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**PRIVATE FACILITY**  
**DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between Sandia View Fountain Hill, LLC ("Owner"), whose address is PO Box 22566, Santa Fe, NM 87502, and whose telephone number is (505) 264-8120 and the City of Albuquerque, New Mexico, a municipal corporation 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 Owner signs this Covenant.

1. **Recital.** The Owner is the current owner of the following described real property located at [give legal description, and street address]  
TRACT A-2-A, FOUNTAIN HILLS PLAZA

recorded on 03/15/2018, pages 1 through 2, as Document No. 2018022726 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities 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 Facility.** The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:  
STORM DRAIN POND, HYDROLOGY FILE # C12D003B8

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

4. **Benefit to Property.** The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. **Inspection of Drainage Facility.** The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. **Liability of City.** The Owner understands and agrees that the City shall not be liable

to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, 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 respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. 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.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. 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.

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

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

**OWNER:**

By [signature]: *BiJu Cheria*  
Name [print]: BIJU CHERIAN  
Title: MANAGING MEMBER  
Dated: 09-13-21

**CITY OF ALBUQUERQUE:**

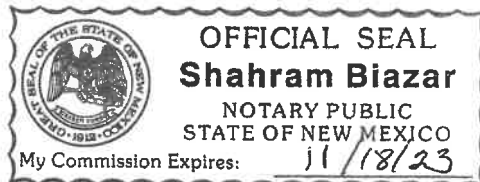
By: \_\_\_\_\_  
Shahab Biazar, P.E., City engineer  
Dated: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO           )  
  )ss  
COUNTY OF BERNALILLO       )

This instrument was acknowledged before me on this 13TH day of SEPTEMBER,  
20  , by BIJU CHERIAN (name of person signing permit),  
MANAGING MEMBER (title of person signing permit) of  
Sandia View Fountain Hill, LLC (Owner).

(SEAL)



*Shahram Biazar*  
Notary Public  
My Commission Expires: 11-18-2023

**CITY'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO           )  
  )ss  
COUNTY OF BERNALILLO       )

This instrument was acknowledged before me on this \_\_\_\_\_ day of  
SEPTEMBER 20  , by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,  
a municipal corporation, on behalf of said corporation.

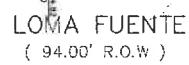
(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**(EXHIBIT A ATTACHED)**



PONDING VOLUME REQUIREMENTS (90TH PERCENTILE/FIRST FLUSH)

[illegible]

- NOTICE TO CONTRACTORS  
PROTECTION PERMIT WILL BE RETURNED



FOUNTAIN HILLS PLAZA ASSISTED LIVING  
GRADING PLAN



**LEGAL DESCRIPTION:**  
TRACT 41 & 42, SECTION 16, T16N, R14E, N47E

1. CONDUIT INTERVAL IS HALF (1/2) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION.
3. UTILITIES SHOWN HEREIN ARE IN THEIR APPROXIMATE LOCATION BASED ON 4" OF ABOVE GROUND UTILITY RECORDS IN THE FIELD AND AS-BUILT RECORDINGS PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREIN, WHETHER EXISTING OR PROPOSED, ARE NOT GUARANTEED TO BE EXACTLY LOCATED AND/OR ON DEPTH PRIOR TO EXCAVATION OR DESIGN CONSTRUCTION.
4. BOUNDARY SURVEY, ELEVANCE ARE ASSUMED. DISTANCES AND PLAIN PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. SLOPES ARE AT 1:1 MAXIMUM.

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

**Receipt: 1271026-C1**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
COV	Covenant	\$25.00
	# Pages	6
	Document #	2021113195
	# Of Entries	0
<b>Total</b>		\$25.00

Tender (Check) \$25.00  
Check# 4504

Paid By SBS CONSTRUCTION &  
ENGINEERING LLC

Phone 505-924-3997  
#

Thank You!

9/23/21 12:35 PM vgarza