



PRIVATE FACILITY DRAINAGE COVENANT

PROJECT NAME: MDS Self Storage

HYDROTRANS NUMBER: RIGDA1004

This Drainage Covenant ("Covenant"), between MDS Storage LLC ("Owner"), whose address is 5620 Venice Ave NE Ste 3, Albuquerque, NM 87113 and whose telephone number is (505) 290-9837 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date the City Engineer signs this Covenant.

1. Recital. Owner is the current owner of certain real property described as: TRACT I-2, PLAT OF TRACTS I-1 AND I-2, MESA DEL SOL, INNOVATION PARK II, (A REPLAT OF TRACT I, MESA DEL SOL, INNOVATION PARK II, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, FEBRUARY 2011, RECORDED APRIL 20, 2011, DOC#2011038066) in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

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

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. On-site storm drainage improvements generally consisting of retention/detention ponds, inlets and storm drain pipes as shown on the Construction Plans entitled "GRADING AND DRAINAGE PLANS, MESA DEL SOL STORAGE FACILITY", plan sheet C-1.0, engineer stamp date 01/18/2025. More specifically Ponds S1 through S8 and N1 through N5, including storm drain pipes ranging from 12" diameter to 15" diameter, and storm drain inlets, which outfall to existing and proposed downstream storm drains. See attached Exhibit A.

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

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

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply

promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and hold the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

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

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

5620 Venice Ave NE Ste 3, Albuquerque, NM 87113

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S.

mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

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

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

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

OWNER:

By [signature]: *Nicholas Chavez*

Name [print]: Nicholas Chavez

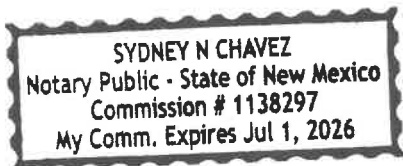
Title: CFO

Dated: 5/6/25

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 6th day of May,
2025, by Nicholas Chavez (name of person signing permit),
CFO (title of person signing permit) of
Nicholas Chavez (Owner).



Sydney N Chavez
Notary Public
My Commission Expires: 7/1/2026

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, P.E., City Engineer

Dated: _____

6/2/25

DS
KV

Initial
SB

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 2nd day of June 2025, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public
My Commission Expires: 11-9-2025

(EXHIBIT A ATTACHED)

EXHIBIT A - PLAT OF TRACT I-2

PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
(A REPLAT OF TRACT I MESA DEL SOL
INNOVATION PARK II)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2011

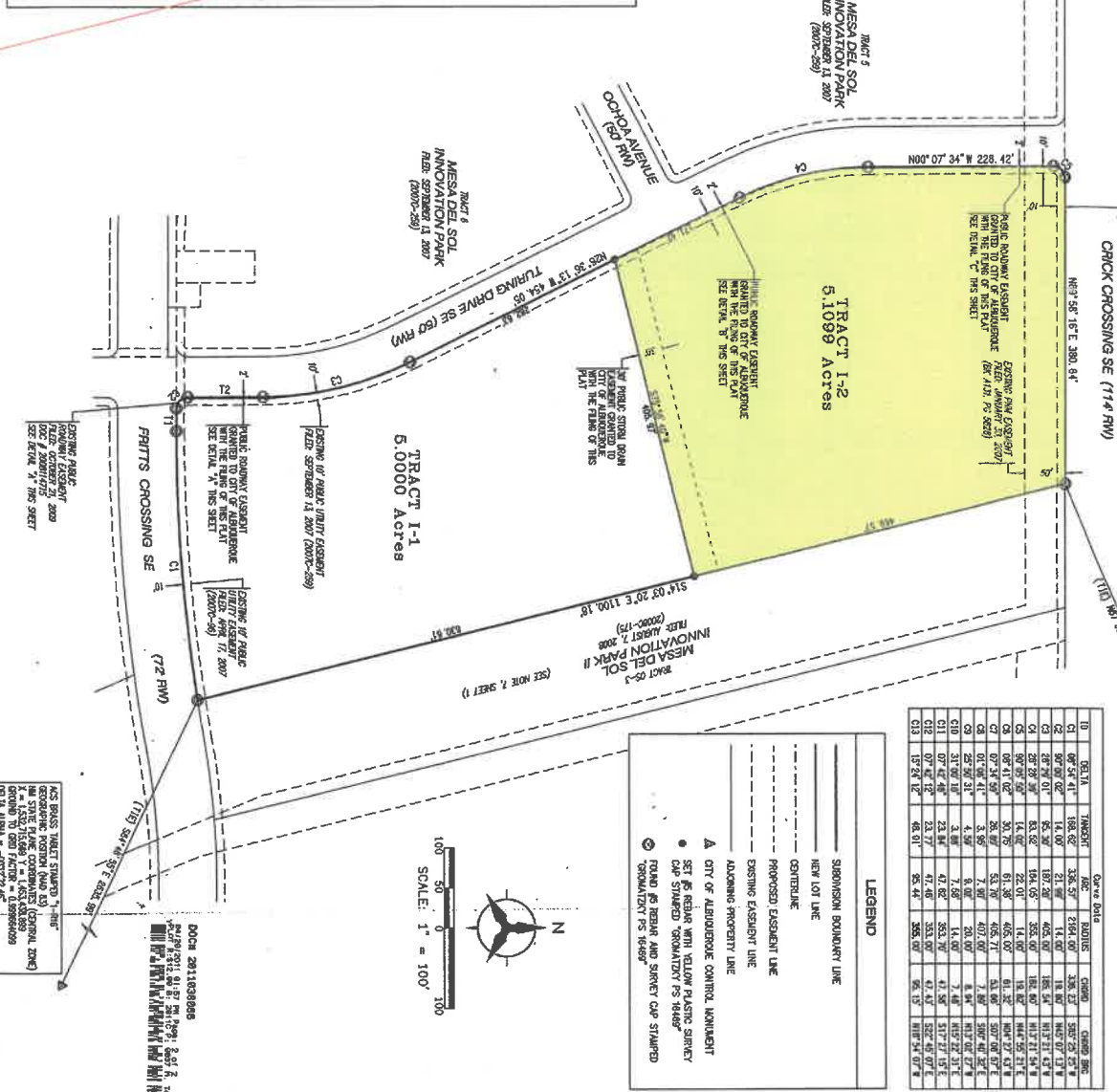
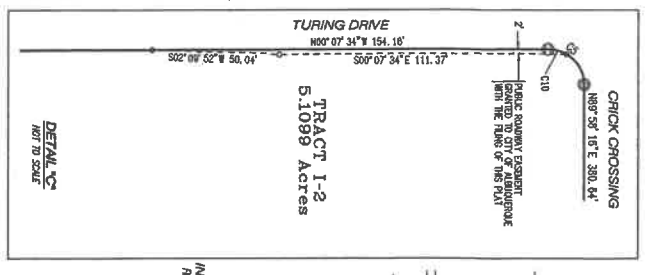
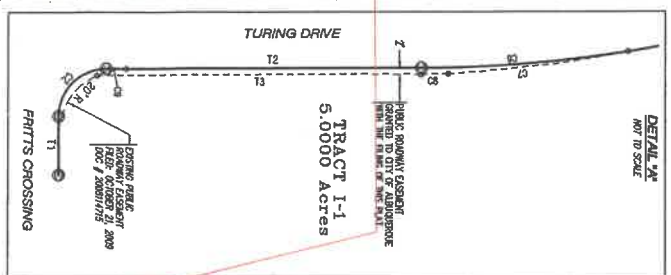
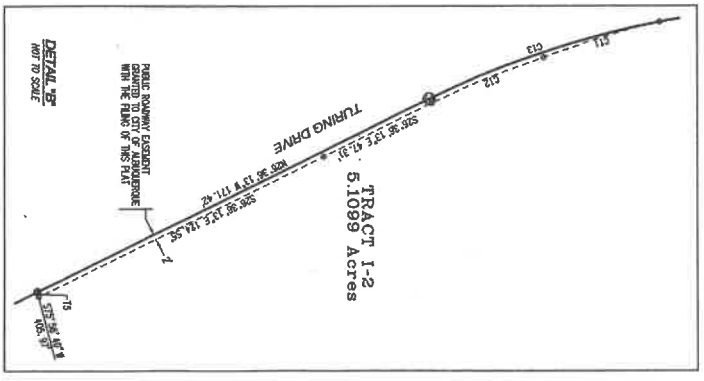
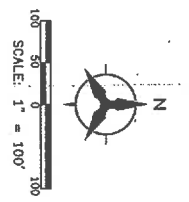
ACS BRASS MARKER STAMP "1-00"
GEODETIC PROGRAM (NAD 83)
STATE PLANE COORDINATES (CENTRAL ZONE)
GRAND TO GRID FACTOR = 0.999999002
BELL'S ANGLE = -0.0171737
BELL'S HEIGHT ELEVATION = 5201.46

ID	TRAP	DATE	TIME	COORD	COORD	COORD	COORD	COORD	COORD
C1	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C2	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C3	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C4	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C5	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C6	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C7	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C8	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C9	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C10	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C11	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C12	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
C13	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00

ID	TRAP	DATE	TIME	COORD	COORD	COORD	COORD	COORD	COORD
T1	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
T2	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
T3	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00
T4	09° 57' 16" E	138.57	2104.00	138.57	2104.00	138.57	2104.00	138.57	2104.00

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CONTROL LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET AS BEING WITH YELLOW PLASTIC SURVEY
- CAP STAKED ORIMATIVITY PS 14468
- ROAD TO BEAR AND STREET CAP STAKED
- ORIMATIVITY PS 14468



Bohannon & Huston
ENGINEERING & SURVEYING
7500 Jefferson St., NE Albuquerque, NM 87109-4335
TEL: 505.261.1111 FAX: 505.261.1112
WWW.BOHANNONANDHUSTON.COM

Robert G. Huston
Surveyor
16469

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Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1613341

Product	Name	Extended
COV	Covenant	\$25.00
	# Pages	7
	Document #	2025046161
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 1634
BOTTOM LINE
Paid By CONSTRUCTION MGMT
LLC
Phone 5052697481
#

Thank You!

6/3/25, 11:18 AM MST rzelada

CONTRACT CONTROL FORM

PROJECT: R16DA1004

CONTACT PERSON: David Jones

CCN: 2625-OTR-119065

PNDLOV-2025-00011

(New/Existing) New

Type of Paperwork

Drainage Covenant

Project Name/Description
(From CTS):

MDS Self Storage

Developer/Owner/Vendor

MDS Storage, LLC

Contract Amount

\$

Contract Period:

-

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

Approved By	Approval Date
DRC Manager Initial KV	5/22/2025 4:57 PM MDT
Legal Department Initial JS	5/22/2025 5:04 PM MDT
City Engineer Initial MB	6/2/25
Hydrology Engineer Initial TC	5/22/2025 4:35 PM MDT
Transportation Engineer	
Construction Engineer	
OTHER: CAO	

DISTRUBUTION:

Date:

By:

Received by City clerk