

#629581

PERMANENT EASEMENT

Grant of Permanent Easement, between U.S. Department of Labor
Albuquerque Job Corps Center ("Grantor"), whose
address is 1500 Indian School Rd. NW and the City of Albuquerque, a New Mexico municipal
corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across
the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation,
maintenance, repair, modification, replacement and operation of 8" & 6" public waterlines together
with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City
determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City
has the right to enter upon Grantors property at any time and perform whatever inspection, installation,
maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the
Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or
otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the
City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the
Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures
are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor
has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and
defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the
benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature
block below.

WITNESS my hand and seal this 10th day of February, ~~XX~~ 2000

APPROVED:

[Signature]
City Engineer

3-7-00

Dated

x AK 3/2/00
KB 3/3/00

GRANTOR:

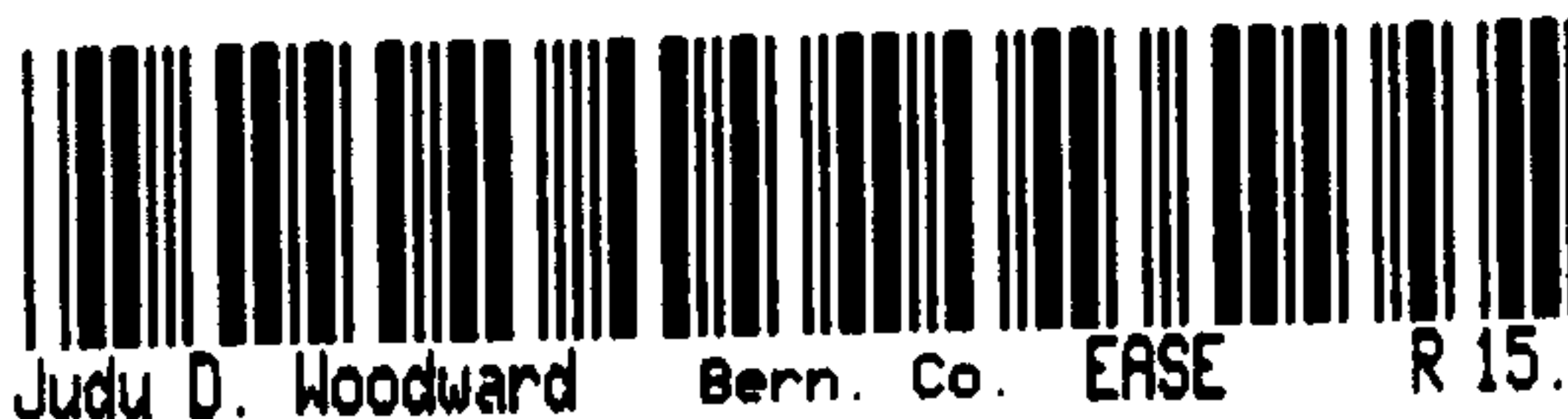
[Signature]
(Individual) Aladin Rodrigues

GRANTOR: ALBUQUERQUE JOB CORPS CENTER

By: [Signature]

Its: Center Director

(Corporation or Partnership)



INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 19____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF New Mexico
)ss
COUNTY OF Bernalillo

This instrument was acknowledged before me on 10th day of February, 192000, by
Aladin Rodriguez
Of Albuquerque Job Corps Center corporation, on behalf of the corporation.

Annette Merriken
Notary Public

My Commission Expires:
9-1-2002

PARTNERSHIP

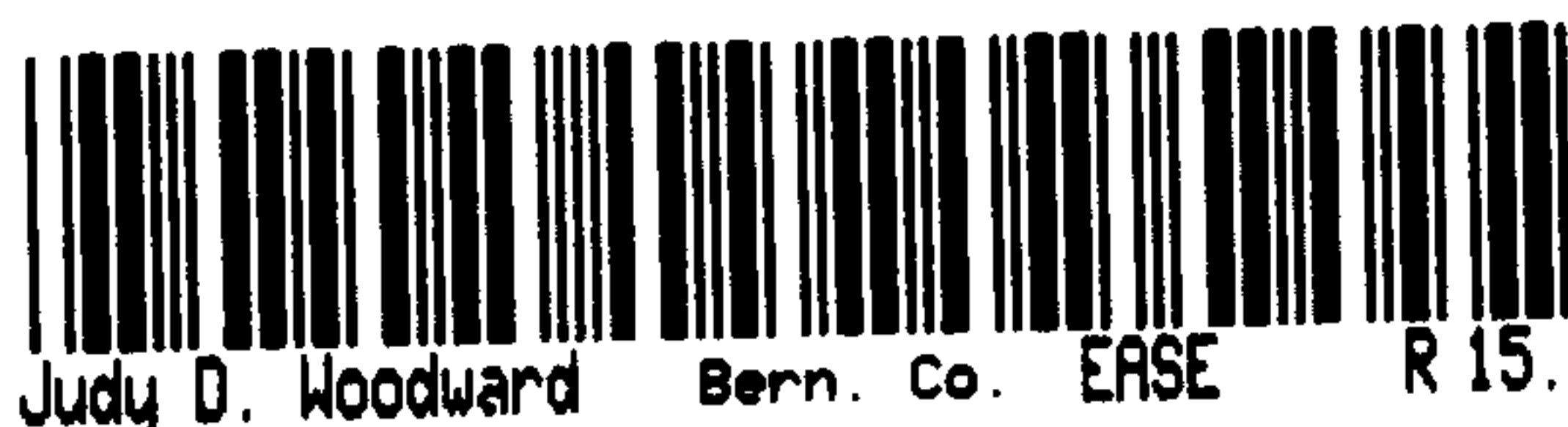
STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 19____, by
_____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)





ALBUQUERQUE SURVEYING COMPANY INC.

2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE N.M. 87107

PHONE 884-2036

FAX 884-3796

EXHIBIT A¹¹
LEGAL DESCRIPTION

25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN SECTION 7 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS THE SOUTHERLY 25' OF TRACT 246A3B, MRGCD PROPERTY MAP NO.35; SAID TRACT 246A3B BEING A PORTION OF ST. ANTHONY'S ORPHANAGE PROPERTY AS SHOWN AND DESIGNATED ON THE "SURVEY AND PLAT, ST. ANTHONY'S ORPHANAGE", FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1950, IN VOLUME B1, FOLIO 80; SAID TRACT 246A3B BEING ALSO IDENTIFIED AS TRACTS 'A' AND 'G' ON THE PLAT OF "LAND OF ST. ANTHONY'S ORPHANAGE", FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON JUNE 19, 1975, IN VOLUME D6, FOLIO 158.

20' PUBLIC WATERLINE EASEMENT

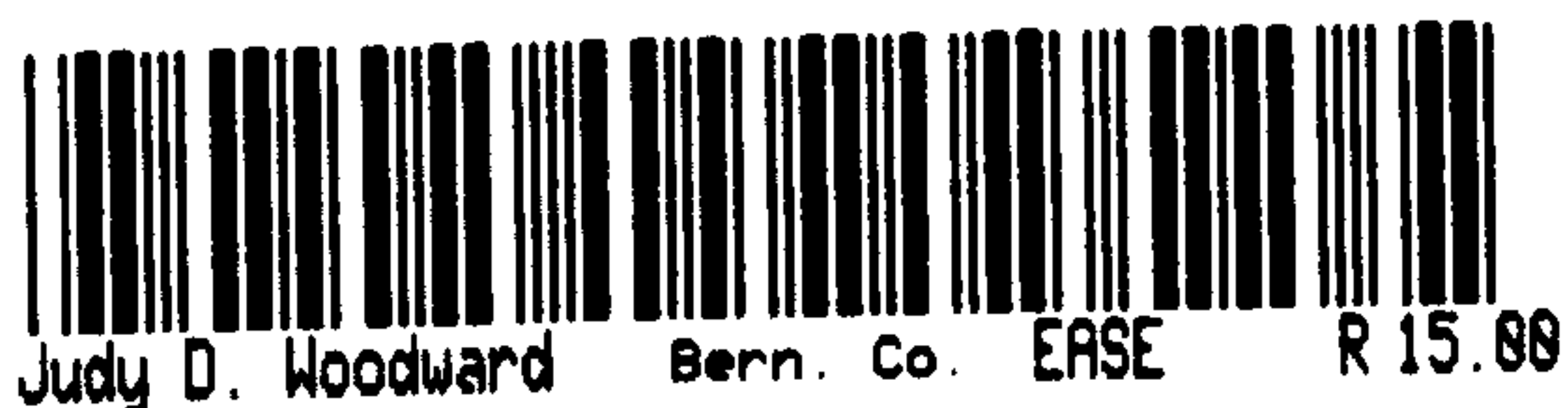
BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN SECTION 7 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF TRACT 246A3B, MRGCD PROPERTY MAP NO.35; SAID TRACT 246A3B BEING A PORTION OF ST. ANTHONY'S ORPHANAGE PROPERTY AS SHOWN AND DESIGNATED ON "SURVEY AND PLAT, ST. ANTHONY'S ORPHANAGE", FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1950, IN VOLUME B1, FOLIO 80; SAID TRACT 246A3B BEING ALSO IDENTIFIED AS TRACTS 'A' AND 'G' ON THE PLAT OF "LAND OF ST. ANTHONY'S ORPHANAGE", FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON JUNE 19, 1975, IN VOLUME D6, FOLIO 158; SAID PARCEL OF LAND BEING IDENTIFIED AS 20' WIDE EASEMENT WHOSE CENTERLINE IS BEING DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 25' WIDE WATERLINE AND SANITARY SEWER EASEMENT, WHENCE THE SOUTHEAST CORNER OF TRACT 246A3B, MRGCD PROPERTY MAP NO.35 BEARS S 81°15'58" W, 236.01 FEET DISTANCE AND WHENCE THE ACS CONTROL STATION "7-H13" BEARS N 65°47'03" W, 3,338.80 FEET DISTANCE; THENCE

N 04°04'22" E, 61.13 FEET DISTANCE TO THE NORTHWEST ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

N 56°42'35" E, 221.03 FEET DISTANCE TO AN ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

PAGE 1 *of 3*



Judy D. Woodward

Bern. Co. EASE

R 15.00

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Page: 3 of 5

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Bk-A3 Pg-6530

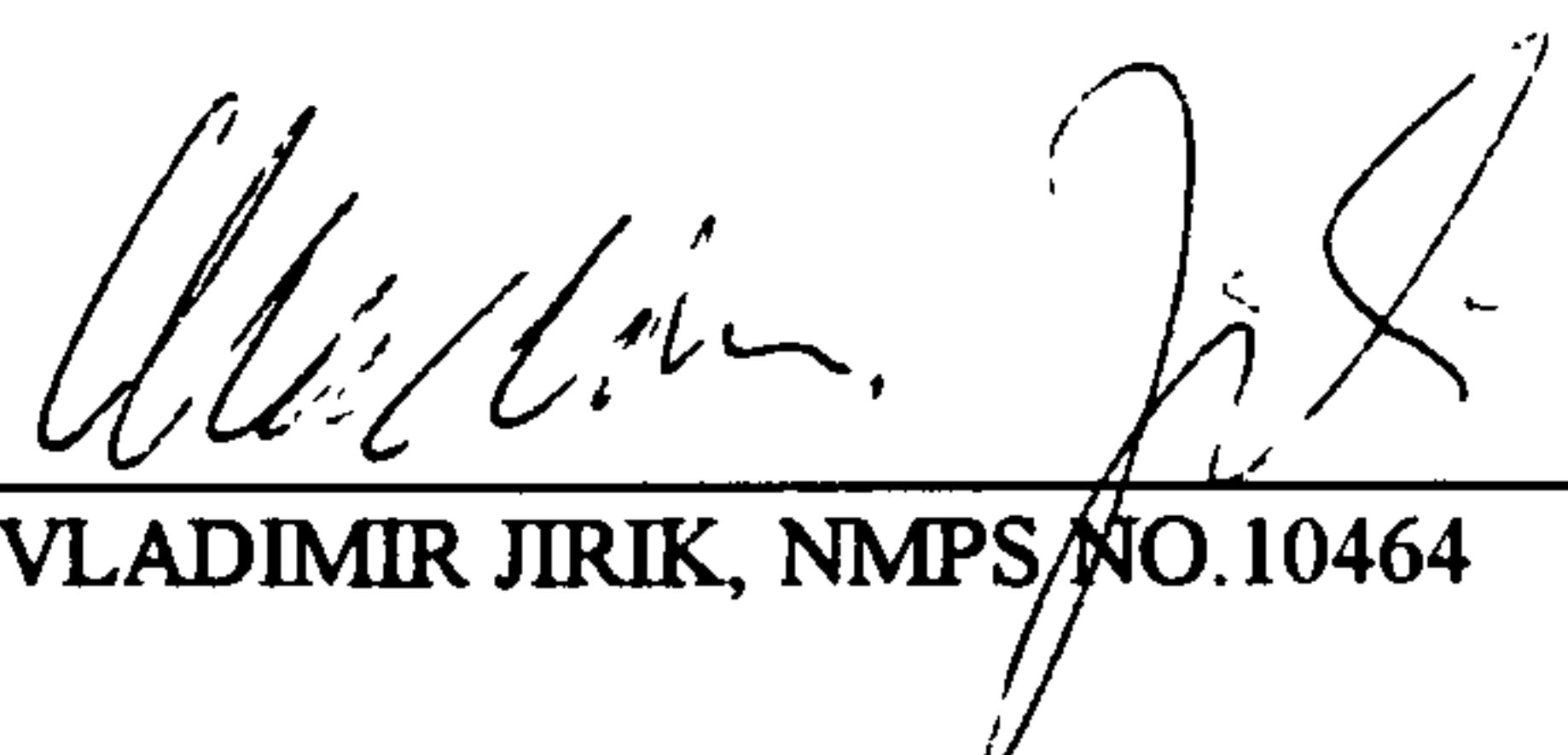
EXHIBIT "A"

S 76°08'46" E, 108.73 FEET DISTANCE TO THE NORTHEAST ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

S 18°36'29" E, 28.54 FEET DISTANCE TO AN ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED BEING A POINT 10' WESTERLY FROM THE EASTERLY PROPERTY LINE OF TRACT 246A3B; THENCE,

S 26°19'34" W, 156.27 FEET DISTANCE TO THE END POINT OF THE CENTERLINE HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY LINE OF 25' WIDE WATERLINE AND SANITARY SEWER EASEMENT.

EXCEPTING FROM THE ABOVE DESCRIBED EASEMENTS ARE AREAS WITHIN THE FOOTPRINTS OF THE TWO BUILDINGS AS SHOWN ON PAGE 3 OF THIS EXHIBIT.


VLADIMIR JIRIK, NMPS NO. 10464

JAN 31 2008
DATE




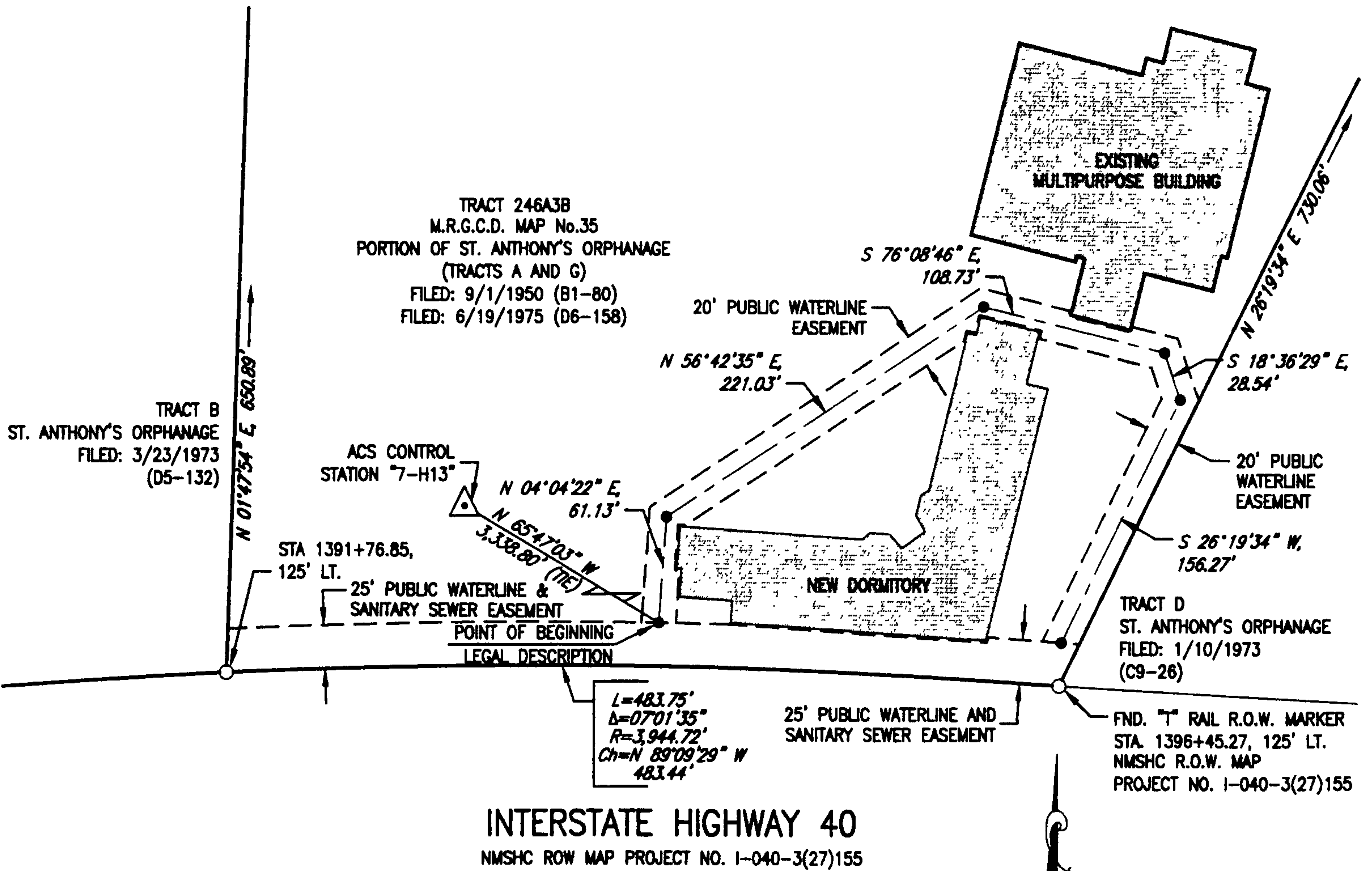

Judy D. Woodward Bern. Co. ERSE R 15.00
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Page: 4 of 5
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EXHIBIT A

WATERLINE AND SANITARY SEWER EASEMENTS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1999



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Page: 5 of 5
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Judy D. Woodward Bern. Co. ERSE R 15.00

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.

SCALE: 1" = 100'



Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC.,
2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107
Ph. (505) 884-2036

ADDENDUM TO COVER PAGE

3-2-00

(Date)



TO: Kevin Curran, Assistant City Attorney, Legal Department

FROM: Project Administrator, Project Review Sec., PWD

SUBJECT: PROJECT TITLE: ALBO. JOB WORKS PROJECT # 628581

The attached documents have been review, approved, initialed and/or signed by the DRC Chairman and are submitted for your action as noted.

10/31/00

<u>ITEM</u>	<u>Review & Approval</u>	<u>ACTION</u>	<u>Reference</u>
Procedure "A"			
Procedure "B"			
Procedure "B" Modified Non Work Order			
Procedure "C"			
Procedure "C" Modified			
Special Agreement			
Sidewalk Deferral Agreement			
Amendment			
Financial Guarantee			
Construction Paperwork:			
Contractors Proposal			
Performance/Warranty Bonds			
Labor/Material Bonds			
Certificate of Insurance			
Engineers Cost Estimate			
Extension			
Release/Agreement			
Release/Financial Guarantee			
Calling Notice			
Letter of Commitment			
Reduction Letter			
License Agreement			
Easement			
Monitoring Well Permit			
Agreement & Covenant			
Drainage Covenant			
Revocable Permit			
Encroachment			
Permanent Easement			

Other:

1

2

3

Please Call Toni at 924-3997 if you have any questions regarding the above or when the documents are ready to be picked up.

ATTACHMENTS (1)



CONTRACT CONTROL FORM

PRELIMINARY REVIEW

Project # 629581

CCN # 200000955

Contact Person Tenri
Phone No. 924-3997

New or Ext. #

Type of Agreement : PERMANENT AGREEMENT

Description/Project: ALBO. JOB CORPS

Public Works/Div.: Project Review Section

Developer: ALBO. JOB CORP CENTER

Contract Amount \$ D SIA Contract Period: 3-7-00 - Perm.

Contract Amount \$ SW'S Contract Period: -

Project Completed Date:

DRAFT CONTRACT:

Rec'd by Legal: Rejected/Returned to Dept.: /

Returned to Legal: / Approved: Initials:

FINANCIAL GUARANTY:

Letter of Credit No.: Date: Attached: Yes No Initial

Other: Type Date: Attached: Yes No Initial

FINAL CONTRACT REVIEW

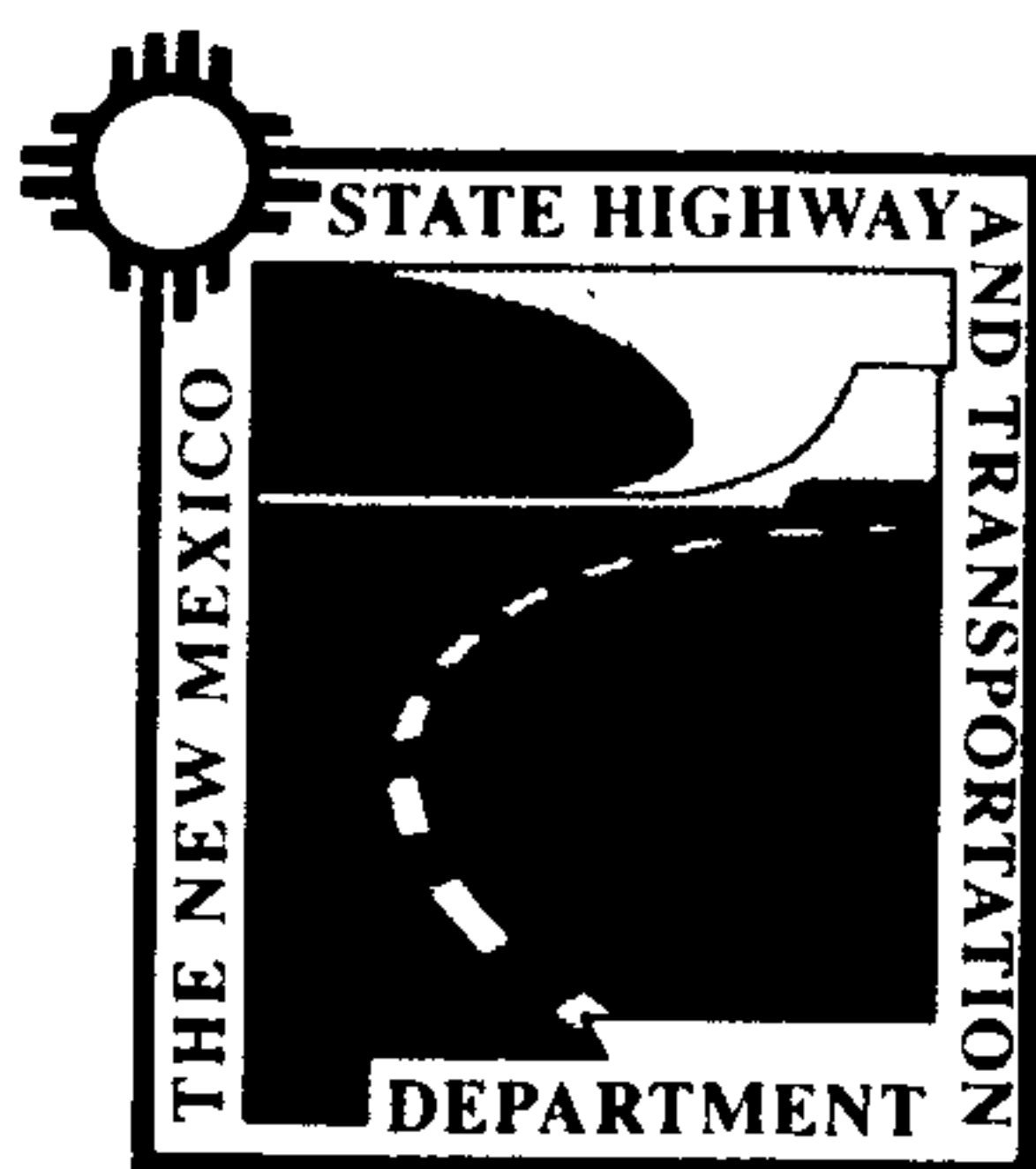
APPROVALS REQUIRED:

	Date Delivered	Returned to Dept.	Approved By	Approval Date:
Purchasing:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Asst. City Attorney:	<u>3-3-00</u> <u>[Signature]</u>	<u> </u>	<u>[Signature]</u>	<u>3/6/00</u> <u>[Signature]</u>
CIP:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
City Attorney:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
CAO:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Council:	EC No.: <u> </u>	Approved: <u> </u>	Date: <u> </u>	<u> </u>

DISTRIBUTION:

	Date:	By:
User Department	<u>3-8-00</u>	<u>[Signature]</u>
Vendor	<u> </u>	<u> </u>
City Clerk	<u>3/21/00</u>	<u>[Signature]</u>
Treasury	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

RECEIVED
ALBUQUERQUE CITY CLERK
MAR 21 PM 12:08



GARY E. JOHNSON
GOVERNOR

COMMISSION

Holm Bursum, III
Chairman, Socorro

Edward T. Begay
Vice-Chairman, Gallup

Peter T. Mocho, Sr.
Secretary, Albuquerque

Sherry Galloway
Member, Farmington

Albert N. Sanchez
Member, Santa Rosa

Sidney G. Strebeck
Member, Portales

DEPARTMENT

Secretary
Pete K. Rahn

General Office
P.O. Box 1149
Santa Fe, NM
87504-1149
505-827-5100

District One Office
P.O. Box 231
Deming, NM
88031-0231
505-546-2603

District Two Office
P.O. Box 1457
Roswell, NM
88202-1457
505-624-3300

District Three Office
P.O. Box 91750
Albuquerque, NM
87199-1750
505-841-2700

District Four Office
P.O. Box 30
Las Vegas, NM
87701-0030
505-454-3600

District Five Office
P.O. Box 4127
Coronado Station
Santa Fe, NM
87502-4127
505-827-9500

District Six Office
P.O. Box 2159
Milan, NM
87021
505-285-3200

**NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT**
AN EQUAL OPPORTUNITY EMPLOYER

DISTRICT THREE OFFICE

March 20, 2000

Mr. Brad Steele
Gannett Fleming West, Inc.
4501 Indian School NE Suite 101
Albuquerque, NM 87110

*Ref: Utility Permit #3-14691 (Authority to Proceed) for the
CITY OF ALBUQUERQUE
To Install: 8" C-900 PVC Water Line - Parallel
Located on: Interstate 40 at mile marker 157.37 - 157.44 in
Bernalillo County, NM*

Dear Mr. Steele:

We have reviewed the subject utility installation and find it substantially satisfies State utility regulations as proposed. **This correspondence is your authority to proceed with the construction of your facility installation in accordance with the drawings provided to us by your company.** This authorization applies only to fee owned State highway right of way; if other lands are involved (Indian, Federal, State, etc.) it is your responsibility to have secured their approval of your installation as well.

Please note that the fully executed utility permit will be returned to you as soon as we receive the required As-Built Plans and the Electronic File. These items are required within thirty (30) days of completion of your installation. We have attached **Exhibit "A"** that provides some guidance and information on the survey and file requirements.

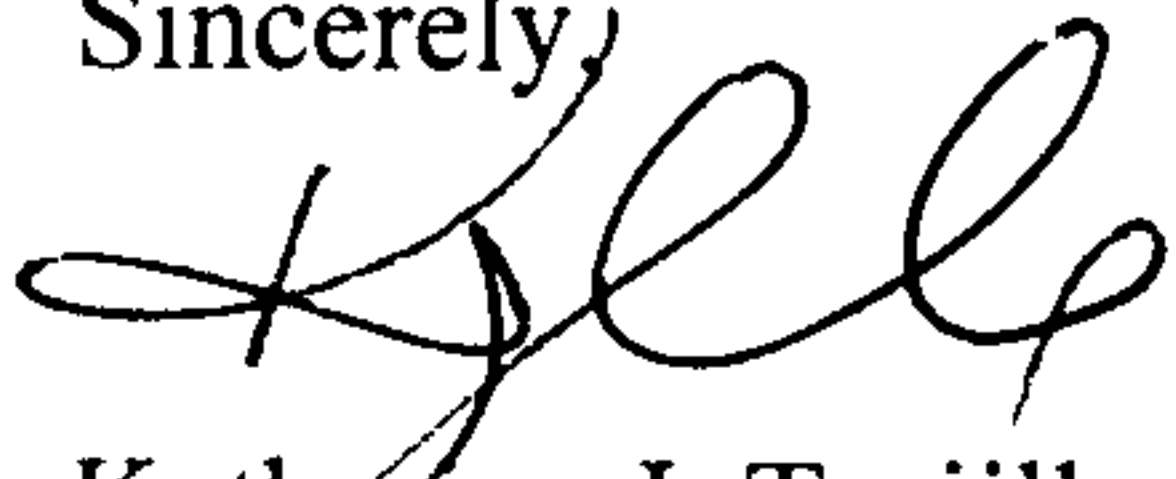
Please contact the Radio Dispatcher at telephone #(505) 841-2735 and fax a notice to (505) 841-2790 to give us your Construction Start Date five (5) days in advance and your Notice of Completion five (5) days after your installation.

You must have your Traffic Control Plan (TCP) approved by the District Traffic Engineer prior to construction. All work performed must meet or exceed the New Mexico State Highway & Transportation Department Standard Specifications for Highway and Bridge Construction, 1996 Edition. **Should you find it necessary to deviate from the proposal, any such deviation must be approved in writing by the State prior to proceeding with construction.**

In addition to the above requirements:

- 1) The traffic control plan and all traffic control devices used by the owner and contractor must comply with Part VI of the Manual on Uniform Traffic Control Devices (MUTCD), Revision 3 dated September 3, 1993.
- 2) The utility owner and contractor shall abide by Section 12.0 through 12.5 of the NMSH&TD Utilities Manual under General Utility Construction Requirements.
- 3) The utility owner shall abide by Section 18.0 through 18.6 of the NMSH&TD Utilities Manual under Safety Markers for Above Ground Appurtenances.

Sincerely,



Katherine J. Trujillo
District Traffic Engineer

xc: Julian Vigil
DTE file
Records



APARTMENT COMPLEX

ALBUQUERQUE JOB
CORPS FACILITY

EXISTING GYM

EXISTING
APARTMENT
BUILDING

PAVED PARKING AREA

EXISTING
APARTMENT
BUILDING

FENCE LINE,
NMSHTD R/W AND
ACCESS CONTROL
LINE

CAMPBELL
DITCH

5'

PROPOSED
8" WATER
LINE

EXISTING
12" WL

EX. GAS LINE

25'

RETAINING
WALL (TYP)

CAMERA POSITION
(SEE ATTACHED)

SOUND
BARRIER
WALL

APPROX.
1000' TO
12th ST.

20' SEWER
EASEMENT

EXISTING 54"
SEWER LINE

PROPOSED DORMITORY

I-40 C STA. 1391+89.88, 120' LT.
MILE MARKER 157.44

I-40 C STA. 1388+02.44, 120' LT.
MILE MARKER 157.37

ALBUQUERQUE JOB CORPS AREA SITE PLAN

SCALE: 1"=100'



Connitt Fleming West, Inc.
ENGINEERS AND PLANNERS

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT
SPECIAL USE LICENSE
FOR THE USE OF DISTRICT WORKS
SP-011-2000**

1. The Middle Rio Grande Conservancy District hereby grants to the undersigned who hereby accepts this License to temporarily utilize the following District Right-of-Ways OLD ALBUQUERQUE DITCH (A.K.A.. CAMPBELL DITCH). The use of District Right-of-Way is necessary in order to EXTEND A NEW WATERLINE TO THE ALBUQUERQUE JOB CORPS. SITE. THE NEW WATERLINE WILL TIE TO AN EXISTING WATERLINE WITHIN THE EAST SIDE OF THE ALBUQUERQUE DITCH RIGHT-OF-WAY. NO EXCAVATION IS PERMITTED INSIDE THE DITCH WHICH MAY INTERFERE WITH THE DELIVERY OF IRRIGATION WATER.

2. The Licensee shall be liable for any and all damages to the property of the Middle Rio Grande Conservancy District, United States or any third party or parties by reason of the exercise of the privilege conferred by this License. Should any culvert pipe, bridge, utility and or irrigation structure become damaged, collapse, leak, or fail as a result of the Licensees activities, the Licensee shall repair or remove and replace the damaged structure to comply with District specifications at the expense of the Licensee. In addition, the Licensee agrees to hold the Middle Rio Grande Conservancy District harmless from any and all claims or suits of any nature, which may arise by reason the exercise of the privilege conferred by this License.

3. This License shall continue so long as in the opinion of the Middle Rio Grande Conservancy District, it is considered to be expedient and not detrimental to the public interest or the interest of the Middle Rio Grande Conservancy District but in no case longer than APRIL 30, 2000. This License shall be revocable by the Middle Rio Grande Conservancy District for any reason upon ten (10) days written notice to the Licensee. Upon such revocation, the Licensee shall stop all use of Right-of-Way of the District and shall remove all structures and all accessories without delay at the sole expense of the Licensee. Notice to remove shall be sufficient if mailed to Licensee at: TLC COMPANY, INC., P.O. BOX 23398, ALBUQUERQUE, NM 87192, ATTN.: MR. BRIAN BAUGHMAN, PHONE: (505) 761-9696. If Licensee fails or refuses to stop the use of the District Right-of-way or to remove any structures or accessories, the Middle Rio Grande Conservancy District may at its discretion, remove the items and the Licensee shall be liable to the District for the costs incurred. The Middle Rio Grande Conservancy District may withhold this from the security deposit posted by Licensee and may sue for any additional sums.

4. Upon the natural termination of this License or if prior thereto terminated by the District, the Licensee shall then immediately burn all weeds or any vegetation on the ditches, canals, laterals and feeders which it has used and shall remove all silt in the works of the District including pipe crossings, which has been deposited thereby due to the use of District Right-of-Way by the Licensee and shall reshape the ditches where wash or erosion has occurred. In addition thereto, the Licensee shall build up the ditch bank roads to their original shape and elevation.

5. The Licensee hereby releases the Middle Rio Grande Conservancy District, its agents and employees and the United States from any and all claims for damage to property or personal injury or any damages that may arise as a result of the License's use of the works of the District provided for herein or as a result of the presence of said Licensee and Licensee agrees to hold the Middle

Rio Grande Conservancy District, its agents and employees harmless from any such claims. If any claims be brought, Licensee agrees to diligently defend any such claim for the benefit of the Middle Rio Grande Conservancy District at its own expense and to protect the interest of the District.

6. If the Middle Rio Grande Conservancy District is required to bring suit in any court for the purposes of enforcing this agreement or any provisions or portions thereof, the Licensee shall be liable for all costs incurred and for reasonable attorney fees.

7. The Licensee understands that it is imperative that the Middle Rio Grande Conservancy District have full use of all its drains, laterals, ditches and canals at all times and that certain preparatory work must be done prior to the use of the District of these works and that if the District does not have full use and access to the works, it will sustain irreparable damage, the value of which would be difficult to ascertain, and as a result therefor, the Licensee agrees to pay the Middle Rio Grande Conservancy District the sum of **\$500.00** per day as liquidated damages for each day that the District is unable to use the drain for operation and maintenance of the system or after the expiration of this license in which the licensee is either using the works of the District or has not completed the work required by this license.

8. The Licensee shall post a security deposit in cash with the Middle Rio Grande Conservancy District in the sum of **\$2,500.00**. Said deposit shall be held as security for the performance by Licensee of all the items, covenants and conditions of this agreement. Said deposit shall be returned to Licensee upon termination of this agreement, without interest, provided Licensee has complied with all the terms, conditions and covenants of this agreement. If Licensee fails to perform any of these terms, conditions and covenants of this agreement, the Middle Rio Grande Conservancy District may apply said deposit toward all costs, charges or damages incurred or caused by a breach of this agreement, even though said amount may exceed the amount of the deposit.

9. Licensee is responsible for contacting JERRY FLORES, ALBUQUERQUE DIVISION MANAGER, at (505) 247-0234 prior to entering any District Right-of-Ways.

EXECUTED THIS 13th DAY OF March, 2000

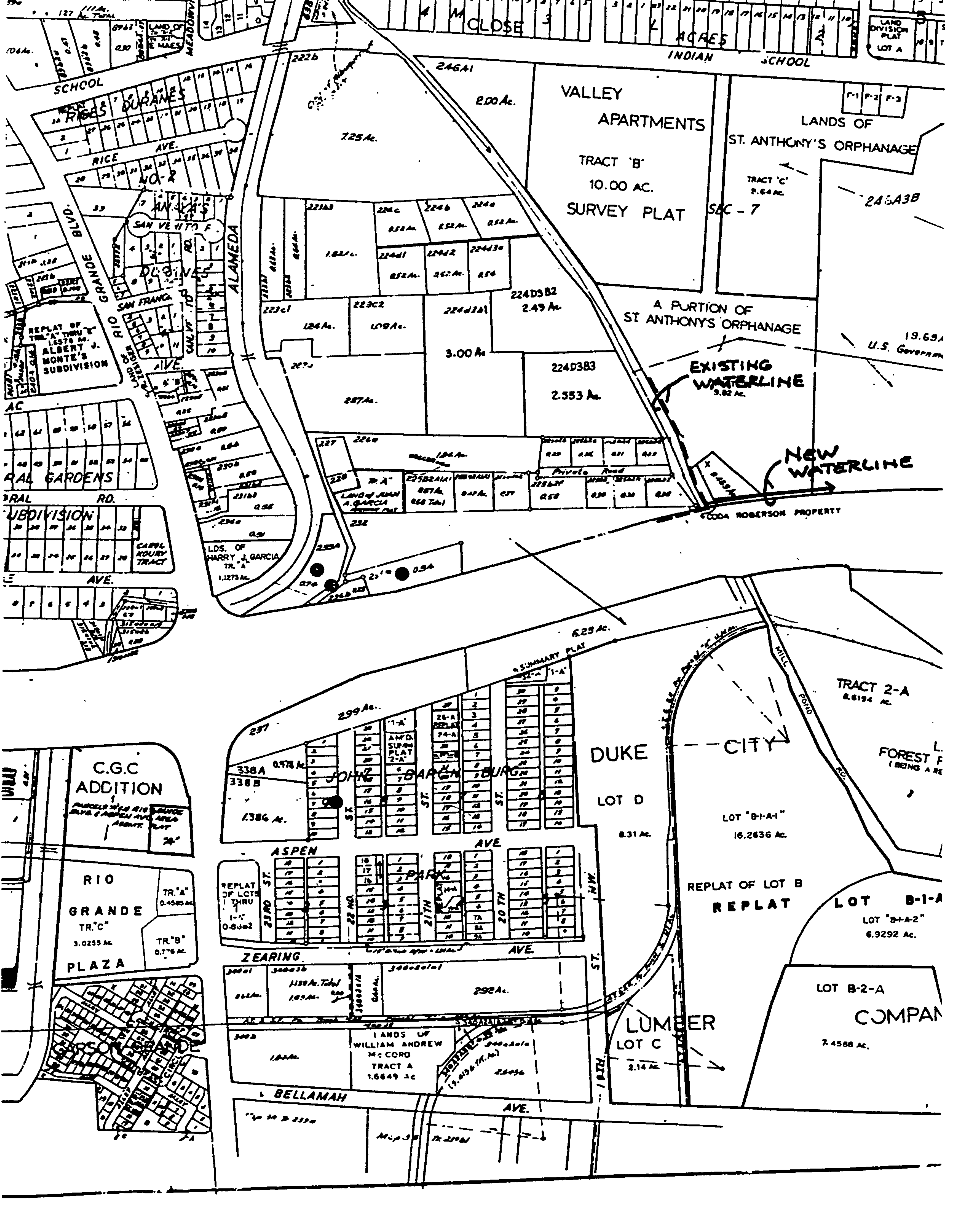
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

BY: 

LICENSEE

BY: 

Rev 2/95




ALBUQUERQUE SURVEYING COMPANY INC.

2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE, N.M. 87107

PHONE 884-2036

FAX 884-3796

**EXHIBIT A
LEGAL DESCRIPTION
20' WATERLINE EASEMENT**

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BEGINNING AT THE SOUTHEASTERLY ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED BEING A POINT LOCATED 10' WEST OF THE EASTERLY PROPERTY LINE OF TRACT 246A3B, 10' NORTH OF THE SOUTHERLY PROPERTY LINE OF TRACT 246A3B BEING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, AND A POINT ON CURVE, WHENCE THE SOUTHEAST CORNER OF TRACT 246A3B BEARS S 29°41'02" E, 12.06 FEET DISTANCE AND WHENCE THE ACS CONTROL STATION "7-H13" BEARS N 66°54'49" W, 3,557.19 FEET DISTANCE; THENCE

NORTHWESTERLY, 228.64 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 3,954.72 FEET, A CENTRAL ANGLE OF 03°18'45" AND A CHORD WHICH BEARS N 87°23'56" W, 228.60 FEET DISTANCE) TO THE SOUTHWESTERLY ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

N 04°04'22" E, 76.15 FEET DISTANCE TO THE NORTHWEST ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

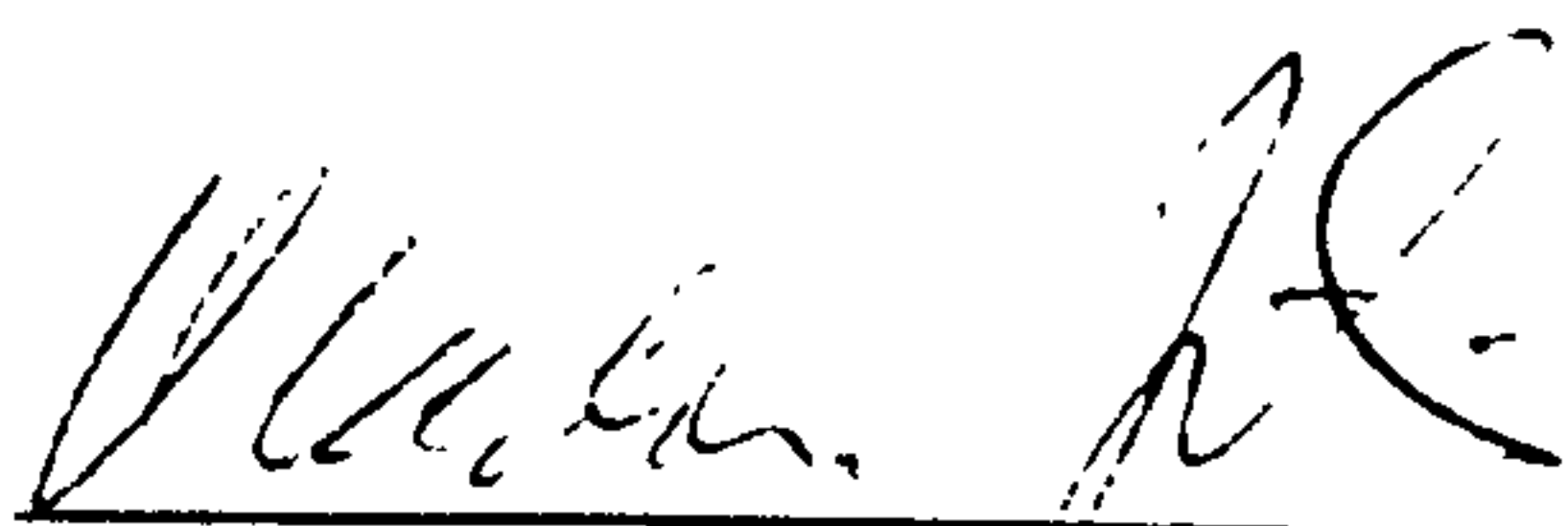
N 56°42'35" E, 221.03 FEET DISTANCE TO AN ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

S 76°08'46" E, 108.73 FEET DISTANCE TO THE NORTHEAST ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED; THENCE,

S 18°36'29" E, 28.54 FEET DISTANCE TO AN ANGLE POINT OF THE CENTERLINE HEREIN DESCRIBED BEING A POINT 10' WESTERLY FROM THE EASTERLY PROPERTY LINE OF TRACT 246A3B; THENCE,

S 26°19'34" W, 172.45 FEET DISTANCE TO THE SOUTHEASTERLY ANGLE POINT AND POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED.

EXCEPTING FROM THE ABOVE DESCRIBED EASEMENT ARE AREAS WITHIN THE FOOTPRINTS OF THE TWO BUILDINGS AS SHOWN ON PAGE 2 OF THIS EXHIBIT.


VLADIMIR JIRIK, NMPS NO. 10464

NOV 20 1999

DATE

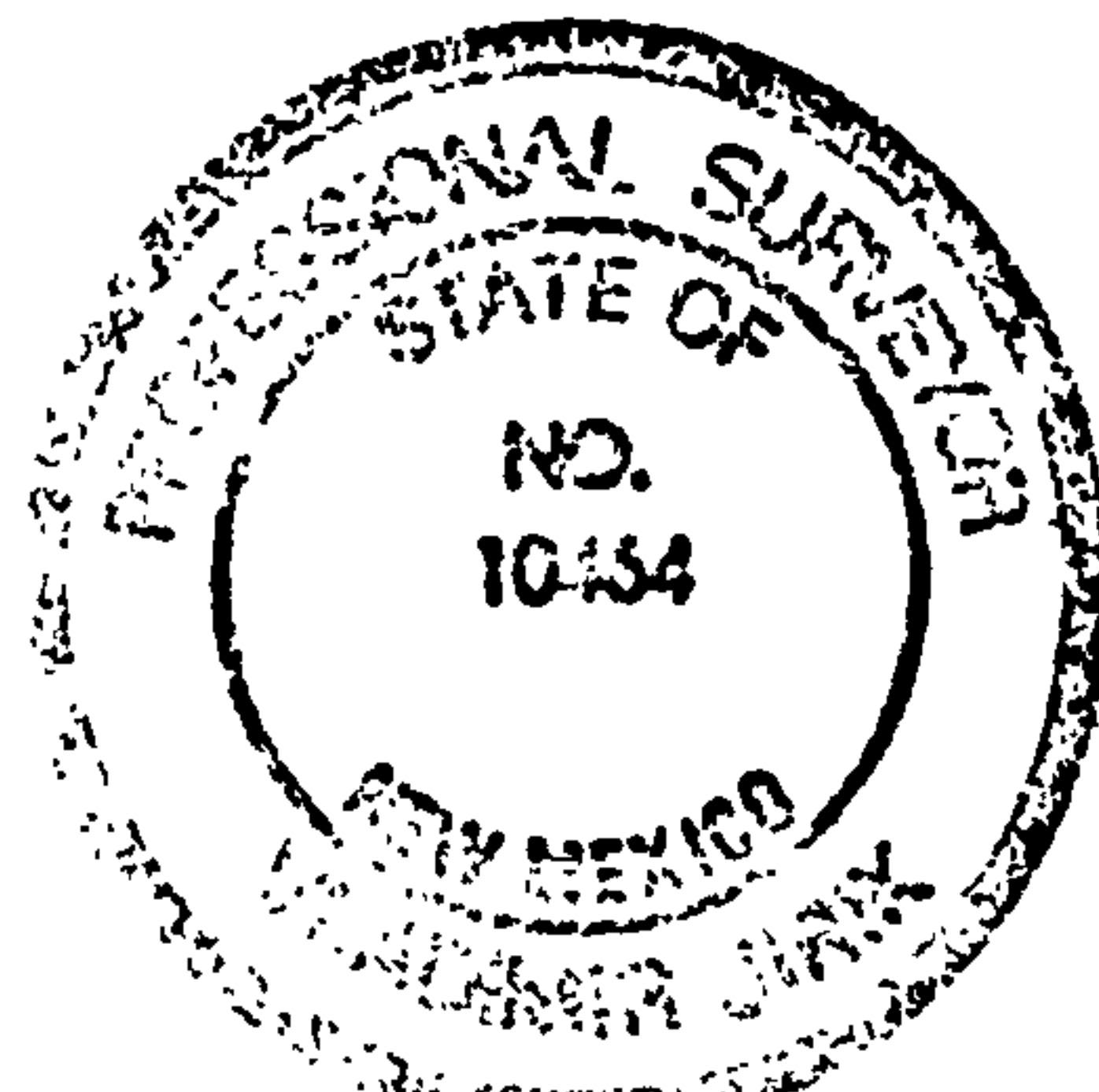
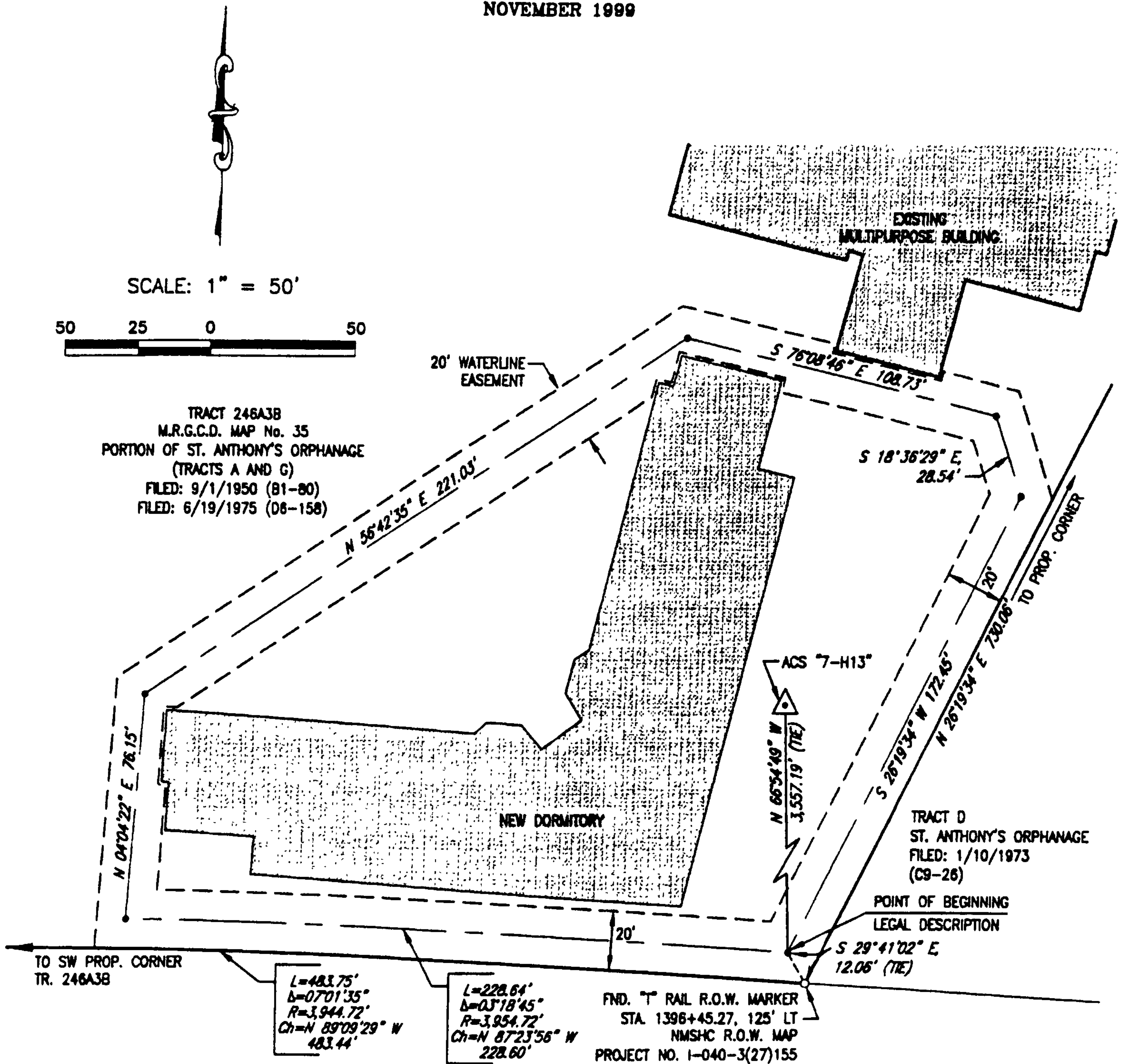


EXHIBIT A WATERLINE EASEMENT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1999



INTERSTATE HIGHWAY 40

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC.,
119 Menaul Blvd. N.E.
Albuquerque, New Mexico 87107
Ph. (505) 884-2036



ALBUQUERQUE SURVEYING COMPANY INC.

2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE N.M. 87107

PHONE 884-2036

FAX 884-3796

**EXHIBIT A
LEGAL DESCRIPTION**

20' WATERLINE EASEMENT

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN SECTION 7 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS THE 20' WIDE WATERLINE EASEMENT LOCATED 20' SOUTH OF AND ADJACENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, AS SAID RIGHT-OF-WAY IS SHOWN AND DESIGNATED ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, NEW MEXICO PROJECT NO. I-040-3(27)155, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (STA. 1391+76.85, 125' LT.) BEING THE SOUTHWEST CORNER OF TRACT 246A3B, MRGCD PROPERTY MAP NO.35 (SAID TRACT 246A3B BEING ALSO KNOWN AS A PORTION OF ST. ANTHONY'S ORPHANAGE) AND THE SOUTHEAST CORNER OF TRACT B, ST. ANTHONY'S ORPHANAGE, WHENCE THE SOUTHEAST CORNER OF TRACT 246A3B, MRGCD PROPERTY MAP NO.35 BEARS S 89°09'29" W, 483.44 FEET DISTANCE AND WHENCE THE ACS CONTROL STATION "7-H13" BEARS N 63°25'20" W, 3,125.13 FEET DISTANCE; THENCE,

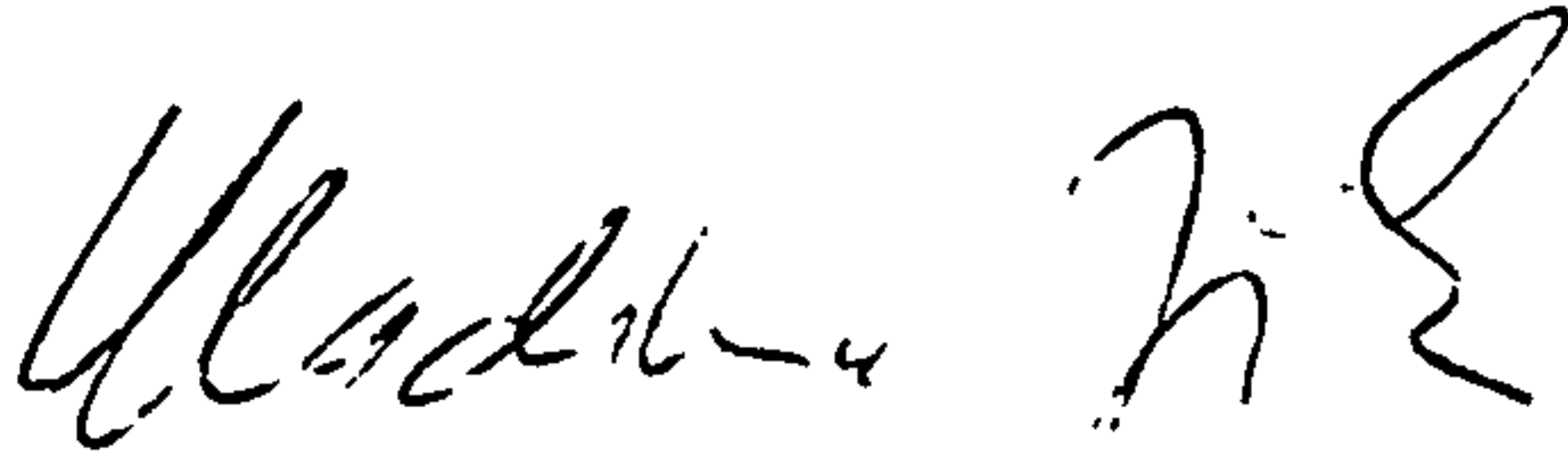
NORTHEASTERLY, 20.85 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 3,944.72 FEET, A CENTRAL ANGLE OF 00°18'10" AND A CHORD WHICH BEARS N 87°28'49" E, 20.85 FEET DISTANCE) TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED (STA. 1391+97.04, 125' LT.); THENCE,

S 02°22'06" E, 20.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED (STA. 1391+97.04, 105' LT.); THENCE,

SOUTHWESTERLY, 419.20 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 3,924.72 FEET, A CENTRAL ANGLE OF 06°07'11" AND A CHORD WHICH BEARS S 84°34'19" W, 419.00 FEET DISTANCE) TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED (STA. 1387+89.06, 105' LT.); THENCE,

N 08°29'17" W, 20.00 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (STA. 1387+89.06, 125' LT.); THENCE,

NORTHEASTERLY, 400.48 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 3,944.72 FEET, A CENTRAL ANGLE OF 05°49'01" AND A CHORD WHICH BEARS N 84°25'13" E, 400.31 FEET DISTANCE) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 8,405 SQUARE FEET (0.1930 ACRE), MORE OR LESS.


VLADIMIR JIRIK, NMPS NO. 10464

DEC 01 1999

DATE

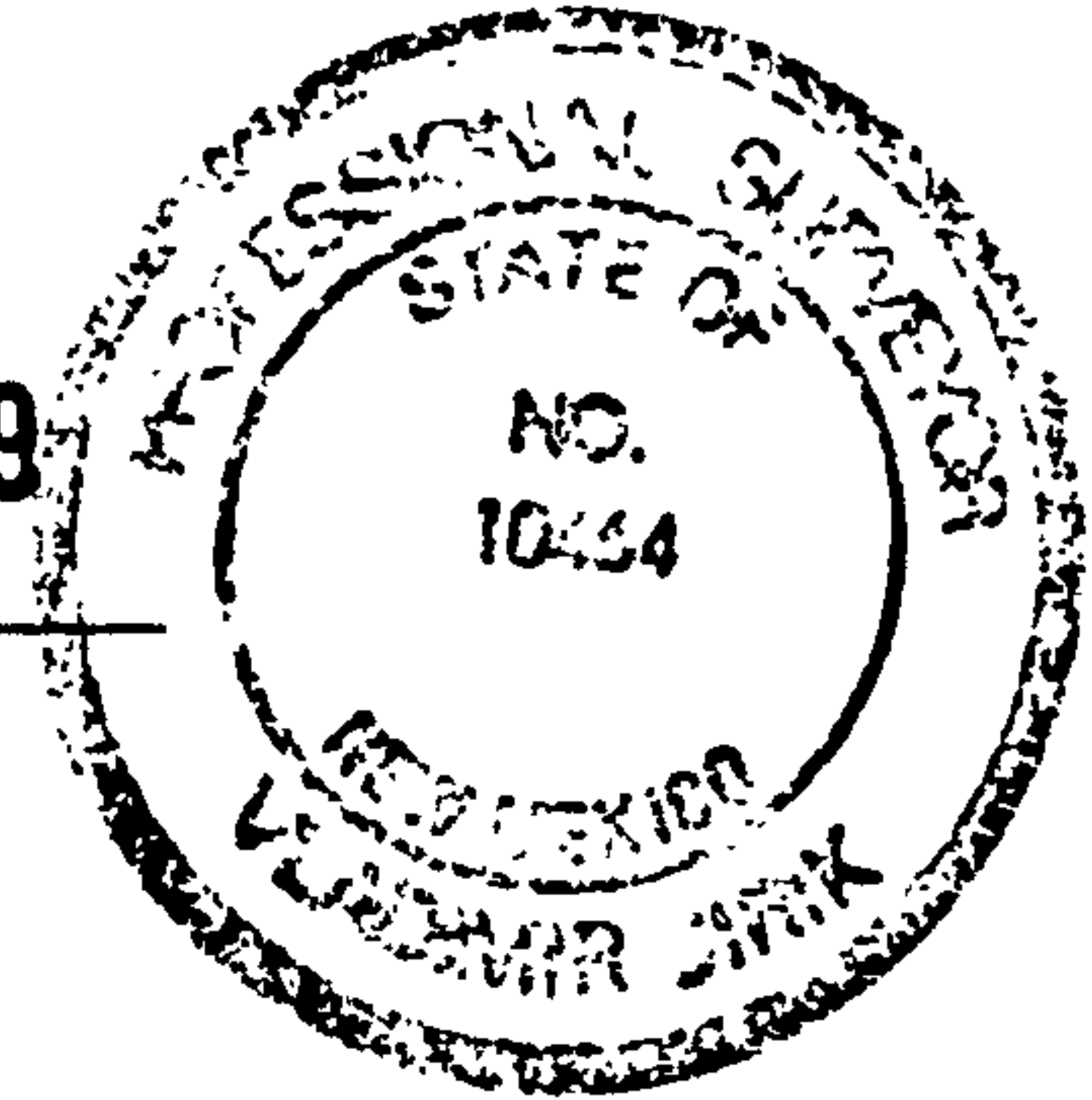


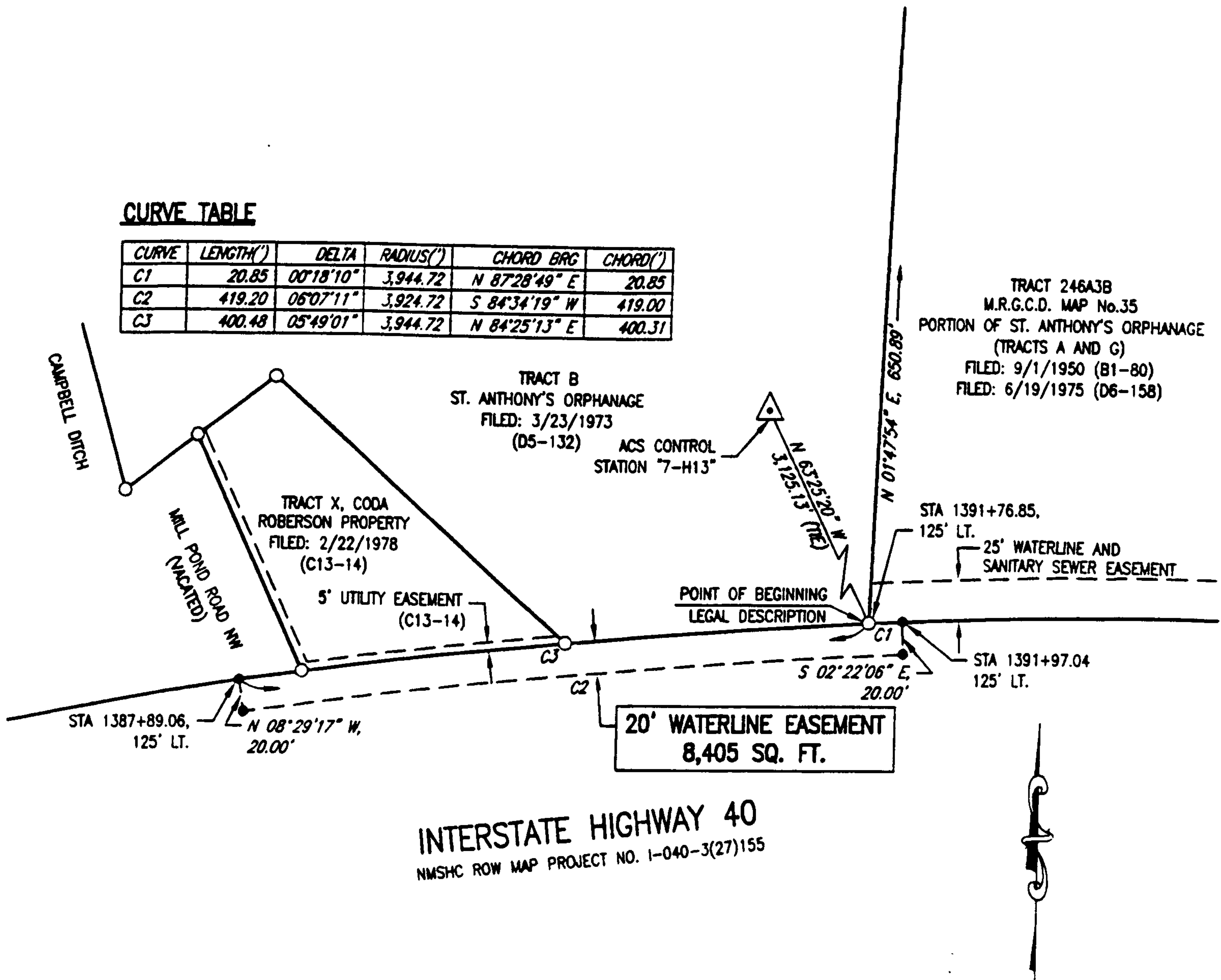
EXHIBIT A

WATERLINE EASEMENT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1999

CURVE TABLE

CURVE	LENGTH(')	DELTA	RADIUS(')	CHORD BRG	CHORD(')
C1	20.85	00°18'10"	3,944.72	N 87°28'49" E	20.85
C2	419.20	06°07'11"	3,924.72	S 84°34'19" W	419.00
C3	400.48	05°49'01"	3,944.72	N 84°25'13" E	400.31



NOTES:

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