



STATE OF NEW MEXICO

GENERAL SERVICES DEPARTMENT

John F. Simms, Jr. Building
715 Alta Vista, Santa Fe, New Mexico 87503

OFFICE of the SECRETARY
(505) 827-2000

ADMINISTRATIVE SERVICES DIVISION
(505) 827-2185

BUILDING SERVICES DIVISION
(505) 827-2349

INFORMATION SYSTEMS DIVISION
(505) 827-2001

PROPERTY CONTROL DIVISION
(505) 827-2141

PURCHASING DIVISION
(505) 827-0472

RISK MANAGEMENT DIVISION
(505) 827-0442

GSDPC
5GC

GARREY CARRUTHERS
GOVERNOR

Tom Thornhill
SECRETARY

Johnny A. Taylor
DEPUTY SECRETARY

July 22, 1987

Mr. Johnny Paiz, Right-of-Way Agent
Public Service Company of New Mexico
Alvarado Square
Albuquerque, New Mexico 87158

SUBJECT: Tract O. H. of Plat of Southwestern Construction Company et al

Dear Mr. Paiz:

Enclosed as you requested is the original overhead easement for the above-referenced property.

We appreciate your patience and cooperation in this matter.

Yours truly,

Liz H. Roybal
Contracts Specialist
Property Control Division

Enclosure: Original overhead easement

cc: J. Ronald Vigil, Acting Director, PCD
John Alejandro, State Construction Manager, PCD
Selby L. Lucero, Architect, FMB Chief, PCD

LHR/IV

LRD

OVERHEAD EASEMENT

THIS INDENTURE made this _____ day of _____, 19____ by and between

State of New Mexico (Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein and with the right to trim and remove any trees, shrubs or bushes which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No. 43966

An easement within Tract O.H. of Plat of SOUTHWESTERN CONSTRUCTION COMPANY ET AL situate in Section 16, T.10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book C6, Page 149 on January 6, 1967 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point in the north boundary line of said Tract O.H., whence the northwest corner of said Tract O.H. bears N.81°22'30"W., 51.00 feet distant; running thence as an easement S.07°07'30"W., 149.00 feet.

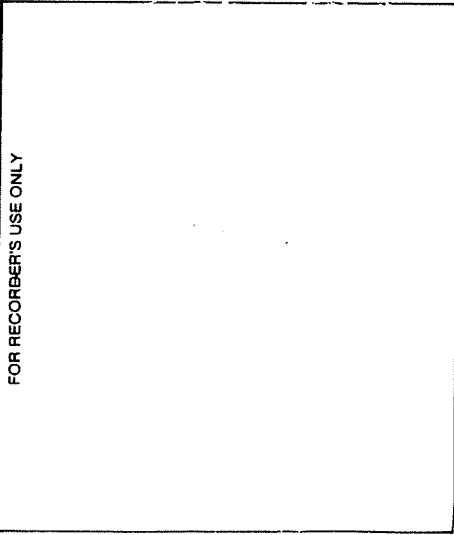
Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS My hand and seal this 22nd day of July, 1987. STATE OF NEW MEXICO (SEAL) By: [Signature] (SEAL) Title: Director, Property Central Division (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ My commission expires: _____ (Seal)



Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF Bernalillo State of New Mexico The foregoing instrument was acknowledged before me this 22nd day of July, 1987 by J. Ronald Vigil, Acting Property Central Division Director (Title of Officer) of the State of New Mexico (Corporation Acknowledgement) New Mexico corporation, on behalf of said corporation. (State of Incorporation) My Commission expires: 5/21/89 (Seal) [Signature] Notary Public

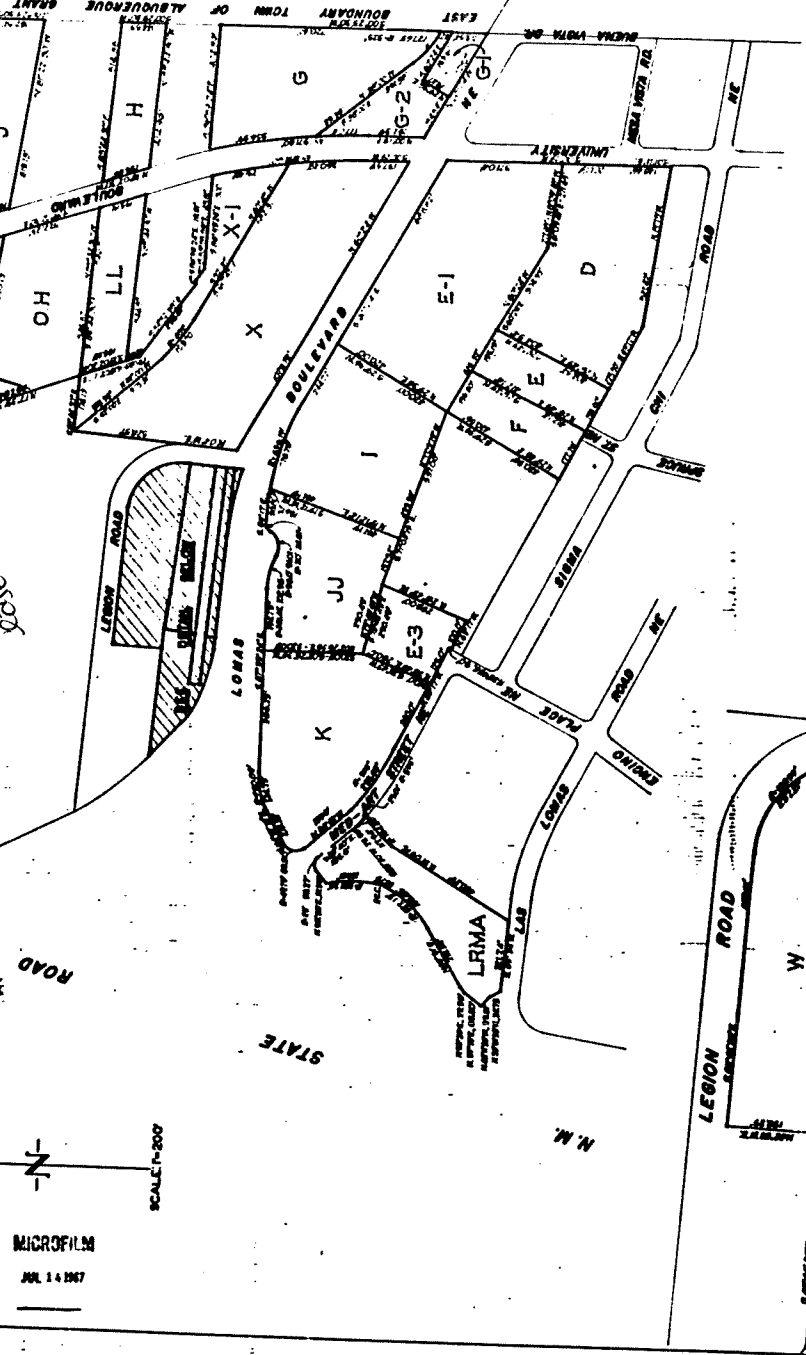


PUBLIC SERVICE CO.
FILE COPY
DO NOT REMOVE
USE FIELD COPY
SUB. Southwestern Construction Co. et al.
MAP NO. 72

MICROFILM
JUL 14 1967

SCALE 1"=200'

ROAD

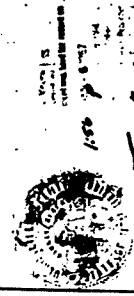


PLAT OF
VARIOUS TRACTS OF LANDS OF
SOUTHWESTERN CONSTRUCTION COMPANY ET AL
IN THE CITY OF
ALBUQUERQUE, NEW MEXICO

C.B. MEYER ENGINEERING 89-104
DECEMBER 28, 1966
FOR ASSESSMENT PURPOSES

APPROVED FOR ASSESSMENT PURPOSES ONLY
AS-33
APPROVED 1-6-67
CITY PLANNING COMMISSION
ALBUQUERQUE, NEW MEXICO

[Signature]
CITY PLANNING COMMISSION



CERTIFICATE

I, C. B. Meyer, do hereby certify as follows:
That I am a duly qualified Engineer and Land Surveyor licensed under the laws of the State of New Mexico; that I am also the duly authorized agent of the owners, Southwestern Construction Company, Leases and Outright Holdings, Inc., and that the foregoing plat has been prepared by me or under my supervision and direction; that the legal descriptions as shown by said plat were not made from an actual field survey performed by me, but from survey and engineering information taken from a survey plat prepared and delineated by Robert H. Meyer, my predecessor in office, and from survey and engineering information and descriptions, by means and through, of the records herein shown; that I have examined the survey and engineering information and that said plat has been prepared for the purpose of filing in the office of the County Clerk of Bernalillo County, New Mexico, in accordance with the provisions of Chapter 129 of the Statutes of 1953, Sections 75-2-7 to 75-2-13, inclusive; and that I am a duly qualified Engineer and Land Surveyor licensed under the laws of the State of New Mexico; that I am also the duly authorized agent of the owners, Southwestern Construction Company, Leases and Outright Holdings, Inc., and that the foregoing plat has been prepared by me or under my supervision and direction; that the legal descriptions as shown by said plat were not made from an actual field survey performed by me, but from survey and engineering information taken from a survey plat prepared and delineated by Robert H. Meyer, my predecessor in office, and from survey and engineering information and descriptions, by means and through, of the records herein shown; that I have examined the survey and engineering information and that said plat has been prepared for the purpose of filing in the office of the County Clerk of Bernalillo County, New Mexico, in accordance with the provisions of Chapter 129 of the Statutes of 1953, Sections 75-2-7 to 75-2-13, inclusive.

This plat is prepared and certified for assessment purposes only.
IN WITNESS WHEREOF I have signed this certificate and official seal at Albuquerque, New Mexico, this 1st day of January, 1967.



Long term leases require that Leases and Assigns must assess said leased tract or tracts and pay all taxes upon land and all improvements placed thereon.

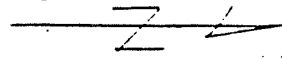
A notation of the tracts herein delineated, by tract description, name of taxpayer (owner or long term leasee) and date of tract, is shown below. (L) indicates long term lease and (R) indicates owner.

TRACT	TAXPAYER (OWNER OR LONG TERM LESSEE)	ACREAGE
1	University of New Mexico (L)	5.536
2	University of New Mexico (L)	1.453
3	Frederick Company (L)	7.177
4	F. B. Cooper Company (L)	1.380
5	University of New Mexico (L)	1.380
6	University of New Mexico (L)	1.380
7	Southwestern Construction Company (R)	4.200
8	George H. Meyer (L)	0.449
9	University of New Mexico (L)	1.261
10	Quality Pacific Company (L)	1.261
11	University of New Mexico (L)	2.724
12	Chrysler Motors Corporation (L)	3.274
13	Southwestern Construction Company (R)	5.448
14	Outstanding Hospital (L)	2.000
15	Outstanding Hospital (L)	1.000
16	J. F. V. et al. (L)	2.000
17	Southwestern Construction Company (R)	1.182
18	Southwestern Construction Company (R)	0.380
19	Southwestern Construction Company (R)	0.380
20	Southwestern Construction Company (R)	0.047
21	Southwestern Construction Company (R)	4.007
22	Wagon Laundry Supply, Inc. (L)	2.046
23	Southwestern Construction Company (L)	6.970
24	Southwestern Construction Company (R)	5.180

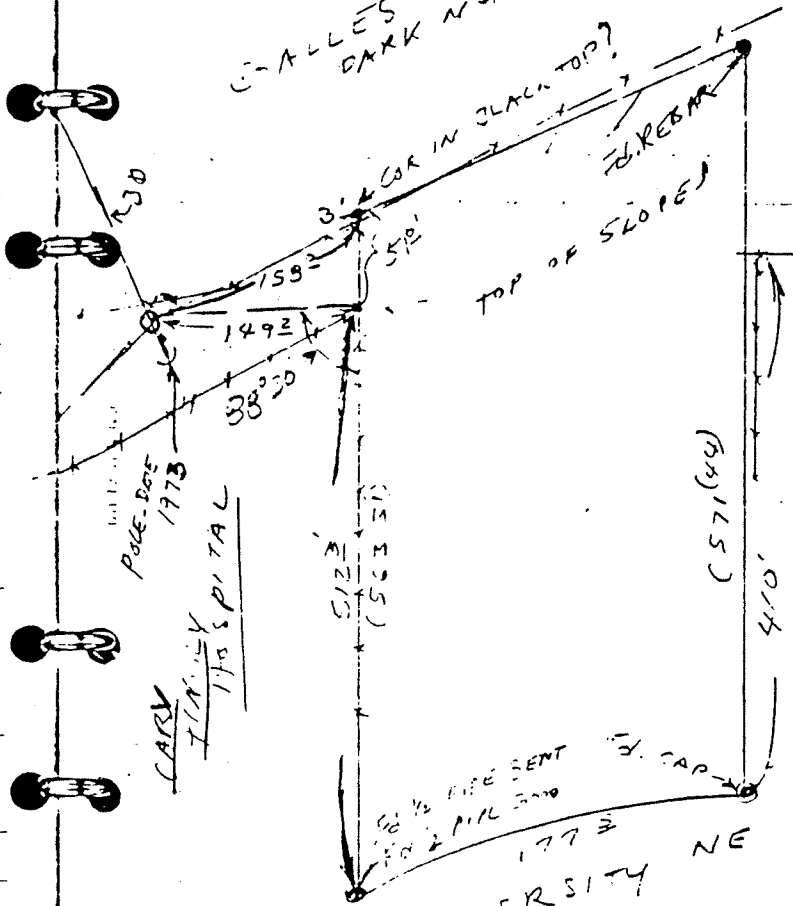
~~Survey
COPY~~

DURI BUILT
4/22/87
JMS
DS

RED # 43966A



ALLEES CLEU.
DARK NEW LOT



NO PRESENT EY. CAP
177 1/2
UNIVERSITY NE



PUBLIC SERVICE COMPANY OF NEW MEXICO

ALVARADO SQUARE ALBUQUERQUE, NEW MEXICO 87158

June 4, 1987

Mr. Ron Vigil
Property Control Division
Joseph Montoya Bldg.
1100 St. Francis Drive
Santa Fe, NM 87503

Dear Mr. Vigil:

Re: Tract O.H. of Plat of Southwestern
Construction Company et al

Public Service Company of New Mexico (PNM) has been requested to extend an existing 3 Ø overhead line north of the above mentioned property to a tract of land now being developed by Mr. Jack Stahl. I have enclosed the necessary easements along with a copy and map showing the route of the line.

Should everything meet with your approval, I would appreciate you having the original executed, notarized, and returned to me in the enclosed envelope. All marked copies are for your files.

Thank you for your cooperation in this matter.

Respectfully,

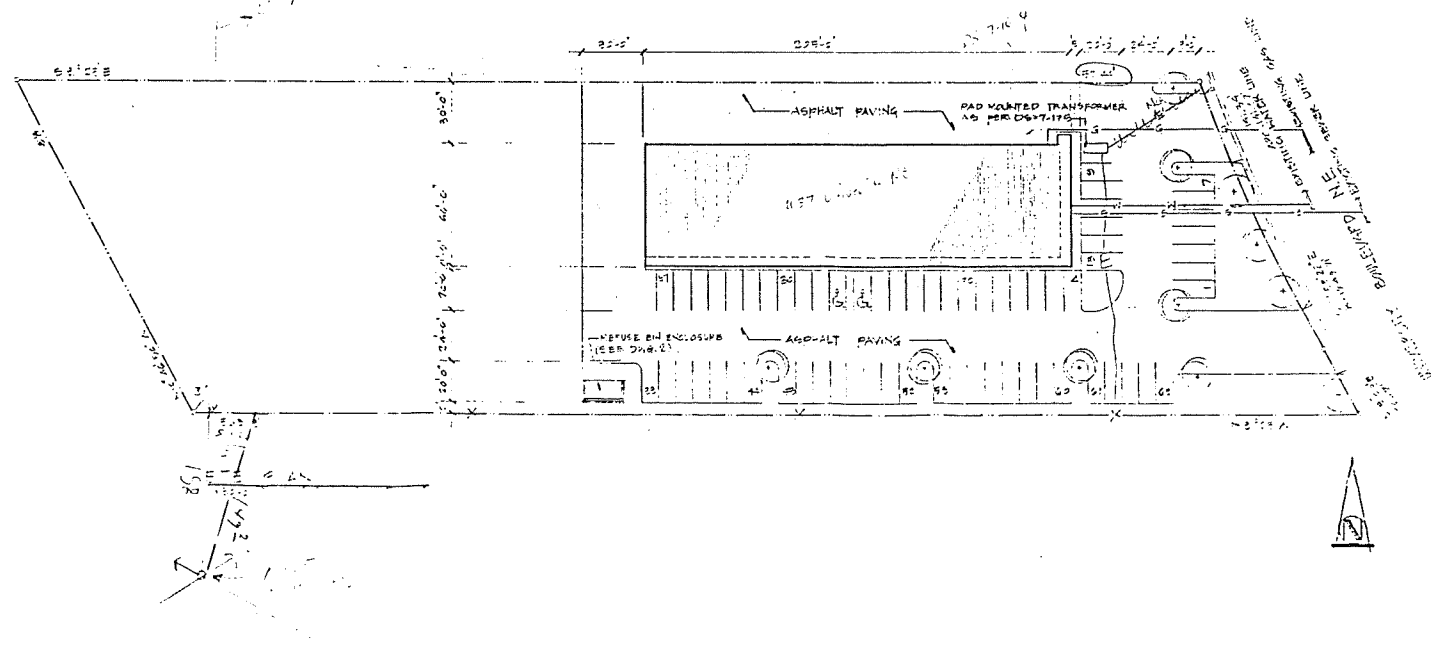
Johnny Padilla
Right of Way Agent

JP:blt
Enclosure

RECEIVED
JUN 5 1 45 PM '87
STATE OF N.M.
PROPERTY CONTROL
DIV.

Req # 43966

CONST.
COPY



1. SITE PLAN, POWER DATA.
2. FOUNDATION PLAN, DETAILS, RETAIL BLDG. (SEE DETAIL).
3. FLOOR PLAN, SHOP SCHEDULE.
4. ELEVATIONS, NOTES.
5. ELEVATIONS, NOTES.
6. PLUMBING PLAN.
7. LIGHTING/ELECTRICAL PLAN, SCHEDULE, LEGEND, POWER PILES.

PROPERTY DATA

PROPERTY AREA: 61,340.0 SQ. FT. (12.292 ACRES)
 BUILDING AREA: 11,000.0 SQ. FT.
 TYPE OF CONSTRUCTION: B-M
 OCCUPANCY: B-2
 PROPERTY ZONE: C-3

DESIGN DATA

SEISMIC ZONE: 1
 WIND PRESSURE LOAD: 15 PSF
 WIND PRESSURE LOAD: 15 MPH

BUILDING SUMMARY

BUILDING AREA: RETAIL = 4,000.0 SQ. FT.
 WAREHOUSE = 7,000.0 SQ. FT.

PARKING: RETAIL = 6,000.0 SQ. FT. 30 SPACES
 WAREHOUSE = 5,000.0 SQ. FT. 25 SPACES
 TOTAL SQ. FT. = 11,000.0
 TOTAL SPACES = 55 SPACES
 TOTAL PROVIDED = 55 SPACES (INCLUDING TWO HANDICAPPED)

BICYCLE REQUIRED: 2 SPACES

FIRE PROTECTION: ONE 2410BC FIRE EXTINGUISHER PER 1000 SQ. FT.

**LANDSCAPING: AREA REQUIRED = 1600 SQ. FT.
 AREA PROVIDED = 7155 SQ. FT.**

**OCCUPANT LOAD: RETAIL = 2000 = 38 = 200
 WAREHOUSE = 5000 = 500 = 12
 TOTAL = 2500 = 217**

DURA BILT PRODUCTS, INC.
 GENERAL CONTRACTORS LICENSE NO. 3041
 4937 JEFFERSON NE PHOENIX, AZ 85018

STAMP: [Signature]