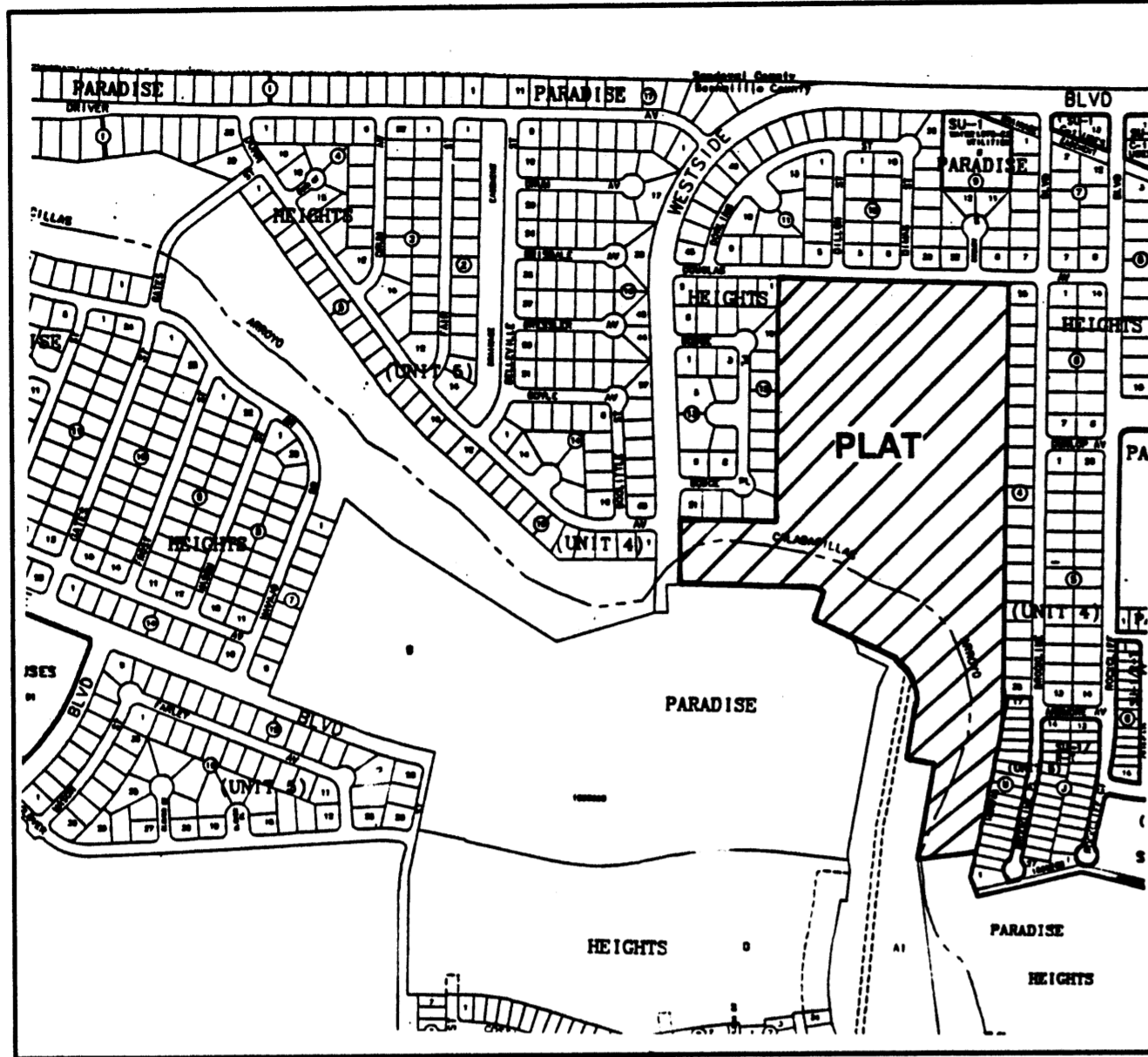


BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2003



Vicinity Map
N.T.S.

TREASURERS CERTIFICATION

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Bernalillo County Treasurer Date

APPROVALS

PNM Electric Services Date

PNM Gas Services Date

Qwest Corporation Date

Rita Enriquez 6-3-03
Comcast Date

[Signature] 6-4-03
New Mexico Utilities, Inc. Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service. Across said easement, but not parallel within.

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

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27). Grid bearings for this project are based upon a GPS Real Time Kinematic (RTK) calibration utilizing the following published Albuquerque Control Monuments: "SANDBERN", "LSS 103", "UNION", "1-A8", "1-A10", "2-A11", "3-B10", "2-B10", and "1-B9".

Project modified surface coordinates were derived by applying the published Combined ground to grid factor at "2-B10" of 0.99966354.
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
3. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
4. Albuquerque City Zone Atlas page A-10.
5. U.C.L.S. Log Number 20030551858.
6. Total Plat Acreage = 41.7822 acres
7. Number of existing unplatted parcels = 1
8. Number of new tracts created = 4

DISCLOSURE STATEMENT

1. Divide an unplatted 41.7822 acre parcel into Four (4) Bulk Land Tracts as shown hereon.
2. Grant the public utility and roadway easements as shown hereon.
3. To create Tracts C and D for future dedication to A.M.A.F.C.A. as Drainage right of ways. Dedication will occur upon subsequent future platting actions. Tract D Southern boundary will be modified by future platting actions concerning Tract B-2-A, Seville in order to accommodate the possible "Additional Erosion Setback Easement" requirement which was noted on the Bulk Land Plat of Seville, filed September 19, 2002 in Book 2002C, page 312.

PROJECT NO. 1003643

APPLICATION NO. 03 DRB-00734 (BLV)
03 DRB-00735 (P&F)

APPROVALS

Traffic Engineer, City of Albuquerque Date
Public Works Department

[Signature] 5-1-03
City Surveyor, City of Albuquerque Date
Public Works Department

Utility Development Division, City of Albuquerque Date
Public Works Department

Albuquerque Metropolitan Arroyo Flood Control Authority Date

City Engineer, City of Albuquerque Date
Public Works Department

Property Management, City of Albuquerque Date

Parks and Recreation, City of Albuquerque Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Chair, Albuquerque Development Review Board

**PRELIMINARY PLAT
APPROVED BY DRB**

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.

[Signature]
Russ P. Hugg
N.M.P.S. No. 9750
March 5, 2003



SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described (a 5/8" rebar and cap stamped LS 4972 found in place) said point being the Northeast corner of Block 4, Paradise Heights Unit 4, 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 May 7, 1968 in Volume D3, Folio 201, whence the Albuquerque Control Survey Monument "SANDBERN" bears N 60° 47' 45" W, 372.41 feet distant; Thence,

S 00° 14' 48" W, 1864.32 feet along the Westerly line of said Paradise Heights Unit 4 to a point (a 1/2" rebar and cap stamped "L.S. 11000" found in place) said point being an angle point on the Westerly line of Paradise Skies Unit 5 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 27, 2001 in Plat Book 2001C, Page 93; Thence,

S 11° 27' 12" W, 527.23 feet along said Westerly line of Paradise Skies Unit 5 to the Southeast corner of the parcel herein described (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

S 82° 27' 10" W, 243.35 feet to a point on the Easterly line of Tract A-1, Paradise Heights 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 December 20, 2000 in Plat Book 2000C, Page 310 (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence Northeasterly and Northwesterly along said Easterly line of Tract A-1, Paradise Heights for the following six (6) courses:

N 07° 49' 49" W, 21.35 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

N 10° 02' 24" E, 385.84 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

N 79° 56' 09" W, 120.17 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

N 10° 02' 52" E, 242.38 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

Northwesterly, 236.97 feet on the arc of a curve to the left (said curve having a radius of 178.73 feet, a central angle of 75° 57' 58" and a chord which bears N 27° 56' 07" W, 219.99 feet) to a point of tangency (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

N 65° 54' 10" W, 224.36 feet to a point of curvature (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,

N 66° 02' 48" W, 112.92 feet to a point (a 5/8" rebar and cap stamped LS 9750 found in place); Thence

Northwesterly, 24.17 feet on the arc of a curve to the left (said curve having a radius of 285.61 feet, a central angle of 04° 50' 55" and a chord which bears N 68° 27' 38" W, 24.16 feet) to a point on curve (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,

N 19° 09' 58" E, 121.82 feet to a point (a 5/8" rebar and cap stamped LS 7719 found in place); Thence,

N 65° 53' 26" W, 50.11 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,

N 89° 42' 03" W, 567.02 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,

N 02° 00' 47" W, 108.27 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,

N 02° 11' 38" W, 181.97 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,

S 89° 41' 12" E, 405.57 feet (a 5/8" rebar and aluminum cap stamped LS 11000 found in place); Thence,

N 00° 17' 01" E, 989.83 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,

S 89° 43' 52" E, 972.26 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 41.7822 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising BULK LAND PLAT OF TRACTS A THRU D, LANDS OF PARADISE HEIGHTS, L.L.C. (BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 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 grant to the use of the public forever, the public utility easements as shown hereon. 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
Paradise Heights, L.L.C.
A New Mexico Limited Liability Company

By: *Stan Strickman*

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

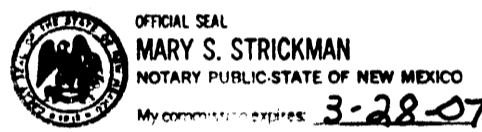
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th day of April, 2003, by Stan Strickman as president of Paradise Heights, L.L.C.

Mary S. Strickman My commission expires _____

Notary Public



DISCLOSURE STATEMENT

Tracts C and D, as shown hereon, are hereby created for future drainage right of way which will be dedicated to A.M.A.F.C.A. by future subsequent platting actions. The Prudent Line easement contained within Tracts C and D as shown hereon, is hereby granted to A.M.A.F.C.A. by this plat.

AMAFCA GRANT OF EASEMENT

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Prudent Line Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property, except for approved grading that is shown on an approved grading and drainage plan. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

Paradise Heights, L.L.C.
Stan Strickman

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS A THRU D, PARADISE HEIGHTS, L.L.C.

The plat of Tracts A Thru D, SEVILLE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts A thru D, Seville filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2003 in Book _____, Page _____.



SURVOTEK, INC.
Consulting Surveyors
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377

BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND)

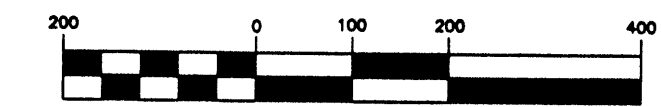
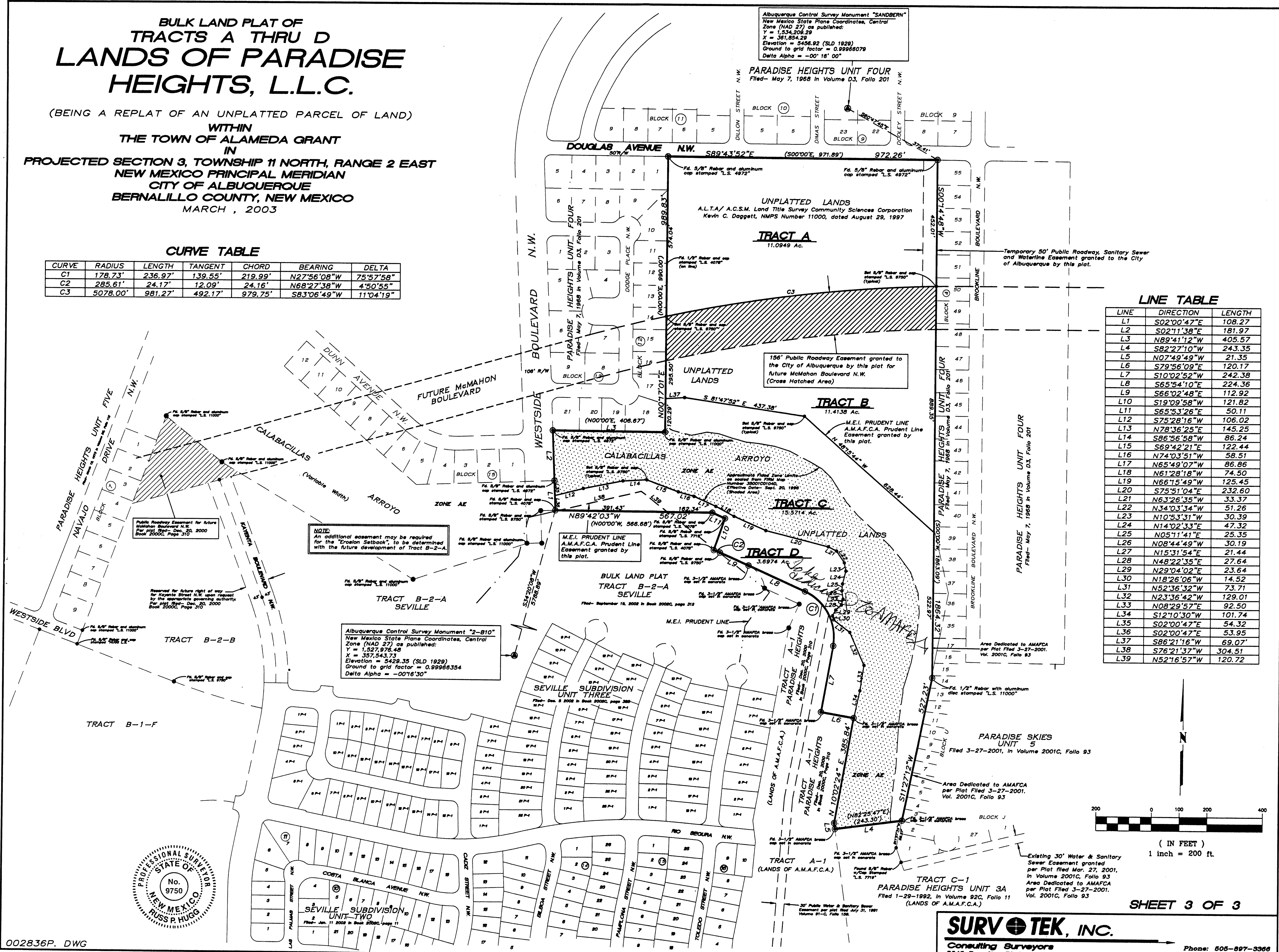
WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	178.73'	236.97'	139.55'	219.99'	N27°56'08"W	75°57'58"
C2	285.61'	24.17'	12.09'	24.16'	N68°27'38"W	4°50'55"
C3	5078.00'	981.27'	492.17'	979.75'	S83°06'49"W	11°04'19"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S02°00'47"E	108.27
L2	S02°11'38"E	181.97
L3	N89°41'12"W	405.57
L4	S82°27'10"W	243.35
L5	N07°49'49"W	21.35
L6	S79°56'09"E	120.17
L7	S10°02'52"W	242.38
L8	S65°54'10"E	224.36
L9	S66°02'48"E	112.92
L10	S19°09'58"W	121.82
L11	S65°53'26"E	50.11
L12	S75°28'16"W	106.02
L13	N78°36'25"E	145.25
L14	S86°56'58"W	86.24
L15	S69°42'21"E	122.44
L16	N74°03'51"W	58.51
L17	N65°49'07"W	86.86
L18	N61°28'18"W	74.50
L19	N66°15'49"W	125.45
L20	S75°51'04"E	232.60
L21	N63°26'35"W	33.37
L22	N34°03'34"W	51.26
L23	N10°53'31"W	30.39
L24	N14°02'33"E	47.32
L25	N05°11'41"E	25.35
L26	N08°44'49"W	30.19
L27	N15°31'54"E	21.44
L28	N48°22'35"E	27.64
L29	N29°04'02"E	23.64
L30	N18°26'06"W	14.52
L31	N52°36'32"W	73.71
L32	N23°36'42"W	129.01
L33	N08°29'57"E	92.50
L34	S12°10'30"W	101.74
L35	S02°00'47"E	54.32
L36	S02°00'47"E	53.95
L37	S86°21'16"W	69.07
L38	S76°21'37"W	304.51
L39	N52°16'57"W	120.72

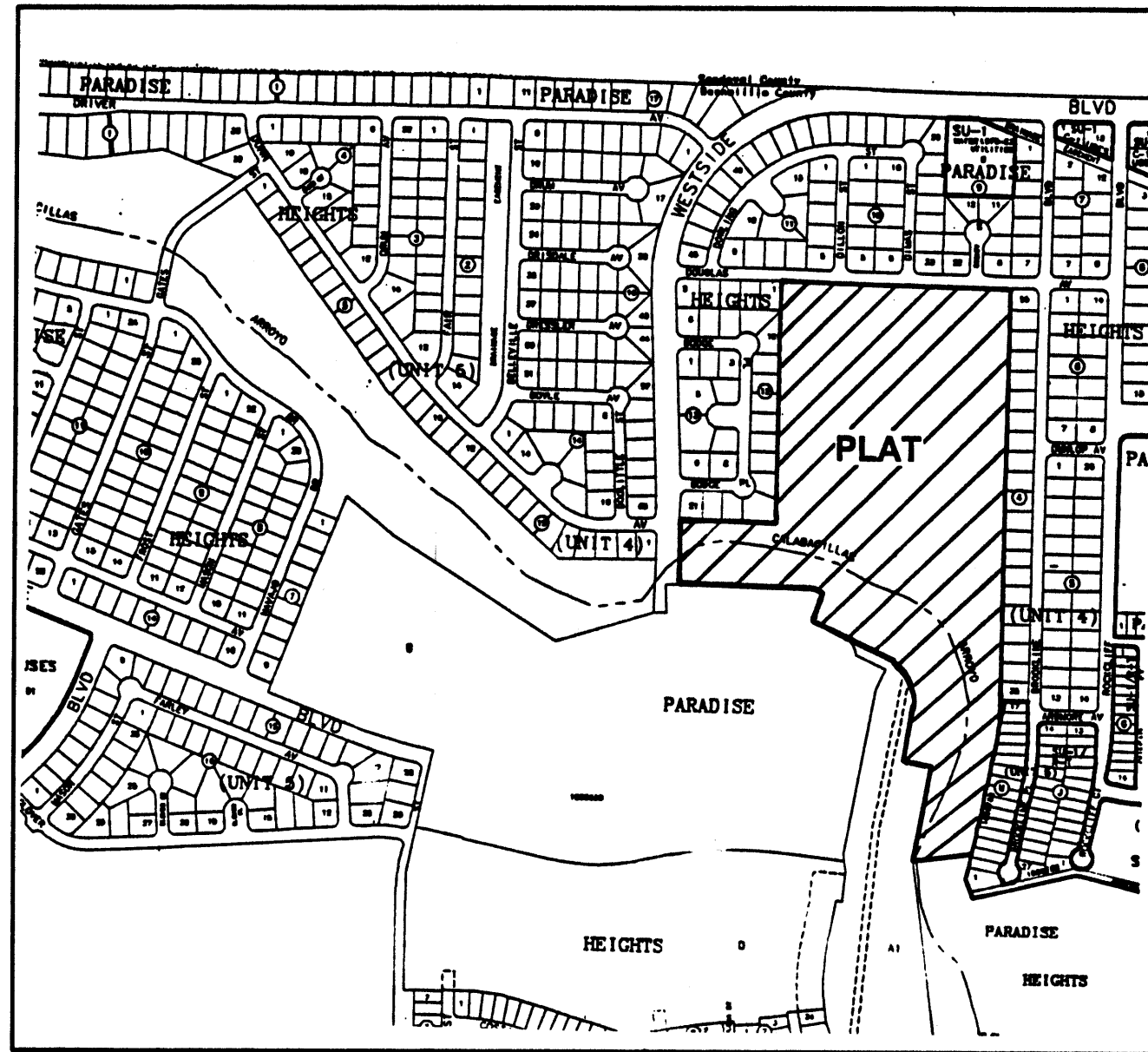


(IN FEET)
1 inch = 200 ft.

SURVOTEK, INC.
 Consulting Surveyors
 5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

**BULK LAND PLAT OF
TRACTS A THRU D
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Vicinity Map
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Bernalillo County Treasurer

Date

APPROVALS

PNM Electric Services _____ Date

PNM Gas Services _____ Date

Qwest Corporation _____ Date

Comcast _____ Date

New Mexico Utilities, Inc. _____ Date

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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 easements, 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.

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DISCLAIMER

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PROJECT NO. _____

APPLICATION NO. _____

APPROVALS

Traffic Engineer, City of Albuquerque _____ Date

Public Works Department
[Signature] 5-1-03

City Surveyor, City of Albuquerque _____ Date

Public Works Department

Utility Development Division, City of Albuquerque _____ Date

Albuquerque Public Works Department

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date

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Public Works Department _____ Date

Property Management, City of Albuquerque _____ Date

Parks and Recreation, City of Albuquerque _____ Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Chair, Albuquerque Development Review Board

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

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- Number of new tracts created = 4

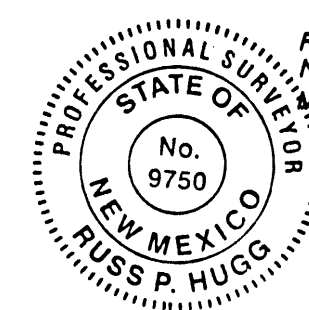
DISCLOSURE STATEMENT

- Divide an unplatted 41.7822 acre parcel into Four (4) Bulk Land Tracts as shown hereon.
- Grant the public utility easements and right of way reservation as shown hereon.
- To create Tracts C and D for future dedication to A.M.A.F.C.A. as Drainage right of ways. Dedication will occur upon subsequent future platting actions. Tract D Southerly boundary will be modified by future platting actions concerning Tract B-2-A, Seville in order to accommodate the possible "Additional Erosion Setback Easement" requirement which was noted on the Bulk Land Plat of Seville, filed September 19, 2002 in Book 2002C, page 312.

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.

[Signature]
Russ P. Hugg
N.M.P.S. No. 9750
March 5, 2003



SURVOTEK, INC.

Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described (a 5/8" rebar and cap stamped LS 4972 found in place) said point being the Northeast corner of Block 4, Paradise Heights Unit 4, 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 May 7, 1968 in Volume D3, Folio 201, whence the Albuquerque Control Survey Monument "SANDBERN" bears N 60° 47' 45" W, 372.41 feet distant; Thence,

- S 00° 14' 48" W, 1864.32 feet along the Westerly line of said Paradise Heights Unit 4 to a point (a 1/2" rebar and cap stamped "L.S. 11000" found in place) said point being an angle point on the Westerly line of Paradise Skies Unit 5 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 27, 2001 in Plat Book 2001C, Page 93; Thence,
- S 11° 27' 12" W, 527.23 feet along said Westerly line of Paradise Skies Unit 5 to the Southeast corner of the parcel herein described (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- S 82° 27' 10" W, 243.35 feet to a point on the Easterly line of Tract A-1, Paradise Heights 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 December 20, 2000 in Plat Book 2000C, Page 310 (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence Northeasterly and Northwesterly along said Easterly line of Tract A-1, Paradise Heights for the following six (6) courses:
- N 07° 49' 49" W, 21.35 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 10° 02' 24" E, 385.84 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 79° 56' 09" W, 120.17 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 10° 02' 52" E, 242.38 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- Northwesterly, 236.97 feet on the arc of a curve to the left (said curve having a radius of 178.73 feet, a central angle of 75° 57' 58" and a chord which bears N 27° 56' 07" W, 219.99 feet) to a point of tangency (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 65° 54' 10" W, 224.36 feet to a point of curvature (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 66° 02' 48" W, 112.92 feet to a point (a 5/8" rebar and cap stamped LS 9750 found in place); Thence
- Northwesterly, 24.17 feet on the arc of a curve to the left (said curve having a radius of 285.61 feet, a central angle of 04° 50' 55" and a chord which bears N 68° 27' 38" W, 24.16 feet) to a point on curve (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 19° 09' 58" E, 121.82 feet to a point (a 5/8" rebar and cap stamped LS 7719 found in place); Thence,
- N 65° 53' 26" W, 50.11 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 89° 42' 03" W, 567.02 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 02° 00' 47" W, 108.27 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- N 02° 11' 38" W, 181.97 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- S 89° 41' 12" E, 405.57 feet (a 5/8" rebar and aluminum cap stamped LS 11000 found in place); Thence,
- N 00° 17' 01" E, 989.83 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- S 89° 43' 52" E, 972.26 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 41.7822 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising BULK LAND PLAT OF TRACTS A THRU D, LANDS OF PARADISE HEIGHTS, L.L.C. (BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 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 grant to the use of the public forever, the public utility easements as shown hereon. 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
Paradise Heights, L.L.C.
A New Mexico Limited Liability Company

By: *[Signature]*

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

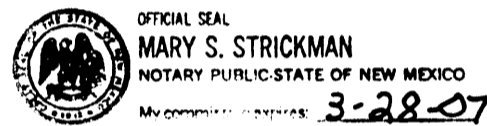
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th day of April, 2003, by Stan Strickman as president of Paradise Heights, L.L.C.

[Signature] My commission expires _____

Notary Public



DISCLOSURE STATEMENT

Tracts C and D, as shown hereon, are hereby created for future drainage right of way which will be dedicated to A.M.A.F.C.A. by future subsequent platting actions. The Prudent Line easement as shown hereon is hereby granted to A.M.A.F.C.A. by this plat.

AMAFCA GRANT OF EASEMENT

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Prudent Line Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property, except for approved grading that is shown on an approved grading and drainage plan. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

Paradise Heights, L.L.C.
[Signature]

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS A THRU D, PARADISE HEIGHTS, L.L.C.

The plat of Tracts A Thru D, SEVILLE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts A thru D, Seville filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2003 in Book _____, Page _____.



SURV TEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388 Fax: 505-897-3377

BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND)

WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

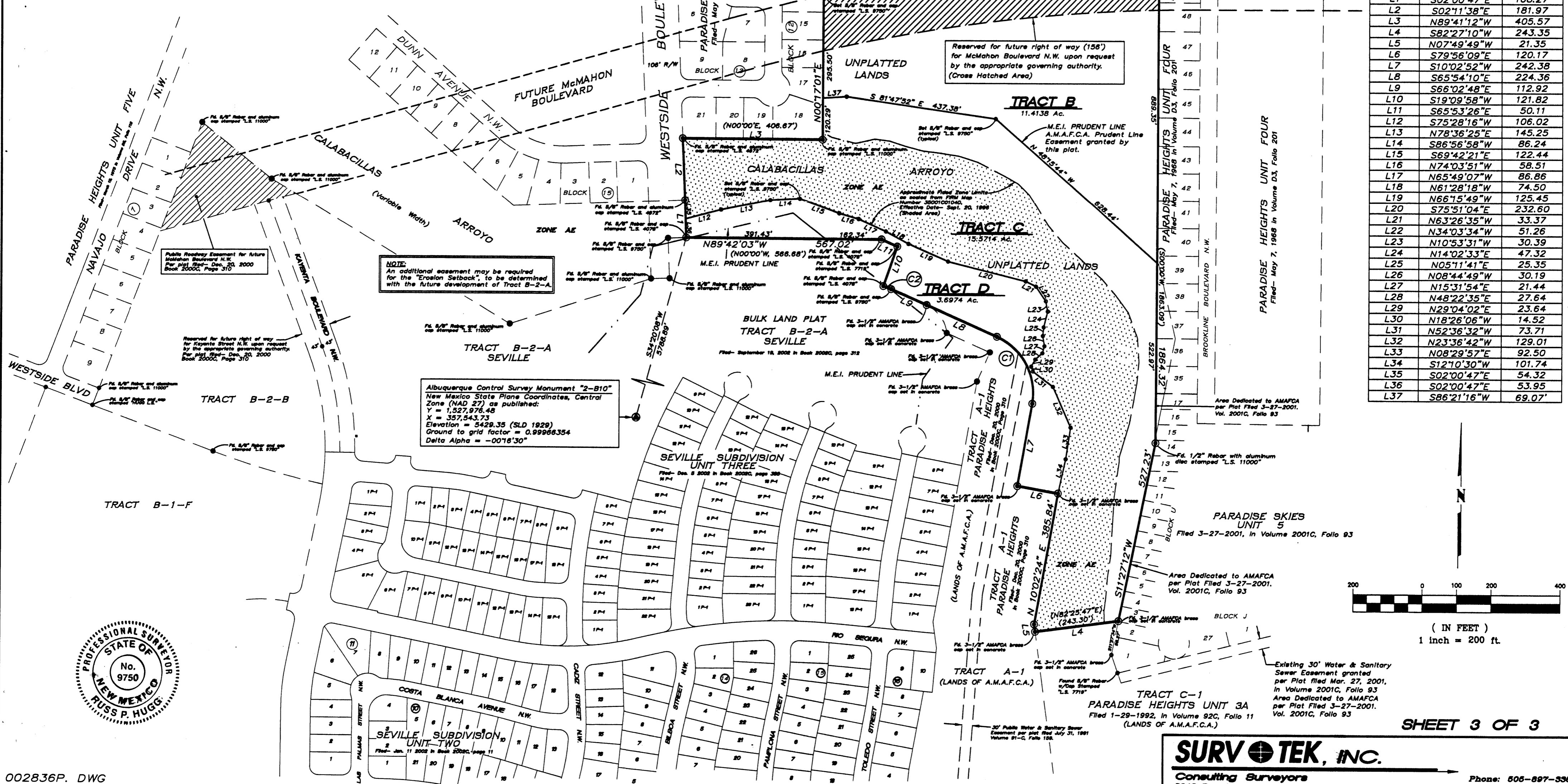
NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	178.73'	236.97'	139.55'	219.99'	N27°56'08"W	75°57'58"
C2	285.61'	24.17'	12.09'	24.16'	N68°27'38"W	4°50'55"
C3	5078.00'	981.27'	492.17'	979.75'	S83°06'49"W	11°04'19"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S02°00'47"E	108.27
L2	S02°11'38"E	181.97
L3	N89°41'12"W	405.57
L4	S82°27'10"W	243.35
L5	N07°49'49"W	21.35
L6	S79°56'09"E	120.17
L7	S10°02'52"W	242.38
L8	S65°54'10"E	224.36
L9	S66°02'48"E	112.92
L10	S19°09'58"W	121.82
L11	S65°53'26"E	50.11
L12	S75°28'16"W	106.02
L13	N78°36'25"E	145.25
L14	S86°56'58"W	86.24
L15	S69°42'21"E	122.44
L16	N74°03'51"W	58.51
L17	N65°49'07"W	86.86
L18	N61°28'18"W	74.50
L19	N66°15'49"W	125.45
L20	S75°51'04"E	232.60
L21	N63°26'35"W	33.37
L22	N34°03'34"W	51.26
L23	N10°53'31"W	30.39
L24	N14°02'33"E	47.32
L25	N05°11'41"E	25.35
L26	N08°44'49"W	30.19
L27	N15°31'54"E	21.44
L28	N48°22'35"E	27.64
L29	N29°04'02"E	23.64
L30	N18°26'06"W	14.52
L31	N52°36'32"W	73.71
L32	N23°36'42"W	129.01
L33	N08°29'57"E	92.50
L34	S12°10'30"W	101.74
L35	S02°00'47"E	54.32
L36	S02°00'47"E	53.95
L37	S86°21'16"W	69.07'



Albuquerque Control Survey Monument "SANDBERN"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,534,209.28
X = 361,854.29
Elevation = 5456.82 (SLD 1928)
Ground to grid factor = 0.99986079
Delta Alpha = -00° 18' 00"

PARADISE HEIGHTS UNIT FOUR
Filed - May 7, 1988 in Volume D3, Folio 201

NOTE:
An additional easement may be required for the "Erosion Setback", to be determined with the future development of Tract B-2-A.

Albuquerque Control Survey Monument "2-B10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y = 1,527,976.48
X = 357,543.73
Elevation = 5428.35 (SLD 1928)
Ground to grid factor = 0.99986354
Delta Alpha = -00° 18' 30"

