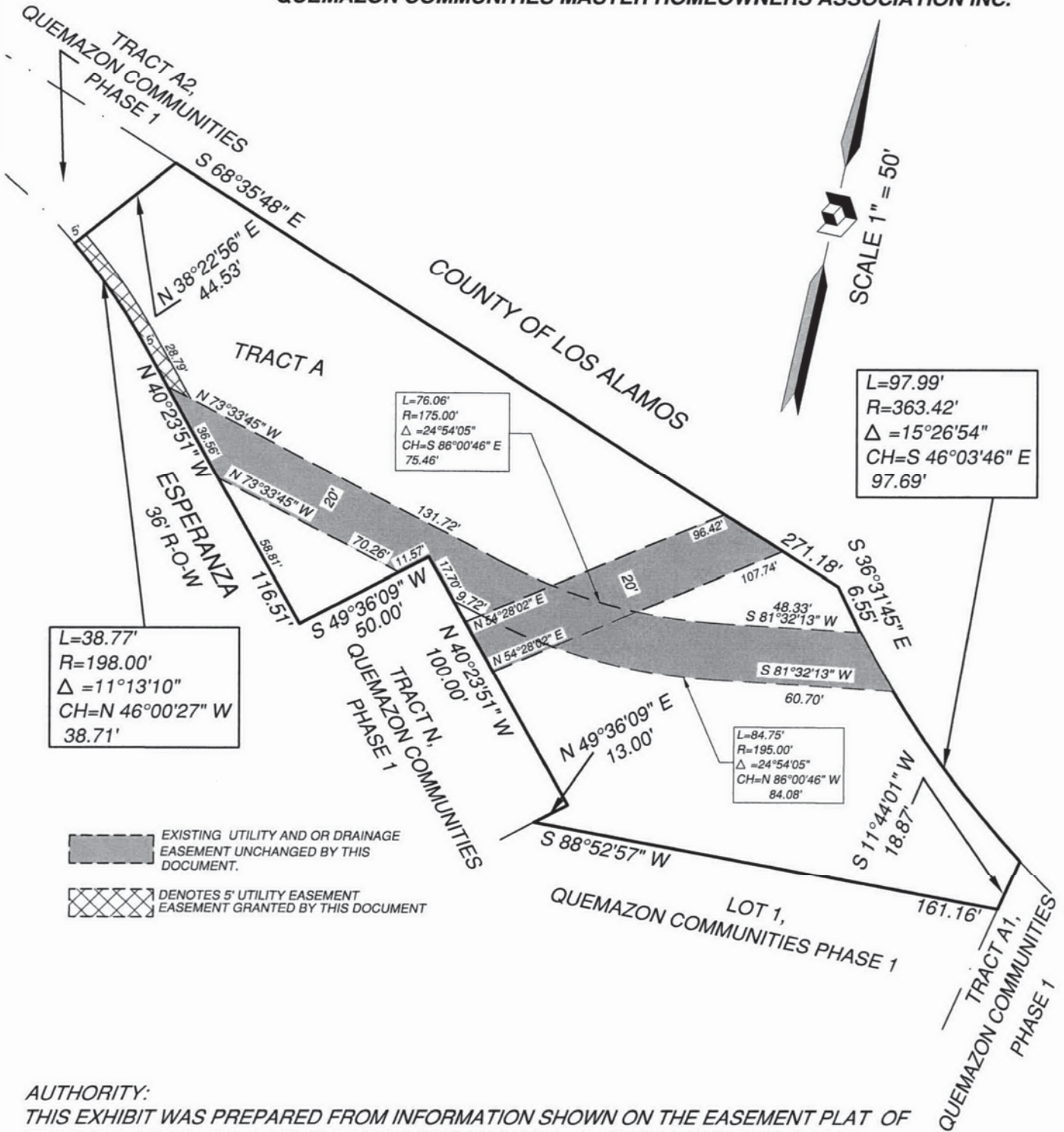






**PLOT PLAN FOR  
GRANT OF UTILITY EASEMENT  
WITHIN  
TRACT A,  
QUEMAZON COMMUNITIES PHASE 1  
LOS ALAMOS, NEW MEXICO  
FOR**

**QUEMAZON COMMUNITIES MASTER HOMEOWNERS ASSOCIATION INC.**



**AUTHORITY:**

THIS EXHIBIT WAS PREPARED FROM INFORMATION SHOWN ON THE EASEMENT PLAT OF TRACTS A AND G, QUEMAZON COMMUNITIES PHASE 1, SAID PLAT BEING FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO IN BOOK 101, PAGE 607 ON THE 15TH DAY OF FEBRUARY, 2002, FROM AN INSPECTION OF THIS TRACT DONE ON THE 10TH DAY OF AUGUST, 2002, AND FROM INSTRUCTION PROVIDED TO US BY THE LOS ALAMOS COUNTY UTILITIES DEPARTMENT.

ATTACHMENT A

EXHIBIT "B"

August 10, 2017

Quemazon Board of Directors

Dear Board Members,

Quemazon Gas Distribution Back Feed

In order to enhance the reliability of natural gas service to the residence of the Quemazon Subdivision the Department of Public Utilities (DPU) will be installing a second feed into the Quemazon Subdivision. Currently the community is feed from a single Pressure Reducing Station (PRV) located at the south end of the cul-de-sac on Solana. After conducting an analysis of the system, DPU has identified the best location for the second PRV station equipment. The location selected is on Esperanza between Quemazon and Bris Del Bosque. Here are the reasons why the location is the best fit.

- There is currently an existing 8" high pressure distribution main which operates at a pressure of 90 to 100 pound per square inch gauge (PSIG) in the area where the station would be located. The high pressure main is needed to supply gas to the new PRV, which reduces the pressure to (20 psig or less) which is the normal operating pressure for the system.
- New PRV would be close to the high housing density area of the subdivision, therefore, the gas source would be closer to the where the gas demand is on the system.
- There are currently two medium pressure gas mains (20 psig or less) coming from the south side of the subdivision where the current station is located and feeds the entire subdivision. Should service to either of the two mains be interrupted for any reason the new PRV would be a second source serving the north side of the community.
- PRV equipment would be placed in underground vaults instead of our conventional above ground installation. Therefore maintaining the integrity of the views for residents in the area.
- Vaults would be outside of the roadway and located behind the curb.

BOARD OF PUBLIC UTILITIES

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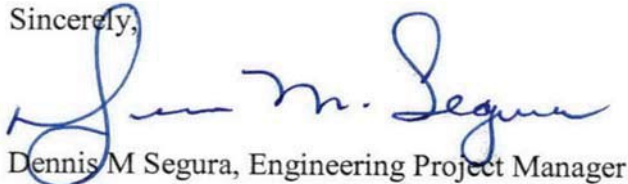
Benefits

- Redundant service to area, currently there is only a single feed into the subdivision.
- Either of the two stations will have the capability of feeding the subdivision under normal winter condition.
- Enhance capability under extreme winter conditions with two stations in operation.
- Back feed should one or more of the gas mains be taken out of service for any reason.

In order to construct the station DPU is planning on installing the station in two underground vaults, each vault is approximately 10' length X 7'in width and there would be separation of approximately 10-15' +- between the vaults. The proposed location would be behind the curb in an area which is currently unimproved and does not have any sidewalks. The County has limited right of way behind the curb approximately 5' +-. Here is where DPU needs the Board of Directors assistance. Our current right of way is not wide enough to accommodate the width of the vaults and the county is requesting that the Board of Directors approve a narrow easement along the southern boundaries of Lot QUE01A also known as 4650 Esperanza and is owned by the association. The total width is no wider than 5' and the total length is less than 70'. DPU could install the PRV equipment within the roadway where right of way already exist. However, when mandatory yearly inspections or other maintenance work is performed the driving area would be reduced while access to the vaults occurs. In addition access to the vaults could be restricted should someone park a vehicle(s) over the access doors. The number of times that the vaults are accessed is generally limited to several times per year but, need to be available in the event of any type of emergency.

I have attached several maps and photos to give you a better idea of the location and the terrain. I would like to meet with the Board to answer any questions about the station and the easement that we are requesting. Please contact me at [dennis.segura@lacnm.us](mailto:dennis.segura@lacnm.us) or 662-8123.

Sincerely,



Dennis M Segura, Engineering Project Manager

Department of Public Utilities