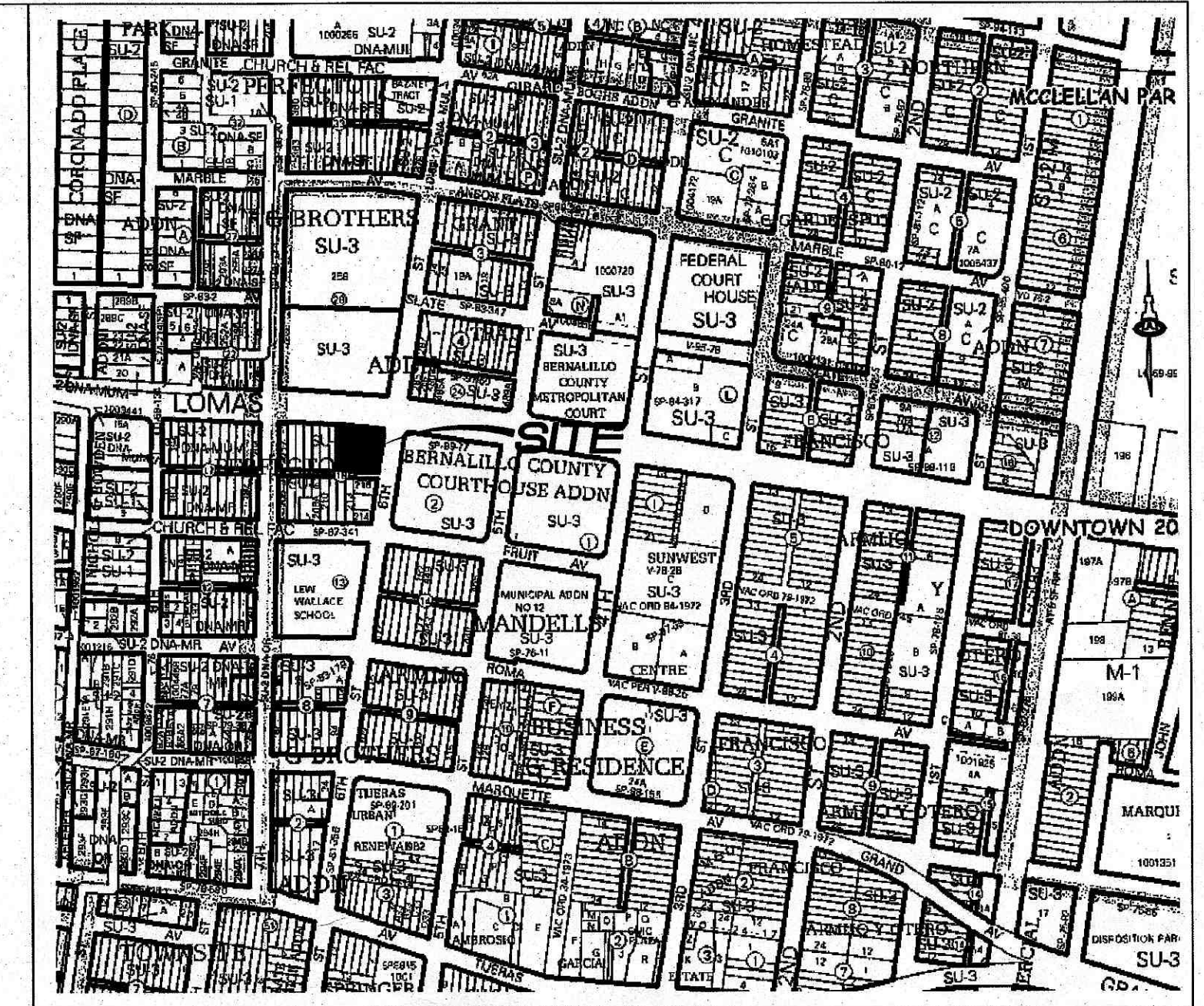


PUBLIC IMPROVEMENT PLANS  
FOR  
LOMAS BLVD-6TH ST RETAIL BUILDINGS  
NEW FIRE LINE AND WATER SERVICE  
ALBUQUERQUE, NEW MEXICO

MAY, 2019

PREPARED FOR:  
MARTIN GRUMMER ARCHITECT  
331 WELLESLEY PL NE  
ALBUQUERQUE, NM 87106

PREPARED BY:  
ISAACSON & ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108



VICINITY MAP J-14

GENERAL NOTES

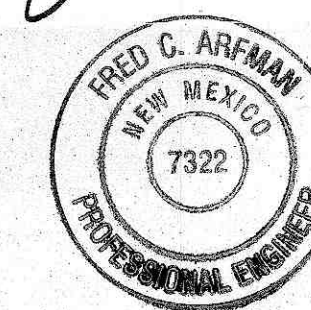
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #9.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM 811, FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #9.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #9.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY MAY REQUIRE 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [http://www.abcwua.org/Water\\_Shut\\_off\\_and\\_Turn\\_on\\_Procedures.aspx](http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx).
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THESE PLANS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- CURB & GUTTER, SIDEWALKS AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
- CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CEL PHONE 505-206-0151, AND EMAIL DGGOFF@CABQ.GOV.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- TRACER WIRE WITH ACCESS BOXES SHALL BE INSTALLED FOR ALL NEW WATER AND SANITARY SEWER LINES PER DETAILS ON SHEET 6.
- ALL STORM DRAINS SHALL BE CLASS III RCP.
- PRIOR TO START OF ROADWAY CONSTRUCTION, OWNER SHALL SUBMIT TO THE CITY COMPACTION TEST RESULTS OBTAINED DURING GRADING OPERATIONS.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILL OVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

APPROVED RECORD DRAWINGS	
City Inspector	Matthew Garduno
Contractor	J & D Contracting INC.
Construction Engineer	Muhanned Adeeab
Date	2/17/2020

CERTIFICATE OF SUBSTANTIAL COMPLIANCE - PWO

I, Fred C. Arfman, PE No. 7322 of the firm of Isaacson & Arfman, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Christopher J. Dehler, NMPLS No. 7923 of Dehler Surveying.

*Fred C. Arfman*  
Fred C. Arfman  
NMPE No. 7322



SURVEYOR'S CERTIFICATION

I, CHRISTOPHER J. DEHLER, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DEHLER SURVEYING IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING OR INTENT OF THE RECORD DRAWINGS.

*Christopher J. Dehler*  
CHRISTOPHER J. DEHLER  
NMPLS 7923



RECORD DRAWING

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.iacivil.com

2167 CC-001.dwg May 14, 2019



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		APPROVED FOR CONSTRUCTION	
		Water/Wastewater		Robert W. Strong		5/29/19			
		Concrete-Masonry							
		Concrete-Corridor							
		HYDROLOGY		Renee Brault		5/29/19			
		TRANSPORTATION		S. C.		5/28/19			
		DRC CHAIR		C. Arfman		5/29/19			
City Project No.		802481		CITY ENGINEER		Date		Sheet 1 of 5	







ALTA/ACSM LAND AND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

PARCEL 1:

The North fifty feet (N. 50') of the South One Hundred feet (S. 100') of Lots numbered Two Hundred Twenty-three (223) through Two Hundred Twenty-eight (228), inclusive, in Block numbered Eighteen (18) of the Perfecto Armijo and Brothers Addition, to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the map of said addition, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on July 8, 1887, in Plat Book D, Page 116, and more particularly described as follows:

Beginning at a point on the East line of Lot 228, in Block 18, of the Perfecto Armijo and Brothers Addition to the City of Albuquerque, New Mexico, 50 feet North from the Southeast corner of said Lot 228, said point being the Northeast corner of the property owned by Frank Bowyer; Thence West across Lots 228, 227, 226, 225, 224 and 223 along the North line of the property belonging to J. F. Bowyer (said North line is parallel to the North line of the alley running through said Block 18, from East to West) to the Northwest corner of the property owned by J. F. Bowyer on the West line of Lot 223; Thence North along the West line of Lot 223, 50 feet; Thence East across Lots 223, 224, 225, 226, 227 and 228, parallel to the North line of the alley running through said block to the East line of Lot 228; Thence South along the East line of said Lot 228 to the point of beginning.

PARCEL 2:

The South Fifty feet (S. 50') of Lots numbered Two Hundred Twenty-three (223), Two Hundred Twenty-four (224), Two Hundred Twenty-five (225), Two Hundred Twenty-six (226), Two Hundred Twenty-seven (227) and Two Hundred Twenty-eight (228) in Block numbered Eighteen (18) of the Perfecto Armijo and Brothers Addition to the City of Albuquerque, New Mexico, as the same is shown and designated the Map of said Addition, filed in the Office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on July 8, 1887, in Plat Book D, Page 116.

PARCEL 3:

The North Forty-two feet (N. 42') of Lots numbered Two Hundred Twenty-three (223) and Two Hundred Twenty-four (224) and the West one foot (W. 1') of the North forty-two feet (N. 42') of Lot numbered Two Hundred Twenty-five (225) in Block numbered Eighteen (18) of the Perfecto Armijo and Brothers Addition, to the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the map of said addition, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on July 8, 1887, in Plat Book D, Page 116, LESS & EXCEPTING therefrom that property described in Warranty Deed recorded February 9, 1959, in Book D-463, Page 237, as Doc. No. 2132, records of Bernalillo County, New Mexico.

SURVEYOR'S CERTIFICATION:

TO: (BUYER), Douglas Peterson Investments, LLC (LENDER), To be determined (TITLE COMPANY), Stewart Title of Albuquerque, LLC (UNDERWRITER), Stewart Title Guaranty Company This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269  
November 17, 2015

WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

STEWART TITLE OF ALBUQUERQUE, LLC COMMITMENT NO. 01147-24054, EFFECTIVE DATE NOVEMBER 4, 2015 AT 8:00 A.M.

- 13 Encroachment Agreement by and between Josephine Gutierrez, a single person, Madelyn Gutierrez, a single person and Mark Gutierrez, a single person and Ajaz Properties, a New Mexico general partnership, recorded March 3, 2006, in Book A113, Page 1091, as Doc. No. 2006031198, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Encroachment no longer exists.
- 14 Conditions of title affecting the insured premises as containing in the notes on the recorded plat, recorded in Plat Book 2012S, Page 53, as Doc. No. 2012083371, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY LOMAS BOULEVARD NW, 6TH STREET NW, AND A PUBLIC ALLEY, DEDICATED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

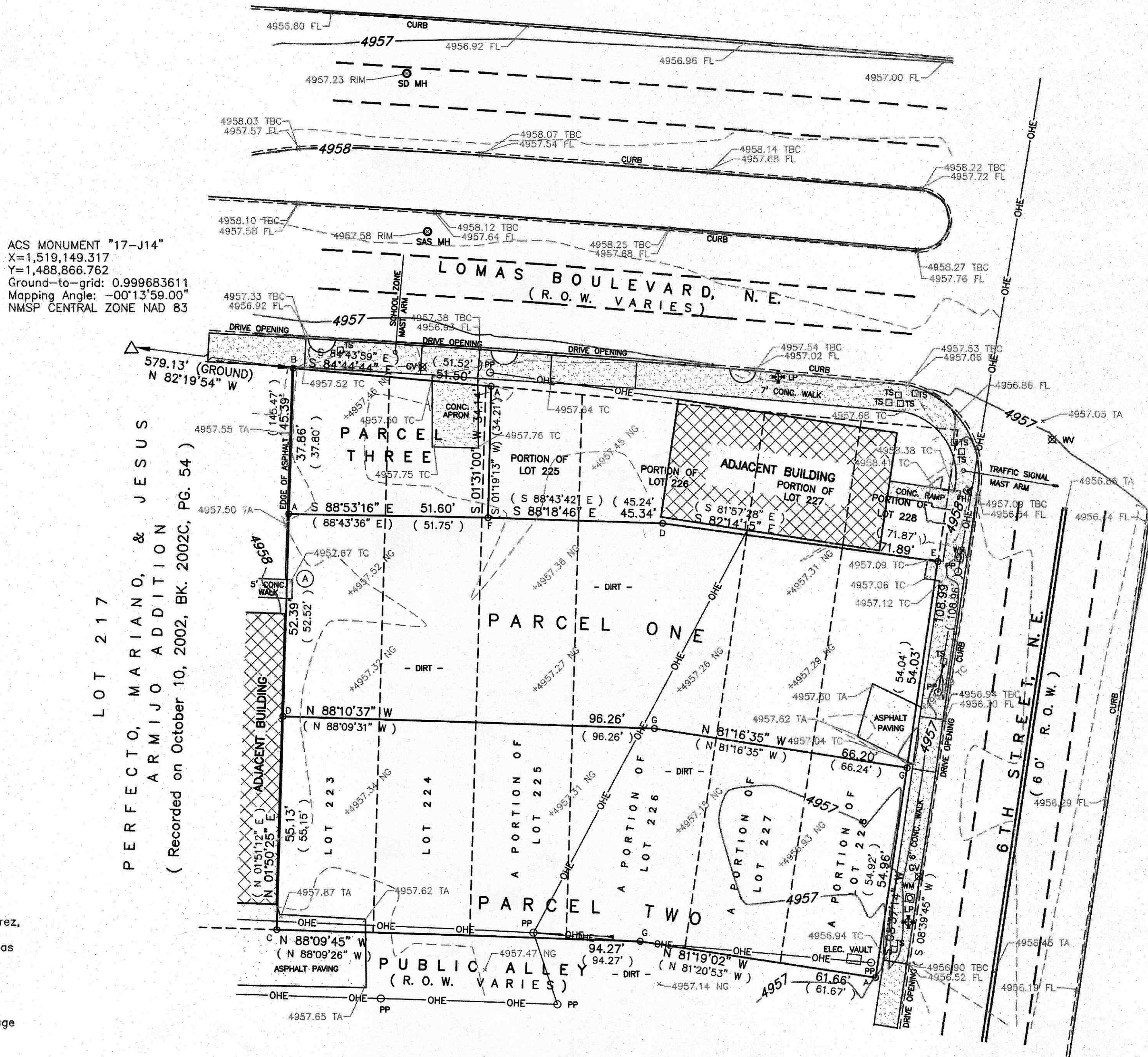
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

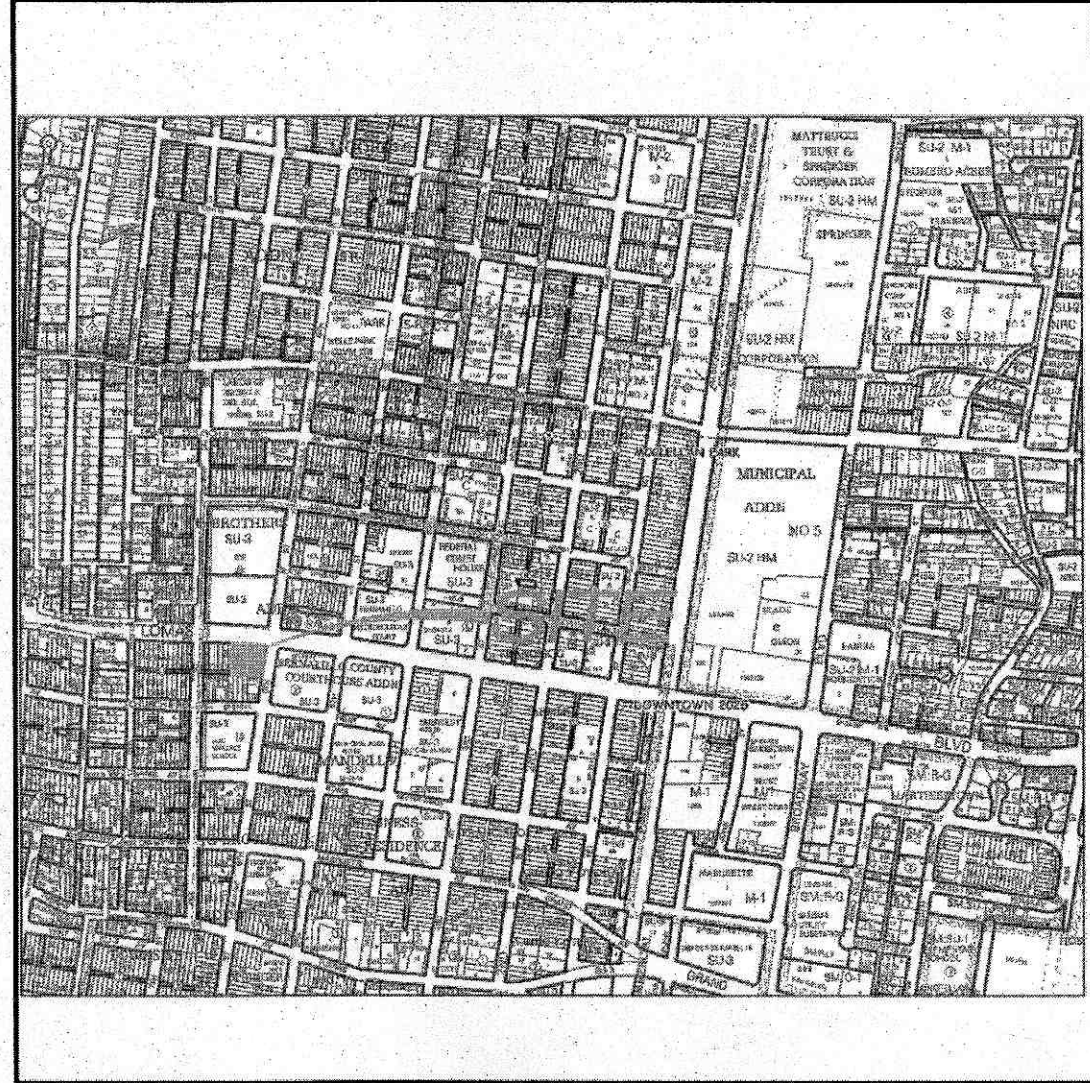
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (500 Year Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0334 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

STATEMENT OF ENCROACHMENTS:

- A Sidewalk encroaches onto subject property to a maximum extent of 1.41 feet as shown.



VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS:

FRONT/CORNER SIDE: DEPENDENT ON USE  
SIDE: DEPENDENT ON USE  
REAR: DEPENDENT ON USE  
HEIGHT: DEPENDENT ON USE  
LOT SIZE: DEPENDENT ON USE  
LOT WIDTH: DEPENDENT ON USE

ZONE: SU-3 DOWNTOWN 2010 ARTS/ENTERTAINMENT OVERLAY C-2 OR R-3 USES  
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE.  
CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3842.

AREA:

19,424.11 sq. ft.  
0.4459 Acres

PARKING:

0 STANDARD SPACES  
0 HANDICAPPED SPACES  
0 TOTAL SPACES

LEGEND:

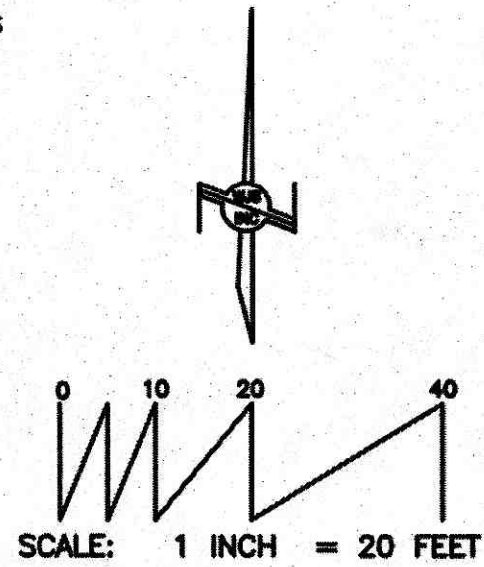
- ANCH GUY ANCHOR TC TOP OF CONCRETE  
LP LIGHT POLE TA TOP OF ASPHALT  
PP POWER POLE TBC TOP BACK OF CURB  
MH MANHOLE (TYPE) FL FLOWLINE  
FH FIRE HYDRANT RIM TOP OF RIM COVER  
CO SEWER CLEANOUT NG NATURAL GROUND  
TS TRAFFIC SIGNAL BOX  
GV GAS VALVE  
WM WATER METER  
WV WATER VALVE
- SPOT ELEVATION  
ELEVATIONS ARE TO  
ANNOTATED SPOTS

OVERHEAD ELECTRIC LINES

EXISTING CONTOURS @0.50 FT. INTERVALS  
INDEX CONTOURS @1 FT. INTERVALS

FOUND/SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PS 15702"  
B: FOUND NAIL AND DISK "PS 15702"  
C: FOUND #4 REBAR AND CAP "LS 9750"  
D: FOUND #4 REBAR - NO CAP  
E: FOUND "4" IN CONCRETE  
F: FOUND #4 REBAR AND CAP "LS 12551"  
G: SET #4 REBAR AND CAP "PS 14269"



330 Louisiana Blvd, N.E. Albuquerque, NM 87108  
Phone: (505) 255-2052 Fax: (505) 255-2887

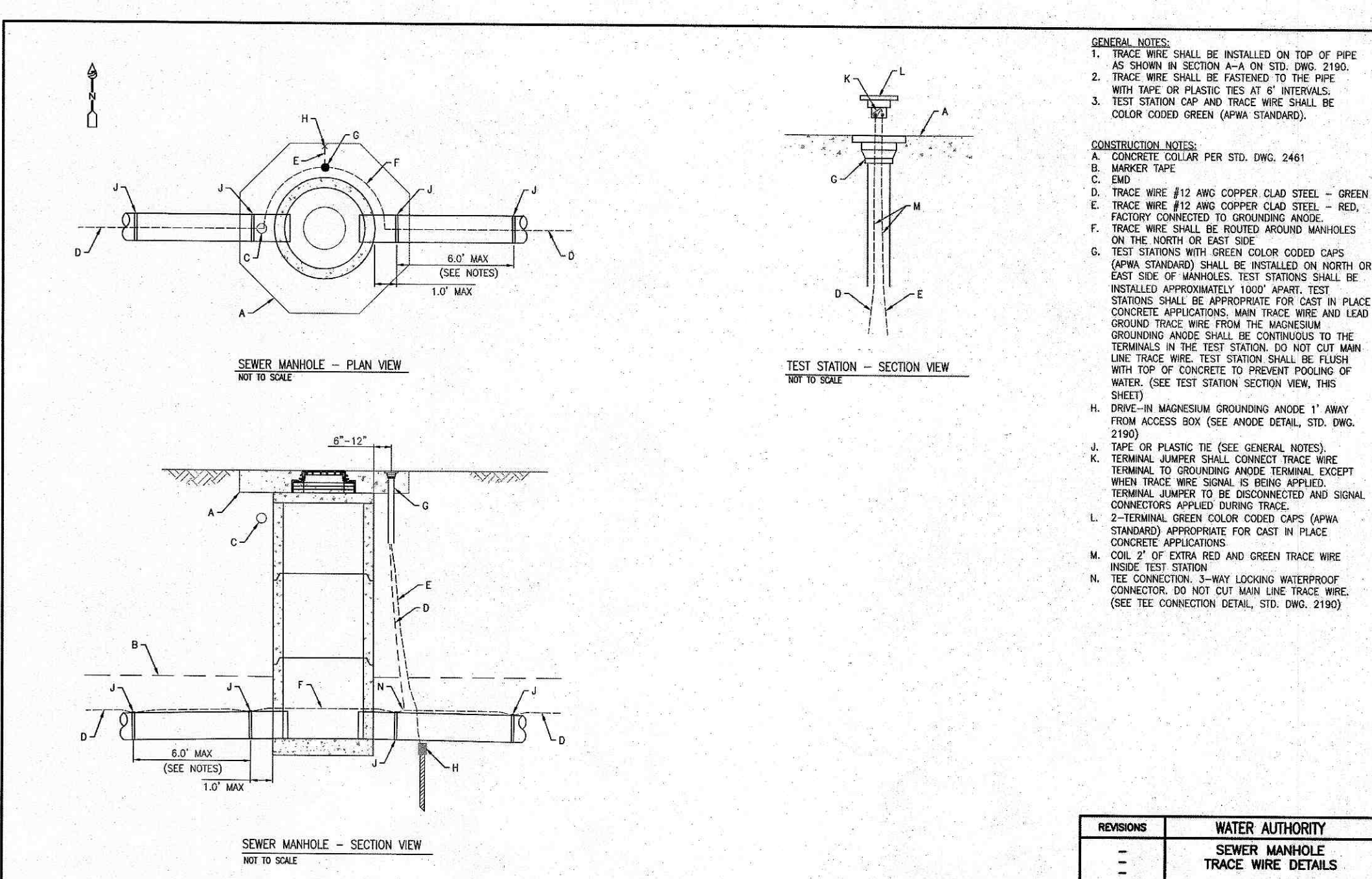
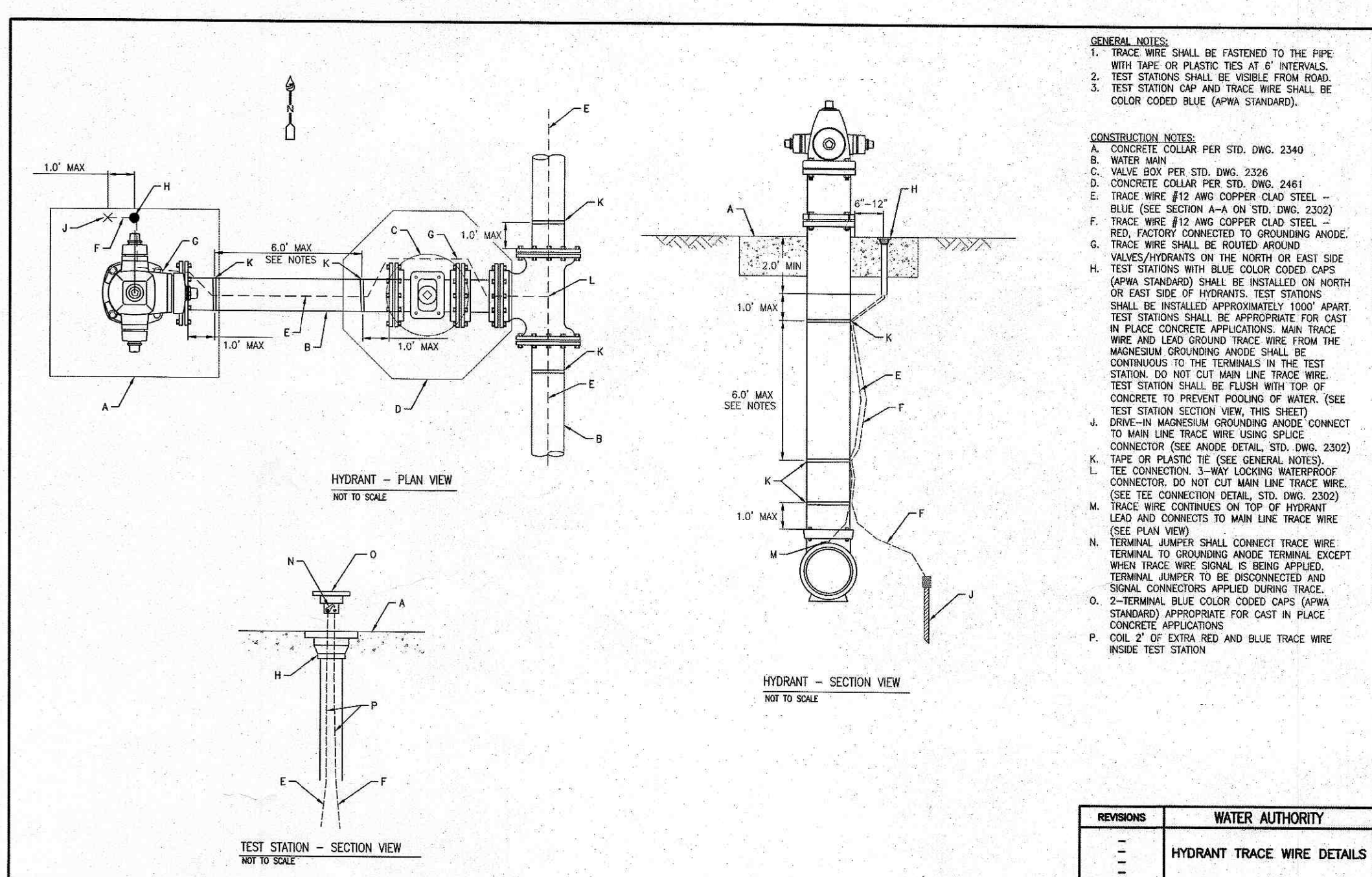
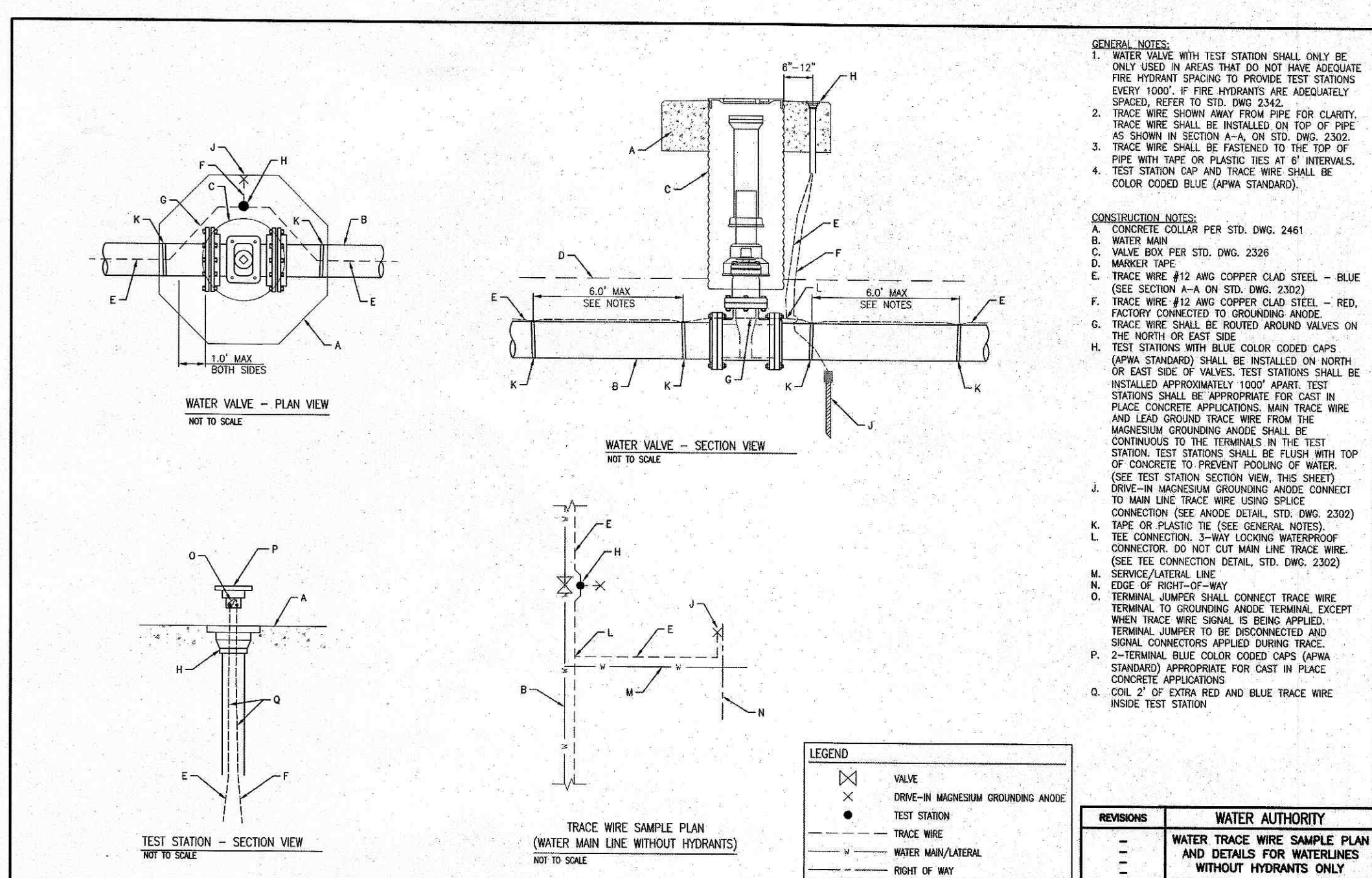
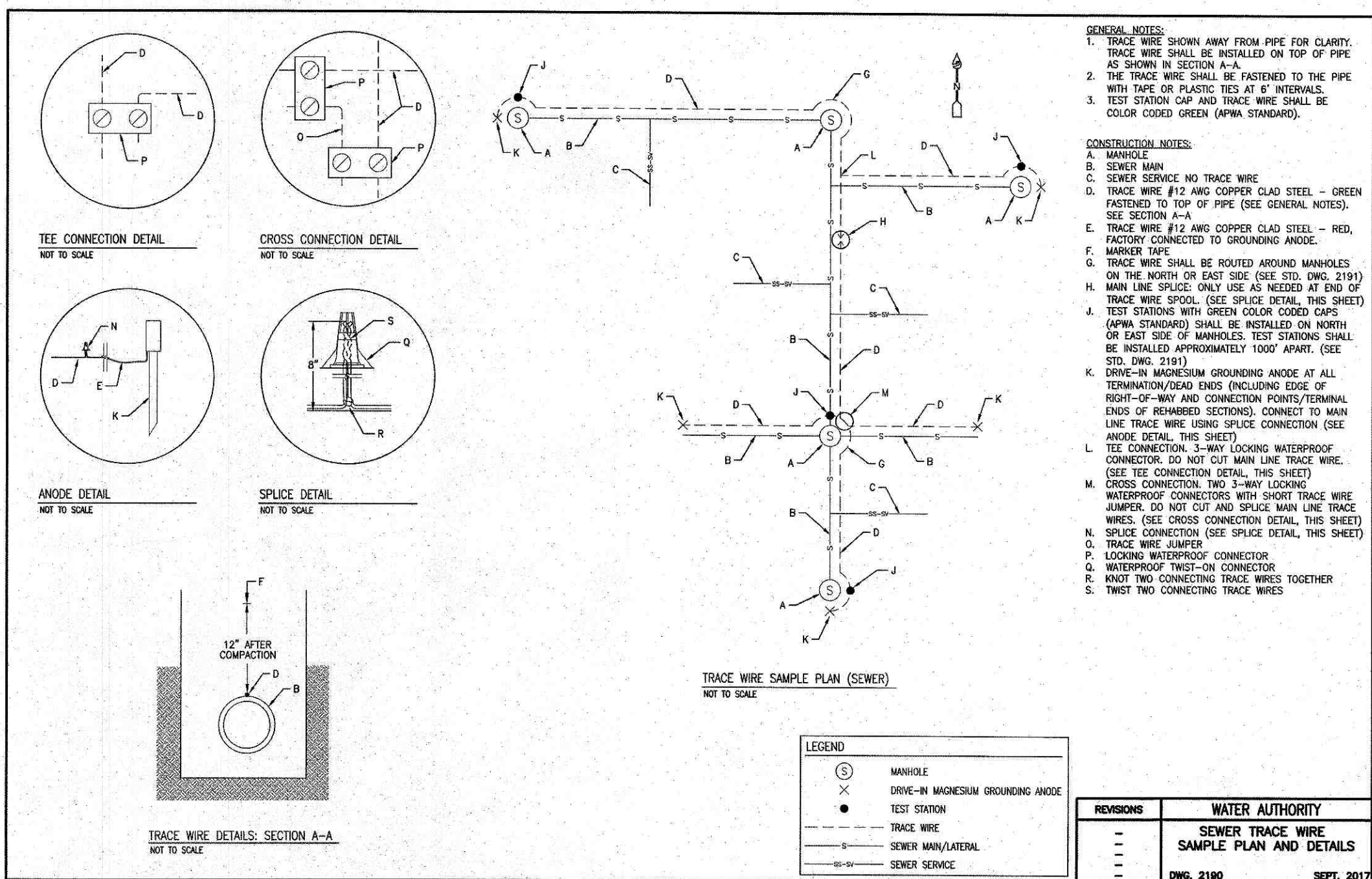
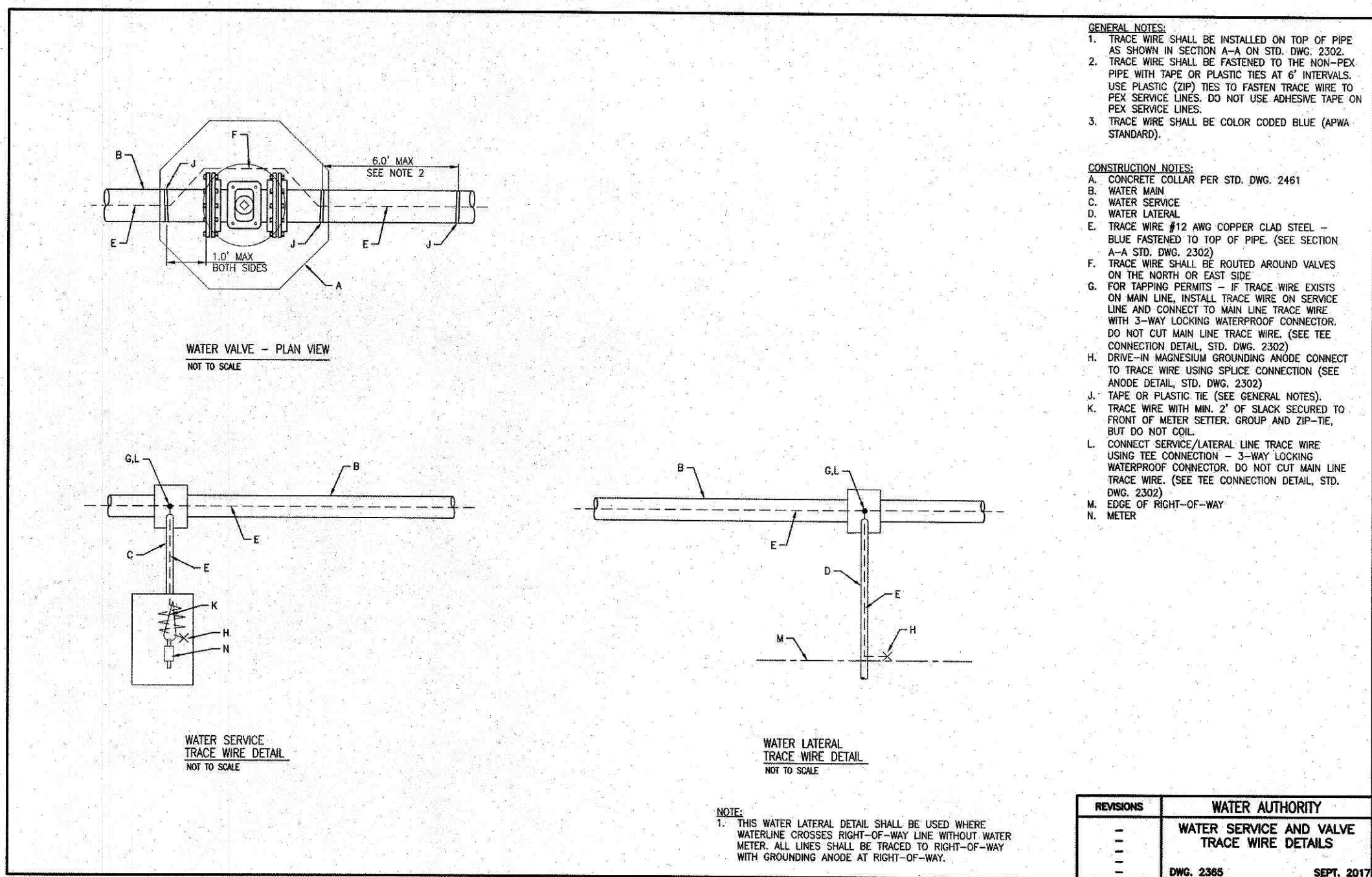
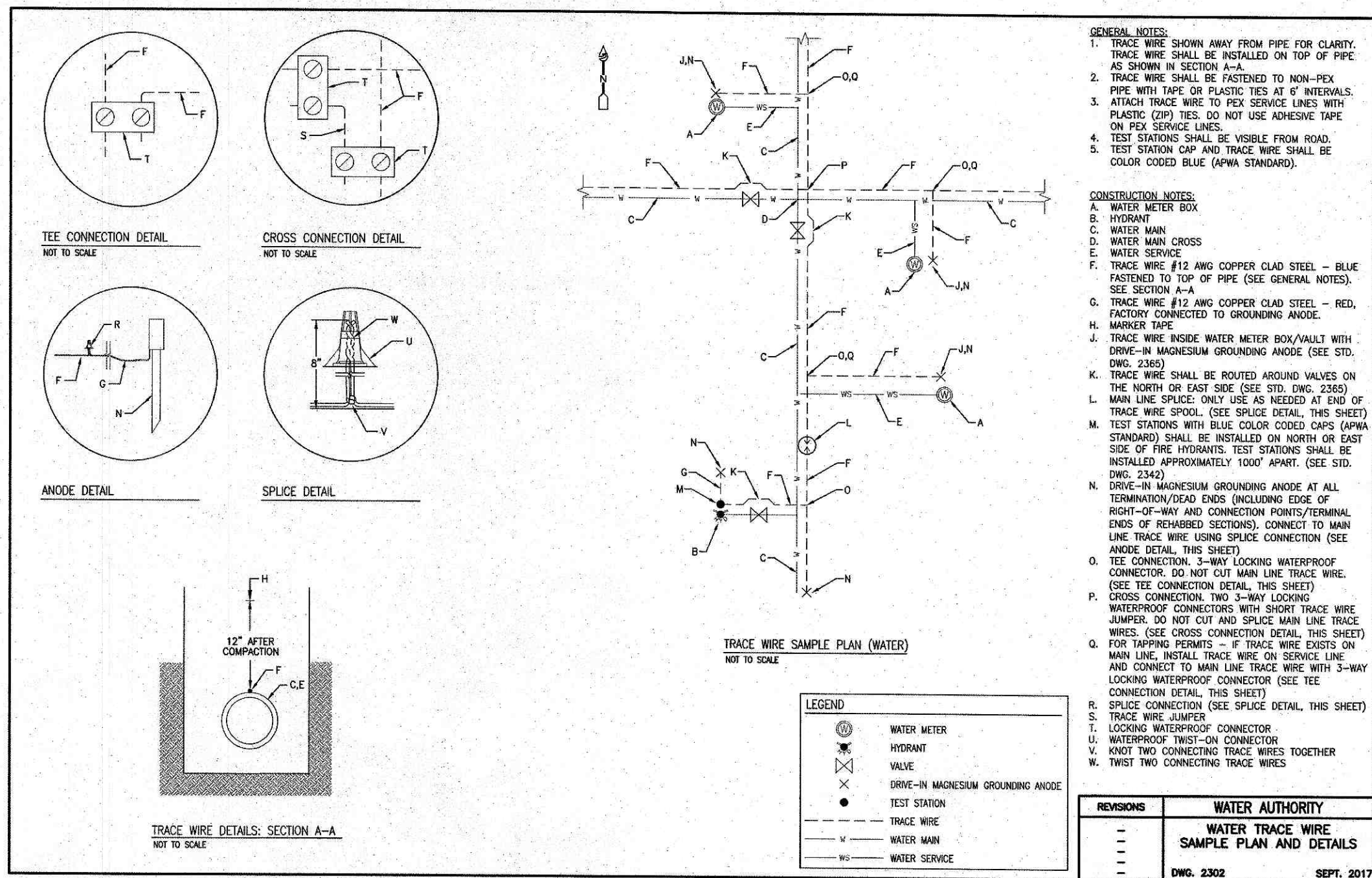
Date of Survey: 11/10/2015 Draftsman: T R J  
Date of Last Revision: N/A Job No.: ALTA-10-01-2015

FOR INFORMATION ONLY









AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR				ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14"				FIELD NOTES				ABCWUA DETAILS			
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY
Zone - NAD 83				Y=1,519,149.317				Ground-to-grid: 0.999663611				Mapping Angle: -001°3'59.00"			
Elevation= 4957.484 feet (NAVD 1988)															
MICRO-FILM INFORMATION				RECORD BY				DATE				DATE			
NO.															

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
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CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**LOMAS BLVD-6TH ST RETAIL BUILDINGS**  
**TRACE WIRE DETAILS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

LAST DESIGN UPDATE	REVISIONS	DESIGNED BY	DATE	DEC	04/19

DESIGNED BY	DATE	DEC	04/19

CHECKED BY	DATE	DEC	04/19

City Project No.	ZONE ATLAS	Sheet	Of
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