

SUBMISSION DATA/NOTES--CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

The subject property is located near a former landfill. Due to the subject property being built near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site.

• An cross lot drainage easement exists for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way. (12/30/02, Bk 2002C, pg. 417)

••• A Five (5) foot private sanitary sewer easement is granted across Lot 7-A-1-A to the benefit of Lot 7-A-1-B and to be maintained by the Lot 7-A-1-B by this Plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

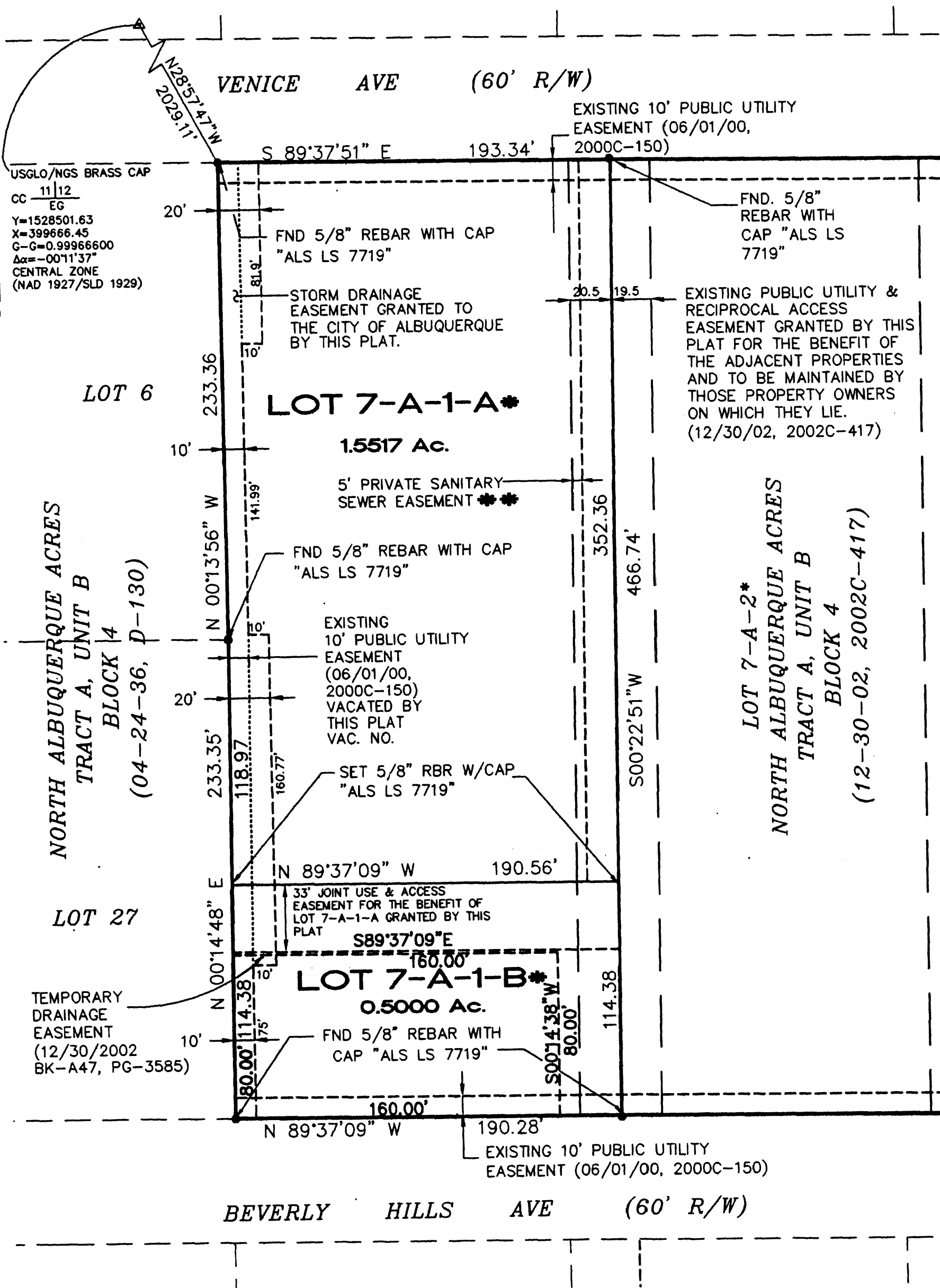
PLAT FOR LOTS 7-A-1-A & 7-A-1-B NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, BLOCK 4

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003



SCALE: 1"=50'



EASEMENT RELEASE APPROVAL (10' P.U.E. ALONG WEST PROPERTY LINE)

COMCAST CABLE

COMCAST CABLE DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

COMCAST CABLE

BY: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY _____ OF COMCAST CABLE, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

QWEST COMMUNICATION INTERNATIONAL INC.

QWEST DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

QWEST COMMUNICATION INTERNATIONAL INC.

BY: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY _____ OF QWEST COMMUNICATION INTERNATIONAL INC., A _____ CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PNM ELECTRIC AND GAS SERVICES

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY _____ OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EXHIBIT B
Date 2/26/03

SUBMISSION DATA/NOTES—CONTINUED FROM SHEET 1/2

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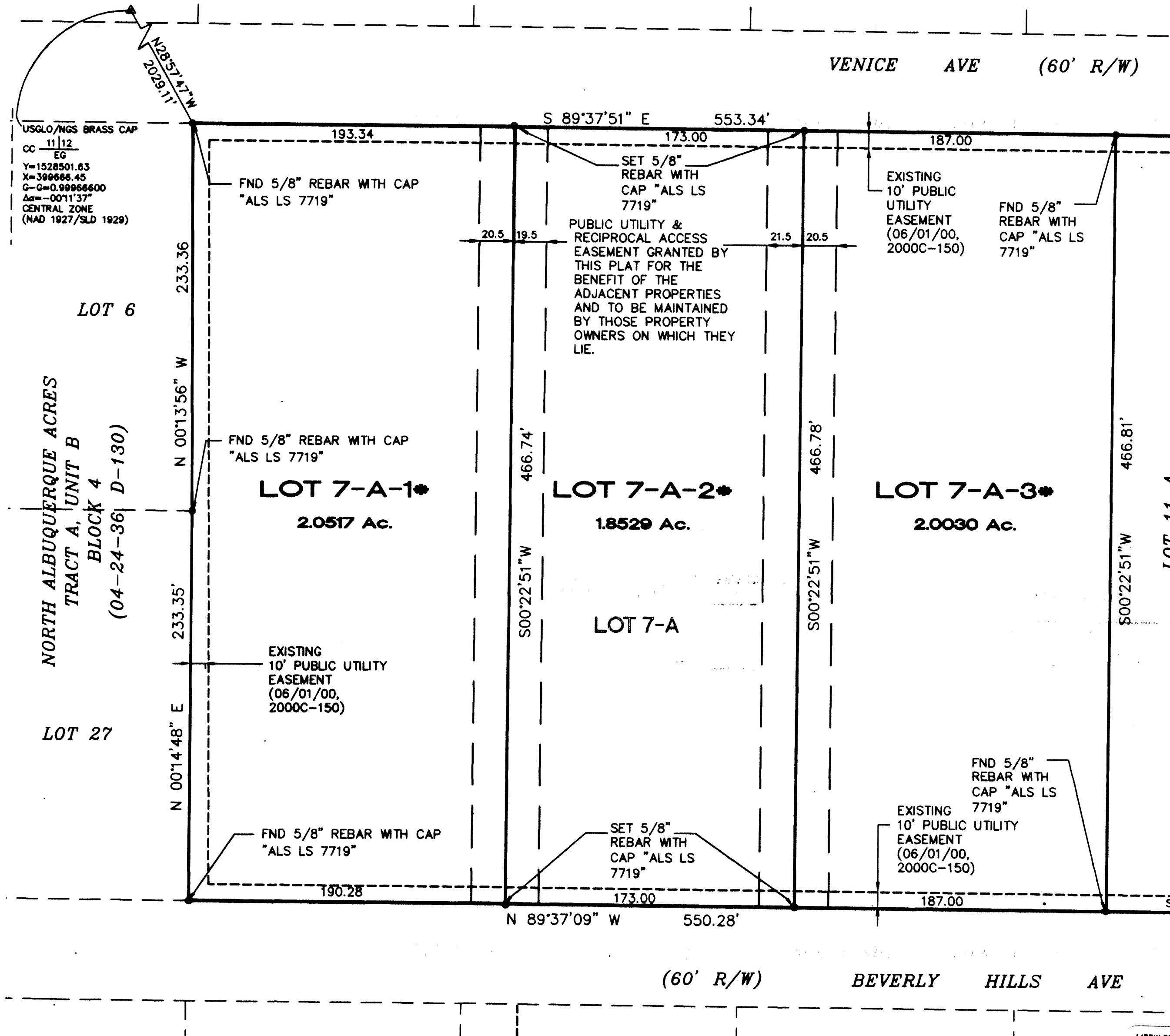
To protect against risks associated with landfill gas, construction activity/projects at this site should include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

A cross lot drainage easement is granted by this plat for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way.

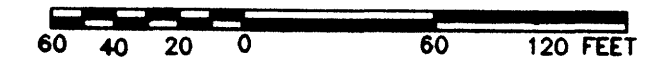
**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



SCALE:
1"=50'



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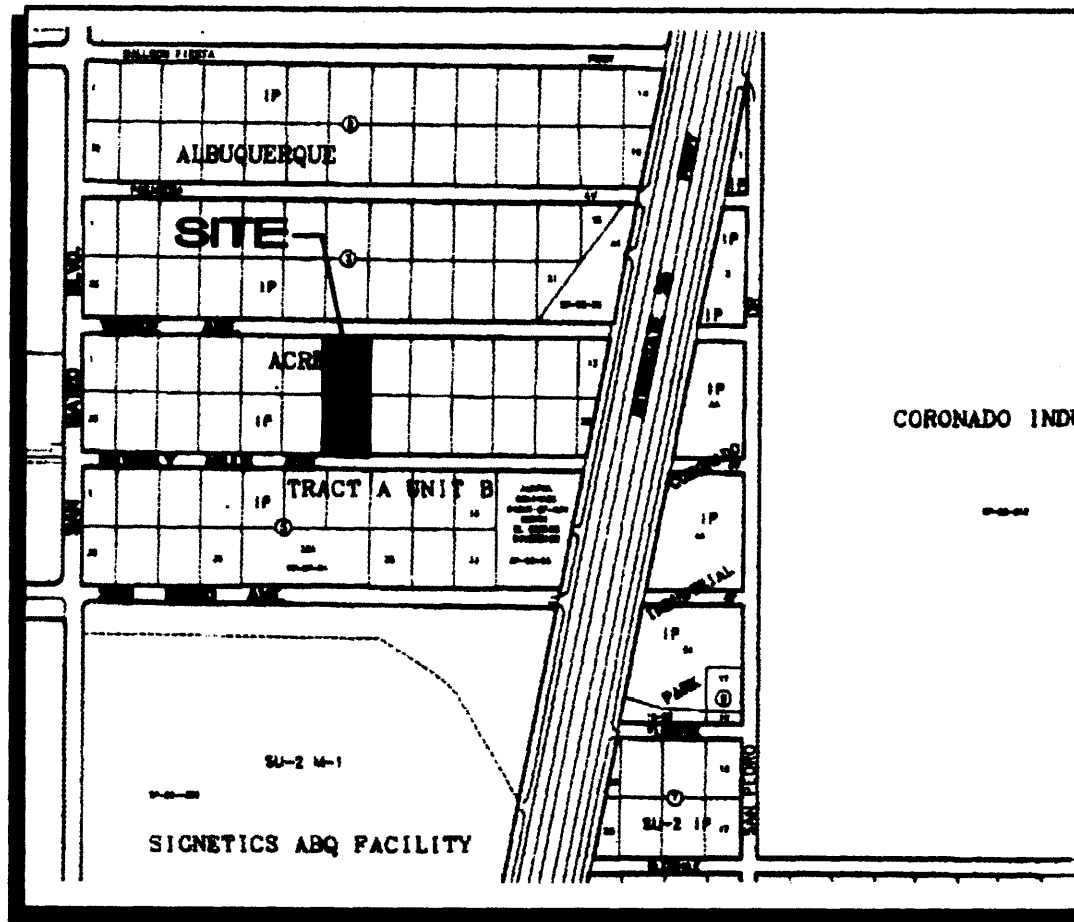
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PRELIMINARY PLAT
APPROVED BY DR.

NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-0°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.94

ON 3/24/03
EXHIBIT B
3/26/03

2002173952
5761132
Page: 2 of 2
12/30/2002 11:53A
R 12.00 Bk-2002C Pg-417



B-18 VICINITY MAP 1"=750'±

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 2
- Gross Subdivision Acreage: 2.0517 Ac.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1, 7-A-2, 7-A-3, TRACT A, UNIT B, BLOCK 4" (12/30/02, 2002C-417)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)

records of Bernalillo County, New Mexico.

- Date of Survey: February, 2000.
- Title Report: None provided.
- Address of Property: 5600 Venice Ave NE
- City of Albuquerque, New Mexico Zone: IP
- Flood Zone Designation: ZONE X as shown on PANEL 129 OF 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 11, 1998. (No portion of this property lies within the 100-year flood plain.)
- Encroachments: None apparent.
- The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
- Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the existing lot 7-A-1 into two lots (Lot 7-A-1-A & 7-A-1-B), and to grant those easements shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A-1, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A-1, 7-A-2 & 7-A-3; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2002 in Bk 2002C, pg 417.

PLAT FOR LOTS 7-A-1-A & 7-A-1-B NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, BLOCK 4

WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003

APPROVALS

DRB PROJECT NO. APPLICATION NO.

ENVIRONMENTAL HEALTH DEPARTMENT, C.O.A. DATE

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION DATE

QWEST CORPORATION DATE

COMCAST CABLE DATE
John B. Ford 2-25-03
 CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS AND RECREATION DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000) and is true and correct to the best of my knowledge and belief"

Timothy Aldrich 02-25-03
 Timothy Aldrich, P.S. No. 7719 Date

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

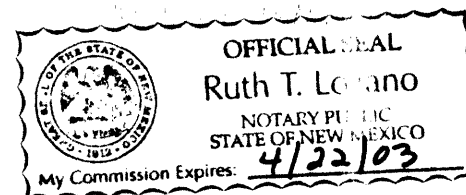
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James B. Mocho 2/24/03
 Jim Mocho, Managing Partner Date

ACKNOWLEDGMENT

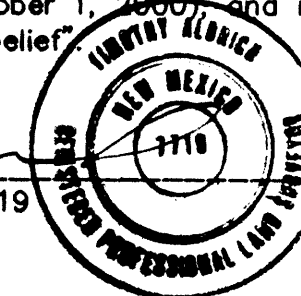
STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }



This instrument was acknowledged before me on February 24 2003, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: April 22, 2003

Ruth T. Lozano
 Notary Public



SUBMISSION DATA/NOTES--CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

The subject property is located near a former landfill. Due to the subject property being built near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site.

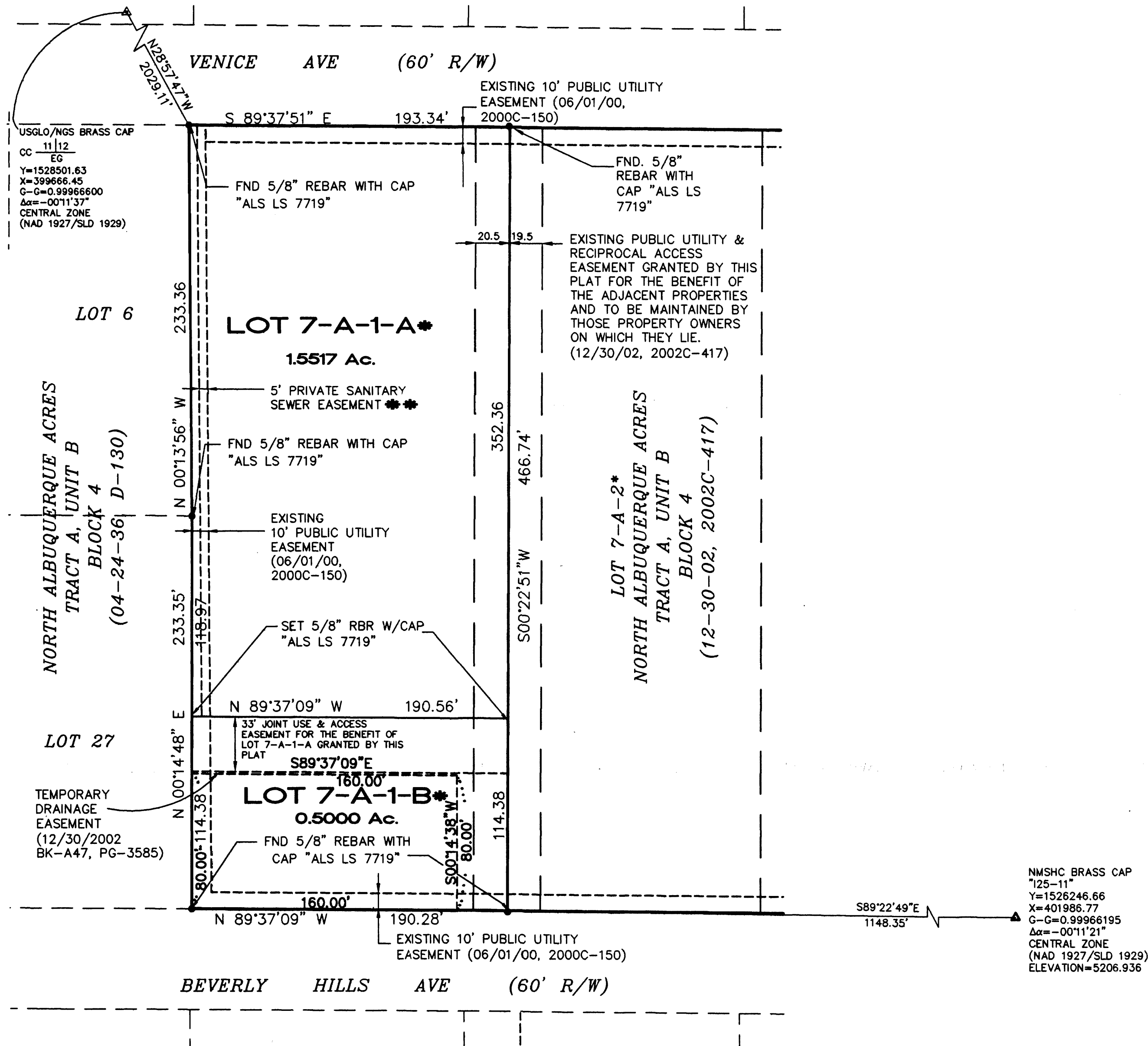
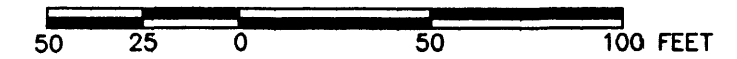
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**PLAT
FOR
LOTS 7-A-1-A & 7-A-1-B
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

**WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY 2003



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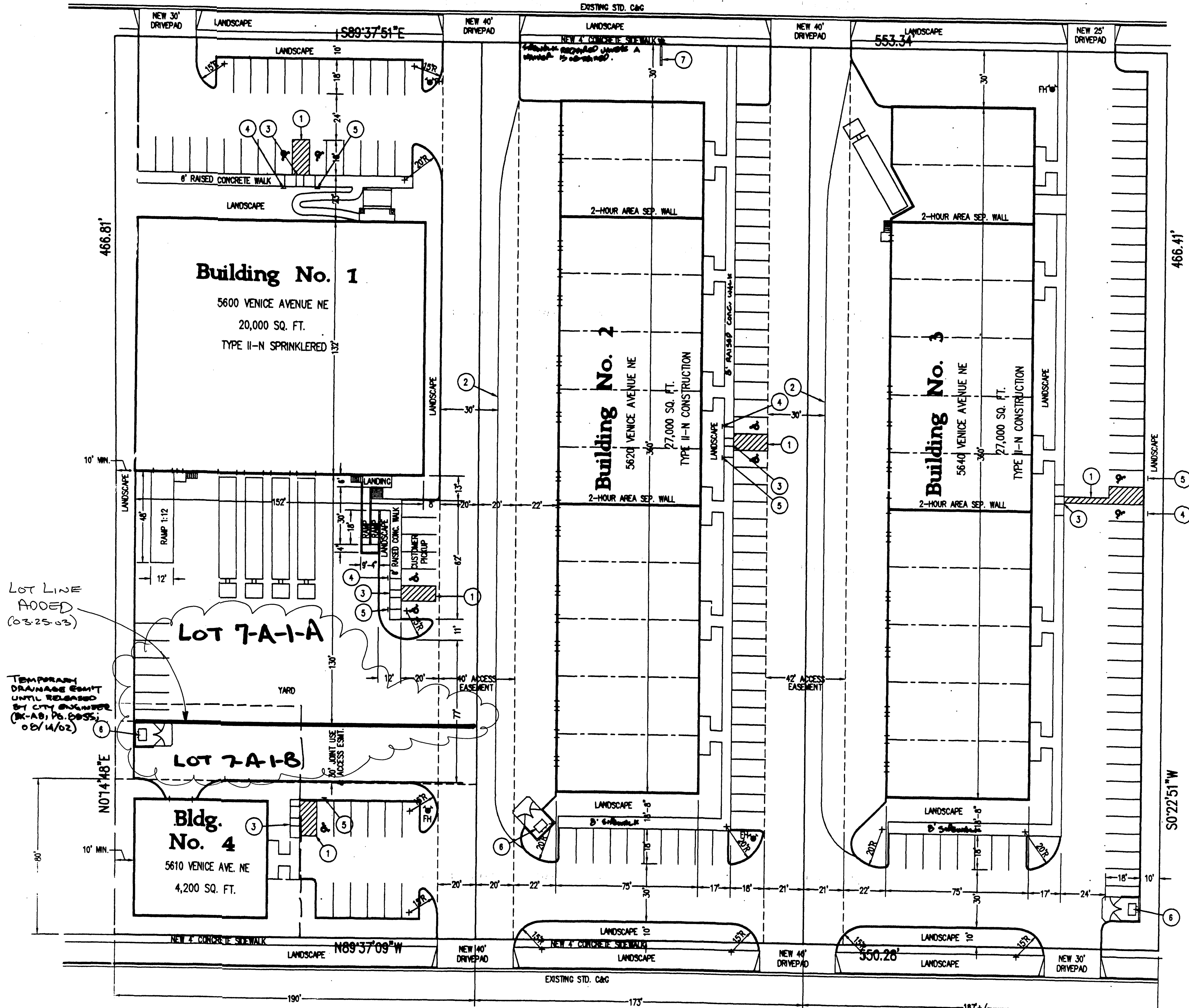
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Venice Avenue

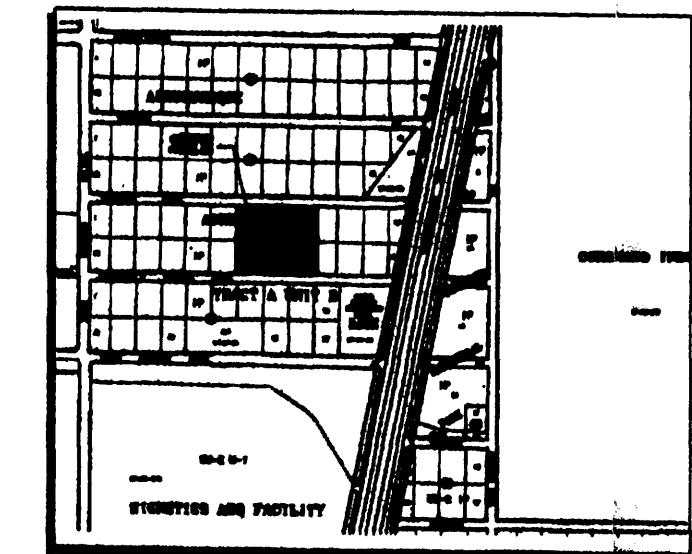
60' R.O.W.

EXISTING STD. C&G



LOT LINE ADDED (03-25-03)

TEMPORARY DRAINAGE PERMIT UNTIL RELEASED BY CITY ENGINEER (BK-AB, PD, DSS), 02/14/02



Vicinity Map

B-18

Site Data

LEGAL DESCRIPTION: LOT 7-A
BLOCK 4
TRACT A, UNIT B
NORTH ALBUQUERQUE AGRES
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: B-18-Z

GROUND LEVEL BUILDING AREA:

| | |
|-----------------|----------------|
| Building No. 1: | 20,000 SQ. FT. |
| Building No. 2: | 27,000 SQ. FT. |
| Building No. 3: | 27,000 SQ. FT. |
| Building No. 4: | 4,200 SQ. FT. |

PARKING REQUIRED:

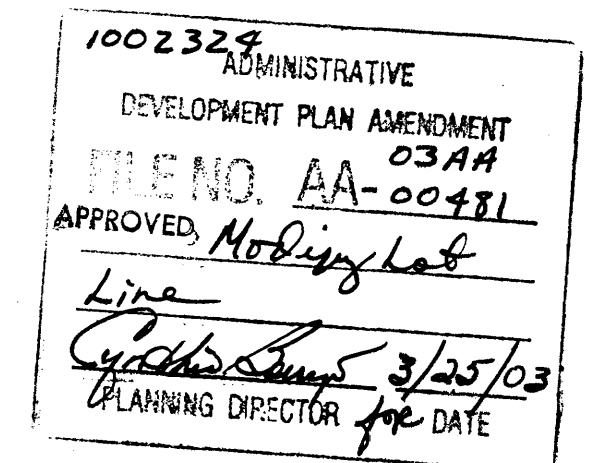
OFFICE: 13,684/200=65
WAREHOUSE: 63,524/2,000=32

REQUIRED PARKING (TOTAL): 97 SPACES

PARKING PROVIDED: 155 SPACES

LANDFILL BOUNDARY DISCLOSURE STATEMENT:

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.



Beverly Hills Avenue

60' R.O.W.

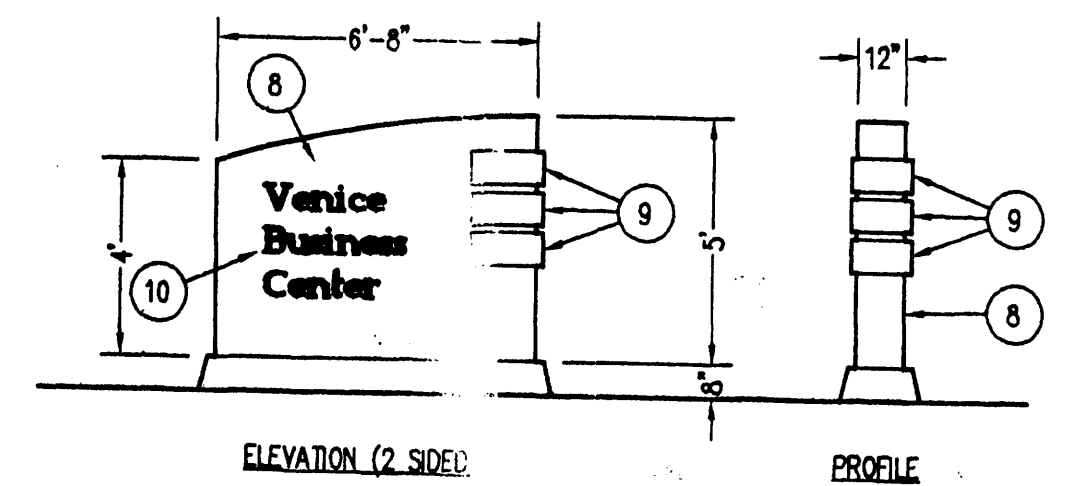


Site Plan

Scale: 1"=30'
FOR CONSTRUCTION & DIVISION

Keyed Notes:

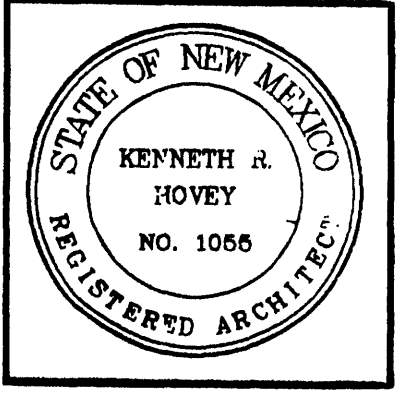
- 1 4" WHITE STRIPPING AT 2' O.C.
- 2 4" WHITE STRIPE.
- 3 H.C. RAMP. 1:12 MAX. SLOPE.
- 4 POST MTD. HC PARKING SIGN AT 48" ABOVE FINISH GRADE.
- 5 POST MTD. VAN ACCESSIBLE HC PARKING SIGN AT 96" ABOVE GRADE.
- 6 REFUSE ENCLOSURE WITH 6 CU. YD. DUMPSTER.
- 7 MONUMENT SIGN.
- 8 STUCCO, COLOR: BUCKSKIN.
- 9 STUCCO, COLOR: SANDALWOOD.
- 10 APPLIED INDIVIDUAL PLASTIC LETTERS.



ELEVATION (2 SIDE) PROFILE

Monument Sign

Scale: 1/4"=1'-0"



Venice Business Center

VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP * (505) 881-1162

KEN HOVEY, ARCHITECT

540 S.W. 3083 • FAX 801 254-1801 • 3008 SIMS AVE SE • ALBUQUERQUE, NM • 87105

JOB NO: 0 06

DATE: 31 OCTOBER 2002

REASONS:

6 DECEMBER 2002

SUBMISSION DATA/NOTES--CONTINUED FROM SHEET 1/2

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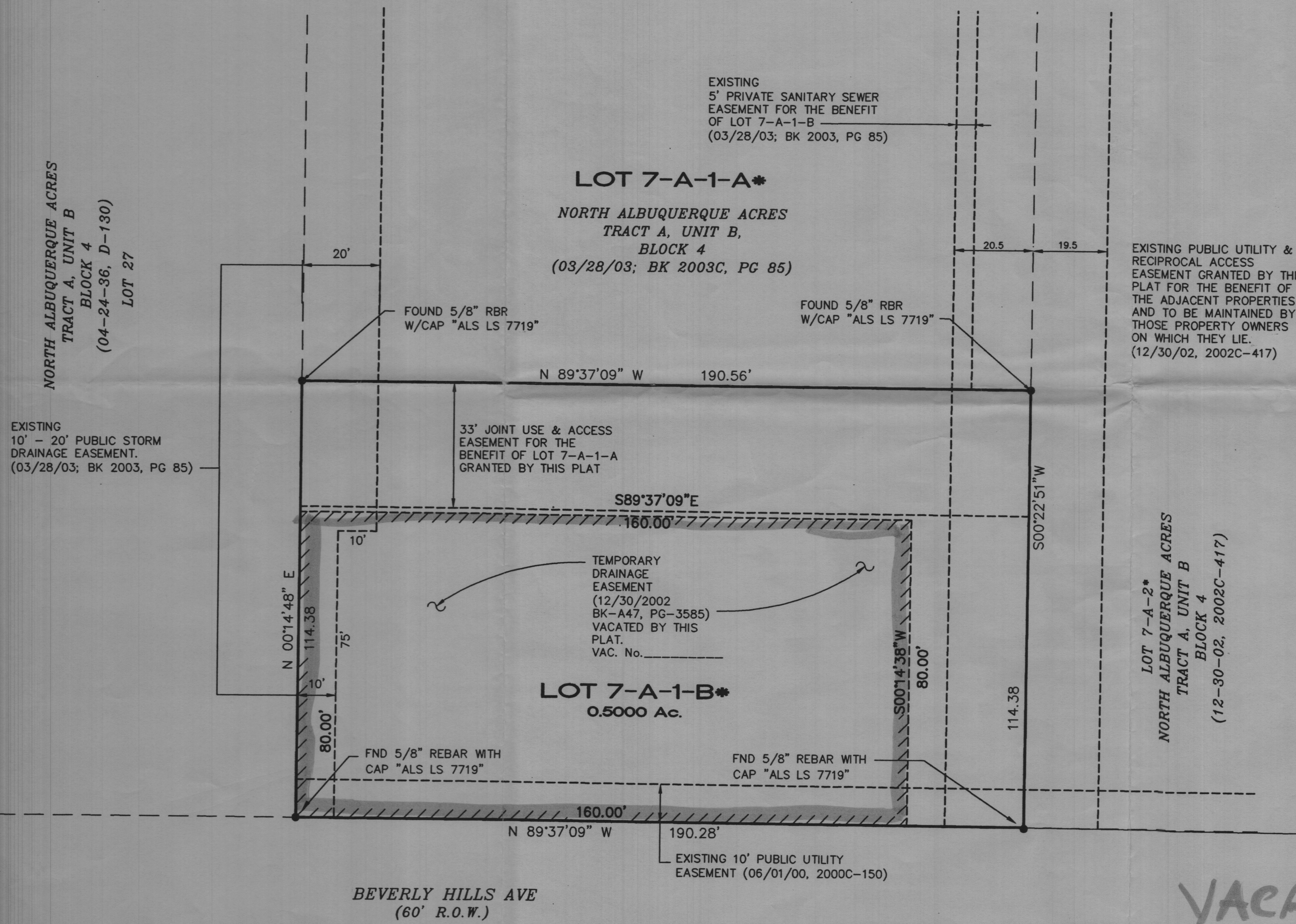
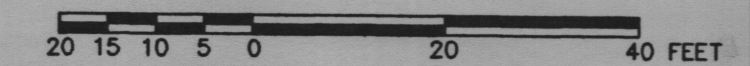
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TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2003



SCALE:
1"=20'



EXISTING PUBLIC UTILITY & RECIPROCAL ACCESS EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF THE ADJACENT PROPERTIES AND TO BE MAINTAINED BY THOSE PROPERTY OWNERS ON WHICH THEY LIE. (12/30/02, 2002C-417)

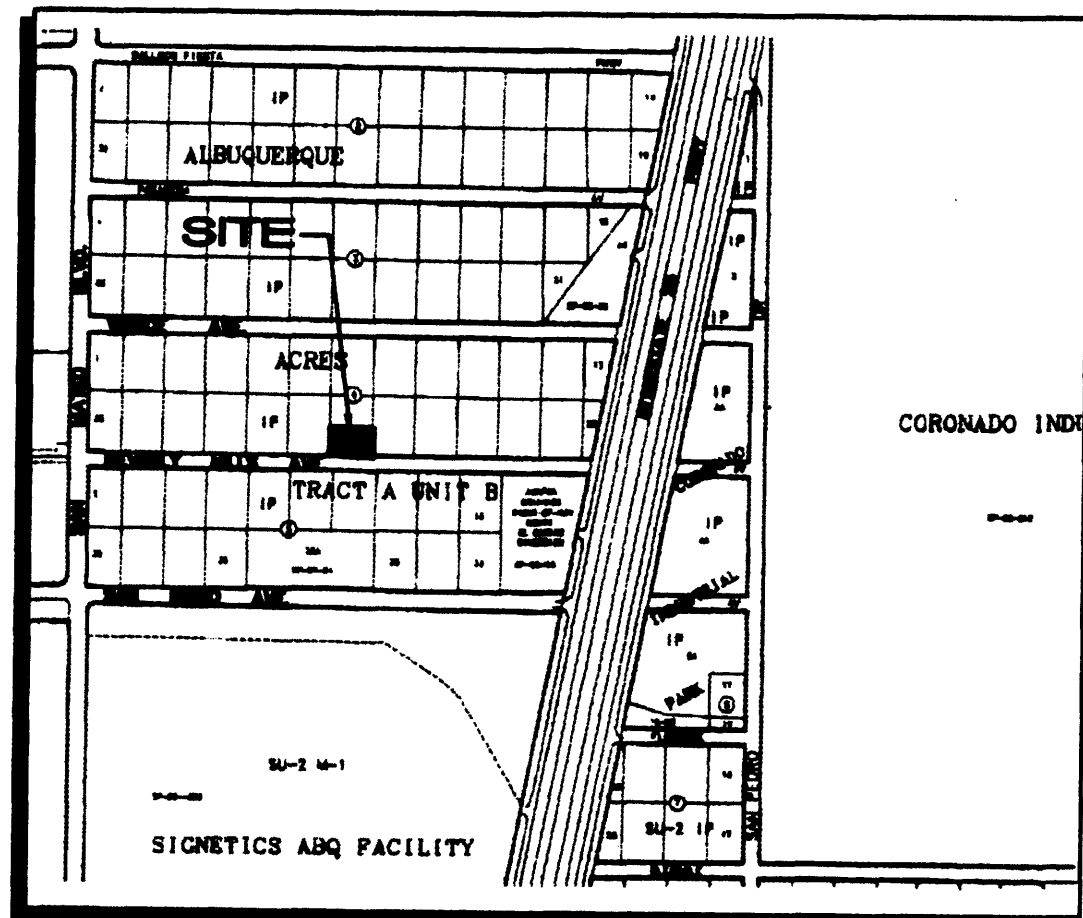
LOT 7-A-2*
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
BLOCK 4
(12-30-02, 2002C-417)

PLANNING

TIE:
S89°22'49"E
1148.35'

MMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.936

*VACATION
EXHIBIT*



B-18 1"=750'±

VICINITY MAP

2684686444
689997
Page: 1 of 2
06/22/2004 01:58P
Bk-2684C Pg-198
Mary Herrera Bern. Co. PLAT R 12.00

**PLAT
FOR
LOTS 7-A-1-B-1
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2003

APPROVALS

DRB PROJECT NO. 1003324
APPLICATION NO. 03DRB-01227

Utility Approvals

Leon D. Munt 8-01-03
PNM ELECTRIC SERVICES DIVISION DATE

Leon D. Munt 8-01-03
PNM GAS SERVICES DIVISION DATE

Dave R. Muller 7-17-03
QWEST TELECOMMUNICATIONS DATE

Rita S. Sikes 7-17-03
COMCAST DATE

N/A
NEW MEXICO UTILITIES DATE

N/A
REAL PROPERTY DIVISION DATE

Aug 15, 2003
ENVIRONMENTAL HEALTH DEPARTMENT DATE

7-30-03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

7/30/03
UTILITIES DEVELOPMENT DATE

7/30/03
PARKS AND RECREATION DEPARTMENT DATE

7-30-03
AMAFCA DATE

6-9-04
CITY ENGINEER DATE

7/30/03
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

7-8-03
CITY SURVEYOR DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000), and is true and correct to the best of my knowledge and belief."

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A-1-B, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A-1-A, & 7-A-1-B; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 28, 2003 in Bk 2003C, pg 85.

THIS IS TO CERTIFY THAT SAID ARE CURRENT AND PAID ON UPC # 1015003 PROPERTY OWNER OF RECORD Venice Limited Liability Partnership BERNALILLO COUNTY CLERK'S OFFICE

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

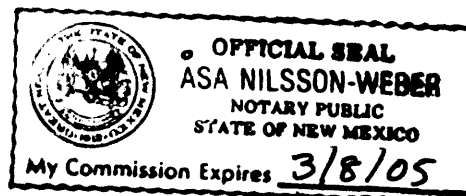
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James Mocho 7/3/03
Jim Mocho, Managing Partner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

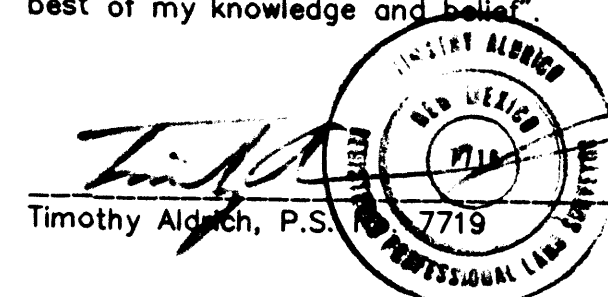


This instrument was acknowledged before me on July 3 2003, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: 3/8/05

Asa Nilsson-Weber
Notary Public

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU, N.M. 87190
505-884-1900



Timothy Aldrich 07-01-03
Timothy Aldrich, P.S. Date

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 1
- Gross Subdivision Acreage: 0.5000 Ac.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1-A, 7-A-1-B, TRACT A, UNIT B, BLOCK 4" (03/28/03, 2003C-85)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1, 7-A-2, 7-A-3, TRACT A, UNIT B, BLOCK 4" (12/30/02, 2002C-417)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4) records of Bernalillo County, New Mexico.

8. Date of Survey: February, 2000.

9. Title Report: None provided.

10. Address of Property: 5610 Beverly Hills Ave NE

11. City of Albuquerque, New Mexico Zone: IP

12. Flood Zone Designation: ZONE X as shown on PANEL 129 OF 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 11, 1998. (No portion of this property lies within the 100-year flood plain.)

13. Encroachments: None apparent.

14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.

15. Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to vacate the temporary drainage easement on existing lot 7-A-1-B as shown hereon.

SUBMISSION DATA/NOTES—CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

The subject property is located near a former landfill. Due to the subject property being built near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site.

An cross lot drainage easement exists for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way. (12/30/02, Bk 2002C, pg. 417)



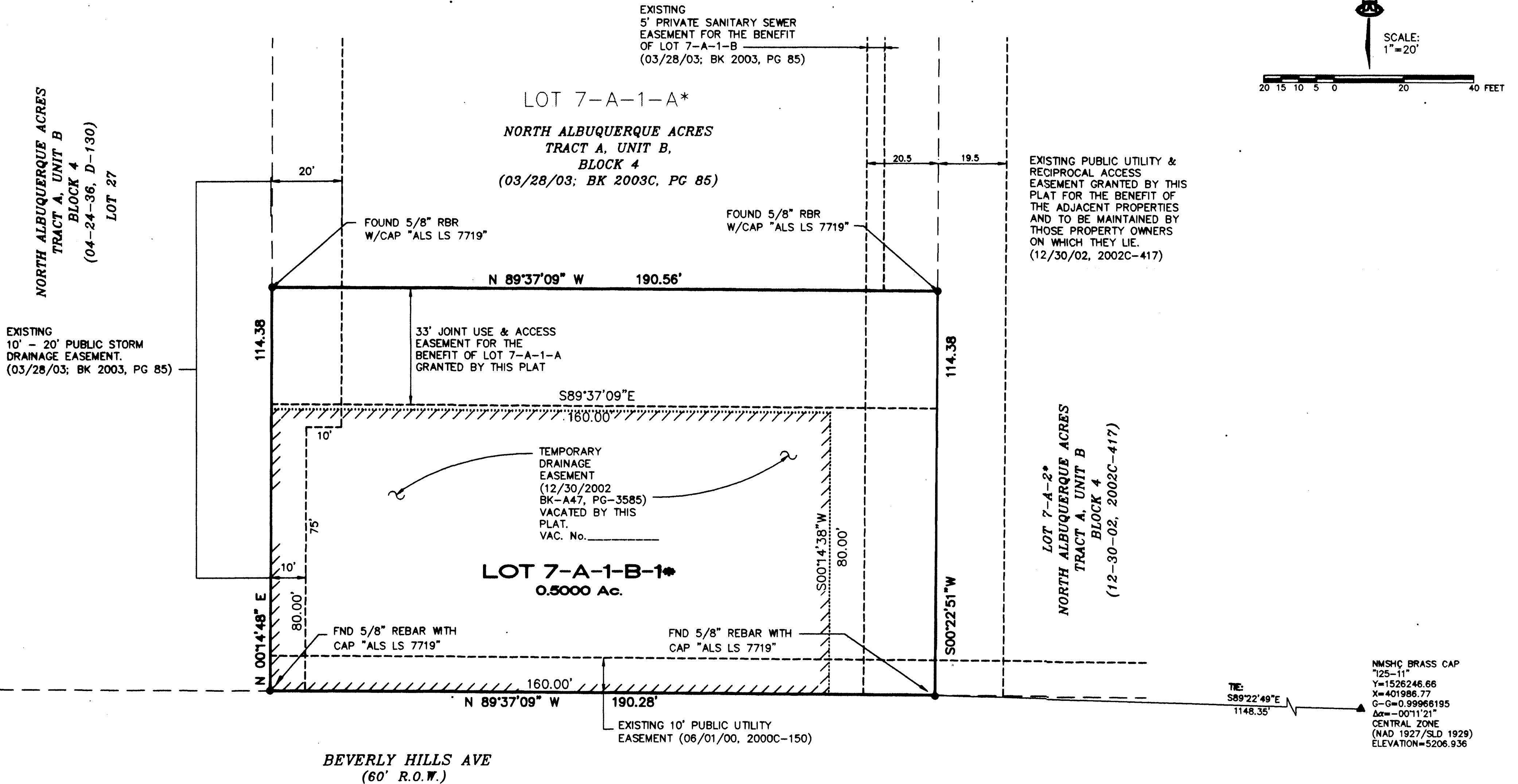
**PLAT
FOR
LOTS 7-A-1-B-1
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

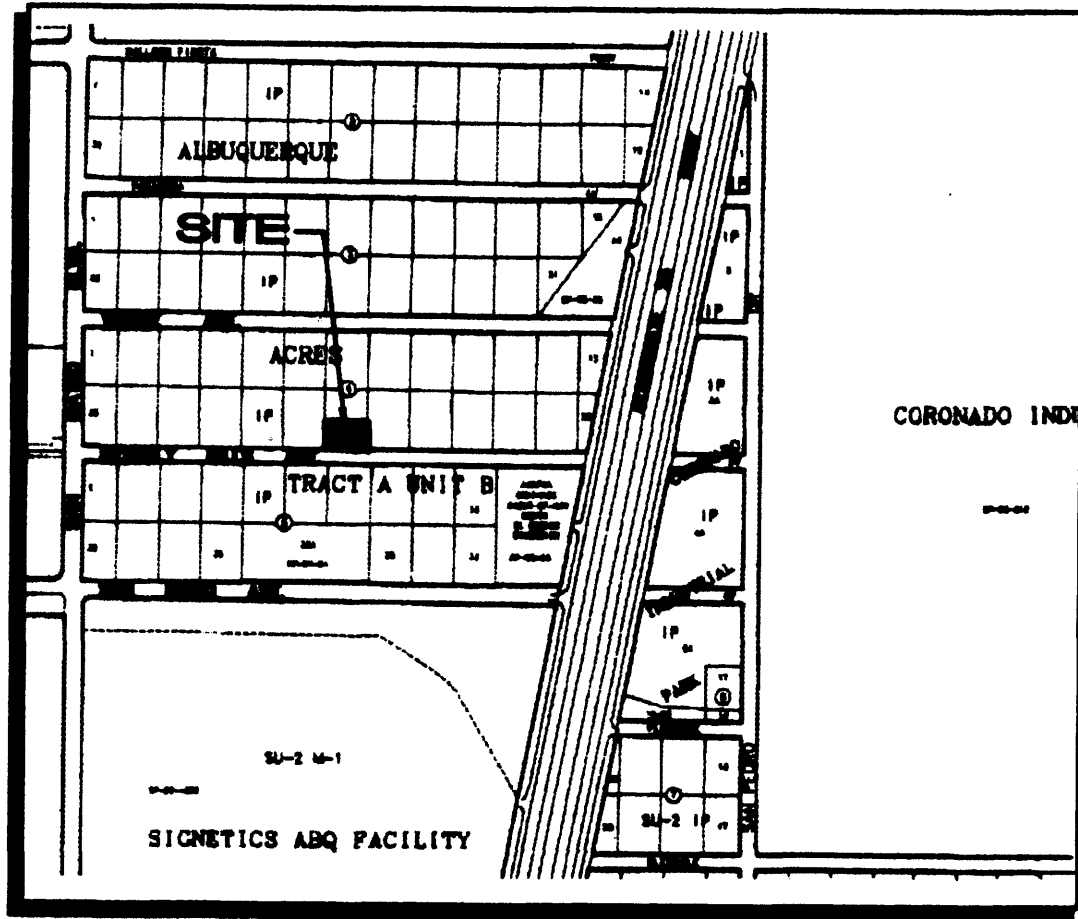
JUNE 2003



SCALE:
1"=20'



NMSHC BRASS CAP
"25-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.936



B-18 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 1
3. Gross Subdivision Acreage: 0.5000 Ac.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. Bearings and Distances in parenthesis are record.
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PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1-A, 7-A-1-B, TRACT A, UNIT B, BLOCK 4" (03/28/03, 2003C-85)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1, 7-A-2, 7-A-3, TRACT A, UNIT B, BLOCK 4" (12/30/02, 2002C-417)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4) records of Bernalillo County, New Mexico.

8. Date of Survey: February, 2000.
9. Title Report: None provided.
10. Address of Property: 5610 Beverly Hills Ave NE
11. City of Albuquerque, New Mexico Zone: IP
12. Flood Zone Designation: ZONE X as shown on PANEL 129 OF 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 11, 1998. (No portion of this property lies within the 100-year flood plain.)
13. Encroachments: None apparent.
14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
15. Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to vacate the temporary drainage easement on existing lot 7-A-1-B as shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 7-A-1-B, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A-1-A, & 7-A-1-B; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 28, 2003 in Bk 2003C, pg 85.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

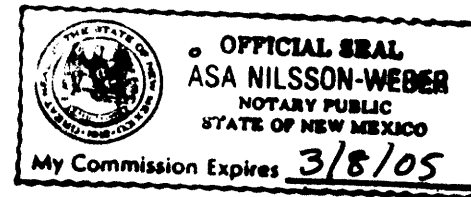
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James Mocho 7/3/03
 Jim Mocho, Managing Partner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }



This instrument was acknowledged before me on July 3 2003, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: 3/8/05

Asa Nilsson-Weber
 Notary Public

**PLAT
 FOR
 LOTS 7-A-1-B-1
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2003

APPROVALS

DRB PROJECT NO.
 APPLICATION NO.
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION DATE

PNM GAS SERVICES DIVISION DATE

David R. Muller 7-17-03
 QWEST TELECOMMUNICATIONS DATE

Rita S. Siskin 7-17-03
 COMCAST DATE

NEW MEXICO UTILITIES DATE
 City Approvals

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

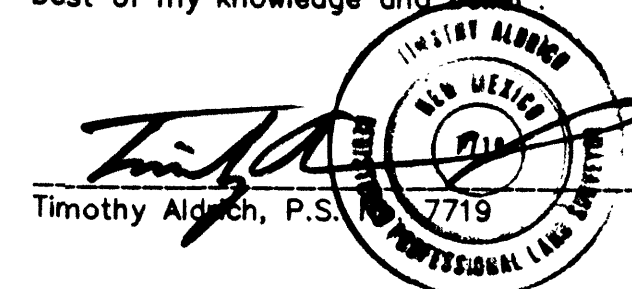
AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

J. B. [Signature] 7-8-03
 CITY SUPERVISOR DATE
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000), and is true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. 7719 Date

07-01-03

SHEET 1 OF 2

SUBMISSION DATA/NOTES—CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

The subject property is located near a former landfill. Due to the subject property being built near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site.

• An cross lot drainage easement exists for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way. (12/30/02, Bk 2002C, pg. 417)

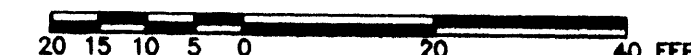
**PLAT
FOR
LOTS 7-A-1-B-1
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2003

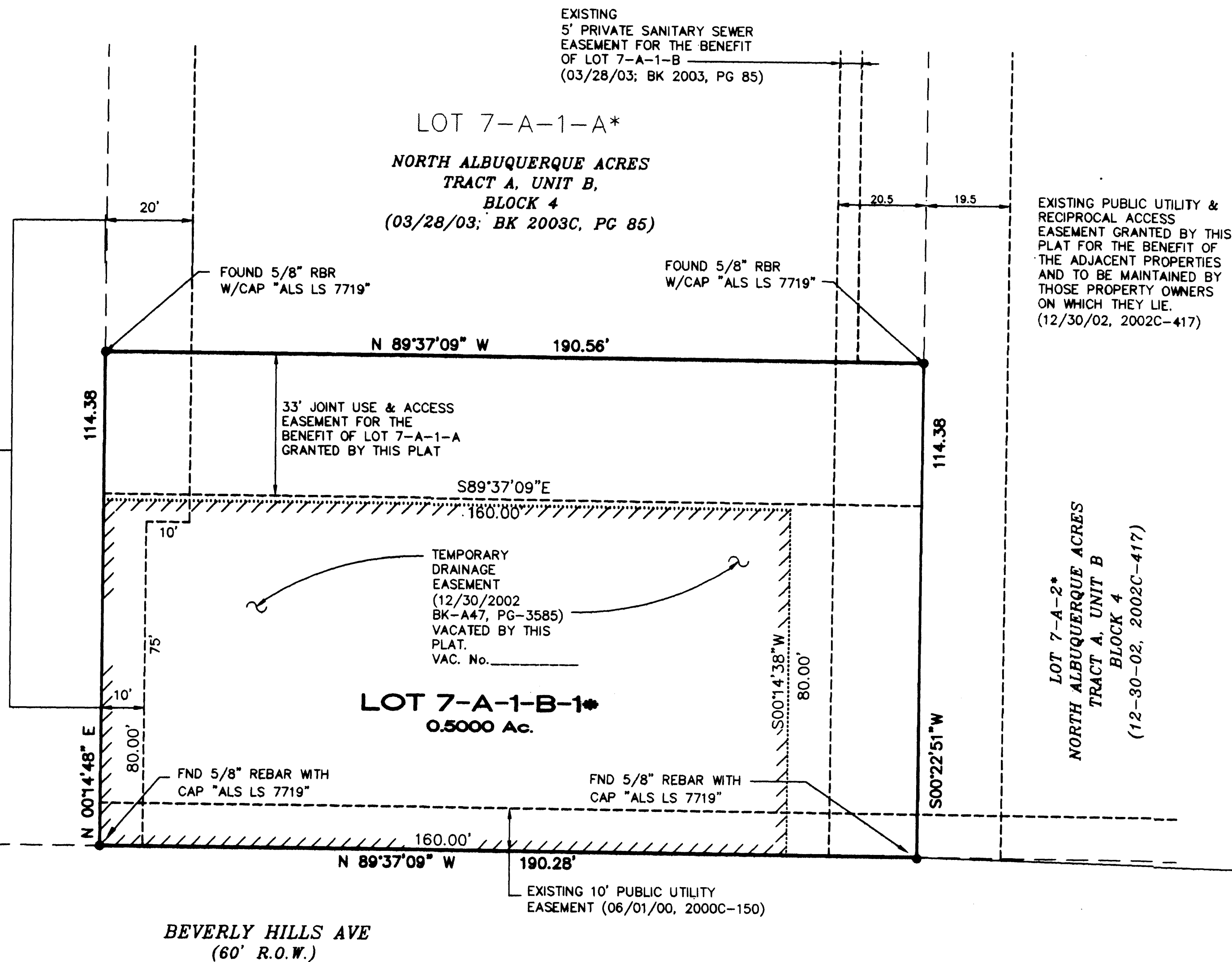


SCALE:
1"=20'



NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
BLOCK 4
(04-24-36, D-130)
LOT 27

EXISTING
10' - 20' PUBLIC STORM
DRAINAGE EASEMENT.
(03/28/03; BK 2003, PG 85)



NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
C-G=0.99966185
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.936

SUBDIVISION DATA/NOTES--CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

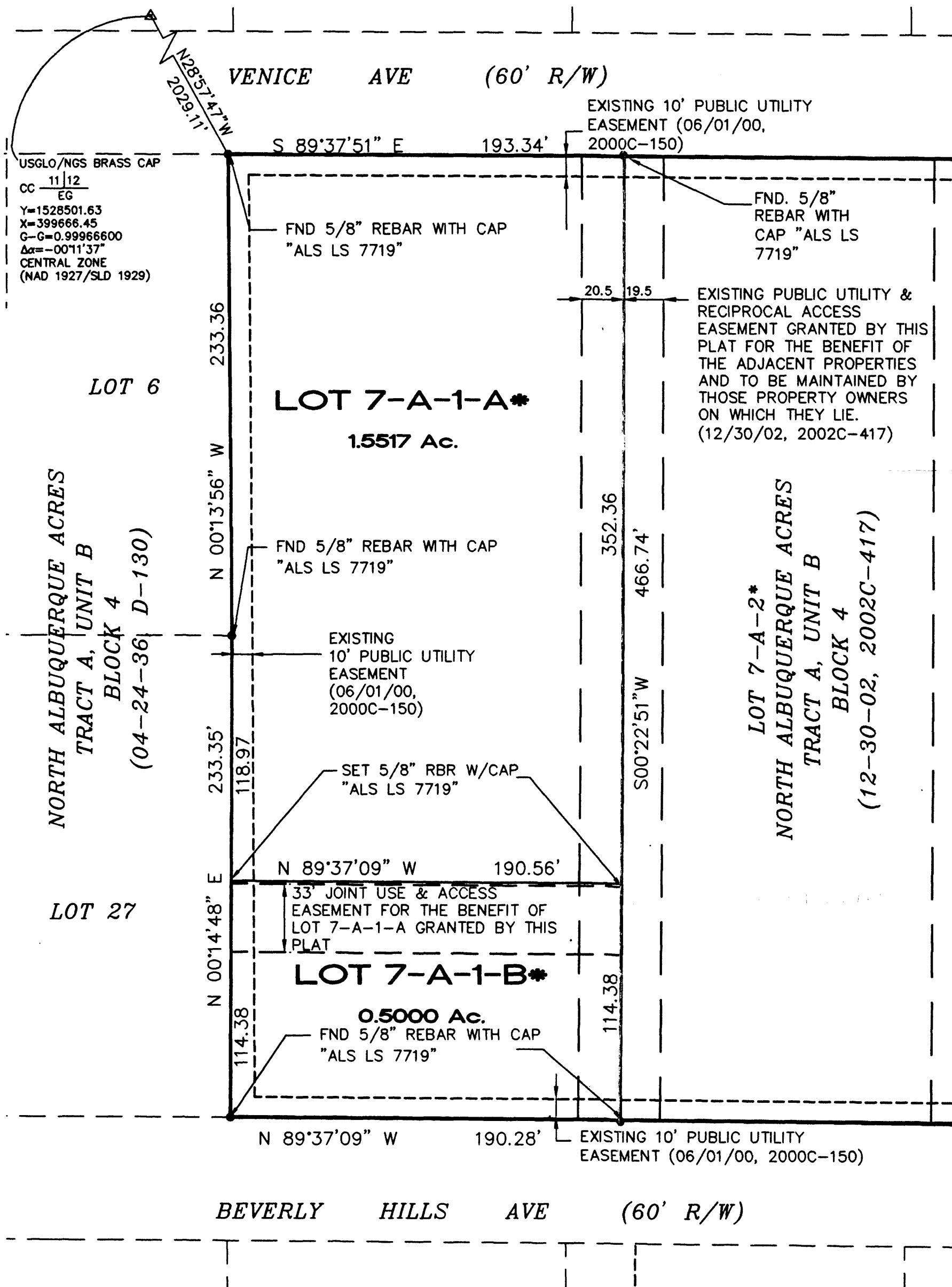
To protect against risks associated with landfill gas, construction activity/ projects at this site should include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

* An cross lot drainage easement exists for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way. (12/30/02, Bk 2002C, pg. 417)

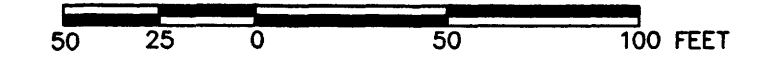
PLAT
FOR
LOTS 7-A-1-A & 7-A-1-B
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13 , T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003



SCALE:
1"=50'



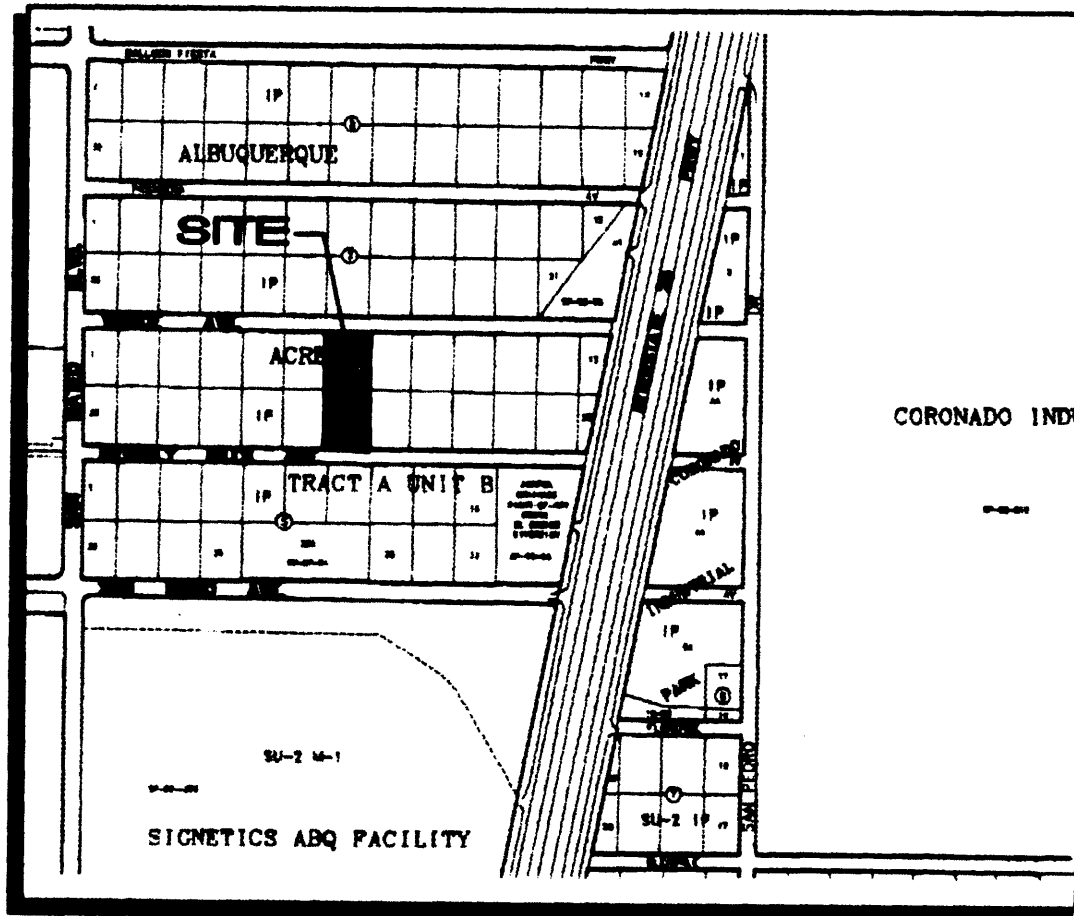
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.936



B-18
VICINITY MAP
1"=750'±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 2
3. Gross Subdivision Acreage: 2.0517 Ac.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. Bearings and Distances in parenthesis are record.
7. Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1, 7-A-2, 7-A-3, TRACT A, UNIT B, BLOCK 4" (12/30/02, 2002C-417)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)

records of Bernalillo County, New Mexico.

8. Date of Survey: February, 2000.
9. Title Report: None provided.
10. Address of Property: 5600 Venice Ave NE
11. City of Albuquerque, New Mexico Zone: IP
12. Flood Zone Designation: ZONE X as shown on PANEL 129 OF 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 11, 1998. (No portion of this property lies within the 100-year flood plain.)
13. Encroachments: None apparent.
14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
15. Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the existing lot 7-A-1 into two lots (Lot 7-A-1-A & 7-A-1-B), and to grant those easements shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A-1, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A-1, 7-A-2 & 7-A-3; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2002 in Bk 2002C, pg 417.

**PLAT
FOR
LOTS 7-A-1-A & 7-A-1-B
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003

APPROVALS

DRB PROJECT NO.
APPLICATION NO.

| | |
|---|------|
| ENVIRONMENTAL HEALTH DEPARTMENT, C.O.A. | DATE |
| PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION | DATE |
| QWEST CORPORATION | DATE |
| COMCAST CABLE | DATE |
| CITY SURVEYOR, ENGR. DIV., P.W.D. | DATE |
| TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. | DATE |
| PARKS AND RECREATION | DATE |
| UTILITY DEVELOPMENT DIV., P.W.D. | DATE |
| REAL PROPERTY DIVISION, D.F.M. | DATE |
| A.M.A.F.C.A. | DATE |
| CITY ENGINEER, PUBLIC WORKS DEPT. | DATE |

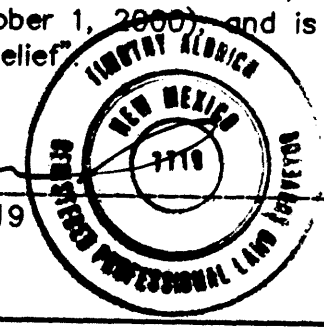
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000) and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719
Date 02-25-03



FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

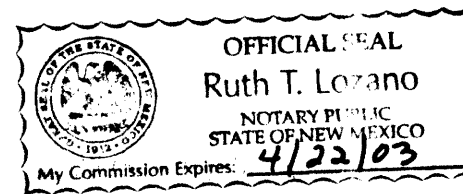
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James B. Mocho 2/24/03
Jim Mocho, Managing Partner Date

ACKNOWLEDGMENT

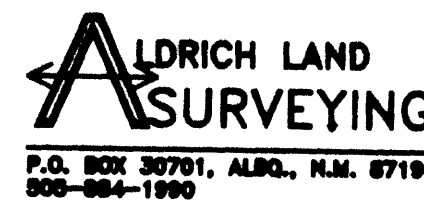
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS



This instrument was acknowledged before me on February 24, 2003, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: April 22, 2003

Ruth T. Lozano
Notary Public



Timothy Aldrich, P.S. No. 7719