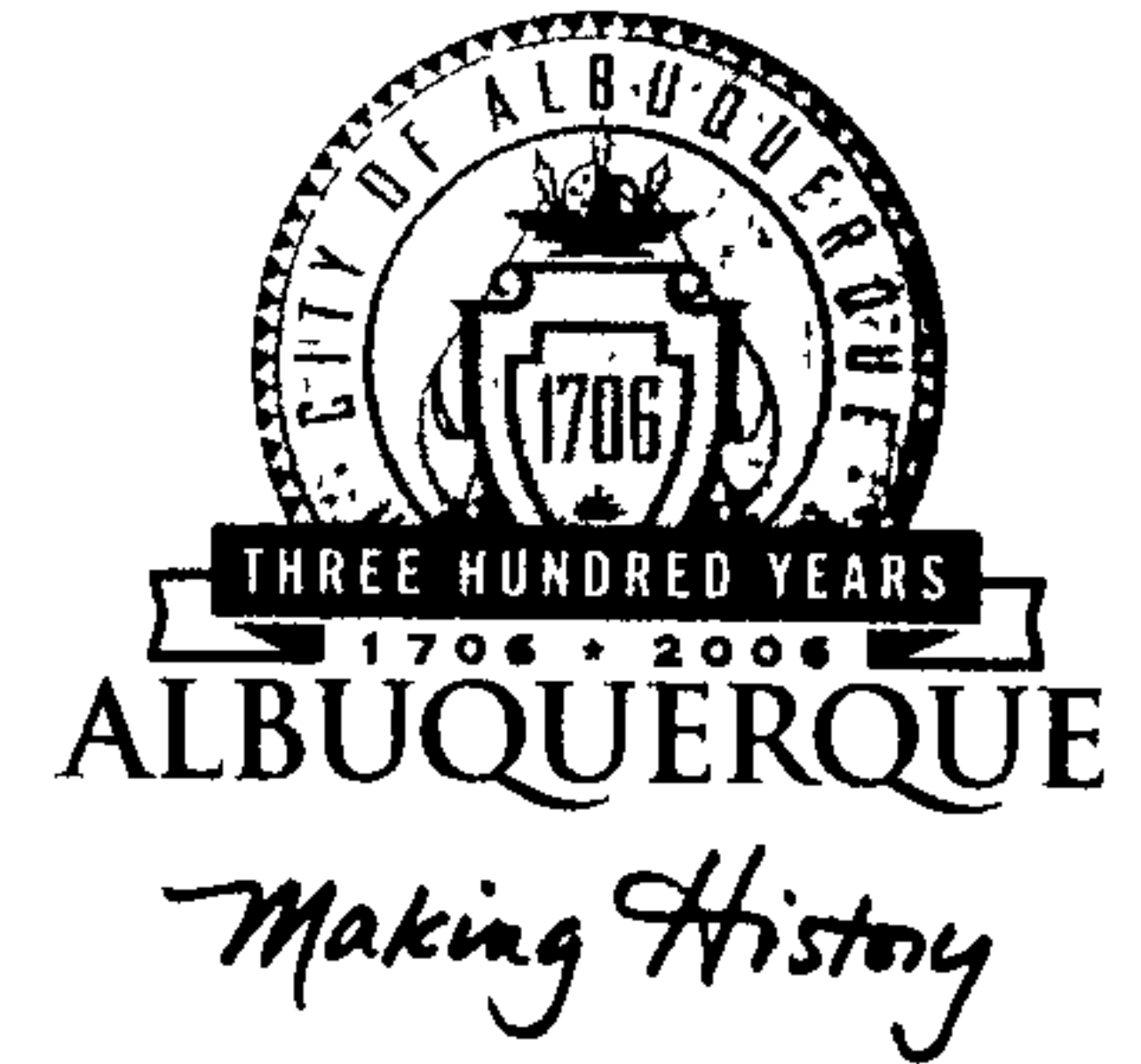


CITY OF ALBUQUERQUE



November 22, 2004

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: MWS LLC Warehouse, 2501-B Karsten Court SE, Traffic Circulation Layout
Engineer's Stamp dated 11-16-04 (M14-D12H)

Dear Mr. Sabay,

The TCL submittal received 11-17-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

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

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

Sincerely,

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

cc: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D124
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-B BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

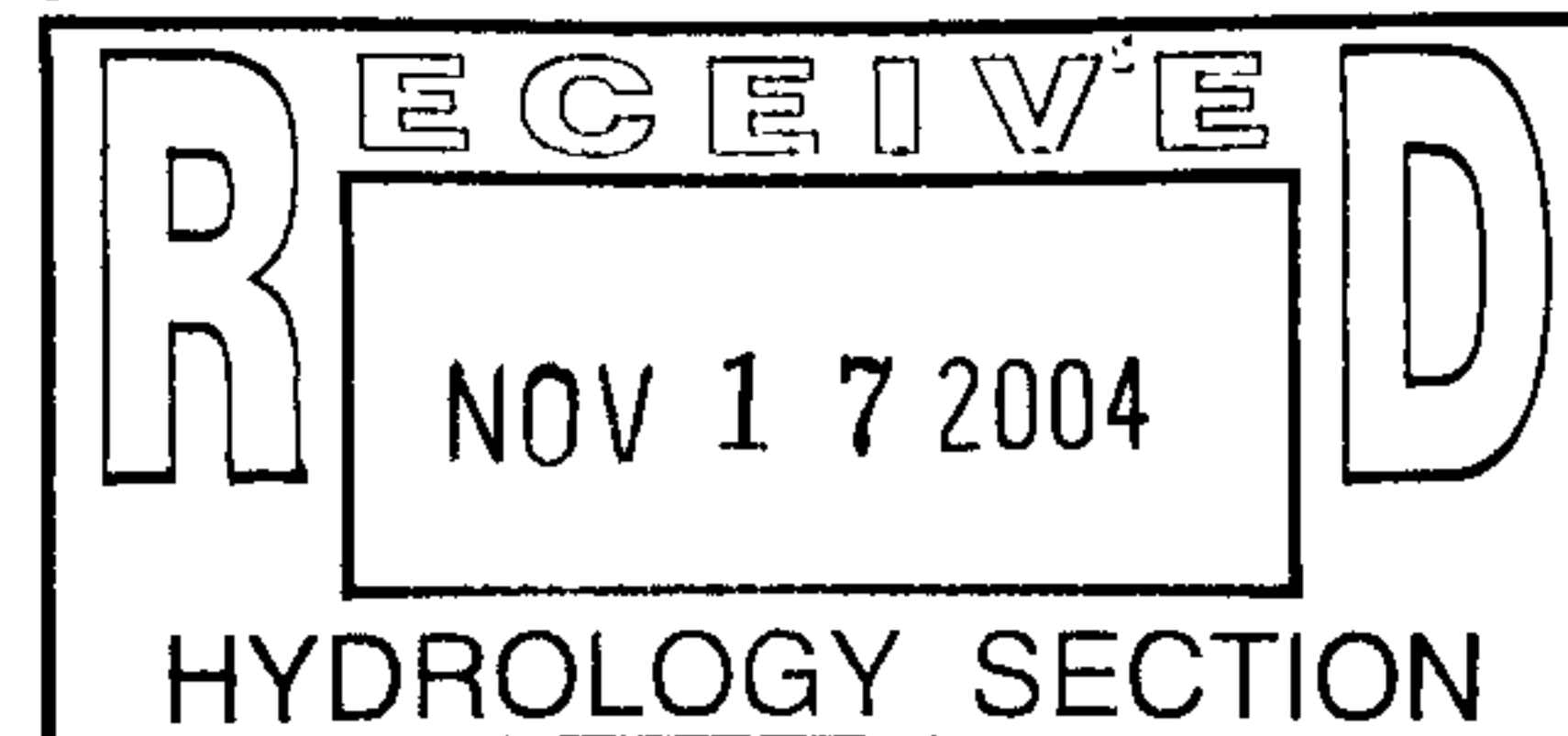
CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT: TRICK BRITTON
PHONE:
ZIP CODE:



TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ PAVING PLAN
- ☒ TCL
- ☐ RESUBMITTAL
- ☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ☐ NO
- ☐ COPY PROVIDED

BP paid ✓

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 11/17/2004 BY: Bernie Montoya

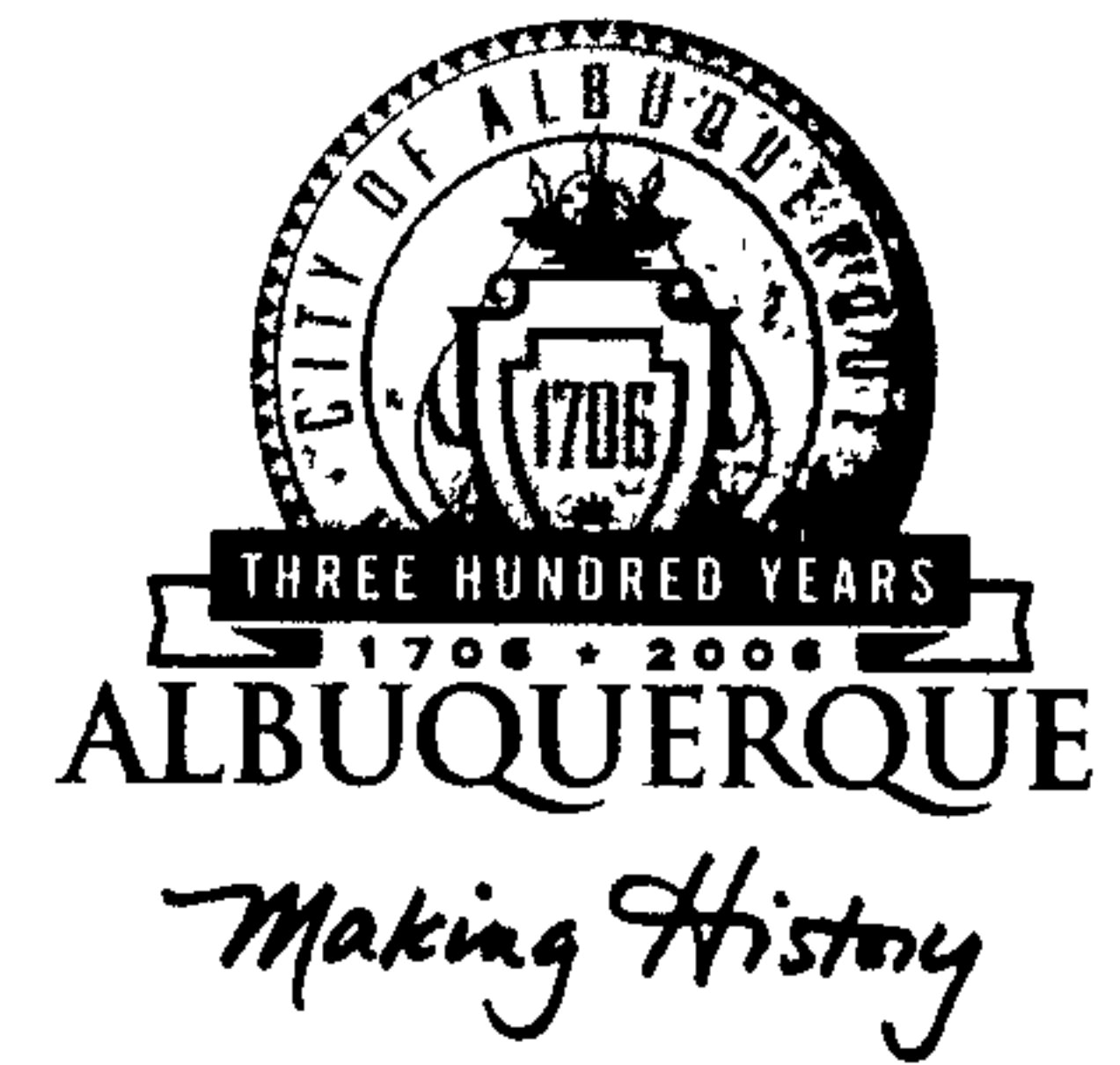
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

→ Is entrance existing or proposed?
ask → if so, can anyone

<EXISTING>

CITY OF ALBUQUERQUE



December 31, 2004

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: MWS LLC Warehouse, 2501-B Karston Court SE, Grading and Drainage Plan

Engineer's Stamp dated 11-16-04 (M14-D12H)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 11-17-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

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

Sincerely,

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

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE

DRB #:

PC#: N/A

ZONE MAP/DRG. FILE # M14-D124

WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-B BROADWAY INDUSTRIAL CENTER

CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT

ADDRESS: 8624 CASA VERDE AVE. N.W.

CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA

PHONE: 250-7719

ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS

ADDRESS:

CITY, STATE: Albuquerque, New Mexico

CONTACT:

PHONE: 401-8545

ZIP CODE:

ARCHITECT:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

N/A

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR

ADDRESS:

CITY, STATE: ALBUQUERQUE

CONTACT: RICK BRITTON

PHONE:

ZIP CODE:

TYPE OF SUBMITTAL:

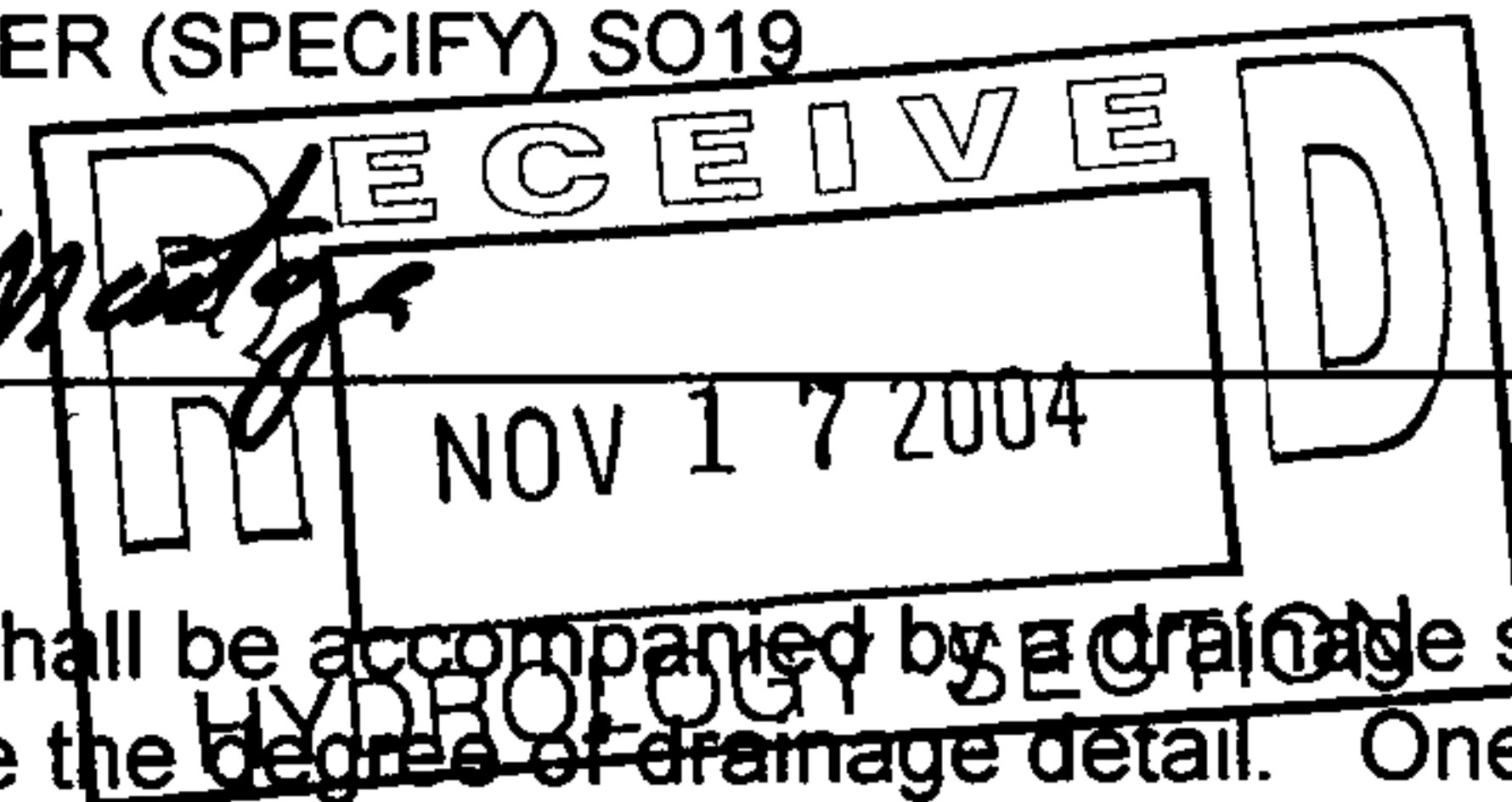
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED *BP fee paid ✓*

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) S019

DATE SUBMITTED: 11/17/2004

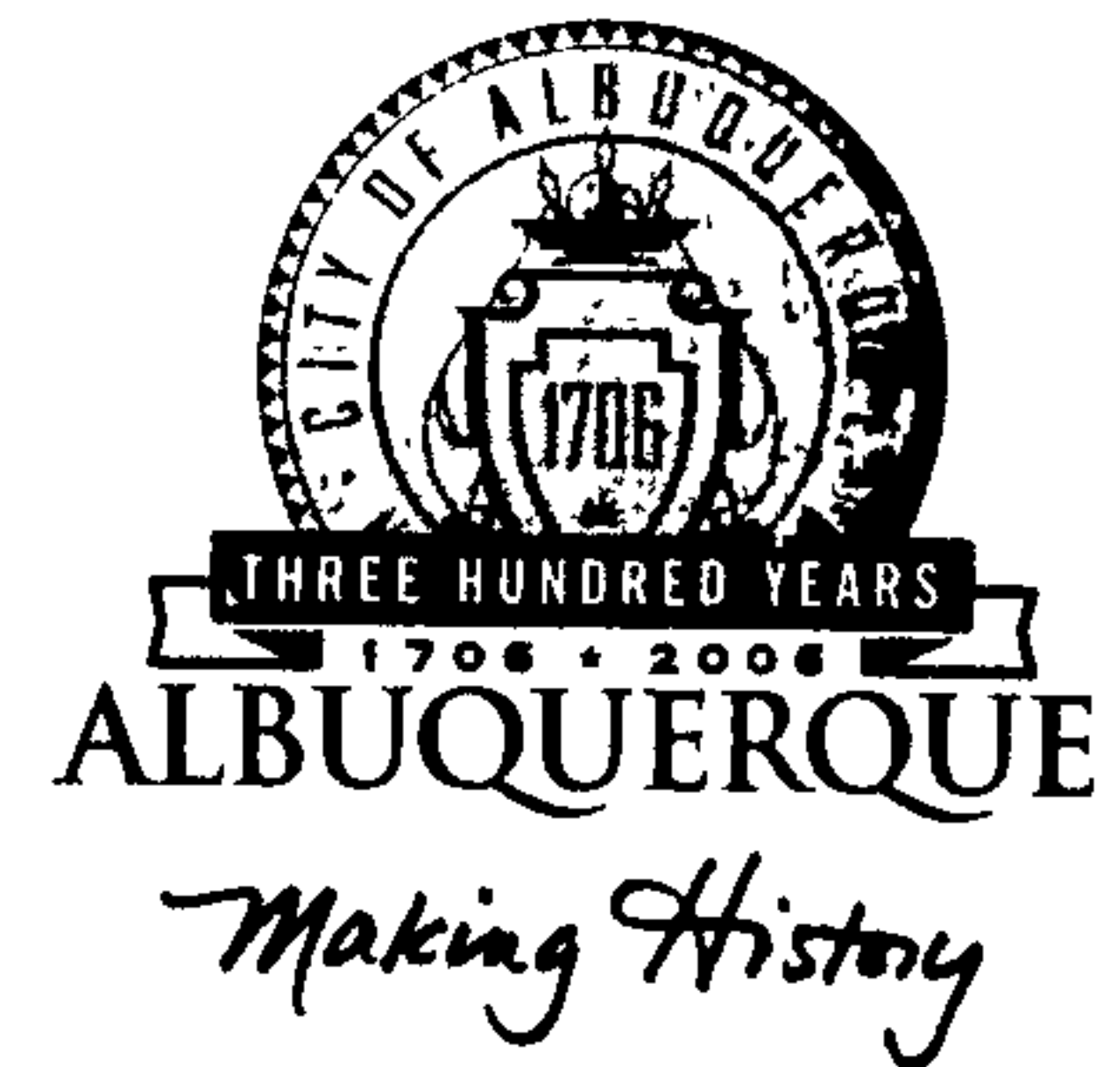
BY: *Bernie Montoya*



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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

CITY OF ALBUQUERQUE



April 11, 2005

Mr. Eufracio Sabay, P.E.
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: MWS, LLC WAREHOUSE
2501-B KARSTEN COURT SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/16/2004 (M-14/D12H)
Certification dated 04/11/2005**

Dear Mr. Sabay:

P.O. Box 1293

Based upon the information provided in your submittal received 04/11/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: Phyllis Villanueva
Bernie Montoya, BJM Dev. Consl.
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-B BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

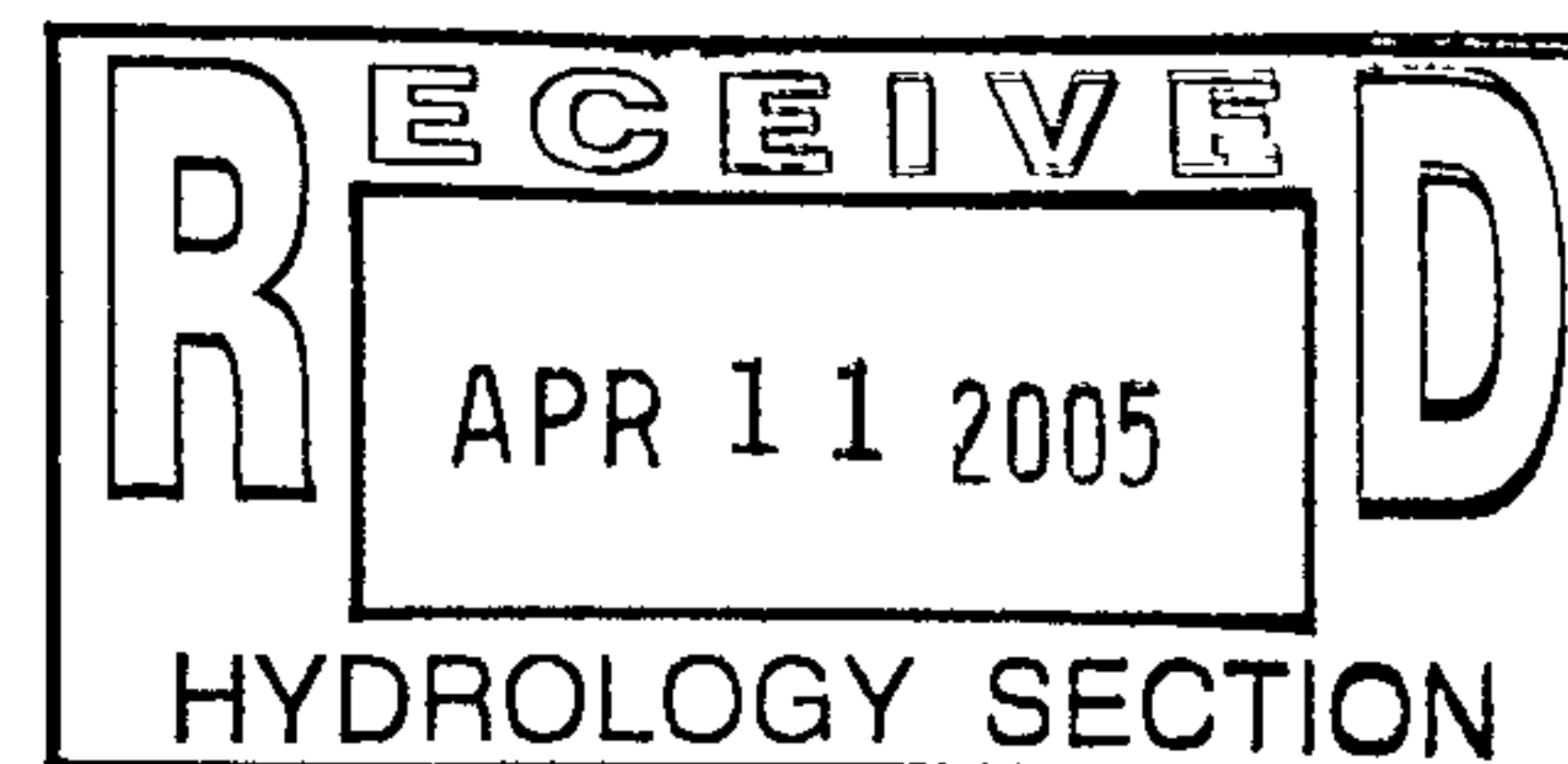
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

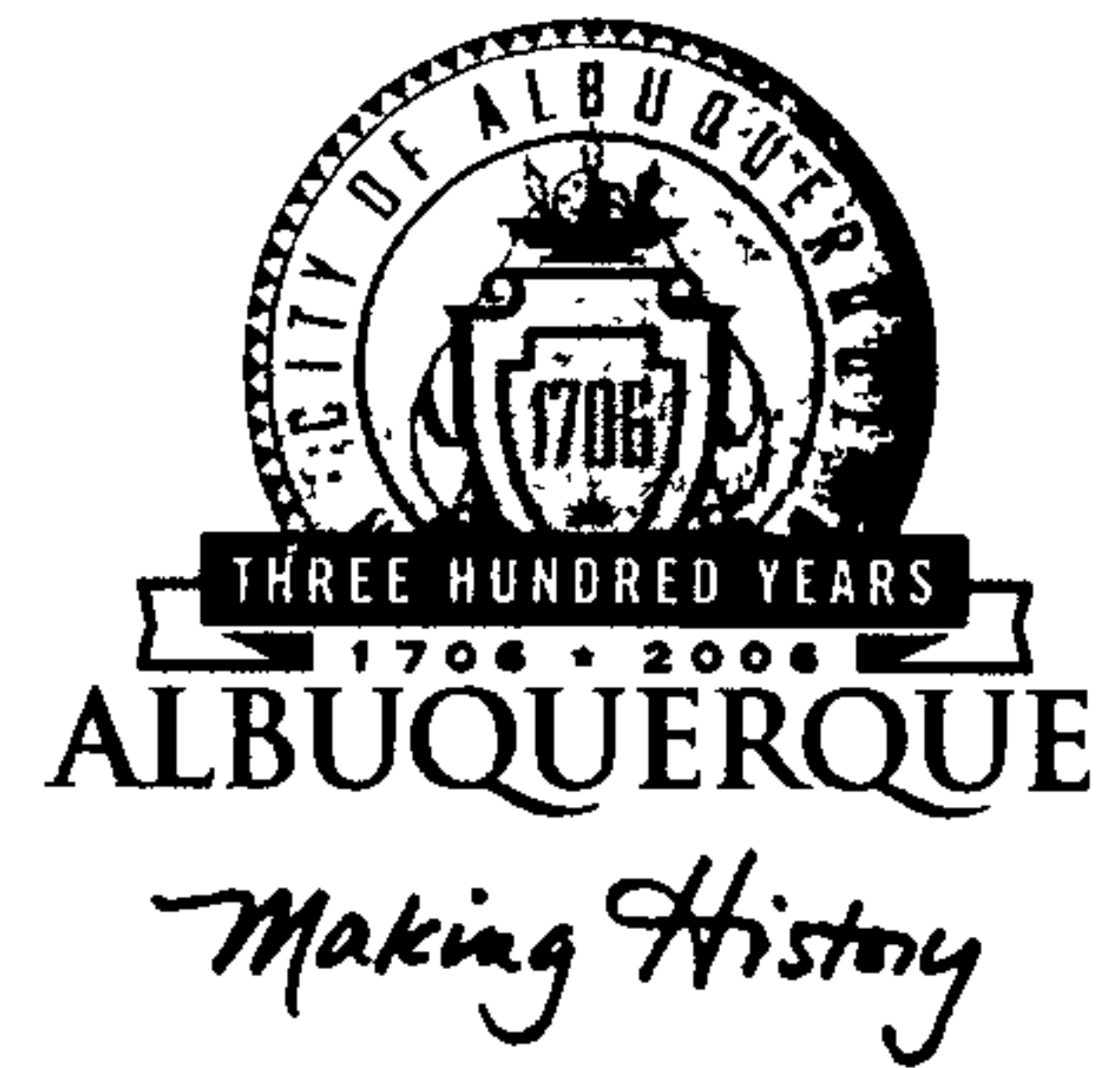
DATE SUBMITTED: 4/11/2005 BY: Bernie Montoya

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 11, 2005

Eufrazio Sabay, P.E., Registered Architect
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
MWS, LLC Warehouse, [M-14 / D12H]
2501-B Karsten Court SE
Engineer's Stamp Dated 04/10/05

P.O. Box 1293

Dear Mr. Sabay:

Albuquerque

The TCL / Letter of Certification submitted on April 11, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-B BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☒ TCL CERTIFICATION
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

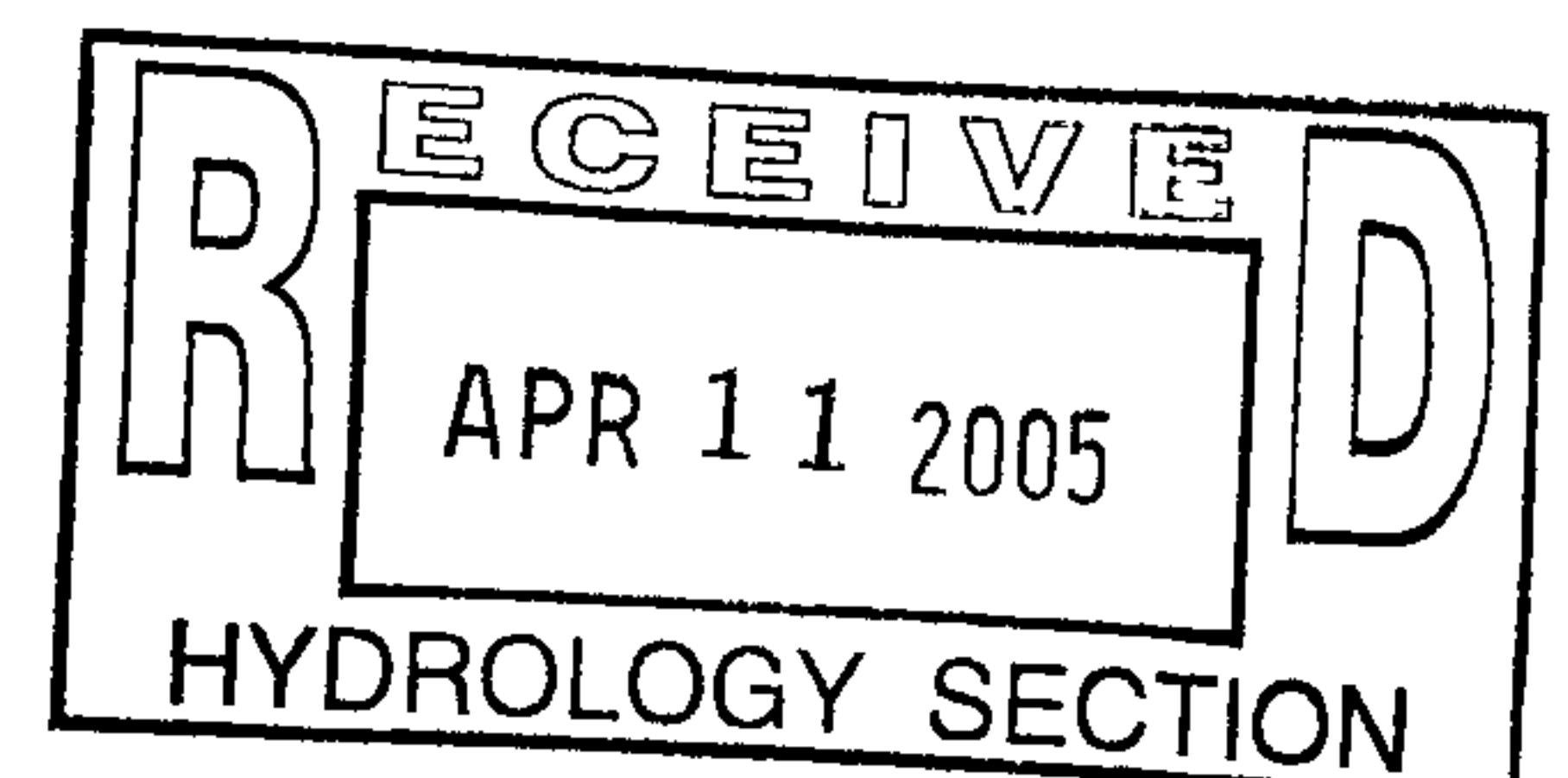
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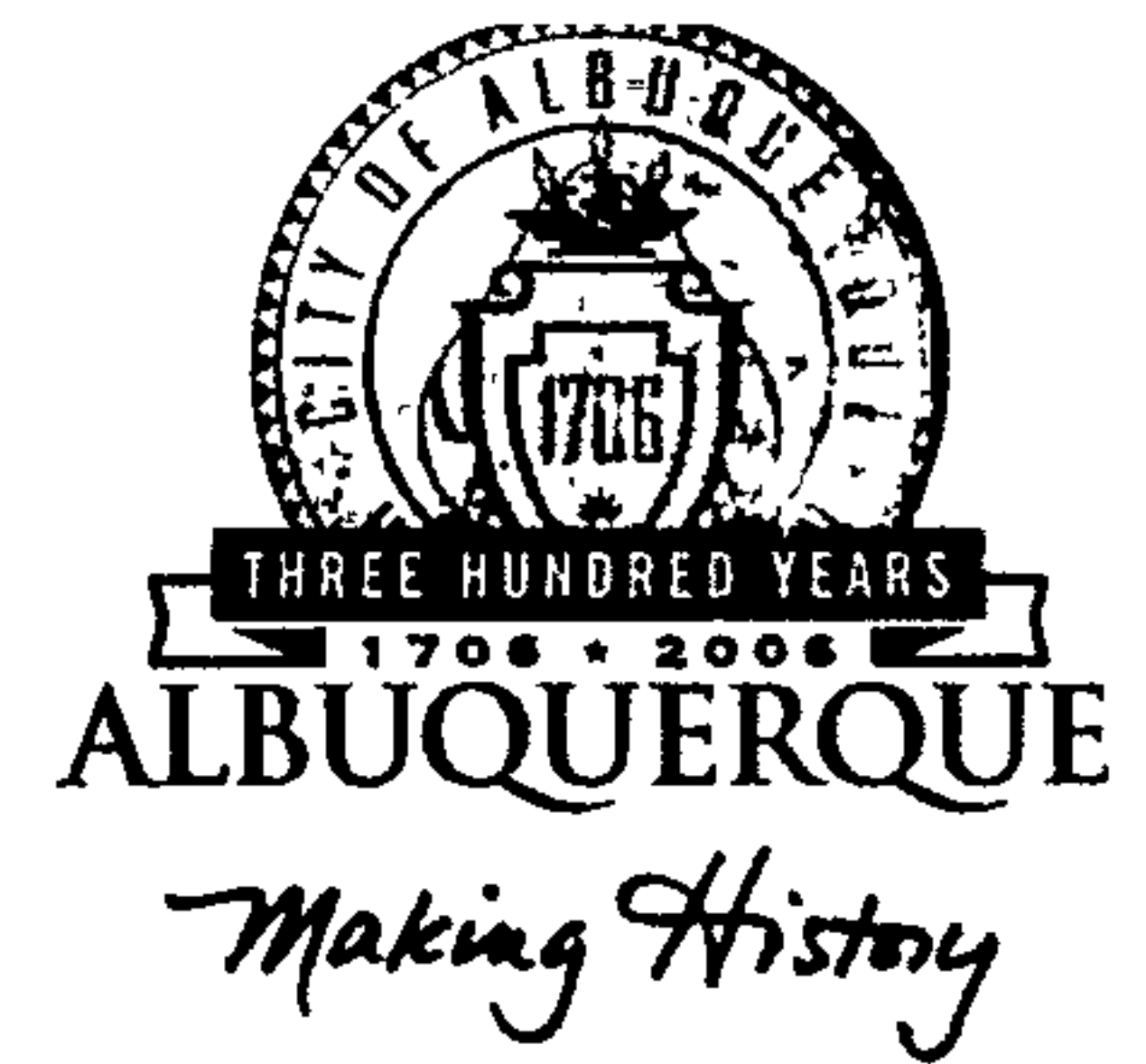
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 4/11/2005 BY: Bernie J. Montoya

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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





November 22, 2004

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: MWS LLC Warehouse, 2501-B Karsten Court SE, Traffic Circulation Layout
Engineer's Stamp dated 11-16-04 (M14-D12H)

Dear Mr. Sabay,

The TCL submittal received 11-17-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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

www.cabq.gov

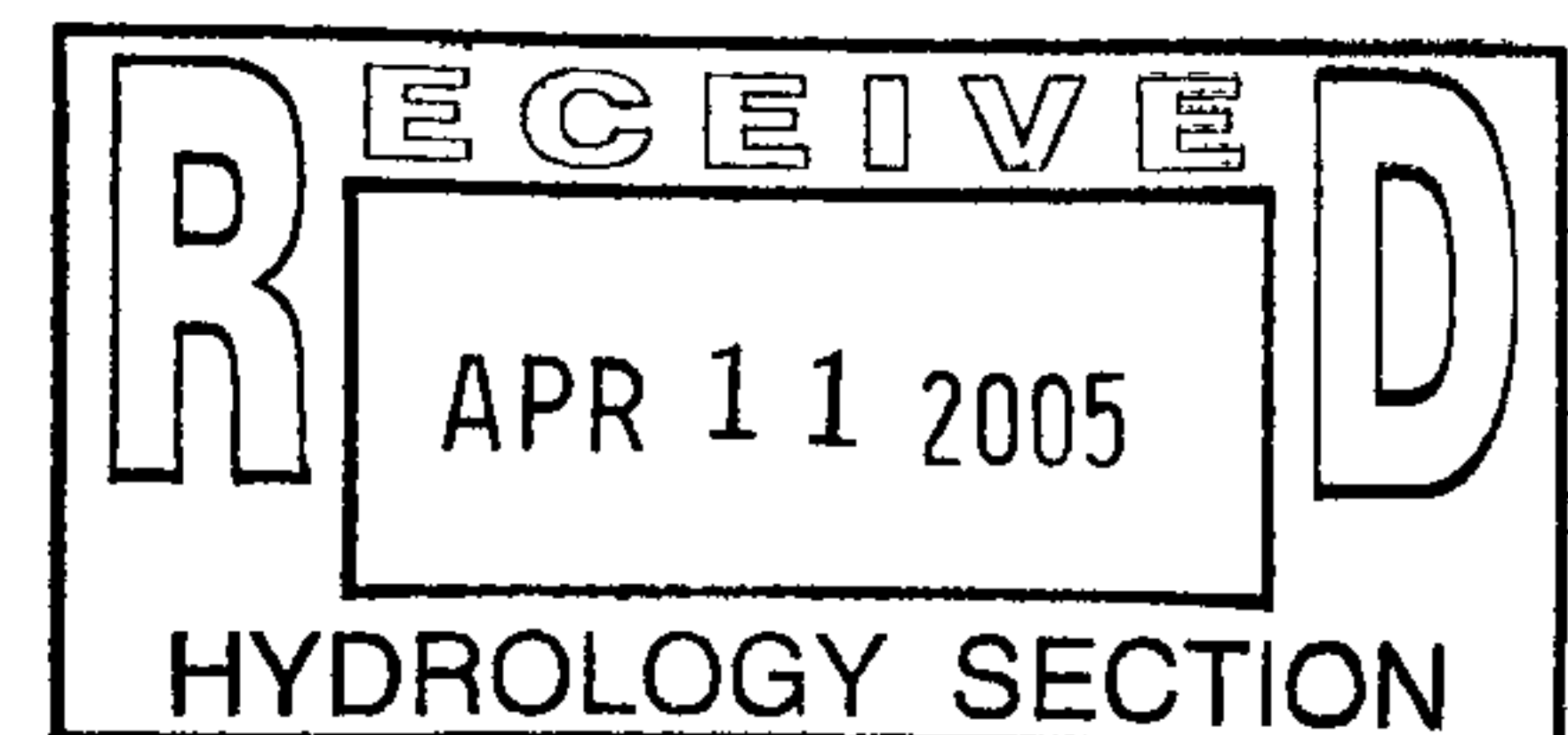
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

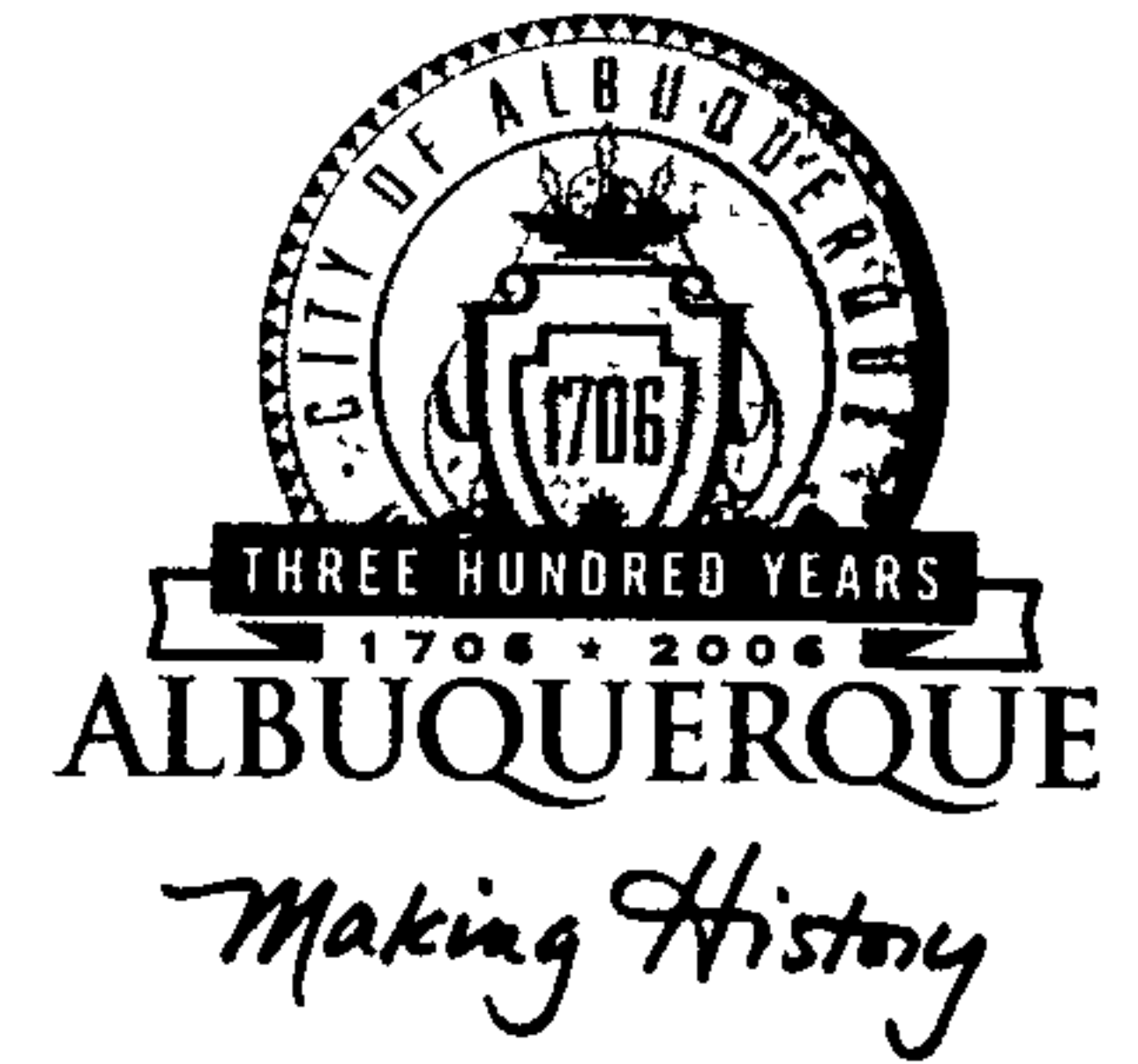
A handwritten signature in black ink, appearing to read "K. D. Metro", written over a horizontal line.

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

cc: file



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 17, 2006

Eufracio Sabay Engineer
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque NM 87120

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for (MWS, LLC) [M-14/D-12H]
(2501-B Karsten Court SE), Albuquerque, NM—87120
Engineer's 2-07-2006

Dear Sabay,

The TCL submittal dated 02-04-2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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

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

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

Sincerely,

Wilfred Gallegos, PE
Development and Building Services

cc: Hydrology file
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE PHASE 2
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-A-1 BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT: RICK BRITTON
PHONE:
ZIP CODE:

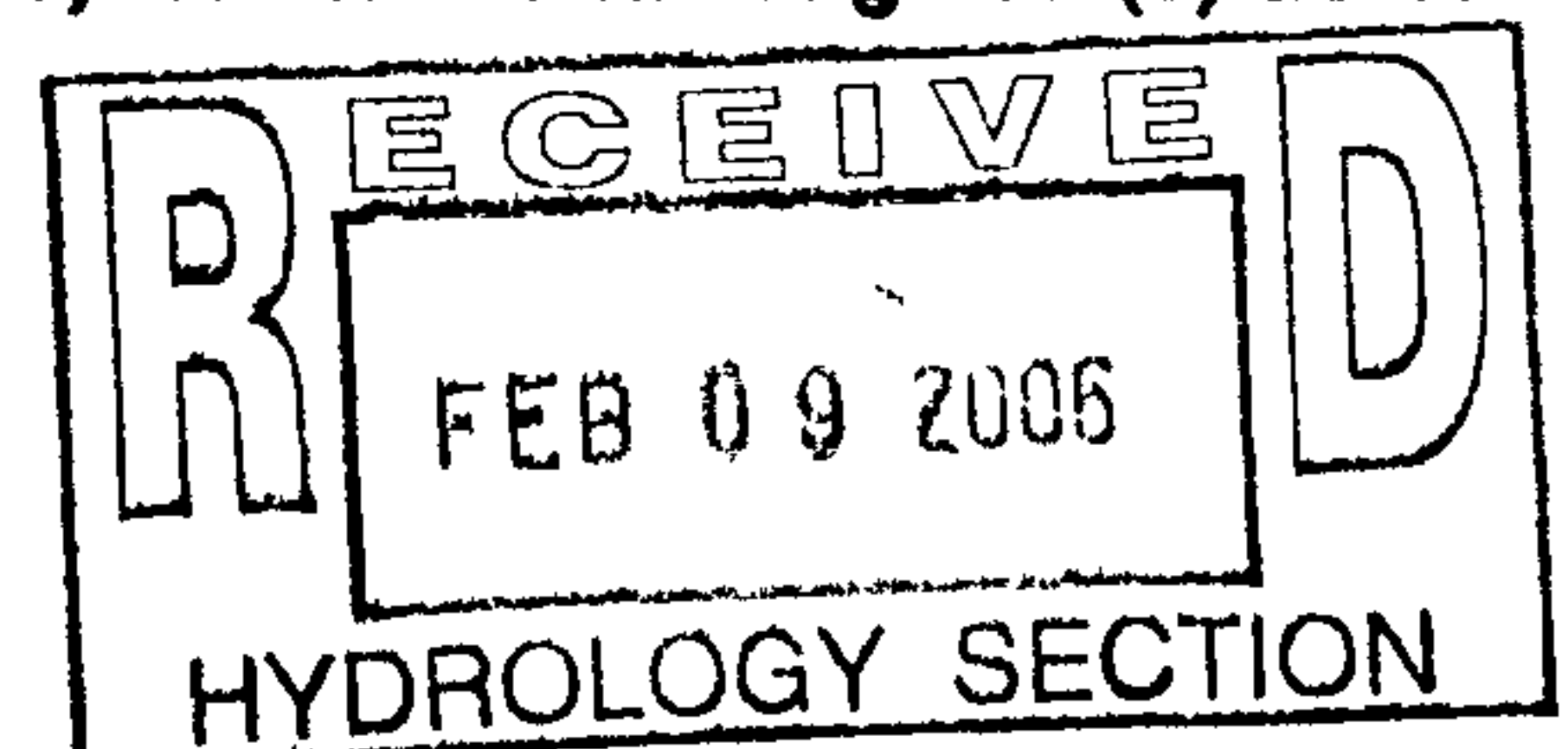
TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☒ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

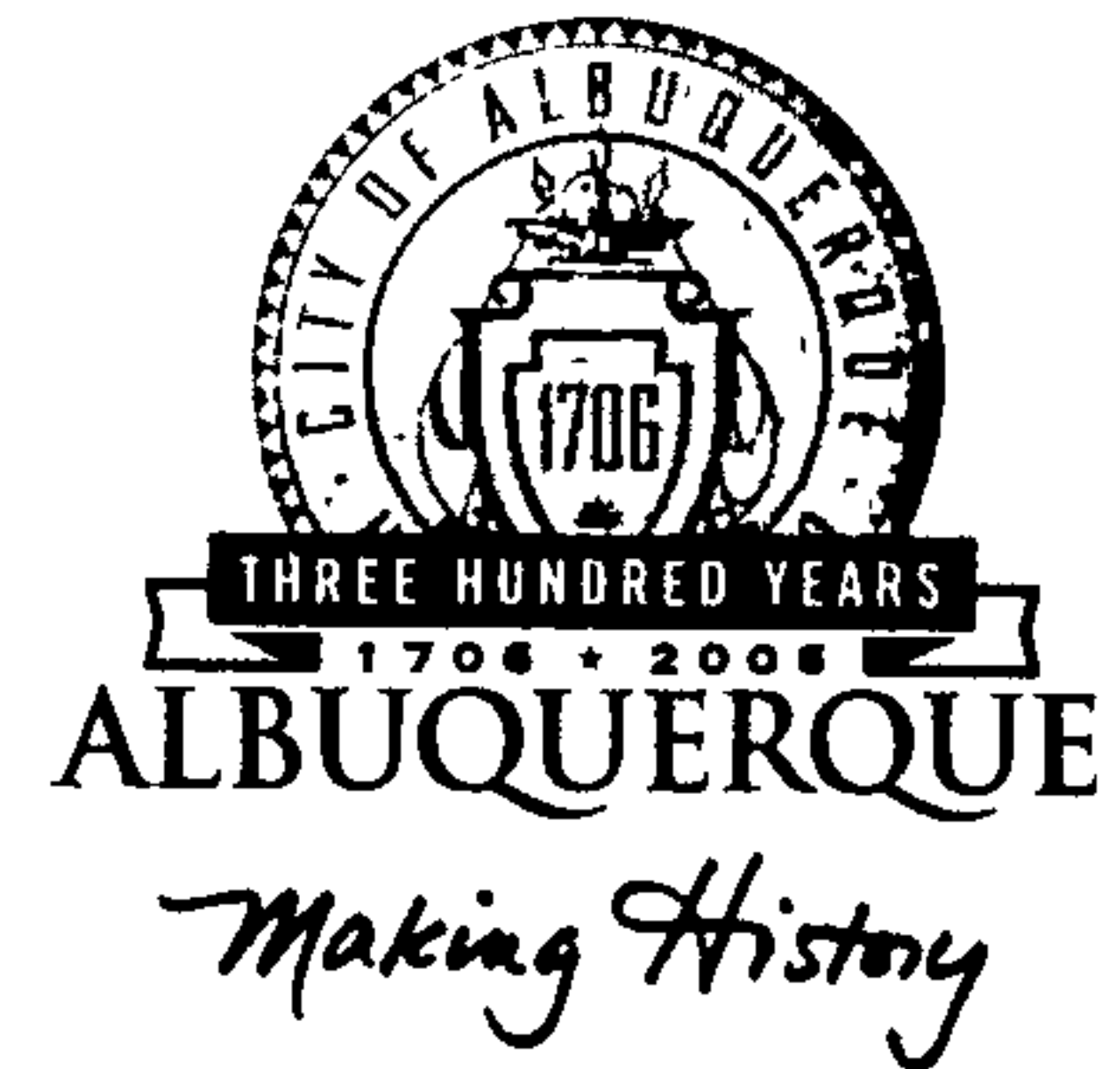
DATE SUBMITTED: 2/9/2006 BY: Bernie Montoya

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



March 20, 2006

Eufracio Sabay, PE
BJM Development Consultants
8624 Casa Verde Ave NW
Albuquerque, NM 87120

Re: MWS Warehouse Phase 2 Grading and Drainage Plan
Engineer Stamp 2-7-06 (M14/D12H)

Dear Mr. Sabay,

Based upon information provided in your submittal dated 2-9-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE PHASE 2
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-A-1 BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT: TRICK BRITTON
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☒ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

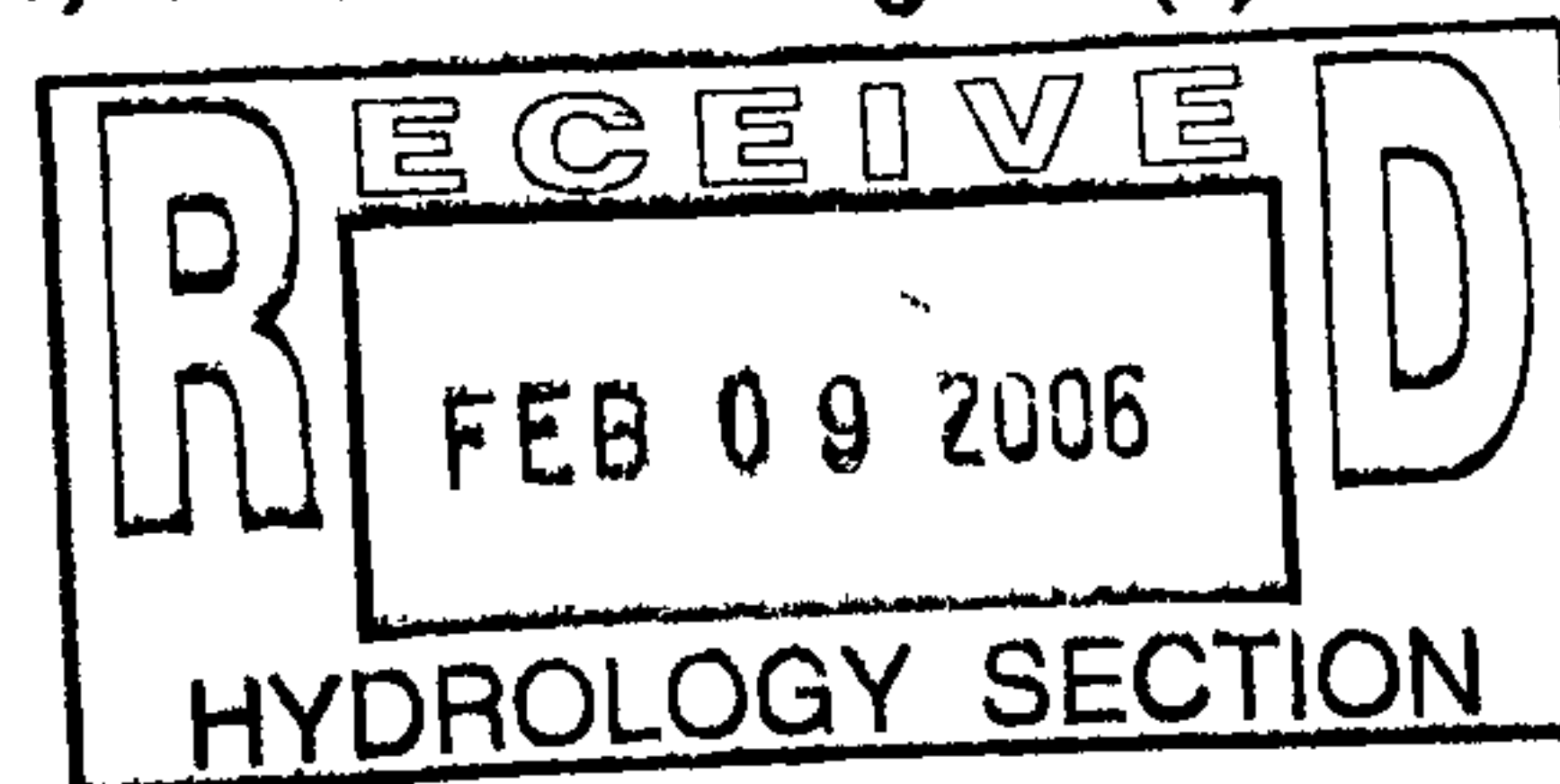
CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 2/9/2006 BY: Bernie Montoya

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



~~Label~~ All Division on parking stall

~~Label~~ All curves (Radius)

~~Provide~~ width of entrance

~~At site~~ widths

~~APRINT~~ OR SDWK

where is new phase

APPROX

CITY OF ALBUQUERQUE



May 31, 2006

Mr. Eufrazio Sabay, P.E.
C/O: 8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: MWS, LLC WAREHOUSE, PHASE 2
2501-B Karsten Court SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/07/2006 (M-14/D12H)
Certification dated 05/29/2006

Dear Mr. Sabay:

Based upon the information provided in your submittal received 05/31/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: C.O. Clerk
Bernie Montoya, BJM Dev. Consl.
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE PHASE 2
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-A-1 BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT: TRICK BRITTON
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

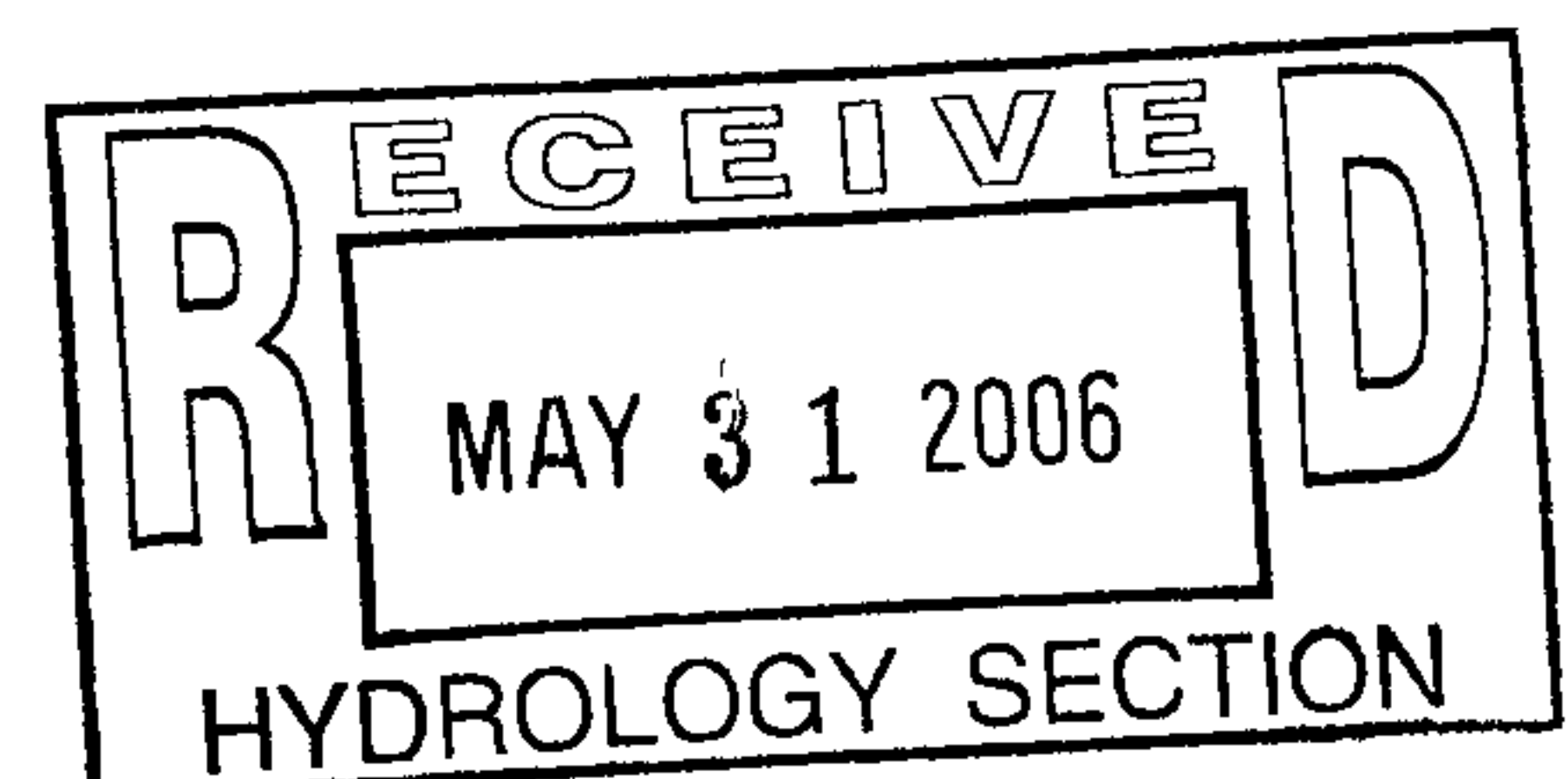
CHECK TYPE OF APPROVAL SOUGHT:

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☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) ~~XXXX~~

DATE SUBMITTED: Bernie J. Montoya BY: 5/31/06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 6, 2006

Eufracio Sabay, P.E.,
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
MWS.LLC Warehouse PHase 2, [M14 / D12H]
2501-B Karsten Court SE
Engineer's Stamp Dated 05/29/06

Dear Mr. Sabay:

The TCL / Letter of Certification submitted on May 31, 2006 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). But I will issue a 30-day temporary C.O. until the following items are addressed :

- I need you to certify on the site plan not with a pasted statement but with a statement on the plans or submit a letter of certification.
- You need to provide 8 feet of walkway (concrete) in front of existing building per David Kilpatrick discussion.
- Need a striped pathway from ADA parking stall to site entrance (in front of existing building entrance).
- Provide verification that parking stalls in front of existing building are in place (at present time pods are in place instead of parking stalls).
- You either need to provide an access easement or concrete curb to delineate between your property and the southern property adjoining your paved parking aisle.

Once you have addressed these comments you can resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation for final C.O.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MWS,LLC WAREHOUSE PHASE 2
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-A-1 BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT: TRICK BRITTON
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION TCL
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL
☐ WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

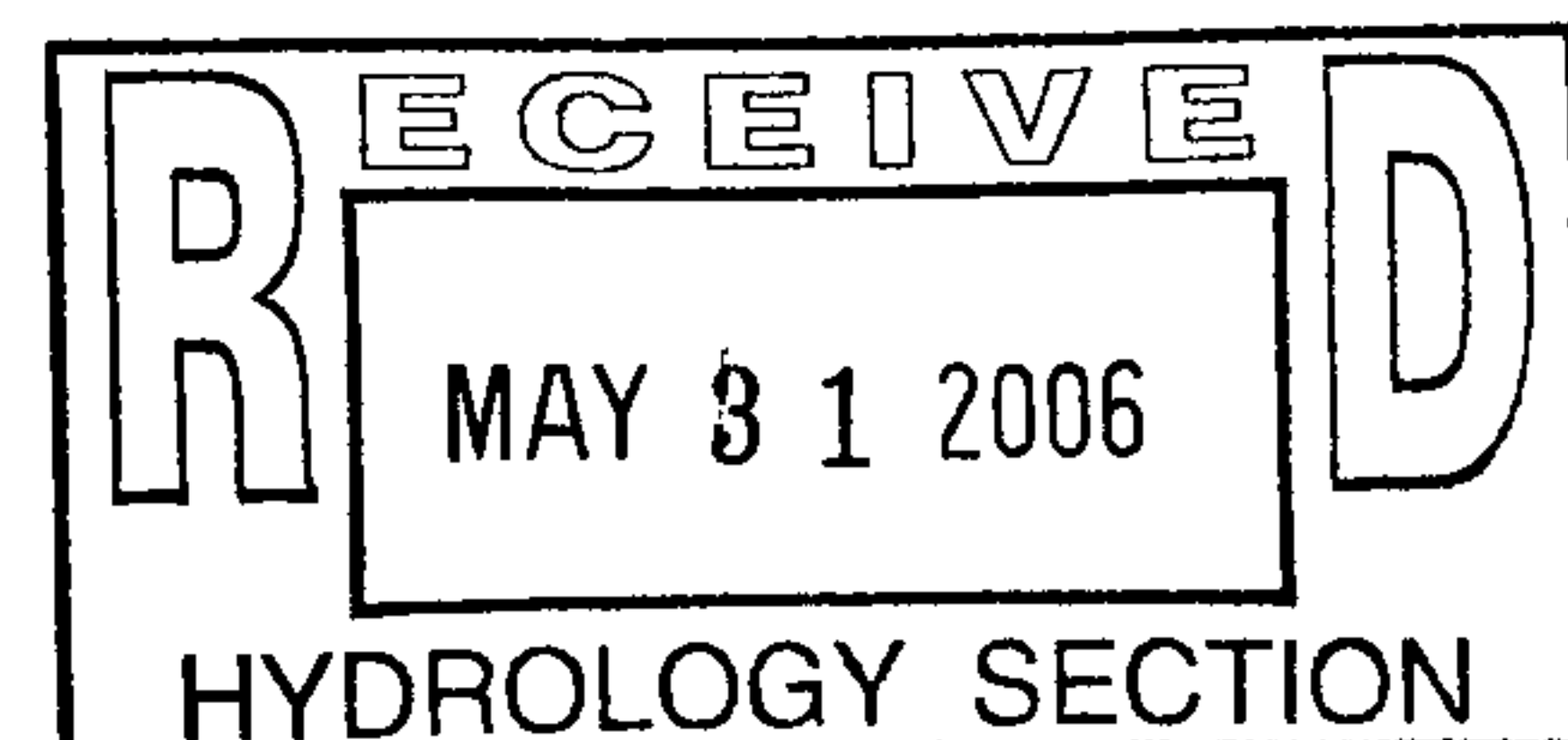
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☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) TCL CERTIFICATION

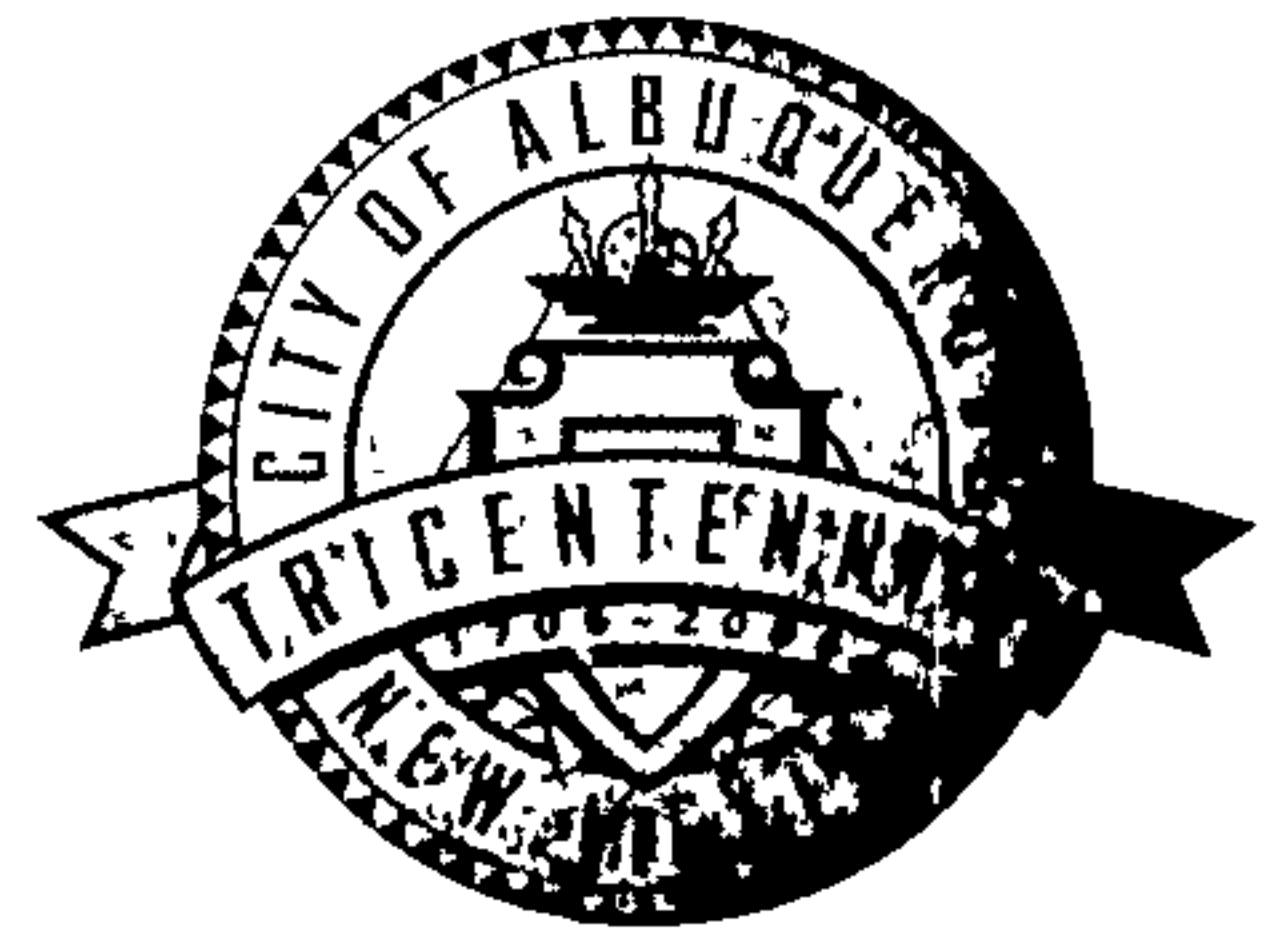
DATE SUBMITTED: Bernie J. Montoya BY: 5/31/06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 1, 2006

Eufracio Sabay, P.E.,
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
MWS.LLC Warehouse PHase 2, [M14 / D12H]
2501-B Karsten Court SE
Engineer's Stamp Dated 05/29/06

Dear Mr. Sabay:

P.O. Box 1293

Albuquerque

New Mexico 87103

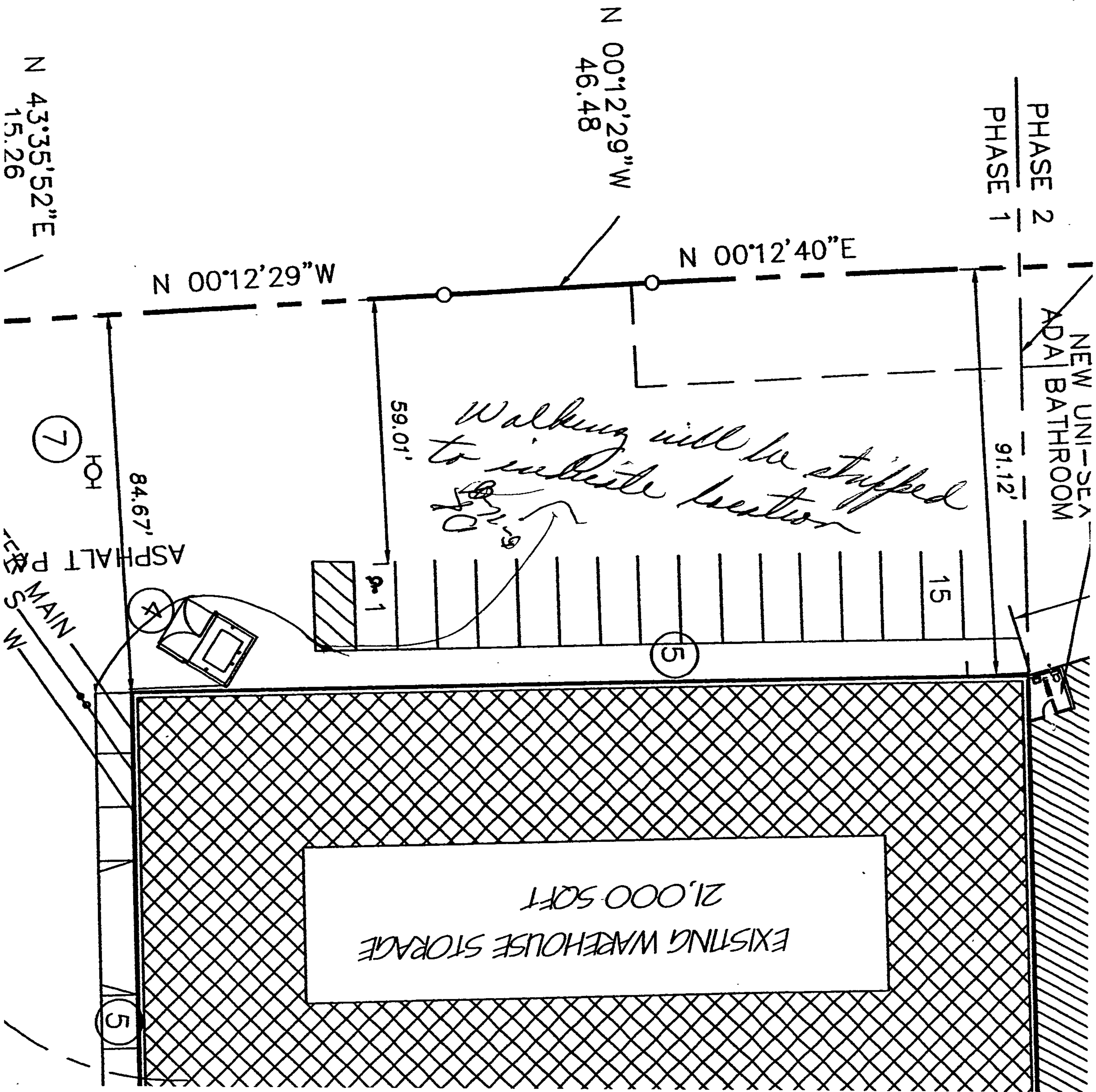
www.cabq.gov

The TCL / Letter of Certification submitted on May 31, 2006 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). I need you to certify on the site plan not with a pasted statement but wording on the plans or submit a letter of certification. You have reduced the delivery aisle width from an approved width of 48 feet to 24 feet, which is not adequate for delivery aisle. The pedestrian 8 feet of walkway (concrete) was changed to 5 feet striping which is not a safety refuge for pedestrian per the COA DPM, and need a striped pathway from ADA parking stall to site. Once you have addressed these comments you can resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk



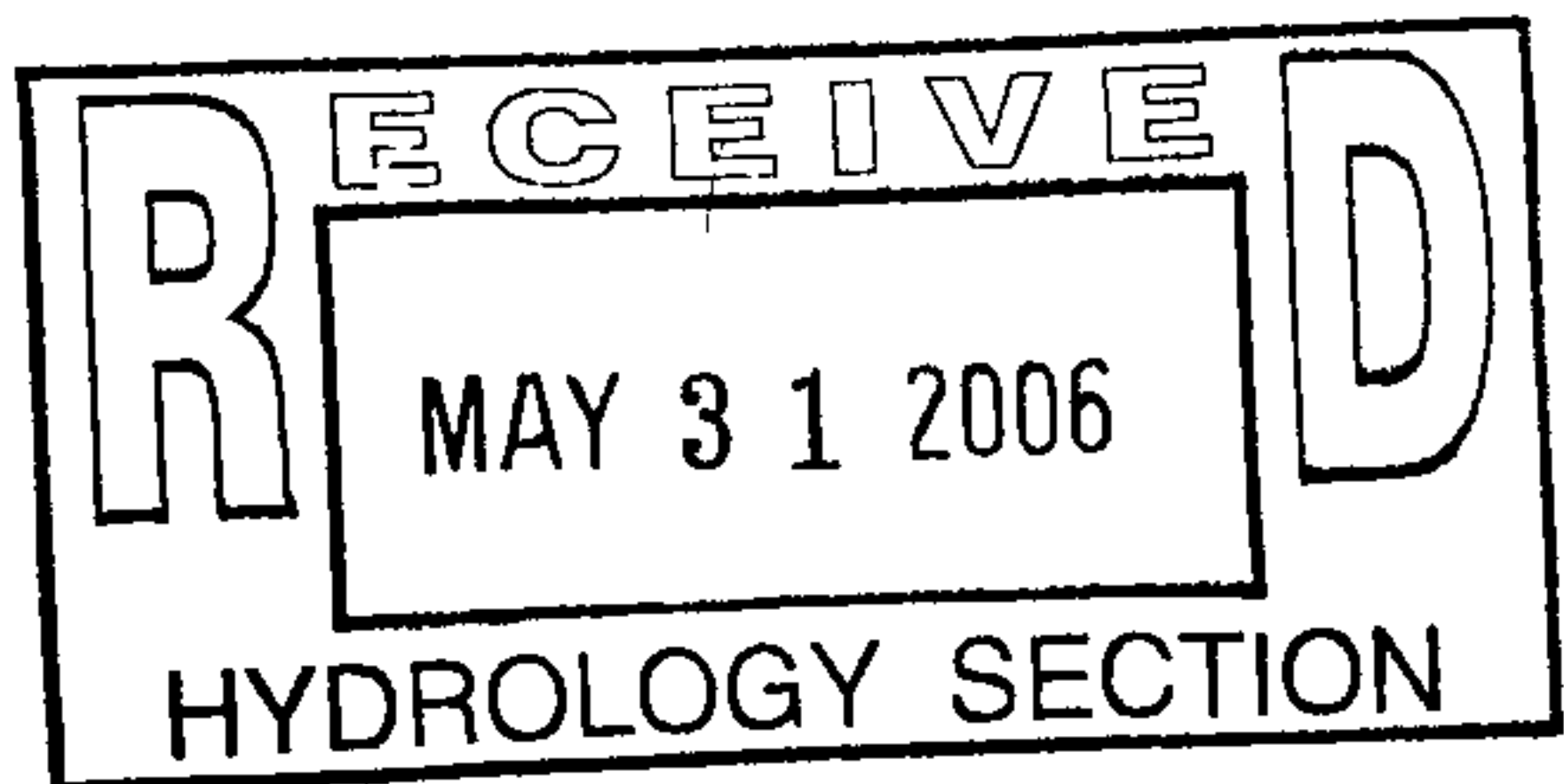
CITY OF ALBUQUERQUE

David Kilpatrick
Zoning Enforcement Inspector

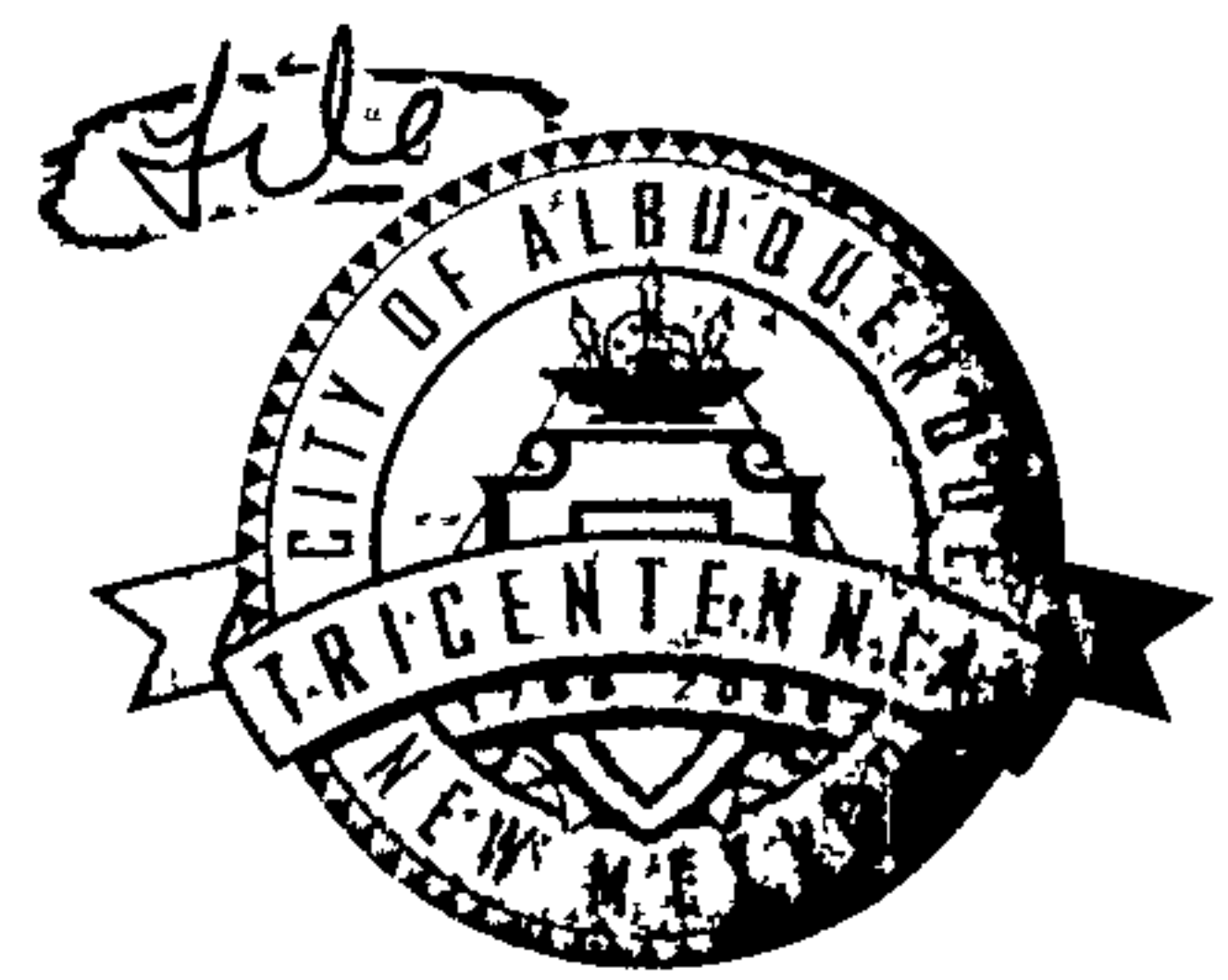
3844

t 505-924-3834
f 505-924-3847

Plaza Del Sol Building
600 2nd Street NW
Suite 720
Albuquerque, N.M. 87102



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 22, 2006

Eufracio Sabay, P.E., Registered Architect
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
MWS LLC Warehouse Phase 2, [M-147'D12H]
2501-B Karsten Court SE
Engineer's Stamp Dated 06/21/06

P.O. Box 1293

Dear Mr. Sabay:

Albuquerque

The TCL / Letter of Certification submitted on June 21, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

**DRAINAGE INFORMATION SHEET
FOR HYDROLOGY & TRAFFIC**

PROJECT TITLE: MWS,LLC WAREHOUSE
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # M14-D12H
WORK ORDER#:

LEGAL DESCRIPTION: LOT 9-B BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2501-B KARSTEN COURT S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: YVETT VAZQUEZ-ELIAS
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE: 401-8545
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ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
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SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR
ADDRESS:
CITY, STATE: ALBUQUERQUE

CONTACT
PHONE:
ZIP CODE:

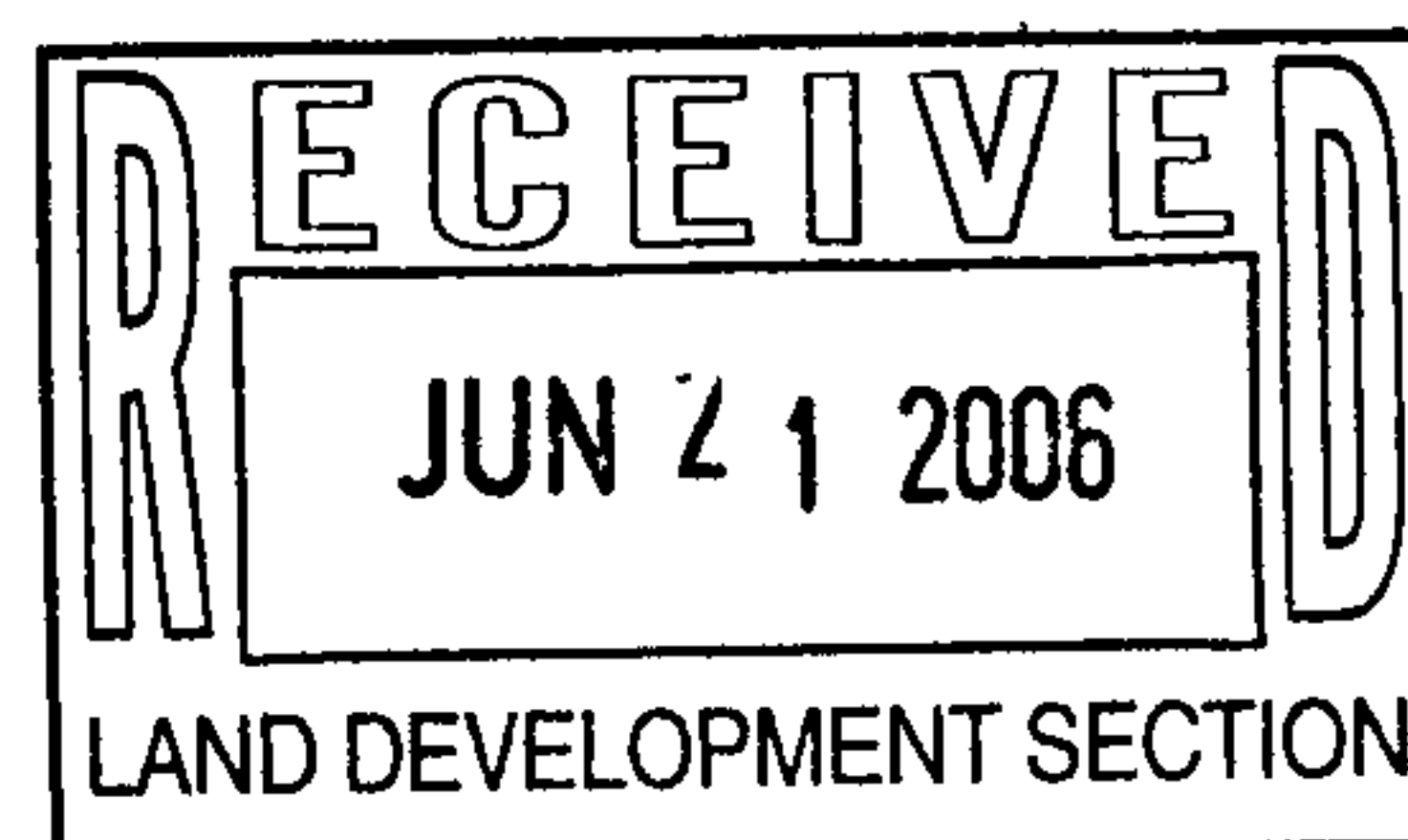
TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☒ TCL CERTIFICATION
☒ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 6/22/2006 BY: Bernie J. Montoya

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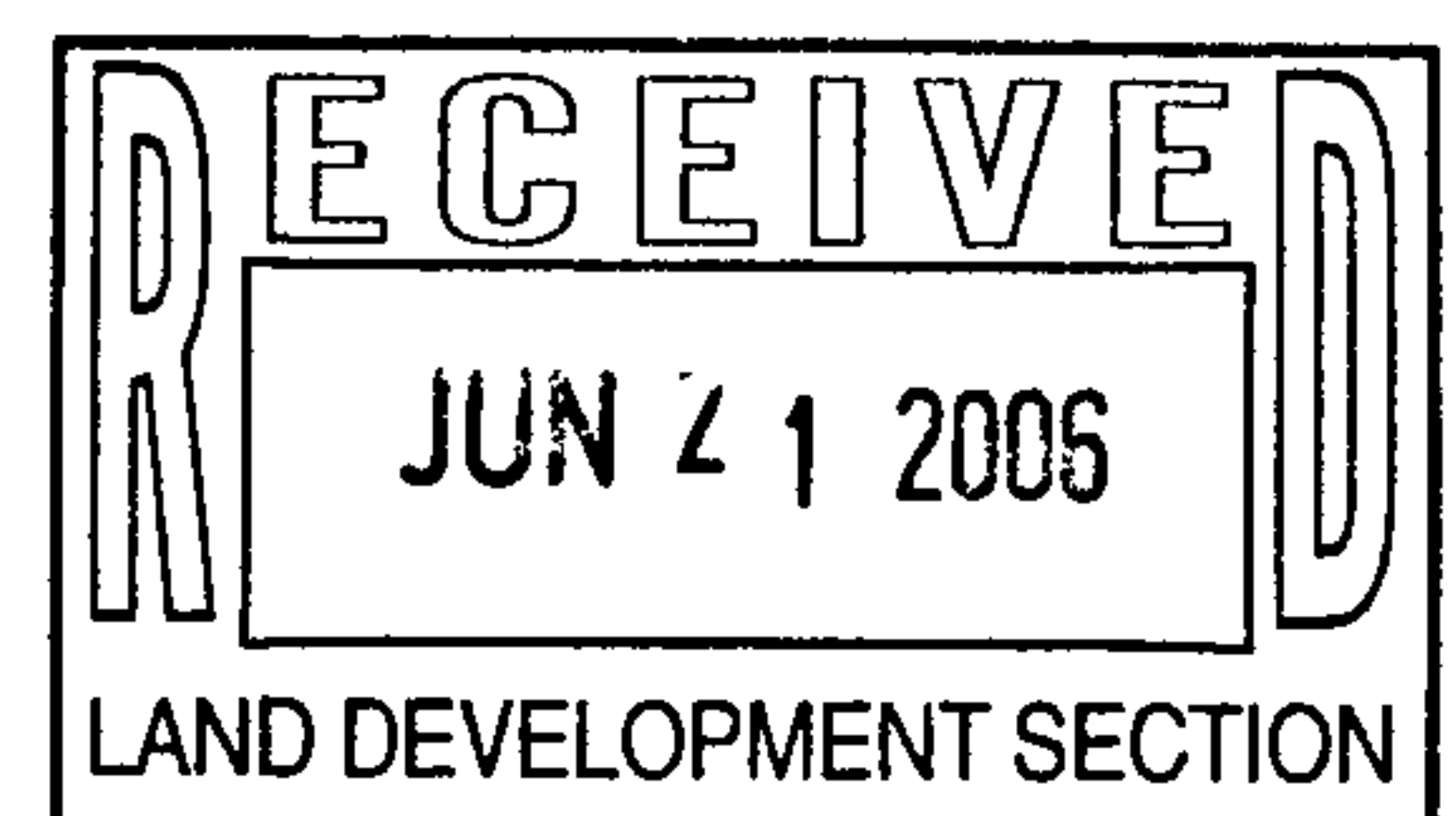
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BJM CONSULTING GROUP

TRAFFIC CERTIFICATION FOR 2501-B KARSTEN COURT S.E.

I, EUFRACIO SABAY, NMPE # 6790, OF THE FIRM BJM CONSULTING, HEREBY CERTIFY THAT THE ITEMS OF CONCERN LISTED ON THE JUNE 6, 2006 LETTER FROM MR. NILO E. SALGADO-FERNANDEZ P.E. (SENIOR TRAFFIC ENGINEER) HAVE BEEN CONSTRUCTED AND FIELD VERIFIED BY BERNIE J. MONTOYA C.E. OF THE FIRM BJM CONSULTING ON JUNE 21, 2006. I FURTHER CERTIFY THAT THE ACTUAL SITE CONDITIONS PER MR. NILO E. SALGADO-FERNANDEZ LETTER ARE IN PLACE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A FINAL CERTIFICATE OF OCCUPANCY.



Bernie J. Montoya, CE, 8624 Casa Verde Ave. NW, Albuquerque, nm 87120
505.250.7719 (fax 505.839.0451) Email-bjmconsulting@comcast.net

DRAINAGE & ACCESS COVENANT

THIS COVENANT made this 19 day of June, 2006 by and between

MWS LLC, OWNER OF LOT 9-A-1 of Plat of Broadway Industrial Center, Unit No. 3, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County New Mexico, on March 14, 2006, book 2006-C, Page 83.

AND

GOLDEN VENTURES, LLC, OWNER OF LOT 8, of Plat of Broadway Industrial Center, Unit No. 3 a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, as filed in the office of the County Clerk of Bernalillo County New Mexico, on August 30, 1999, book 99-C, Page 352.

The OWNERS (which terms includes successors and assigns) of Lot 8, Unit No. 3 Broadway Industrial Center grants to the owner of Lot 9-A-1, Unit No. 3, Broadway Industrial Center the right to convey storm run-off, vehicular traffic, any drainage from watering landscaping or any ordinary domestic use across the boundary lines to the right-of-way Karsten Court S.E. a 60' private access.

This DRAINAGE AND ACCESS COVENANT is binding upon the OWNER (s), their heirs and assigns and will continue to run with said property until the City of Albuquerque Hydrology Department has approved an alternate drainage plan and the document is released by a recorded document by the OWNER (s) of the above-described real property.

OWNER (s) LOT 8, UNIT NO. 3, BROADWAY INDUSTRIAL CENTER

DATE

6/19/06

[Signature] Manager

OWNER (s) LOT 9-A-1, UNIT NO. 3, BROADWAY INDUSTRIAL CENTER

DATE

6/19/06

[Signature]



Mary Herrera

Bern. Co. ERSE

R 11.06

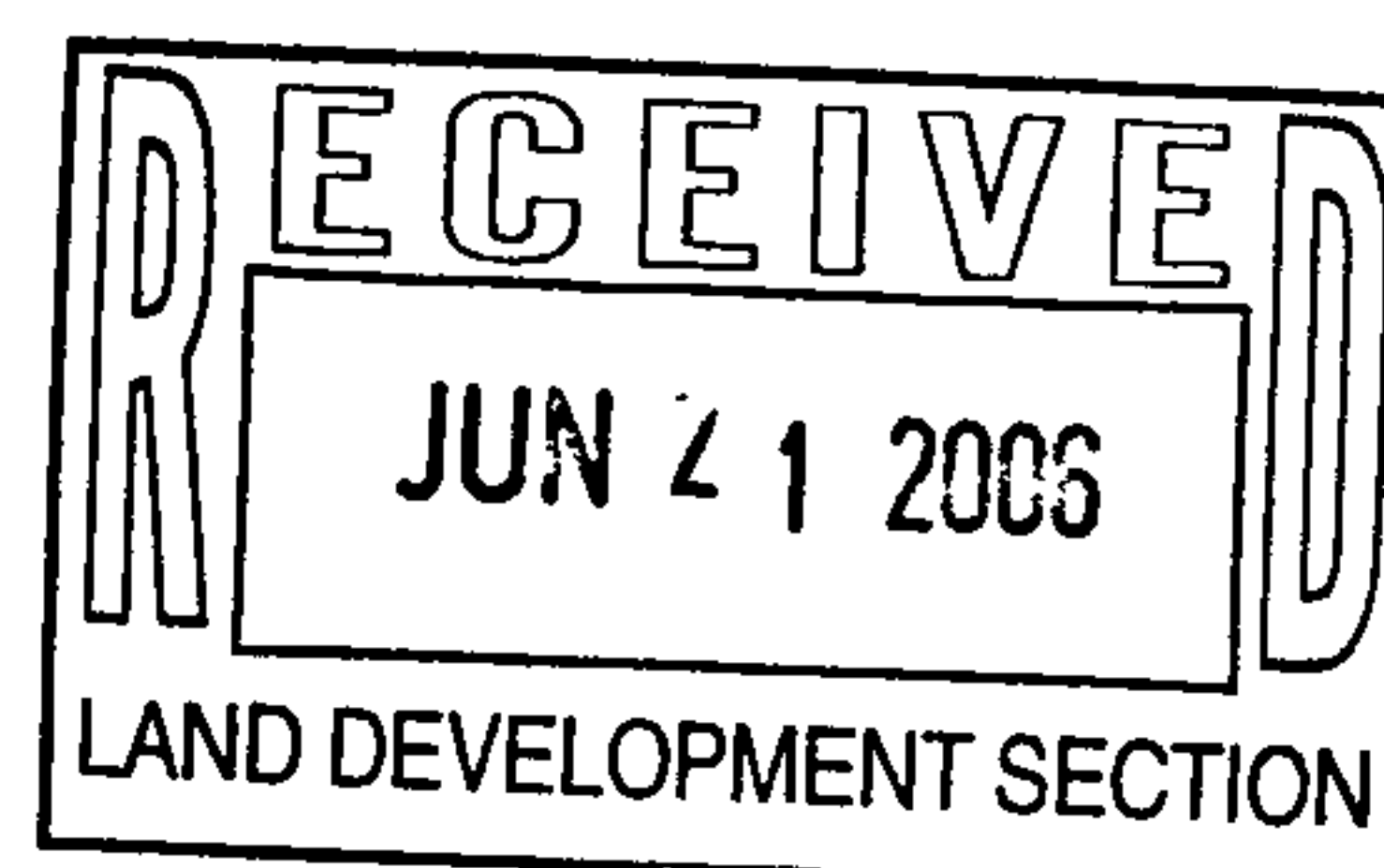
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6478476

Page: 1 of 2

06/20/2006 12:25P

Bk-R119 Pg-655



ACKNOWLEDGMENTS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This foregoing instrument was acknowledged before me this 19 day of
June 2006, by Harry Kansten & Ricardo Chavez
OWNER(S)

My Commission Expires March 25, 2009

Elizabeth A. Smith
Notary Public



Mary Herrera

Bernal. Co. EASE

R 11.00

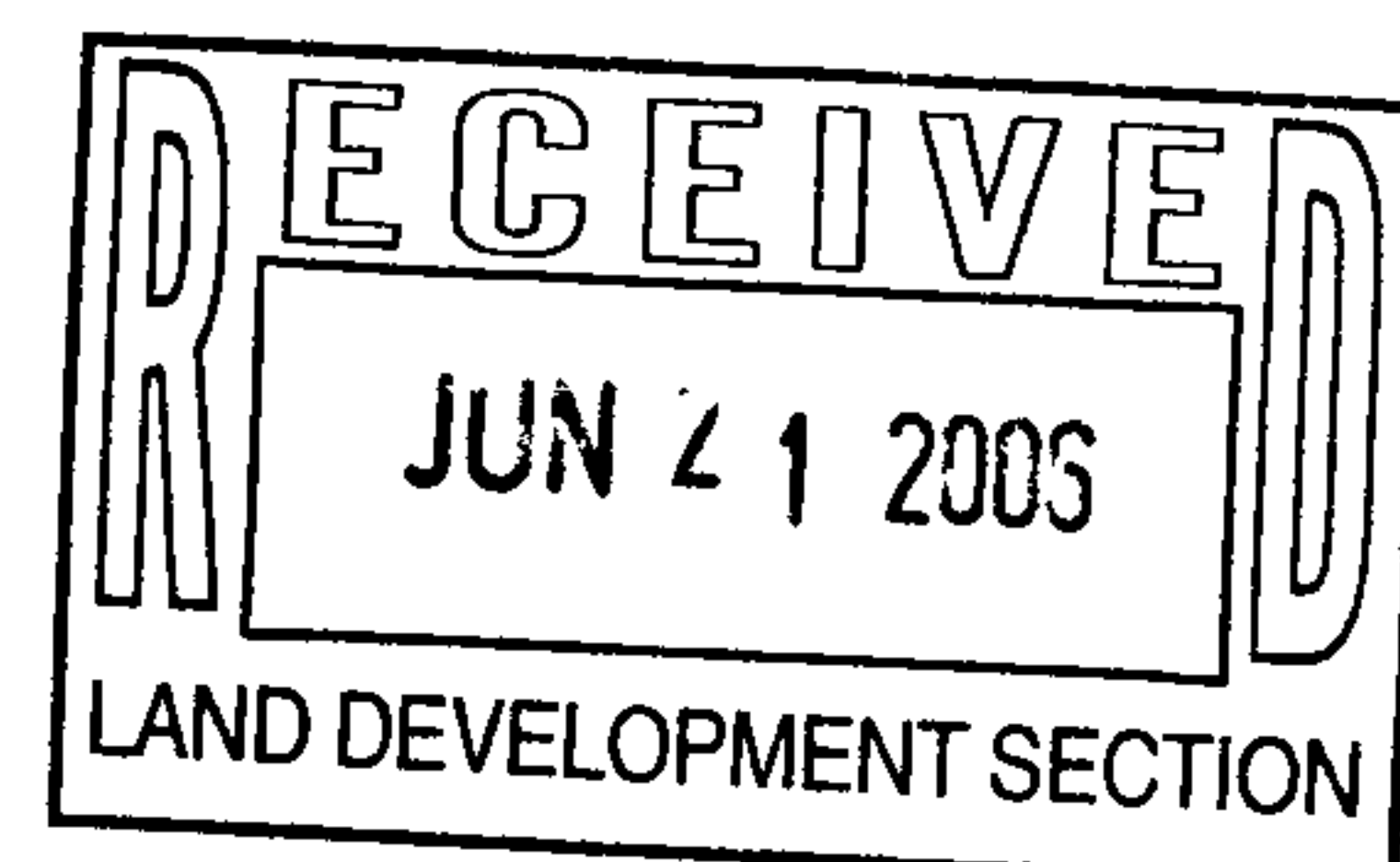
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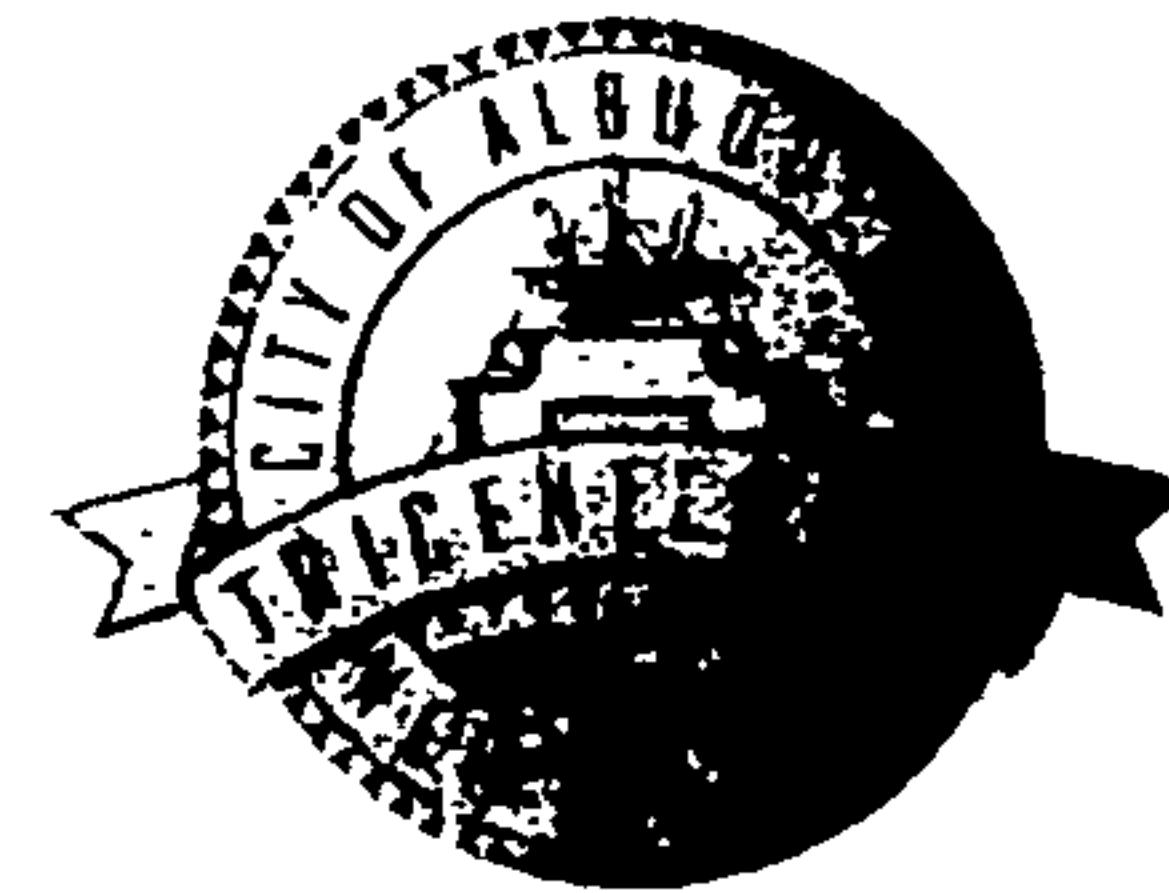
Page: 2 of 2

06/20/2006 12:25P

Bk-A119 Pg-655



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 6, 2006

Eufrazio Sabay, P.E.,
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
MWS.LLC Warehouse PHase 2, [M14 / D12H]
2501-B Karsten Court SE
Engineer's Stamp Dated 05/29/06

Dear Mr. Sabay:

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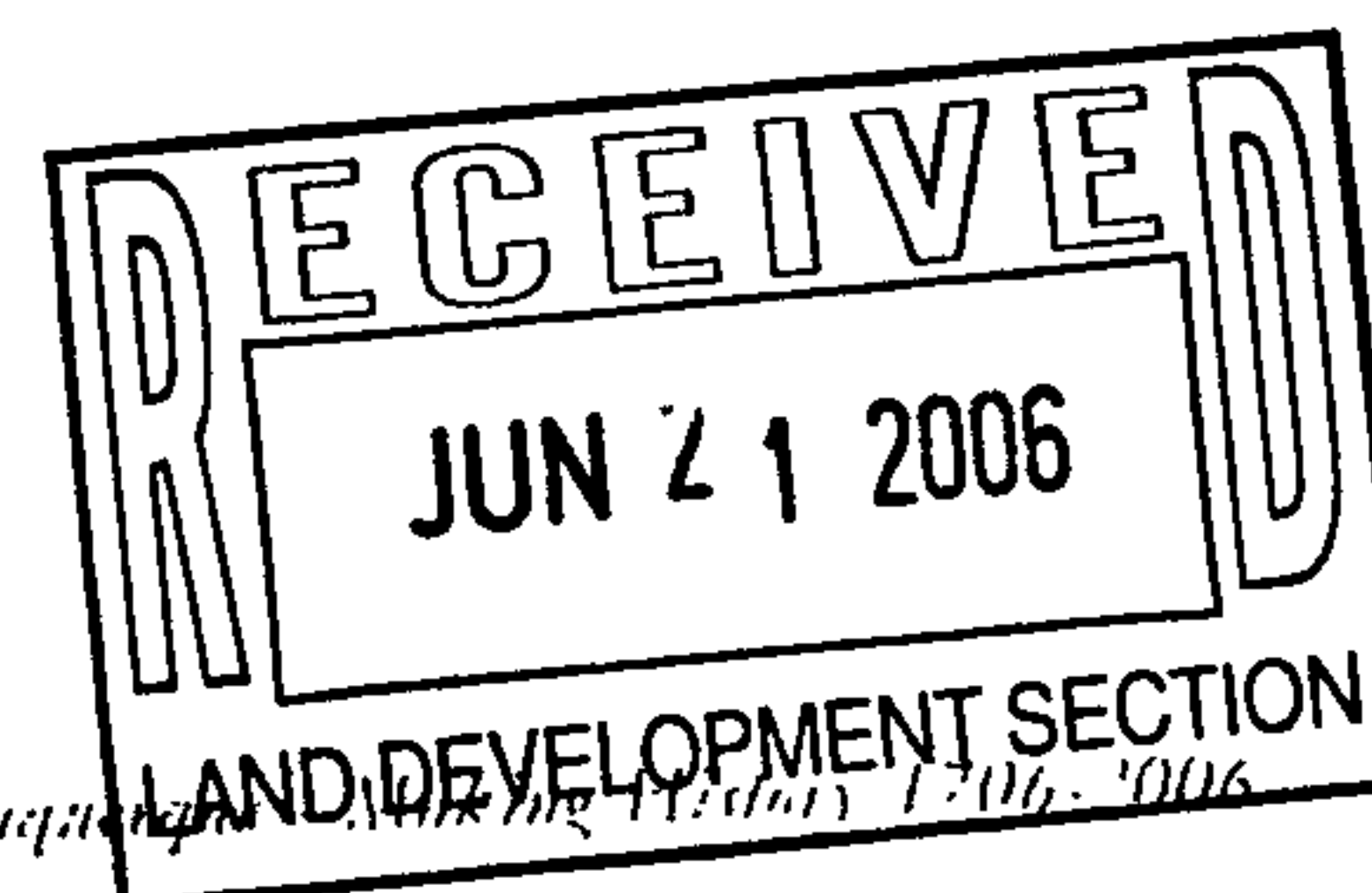
- I need you to certify on the site plan not with a pasted statement but with a statement on the plans or submit a letter of certification.
- You need to provide 8 feet of walkway (concrete) in front of existing building per David Kilpatrick discussion.
- Need a striped pathway from ADA parking stall to site entrance (in front of existing building entrance).
- Provide verification that parking stalls in front of existing building are in place (at present time pods are in place instead of parking stalls).
- You either need to provide an access easement or concrete curb to delineate between your property and the southern property adjoining your paved parking aisle.

Once you have addressed these comments you can resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation for final C.O.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk



Uniquely Identified by (12345) 1206-006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

