

✓

AGREEMENT AND COVENANT

B9/00036

3-22-99
596181

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and Las Ventanas Limited Partnership, ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at Ventana Ranch, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information) Tract 25-B, Ventana Ranch, as described on the Bulk Land Plat for Tract 25-A, 25-B, 26-B-1-A and X-1-A Ventana Ranch, filed in the office of the Bernalillo County Clerk on September 6, 1998 in Book 98-C, Folio 281.

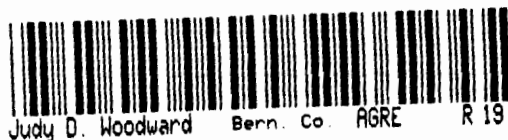
The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as: Temporary Drainage, Public Utility and Trail Easement granted to the City of Albuquerque by plat filed September 16, 1998, Book 98-C, Page 281. Bernalillo County Clerks Office, N.M.

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so): an earthen drainage channel

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.



3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan B9/D3G on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

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

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.



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

10. Notice. For purposes of giving formal written notice to the User, User's address is: Las Ventanas Limited Partnership
10 Tramway Loop NE
Albuquerque NM 87122

Notice may be given to the User 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 User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

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

14. Entire Agreement. This Agreement 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.



1999041222
5201191
Page: 4 of 7
03/26/1999 10:39A
Bk-9905 Pg-1096

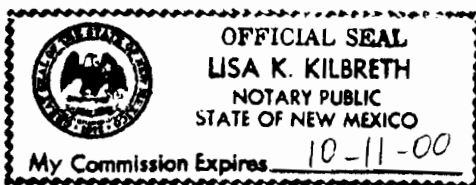
USER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

19 99 This instrument was acknowledged before me on January 28,
by Robert M. Murphy, President, Sandia Properties, on behalf of Las
Ventanas Limited Partnership

Notary Public

My Commission Expires:



FUTURE
TRACT 28
TRACT X-1-A

PROPOSED TEMPORARY
EARTHEN CHANNEL and
Temporary Drainage and
Fiberline Utility Easement
granted to City of Albuquerque
by Plat filed September 16, 1998,
Book 98-10, Page 281

FUTURE UNIVERSE BLVD.

EXCEPT FROM SHT. 5B OF 22
CITY PROJECT 5961 B1
VENTANA Ranch, TRACT 25
BRADFORD HILLS SUBDIVISION
DRAINAGE FILE B9/D39

PROPOSED
TEMPORARY
RETAINING POND

OUTFALL TO
LAS VENTANAS
DAM



Judy D. Woodward

Bern. Co.

AGRE

R 19.00

1999041222

5261181

Page: 7 of 7

03/26/1999 10:39P

Bk-9905 Pg-1096

TRACT

EXHIBIT "A"

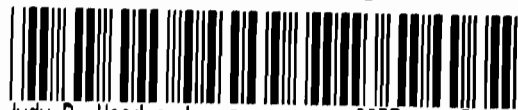
FLOW DRAINS TO
EXISTING LOW POINT

TRACT 25A

TRACT 26A-1

LAS VENTANAS

EXISTING SD INLETS
SEE TRACT 27
DRAINAGE REPORT



Judy D. Woodward Bern. Co. AGRE R 19.00

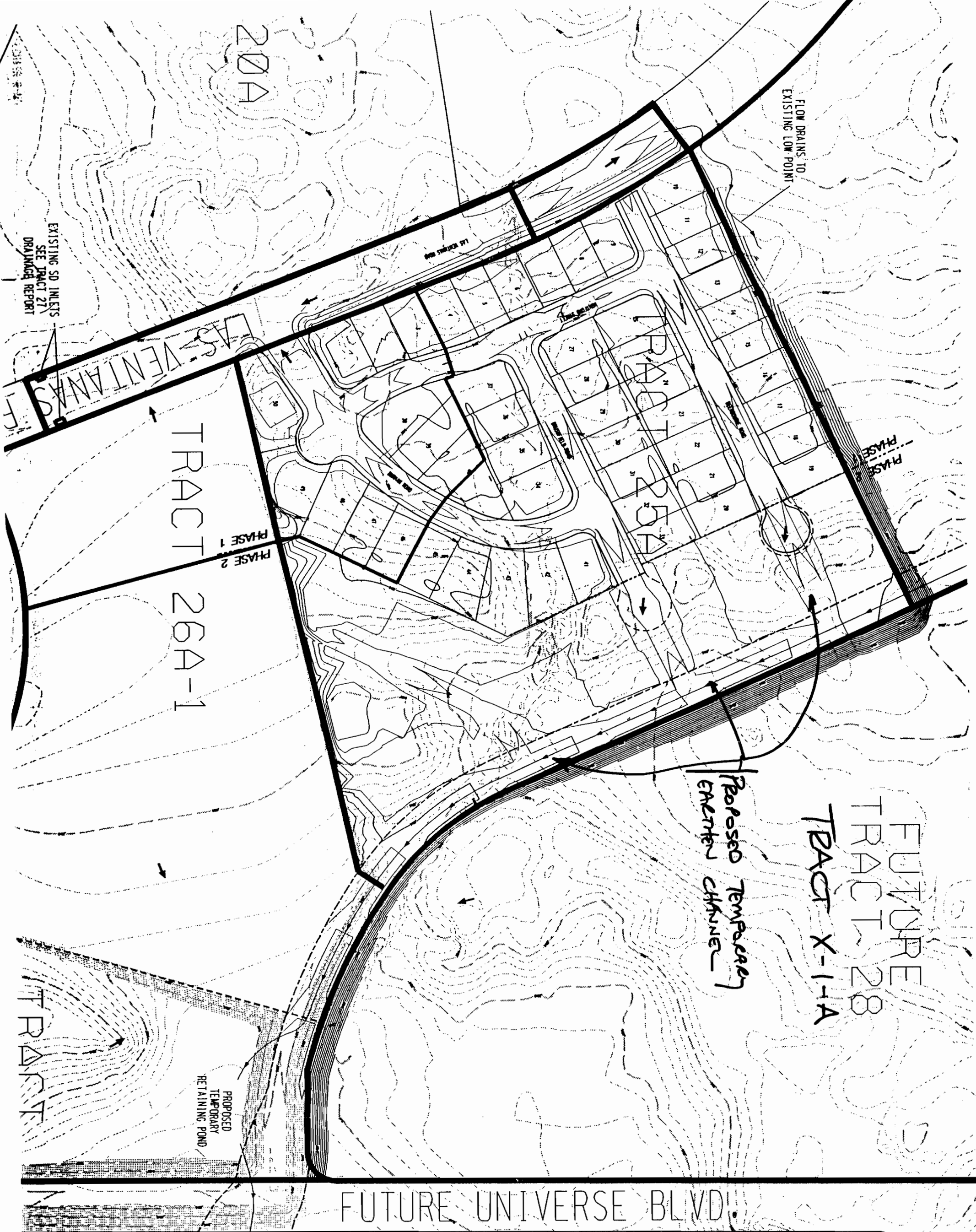
1999041222

5281191

Page: 6 of 7

03/26/1999 10:39A

Bk-9905 Pg-1096



EXCERPT FROM SHT. 5B OF 22
CITY PROJECT 5961.B1
VENTANA RANCH, TRACT 25
BRADFORD HILLS SUBDIVISION
DRAINAGE FILE B9/D39

EVAPORIT HALL