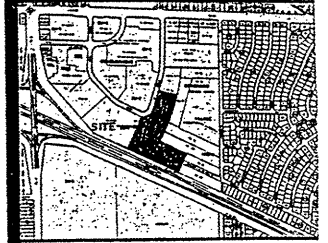
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

...E DEVELOPMENT PLAN TRACT 4-C2

PER MASTER DRAINAGE PLAN K21/D16 &
PER BUILDER'S SQUARE PLAN K21/D16A

REVISED 10-27-93

VICINITY MAP K-21



FEMA FHBM NO. 31

SCS SOILS MAP NO. 32

LEGAL DESCRIPTION

TRACT 4-C2, HORNE DEVELOPMENT

PERMANENT BENCHMARK

ACS 1-J20A, ELEV 5438.26

LEGEND

TBM	TEMPORARY BENCH MARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TP	TOP OF PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
MH	MAN HOLE
PP	POWER POLE
RD	ROOF DRAIN
PED	POWER OR TEL. PEDESTAL
WV	WATER VALVE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	AS-BUILT ELEVATION
	BASIN BOUNDARY

RECEIVED JUN 26 1992 HYDROLOGY DIVISION

job title: MARKET CENTER EAST ALBUQUERQUE, NEW MEXICO

project coordinator: GEORGE RAINHART | job no: 8541 | date: 3/31/92

sheet title: CONCEPTUAL GRADING & DRAIN | by: JJB

REGISTERED PROFESSIONAL ... NO. 5110 ... NEW MEXICO

dela torre · rainhart pa architects aa
two woodward center 700 lomas ne · suite 200 albuquerque, nm 87102 · 505 842 0500

sheet 3 of 3

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT STATE FARM
SUBJECT DRAINAGE CALCS
BY GJK DATE 10-6-93
CHECKED _____ DATE _____
REVISED 10-27-93 SHEET 12 OF _____

THE ONSITE FLOWS ARE DIRECTED THROUGH THE SITE AND DESIGNED TO FLOW THROUGH THE CROSS ACCESS DRIVE AT THE SOUTHWEST CORNER OF THE PROPERTY. THE FLOW WILL ENTER A TEMPORARY DESILTATION POND AND THEN FLOW TO THE WEST BOUNDARY OF THE PARCEL TO THE SOUTH IN A SHEET FLOW CONDITION. THE FLOWS ARE ACCEPTED BY THE BUILDERS SQUARE PARKING LOT AND DIRECTED TO A CONCRETE RUNDOWN TO THE I-40 R.O.W.

TO KEEP SEDIMENT EROSION TO A MINIMUM A TEMPORARY DESILTATION POND WILL BE CONSTRUCTED WITH A VOLUME OF 4,500 C.F. THIS WILL SLOW THE WATER DOWN ALLOWING SILT TO DROP OUT BEFORE IT FLOWS OVERLAND TO BUILDERS SQUARES PAVEMENT CAUSING AN EROSION PROBLEM.

ONCE THE PARCEL TO THE SOUTH IS DEVELOPED, THE POND WILL THEN BE REMOVED AND THE FLOWS FROM STATE FARM WILL THEN BE CONVEYED BY ASPHALT PARKING LOTS ALL THE WAY TO THE RUNDOWN.

THE SIZE OF THE POND IS BASED ON AVAILABLE AREA AND TOPOGRAPHY. THE VOLUME IS MORE THAN 1/3 OFF THE 100 YR STORM AND SHOULD TAKE ANY MINOR STORM WITHOUT RUNOFF ACROSS THE PARCEL.

PER SHEETS 13 + 14 THE BERNALILLO COUNTY SCS SOIL TYPE IS TgB - TIJERAS GRAVELLY FINE SANDY LOAM, 1 TO 5 % SLOPES.

SHEET 15 SHOWS THE LOCATION OF THE SWALE & BERM THAT BEST BUY IS MAINTAINING. THIS SWALE AND BERM DRAINS PART OF THE RUNOFF FROM KENNEDY MIDDLE SCHOOL, AS SEEN FROM THE DRAWING OUR PROJECT DOES NOT EFFECT THIS IN ANY WAY.

DRAINAGE COVENANT AND TEMPORARY EASEMENT

THIS COVENANT is made this 1st day of December, 1993, by and between **100 WALL STREET ASSOCIATES**, a New York Partnership ("Wall"); **BEST BUY CO., INC.**, a Minnesota corporation ("Best Buy"); **BUILDERS SQUARE**, a Delaware corporation ("Builders Square"); **MARKET CENTRE EAST LAND PARTNERS**, a New Mexico limited partnership ("Market"); and **STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY** ("State Farm"), an Illinois corporation.

RECITATIONS

Best Buy is the owner of the fee title to real estate located in Bernalillo County, New Mexico, legally described on Exhibit "A" attached hereto and made a part hereof (the "Best Buy Property").

Wall is the owner of the fee title to real estate located in Bernalillo County, New Mexico, legally described on Exhibit "B" attached hereto and made a part hereof (the "Wall Property");

Builders Square leases the Wall Property pursuant to that certain Ground Lease dated November 24, 1986, as Amended, (the "Ground Lease") between Wall as Landlord and Builders Square as Tenant which is guaranteed by K Mart Corporation ("K Mart");

Market has granted the option to purchase the real estate described in Exhibit "C," and is the owner of the fee title to real estate located in Bernalillo County, New Mexico, legally described on Exhibit "D" attached hereto and made a part hereof (the "Market Property").

State Farm has the option to purchase, and intends to purchase, fee title to real estate located in Bernalillo County, New Mexico, legally described on Exhibit "C", attached hereto and incorporated herein (the "State Farm Property"), which is in very close proximity to the Best Buy Property and the Wall Property and is contiguous to the Market Property; and

The parties desire to create, grant, reserve and impose a drainage covenant which burdens the Best Buy Property, the Wall Property, and the Market Property.

NOW THEREFORE, in consideration of the foregoing, Best Buy, Wall, Builders Square, and Market grant to State Farm ("Owner") as Owner of the State Farm Property a covenant for water drainage and water flow across the Best Buy Property, the Wall Property, and the Market Property. Best Buy, Wall, Builders Square, and Market,

their successors and assigns, grant to Owner of the State Farm Property the right to convey storm runoff and any and all drainage from watering, landscaping or any other ordinary domestic use, before and after construction of improvements, including, but not limited to, paving, landscaping, building and grading, across the boundary lines to any rights-of-way, parking lots, or the Best Buy Property, the Wall Property, or the Market Property.

This Drainage Covenant is binding upon State Farm, Best Buy, Wall, Builders Square, and Market, their heirs and assigns, and will continue to run with said property until an alternate drainage plan has been approved by the City Hydrology Department of the City of Albuquerque, and this document is released by recorded document by the parties who subsequently own the State Farm Property, the Best Buy Property, the Wall Property, and the Market Property.

Market further grants to State Farm a temporary easement to allow State Farm to build a water drainage retention basin on the south 2.1101 acres of the Market Property as reasonably necessary to allow for the retention and capture of storm runoff and any and all drainage from watering, landscaping, or any other domestic use, before or after construction of improvements, including, but not limited to, paving, landscaping, building and grading, across the boundary lines, to allow for absorption or evaporation of said water. State Farm agrees that this easement is temporary in nature and shall cease and terminate upon the development and construction on the Market Property.

This Drainage Covenant and Temporary Easement will be executed in a number of duplicate original counterparts, each of which will be considered an original for all purposes.

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois corporation

By /s/ Bruce Callis
Its BRUCE CALLIS, Vice President

BEST BUY CO., INC.
a Minnesota corporation

By _____
Its _____

100 WALL STREET ASSOCIATES
a New York partnership

By _____
Its _____

BUILDERS SQUARE
a Delaware corporation

By _____
Its _____

MARKET CENTRE EAST LAND PARTNERS
a New Mexico limited Partnership

By _____
Its _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
: ss.
COUNTY OF McLEAN)

The foregoing instrument was acknowledged before me this 8th day of December, 1993, by Bruce Callis, as the Vice President of STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, an Illinois corporation, on behalf of said corporation.

Kathy Jean Acklin
Notary Public

My Commission Expires: 5/21/96

"OFFICIAL SEAL"
Kathy Jean Acklin
Notary Public, State of Illinois
My Commission Expires 5/21/96

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____, as the _____ of 100 WALL STREET ASSOCIATES, a New York partnership, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____, as the _____ of BUILDERS SQUARE, a Delaware corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____, as the _____ of BEST BUY CO., INC., a Minnesota corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____, as the _____ of MARKET CENTRE EAST LAND PARTNERS, a New Mexico limited partnership, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

CONSENT AND ACKNOWLEDGMENT

K Mart Corporation, a Michigan corporation, as Guarantor of the Ground Lease, hereby consents to and acknowledges the foregoing Drainage Covenant.

K MART CORPORATION
a Michigan corporation:

By _____
Its: _____

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____, as the _____ of K MART CORPORATION a Michigan corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

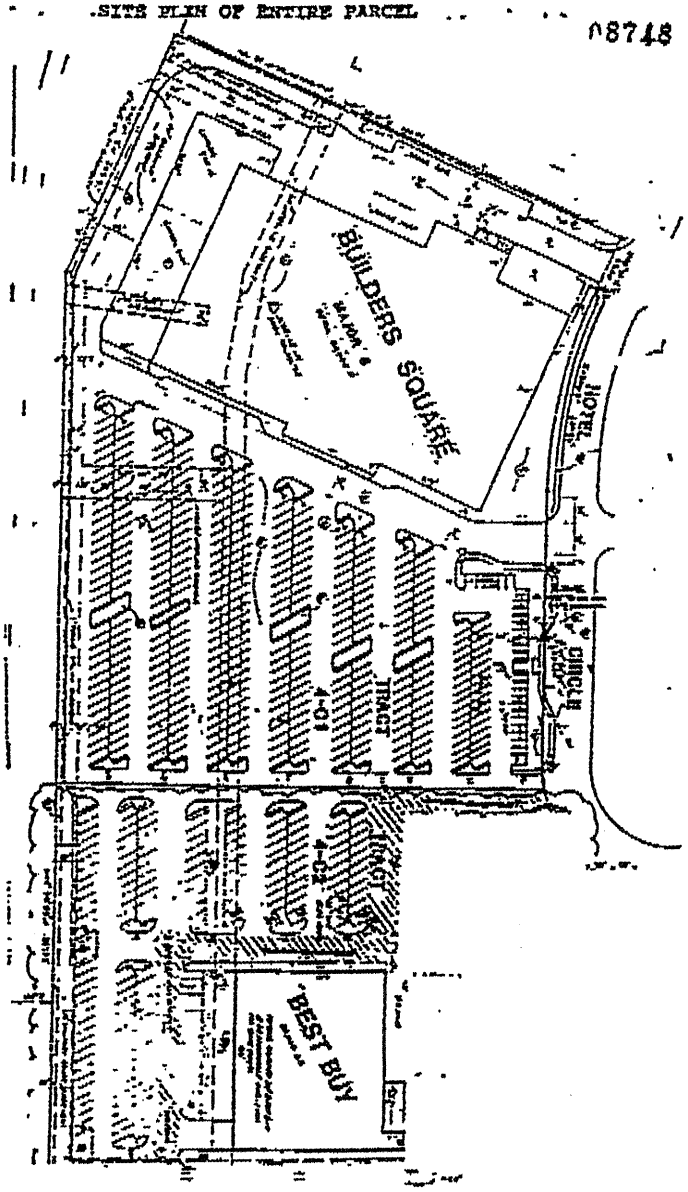
64\10286\drain.cov

BEST BUY PROPERTY

A PORTION OF TRACT 4-C2 AND SOUTH 1/2 TRACT 3, HORNE DEVELOPMENT ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 17, 1987 IN VOLUME C33, FOLIO 187.

SITE PLAN OF ENTIRE PARCEL

08748



EXHIBIT

"A"

LEGAL DESCRIPTION OF BUILDERS SQUARE PROPERTY

Tract numbered Four-C-One (4-C1) of HORNE DEVELOPMENT, an Addition to the City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 17, 1987 in Map Book C33, folio 187, said property being more particularly described by Survey done August 18, 1987, and executed on January 12, 1988 by Timothy Aldrich, N.M.R.L.S. No. 7719, under Espey, Houston & Associates, Inc., Job No. 10596, as follows:

BEGINNING at the southwest corner of the herein-described tract, said point being common with the southeast corner of TRACT 4-B1, HORNE DEVELOPMENT ADDITION, said point further being on the north right-of-way line of the Coronado Freeway (Interstate 40);

THENCE leaving said north right-of-way line N. 48° 52' 03" E., 484.93 feet to the northwest corner, said point being on the south right-of-way line of Hotel Circle NE and further being common with the northeast corner of TRACT 4-B1;

THENCE along said south right-of-way line S. 41° 06' 48" E., 51.91 feet to a point of curvature;

THENCE continuing 209.62 feet along a curve to the left whose radius is 506.81 feet through a central angle of 23° 41' 52" to a point of tangency;

THENCE continuing S. 64° 48' 40" E., 284.38 feet to a point of curvature;

THENCE continuing 21.44 feet along a curve to the left whose radius is 130.00 feet and whose long chord bears S. 69° 32' 06" E., 21.41 feet through a central angle of 09° 26' 52" to the northeast corner, said point being common with the northwest corner of TRACT 4-C2;

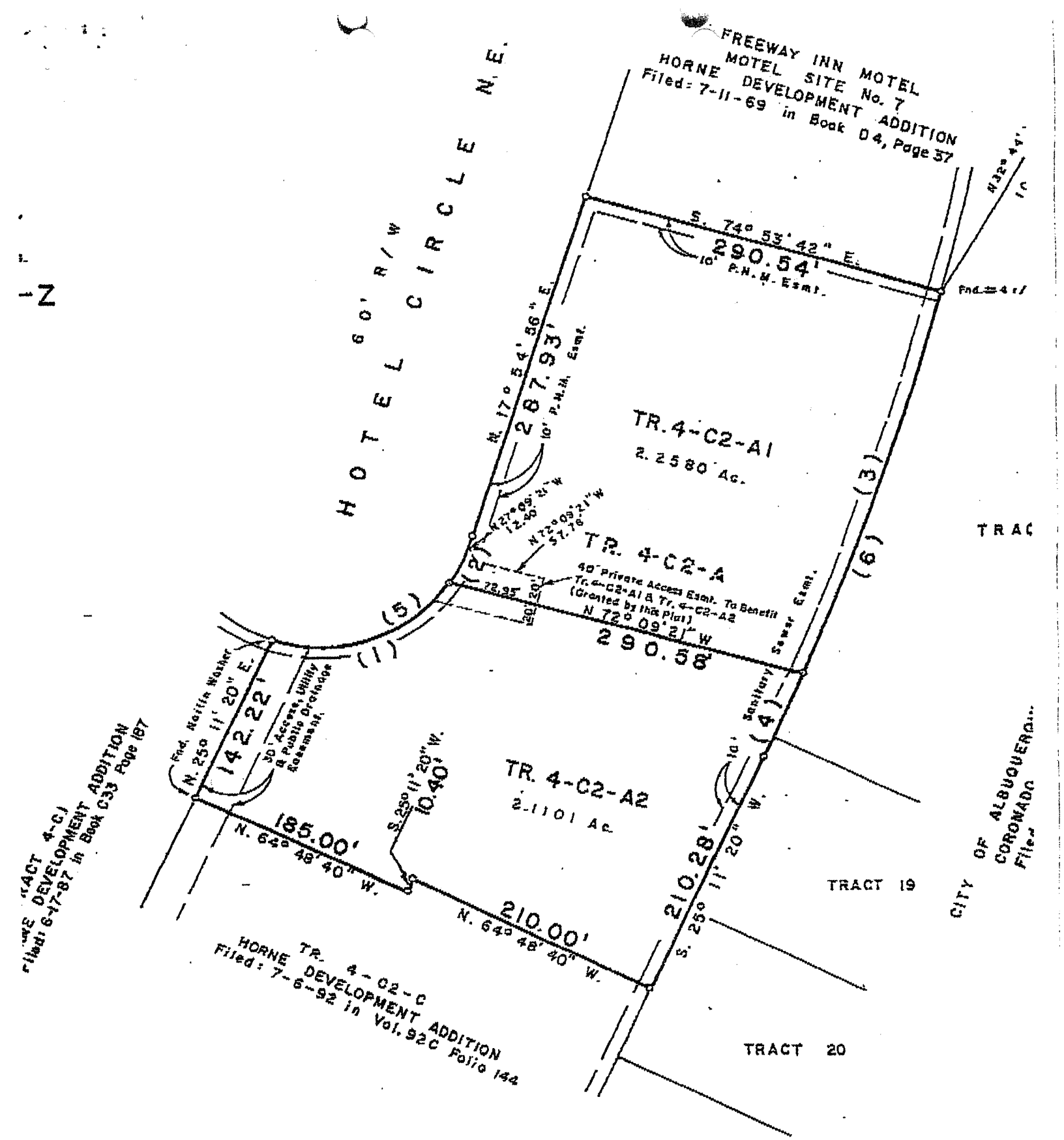
THENCE leaving said south right-of-way line S. 25° 11' 20" W., 486.82 feet to the southeast corner, said point being on the north right-of-way line of the Coronado Freeway (Interstate 40) and further being common with the southwest corner of TRACT 4-C2;

THENCE along said north right-of-way line N. 64° 48' 40" W., 513.49 feet to a point;

THENCE continuing N. 41° 06' 48" W., 260.11 feet to the point of beginning and containing 7.4996 acres more or less.

EXHIBIT

"B"



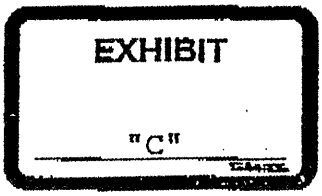
CURVE TABLE

	R	L	Δ	Ch. Brg.
1	130.00'	156.20'	68° 50' 40"	N 71° 19' 09" E 146.
2	130.		18° 58' 57"	S 27° 24' 25" W, 42.8
3	216		09° 07' 04"	S 19° 01' 39" W, 344
4	216		01° 36' 09"	S 24° 23' 17" W; 60.:
5	130		87° 49' 32"	N 61° 49' 42" E 180
6	216			

Plat of Exhibits "C" & "D"

lepartment,

THE NORTH 2.258 ACRES, OF TRACT 4-C2-A, OF THE HORNE DEVELOPMENT ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 6, 1992, RECORDED IN VOLUME 92-C, FOLIO 144, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



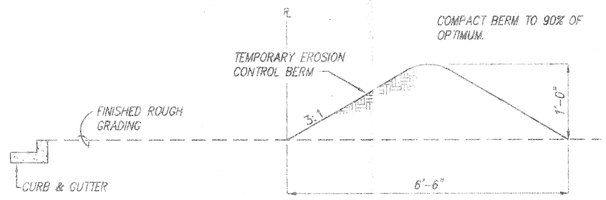
TRACT 4-C2-A OF THE HORNE DEVELOPMENT ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 6, 1992, RECORDED IN VOLUME 92-C, FOLIO 144, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

EXHIBIT

"D"

GENERAL NOTES

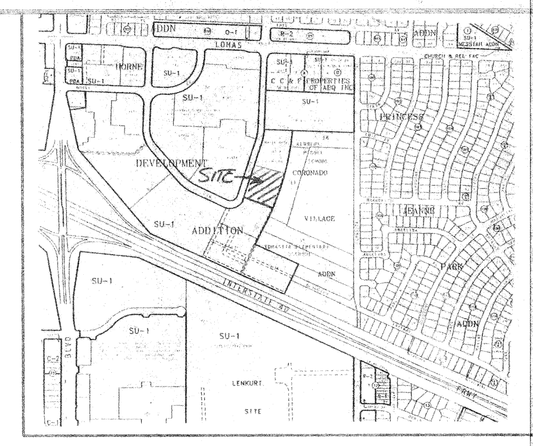
1. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
2. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DTL. THIS SHT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. PER THE BERNALILLO COUNTY SCS MAP NUMBER 32, THE SOIL TYPE IN THIS AREA IS TQB (TIJERAS GRAVELLY FINE SANDY LOAM 1 TO 5 PERCENT SLOPES.)
6. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
7. ALL CONCRETE TURNING TO BE 4000 PSI @ 28 DAYS.
8. ELEVATIONS AT NON PAVED AREAS ADJACENT TO BUILDING WILL BE 6" BELOW FINISHED FLOOR, UNLESS NOTED OTHERWISE.
9. SEE SHEET C-1 FOR ASPHALT PAVING REQUIRMENTS.



SECTION

EROSION CONTROL BERM DETAIL

N.T.S.



VICINITY MAP ZONE MAP K-21-Z

TBM (TEMPORARY BENCHMARK)

THE NORTH RIM OF THE TELEPHONE MANHOLE IN THE NORTHWEST CORNER OF THE PROPERTY.
ELEV. = 5470.85

ACS BENCHMARK

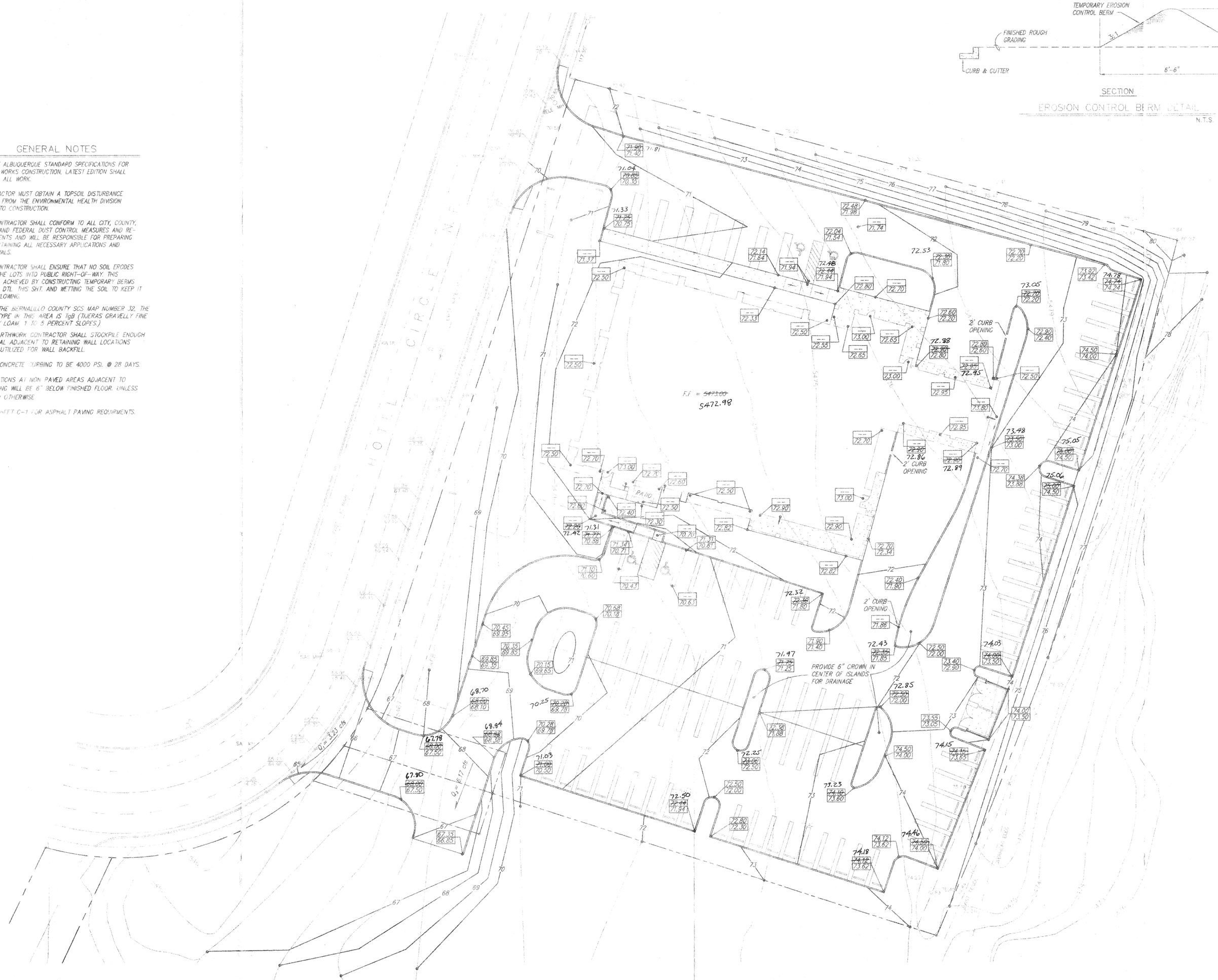
ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF ALBUQUERQUE SURVEY STATION "5-K21", ELEVATION OF 5498.83.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING NORTHERLY 2.1500 ACRES OF TRACT 4-C2-A OF THE PLAT OF THE HORNE DEVELOPMENT.

LEGEND

- PROPOSED CURB
- 72.80 FL — PROPOSED GRADE
- FLOW ARROW
- 70 — PROPOSED CONTOUR
- ROOF DOWNSPOUT
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION



SCALE: 1" = 20'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Klinger Constructors, and by the Surveyor, Harris Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

3-20-95

Gregory J. Klinik, NMPE 11929

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE JOB. DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO SIMILAR PLACES IN ALL OTHER PARTS OF THE DRAWINGS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

STATE FARM ALBUQUERQUE
SERVICE CENTER
GRADING AND DRAINAGE PLAN

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY
ONE STATE FARM PLAZA BLOOMINGTON, ILLINOIS 61710

STATE FARM INSURANCE

DATE 5/23/94
APPROVED DMG
CHECKED GJK
DRAWN BY STAFF REVISIONS

GREGORY JAMES KLINIK 11929 REGISTERED PROFESSIONAL ENGINEER 5-20-94

JOB NO. 769
SHEET NO. C-1