

KENMONT PARTNERS  
P.O. BOX 13138  
ALBUQ. N.M. 87192-3138  
PHONE # 884-4704 (MONTE NEWSOM)



**The City of Albuquerque  
Public Works Department**

P.O. Box 1293  
ALBUQUERQUE, NEW MEXICO 87103  
ONE CIVIC PLAZA  
5TH FLOOR

ROBERT E. GURULE  
DIRECTOR  
(505) 768-3627



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NM 87109

**Jeffrey G. Mortensen, P.E.**  
President

☐ ENGINEERS & SURVEYORS  
☐ TELEPHONE (505) 345-4250

Larry Diller  
Trust Real Estate Supervisor

**SUNWEST  
BANK**

Sunwest Bank of Albuquerque, N.A.  
P.O. Box 26900  
Albuquerque, New Mexico 87125-6900  
Tel. 505-765-2795

History (Sequence of events may not be as listed.)

Jim Maddox bought 3 lots from Harold Brooks under a real estate contract

Jim Maddox agreed as the owner of all 3 lots to do alley and drainage improvements to secure building approval and development approval of all 3 lots from city of Albuq.

Jim Maddox filed covenants, with the county shirving shared responsibility by each property owner for said improvements.

Jim Maddox secured a construction mortgage for one lot and one 4 Plex from Home Mortgages Savings and loan. 2 Remaining lots were left under the real estate contract.

Harold Brooks died and Sunwest Bank became Trustee for Brooks estate

Jim Maddox files Bankruptcy - Savings and loan and Sunwest Bank foreclose

Savings and loan is taken over by RTC

Ken Mont Partners buy 4 Plex from RTC

March 29, 1991

**SUNWEST**  
**BANK**

KenMont Partners  
PO Box 13138  
Albuquerque, New Mexico 87192-3138

Re: Lots 1-A-1 and 2-A-1 Block 29  
Hunning's Highland Addition - Harold Brooks Estate

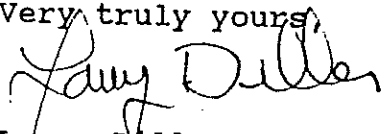
Dear Ken and Monte:

We are currently in the process of defaulting the purchaser on a real estate contract for the above referenced lots. In this case, the defaulting purchaser has had an IRS tax lien filed against him so we must obtain a consent to sell the property from the IRS.

If and when this consent is obtained, we will be in a position to negotiate a sale with you. If we cannot agree on a sales price we would consider negotiating a settlement to share in the expense of completing the alley and storm sewer line pursuant to the second amended declaration of covenants, conditions and restrictions for High Street residences.

We will keep you informed of our progress in defaulting out the above referenced contract. In the meantime, if you have any questions, please give me a call.

Very truly yours,



Larry Diller  
Trust Real Estate Supervisor  
(505) 765-2795

/ajp