

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Bearings and distances shown hereon do not differ from those established by prior plat filed September 15, 2015 in Plat Book 2015C, Page 111.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page G-20.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 13.5904 acres

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1-020-060-475479/2005
CPP Sierra Vista LLC

George Stone 10-18-16
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

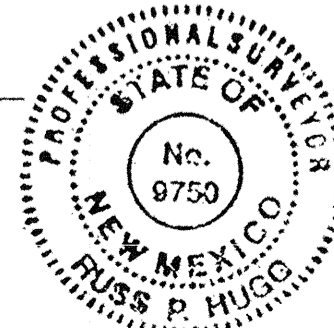
The purpose of this plat is to:

- Divide existing Tract A-3-A-1 into two (2) tracts shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
N.M.P.S. No. 9750
January 13, 2016



PLAT OF
TRACTS A-3-A-1A AND A-3-A-1B
SIERRA VISTA SHOPPING CENTER

(BEING A REPLAT OF TRACT A-3-A-1, SIERRA VISTA SHOPPING CENTER)

WITHIN
SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

PROJECT NUMBER: 1000980

PLAT APPROVAL

UTILITY APPROVALS:

Leonardo Vigil 2-3-16
Public Service Company of New Mexico Date
Chris Salgado 2/1/16
New Mexico Gas Company Date
Qwest Corporation d/b/a CenturyLink QC. 2-26-16
Date
Comcast 2/2/16
Date

CITY APPROVALS:

Soren N. Richardson P.E. 1/15/16
City Surveyor Date
Department of Municipal Development
M/D 2-13-16
Real Property Division Date
Environmental Health Department 2-17-16
Date
Rafael Alvarado 7/13/16
Traffic Engineering, Transportation Division Date
Kathy Cad 07/13/16
ABCWUA Date
Sandoral 7/13/16
Parks and Recreation Department Date
Lynn M. Mason 2-1-16
AMADCA Date
7-13-16
City Engineer Date
7-13-16
DRB Chairperson, Planning Department Date

PLAT OF
TRACTS A-3-A-1A AND A-3-A-1B
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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016

LEGAL DESCRIPTION

Tract A-3-A-1, Sierra Vista Shopping Center, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "PLAT OF TRACTS A-3-A-1 AND A-3-A-2, SIERRA VISTA SHOPPING CENTER (BEING A REPLAT OF TRACT A-3-A, SIERRA VISTA SHOPPING CENTER) WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 15, 2015 in Plat Book 2015C, page 111.

Said tract contains 13.5904 acres, more or less

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A-3-A-1A AND A-3-A-1B, SIERRA VISTA SHOPPING CENTER (BEING A REPLAT OF TRACT A-3-A-1, SIERRA VISTA SHOPPING CENTER) WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

CPP Sierra Vista LLC, a Delaware limited liability company

By: CPP Cottonwood Commons LLC, an Ohio limited liability company, its sole member

By: CPP Manager LLC, an Ohio limited liability company, its Managing Member

By: Columbus Pacific Properties, Ltd., an Ohio limited liability company, its Manager



By: Brian Shirken, a Managing Member

ACKNOWLEDGEMENT:

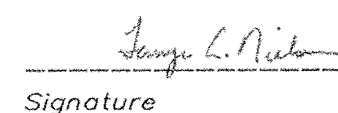
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS

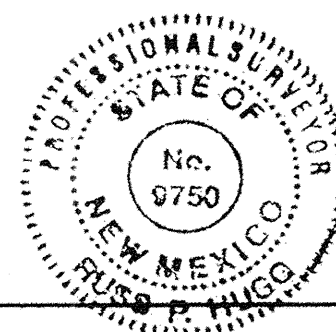
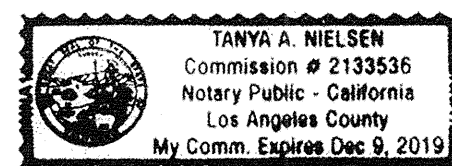
On January 14, 2016, before me, Tanya A. Nielsen, Notary Public, personally appeared Brian Shirken, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.


Signature

(Seal)



EXISTING EASEMENT LEGEND

(A) Underground Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company dated June 15, 1978, Recorded: June 20, 1978, as Instrument No. 1978-044525, in Book Misc. 617, page 60, in the Official Records of Bernalillo, New Mexico.

Said easements having been partially released by Public Service Company of New Mexico by Waiver and Release of Easement, filed January 18, 1982, recorded in Book Misc. 904, page 61, as Document No. 1982-002756, records of Bernalillo County, New Mexico. (Waived and released portions not plotted hereon)

(B) Underground Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company dated May 21, 1980, Recorded: July 11, 1980, as Instrument No. 1980-039349, in Book Misc. 784, page 733, in the Official Records of Bernalillo County, New Mexico.

(C) Utility easement reserved across the most Northerly Seven (7) feet, across the Easterly and Westerly Five (5) feet, traversing the Southerly portion of the insured premises, Thirty (30) feet in width, an Underground Power & Communication easement traversing the insured premises Ten (10) feet in width, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 5, 1979, in Plat Book D9, folio 146, and Plat filed March 11, 2005, in Plat Book 2005C, folio 97. Said easements having been partially released by Public Service Company of New Mexico by Waiver and Release of Easement, filed January 18, 1982, recorded in Book Misc. 904, page 59, as Document No. 1982-002755, records of Bernalillo County, New Mexico.

(D) Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company dated December 29, 1981, Recorded: January 19, 1982, as Instrument No. 1982-003011, in Book Misc. 904, page 343, in the Official Records of Bernalillo, New Mexico.

(E) Reciprocal Easements Agreement dated October 2, 1978, by and among Sierra Vista Partnership, a New Mexico General Partnership and H. Griffin Pickard, Jr., and Carolyn J. Pickard, his wife, filed October 2, 1978, in Book Misc. 641, page 949, as Document No. 1978-072915, records of Bernalillo County, New Mexico. Item 5 of said agreement references a private Ponding Area and Retaining Wall along the Southerly boundary of Tract A-3-A.

(F) Underground Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico and US West Communications, Inc., dated September 20, 1993, Recorded: November 10, 1993, as Instrument No. 1993-127191, in Book 93-32, page 1314, in the Official Records of Bernalillo County, New Mexico.

(G) Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico, Recorded: June 20, 2005, as Instrument No. 2005-087150, in Book A98, page 6866, in the Official Records of Bernalillo County, New Mexico.

(H) Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico, dated May 20, 2005, Recorded: June 29, 2005, as Instrument No. 2005-092708, in Book A99, page 2420, in the Official Records of Bernalillo County, New Mexico.

(J) Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico, dated May 20, 2005, Recorded: June 29, 2005, as Instrument No. 2005-092709, in Book A99, page 2421, in the Official Records of Bernalillo County, New Mexico.

(K) Permanent Easement between Sierra Vista Associates, LLC, and the City of Albuquerque, a New Mexico municipal corporation, filed September 17, 2010, as Document No. 2010-093456, records of Bernalillo County, New Mexico.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

EXISTING EASEMENTS AND AGREEMENTS

- Easements Agreement by Sierra Vista Partnership, a New Mexico General partnership and Eugene E. Klecan and Jane F. Klecan, his wife, filed January 2, 1979, recorded in Book Misc. 660, page 569, as Document No. 1979-000256, records of Bernalillo County, New Mexico.
- Drainage Agreement executed by and between Nielson Enterprises, Inc., a Delaware corporation; The Eubank and Montgomery Land Partnership; and the City of Albuquerque, a Municipal Corporation, filed November 21, 1983, in Book Misc. 65A, page 968, as Document No. 1983-080092, records of Bernalillo County, New Mexico.
- Declaration of Easements, Covenants and Restrictions, dated January 12, 2005, by Sierra Vista Associates, LLC, an Arizona limited liability company, filed January 18, 2005, in Book A90, page 8369, as Document No. 2005-008394, records of Bernalillo County, New Mexico.

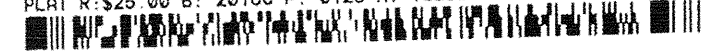
DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "Plat of Tract A-3-A and A-3-B, SIERRA VISTA SHOPPING CENTER within Section 5, Township 10 North, Range 4 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 11, 2005, recorded in Book 2005C, page 97.
- Plat of Tracts B-2 and E, of the Revised and Amended Plat of Tracts lettered "A-3", "B-2" and "E", SIERRA VISTA SHOPPING CENTER, Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 5, 1979, in Plat Book D9, folio 146.
- Plat entitled "SIERRA VISTA TOWNHOUSES, REPLAT OF TRACT D, A TRACT OF SIERRA VISTA SHOPPING CENTER, LOTS 1-5" Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 1982, recorded in Book C20, page 5.
- Plat entitled "REPLAT OF LOT 10-A COMPRISING A REPLAT OF LOT 10 AND A PORTION OF THE WEST HALF OF PARSIFAL ST. OF THOMAS ADDITION, BLOCK 23", as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 16, 1985, recorded in Book C26, page 34.
- Plat entitled "PLAT OF PARSIFAL TOWNHOMES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 1997, recorded in Book 97C, page 115.
- Commitment for Title Insurance prepared for this property by Chicago Title Insurance Company, Commitment Number FT000141499-Title, dated September 9, 2013.
- Unrecorded ALTA/ACSM Land Title Survey entitled "ALTA/ACSM LAND TITLE SURVEY TRACTS A-3A, B-2 & E, SIERRA VISTA SHOPPING CENTER", performed by Anthony Harris, New Mexico Professional surveyor number 11463, dated March 2012.
- Plat entitled "PLAT OF TRACTS A-3-A-1 AND A-3-A-2, SIERRA VISTA SHOPPING CENTER (BEING A REPLAT OF TRACT A-3-A, SIERRA VISTA SHOPPING CENTER) WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 15, 2015 in Plat Book 2015C, page 111.

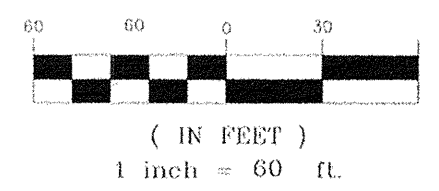
SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

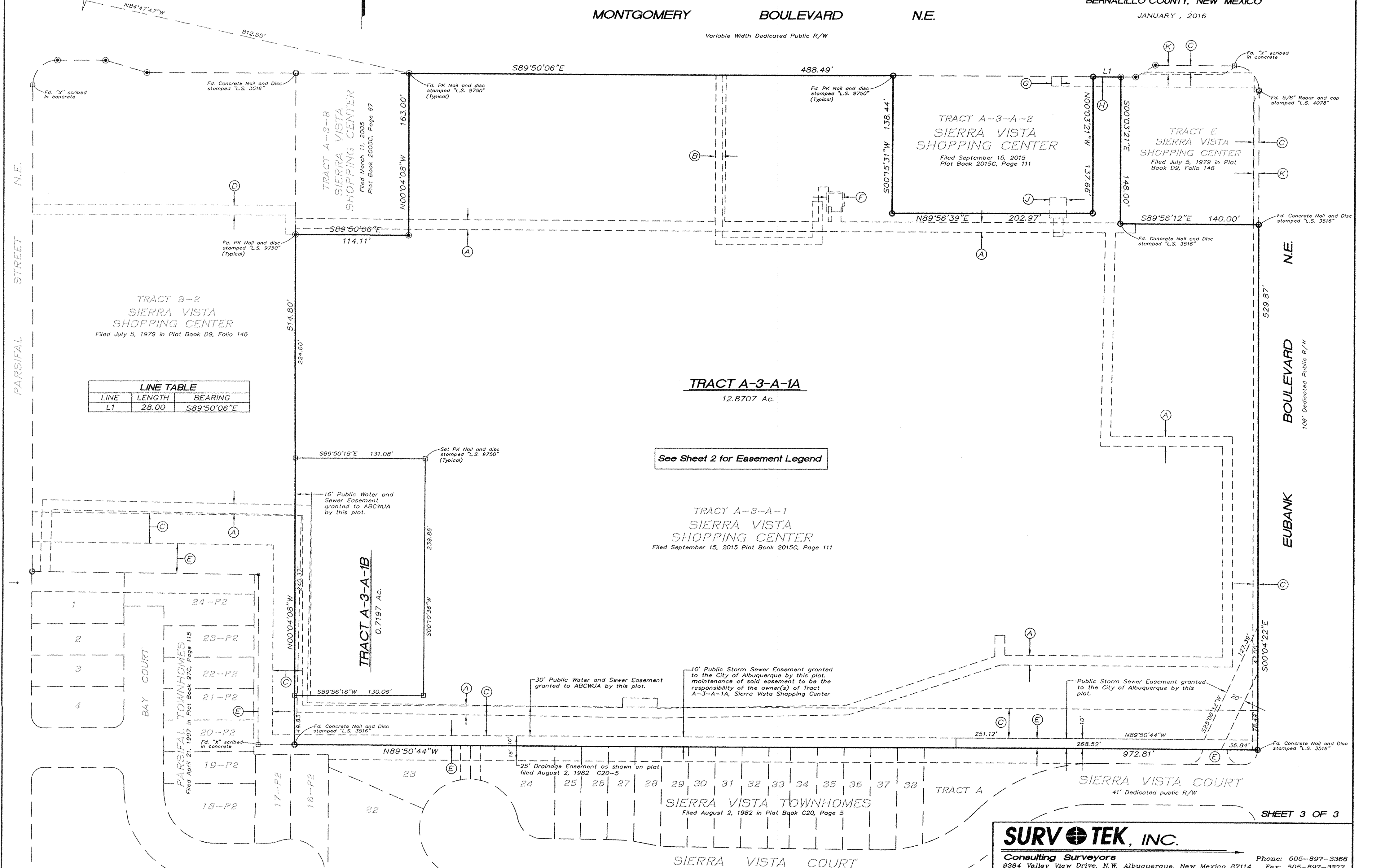


Albuquerque Control Survey Monument "12-F20A"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,502,975.986 feet
 East= 1,553,977.868 feet
 Elevation= 5527.721 feet (NAVD 1988)
 Delta Alpha= -00°09'58.90"
 Ground To Grid Factor= 0.999648015



Tracts A-3-A-1 and A-3-A-2 are subject to that certain "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed January 18, 2005 in Book A90, Page 8369 and further defined in "SIERRA VISTA OUTLOT DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed June 17, 2016 as Document 2016055829 and "DECLARATION OF RECIPROCAL EASEMENT AGREEMENT" filed June 17, 2016 as Document 2016055830.

PLAT OF
TRACTS A-3-A-1A AND A-3-A-1B
SIERRA VISTA SHOPPING CENTER
 (BEING A REPLAT OF TRACT A-3-A-1, SIERRA VISTA SHOPPING CENTER)
 WITHIN
 SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2016



LINE TABLE

LINE	LENGTH	BEARING
L1	28.00	S89°50'06"E

See Sheet 2 for Easement Legend