

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 9, 2008

Christopher R. Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Albuquerque Studios Bldg 5, [R-16 / DA3002]
5650 University Blvd SE
Architect's Stamp Dated 09/08/08

Dear Mr. Gunning:

PO Box 1293

The TCL / Letter of Certification submitted on September 8, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

NM 87103

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 AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

R-16/DA300Z

PROJECT TITLE: ALBUQUERQUE STUDIOS / BUILDING 5 ZONE MAP/DRG. FILE # 216-517
DRB#: 06DRB-00799 EPC#: 06EPC-00466 WORK ORDER#:

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 5650 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BORLAND & HUSTON
ADDRESS: 7500 JEFFERSON NE
CITY, STATE: ALBU. NM

CONTACT: JEFF MULBERRY
PHONE: 823-1000
ZIP CODE: 87109

OWNER: PACIFICA MESA STUDIOS LLC
ADDRESS: 9336 W. WASHINGTON BLVD.
CITY, STATE: CULVER CITY, CA

CONTACT: JASON HARTON
PHONE: 227-2006
ZIP CODE: 90232

ARCHITECT: DEKOR PERKH SABATINI
ADDRESS: 7601 JEFFERSON NE SUITE 100
CITY, STATE: ALBU. NM

CONTACT: KEVIN KRECHUR
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: - SAME AS ENGINEER -
ADDRESS:
CITY, STATE:

CONTACT: /
PHONE:
ZIP CODE:

CONTRACTOR: JAMES CORP.
ADDRESS: 2902 BROADWAY NE
CITY, STATE: ALBU. NM

CONTACT: GORDON BERTCH
PHONE: 345-8591
ZIP CODE: 87125

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

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

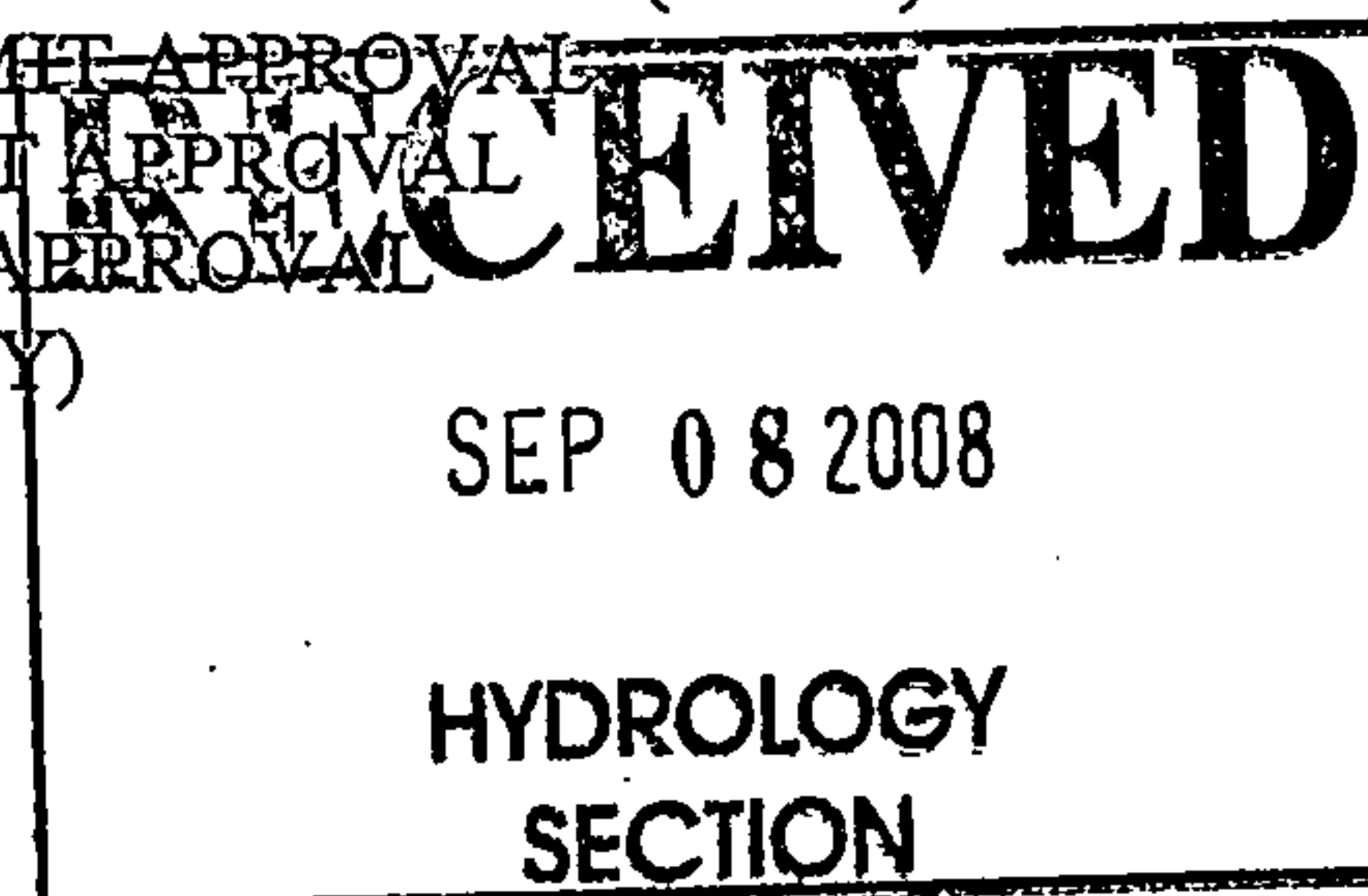
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KRECHUR DATE: 9/8/08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



September 8, 2008

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Final C.O. Albuquerque Studios
Building 5
5650 University Blvd. SE
Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved January 30, 2008 Administrative Amendment, with the exception of the items listed below that shall be constructed and completed in a later phase. As requested a copy of the approved DRB site plan (final sign off dated August 16, 2006) has been included. Since the location of Building 5 had changed in a previous AA submittal, the area that shall be certified has been marked on the latest January 2008 AA. This request encompasses Building 5 only. Dekker/Perich/Sabatini visited the project site on July 30, 2008 in order to verify what has been constructed in accordance with the attached site plan. The following item is not complete:

1. Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 2 buildings shall not be built at this present time. It is unknown when this phase of the project shall be constructed; this will not effect traffic circulation throughout the site or available parking to meet the demand of the current use.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 5. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

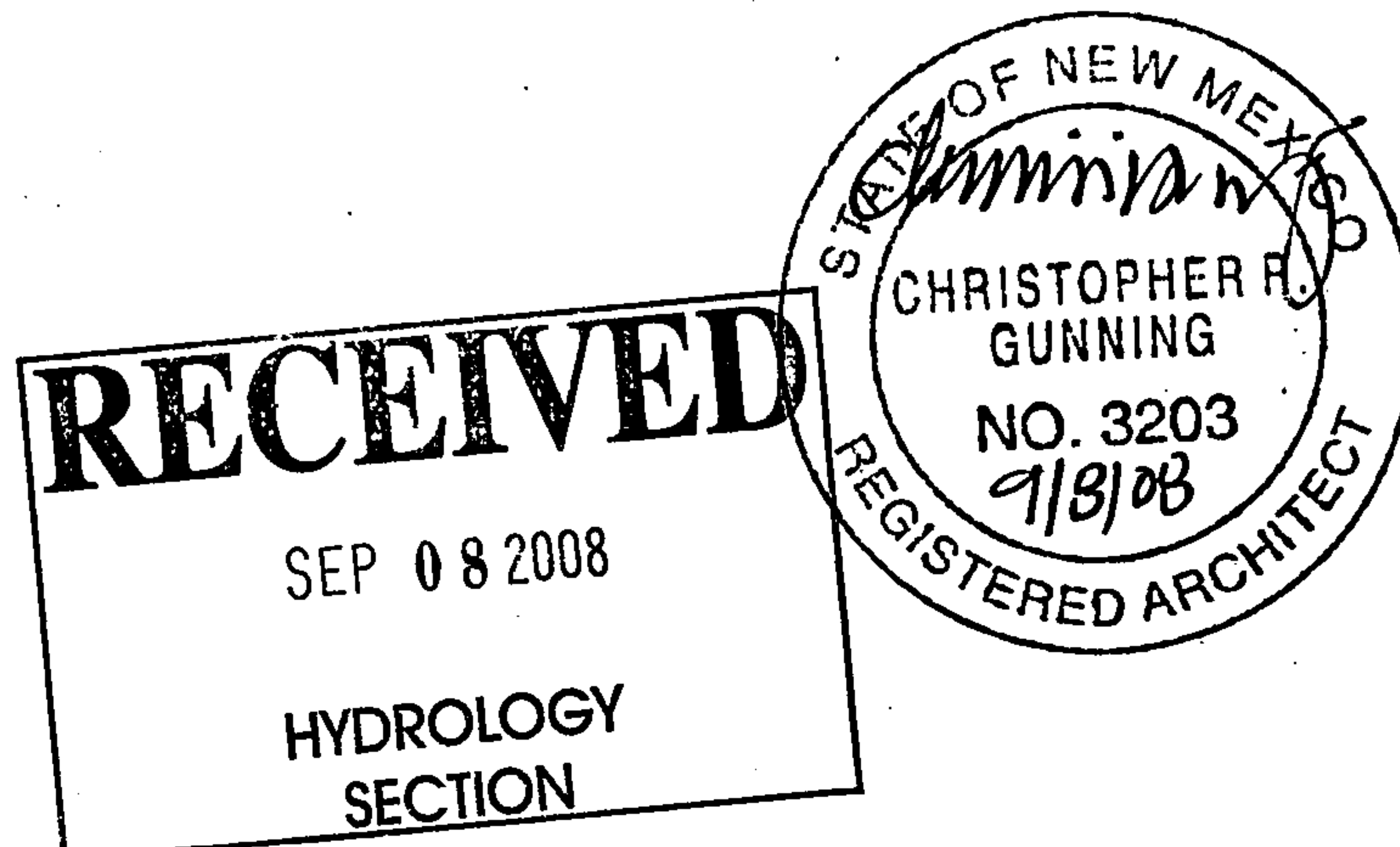
Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning

Christopher R. Gunning AIA
Principal

Cc: File



■■■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

CITY OF ALBUQUERQUE



June 13, 2008

Christopher Gunning, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Albuquerque Studio's Bldg 5, 5650 University Blvd SE,
Temporary Certificate of Occupancy (R16-DA3002)
Certification dated 6-12-08

Dear Mr. Gunning,

Based upon the information provided in your submittal received 6-12-08, the above referenced certification is approved for release of 30-day temporary Certificate of Occupancy by Transportation Development.

P.O. Box 1293

If you have any questions, you can contact me at 924-3991.

Albuquerque

New Mexico 87103

www.cabq.gov

C: CO Clerk
File

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

DRAINAGE:) TRANSPORTATION INFORMATION. LET
(Rev. 12/05)

PROJECT TITLE: ALBUQUERQUE STUDIOS BLDG. 5. ZONE MAP/DRG. FILE #. R-16/DA3002
DRB#: 06JRB-00799 EPC#: 06EPC-00466 WORK ORDER#: 016017

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 5650 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BOWMAN HUSTON
ADDRESS: 7500 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF WILBER
PHONE: 873-1000
ZIP CODE: 87109

OWNER: PACIFIC MUSE STUDIOS, LLC
ADDRESS: 9336 W. WASHINGTON BLVD.
CITY, STATE: CULVER CITY, CA

CONTACT: JEREMY HARRINGTON
PHONE: (310) 702-3306
ZIP CODE: 90232

ARCHITECT: DAKLER / PERNA / SEBASTINI
ADDRESS: 7600 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM 8

CONTACT: KEVIN KOEHLER
PHONE: 761-9708
ZIP CODE: 87105

PLEASE
CALL IF
APPROVED / QUESTIONS

SURVEYOR: SMZ AS ENGINEER
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: JAYNES CORPORATION
ADDRESS: 2106 BENDWAY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GORDON BERCH
PHONE: 345-8591
ZIP CODE: 87125

- TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
 - ☐ DRAINAGE PLAN 1st SUBMITTAL
 - ☐ DRAINAGE PLAN RESUBMITTAL
 - ☐ CONCEPTUAL G & D PLAN
 - ☐ GRADING PLAN
 - ☐ EROSION CONTROL PLAN
 - ☐ ENGINEER'S CERT (HYDROLOGY)
 - ☐ CLOMR/LOMR
 - ☒ TRAFFIC CIRCULATION LAYOUT
 - ☐ ENGINEER/ARCHITECT CERT (TCL)
 - ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ☐ ENGINEER/ARCHITECT CERT (AA)
 - ☐ OTHER (SPECIFY)

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

RECEIVED
JUN 12 2008
HYDROLOGY
SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KOEHLER DATE: JUNE 12, 2008

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

June 11, 2008

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Temporary C.O. Albuquerque Studios
Building 5
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved January 30, 2008 Administrative Amendment, with the exception of the items listed below that shall be constructed and completed in a later phase. This request encompasses Building 5 only. Dekker/Perich/Sabatini visited the project site on June 11, 2008 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

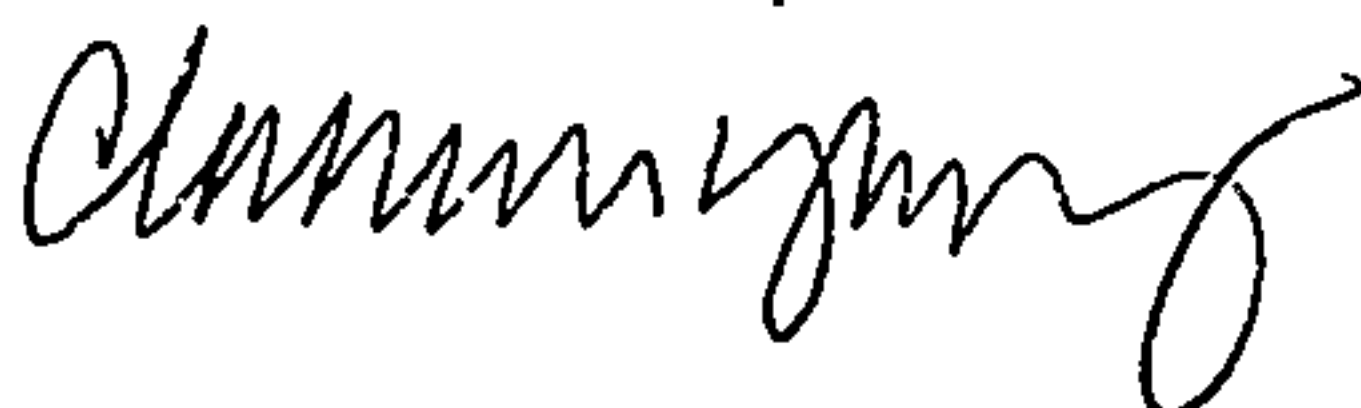
1. Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Paving along the south side of Building 5 has not been installed due to the construction of the 'Flex' Building located to the south. Paving through this area shall be installed and completed during the construction of the Flex Building. The temporary dirt along the south elevation does not impede the function of Building 5 in anyway; access to all doors is allowable on all sides.

This certification is submitted in support of a request for Temporary Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 5. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

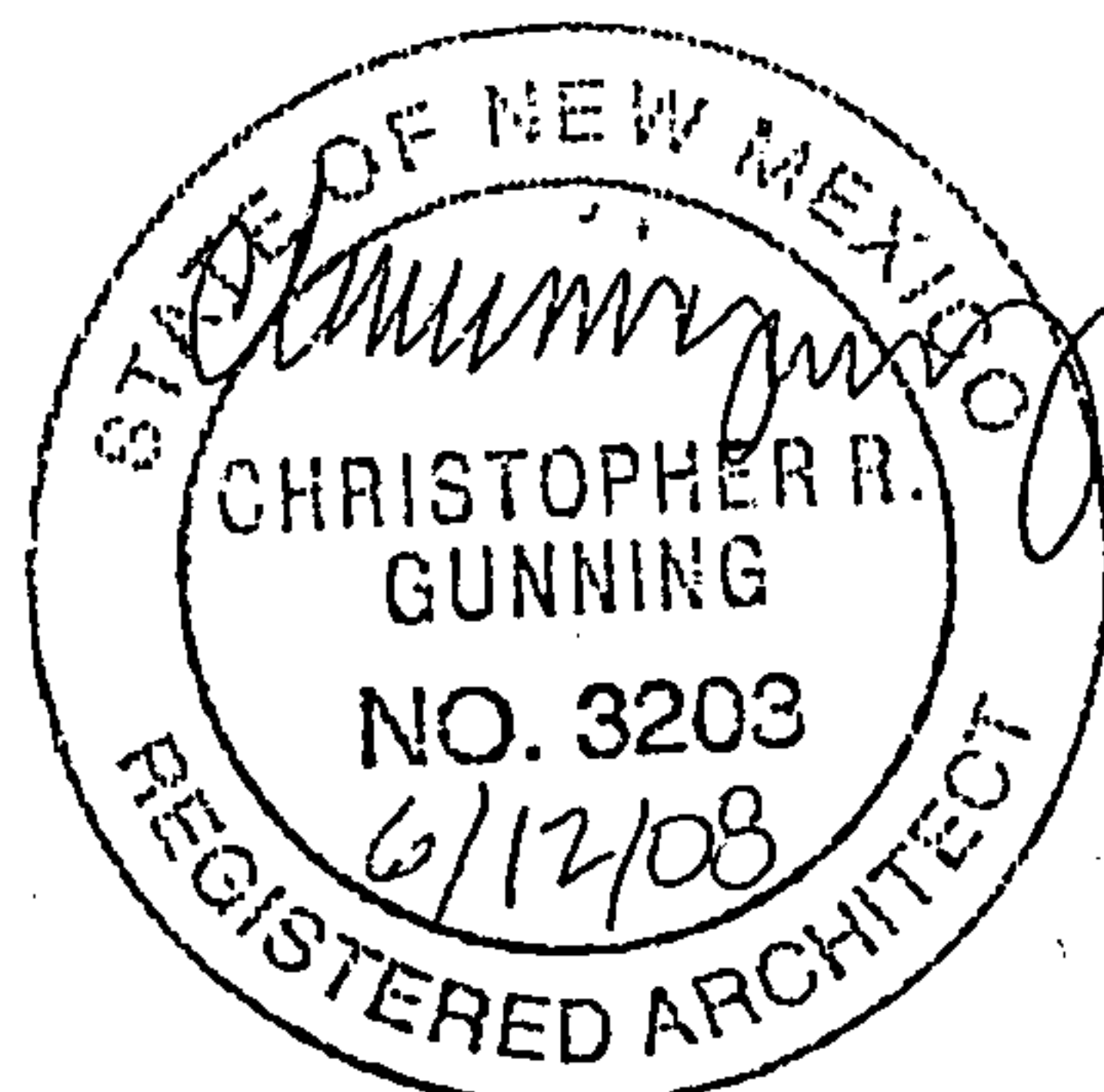
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 1, 2008

Christopher Gunning, Registered Architect,
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Albuquerque Studios, Building 5, [R-16 / DA3002]
5650 University Blvd SE
Architect's Stamp Dated 07/30/08

Dear Mr. Gunning:

Based on the information provided on your submittal dated August 1, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Site Plan (1. Need the approved DRB Site Plan. 2. Redline on the plans everything that is being certified) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

7-16/DA3002

PROJECT TITLE: ALBUQUERQUE STUDIOS / BUILDING 5 ZONE MAP/DRG. FILE # Q-151
 DRB#: CLDRB-00799 EPC#: CLERC-00466 WORK ORDER#: _____

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
 CITY ADDRESS: 5650 UNIVERSITY BLVD. SE ALBUQUERQUE NM 87106

ENGINEERING FIRM: BOHANNAN HUSTON
 ADDRESS: 7500 JEFFERSON NE
 CITY, STATE: ALBU. NM

CONTACT: JEFF MULBERRY
 PHONE: 823-1000
 ZIP CODE: 87109

OWNER: PALIFKA MESA STUDIOS LLC
 ADDRESS: 9336 W. WASHINGTON BLVD.
 CITY, STATE: CANON CITY, CA

CONTACT: JASON HARTON
 PHONE: 505-227-2006
 ZIP CODE: 90232

ARCHITECT: DEKKER / PERLH / SABITINI
 ADDRESS: 7601 JEFFERSON AVE SUITE 100
 CITY, STATE: ALBU. NM

CONTACT: KEVIN KOFLER
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: - SAME AS ENGINEER -
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: JAMES COOPERATION
 ADDRESS: 2906 BROADWAY NE
 CITY, STATE: ALBU. NM

CONTACT: GORDON BERTCH
 PHONE: 345-8591
 ZIP CODE: 87125

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

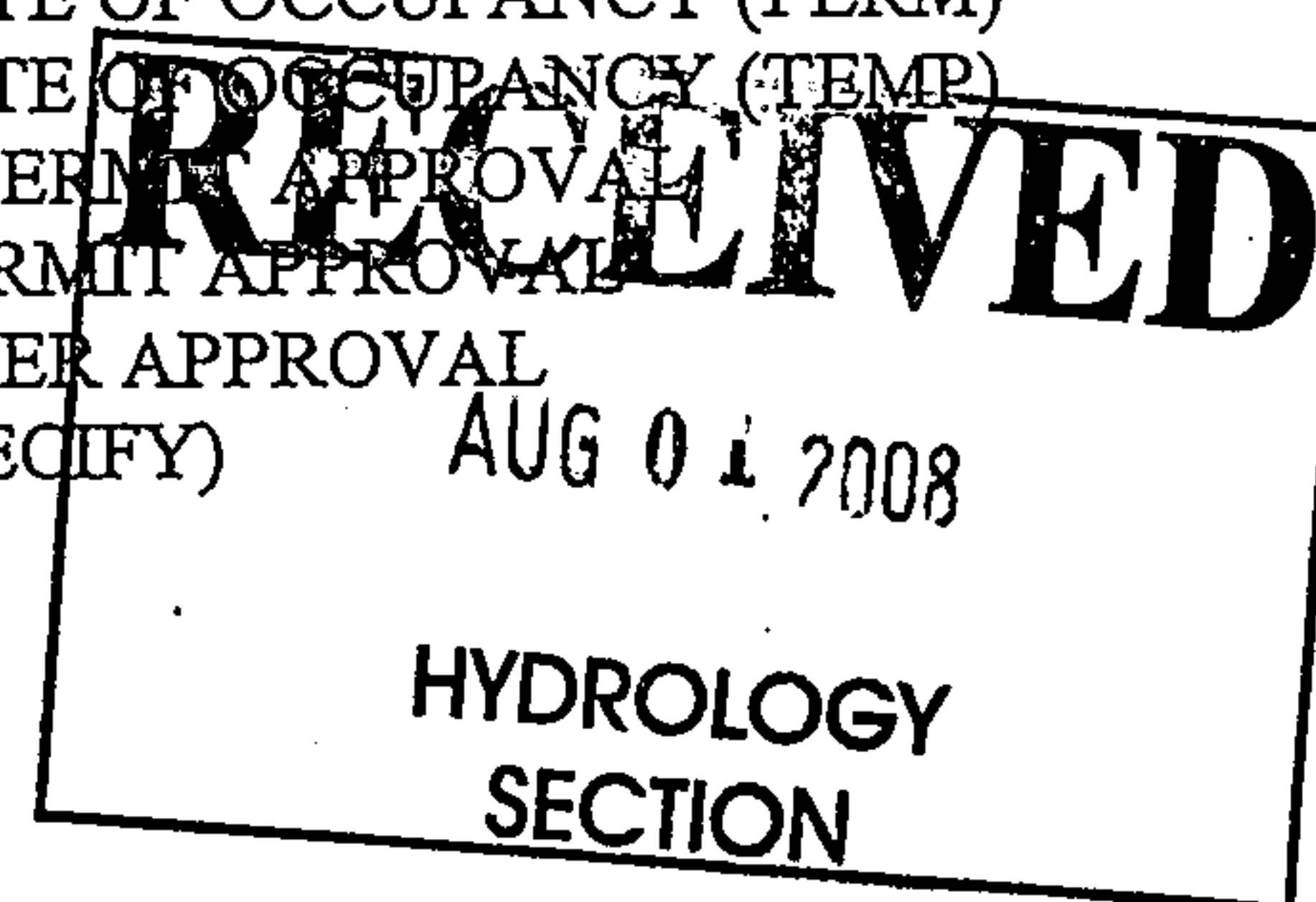
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 7/30/08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



July 30, 2008

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Final C.O. Albuquerque Studios
Building 5
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved January 30, 2008 Administrative Amendment, with the exception of the items listed below that shall be constructed and completed in a later phase. This request encompasses Building 5 only. Dekker/Perich/Sabatini visited the project site on July 30, 2008 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

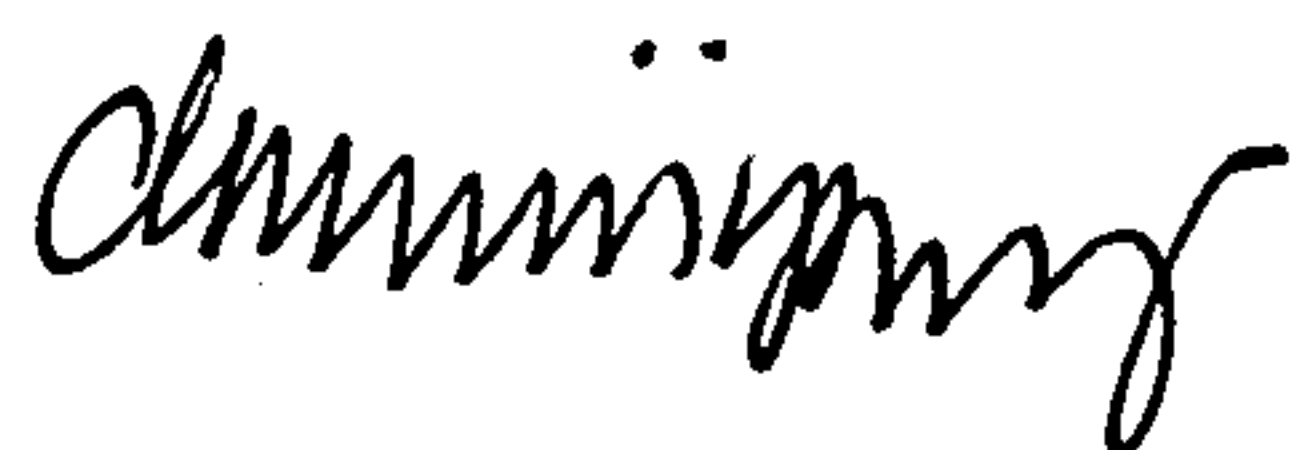
1. Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 2 buildings shall not be built at this present time. It is unknown when this phase of the project shall be constructed; this will not effect traffic circulation throughout the site or available parking to meet the demand of the current use.

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 5. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

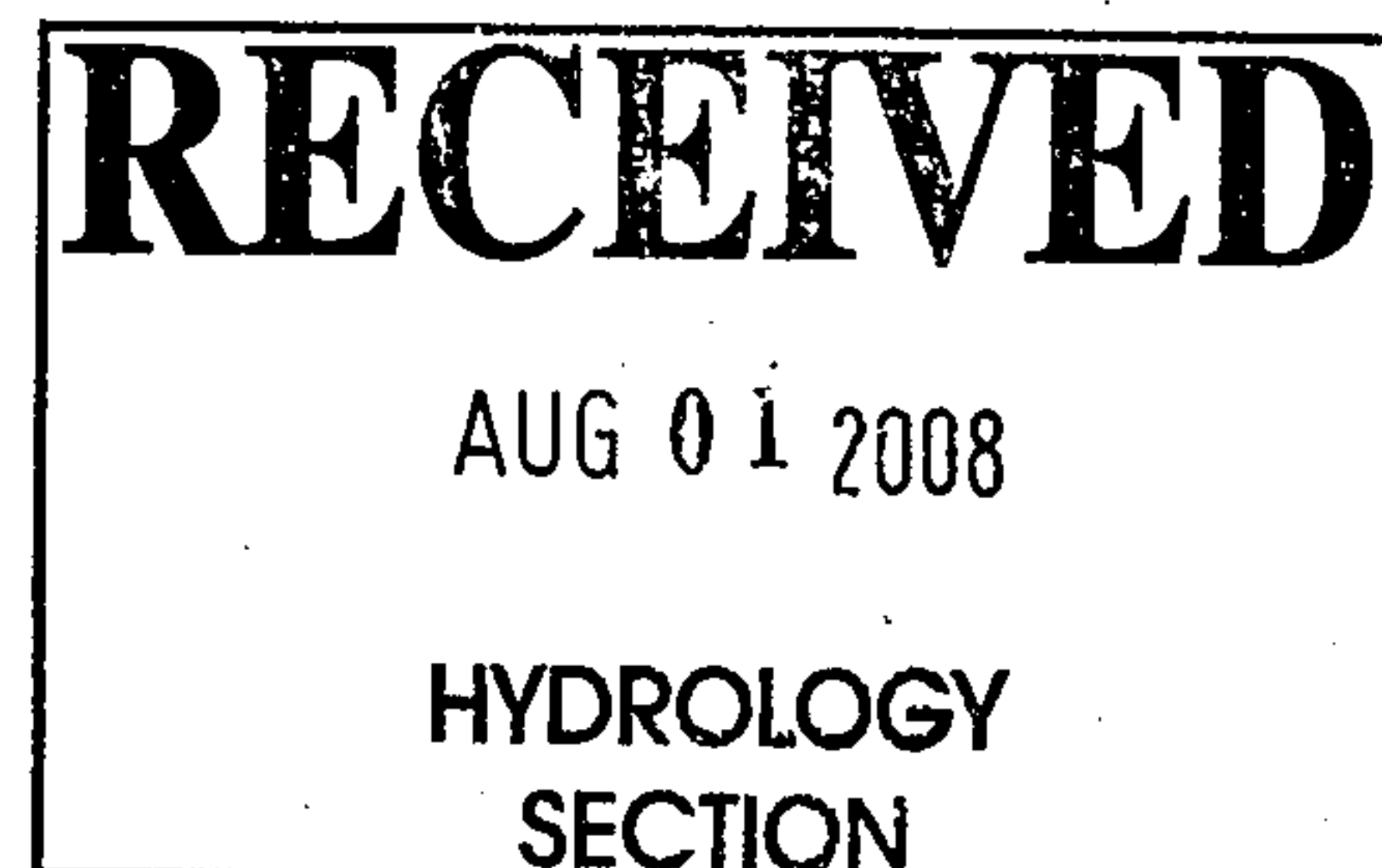
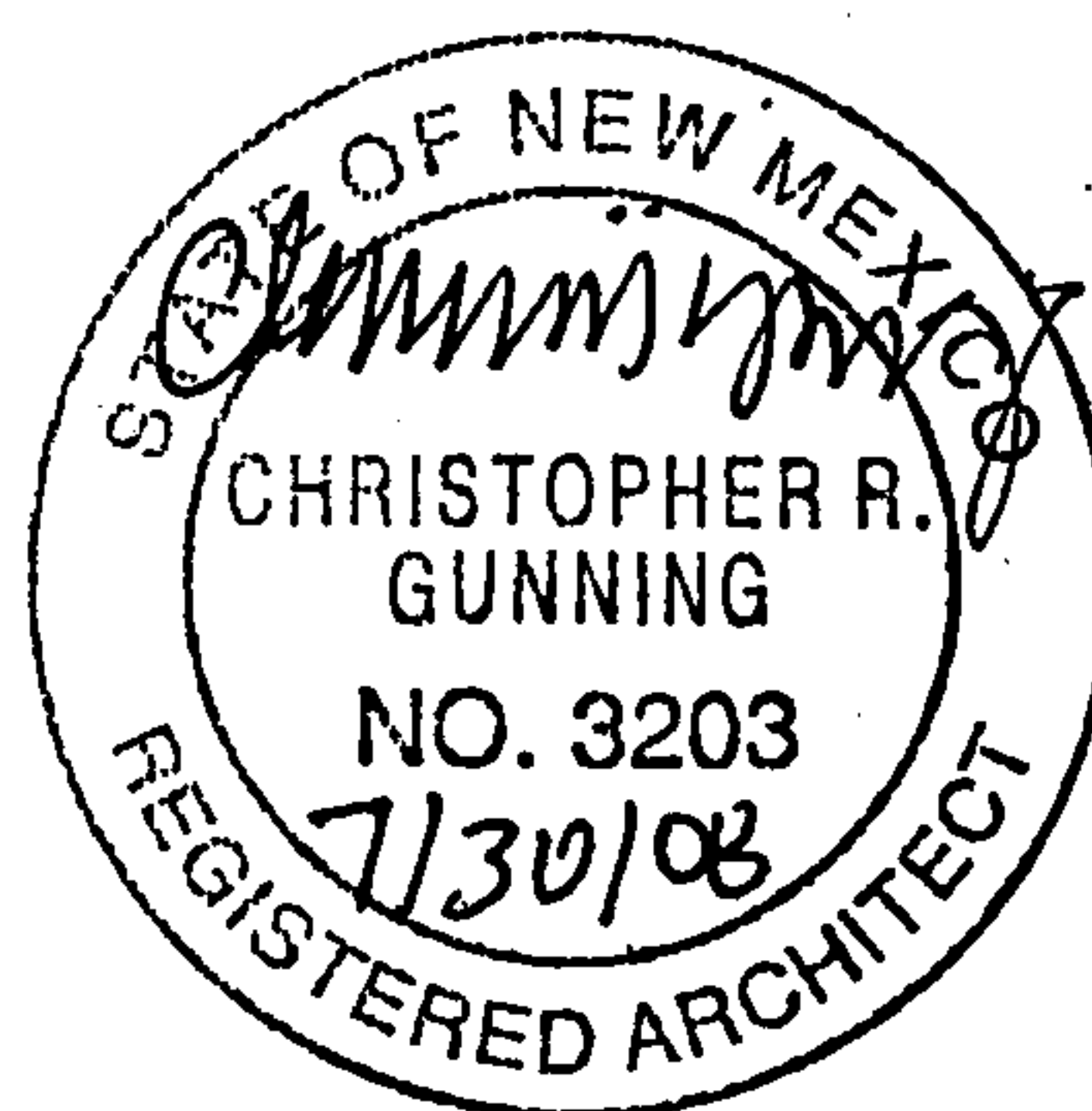
Very truly yours,

Dekker/Perich/Sabatini Ltd.



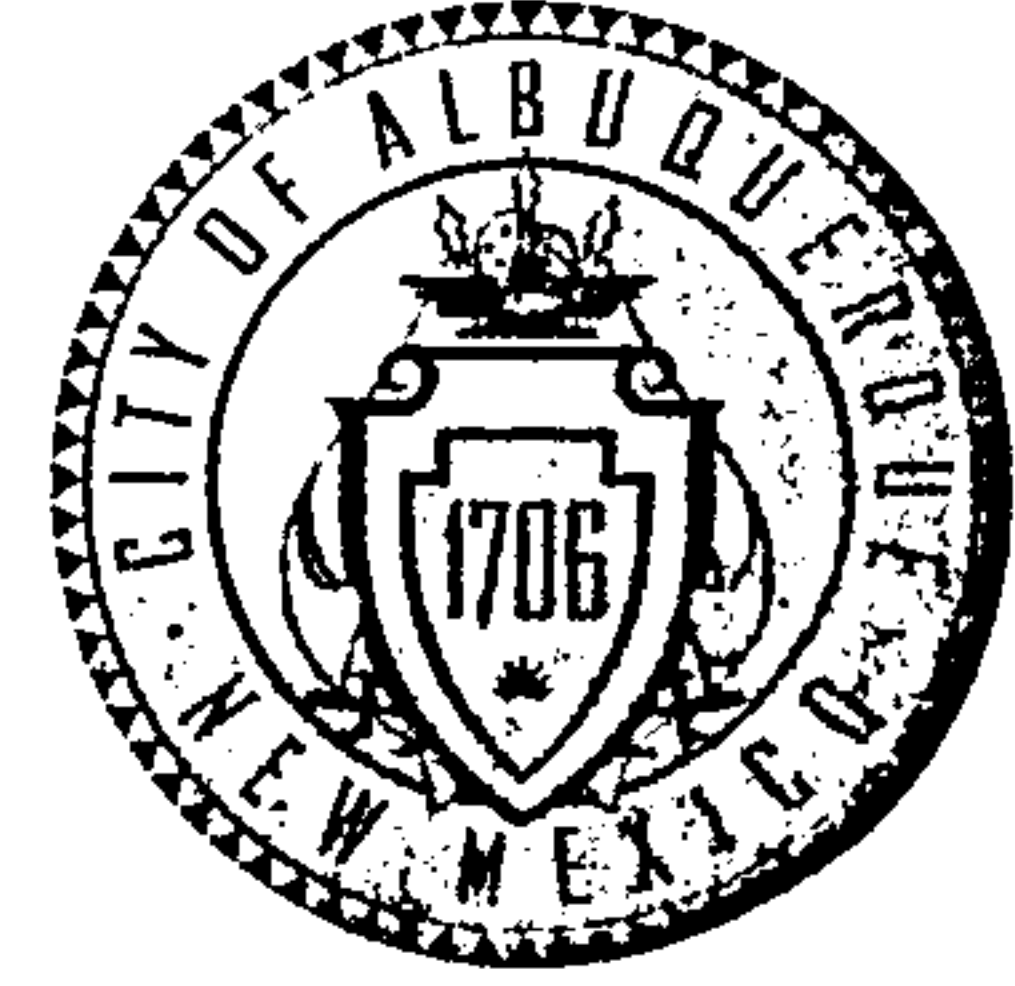
Christopher R. Gunning AIA
Principal

Cc: File



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

CITY OF ALBUQUERQUE



September 8, 2008

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE
Albuquerque, NM 87109

**Re: MDS Film Studio Bldg. 5, 5650 University Blvd. SE,
(R-16/DA3002)
Approval of Permanent Certificate of Occupancy (C.O.),
Engineer's Stamp Date 8/29/06
Certification dated 9/05/08**

Mr. Balaskovits:

PO Box 1293

Based upon the information provided in your submittal received 9/05/08, 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.

NM 87103

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk -- Katrina Sigala
file

R-16/DA3002

MdS Film Studio Bldg 5

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

3002/2A?

PROJECT TITLE: Albuquerque Studios - Building 5 ZONE MAP/DRG. FILE # R16/D2
 DRB#: _____ EPC#: 1004818-06EPC#00466 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 4-B, PLAT OF TRACTS 4-A, 4-B & 4-C MESA DEL SOL
 CITY ADDRESS: 5650 University Blvd. SE (BUILDING 5)

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Jeff Mulbery
 ADDRESS: 7500 Jefferson NE PHONE: (505)-823-1000
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: DPS CONTACT: Chris Gunning
 ADDRESS: 7601 Jefferson NE PHONE: (505)-761-9700
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Jaynes Corporation CONTACT: Gordon Birch
 ADDRESS: P.O Box 26841 PHONE: (505)-345-8591
 CITY, STATE: Albuquerque, NM ZIP CODE: 87125

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

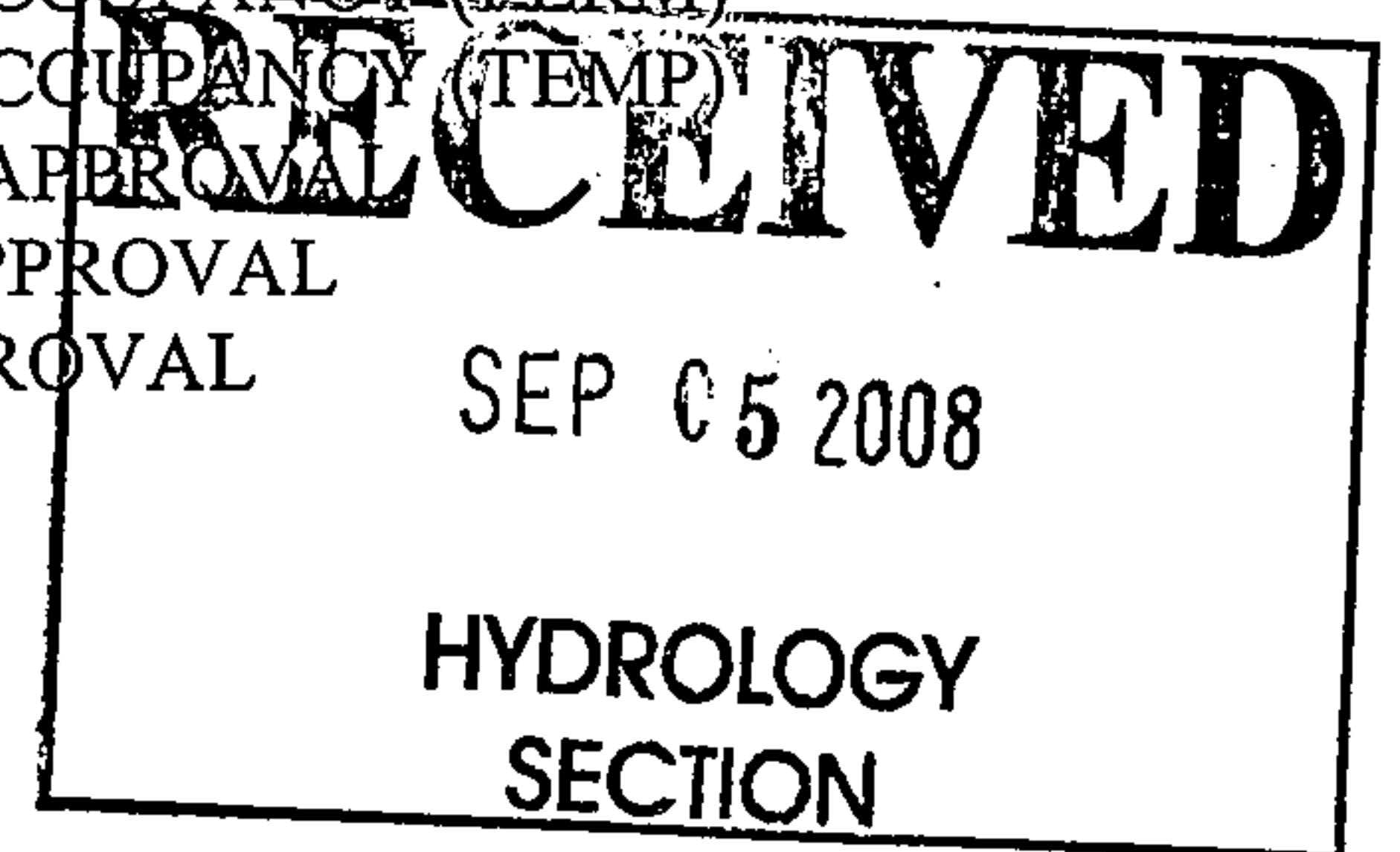
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

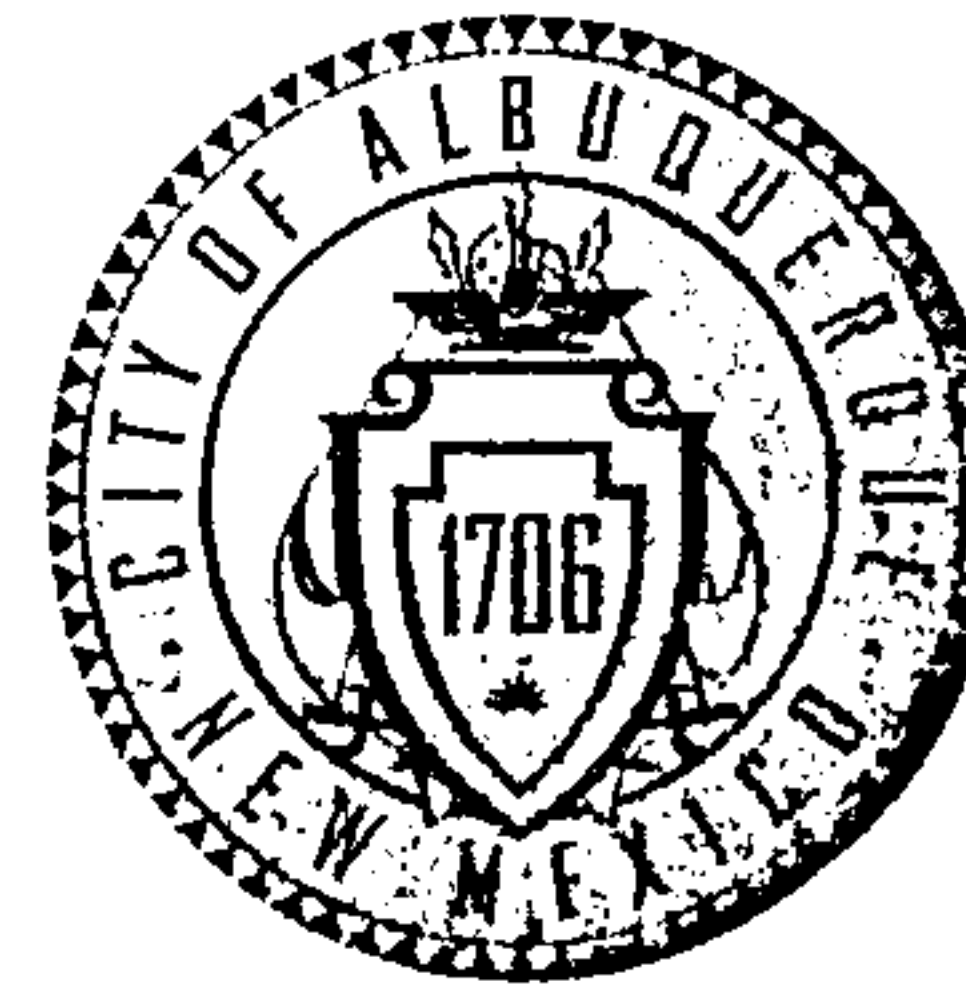
SUBMITTED BY: Mike Balaskovits/rm DATE: 9/5/08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



May 29, 2008

BLDG 1, 2, 3,
6

Mr. Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Albuquerque Studios
5650 University Blvd. SE, Building 1, 2, 3, & 6
Request of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/29/2006 (R-16/DA3002)
Certification dated 01/14/2008

PO Box 1293

Mr. Mulberry,

Albuquerque

Based upon the information provided on 2/28/2008, the above referenced certification can is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

NM 87103

Sincerely,

www.cabq.gov

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

C: CO—Clerk, Katrina Sigala
File

Hydrology

Sims, Timothy E.

From: Bingham, Brad L.
Sent: Wednesday, May 28, 2008 11:43 AM
To: 'Michael Balaskovits'
Cc: Sims, Timothy E.
Subject: RE: Albuquerque Studios at Mesa del Sol

suppose that since the covenant is no longer involving the Studio, it should not be requirement.

rom: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
ent: Tuesday, May 27, 2008 5:31 PM
o: Bingham, Brad L.
ubject: Albuquerque Studios at Mesa del Sol

i Brad, how was the long weekend? I finally got to start on my deck, but I think I might have over did it. The thing turned out a lot bigger than I anticipated.

had a quick question for you. The studios needs to get their permanent CO; however we still have yet to file the Drainage Covenant or the Employment Center because there is another land owner that needs to sign it (not the studios). Per the conversation we had with Richard Dourte, Kevin Curran and Karen Arfman we had agreed to not include the studios in that agreement. Does this make them exempt from needing the Drainage Covenant filed in order to get Permanent CO? Or since their outfall is within the Drainage covenant area they still need to have the Drainage Covenant filed to get CO.

et me know as soon as you get a chance, the studios is really looking to get the permanent CO for the buildings completed and if we don't have to wait for the Drainage Covenant, I'd like to submit this week. Thanks.

like Balaskovits, P.E.
Community Development and Planning

/29/2008

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

R-16/DA3002

PROJECT TITLE: Albuquerque Studios ZONE MAP/DRG. FILE # R16/D2
DRB#: _____ EPC#: 1004818-06EPC#00466 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 4-B, PLAT OF TRACTS 4-A, 4-B & 4-C MESA DEL SOL
CITY ADDRESS: 5650 University Blvd. SE (BUILDINGS 1,2,3 and 6)

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery
PHONE: (505)-823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: DPS
ADDRESS: 7601 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Will Gleason
PHONE: (505)-761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Jaynes Corporation
ADDRESS: P.O. Box 26841
CITY, STATE: Albuquerque, NM

CONTACT: Gordon Birch
PHONE: (505)-345-8591
ZIP CODE: 87125

TYPE OF SUBMITTAL:

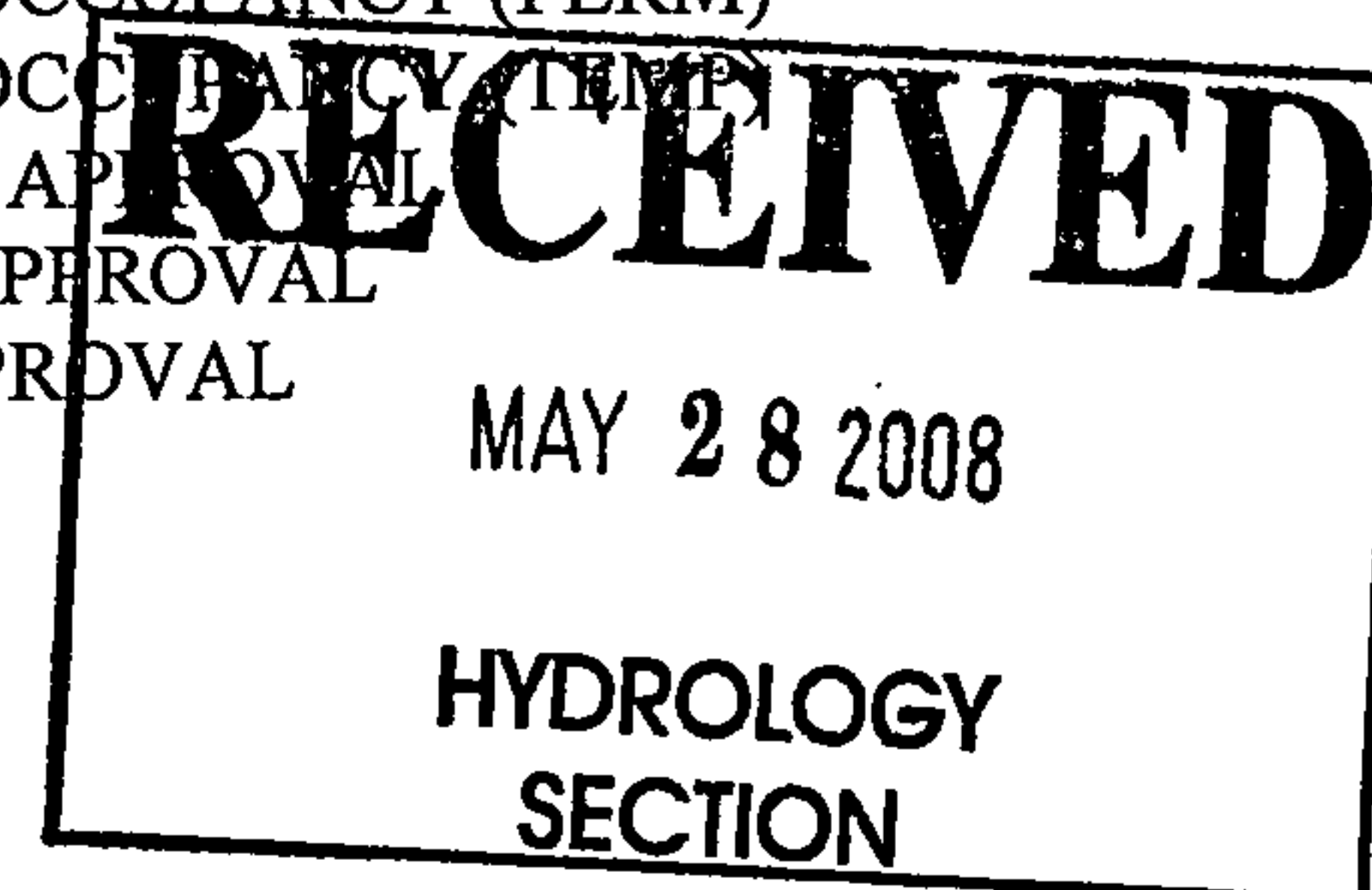
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Jeff Mulbery/mb DATE: 5/28/08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CLIENT/COURIER TRANSMITTAL

To: Tim Sims
City of Albuquerque
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: May 28, 2008

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 768-3982

Job No.: 060348 016 JRT

Job Name: Albuquerque Studios

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

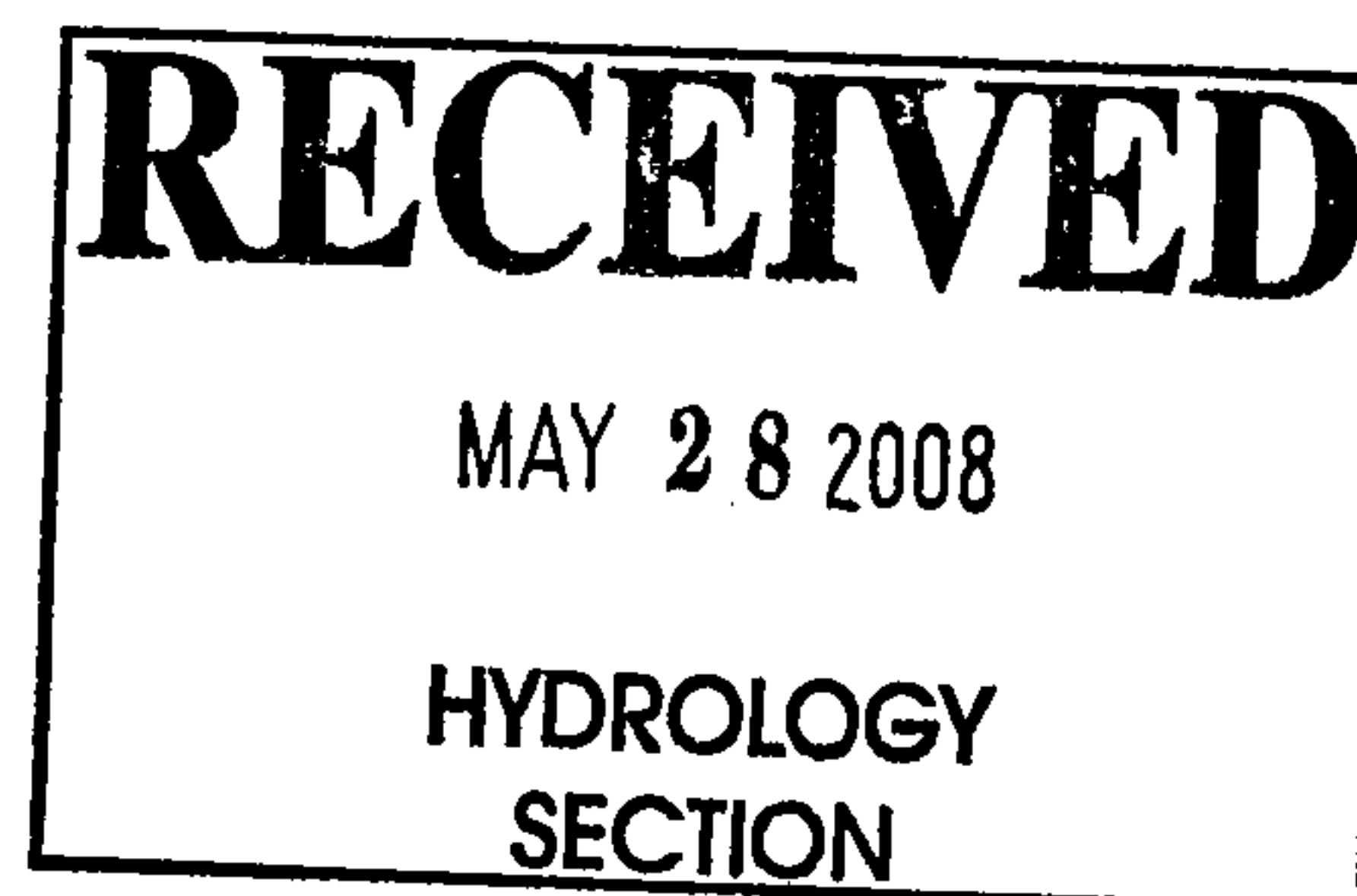
<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Culver Pond Drainage Certification sheets C101-C106 (Engineering Stamp Dated 8-29-06)

COMMENTS / INSTRUCTIONS

Tim,

I've attached copies of what we've submitted so far which actually did include the pond drainage certification (C105-C106). Hopefully this is all you need. Feel free to contact me with any questions or comments. The studios is looking to get their permanent CO quickly so as long as there are no problems would it be possible for you to fax me the letter before you send it in the mail. Thanks for you help.

-Mike



REC'D BY: Sandy Handley DATE: 05/28/08 TIME: 3:35

ENGINEERING ▲
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE



February 11, 2008

Mr. Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Albuquerque Studios
5650 University Blvd. SE, Building 1, 2, 3, & 6
Request of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/29/2006 (R-16/DA3002)
Certification dated 01/14/2008

P.O. Box 1293

Based upon the information provided on 1/15/2008, the above referenced certification can not be approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

A drainage covenant agreement is required prior to Permanent Certificate of Occupancy.

New Mexico 87103

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

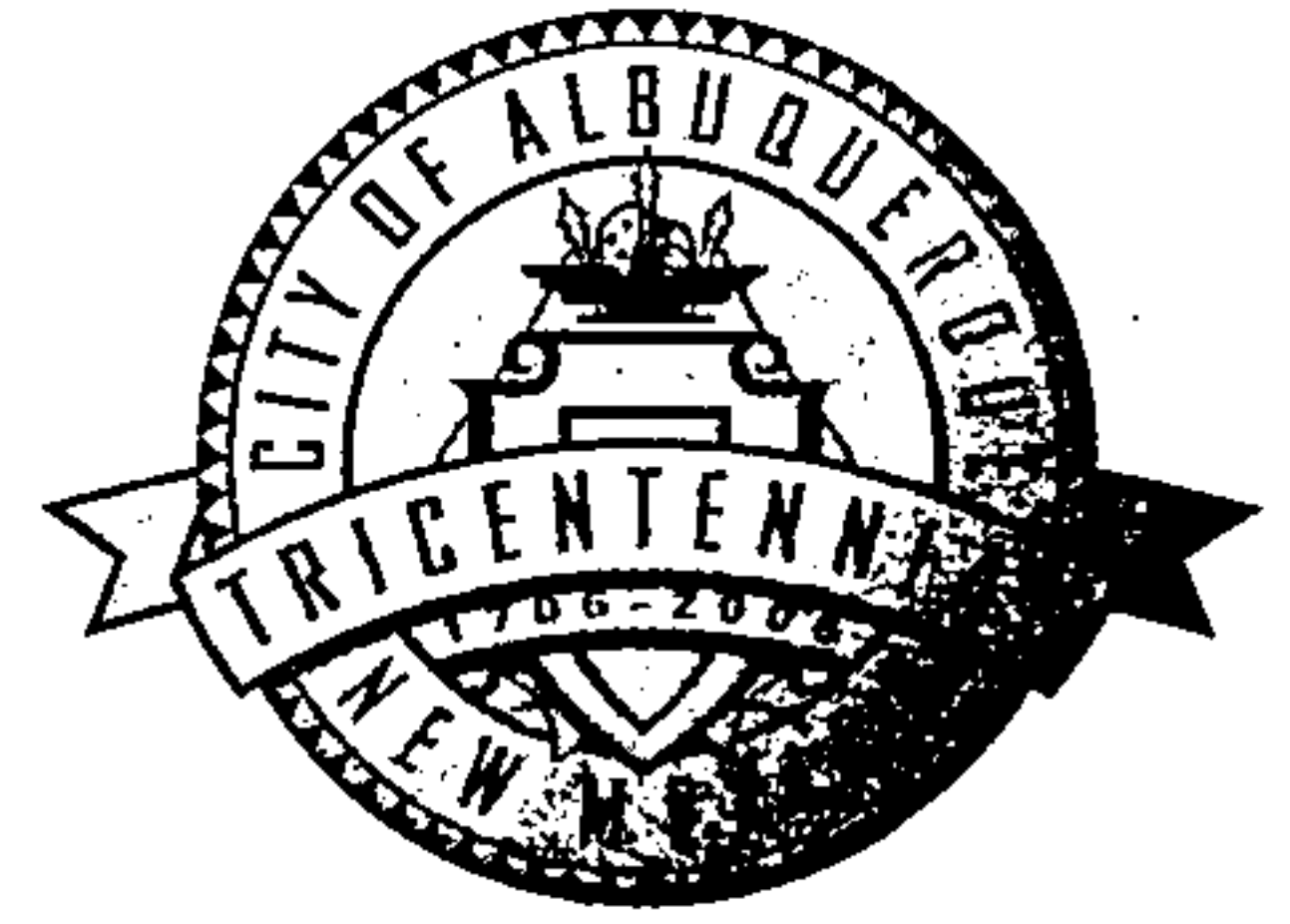
www.cabq.gov

Sincerely,

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

C: File

CITY OF ALBUQUERQUE



BLDG 5

June 12, 2008

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE
Albuquerque, NM 87109

**Re: MDS Film Studio Bldg. 5, 5650 University Blvd. SE,
(R-16/DA3002)**

**Approval of 90-Day Temporary Certificate of Occupancy (C.O.),
Engineer's Stamp Date 8/29/06**

Certification dated 6/11/08

Mr. Balaskovits:

P.O. Box 1293

Based upon the information provided in your submittal received 6/11/08, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Engineer Certification of project site, please resubmit an updated Certification for Permanent C.O.

New Mexico 87103

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

Sincerely,

www.cabq.gov

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk -- Katrina Sigala
file

Hydrology

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

2-161DA3002

PROJECT TITLE: Albuquerque Studios ZONE MAP/DRG. FILE # R46#B2
DRB#: _____ EPC#: 1004818-06EPC#00466 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 4-B, PLAT OF TRACTS 4-A, 4-B & 4-C MESA DEL SOL
CITY ADDRESS: 5650 University Blvd. SE (BUILDING 5)

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery
PHONE: (505)-823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: DPS
ADDRESS: 7601 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Will Gleason
PHONE: (505)-761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Jaynes Corporation
ADDRESS: P.O Box 26841
CITY, STATE: Albuquerque, NM

CONTACT: Gordon Birch
PHONE: (505)-345-8591
ZIP CODE: 87125

TYPE OF SUBMITTAL:

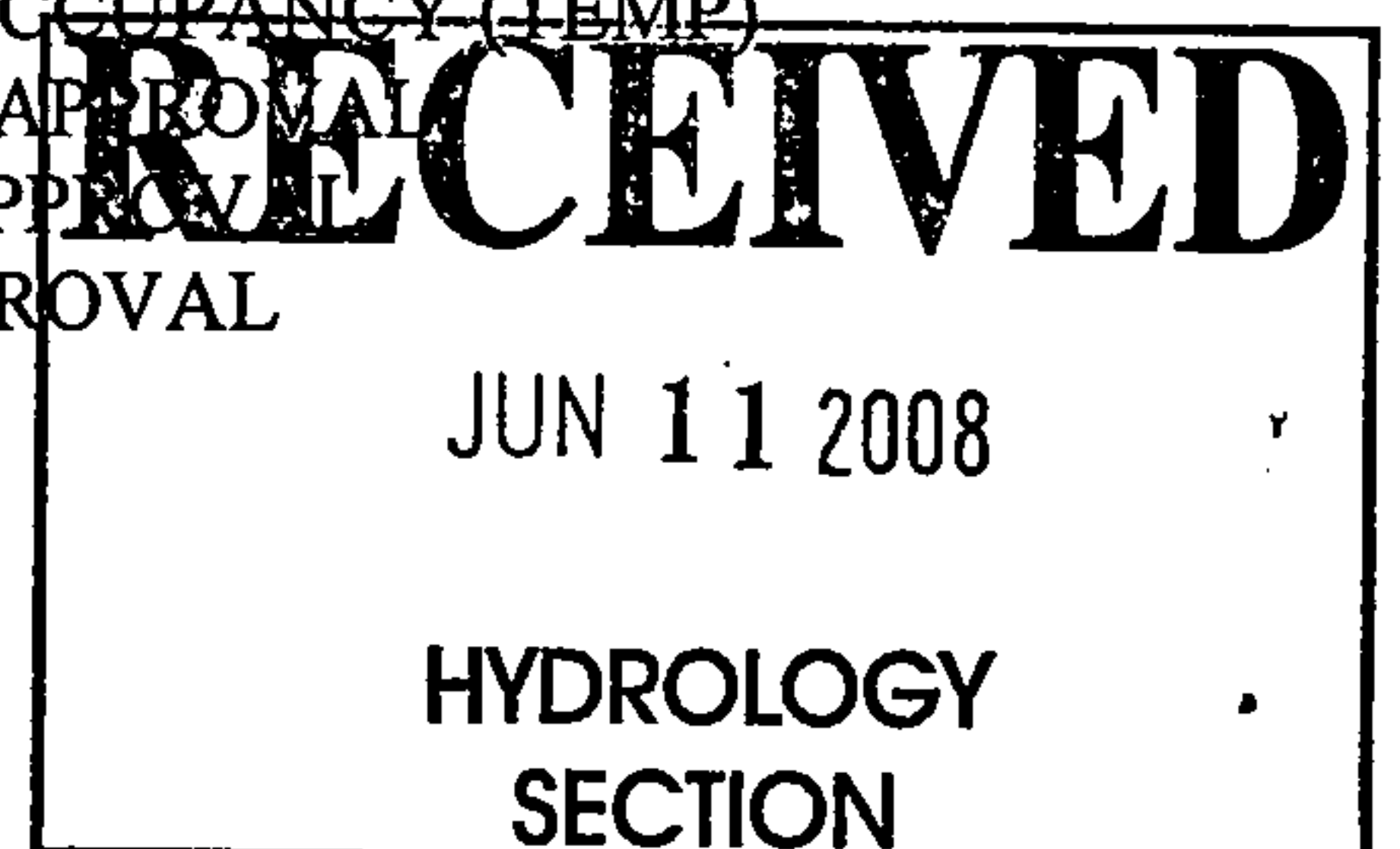
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Mike Balaskovits DATE: 6/11/08

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 20, 2007

Bldg 1, 2, 3,
6

Christopher Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Albuquerque Studio's Bldg 1, 2, 3 & 6, [R-16 / DA3002]
5650 University Blvd SE
Architect's Stamp Dated 12/18/07

Dear Mr. Gunning:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 19, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

Trans

DRAINAGE:) TRANSPORTATION INFORMATION. LET
(Rev. 12/05)

2-16/DA302

PROJECT TITLE: ALBUQUERQUE STUDIOS BUILDING 3 ZONE MAP/DRG. FILE # Q-16-Q-17
DRB#: 06DRB-0077 EPC#: 06EPC-0046 WORK ORDER#:

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 560 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BOWMAN HUSTON
ADDRESS: 7500 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: SEAN WILBERT
PHONE: 873-1000
ZIP CODE: 87109

OWNER: PACIFIC MESA STUDIOS, LLC
ADDRESS: 9336 W. WASHINGTON BLVD.
CITY, STATE: CULVER CITY, CA

CONTACT: JEREMY HARRINGTON
PHONE: (310) 702-3306
ZIP CODE: 90232

ARCHITECT: DAKOTA / PRANCH / SEBASTIANI
ADDRESS: 7100 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM 8

CONTACT: KEVIN KOEHLER
PHONE: 761-9700
ZIP CODE: 87105

SURVEYOR: SAME AS ENGINEER
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: JAYNES CORPORATION
ADDRESS: 2906 BENDWAY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GORDON BERCH
PHONE: 345-8591
ZIP CODE: 87125

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

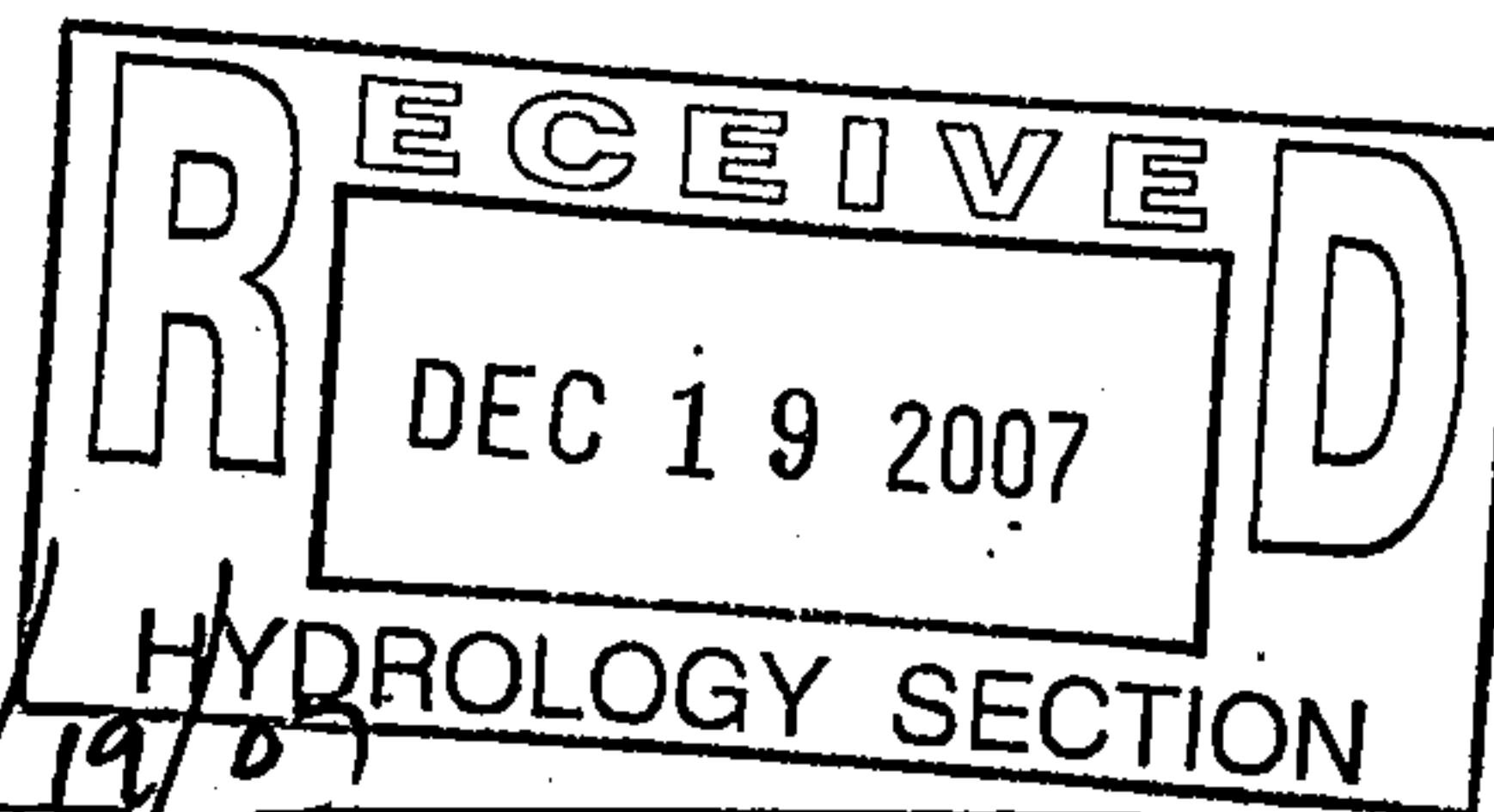
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KOEHLER

DATE: 12/19/07



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

December 18, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

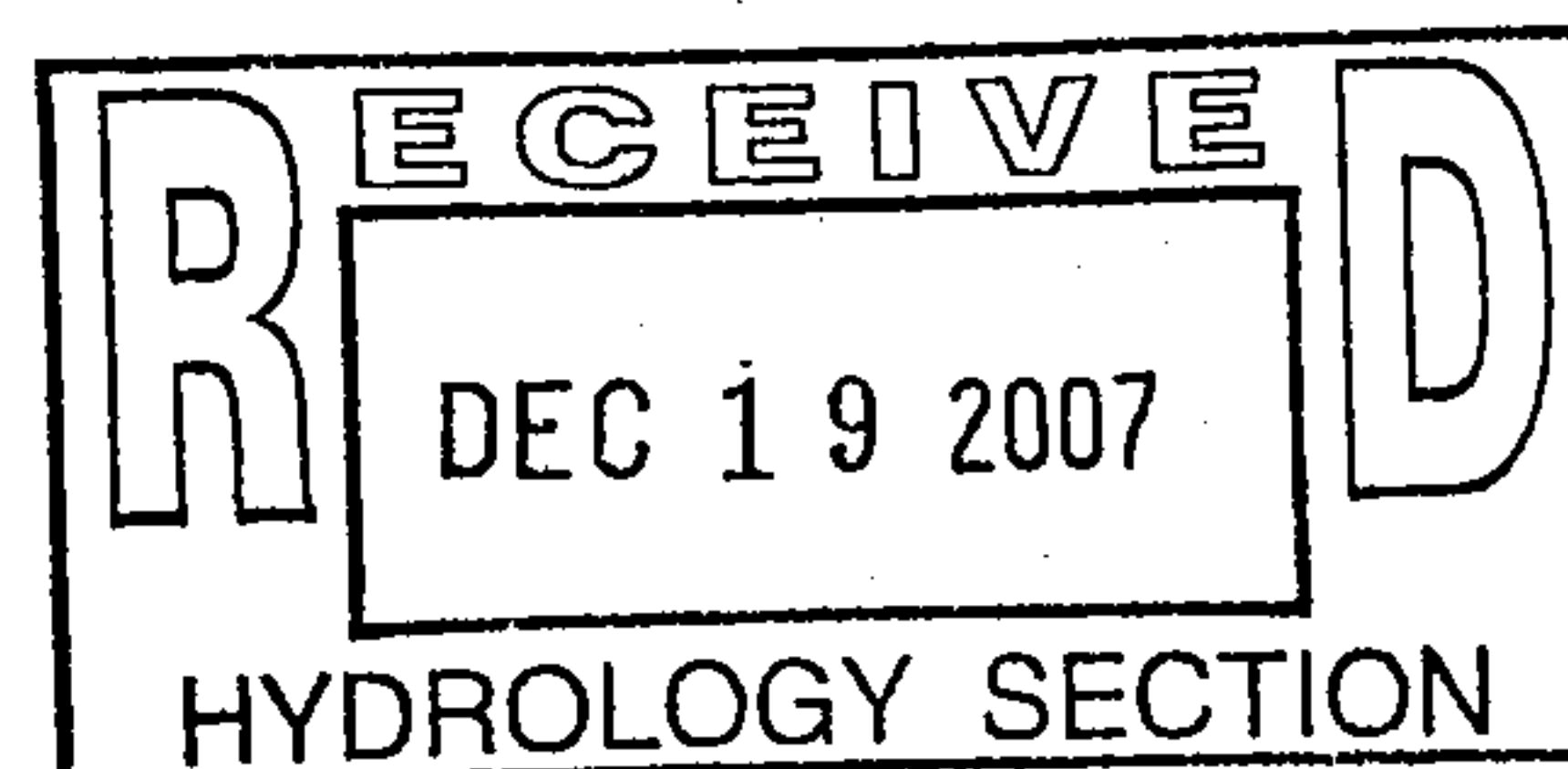
**Re: Final C.O. Albuquerque Studios
Building 1
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 1 only. Dekker/Perich/Sabatini visited the project site on December 6, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

This certification is submitted in support of a request for Final Certificate of Occupancy.



The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 1. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

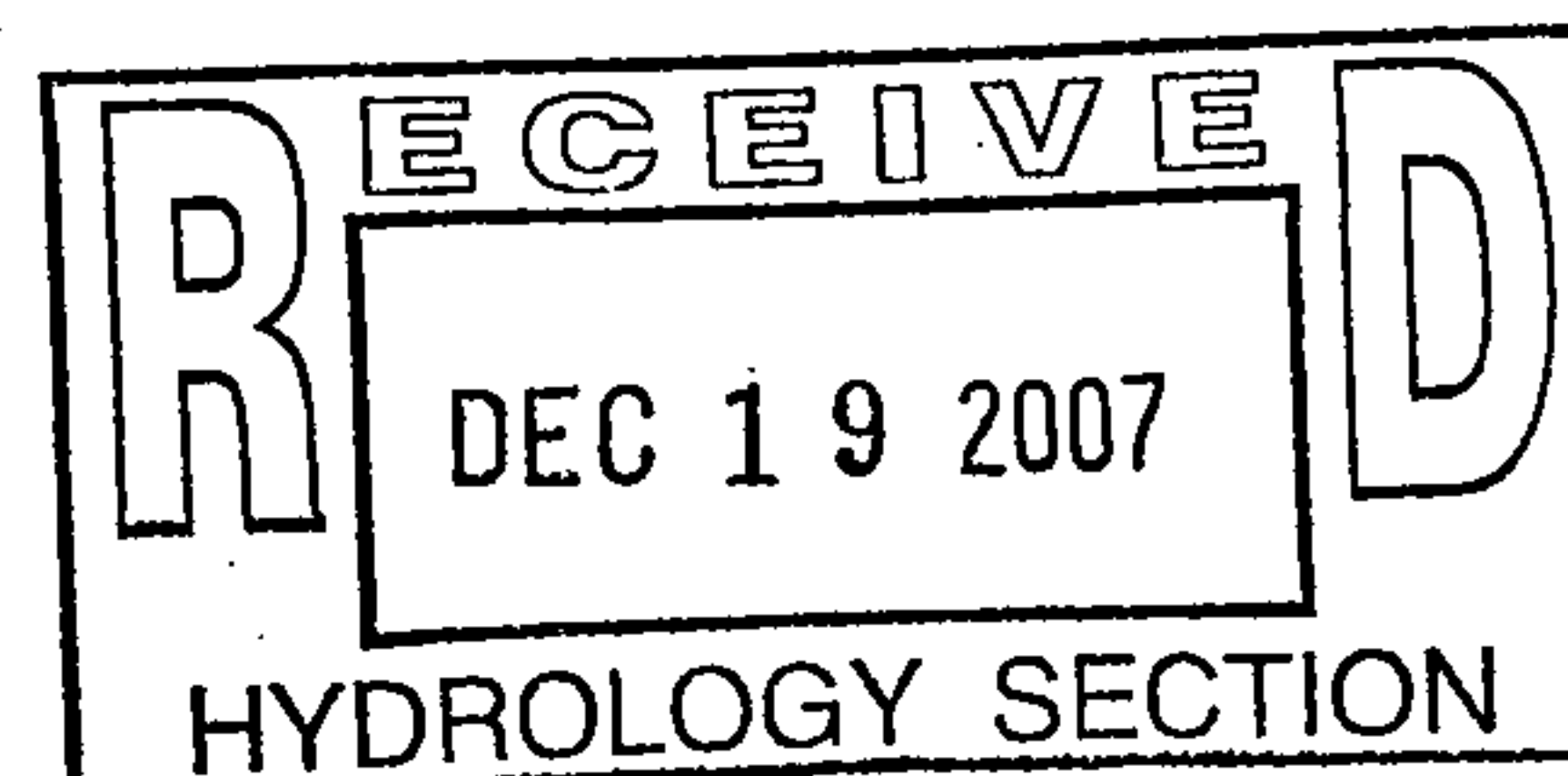
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



7601 Jefferson NE
Suite 100
Albuquerque, NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

December 18, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

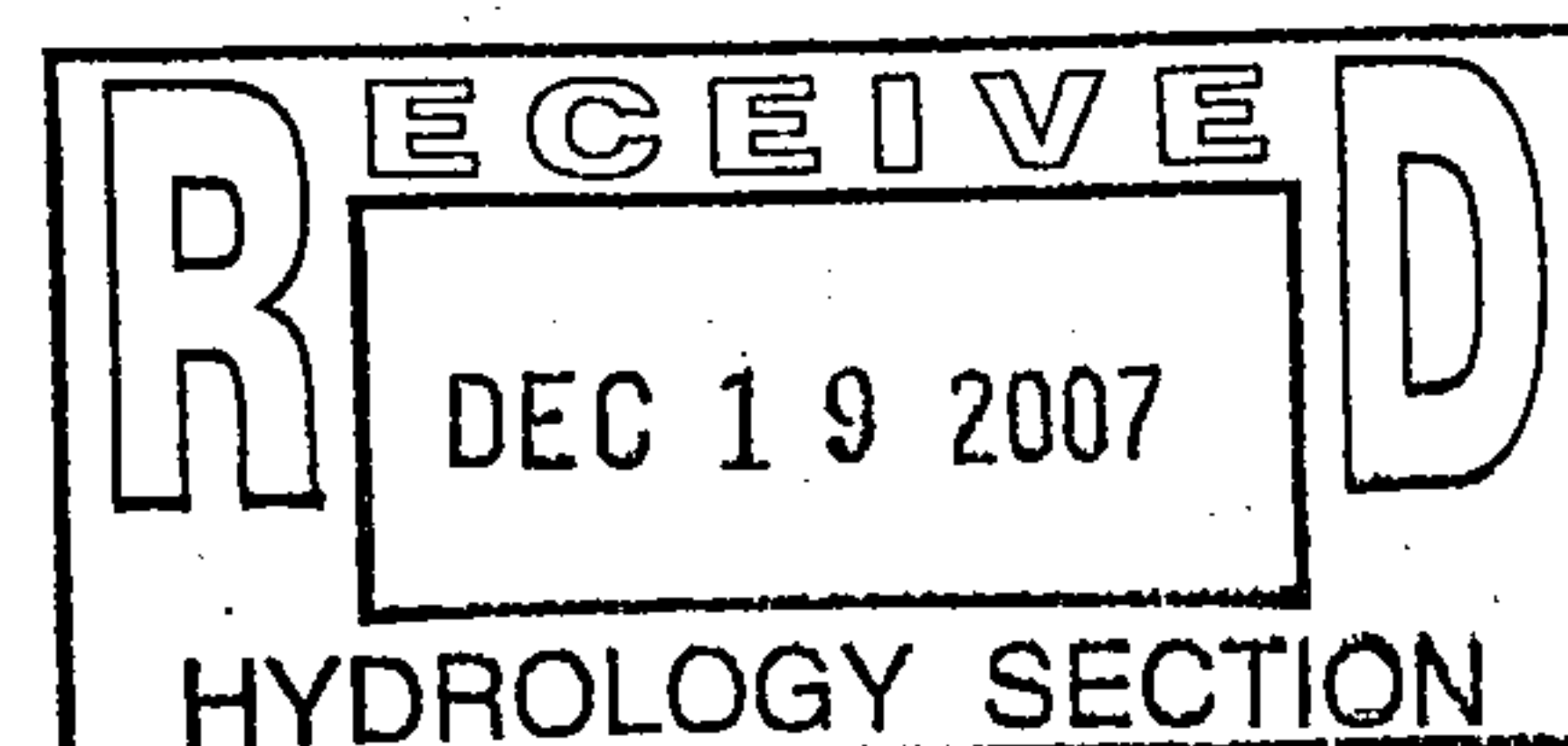
**Re: Final C.O. Albuquerque Studios
Building 2
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 2 only. Dekker/Perich/Sabatini visited the project site on December 6, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

This certification is submitted in support of a request for Final Certificate of Occupancy.



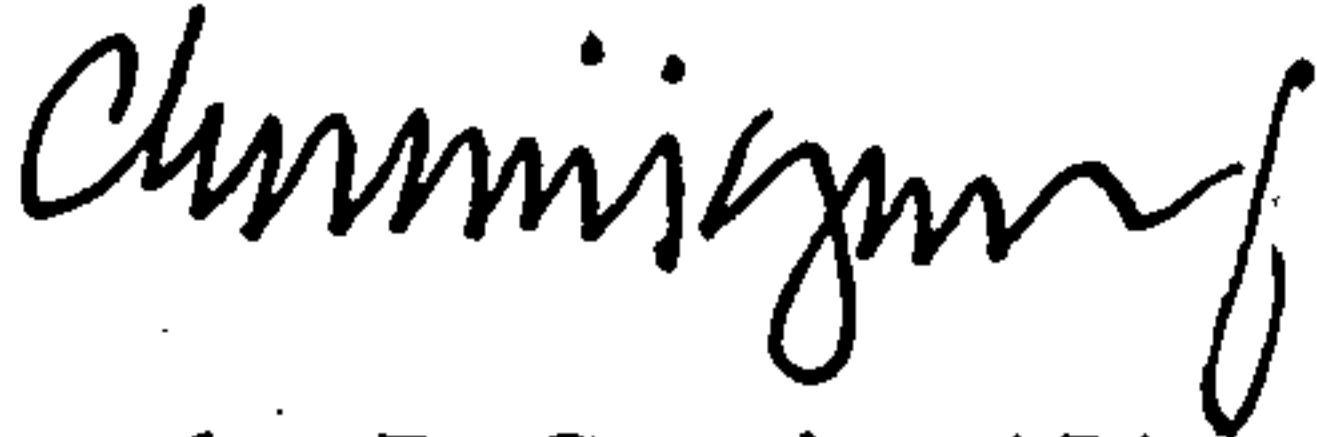
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 2. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



December 18, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

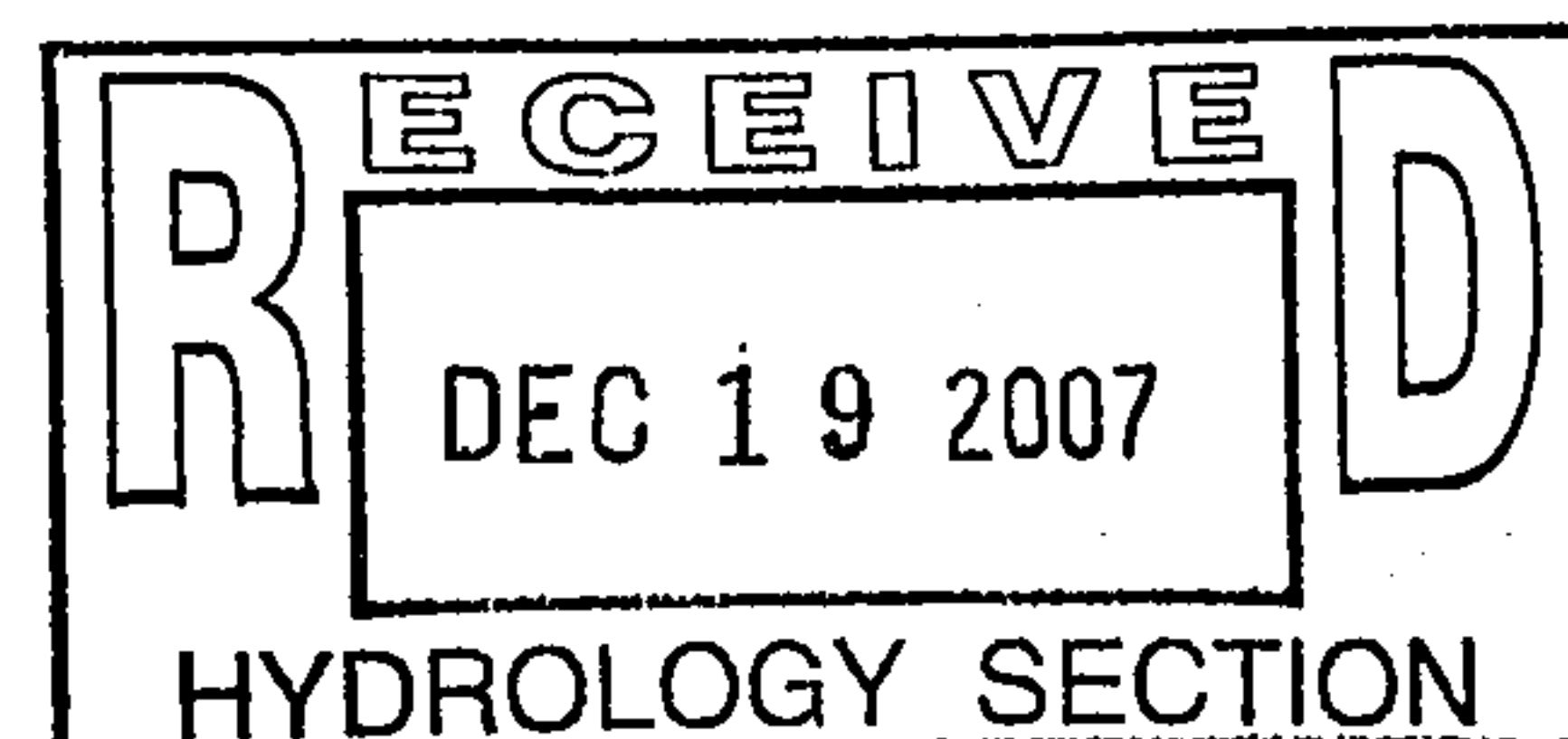
**Re: Final C.O. Albuquerque Studios
Building 3
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 3 only. Dekker/Perich/Sabatini visited the project site on December 6, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

This certification is submitted in support of a request for Final Certificate of Occupancy.

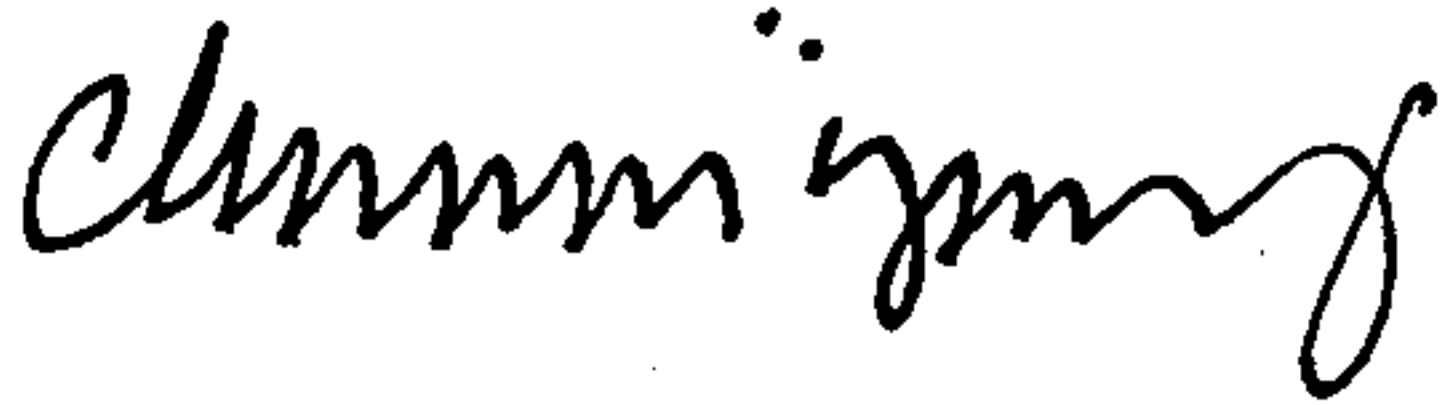


The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 3. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



December 18, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

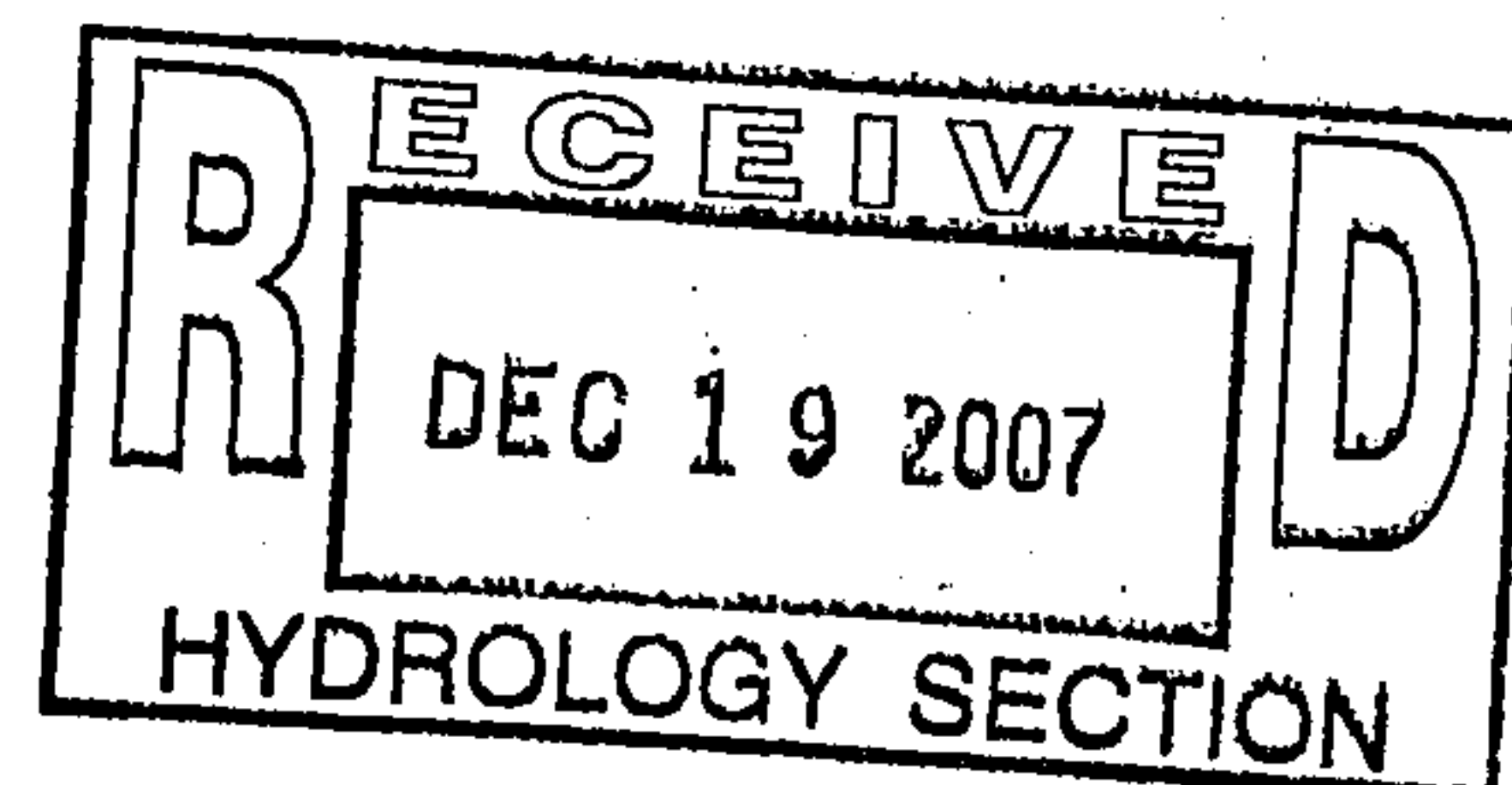
**Re: Final C.O. Albuquerque Studios
Building 6
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 17, 2007 Administrative Amendment, with the exception of the items listed below that shall be constructed at a later time. This request encompasses Building 6 only. Dekker/Perich/Sabatini visited the project site on December 6, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. Building 5 and Mixed Use Buildings 'A' and 'B' have not been constructed. Due to lack of construction funds these 3 buildings shall not be built at this present time. Because of this fact, the parking area which lines the Mixed Used Buildings on the studios side and several rows of parking to the west of building 5 have not been striped to support these buildings. When these buildings are finally constructed, the parking spaces used to support these buildings shall be striped.
2. Connector Road 'A' south of the Studios site is presently under construction. The refuse enclosure is located along this road so that Solid Waste can access the enclosure without entering the site. Due to the lengthy construction of the Connector Road, Solid Waste has granted a temporary C.O. for open face bins located to the north of building 2. Because of the construction of Connector Road 'A'; we are currently pursuing a final C.O. for the temporary refuse pick-up area in lieu of the enclosure area shown on the attached plan.
3. Some rows of parking spaces located to the north and east of Building 2 have not been striped due to storage containers being located in these areas. Once these containers are moved, the striping will be completed per the attached plan.

This certification is submitted in support of a request for Final Certificate of Occupancy.



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Building 6. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

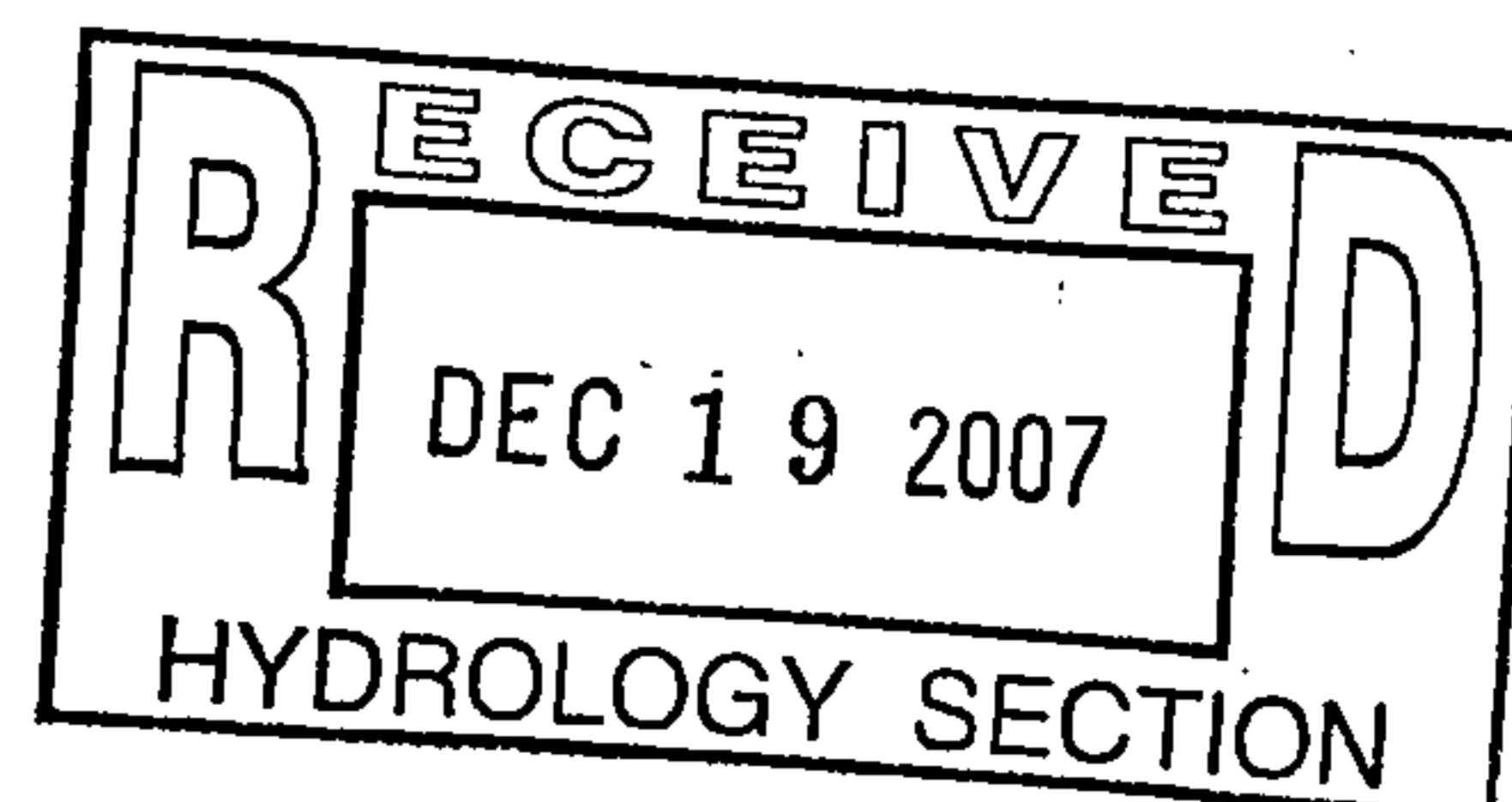
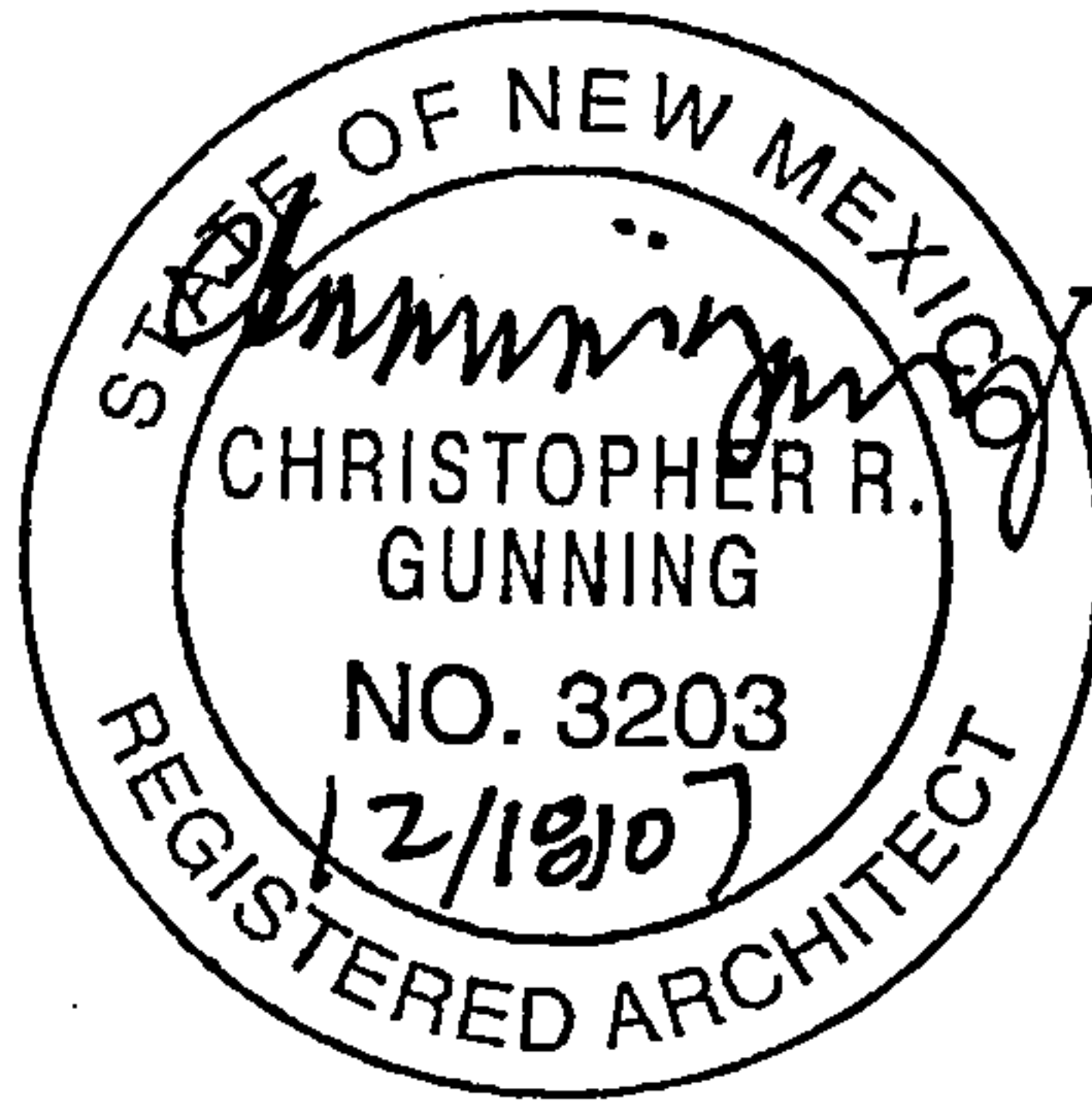
If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal

Cc: File



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org



Bldg 1, 2, 3,
6

December 14, 2007

Mr. Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

90 Day Extension of Temporary Certificate of Occupancy

Re: Albuquerque Studios

5650 University Blvd. SE, Building 1, 2, 3, & 6

Approval of 90 Day Extension Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 08/29/2006 (~~R-16/D002A~~)

Certification dated 04/13/2007

R-16/DA 3002

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided via e-mail on 12/14/2007, the above referenced certification is approved for a 90-day Extension of Temporary Certificate of Occupancy by Hydrology.

Upon final Engineer Certification of project site, please resubmit an updated Certification for Permanent C.O.

Also, the sidewalk culverts will need to be approved and accepted by Duane Schmitz (235-8016) prior to C.O.

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

Sincerely,

Timothy Sims

Plan Checker, Hydrology
Development and Building Services

C: CO Clerk-Katrina Sigala
File

Sims, Timothy E.

From: Michael Balaskovits [mbalaskovits@bhinc.com]
Sent: Thursday, December 13, 2007 3:29 PM
To: Sims, Timothy E.
Cc: Jeff Mulbery
Subject: FW: Albuquerque Studios Temporary Certificate of Occupancy extensions

Tim, I am writing this letter as a request to extend the temporary certificate of occupancy for buildings 1, 2, 3, & 6 at Albuquerque Studios in Mesa del Sol (COA Hydro File R16/D2A). These buildings are located at 5650 University Blvd SE. If you have any questions/comments. Don't hesitate to let me know. Thanks.

Mike Balaskovits, P.E.
Community Development and Planning

Bohannon ^ Huston

Courtyard One, 7500 Jefferson NE
Albuquerque, NM 87109-4335

Phone: (505) 823-1000 Fax: (505) 798-7988

R-16/DA300Z

* 90-DAY

12/13/2007

CITY OF ALBUQUERQUE



Bldg 1

April 17, 2007

Mr. Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Albuquerque Studios
5650 University Blvd. SE, Building 1
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/29/2006 (R-16/D002A)
Certification dated 04/13/2007

P.O. Box 1293

Based upon the information provided in your submittal received 04/17/2007, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Engineer Certification of project site, please resubmit an updated Certification for Permanent C.O.

New Mexico 87103

Also, the sidewalk culverts will need to be approved and accepted by Duane Schmitz (235-8016) prior to C.O.

www.cabq.gov

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

Sincerely,

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 20, 2007

Bldg 1

Christopher R. Gunning, Registered Architect,
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Mesa Del Sol Film Studio (Bldg 1), [R-16 / D2A]
5650 University Blvd SE
Architect's Stamp Dated 04/19/07

Dear Mr. Gunning:

Based on the information provided on your submittal dated April 20, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead—stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

Trans

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



February 13, 2007

Jeffrey L. Mulbery, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE- Courtyard 1
Albuquerque, NM 87109

**Re: Mesa Del Sol Film Studio Grading and Drainage Plan
Engineer's Stamp dated 8-29-06 (R16/D002A)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 2-9-07, the above referenced plan is approved as amended for Building Permit.

This is the plan to certify for release of Certificate of Occupancy.

Prior to Certificate of Occupancy release, the public drainage easement for the regional retention ponds and the covenant and agreement for maintenance of the regional retention ponds must be completed and Engineer Certification per the DPM checklist is required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

R-16/D2A

PROJECT TITLE: Albuquerque Studios ZONE MAP/DRG. FILE # R16/D2
DRB #: _____ EPC# 1004818-06EPC# 00466 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 4B, PLAT OF TRACTS 4-A, 4-B & 4-C MESA DEL SOL
CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Jeff Mulbery
ADDRESS: 7500 Jefferson NE -- Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: DPS CONTACT: Chris Gunning
ADDRESS: 6801 Jefferson PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN -
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER (UPDATED GRADING AND DRAINAGE SHEETS)

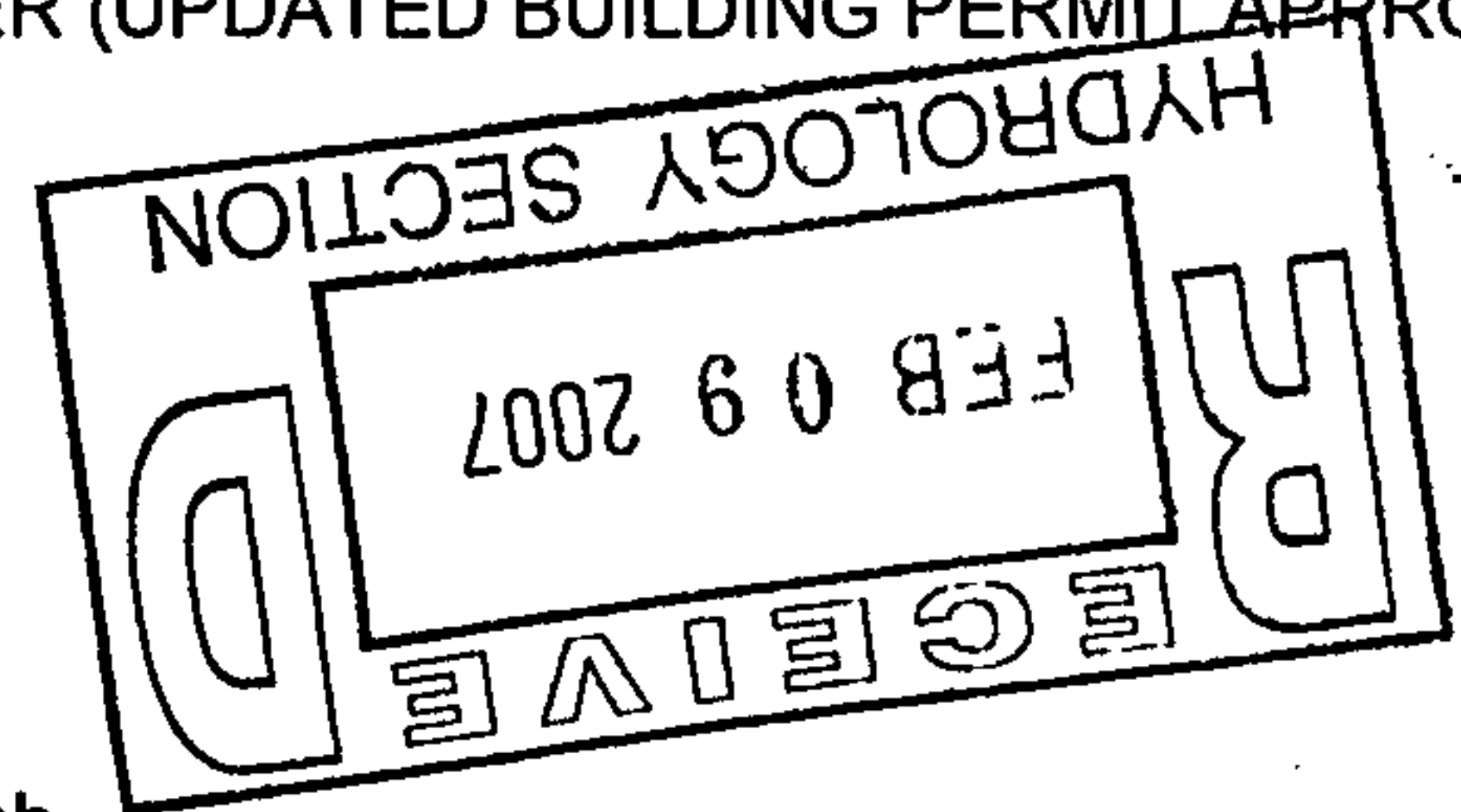
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ ROUGH GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (UPDATED BUILDING PERMIT APPROVAL)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 02/08/07 BY: Jeff Mulbery/mb



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 defines 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.

CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne
City of Albuquerque
600 2nd St. NW 2nd Floor
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: February 8, 2007

Time Due: ☒ This A.M.
☐ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3694

Job No.: 060348

Job Name: Albuquerque Studios

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

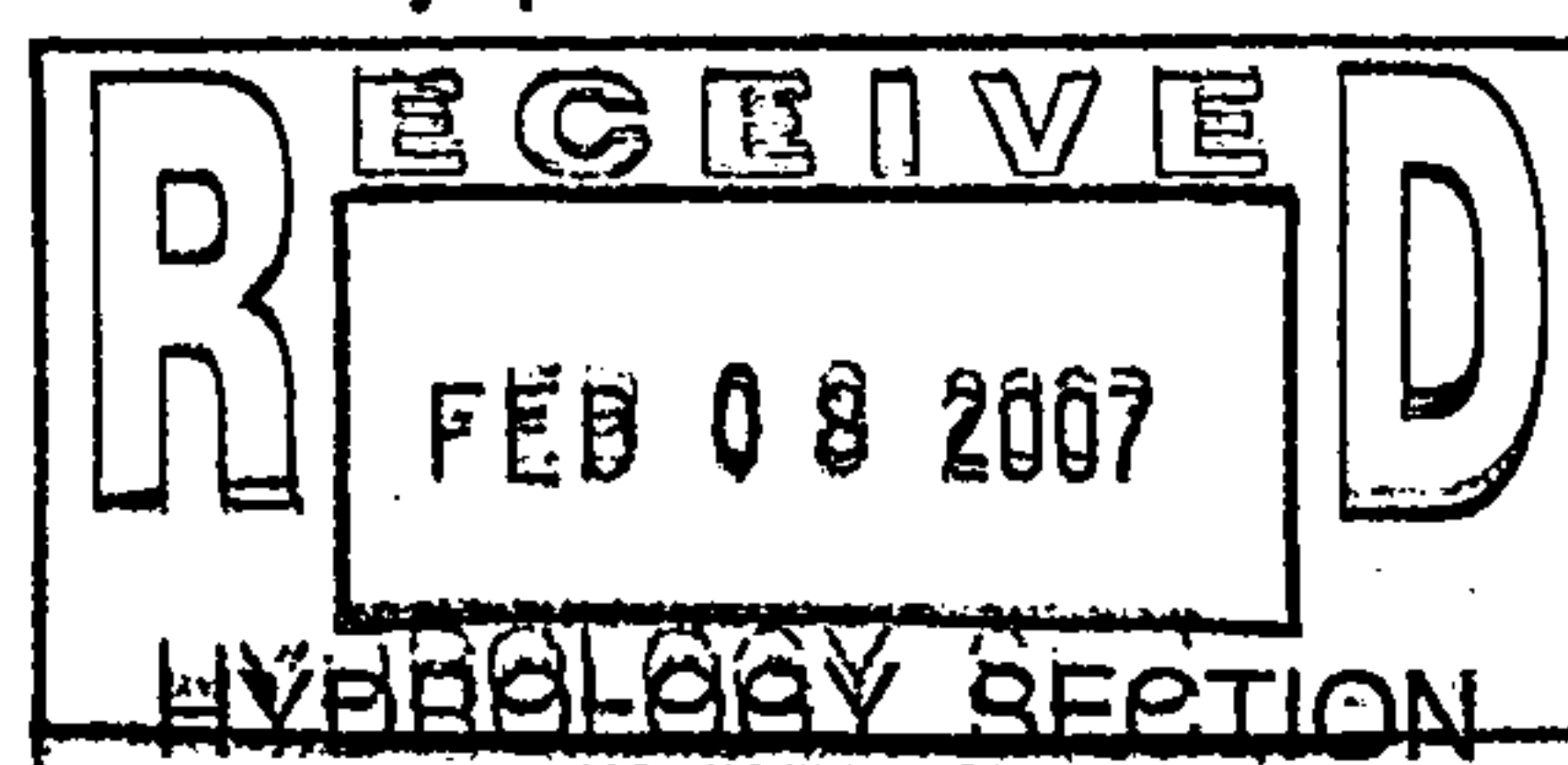
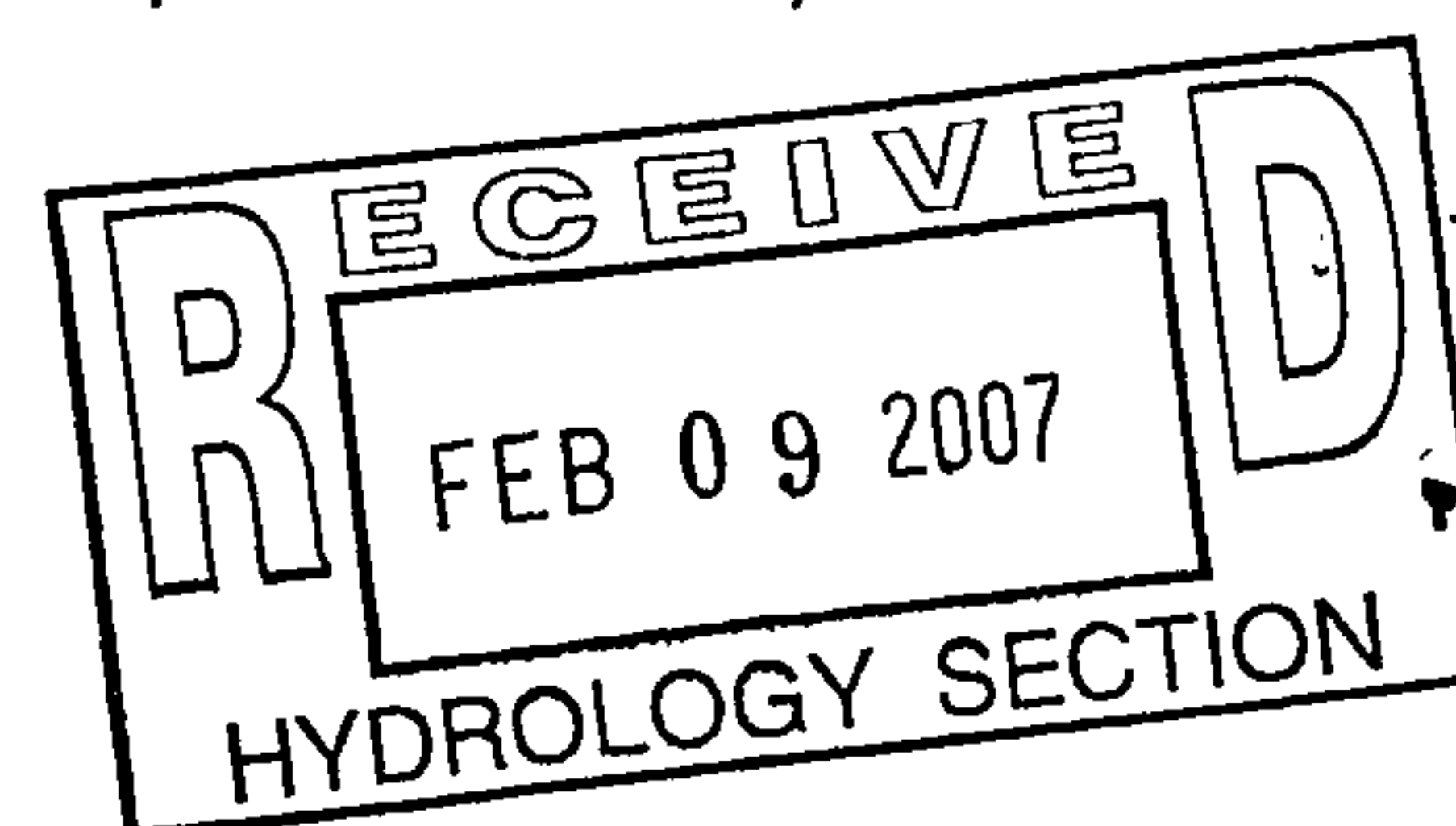
ITEM NO. QUANTITY DESCRIPTION

1	1 copy	Updated grading and drainage plan (Engineering Stamp Dated 8-29-06)
1	1	Drainage info sheet

COMMENTS / INSTRUCTIONS

Curtis,

Attached are the updated grading and drainage plan sheets for Albuquerque Studios. The land treatments have not changed and the concepts have remained the same from the 7-17-06 submittal. This plan is reissued in preparation for request of CO's. If you have any questions feel free to contact myself or Jeff Mulbery.



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲**SPATIAL DATA ▲****ADVANCED TECHNOLOGIES ▲**

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

Bldg 2

January 24, 2007

Christopher R. Gunning, Registered Architect,
Dekker/Perich/Sabatini
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Albuquerque Studios Bldg 2 (only), [R-16 / D2]
5650 University SE
Architect's Stamp Dated 01/23/07

Dear Mr. Gunning:

Based on the information provided on your submittal dated January 23, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding infrastructure construction and striping issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: ALBUQUERQUE STUDIOS ZONE MAP/DRG. FILE # RK6/D002
DRB#: 06JRB-00799 EPC#: 06EPL-00466 WORK ORDER#: 0-76-Q-78

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SITE PLAN FOR FULL LEGAL DESCRIPTION
CITY ADDRESS: 5650 UNIVERSITY BLVD. SE ALBUQUERQUE, NM 87106

ENGINEERING FIRM: BOWMAN HUSTON
ADDRESS: 7500 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF WILBERT
PHONE: 873-1000
ZIP CODE: 87109

OWNER: PACIFIC MESA STUDIOS LLC
ADDRESS: 9336 W. WASHINGTON BLVD.
CITY, STATE: CULVER CITY, CA.

CONTACT: JEREMY HARRINGTON
PHONE: (310) 202-3306
ZIP CODE: 90232

ARCHITECT: DAKEL / PERAZ / SEBASTINI
ADDRESS: 7601 JEFFERSON NE SUITE 100
CITY, STATE: ALBUQUERQUE, NM 8

CONTACT: KEVIN KOFER
PHONE: 761-9700
ZIP CODE: 87105

SURVEYOR: — SAME AS ENGINEER —
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: JAYNES CORPORATION
ADDRESS: 2906 BROADWAY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GORDON BERCH
PHONE: 345-8591
ZIP CODE: 87125

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

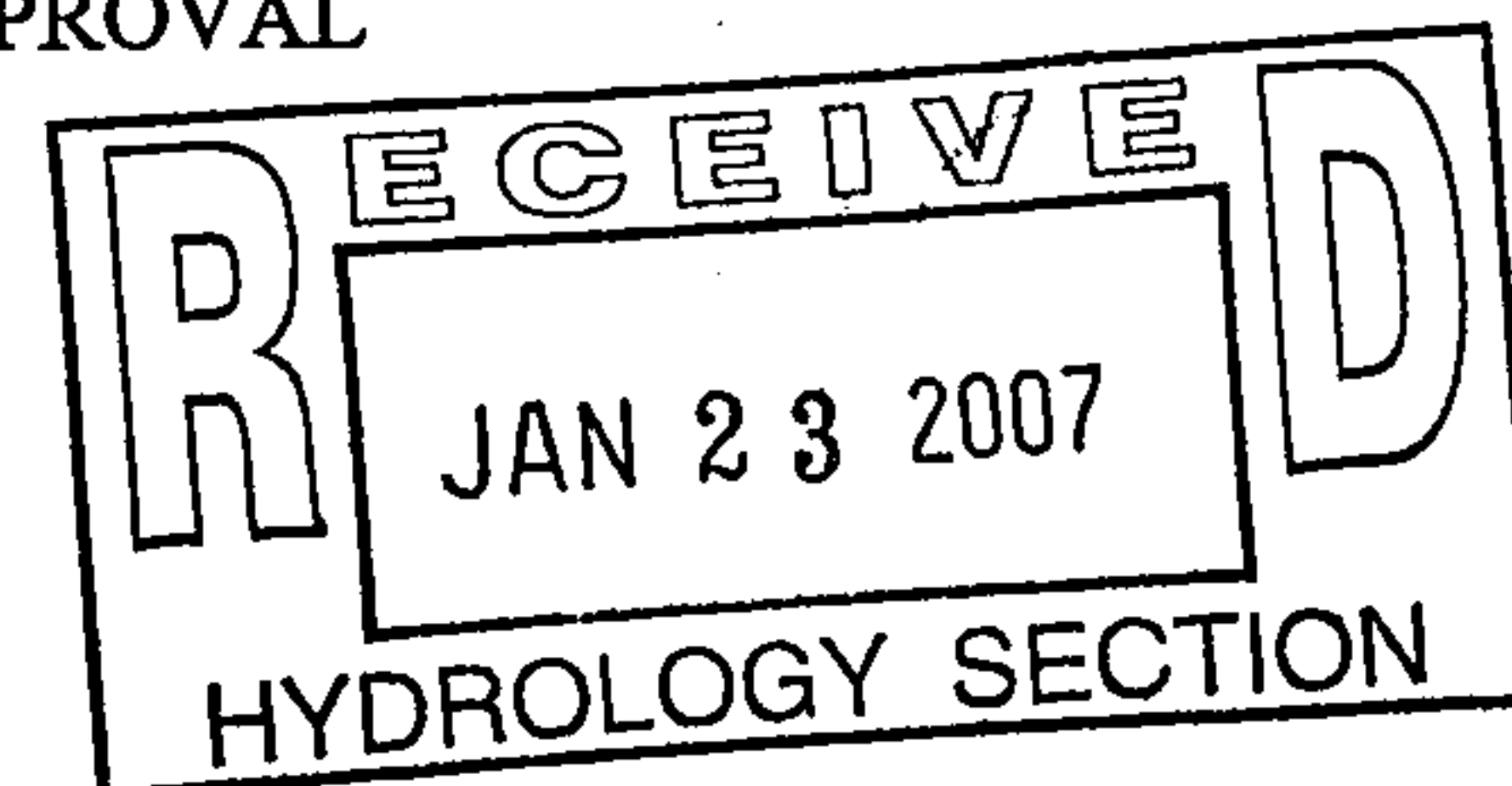
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: KEVIN KOFER DATE: 1-23-07



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

11/10,

1-23-07

I was out there last

week. Still HUGE

Construction site.

Hydrology gave 90 day

temp on Bldgs & air

3 only.

Curtis

January 23, 2007

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Temporary C.O. Albuquerque Studios
Building 2 and Building 3 (stage area only)
5650 University Blvd. SE Albuquerque, NM 87106**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved July 21, 2006 Administrative Amendment, with the exception of the items listed below. This request encompasses Building 2 and part of Building 3 (the stage portion of the building). The remaining buildings are under construction and scheduled for completion over the next several months. TCL approval letters will be issued for each building as it is completed. Dekker/Perich/Sabatini visited the project site on January 18, 2007 in order to verify what has been constructed in accordance with the attached site plan. The following is a list of items that are not complete:

1. The 2-story office portion of Building 3 is still under construction and shall not be finished for another week.
2. Buildings 1 and 6 are still under construction at different levels of completion.
3. Building 5 and both mixed use buildings are not being built at the present time and shall be constructed at a latter phase.
4. Parking lot striping has just begun on the northeast side of Building 2 and shall continue for possibly several weeks.
5. The entire area around Building 1 is not paved and shall not be until the building is at a further level of completion.
6. The curb work at both the northwest and southeast sides of the Building 2 was not constructed and was paved right up to the face of the building. All utility equipment located in these areas is currently having steel bollards installed.
7. The sidewalk in front of Building 3 was redesigned because the pavement was installed 2 inches too high for a portion of the walkway at the main entry. To accommodate the change, the sidewalk ramps down at the accessible parking area extends past the entrance island, and then ramps up again about 13 ft. past the entrance. Pre-cast parking bumpers will be provided as wheel stops at the parking spaces that are flush with the sidewalk.
8. Parking end caps along the front and side of Building 3 are currently being formed.
9. The concrete sidewalk and curb was extended too far on the southeast side of Building 3 and shall be corrected to show the proper parking layout shown in the attached AA.
10. The parking lot and refuse enclosure along Connector Road 'A' has not been constructed. This area will be built when Connector Road 'A' is built.
11. The entry to the Studios along University Blvd. has not been built. The extension of University Blvd. is currently underway and the entry shall be constructed when the extension is at a further level of completion.
12. A temporary 6" asphalt curb runs along the parking area at the northeast side of the site adjacent to Building 2.

■■■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

13. Temporary access to the site is at the northwest side entrance. A temporary guardhouse is located there with chain link gates. A 2-way gravel road leads up to this entrance that originates at the north side of the current Advent building.
14. The site is totally enclosed within a temporary 6'-0" high chain link security fence along the perimeter. The portions of the site associated with Buildings 2 and 3 are separated from the remainder of the site with a temporary 6' chain link fence.
15. A portion of the site on the northeast side of Building 6 is not paved at this time, but shall be as that building is completed.

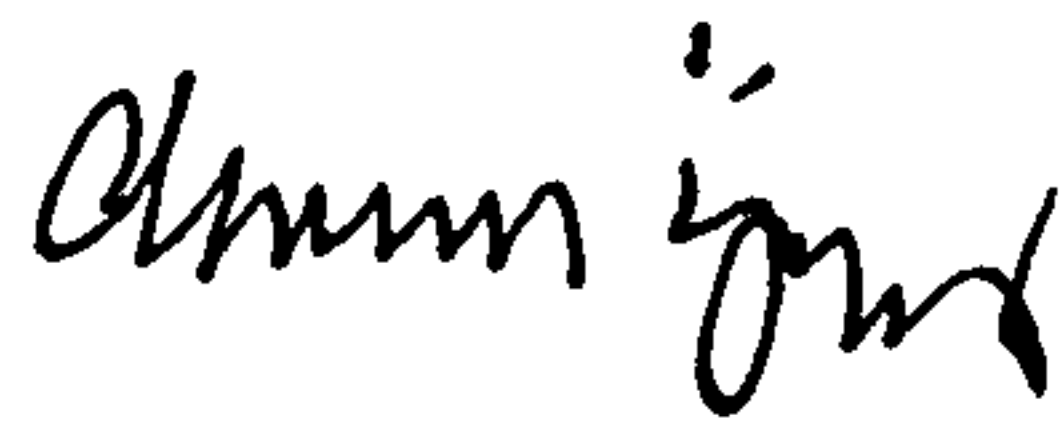
This certification is submitted in support of a request for Temporary Certificate of Occupancy.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to Buildings 2 and a portion of Building 3. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal

Cc: File



CITY OF ALBUQUERQUE



January 16, 2007

Mr. Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Albuquerque Studios .
5650 University Blvd. SE, Buildings 2 and 3
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 07/17/2006 (R-16/D2)
Certification dated 01/15/2007

P.O. Box 1293

Based upon the information provided in your submittal received 01/16/2007, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Engineer Certification of project site, please resubmit an updated Certification for Permanent C.O.

New Mexico 87103

Also, the public drainage easement for the regional retention ponds and the covenant and agreement for maintenance of the regional retention ponds is required for Permanent CO.

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



July 24, 2006

Jeffrey L. Mulbery, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE- Courtyard 1
Albuquerque, NM 87109

Re: Mesa Del Sol Film Studio Grading and Drainage Plan
Engineer's Stamp dated 7-17-06 (R16/D2)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 7-21-06, the above referenced plan is approved for Foundation Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

Prior to Certificate of Occupancy release, the public drainage easement for the regional retention ponds and the covenant and agreement for maintenance of the regional retention ponds must be completed and Engineer Certification per the DPM checklist is required.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,


Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept.
Development and Building Services

Bus

C: file
Charles Caruso, DMD

CITY OF ALBUQUERQUE



July 3, 2006

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: Mesa Del Sol Film Studio Grading and Drainage Plan
Engineer's Stamp dated 6-9-06 (R16/D2)

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 6-8-06, the above referenced plan is approved for Site Development Plan for Building Permit Approval and Rough Grading Permit:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

When submitting for Building Permit please include the following:

- Provide calculations for the regional retention pond.
- Provide calculations and contours/elevations for the temporary detention ponds.
- Provide details for the earthen diversion swale from Basins A and B.
- Build notes for all storm drain infrastructure.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

BUB

C: file
Charles Caruso, DMD