



Dona Ana Title Company, Inc.
425-B South Telshor
Las Cruces, NM 88011
Phn - (575)521-5800
Fax - (866)377-6597

November 09, 2022

Young Design Corp for Verizon Wireless
10245 E Via Linda, Suite 211
Scottsdale, AZ 85258

Re: Certificate as to the State of the record
File No. 2780330-DA05
Property Description : 43.340 acres in the NWQ of Section 35, Township 28 South, Range 3 East, NMPM, Dona Ana County, New Mexico.
Plat Filed: n/a
Name(s) Searched : Gadsden Independent School District, C.E. Crowder Investment Co., a New Mexico corporation

In accord with your request, we have made a search of our title plant for Dona Ana County, New Mexico, as to the property and names described, from January 1, 1972 to November 8, 2022, and the following was found:

In the Office of the County Clerk:

1. Warranty Deed executed by C.E. Crowder Investment Co., a New Mexico corporation to Gadsden Independent School District, filed December 15, 1983, recorded in Book 284, page 609-614, as Document No. 8316379.
2. Reservation of minerals and operating well easement in Warranty Deed executed by C.E. Crowder Investment Co., a New Mexico corporation to Gadsden Independent School District, filed December 15, 1983, recorded in Book 284, page 609-614, as Document No. 8316379.
3. Easement executed by Gadsden Independent School District to El Paso Electric Company, filed December 12, 1994, recorded in Book 311, page 980-982, as Document No. 28494.
4. Easement executed by Board of Trustees, Gadsden Independent School District to El Paso Electric Company, filed April 14, 2003, recorded in Book 414, page 316-318, as Document No. 12745.
5. Sanitary Sewer Easement executed by Gadsden Independent School District to City of Sunland Park, filed April 15, 2011, recorded as Document No. 1109476.

In the Office of the District Court (for information only)

None

In the Office of the Bankruptcy Court (for information only)

None

In the Office of the County Treasurer:

Tax Code No.: R1603106

Taxes for the year 2022 through 2022 have been paid in full.

<u>Year</u>	<u>Name</u>	<u>Original Tax Amount</u>	<u>Status</u>	<u>Receipt No.</u>
2022	EXEMPT	\$EXEMPT	EXEMPT	EXEMPT

Note: Tax information does not include penalties or interest, if any

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

If we can be of further service in this matter, please call us.

Very truly yours,
Dona Ana Title Company, Inc.

WARRANTY DEED

C.L. CROWDER INVESTMENT CO. a New Mexico corporation, grants to the GADSDEN INDEPENDENT SCHOOL DISTRICT, whose address is Post Office Drawer 70, Anthony, New Mexico 88021, a 13.343 acre parcel and a 13.67 acre parcel, which land is situated in Dona Ana County, New Mexico, more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes;

SUBJECT TO the reservation of all minerals; and further

SUBJECT TO an operating well easement, which easement is more fully described in Exhibit "B", attached hereto and made a part hereof; and further

SUBJECT TO reservations, exceptions and conditions of record;

for public school purposes only, with warranty covenants.

This deed is given pursuant to an agreement for conveyance of real property between Grantor and Grantee wherein Grantor has made certain commitments, including a commitment to hold real estate owned by it for future conveyance to the Gadsden Independent School District for school purposes. The Grantee herein, by acceptance of this instrument of conveyance, does hereby relieve Grantor of any and all previous commitments.

WITNESS its hand this 15th day of April, 1982.

ATTEST:

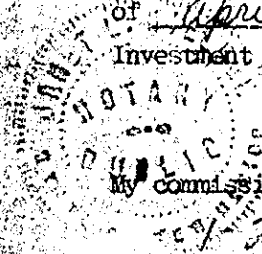
C.L. CROWDER INVESTMENT CO.

Juan A. Aguilar
Secretary

Charles L. Crowder
Charles L. Crowder, President

STATE OF NEW MEXICO)
)
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this 15th day of April, 1982, by Charles L. Crowder, President of C.L. Crowder Investment Co., a New Mexico corporation, on behalf of said corporation.



My commission expires: 2-1-84

James L. Wilcox
Notary Public

SURVEY ENGINEERING

P.O. BOX 40
SANTA TERESA, NEW MEXICO 88063
589-5481

EXHIBIT "A" - PAGE 1

43.343 ACRES PARCEL

Within

Santa Teresa Grant
Dona Ana County, New Mexico
Township 28 South, Range 3 East
New Mexico Principal Meridian

A certain parcel of land comprising a portion of the Santa Teresa Grant situate within Township 28 South, Range 3 East, New Mexico Principal Meridian, Dona Ana County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning at a brass cap set at the westernmost corner of the parcel herein described, a point of intersection of the easterly right-of-way line of New Mexico State Road Number 273 with the southerly boundary line of a certain tract of land known as Memory Gardens of the Valley, whence United States Coast and Geodetic Survey Triangulation Station "S1P1055" (having New Mexico State Plane Coordinates, Central Zone, of $x = 349,355.76$ feet and $y = 326,246.62$ feet, bears $N 59^{\circ} - 05' - 48''$ W, 43,064.7 feet distance; thence,

Along the southerly boundary line of the aforementioned Memory Gardens of the Valley:

N $65^{\circ} - 23' - 40''$ E, 139.70 feet distance to a set brass cap; thence,

N $49^{\circ} - 03' - 40''$ E, 481.17 feet distance to a set brass cap; thence,

N $32^{\circ} - 32' - 40''$ E, 638.43 feet distance to a set brass cap; thence,

S $75^{\circ} - 58' - 20''$ E, 245.56 feet distance to a set brass cap; thence,

S $67^{\circ} - 37' - 20''$ E, 179.98 feet distance to a set brass cap; thence,

N $82^{\circ} - 31' - 40''$ E, 153.47 feet distance to a brass cap set at the southeast corner of the aforementioned Memory Gardens of the Valley; thence,

Leaving the southerly boundary line of the aforementioned Memory Gardens of the Valley,

S $23^{\circ} - 47' - 31''$ W, 57.41 feet distance to a set brass cap; thence,

S $11^{\circ} - 58' - 18''$ E, 1054.44 feet distance to a set brass cap; thence,

S $32^{\circ} - 04' - 18''$ E, 171.95 feet distance to a brass cap set at the southeast corner of the parcel herein described; thence,

N $89^{\circ} - 49' - 37''$ W, 1257.31 feet distance to a brass cap set at a point on the easterly right-of-way line of New Mexico State Road Number 273; thence,

N $40^{\circ} - 21' - 03''$ W, 1166.71 feet distance along the easterly right-of-way line of New Mexico State Road Number 273 to a brass cap set at the intersection of the southerly boundary line of the aforementioned Memory Gardens of the Valley, the westernmost corner and place of beginning of the parcel herein described.

Said parcel contains 43.343 acres, more or less.

NOTE: The bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone Mean Meridian Alpha - $00^{\circ} - 12' - 34''$

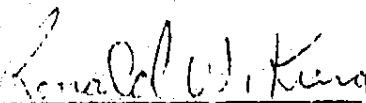
610

SKYLINE ENGINEERING

P.O. BOX 20
SANTA TERESA, NEW MEXICO 88063
589-5481

EXHIBIT "A" - PAGE 2

I, Ronald W. King, New Mexico Registered Professional Engineer and Land Surveyor No. 5948 do hereby certify that this Legal Description was prepared under my direct supervision, and that the same is true and correct to the best of my knowledge and belief.



Ronald W. King P.E. & L.S. 5948
April 7, 1982

SKYLINE ENGINEERING

P.O. BOX 20
SANTA TERESA, NEW MEXICO 86063
589-5481

ENGINEERING PLAN - PAGE 3

13.67 ACRE PARCEL
Within
Section 20
Township 28 South, Range 3 East
New Mexico Principal Meridian
Dona Ana County, New Mexico

A certain parcel of land comprising a portion of Section 20, Township 28 South, Range 3 East, New Mexico Principal Meridian, Dona Ana County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning at the most Northeasterly corner of the parcel herein described, said point being a brass cap on the west boundary of the Santa Teresa Grant marked "Santa Teresa Grant BDY # 64"; whence United States Coast and Geodetic Survey Triangulation Station "STRAUSS" (having New Mexico State Plane Coordinates of $x = 343,355.56$ feet and $y = 324,246.62$ feet) bears $N 65^{\circ} - 59' - 42'' W$, 27,869.16 feet distance, thence,

Along the west boundary of the Santa Teresa Grant,

$S 32^{\circ} - 20' - 31'' E$, 484.40 feet distance to a point on the northerly right-of-way line of Strauss Road; thence,

Leaving the West boundary of the Santa Teresa Grant and continuing along the northerly boundary of Strauss Road,

$S 30^{\circ} - 48' - 25'' W$, 400 feet distance to a point; thence,

Leaving the northerly right-of-way line of Strauss Road $N 32^{\circ} - 20' - 31'' W$, 1615.65 feet distance to a point on the section line common to Sections 17 and 20, Township 28 South, Range 3 East, New Mexico Principal Meridian; thence,

Along the section line in common to Sections 17 and 20, Township 28 South, Range 3 East, New Mexico Principal Meridian,

$N 89^{\circ} - 54' - 56'' E$, 454.35 feet distance to a brass cap set at the easterly closing corner common to Sections 17 and 20, Township 28 South, Range 3 East, New Mexico Principal Meridian, and the West Boundary of the Santa Teresa Grant, said point being the place of beginning of the parcel herein described and containing 13.67 acres more or less.

I, Ronald W. King, New Mexico Registered Professional Engineer and Land Surveyor No. 5948 do hereby certify that this Legal Description was prepared under my direct supervision and the same is true and correct to the best of my knowledge and belief.

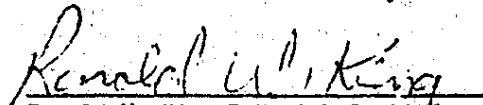

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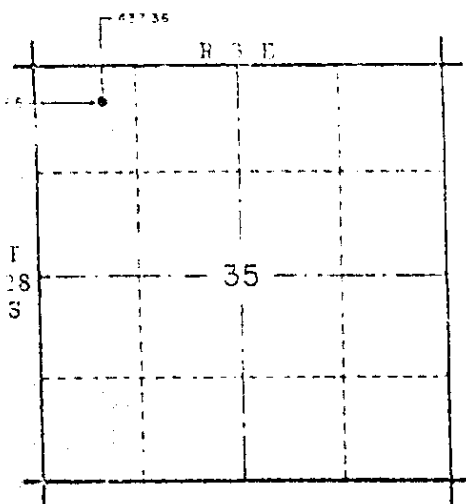
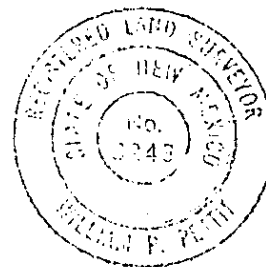
EXHIBIT "B"OPERATING WELL EASEMENT

SAVING AND EXCEPTING from the 43.343 acre parcel set forth and contained in Exhibit "A", herein, a 50-foot-square parcel of land around the well casing described on the water well location description attached hereto describing the location of water well numbered 23, which water well location description is incorporated herein for all purposes. The parcel of land excepted is described as follows: Starting at the well casing location as shown on the water well location description, thence West a distance of 25 feet to the point of beginning; thence North a distance of 25 feet to the Northwest corner of the parcel herein described; thence East a distance of 50 feet to the Northeast corner of the parcel herein described; thence South a distance of 50 feet to the Southeast corner of the parcel herein described; thence West a distance of 50 feet to the Southwest corner of the parcel herein described; thence North a distance of 25 feet to the point of beginning, such parcel containing 2,500 square feet (.574 acres), more or less; and further:

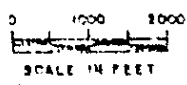
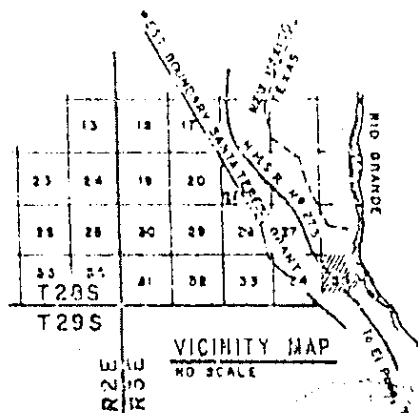
SAVING AND EXCEPTING from the 43.343 acre parcel set forth and contained in Exhibit "A" herein, the owner of this operating well easement shall have the right of ingress and egress to this operating easement over the land described in the 43.343 acre parcel set forth and contained in Exhibit "A" herein.

613

WATER WELL LOCATION
VICINITY SANTA TERESA GRANT
DOÑA ANA COUNTY, NEW MEXICO



NORTH



LOCATION: NW QUARTER OF THE NW QUARTER, SECTION 35 TOWNSHIP 28 SOUTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN.

ACTUAL FOOTAGE LOCATION OF WELL:
437.36 feet from the North Section Line, and 880.0 feet from the West Section Line.

State of N. Mex., Co. of Dona Ana: RECEIPT ON NO. 6377. I hereby certify that this instrument was filed for record and duly recorded on

STATE PLANE COORDINATES OF WELL:
x = 287,263.90 y = 303,362.54

DEC 15, 1983

MEAN DELTA ALPHA = -00° 11' 29"

9:25 o'clock P.M. Dec 15, 1983
Book 284 Page 602-4 of the records of said county
CRAIG HANSON County Clerk
BY: [Signature]

TIE: United States Coast and Geodetic Survey Triangulation Station "Strauss" (having New Mexico State Plane Coordinates, Central Zone, of x = 149,155.76 feet and y = 326,246.62 feet) bears N 59° 26' 20" W, 44,035.23 feet distance from the well located hereon.

NOTE: Section lines and subsection lines shown hereon are projections into the Santa Teresa Grant based on extrapolations from existing monuments which were located by direct field observations in the vicinity of the Santa Teresa Grant.

DATE OF SURVEY. September 28, 1972

I, William P. Pettit, New Mexico Land Surveyor Number 3243 do hereby certify that the location shown hereon was plotted from field notes of actual surveys made by me or under my supervision, and that the same is true and correct to the best of my belief and knowledge.

DEC 15 AM 9:25
DONA ANA COUNTY CLERK

[Handwritten signatures]

William P. Pettit
WILLIAM P. PETTIT, N.M.S. NO. 3243

6014

WARRANTY DEED

C.L. CROWDER INVESTMENT CO. a New Mexico corporation, grants to the GADSDEN INDEPENDENT SCHOOL DISTRICT, whose address is Post Office Drawer 70, Anthony, New Mexico 88021, a 13.343 acre parcel and a 13.67 acre parcel, which land is situated in Dona Ana County, New Mexico, more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes;

SUBJECT TO the reservation of all minerals; and further

SUBJECT TO an operating well easement, which easement is more fully described in Exhibit "B", attached hereto and made a part hereof; and further

SUBJECT TO reservations, exceptions and conditions of record;

for public school purposes only, with warranty covenants.

This deed is given pursuant to an agreement for conveyance of real property between Grantor and Grantee wherein Grantor has made certain commitments, including a commitment to hold real estate owned by it for future conveyance to the Gadsden Independent School District for school purposes. The Grantee herein, by acceptance of this instrument of conveyance, does hereby relieve Grantor of any and all previous commitments.

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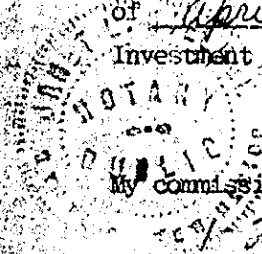
C.L. CROWDER INVESTMENT CO.

Juan A. Aguilar
Secretary

Charles L. Crowder
Charles L. Crowder, President

STATE OF NEW MEXICO)
)
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this 15th day of April, 1982, by Charles L. Crowder, President of C.L. Crowder Investment Co., a New Mexico corporation, on behalf of said corporation.



My commission expires: 2-1-84

James L. Wilcox
Notary Public

SURVEY ENGINEERING

P.O. BOX 40
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589-5481

EXHIBIT "A" - PAGE 1

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Along the southerly boundary line of the aforementioned Memory Gardens of the Valley:

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NOTE: The bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone Mean Meridian Alpha - $00^{\circ} - 12' - 34"$

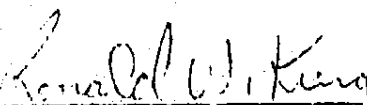
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SKYLINE ENGINEERING

P.O. BOX 20
SANTA TERESA, NEW MEXICO 88063
589-5481

EXHIBIT "A" - PAGE 2

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Ronald W. King P.E. & L.S. 5948
April 7, 1982

SKYLINE ENGINEERING

P.O. BOX 20
SANTA TERESA, NEW MEXICO 86063
589-5481

ENGINEERING - PAGE 3

13.67 ACRE PARCEL
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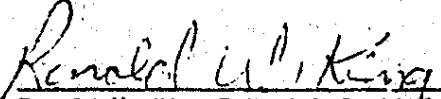

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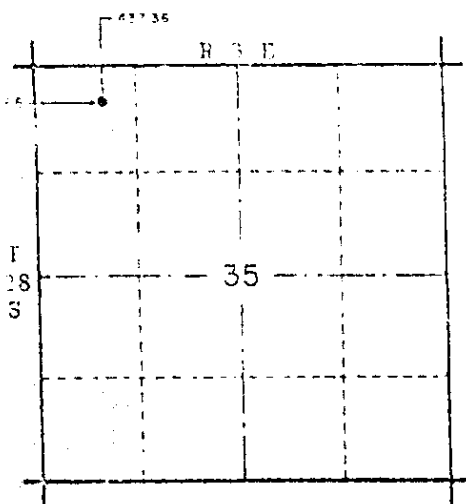
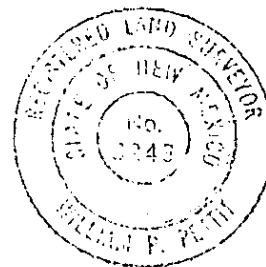
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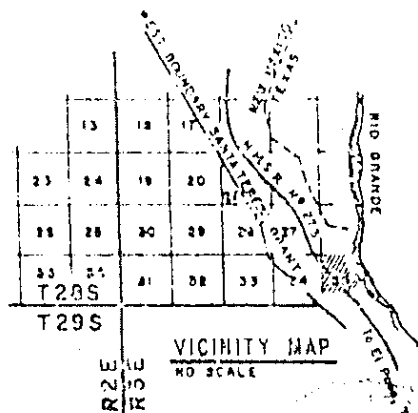
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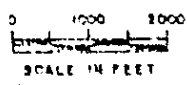
WATER WELL LOCATION
VICINITY SANTA TERESA GRANT
DOÑA ANA COUNTY, NEW MEXICO



NORTH



VICINITY MAP
NO SCALE



LOCATION: NW QUARTER OF THE NW QUARTER, SECTION 35 TOWNSHIP 28 SOUTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN.

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437.36 feet from the North Section Line, and 880.0 feet from the West Section Line.

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DEC 15, 1983

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9:25 o'clock P.M. Dec 15, 1983
Book 284 Page 602-19 of the records of said county
CRAIG HANSON County Clerk
BY: [Signature]

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DEC 15 AM 9:25

DONA ANA COUNTY CLERK

[Handwritten signatures]

William P. Pettit
WILLIAM P. PETTIT, N.M.S. NO. 3243

6014

EASEMENT

LOCATION INDEX: 20-2-2-
SCHOOL DISTRICT: 27

STATE OF NEW MEXICO
COUNTY OF DONA ANA

For consideration, the Board of Trustees, Gadsden Independent School District, Dona Ana County hereinafter called Grantor, grants unto the El Paso Electric Company, hereinafter called Grantee, its successors and assigns, the right, privilege and easement to enter upon and erect, construct, operate and maintain a ~~line of poles~~ ^{line} at any time with all necessary wires, crossarms, conduits, fixtures, and ~~other usual appurtenances~~ ^{accessories} pertaining thereto with the right of ingress and egress thereto for the installation, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, for the transmission of electricity, electric energy and power, for any and all purposes for which same is or may hereafter be used, over, upon and along the following described premises in Dona Ana County, New Mexico, to-wit:

A portion of TOWNSHIP 29, SOUTH RANGE 3 EAST, as shown on the attached print and made a part hereof.
This is an aerial overhang only.

with the right to trim any trees along said lines so as to keep the wires cleared at least thirty-six inches, to erect and set the necessary brace poles, anchors and guy wires, and to do anything proper and necessary to operate and maintain same.

In accepting this grant, Grantee agrees that it will peaceably relinquish use and occupancy of the property to Grantor, its successors and assigns, when such property is no longer used or needed for the purpose of the easement, and at the time of such relinquishment, Grantee will at its expense, and at Grantor's request, remove Grantee's facilities and will to the best of its ability, place Grantor's property in substantially the same condition as the same was in prior to use by Grantee under this easement.

WITNESS the following seal and signature this 9 day of November, 1994.

BOARD OF TRUSTEES, GADSDEN INDEPENDENT
SCHOOL DISTRICT
DONA ANA COUNTY, NEW MEXICO

ATTEST:

Secretary

BY: Roger Paul
~~President~~ Board of Trustees
SUPERINTENDENT

ESTIMATE NO: 94-7-6-20011
J. U. MEMO NO: _____

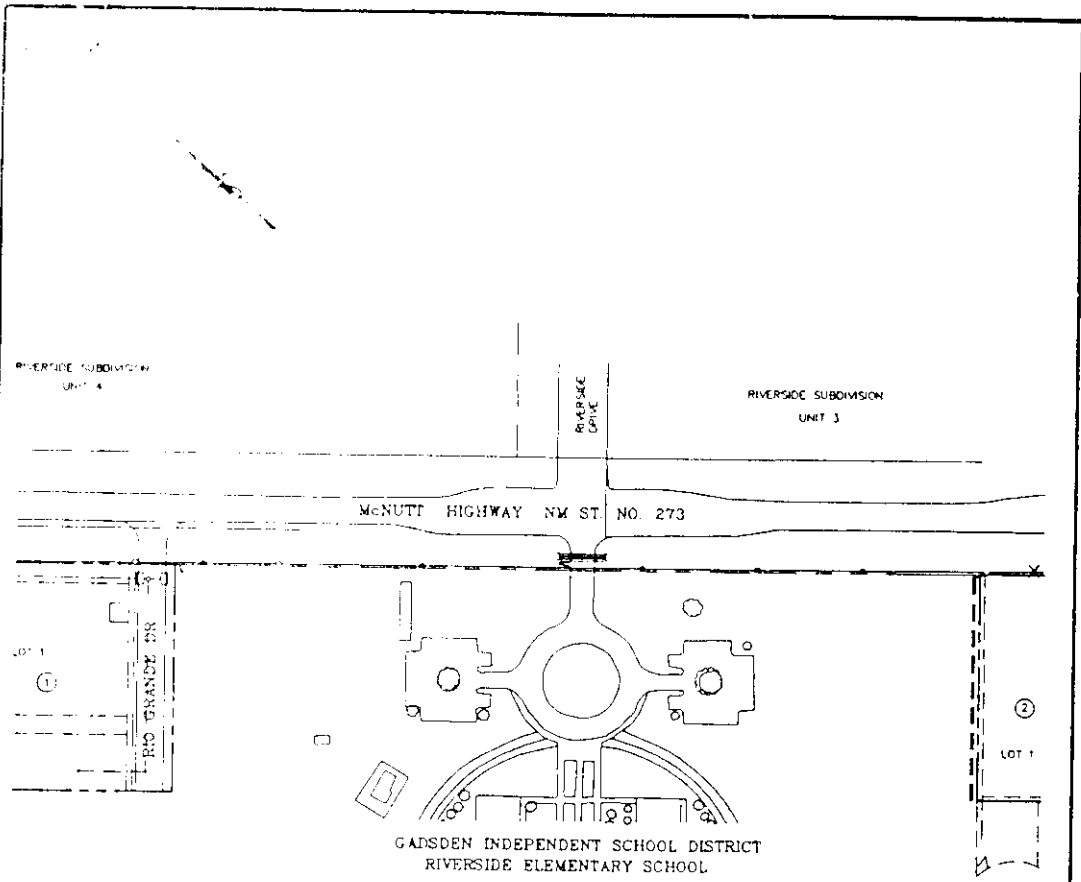
9/80

ACKNOWLEDGMENT

and for El Paso County, Texas,
are Major Parks known to me
to be the parties to the foregoing instrument,
and I have read the same for the purposes and

in my official capacity, this 9 day of

1920 10/22/21 C. E. Johnston
Notary Public, in and for El Paso County, Texas



GARDEN INDEPENDENT SCHOOL DISTRICT
RIVERSIDE ELEMENTARY SCHOOL

State of N. Mex., Co. of Dona Ana, ss
RECEPTION NO. 22494 This copy
certifies that this instrument was filed
for record and duly recorded on

DEC 17 1994

at 251 of Book 371 Page 2756 of the 82
Records of 2nd County,
County of Doña
BY Paula Garcia DEPUTY

LEGEND

--- PROPOSED E.P.E. CO. 5 FT. UTIL ESMT.

GRANTOR'S INITIALS _____

PROPOSED EASEMENT IN A PORTION OF TOWNSHIP 29 SOUTH, RANGE 3 EAST, EL PASO COUNTY, TEXAS	
EL PASO ELECTRIC CO. R.O.W.	
DATE 11-03-94	EST NO.
SCALE NONE	94-7-6-20011

982

ELP

12745

EASEMENT

OVERHEAD/UNDERGROUND

Location Index: 3870-3032
School District: 542

STATE OF NEW MEXICO
COUNTY OF DONA ANA

In consideration, the Board of Trustees, *Gadsden Independent School District, Dona Ana County, New Mexico*, hereinafter called Grantor, grants unto the El Paso Electric Company, hereinafter called Grantee, its successors and assigns, the right, privilege and easement to enter upon and erect, construct, operate and maintain a line of needed poles at any time with all necessary wires, crossarms, conduits, guys, and anchors above ground together with an underground system of transformers (conventional or pad-mount), ducts, conduits, fixtures, manholes, hand-holes, vaults and any other usual appurtenances, pertaining thereto with the right of ingress and egress and maintenance, replacement, renewal or removal thereof, for the transmission of electricity, electric energy and power, for any and all purposes for with same is or may hereafter be used, over, upon and along the following described premises in Dona Ana County, New Mexico to-wit:

A portion of Section 35, Township 28 South, Range 3 East, as shown on the attached print and made a part thereof.

With the right to trim any trees along said lines so as to keep the wires clear at least thirty-six inches, to erect and set the necessary brace poles, anchors and guy wires, and to do any thing proper and necessary to operate and maintain same.

In accepting this grant, Grantee agrees that it will peaceably relinquish use and occupancy of the property to Grantor, its successors and assigns, when such property is no longer used or needed for the purpose of the easement, and at the time of such relinquishment, Grantee will at its expense, and at Grantor's request, remove Grantee's facilities and will to the best of its ability, to place Grantor's property in substantially the same condition as it was prior to use by Grantee under this easement.

WITNESS the following seal and signature this 8th day of May, 2002.

GADSDEN INDEPENDENT SCHOOL DISTRICT
DONA ANA COUNTY, NEW MEXICO

ATTEST

Cruz Drake
Secretary

BY: [Signature]
SUPERINTENDENT

ESTIMATE NO: 02-7-2-20005
J.U. MEMO NO. 02-7-2-78006

EL PASO ELECTRIC COMPANY
P. O. BOX 982
EL PASO, TEXAS 79960

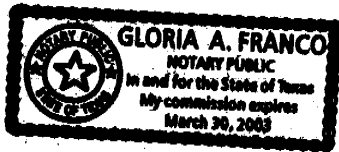
316

ACKNOWLEDGEMENT

**STATE OF TEXAS
COUNTY OF EL PASO**

BEFORE ME, the undersigned authority, in and for the said County and State, on this day personally appeared Ron Heugen, Superintendent of, Gadsden Independent School District, Dona Ana County, New Mexico, known to me to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Gadsden Independent School District, Dona Ana County, New Mexico, and that he executed the same as the act of purpose and consideration therein expressed, and in the capacity therein stated and as his free act and deed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF MAY 2002.

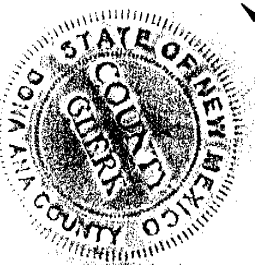
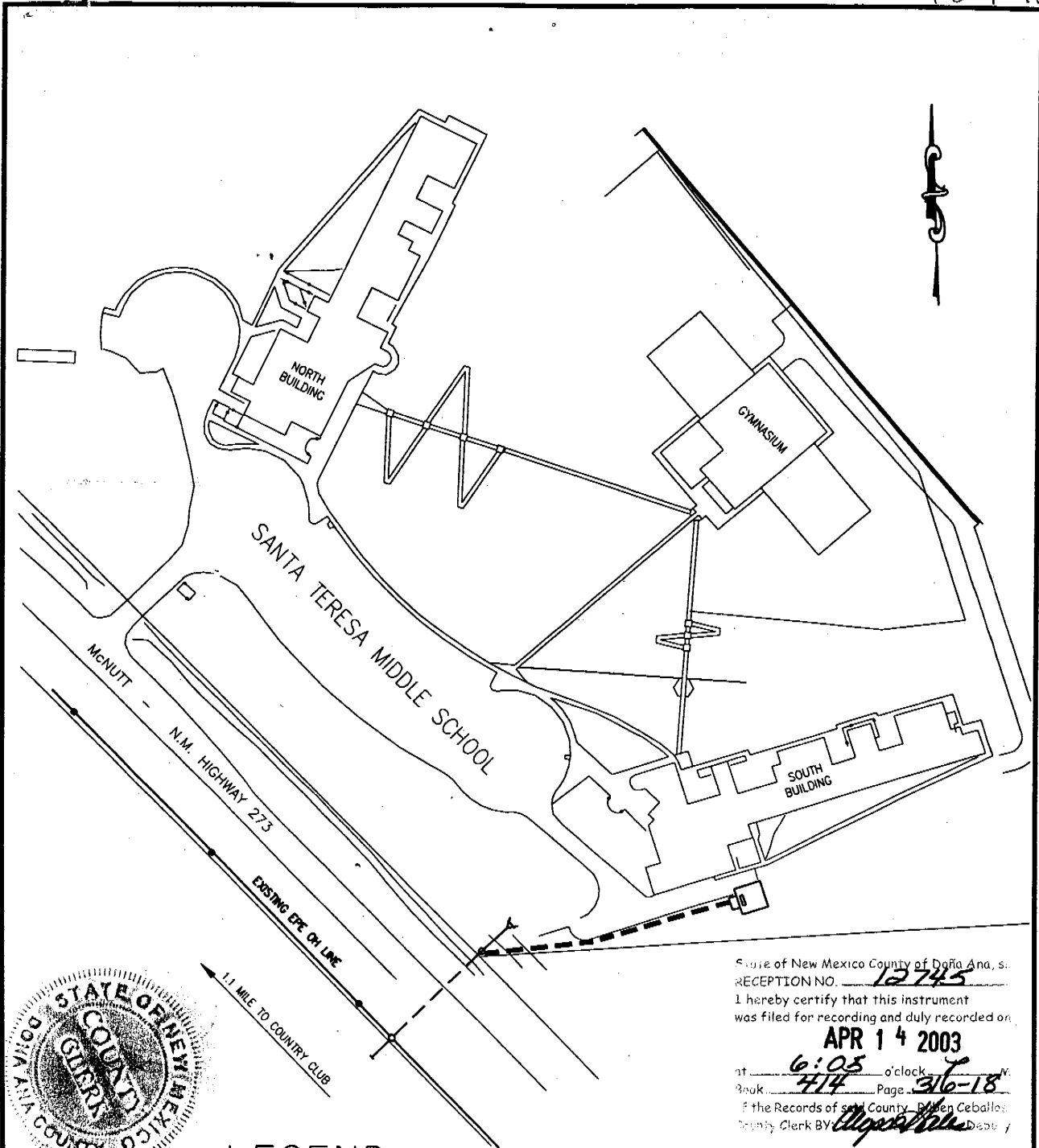


Gloria A Franco
Notary Public, El Paso County, Texas

EL PASO ELECTRIC COMPANY
P.O. Box: 982
El Paso, Texas 79960

317

12745



State of New Mexico County of Dona Ana, s.
 RECEPTION NO. 12745
 I hereby certify that this instrument
 was filed for recording and duly recorded on
APR 14 2003
 at 6:05 o'clock PM
 Book 414 Page 316-18
 of the Records of said County. Blanca Ceballos
 County Clerk BY [Signature] Deputy

LEGEND

- PROPOSED E.P.E. CO. 10 FT. U.G. UTIL. ESMT.
- < PROPOSED E.P.E. CO. 5x30 FT. UTIL. ESMT.
- 12' X 20' TRANSFORMER EASEMENT

GRANTORS INITIALS ----- 318

PROPOSED EASEMENT IN A PORTION OF SECTION 35 T28S, R3E DONA ANA COUNTY, N.M.	
EL PASO ELECTRIC CO. R.O.W.	
DATE <u>5-6-02</u>	EST. NO. <u>02-7-2-78006</u>
SCALE <u>NONE</u>	

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to GADSDEN INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as GRANTOR, by City of Sunland Park, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove underground pipes, services lines, sewer manholes and other improvements necessary to the operation and maintenance of the City's public sanitary sewer distribution system, over, across, and through the land of the GRANTOR situated in Dona Ana County, State of New Mexico, said land being described as follows:

The legal description of the Grantor's property is contained in the Grantor's deed, a true and correct copy of which is recorded in Book 284, Page 609-14, at the Office of the County Clerk, Dona Ana, New Mexico, together with the right of ingress and egress over the adjacent lands of the GRANTOR, their successors and assigns, for the purposes of this easement.

This Easement shall be 10.00 feet in width described as follows:

A 10 FOOT WIDE EASEMENT SITUATE IN THE SANTA TERESA LAND GRANT, T 28 S., R.3 E., N.M.P.M., DONA ANA COUNTY, NEW MEXICO, ADJOINING THE EASTERLY PROPERTY LINE OF THE LANDS DESCRIBED IN DEED TO GADSDEN INDEPENDENT SCHOOL DISTRICT, FILED DECEMBER 15, 1983, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN BOOK 284, PAGE 609-14, MORE PARTICULARLY DESCRIBED AS A 10 FOOT STRIP OF LAND LYING 5.00 FEET TO THE LEFT AND 5.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AP-1 (ANGLE POINT 1), A POINT ON THE SOUTHERLY PROPERTY LINE OF THE GRANTOR, WHENCE THE SOUTHEAST CORNER OF SAID GADSDEN SCHOOL TRACT BEARS S89°49'37"E A DISTANCE OF 5.91 FEET; THENCE, FROM THE POINT OF BEGINNING RUNNING AS AN EASEMENT PARALLEL WITH THE EASTERLY PROPERTY LINE OF SAID SCHOOL TRACT, N32°04'18"W A DISTANCE 169.68 FEET TO AP-2;
THENCE, N11°58'18"W A DISTANCE OF 321.00 FEET TO AP-3;
THENCE, RUNNING PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF TRACT 2 OF THE INTERNATIONAL BOUNDARY COMMISSION CANALIZATION RIGHT-OF-WAY (PROJECT MAP # E.O.F.418) THE FOLLOWING THREE COURSES:
N42°43'00"W A DISTANCE OF 58.32 FEET TO AP-4; THENCE, N32°13'46"W A DISTANCE OF 115.46 FEET TO AP-5; THENCE, N57°46'14"E A DISTANCE OF 74.40 FEET TO AP-6;
THENCE, RUNNING PARALLEL WITH THE EASTERLY PROPERTY LINE OF SAID SCHOOL TRACT, N11°58'18"W A DISTANCE OF 507.21 FEET TO AP-7;
THENCE, LEAVING THE EASTERLY PROPERTY LINE OF SAID GADSDEN SCHOOL TRACT, N74°01'50"W A DISTANCE OF 634.20 FEET TO AP-8, THE TERMINUS OF SAID EASEMENT.
CONTAINING 0.431 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

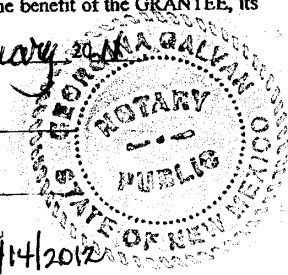
THIS EASEMENT IS DEPICTED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, their successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, their successors and assigns.

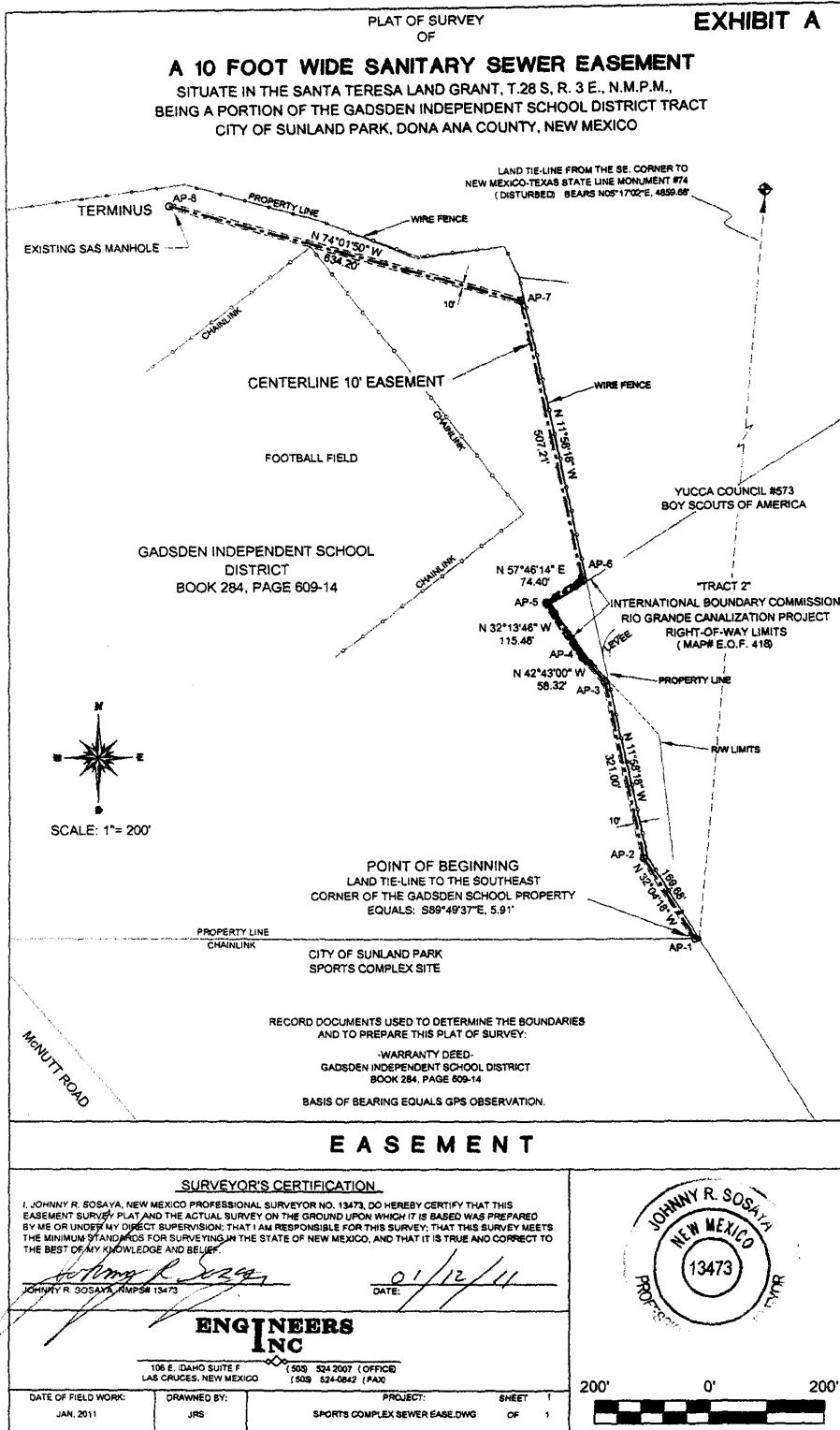
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 27th day of January, 2011

[Signature]
GRANTOR
Georgina Galvan
Notary Public Expires 7/14/2012



Recorded 04/15/2011 DAC



Recorded 04/15/2011 DAC

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REGULAR MEETING
Sunland Park City Council
Municipal Building
1000 McNutt Road
1001 Sunland Park, NM 88063

Wednesday, March 2, 2011

12:00 p.m.

MINUTES

A Regular Meeting of the City of Sunland Park was held on Wednesday, March 2, 2011, in the City Council Chambers located at 1000 McNutt Road in Sunland Park, NM 88063.

PRESENT

- Mayor Martin Resendiz
- Mayor Pro-Tem Daniel Salinas
- Councilor Carmen Rodriguez
- Councilor Annette Diaz
- Councilor Christian Lira
- Councilor Angelica Marquez/via telephone
- Councilor Jessica Avila/via telephone

1. CALL TO ORDER BY HONORABLE MAYOR MARTIN RESENDIZ

Mayor Martin Resendiz called the Regular Meeting to order at 12:10 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Daniel Salinas led the audience in the pledge of allegiance.

3. ROLL CALL

Ms. Elizabeth Gamez called roll call. A quorum was present.

4. APPROVAL OF THE AGENDA ORDER

A motion to approve the agenda order was made by Councilor Carmen Rodriguez and second by Mayor Protem Daniel Salinas.

The motion carried

5. APPROVAL OF THE CONSENT AGENDA

A. Approval of Minutes for Regular Meeting of February 2, 2011

A motion to approve the consent agenda was made by Councilor Angelica Marquez and seconded by Mayor Pro-tem Daniel Salinas. The motion carried.

6. ITEMS FROM THE FLOOR

1 No items were presented.

2

3 **7. PUBLIC MEETING**

4

5 **A. Presentation by Andy Segovia, County Assessor.**

6 Mr. Segovia explained to the Council that his goal was to start a community
7 outreach. He explained that he wants the community to understand the property
8 tax and how to pay their bills. He wants to get the community educated on how
9 their property taxes work and how they can lower their property taxes. Mr.
10 Segovia wants the community to know that they have options, and that was his
11 goal. Mr. Segovia presented the Council with a powerpoint presentation,
12 explaining to the Mayor and Council how the property taxes work. Also, he is
13 seeking the help of the City offices to assist him spread this information and give
14 the people from Sunland Park the opportunity to save some money. After the
15 presentation Mayor Martin Resendiz thanked Mr. Segovia and told him that the
16 City would assist in anyway possible to notify the community about the
17 community outreach and the goals of the County Assessor's Office.

18

19 **B. Presentation by La Pinon, Sexual Assault Recovery Services of Southern New**
20 **Mexico.** Ms. Imelda Sanchez gave a brief presentation about the functions of La
21 Pinon. Ms. Sanchez explained that she is doing crisis intervention. She explained
22 that she is working this area of Sunland Park and explained that there are several
23 cases of sexual assault. It is a very private matter and many families do not talk
24 about it. She continued by saying that she works very closely with law
25 enforcement and that the detectives are trained to deal with this kind of crisis.
26 Most of the victims are children but there are cases with adults are involved and
27 are victims. She also explained that they go out to the schools and community
28 offices and try to educate on the signs of sexual abuse. Councilor Annette Diaz
29 asked if there was a victim that need to relocate because she is afraid of the
30 perpetrator if La Pinon provided those services. Ms. Sanchez explained that they
31 do not but they will assist the victim in every way possible to find a place for her.

32

33 **C. Consideration and action to approve a one year contract between the City and**
34 **Medius Inc. for the Strategic Framework of the Border Crossing. Presented by**
35 **Neryza Rivera, Purchasing.**

36

37 Ms. Rivera told Council that they had awarded the contract to Medius and now she
38 was presenting the contract for approval. It is a contract for a year and it is the
39 Strategic Planning going to the Border Crossing. A motion to approve the contract
40 was made by Mayor Pro-tem Daniel Salinas and second by Annette Diaz. Motion
41 Carried.

42

43

44 **D. Consideration and action to allow the City to begin negotiations with the most**
45 **qualified firm for RFP#02152011-Professional Services to obtain a Presidential**

1 Permit for the Sunland Park-Anapra Border Crossing. Presented by Neryza Rivera,
2 Purchasing Agent.

3
4 Ms. Rivera presented the most qualified firm to obtain a Presidential permit for the
5 Border Crossing. She is seeking approval for Enviro System Management we
6 scaled them and they are the most qualified firm to obtain the Presidential permit.
7 At this time she is seeking approval in awarding this contract. Motion to approve
8 was made by Councilor Annette Diaz and second by Councilor Christian Lira.
9 Motion Carried.

10
11 E. Consider Notice of Award for Ranchos del Rio Lift Station Rehabilitation Project.
12 Presented by Mariana Chew, Utilities Director.

13
14 Ms. Chew is seeking approval for the Notice of Award for Ranchos del Rio Lift
15 Station. She went to the process of bidding and this was the best company. Ms.
16 Chew asked if there was any questions whether it was technical or reference to the
17 company. Mayor Martin Resendiz asked Ms. Chew when the project would start
18 and Ms. Chew responded that it would probably be next week. She was just
19 waiting for a signature from Mr. Coppler and everything was ready to commence.
20 A motion to approve Item 7E was made by Councilor Carmen Rodriguez and
21 second by Councilor Annette Diaz. Motion Carried

22
23 F. Approve and accept the Sanitary Sewer Easement from the Gadsden Independent
24 School District to the City of Sunland Park to be use as a sewer easement for the
25 Sunland Park Sports Complex. Presented by Linda Vazquez, Director of
26 Community Development.

27
28 This is just to clean house the land has been donated to the City already, by
29 technically the City Council is the only one that can approve any dedication of
30 land. The land has been dedicated to the City and I will work with Mr. Coppler to
31 take care of the quick claim deed because that is the process. This is for the Sports
32 Complex we needed it to complete the drainage therefore I need the approval of
33 the acceptance of the easement. A motion to approve Item 7F was made by
34 Councilor Annette Diaz and second by Councilor Carmen Rodriguez. Motion
35 Carried.

36
37 **8. ITEMS FROM THE MAYOR AND CITY COUNCIL**

38
39 Councilor Carmen Rodriguez wanted to congratulate the Police Department for the new
40 puppy the got. The puppy is still in training. The puppy's name is Isis and Chief Ramirez
41 explained that it will only be a narcotics dog. Chief Ramirez said that it was good for the
42 department and that the department if moving forward. Councilor Marquez wanted the
43 update on the Rules and Regulations and the City Clerk advised her that she would have
44 that ready for her. Also Councilor Marquez was requesting from the City Manager a list
45 of employees that have been hired and fired and the City Manager advised that he will be
46 provide Ms. Marquez with a list and also will try to keep City Council informed or

1 updated as to employees that leave the City and employees that are hired. He also
2 advised the councilors that the department heads will probably be the best source of
3 information as far as the employees. The City Manager approached the Mayor and
4 Council to update them on the events that are going on within the City. Mr. Morales
5 advised the Mayor and Council that we started the soccer league of which the Mayor is
6 the President of the league. Also he informed the council about the Nutrition Program
7 that is going on. He passed out information regarding that program. Mr. Morales also
8 brought up the resources that were presented earlier in the meeting by Mr. Segovia and
9 Ms. Sanchez from La Pinon. These are valuable resources for the community and it is
10 important to inform the community that these services are available to them. Mayor
11 advised that we lost signal with Councilor Marquez. Mr. Morales also advise the council
12 the Economic Development Committee. He advised the council that we need to get
13 LIRA'S certification and what this does is that offers for us to be the fiscal agents and
14 offer incentives to companies that might create jobs here in the city. It also getting
15 \$150,000 to \$200,000 allocated to border economic development. We met personally
16 with the secretary of Economic Development about a month ago and Representative
17 Mary Helen Garcia had a follow up meeting and now we have the commitment from the
18 State to bring 150,000 to 200,000 in both federal and state grants to this area and to make
19 more vial able we included the City of Anthony and Chaparral. An update on the Border
20 Crossing Mr. Morales was in San Diego last week and he came but understanding how
21 important the green priority. As long is a green project we are going to be on top of the
22 priority list. Another objective was to get in the JWC Agenda which is the Joint Working
23 Committee that is a committee between the Federal governments the U.S. and the
24 Mexican government. The Mayor emphasis the point that you brought up from your trip
25 to San Diego and that to stress the importance of the ecological environment impact in
26 the area to make sure we have a better opportunity to get the Presidential permit. One of
27 the selling points that we are going to use is that opening this border crossing it is going
28 to alleviate congestion at the other port of entries and one of the hurdles that we have to
29 overcome is the air pollution from the Mexican side. Mr. Morales also advised that the
30 offices in the back are being worked on to get the people that are going to be working in
31 for the Border Crossing project can have their office in one place. Also Sunland Park will
32 be on the news more often because we came to an agreement with Dona Ana Community
33 College and COG and Workforce Solutions to do a job fair around April 14 to have this
34 job fair. We are working with Union Pacific who are bringing a ton of jobs and we want
35 to give the people of Sunland Park the first opportunity. Mr. Morales also gave a brief
36 statement for the DMV revenues. Mr. Morales also commended the employees that work
37 during the freezing days and power outages. The Chief for Police Department and the
38 Fire Departments did an excellent job of providing people with potable water and
39 keeping.

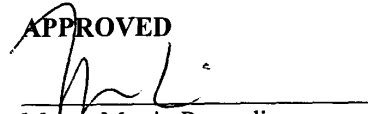
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42 **9. ADJOURNMENT OF THE REGULAR MEETING OF THE SUNLAND PARK**
43 **CITY COUNCIL.**

44 A motion to adjourn the meeting was made by Councilor Annette Diaz and
45 seconded by Councilor Carmen Rodriguez at 1:10 p.m. The motion carried.

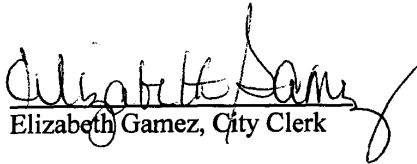
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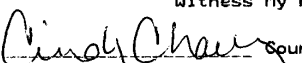
APPROVED

Mayor Martin Resendiz

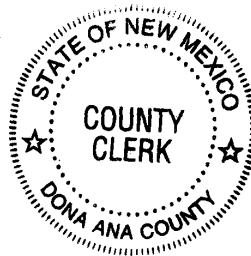
Recorded 04/15/2011 DAC

ATTEST:


Elizabeth Gamez, City Clerk

COUNTY OF DONA ANA) EASEMENT
STATE OF NEW MEXICO) ss PAGES: 7
I Hereby Certify That This Instrument Was Filed for
Record On The 15TH Day Of April, 2011 at 09:28:40 AM
And Was Duly Recorded as Instrument #1109476
Of The Records Of Dona Ana County

Witness My Hand And Seal Of Office
Lynn J. Ellins
Deputy  County Clerk, Dona Ana, NM




Tax Account

Summary

Account Id R1603106
Parcel Number 4017168097005
Owners GADSDEN INDEPENDENT SCHOOL
Address PO BOX 70
ANTHONY, NM 88021
Situs Address 4800 MCNUTT RD,4810 MCNUTT RD Sunland Park
Legal S: 35 T: 28S R: 3E PT OF NWQTR

Inquiry

As Of 

Payment Type First
 Full

Total Due \$0.00

Value

Area Id	Mill Levy	
16IN_NR - 16IN_NR		39.7360000
	Actual	Assessed
EXEMPT NON-RESIDENTIAL LAND - 9200	216,700	72,233
EXEMPT NON-RESIDENTIAL IMPROVEMENT - 9220	12,739,440	4,246,480
Total Value	12,956,140	4,318,713
Taxes		\$0.00

The amounts of taxes due on this page are based on **last year's** property value assessments.
For current year values visit the Assessor's Website

- [Account Search](#)
- [View Created Report\(s\)](#)
- [Help?](#)
- [Logout Public](#)

Account: R1603106 *Mill Levy does not include Special District Rates such as: Lower Rio Grande Flood Levy, Hueco Levy, Mclead Watershed Levy, Caballo Soil and Water Conservation Levy, and La Union Watershed Levy.

Location

Situs Address 4800 MCNUTT RD
4810 MCNUTT RD
Deed Holder
Tax Area 16IN_NR - 16IN_NR
Parcel Number 4-017-168-097-005
Legal Summary S: 35 T: 28S R: 3E PT OF NWQTR

Neighborhood 112 - MASON-FARMS

Owner Information

Owner Name GADSDEN INDEPENDENT SCHOOL
Owner Address PO BOX 70 ANTHONY, NM 88021

Assessment History

Actual (2022)	\$12,956,140
Primary Taxable	\$4,318,713
Exempt	(\$4,318,713)
Adjusted Taxable Total	\$0
Tax Area: 16IN_NR Mill Levy: 39.736000	
Type	Actual Assessed Acres SQFT
Exempt Land	\$216,700 \$72,233 43.340
Exempt Improvement	\$12,739,440 \$4,246,480 64494.000

Transfers

Record Sequence	Reception Number	Book Page	Sale Date	Grantor	Grantee	Doc Type	Parcel Number
2	BK 284 PG 609-14					Conversion	4017168097005
1	SF-92458					Conversion	4017167215250

Images

Tax Year	Taxes
2022	\$0.00
2021	\$0.00

- [GIS](#)

