

**GRANT OF DRAINAGE EASEMENT
ACROSS LOT A-1A, NORTH TOWN PLAZA
BENEFITTING LOT A-4A, NORTH TOWN PLAZA**

WRI North Towne, LLC by Weingarten Realty Investors, (Grantors), being the owner(s) of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the owners of Lot A-4A, North Town Plaza, filed in the office of the County Clerk of Bernalillo County, New Mexico, in Book 2017C, Page 7, on February 1, 2017 (Grantee), and shall run with the land; the permanent right and easement for drainage, flood control, and conveyance of storm water and the construction, reconstruction, operation and maintenance of and access to such facilities on, in, under, over and across the following described real estate;

Lot A-1A, North Town Plaza, filed in the office of the County Clerk, Bernalillo County in Book 2017C, Page 7, on February 1, 2017.

The land in which the foregoing rights and easements are granted is located within the City of Albuquerque, in Bernalillo County, New Mexico and is more particularly described in Exhibit A, pages 1 through 3, attached heroin for reference.

Except by the written approval of Grantee, no fence, building or other obstruction may be placed or maintained in said easement, except those noted on the approved Site Plan for Building Permit, dated 1/25/2018. The granting of this easement shall not obligate the Grantee to maintain drainage channels or facilities that do not meet the City of Albuquerque standards for design and construction, nor shall this granting require the protection of property outside of the easement granted.

To have and to hold the said right and easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, forever, except that any and all portions of the easement granted herein shall revert to the Grantor, its successors and assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the City of Albuquerque.

The Grantor reserves the right use said lands for open space, landscaping, parking and other purposes which will not interfere with the rights and easements hereby granted.

Witness its hand and seal this 12TH day of FEBRUARY, 2018

By: [Signature]

Title: REGIONAL DIRECTOR

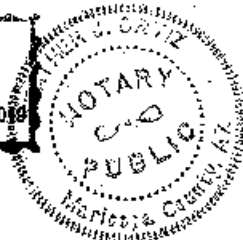
ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 12 day of FEBRUARY, 2018, by WEINGARTEN REALTY (Company), SCOTT HENSON (Name), REGIONAL (Title) DIRECTOR OF CONSTRUCTION

[Signature]
Notary Public

My Commission Expires: DEC 15, 2019



Doc# 2018013419

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ESSE R. \$25.00 Linda Stover, Bernalillo County



Exhibit for
A Private Drainage Easement
Within Lot A-1A, North Town Plaza
City of Albuquerque
Bernalillo County, New Mexico
January 2018

Legal Description

A CERTAIN PARCEL WITHIN LOT A-1A OF NORTH TOWN PLAZA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON FEBRUARY 1, 2017, IN BOOK 2017C, PAGE 7.

BEING MORE PARTICULARLY DESCRIBED ALONG THE CENTERLINE OF A 10 FOOT CORRIDOR AS FOLLOWS;

BEGINNING AT THE POINT ON THE NORTHEASTERLY BOUNDARY OF THE SAID LOT A-1A, BEING THE MOST NORTHERLY POINT OF SAID CORRIDOR CENTERLINE, WHENCE A TIE TO ACS MONUMENT "3-E20", THE FOLLOWING TWO COURSES:

N 48°14'20" W, A DISTANCE OF 94.92 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT A-1A, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CUBERO DRIVE NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

N 42°45'13" E, A DISTANCE OF 3011.30 FEET ;

THENCE, ALONG THE CENTERLINE, FROM THE POINT OF BEGINNING, RUNNING AS A 10 FOOT CORRIDOR AND TRAVERSING SAID LOT A-1A, S 54°22'01" W, A DISTANCE OF 117.08 FEET TO AN ANGLE POINT;

THENCE, S 01°09'25" E, A DISTANCE OF 99.62 FEET, TO THE POINT OF TERMINUS BEING A POINT ON A CURVE. THE OUTERMOST CORRIDOR LINES EXTENDING OR TERMINATING AT THE LOT LINES OF SAID LOT A-1A.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN NOVEMBER 2016.
2. ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999651505.

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

Date

1/25/18

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



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152215

Exhibit for

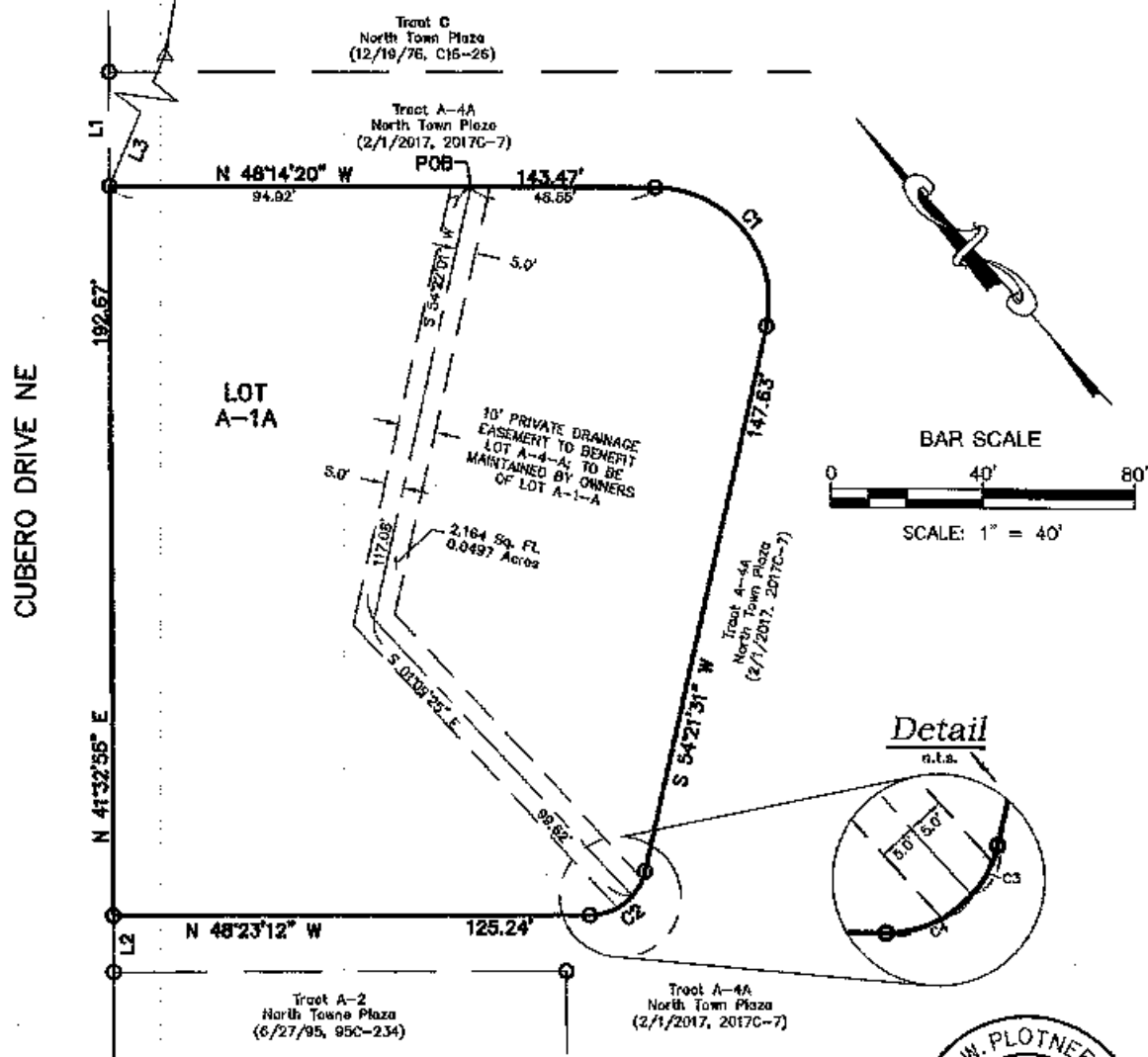
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City of Albuquerque
Bernailillo County, New Mexico
January 2018

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
○ BATHEY MARKER "LS 14271"

ACS Monument "13-E20"
NAD 1983 CENTRAL ZONE
X=1550598.401
Y=1511612.268
Z=N/A (NAVD 1988)
G-G=0.999650558
Mapping Angle=-0°10'22.86"



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Line Table		
Line #	Direction	Length (ft)
L1	N 41°32'55" E	30.00'
L2	S 41°32'55" W	15.04'
L3	N 42°45'13" E	3011.30'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	53.72'	30.00'	102°35'51"	46.83'	S 03°03'36" W
C2	20.23'	15.00'	77°15'16"	18.73'	N 87°00'51" W
C3	7.47'	15.00'	28°32'23"	7.39'	S 68°37'43" W
C4	12.75'	15.00'	48°42'53"	12.37'	N 72°44'39" W



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