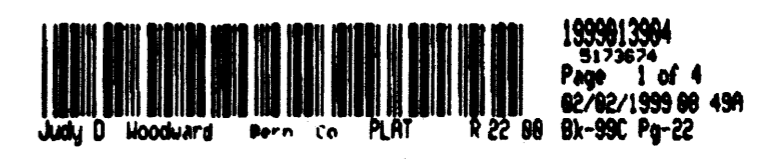
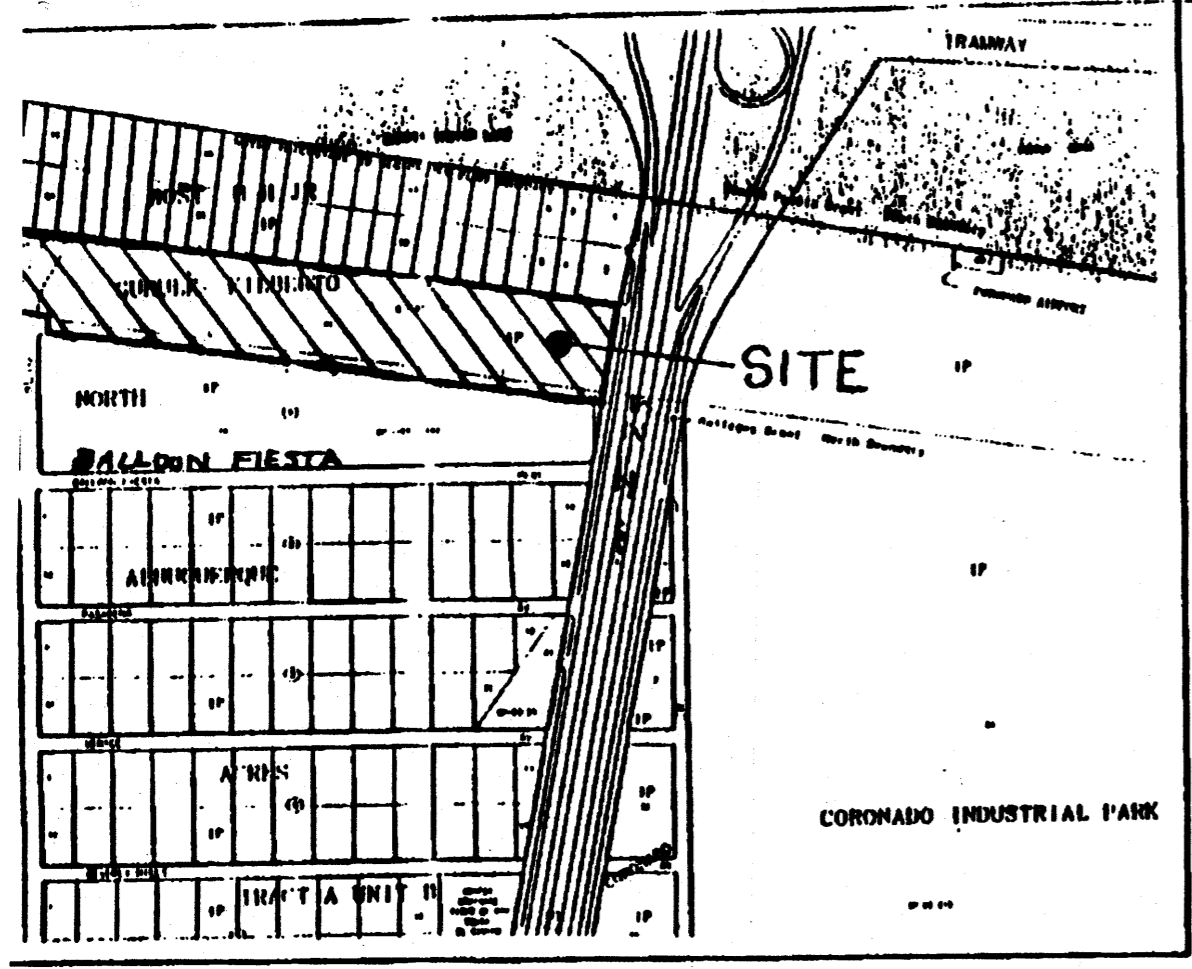


05 0205 site
eval.

PLAT OF
LAND OF FILBERTO GURULE
TRACT H-1A, H-1B, AND H-1C
 WITHIN
SECTIONS 11 & 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1998



PROJ 1003790



LOCATION MAP ZONE ATLAS B-18-Z SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS.	DRB 97-197 S	V.
GROSS ACREAGE	23.3880 AC	
ZONE ATLAS NO.	B-18-Z	
NO. OF EXISTING TRACTS/LOTS	1	
NO. OF TRACTS/LOTS CREATED	3	
NO. OF TRACTS/LOTS ELIMINATED	1	
MILES OF FULL WIDTH STREETS CREATED	0	
AREA DEDICATED TO CITY OF ALBUQUERQUE	0	
DATE OF SURVEY	3/3/97	
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	96121213200468	

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 thereon; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground 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.

[Signature] 6/16/98
 TED MARTINEZ, OWNER DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss
 This instrument was acknowledged before me on 6-16-98
[Signature] 9-3-00
 NOTARY PUBLIC SUSAN BARROR MY COMMISSION EXPIRES 9-3-00
 My commission expires 9-3-00

LEGAL DESCRIPTION

SEE SHEET 2.

NOTES

SEE SHEET 2.

PURPOSE OF PLAT

1. TO SUBDIVIDE EXISTING TRACT H-1 INTO 3 TRACTS.
2. TO GRANT DRAINAGE EASEMENT TO A.M.A.F.C.A. AS SHOWN.

S-99-13

APPROVED AND ACCEPTED BY:

- APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.
- | | |
|---|----------|
| <i>[Signature]</i> | 2-1-99 |
| Planning Director, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 12-8-98 |
| City Engineer, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 10/27/98 |
| Albuquerque Metropolitan Arroyo Flood Control Authority | Date |
| <i>[Signature]</i> | 1-24-99 |
| Sanitation Department, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 12-8-98 |
| Utility Development Division, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 1-30-99 |
| Parks Design and Development, C.I.P., City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 07-03-98 |
| City Surveyor, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 1-22-99 |
| Property Management, City of Albuquerque, N.M. | Date |
| <i>[Signature]</i> | 7-2-98 |
| PNM GAS | Date |
| <i>[Signature]</i> | 06-25-98 |
| U.S. West Telecommunications | Date |
| <i>[Signature]</i> | 7-2-98 |
| PNM ELECTRIC | Date |
| <i>[Signature]</i> | 7-8-98 |
| Jones Intercable, Inc. | Date |

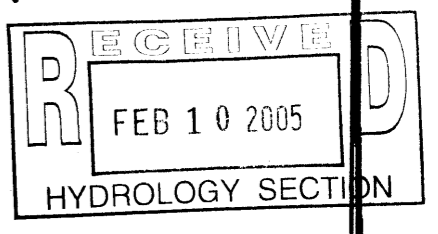
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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 February 2, 1994), and is true and correct to the best of my knowledge and belief."

[Signature] 06-18-98
 TIMOTHY ALDRICH P.S. No. 7719 DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LUP # 1018-065-116925-20817
 PROPERTY OWNER OF RECORD
[Signature]
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 2/2/99



Dwg: HPLT-1	Drawn: DBC	Checked: ALS	Sheet 1 of 4
Scale: 1" = 200'	Date: 6-13-98	Job: 45060	

PLAT OF
LAND OF FILBERTO GURULE
TRACT H-1A, H-1B, AND H-1C
 WITHIN
SECTIONS 11 & 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1998



LEGAL DESCRIPTION

A tract of land situate within Sections 11 and 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT H-1, FILBERTO GURULE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 1997 in Volume 97C, folio 296 and being more particularly described as follows:

BEGINNING at a point on the south line of the herein described tract, said point being a United States General Land Office Brass Cap Closing Corner for Sections 11, 12 and the north boundary line of the Elena Gallegos Grant;

THENCE along said north boundary line N 81°19'52" W, 121.65 feet to the southwest corner, said point being common with the southeast corner of TRACT G, FILBERTO GURULE TRACT, AS DIVIDED FROM THE SOUTHERLY PORTION OF HOMESTEAD ENTRY SURVEY SANTA FE SERIAL NO. 046513 filed January 26, 1926;

THENCE leaving said north boundary line N 08°35'53" E, 352.86 feet along a line common with the east line of said TRACT G to the northwest corner, said point being common with the northeast corner of said TRACT G and further being on the south line of LOT 52, LAND OF E.H. BOST, JR. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 31, 1958 in Volume C4, Folio 48;

THENCE S 81°13'27" E, 2513.10 feet along a line common with the south line of said LOT 52 and LOT 50 thru LOT 2, LAND OF E.H. BOST, JR. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 31, 1958 in Volume C4, Folio 48 to the northeast corner, said point being common with the southeast corner of said LOT 2 and further being on the west right-of-way line of Interstate Highway No. 25 (I-25);

THENCE along said west right-of-way line S 10°45'13" W, 409.35 feet to the southeast corner;

THENCE leaving said west right-of-way line N 81°18'33" E, 2296.82 feet along a line common with the northerly line of LOT 1A, BLOCK 1, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997 in Volume 97C, Folio 161 to a point;

THENCE N 08°41'27" E, 60.00 feet to a point, said point being on the northerly line of the Elena Gallegos Grant;

THENCE along said northerly grant line N 81°18'33" W, 81.38 feet to the point of beginning and containing 23.3680 acres more or less.

NOTES

1. NO DEVELOPMENT WITHIN TRACTS H-1A, H-1B, AND H-1C OR FURTHER SUBDIVISION OF TRACTS H-1A, H-1B, AND H-1C WILL BE ALLOWED, WITHOUT APPROVAL BY AMAFCA, WHICH APPROVAL WILL NOT BE UNREASONABLY WITHHELD, UNTIL FUTURE NORTH CAMINO ARROYO IMPROVEMENTS ARE ADDRESSED. THE OWNER OF TRACT H-1C SHALL BE FULLY RESPONSIBLE FOR ALL FINANCIAL CONTRIBUTIONS AND ADDITIONAL RIGHT-OF-WAY NEEDED FOR THE CHANNEL IMPROVEMENTS AS DETERMINED BY NEGOTIATIONS WITH AMAFCA.
2. DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA), ITS SUCCESSORS AND ASSIGNS OF THE EASEMENT DESIGNATED HEREIN AS "NORTH CAMINO ARROYO CHANNEL EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER, GRANTOR. THIS DEDICATION IS FOR IDENTIFYING THE LOCATION OF THE FUTURE NORTH CAMINO ARROYO CHANNEL. THE INTERIM CHANNEL IMPROVEMENTS CONSTRUCTED WITHIN THIS EASEMENT SHALL BE MAINTAINED BY THE GRANTOR PER THE PRIVATE FACILITY DRAINAGE COVENANT RECORDED AS DOCUMENT NUMBER 971076J7, DATED 9/23/97. EXCEPT BY THE WRITTEN APPROVAL OF AMAFCA, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO AMAFCA HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE AMAFCA TO MAINTAIN THE INTERIM CHANNEL IMPROVEMENTS OR OTHER FACILITY, NOR SHALL THIS GRANTING REQUIRE AMAFCA TO PROTECT ANY PROPERTY. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR AND WITHIN THE PROPERTY HEREBY DEDICATED, SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT INTERIM CHANNEL IMPROVEMENTS EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY AMAFCA AS SOON AS PRACTICAL THEREAFTER. AMAFCA 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. ANY PORTION OF ANY LAND, RIGHT-OF-WAY OR EASEMENT GRANTED HEREBY 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 AMAFCA. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED.

SURVEY NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances are filed and record.
4. Basis of boundary are the following plats of record entitled:

"LAND OF E.H. BOST, JR." (10-31-58, C4-48)

"SISTERS OF THE ORDER OF ST. DOMINIC" (10-21-93, 93C-302)

"FILBERTO GURULE TRACT" AS DIVIDED FROM THE SOUTHERLY PORTION OF HOMESTEAD ENTRY SURVEY SANTA FE SERIAL NO. 046513 (01-26-26)

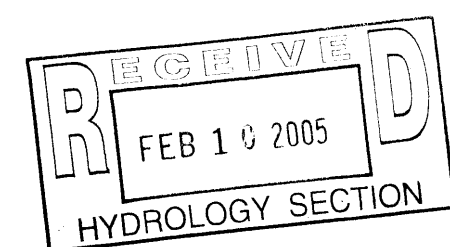
"LAND OF FILBERTO GURULE, TRACT H-1" (09-29-97, 97C-296)

"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (08-19-97, 97C-161)

records of Bernalillo County, New Mexico.

5. Date of Survey: March 3, 1997.

6. Title Report: None provided.



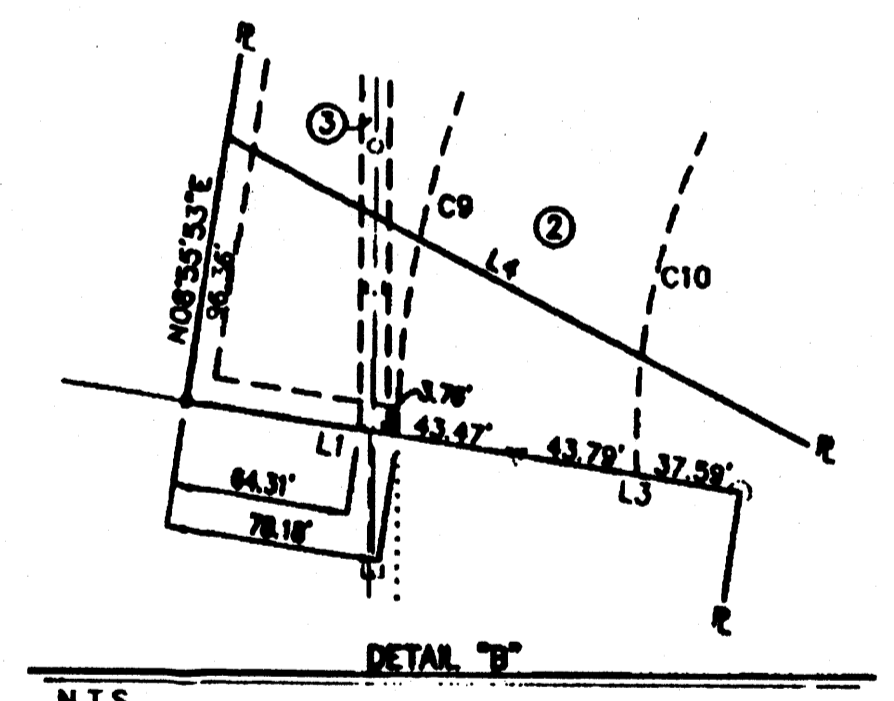
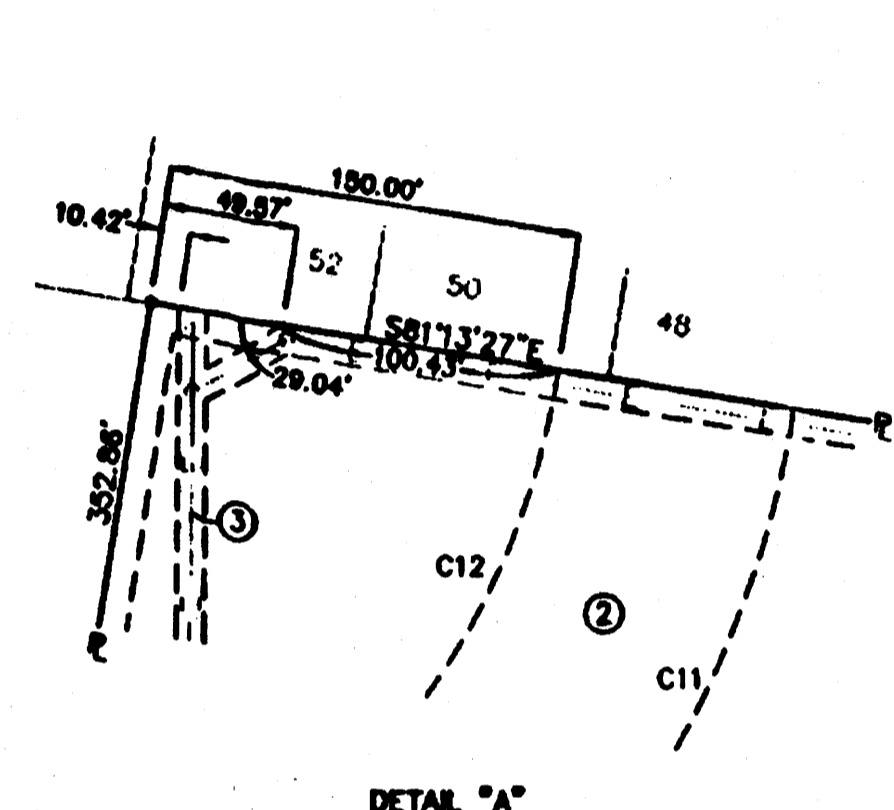
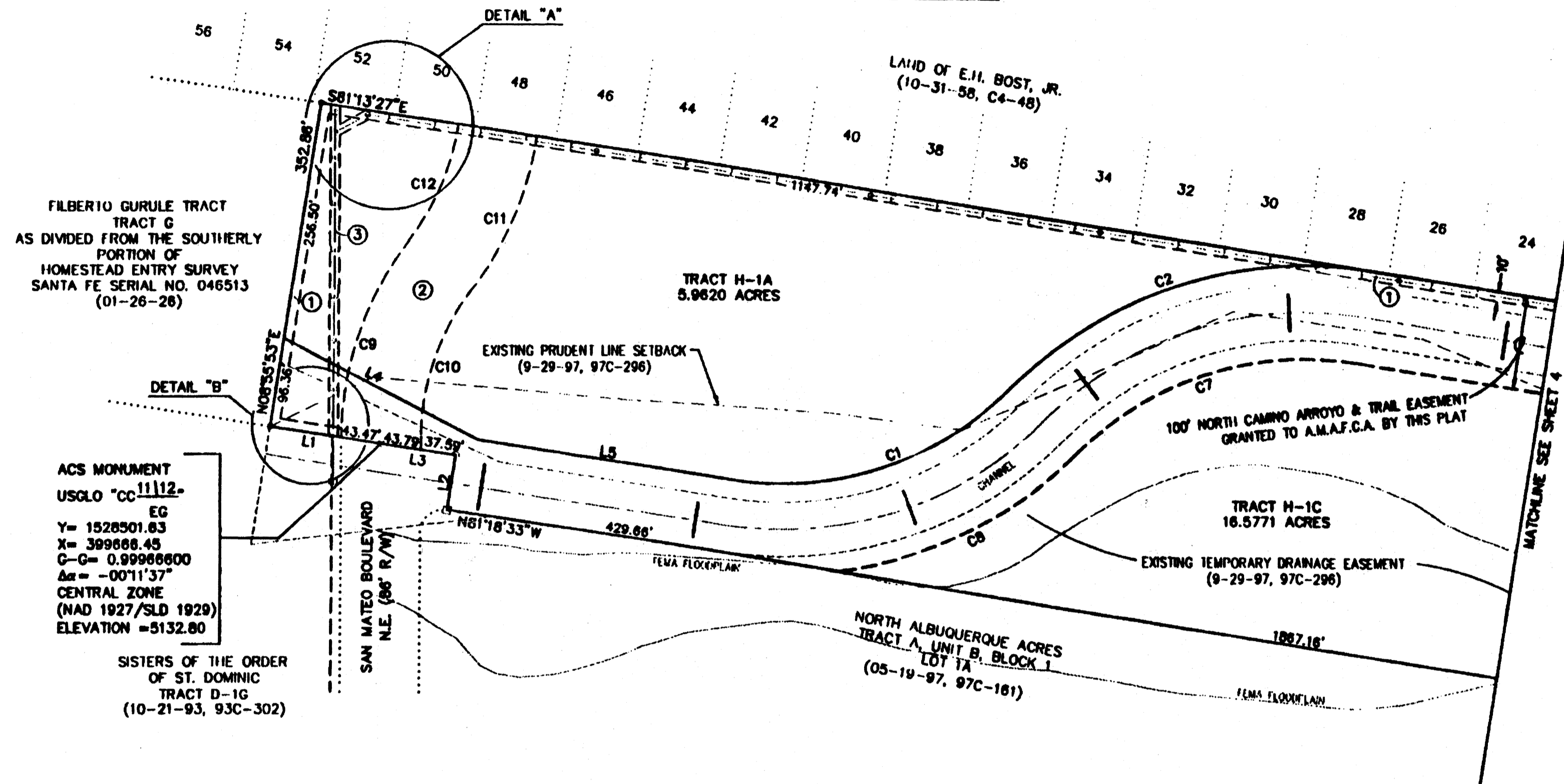
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**PLAT OF
LAND OF FILBERTO GURULE
TRACT H-1A, H-1B, AND H-1C
WITHIN
SECTIONS 11 & 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMI'M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1998**

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Page 3 of 4
02/02/1998 08:49N
Judy D. Woodward Bern Co. PLRT R 22 00 BK-98C Pg-22

LINE	BOUNDARY DATA DIRECTION	DISTANCE
L1	N81°19'52"W	121.65'
L2	N08°41'27"E	60.00'
L3	N81°18'33"W	81.38'

URVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C9	227.32'	37°12'49"	350.00'	117.83'	N18°50'44"E	273.35'
C10	184.28'	39°59'40"	264.00'	96.07'	N17°27'18"E	180.56'
C11	181.52'	28°48'35"	361.00'	92.72'	S23°02'48"W	179.61'
C12	138.48'	28°51'06"	275.00'	70.74'	N23°01'32"E	137.02'



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	331.03'	54°11'26"	350.00'	179.07'	N71°40'50"E	318.83'
C2	425.61'	54°11'26"	450.00'	230.23'	N71°40'50"E	409.92'
C3	250.45'	31°53'18"	450.00'	128.56'	S65°16'48"E	247.23'
C4	229.18'	37°31'03"	350.00'	118.87'	S68°05'41"E	225.11'
C5	272.58'	34°42'23"	450.00'	140.62'	N66°41'21"W	268.44'
C6	194.79'	31°53'18"	350.00'	99.99'	N65°16'48"W	192.29'
C7	331.03'	54°11'26"	350.00'	179.07'	S71°40'50"W	318.83'
C8	290.75'	37°01'12"	450.00'	150.66'	S63°05'43"W	285.72'

LINE	DIRECTION	DISTANCE
L4	S62°31'34"E	236.91'
L5	S81°19'52"E	275.16'
L6	N81°42'50"E	71.66'
L7	N81°33'29"W	80.24'
L8	N81°13'27"W	836.53'

- EASEMENTS**
- ① 10' PUBLIC UTILITY EASEMENT (09-29-97, 97C-296)
 - ② 86' PUBLIC ACCESS, PUBLIC WATER AND SANITARY SEWER EASEMENT (09-29-97, 97C-296)
 - ③ 10' P.N.M. EASEMENT GRANTED BY THIS PLAT.

- LEGEND**
- x-x- CHAIN LINK FENCE
 - E- OVERHEAD ELECTRIC LINE
 - o POWER POLE
 - > GUY WIRE

N

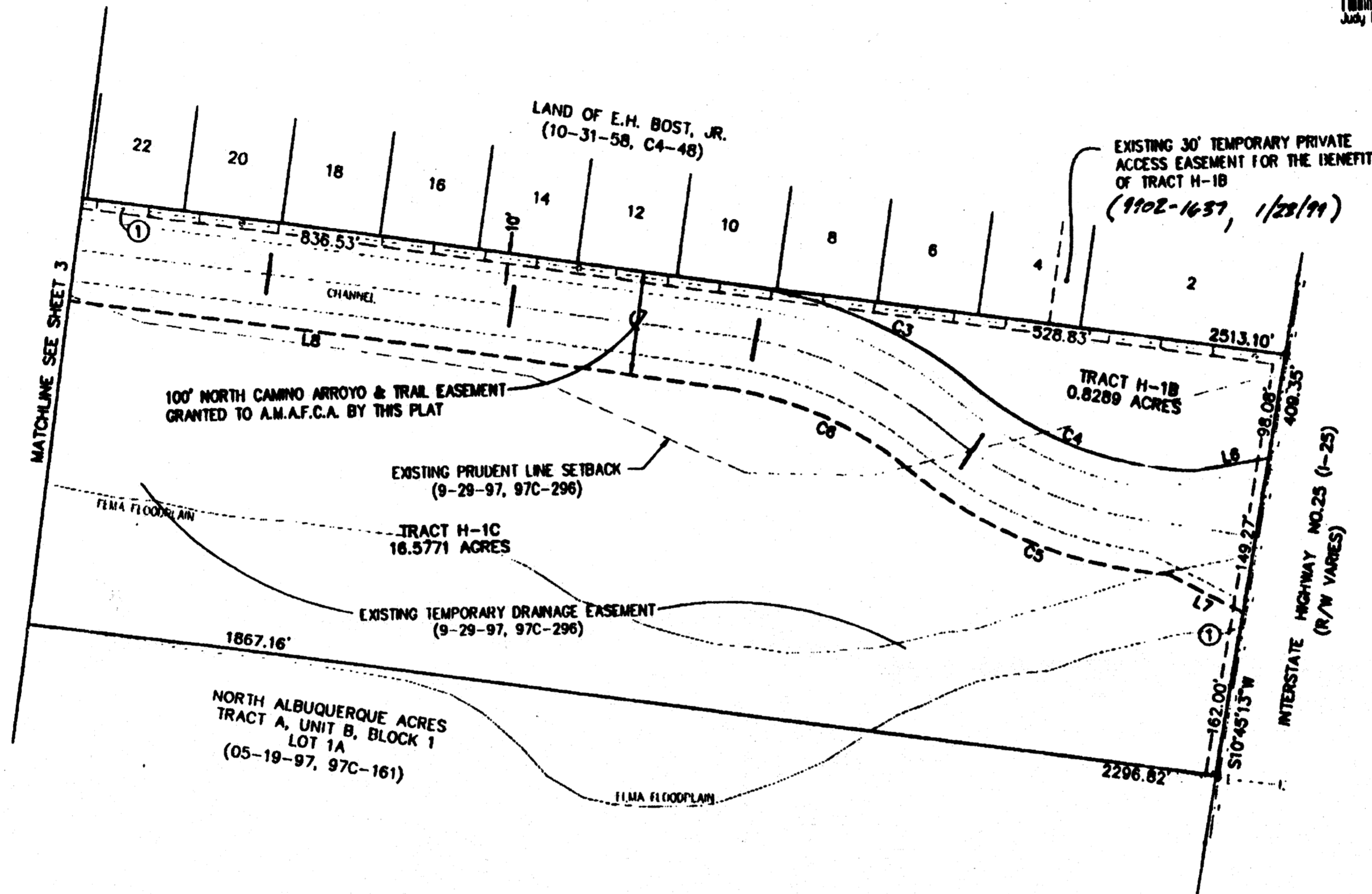
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FEB 10 2005
HYDROLOGY SECTION

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SCALE: 1" = 100'

PLAT OF
 LAND OF FILBERTO GURULE
 TRACT H-1A, H-1B, AND H-1C
 WITHIN
 SECTIONS 11 & 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 1998

LINE	BOUNDARY DATA DIRECTION	DISTANCE
L1	N81°19'52"W	121.65'
L2	N08°41'27"E	60.00'
L3	N81°18'33"W	81.38'

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 Page: 4 of 4
 02/02/1999 08:49A
 Judy D. Woodward Bern Co. PLRT R 22 00 01-59C Pg-22



EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT (09-29-97, 97C-296)
- ② 88' PUBLIC ACCESS, PUBLIC WATER AND SANITARY SEWER EASEMENT (09-29-97, 97C-296)

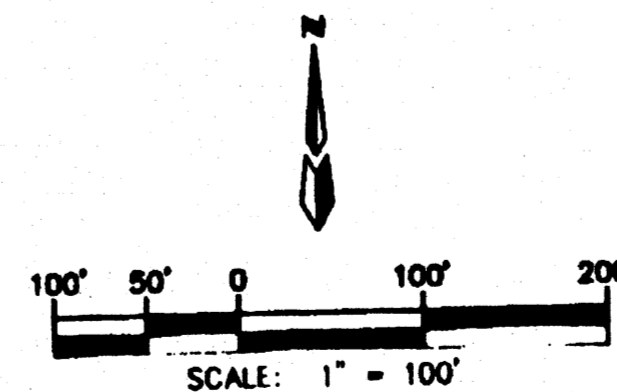
LEGEND

- x x CHAIN LINK FENCE
- | — OVERHEAD ELECTRIC LINE
- o POWER POLE
- - - - GUY WIRE

RECEIVED
 FEB 10 2005
 HYDROLOGY SECTION

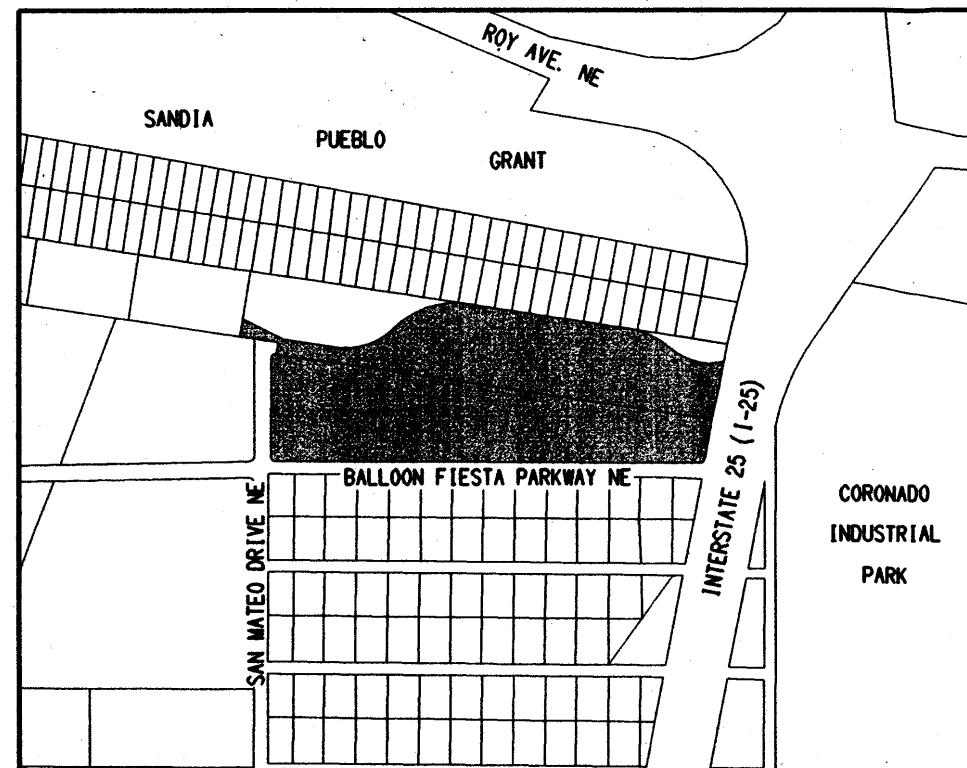
CURVE	LENGTH	DELTA	CHANNEL DATA RADIUS	TANGENT	DIRECTION	CHORD
C1	331.03'	54°11'26"	350.00'	179.07'	N71°40'50"E	318.83'
C2	425.61'	54°11'26"	450.00'	230.23'	N71°40'50"E	409.92'
C3	250.45'	31°53'18"	450.00'	128.56'	S65°16'48"E	247.23'
C4	229.18'	37°31'03"	350.00'	118.87'	S68°05'41"E	225.11'
C5	272.58'	34°42'23"	450.00'	140.62'	N66°41'21"W	268.44'
C6	194.79'	31°53'18"	350.00'	99.99'	N65°16'48"W	192.29'
C7	331.03'	54°11'26"	350.00'	179.07'	S71°40'50"W	318.83'
C8	290.75'	37°01'12"	450.00'	150.66'	S63°05'43"W	285.72'

LINE	DIRECTION	DISTANCE
L4	S82°31'34"E	236.91'
L5	S81°19'52"E	275.16'
L6	N81°42'50"E	71.66'
L7	N61°33'29"W	80.24'
L8	N81°13'27"W	836.53'



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Scale: 1"=100'	Date: 01/15/99	Job: 95080	

SP-2005053479



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-18
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Gross Subdivision Acreage: 37.8135 Acres.
3. Total Number of tracts created: 3 tracts
4. No public street mileage created with this plat
5. Date of Survey: December 2004
6. Plat is located within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, and also within "projected" Section 12, T11N, R3E, NMPM, in the Elena Gallegos Grant.

DISCLOSURE STATEMENT

The purpose of this Plat is to combine tracts of land and resubdivide, to grant easements, and to vacate easements.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services** for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- PNM Gas services** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWEST** 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.
- 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.

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Lot 1A, said point also being a point on the northerly right-of-way line of Balloon Fiesta Parkway NE, whence the City of Albuquerque survey monument "125-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S01°36'14"E a distance of 1604.81 feet; thence along the said northerly right-of-way line, N89°47'03"W a distance of 221.78 feet to a point of curvature; thence along a transition curve, 39.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°45'42"W a distance of 35.37 feet to a point of tangency on the easterly right-of-way line of San Mateo Boulevard NE; thence along the said easterly right-of-way line, N00°15'38"E a distance of 521.82 feet to a point of curvature; thence, 42.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N49°28'33"E a distance of 37.86 feet; thence along the westerly boundary line of said Tract H-1C, N08°41'49"E a distance of 60.00 feet; thence along the north boundary line of the Elena Gallegos Grant, N81°15'30"W a distance of 81.38 feet to the USGLO brass cap marking the closing corner of Sections 11 and 12 and said Elena Gallegos Grant; thence continuing along said Grant line, N81°19'37"W a distance of 121.66 feet to the southwest corner of said Tract H-1C; thence along the said westerly boundary line of Tract H-1C, N08°55'20"E a distance of 96.36 feet; thence along the northerly boundary line of said Tract H-1C, S62°29'13"E a distance of 237.08 feet; thence, S81°20'21"E a distance of 275.18 feet to a point of curvature; thence, 331.03 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing N71°40'21"E a distance of 318.83 feet to a point of reverse curvature; thence, 425.61 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing N71°40'21"E a distance of 409.92 feet to a point of tangency; thence, S81°13'56"E a distance of 836.48 feet to a point of curvature; thence, 250.45 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence, 229.28 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence, N81°38'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line, S10°44'06"W a distance of 527.70 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S60°28'32"W a distance of 31.97 feet the point and place of beginning.

This tract contains 37.8135 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, now comprising TRACTS A, B & C, NORTH GATEWAY is with 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 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 buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC

By: *[Signature]*
Ted R. Martinez, President/Managing Member

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 31 day of JANUARY, 2005, by Ted R. Martinez, President/Managing Member of MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC.

My Commission Expires: 6-24-07 *[Signature]* Notary Public

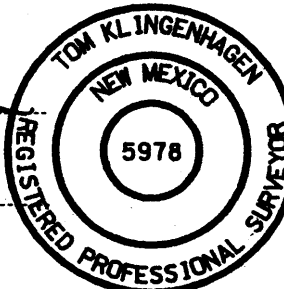
OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-07

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Court yard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

[Signature]
Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 1-31-05



PRELIMINARY PLAT
APPROVED BY DRB
ON 2/23/05

PLAT OF
TRACTS A, B & C
NORTH GATEWAY

(A REPLAT OF TRACT H-1C,
LAND OF FILIBERTO GURULE &
LOT 1A, TRACT A, UNIT B, BLOCK 1,
NORTH ALBUQUERQUE ACRES &
LOT 25, BLOCK 1, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES)

ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

PROJECT NUMBER _____
APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
CITY APPROVALS:	DATE
CITY SURVEYOR	<u>1-31-05</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A. M. A. F. C. A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

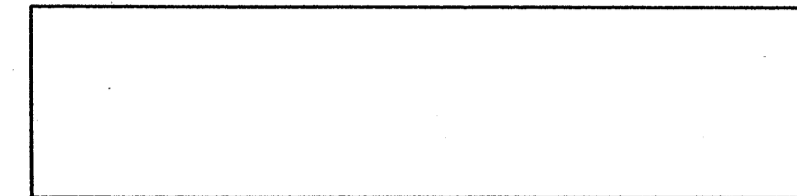
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

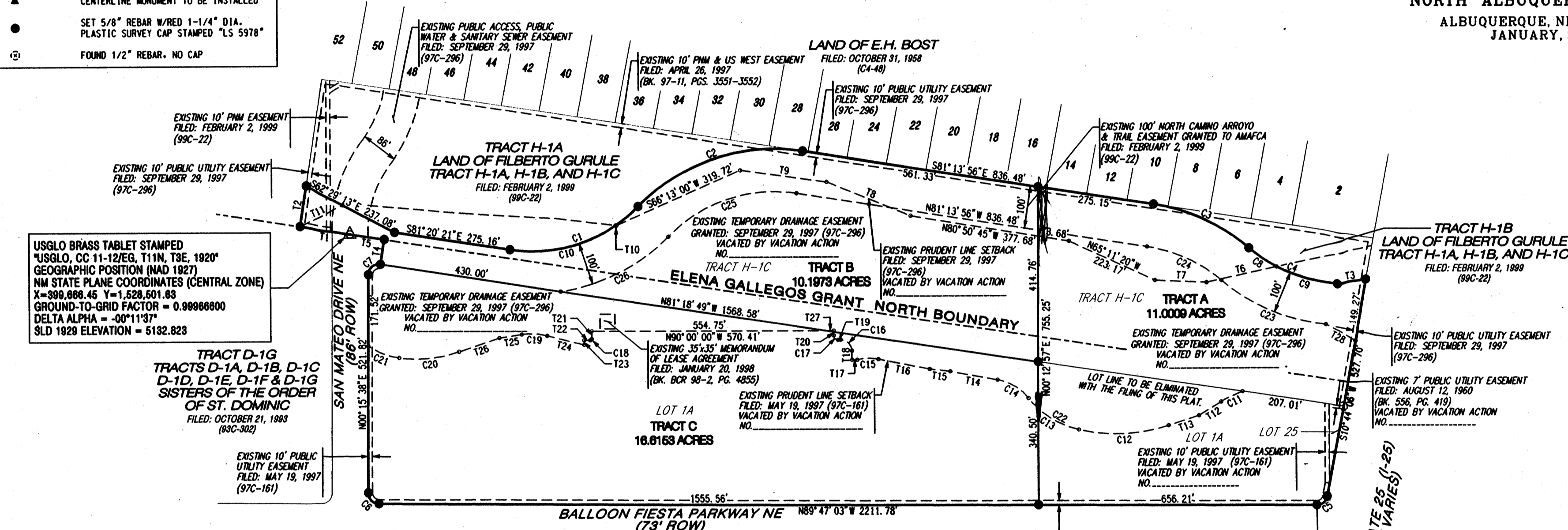
PNM STAMP
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



PLAT OF
TRACTS A, B & C
NORTH GATEWAY
(A REPLAT OF TRACT H-1C,
LAND OF FILBERTO GURULE &
LOT 1A, TRACT A, UNIT B, BLOCK 1,
NORTH ALBUQUERQUE ACRES &
LOT 25, BLOCK 1, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES)
ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	SET 5/8" REBAR W/RED 1-1/4" DIA. PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND 1/2" REBAR, NO CAP



USGLO BRASS TABLET STAMPED
"USGLO, OC 11-12/EG, T11N, T8E, 1920"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=399,866.45 Y=1,526,501.63
GROUND-TO-GRID FACTOR = 0.99986800
DELTA ALPHA = -00°11'37"
SLD 1929 ELEVATION = 5132.823

TRACT D-1G
TRACTS D-1A, D-1B, D-1C
D-1D, D-1E, D-1F & D-1G
SISTERS OF THE ORDER
OF ST. DOMINIC
FILED: OCTOBER 21, 1988
(83C-302)

EXISTING 10' PUBLIC
UTILITY EASEMENT
FILED: MAY 19, 1997
(97C-161)

TRACT A - UNIT B - BLOCK 2
NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1998
(0-130)

NMSHC BRASS TABLET STAMPED "NMSHC 125-11, 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=401,988.77 Y=1,526,246.68
GROUND-TO-GRID FACTOR = 0.99986195
DELTA ALPHA = -00°11'21"
SLD 1929 ELEVATION = 5206.938

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	54°11'26"	179.07'	331.03'	350.00'	318.83'	N71°40'21"E
C2	54°11'24"	230.23'	425.61'	450.00'	409.92'	N71°40'21"E
C3	31°53'18"	128.56'	250.45'	450.00'	247.23'	S65°17'17"E
C4	37°31'51"	118.91'	229.26'	350.00'	225.19'	S68°04'33"E
C5	79°28'51"	20.79'	34.68'	25.00'	31.97'	S50°28'32"W
C6	90°02'41"	25.02'	39.29'	25.00'	35.37'	N44°45'42"W
C7	98°25'47"	28.98'	42.95'	25.00'	37.86'	N49°28'33"E
C8	12°57'51"	39.77'	79.19'	350.00'	79.02'	N55°47'33"W
C9	24°34'00"	76.21'	150.07'	350.00'	148.92'	S74°33'28"E
C10	42°57'55"	137.75'	262.46'	350.00'	256.35'	S77°17'06"W
C11	11°57'24"	28.21'	56.22'	269.41'	56.12'	S64°04'30"W
C12	31°44'19"	110.14'	214.61'	387.43'	211.88'	S87°26'47"W
C13	39°06'06"	74.57'	143.32'	210.00'	140.55'	N57°07'58"W
C14	41°46'52"	45.80'	87.51'	120.00'	85.58'	N58°28'23"W
C15	25°38'16"	25.42'	49.99'	111.71'	49.57'	S88°17'46"W
C16	90°00'00"	26.50'	41.63'	26.50'	37.48'	N45°00'00"W
C17	90°00'00"	10.50'	16.49'	10.50'	14.85'	N45°00'00"W
C18	90°00'00"	3.50'	5.50'	3.50'	4.95'	S45°00'00"W
C19	23°02'20"	30.57'	60.32'	150.00'	59.91'	N87°13'14"W
C20	27°19'50"	72.94'	143.10'	300.00'	141.75'	S84°14'13"W
C21	26°58'20"	40.39'	79.28'	168.41'	78.55'	N68°36'43"W
C22	29°59'47"	56.26'	109.94'	210.00'	108.69'	S61°41'07"E
C23	34°41'58"	140.59'	272.53'	450.00'	268.38'	N66°40'44"W
C24	31°54'10"	100.04'	194.88'	350.00'	192.37'	N65°16'50"W
C25	54°11'26"	179.07'	331.03'	350.00'	318.83'	S71°40'22"W
C26	36°58'27"	150.46'	290.39'	450.00'	285.36'	S63°03'51"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	N81°19'37"W	121.66'
T2	N08°55'20"E	96.36'
T3	N81°36'15"E	71.66'
T4	N08°41'49"E	60.00'
T5	N81°15'30"W	81.38'
T6	S77°36'13"W	169.77'
T7	N87°18'15"W	121.67'
T8	N67°57'47"W	213.75'
T9	N82°09'53"W	205.44'
T10	N83°24'37"W	1.71'
T11	S64°19'24"W	114.08'
T12	S58°05'46"W	61.73'
T13	S71°34'36"W	75.64'
T14	N79°21'53"W	112.93'
T15	N82°58'35"W	48.89'
T16	N78°53'13"W	123.77'
T17	N90°00'00"W	12.37'
T18	S00°00'00"W	21.32'
T19	N90°00'00"W	6.51'
T20	S00°00'00"W	11.58'
T21	N00°00'00"W	18.58'
T22	N90°00'00"W	14.49'
T23	N00°00'00"W	10.98'
T24	N75°42'02"W	90.17'
T25	S81°15'35"W	53.30'
T26	S70°34'20"W	101.32'
T27	N90°00'00"W	15.66'
T28	N61°38'54"W	80.24'

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

TK
1-31-05

47C-161(2)

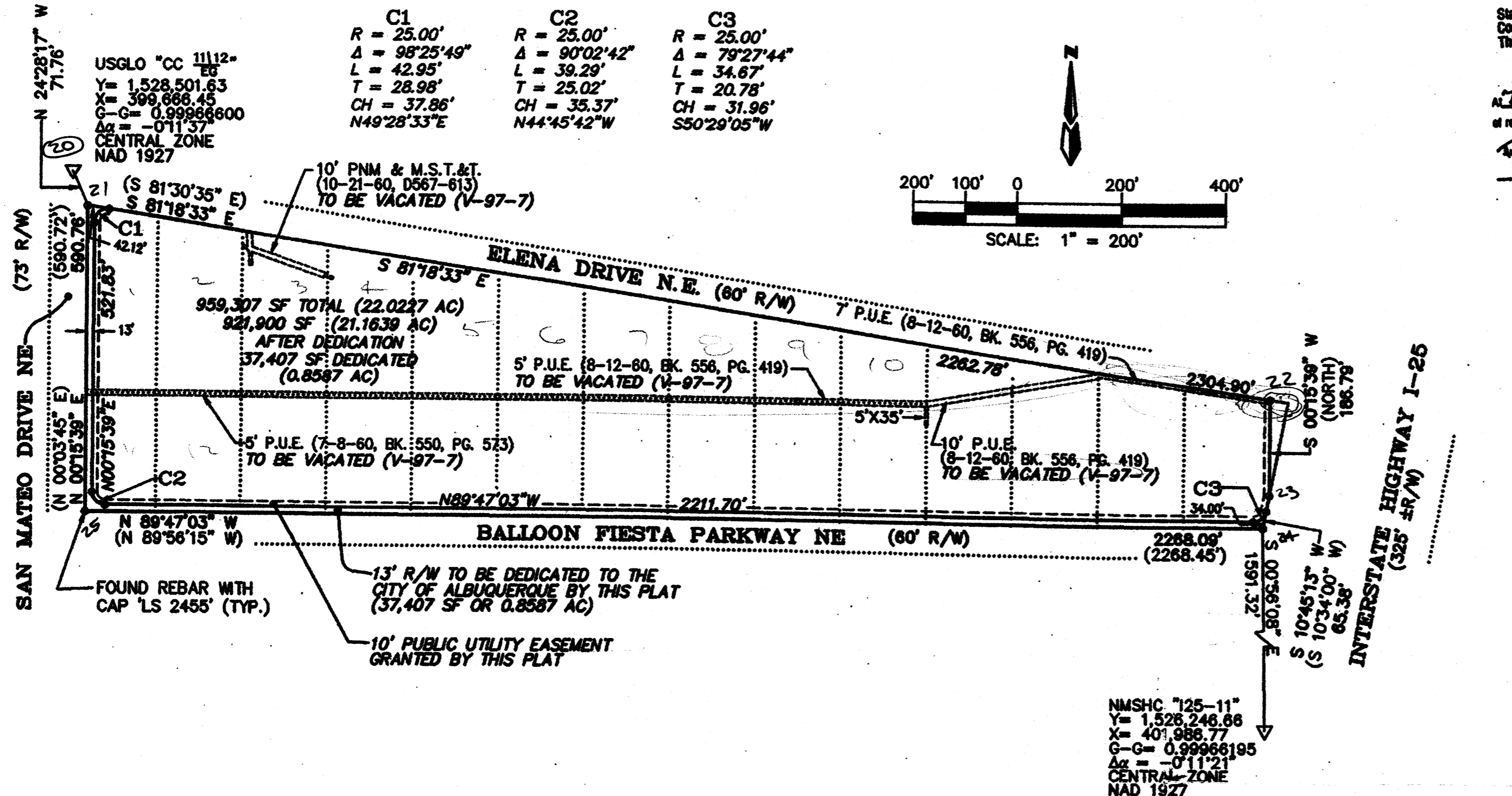
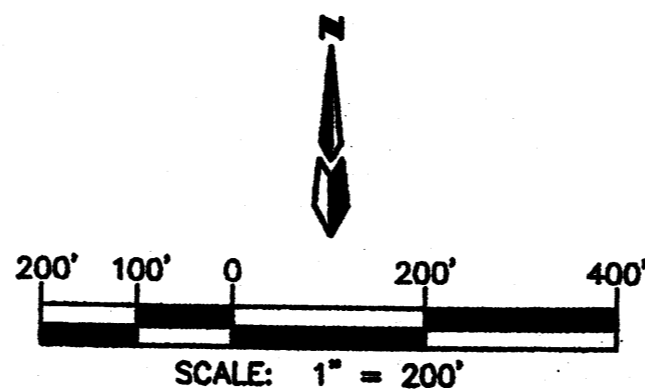
97050389

PLAT OF
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 1
LOT 1A
 WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1996

State of New Mexico } SS
 County of Bernalillo
 This instrument was filed for record on:

MAY 1 1997
 2:00 PM
 Recorded in Vol 970
 of records of said County Clerk

Judy Johnson, Clerk & Recorder
 Deputy Clerk



EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain 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 of storm water, and the construction, operation, and maintenance 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 in said easements, and there shall be no alteration of the grades or contours in said easement. The granting of easements shall not obligate the Grantee to maintain natural arroyos, drainage channels, or 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 easement granted. Grantee shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless Grantee specifically agrees, by such written agreement, to maintain property and/or improvements, such maintenance responsibility shall remain with the Grantor, its successors or assigns. Landscaping or maintenance work, by the Grantor, within the easement hereby conveyed 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 the 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 real property described herein may be substantially outside of the area described herein. Any portion of any lands, rights 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.

NOTES

1. PRUDENT LINE is based upon Flood Zone as shown on FEMA Community Panel 35001C0129 D. Flood Zone Flow Rate is 1800 cfs. PRUDENT LINE SETBACK is 6' per 100 cfs which equates to 108 feet.
2. This plat action allows the development of a building and parking lot only, as referenced by case number DRB 97-6 and approved grading and drainage plan, engineer stamp dated 2/27/97. No further development or subdividing will be allowed within this tract until future North Camino Arroyo improvements are addressed.

Tom Balli
 04-12-97

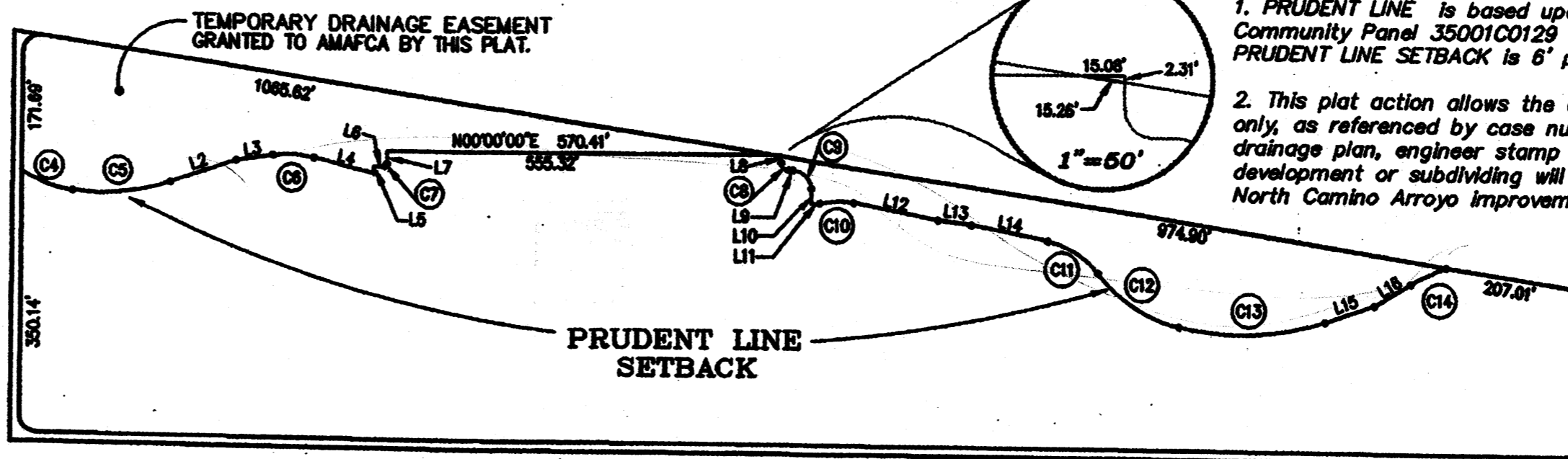
PUBLIC UTILITY EASEMENTS

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

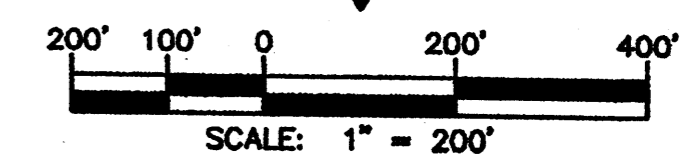
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.



C4 R = 168.41' Δ = 26°58'20" L = 79.28' T = 40.39' CH = 78.55' N68°36'43"W	C5 R = 300.00' Δ = 27°19'47" L = 143.10' T = 72.94' CH = 141.75' N84°14'13"E	C6 R = 150.00' Δ = 23°02'23" L = 60.32' T = 30.57' CH = 59.91' N87°13'14"W	C7 R = 3.50' Δ = 90°00'00" L = 5.50' T = N/A CH = 4.95' N45°00'00"W	C8 R = 10.50' Δ = 90°00'00" L = 16.49' T = N/A CH = 14.85' N45°00'00"W	C9 R = 26.50' Δ = 90°00'00" L = 41.63' T = N/A CH = 37.48' N45°00'00"W
C10 R = 111.71' Δ = 25°38'03" L = 49.98' T = 25.41' CH = 49.57' N88°17'46"E	C11 R = 120.00' Δ = 41°48'59" L = 87.51' T = 45.80' CH = 85.58' N58°28'23"W	C12 R = 210.00' Δ = 39°06'09" L = 143.32' T = 68.44' CH = 140.55' N57°07'58"W	C13 R = 387.43' Δ = 31°44'21" L = 214.62' T = 110.14' CH = 211.88' N87°26'47"E	C14 R = 269.41' Δ = 11°57'28" L = 58.23' T = 28.22' CH = 56.12' N64°04'30"E	

L1: S43°07'45"E, 20.20'	L9: S90°00'00"E, 6.51'
L2: N70°34'20"E, 101.32'	L10: S00°00'00"E, 21.32'
L3: N81°15'35"E, 53.30'	L11: S90°00'00"E, 12.37'
L4: S75°42'02"E, 90.17'	L12: S78°53'13"E, 123.77'
L5: N00°00'00"E, 10.98'	L13: S82°58'35"E, 48.89'
L6: N90°00'00"E, 14.49'	L14: S79°21'53"E, 112.93'
L7: N00°00'00"E, 18.58'	L15: N71°34'38"E, 75.64'
L8: S00°00'00"E, 11.58'	L16: N58°05'46"E, 61.73'



NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 1
LOT 1A

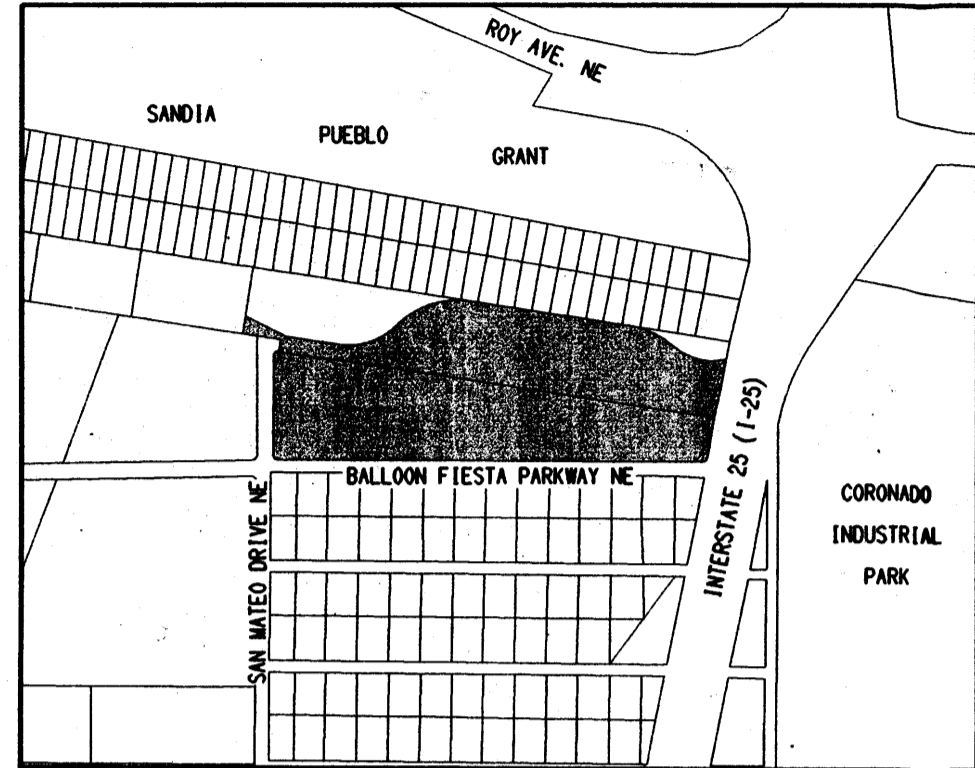
dmng D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 345-2010

Designed:	Drawn: BJC	Checked: ALS	Sheet 2 of 2
Scale: 1" = 200'	Date: 12/96	Job: 95060	

97C-161(2)

AMENDED
 PRELIMINARY PLAT
 APPROVED BY DRB

SP-2005053479



LOCATION MAP
 ZONE ATLAS INDEX MAP No. B-18
 NOT TO SCALE

SUBDIVISION DATA

- DRB No.
- Gross Subdivision Acreage: 37.8135 Acres.
- Total Number of tracts created: 3 tracts
- No public street mileage created with this plat
- Date of Survey: December 2004
- Plat is located within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, and also within "projected" Section 12, T11N, R3E, NMPM, in the Elena Gallegos Grant.

DISCLOSURE STATEMENT

The purpose of this Plat is to combine tracts of land and resubdivide, to grant easements, and to vacate easements.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
- Distances are ground distances.
- All easements of record are shown.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWEST 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.
- 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.

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Lot 1A, said point also being a point on the northerly right-of-way line of Balloon Fiesta Parkway NE, whence the City of Albuquerque survey monument "I25-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=-1,526,246.66, bears S01°36'14"E a distance of 1604.81 feet; thence along the said northerly right-of-way line, N89°47'03"W a distance of 2211.78 feet to a point of curvature; thence along a transition curve, 39.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°45'42"W a distance of 35.37 feet to a point of tangency on the easterly right-of-way line of San Mateo Boulevard NE; thence along the said easterly right-of-way line, N00°15'38"E a distance of 521.82 feet to a point of curvature; thence, 42.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N49°28'33"E a distance of 37.86 feet; thence along the westerly boundary line of said Tract H-1C, N08°41'49"E a distance of 60.00 feet; thence along the north boundary line of the Elena Gallegos Grant, N81°15'30"W a distance of 81.38 feet to the USGLO brass cap marking the closing corner of Sections 11 and 12 and said Elena Gallegos Grant; thence continuing along said Grant line, N81°19'37"W a distance of 121.66 feet to the southwest corner of said Tract H-1C; thence along the said westerly boundary line of Tract H-1C, N08°55'20"E a distance of 96.36 feet; thence along the northerly boundary line of said Tract H-1C, S82°29'13"E a distance of 237.08 feet; thence, S81°20'21"E a distance of 275.16 feet to a point of curvature; thence, 331.03 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing N71°40'21"E a distance of 318.83 feet to a point of reverse curvature; thence, 425.61 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing N71°40'21"E a distance of 409.92 feet to a point of tangency; thence, S81°13'56"E a distance of 836.48 feet to a point of curvature; thence, 250.45 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence, 229.28 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence, N81°38'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line, S10°44'06"W a distance of 527.70 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet the point and place of beginning.

This tract contains 37.8135 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, now comprising TRACTS A, B & C, NORTH GATEWAY is with 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 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 buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

MCT INDUSTRIES, INC./MART-NAIR INVERMENTS, LLC
 By: *[Signature]*
 Ted R. Martinez, President/Managing Member
 State of New Mexico)
 County of Bernalillo) SS
 This instrument was acknowledged before me on 31 day of January, 2005, by Ted R. Martinez, President/Managing Member of MCT INDUSTRIES, INC./MART-NAIR INVERMENTS, LLC.
 My Commission Expires: 6-24-07 Stephanie K. Stratton
 Notary Public

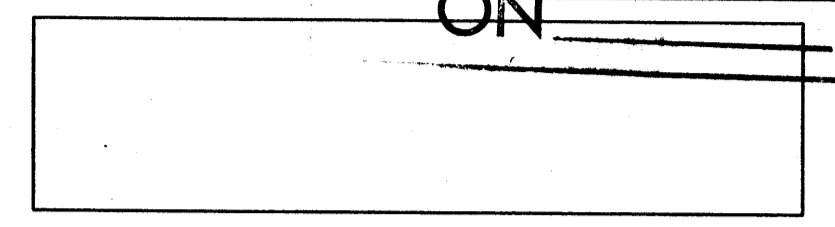
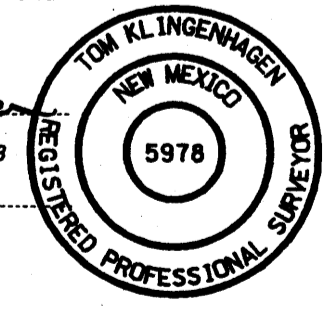
OFFICIAL SEAL
 STEPHANIE L. STRATTON
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 6-24-07

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
 Courtyard I
 7500 Jefferson Street, N.E.
 Albuquerque, New Mexico 87109
 (505)823-1000

[Signature]
 Thomas G. Klingenhagen
 New Mexico Professional Surveyor 5978
 Date: 1-31-05



PLAT OF
 TRACTS A, B & C
 NORTH GATEWAY
 (A REPLAT OF TRACT H-1C,
 LAND OF FILIBERTO GURULE &
 LOT 1A, TRACT A, UNIT B, BLOCK 1,
 NORTH ALBUQUERQUE ACRES &
 LOT 25, BLOCK 1, TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES)
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2005

PROJECT NUMBER DRB# 1003790
 APPLICATION NUMBER OSDB-00165

PLAT APPROVAL

UTILITY APPROVALS:	DATE
<i>[Signature]</i>	2-7-05
QWEST	DATE
<i>[Signature]</i>	2-7-05
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
CITY APPROVALS:	DATE
<i>[Signature]</i>	1-31-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A. M. A. F. C. A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

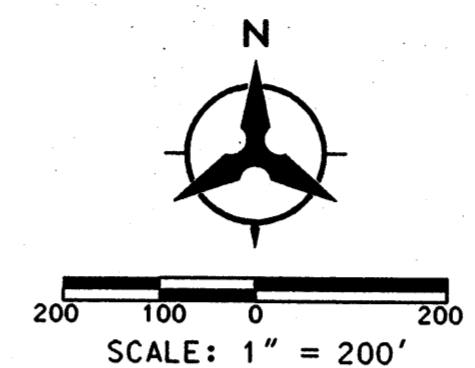
TAX CERTIFICATION
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
 PROPERTY OWNER OF RECORD _____
 BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

PNM STAMP
 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.

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

TANGENT DATA					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N81°19'37"W	121.66'	T15	N82°58'35"W	48.89'
T2	N08°55'20"E	96.36'	T16	N78°53'13"W	123.77'
T3	N81°36'15"E	71.66'	T17	N90°00'00"W	12.37'
T4	N08°41'49"E	60.00'	T18	S00°00'00"W	21.32'
T5	N81°15'30"W	81.38'	T19	N90°00'00"W	6.51'
T6	S77°36'13"W	169.77'	T20	S00°00'00"W	11.58'
T7	N87°18'15"W	121.67'	T21	N00°00'00"W	18.58'
T8	N67°57'47"W	213.75'	T22	N90°00'00"W	14.49'
T9	N82°09'53"W	205.44'	T23	N00°00'00"W	10.98'
T10	N83°24'37"W	1.71'	T24	N75°42'02"W	90.17'
T11	S64°19'24"W	114.08'	T25	S81°15'35"W	53.30'
T12	S58°05'46"W	61.73'	T26	S70°34'20"W	101.32'
T13	S71°34'36"W	75.64'	T27	N90°00'00"W	15.66'
T14	N79°21'53"W	112.93'	T28	N61°38'54"W	80.24'

A RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT IS GRANTED ON TRACTS A AND B FOR THE BENEFIT OF EACH TRACT, TO BE MAINTAINED BY EACH TRACT.

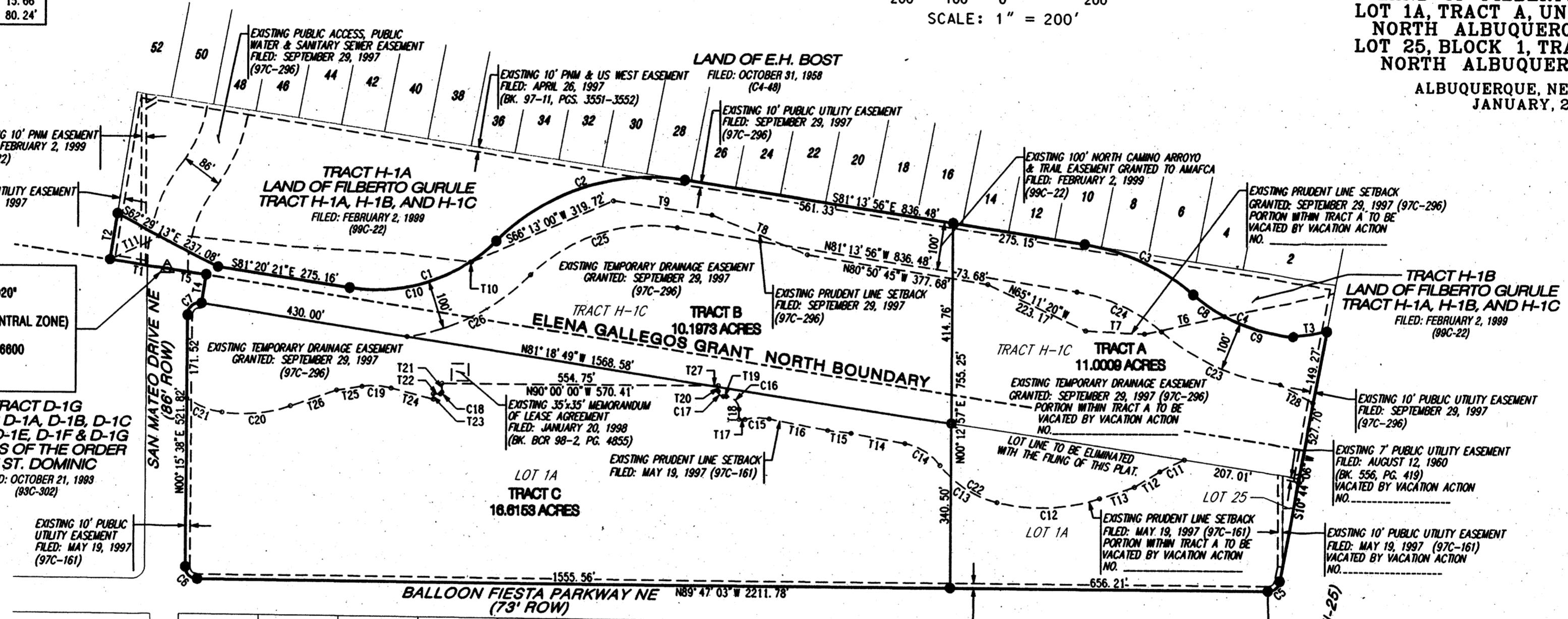


PLAT OF
TRACTS A, B & C
NORTH GATEWAY
 (A REPLAT OF TRACT H-1C,
 LAND OF FILBERTO GURULE &
 LOT 1A, TRACT A, UNIT B, BLOCK 1,
 NORTH ALBUQUERQUE ACRES &
 LOT 25, BLOCK 1, TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES)
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2005

USGLO BRASS TABLE STAMPED
 "USGLO, CC 11-12/EG, T11N, T3E, 1920"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=399,888.46 Y=1,528,501.83
 GROUND-TO-GRID FACTOR = 0.99986800
 DELTA ALPHA = -00°11'37"
 SLD 1929 ELEVATION = 5132.823

TRACT D-1G
 TRACTS D-1A, D-1B, D-1C
 D-1D, D-1E, D-1F & D-1G
 SISTERS OF THE ORDER
 OF ST. DOMINIC
 FILED: OCTOBER 21, 1989
 (93C-302)

EXISTING 10' PUBLIC
 UTILITY EASEMENT
 FILED: MAY 19, 1997
 (97C-161)



NOTICE OF SUBDIVISION PLAT CONDITIONS

Tracts A, B, C North Gateway

Tracts B & C of the plat of Tracts A, B, & C North Gateway, have been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivisions of lands within these tracts, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-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, ordinance 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:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within these tracts 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 or from a portion of the area within the subject tracts.

CURVE DATA							
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING	
C1	54°11'26"	179.07'	331.03'	350.00'	318.83'	N71°40'21"E	
C2	54°11'24"	230.23'	425.61'	450.00'	409.92'	N71°40'21"E	
C3	31°53'18"	128.56'	250.45'	450.00'	247.23'	S65°17'17"E	
C4	37°31'51"	118.91'	229.26'	350.00'	225.19'	S68°04'33"E	
C5	79°28'51"	20.79'	34.68'	25.00'	31.97'	S50°28'32"W	
C6	90°02'41"	25.02'	39.29'	25.00'	35.37'	N44°45'42"W	
C7	98°25'47"	28.98'	42.95'	25.00'	37.86'	N49°28'33"E	
C8	12°57'51"	39.77'	79.19'	350.00'	79.02'	N55°47'33"W	
C9	24°34'00"	76.21'	150.07'	350.00'	148.92'	S74°33'28"E	
C10	42°57'55"	137.75'	262.46'	350.00'	256.35'	S77°17'06"W	
C11	11°57'24"	28.21'	56.22'	269.41'	56.12'	S64°04'30"W	
C12	31°44'19"	110.14'	214.61'	387.43'	211.88'	S87°26'47"W	
C13	39°06'08"	74.57'	143.32'	210.00'	140.55'	N57°07'58"W	
C14	41°46'52"	45.80'	87.51'	120.00'	85.58'	N58°28'23"W	
C15	25°38'16"	25.42'	49.99'	111.71'	49.57'	S88°17'46"W	
C16	90°00'00"	26.50'	41.63'	26.50'	37.48'	N45°00'00"W	
C17	90°00'00"	10.50'	16.49'	10.50'	14.85'	N45°00'00"W	
C18	90°00'00"	3.50'	5.50'	3.50'	4.95'	S45°00'00"W	
C19	23°02'20"	30.57'	60.32'	150.00'	59.91'	N87°13'14"W	
C20	27°19'50"	72.94'	143.10'	300.00'	141.75'	S84°14'13"W	
C21	26°58'20"	40.39'	79.28'	168.41'	78.55'	N68°36'43"W	
C22	29°59'47"	56.26'	109.94'	210.00'	108.69'	S61°41'07"E	
C23	34°41'58"	140.59'	272.53'	450.00'	268.38'	N65°40'44"W	
C24	31°54'10"	100.04'	194.88'	350.00'	192.37'	N65°16'50"W	
C25	54°11'26"	179.07'	331.03'	350.00'	318.83'	S71°40'22"W	
C26	36°58'27"	150.46'	290.39'	450.00'	285.38'	S63°03'51"W	

NMSHC BRASS TABLE STAMPED "NMSHC 125-11, 1969"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=401,886.77 Y=1,526,246.66
 GROUND-TO-GRID FACTOR = 0.99986195
 DELTA ALPHA = -00°11'21"
 SLD 1929 ELEVATION = 5206.836



TR
 3-04-05

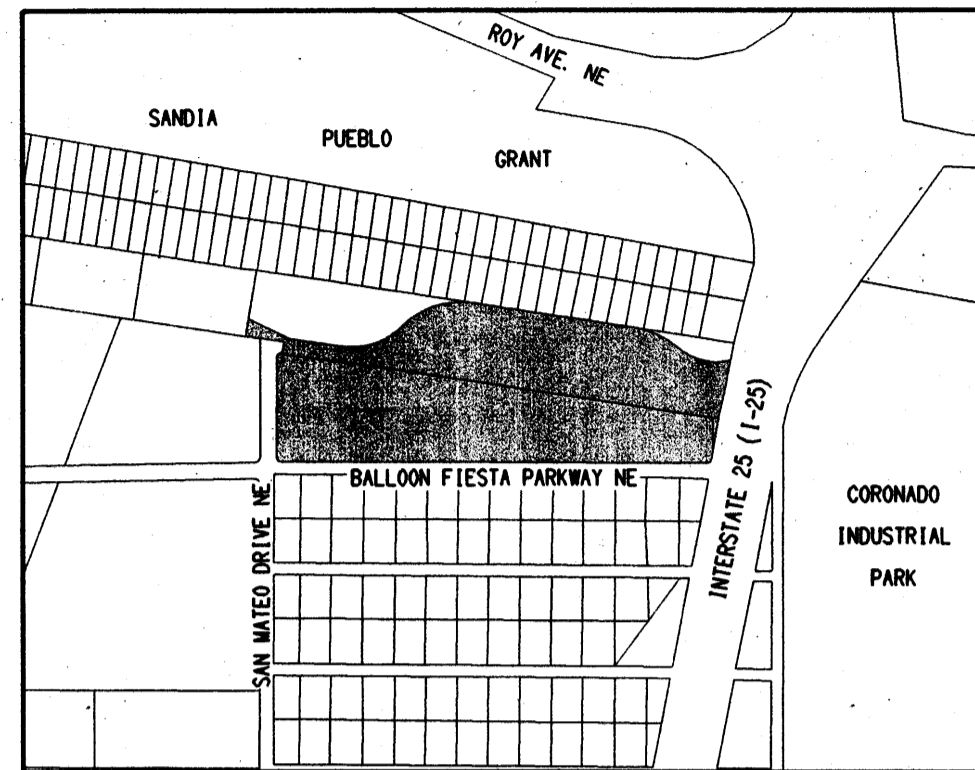
SHEET 2 OF 2

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET 5/8" REBAR W/RED 1-1/4" DIA. PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND 1/2" REBAR, NO CAP

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SP-2005053479



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-18 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Gross Subdivision Acreage: 37.8135 Acres.
3. Total Number of tracts created: 3 tracts
4. No public street mileage created with this plat
5. Date of Survey: December 2004
6. Plat is located within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, and also within "projected" Section 12, T11N, R3E, NMPM, in the Elena Gallegos Grant.

DISCLOSURE STATEMENT

The purpose of this Plat is to combine tracts of land and resubdivide, to grant easements, and to vacate easements.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, 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 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.
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.

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Lot 1A, said point also being a point on the northerly right-of-way line of Balloon Fiesta Parkway NE, whence the City of Albuquerque survey monument "125-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S01°36'14"E a distance of 1604.81 feet; thence along the said northerly right-of-way line, N89°47'03"W a distance of 2211.78 feet to a point of curvature; thence along a transition curve, 39.26 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°45'42"W a distance of 35.37 feet to a point of tangency on the easterly right-of-way line of San Mateo Boulevard NE; thence along the said easterly right-of-way line, N00°15'38"E a distance of 521.82 feet to a point of curvature; thence, 42.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N40°28'33"E a distance of 37.86 feet; thence along the westerly boundary line of said Tract H-1C, N08°41'49"E a distance of 60.00 feet; thence along the north boundary line of the Elena Gallegos Grant, N81°15'30"W a distance of 81.38 feet to the USGLO brass cap marking the closing corner of Sections 11 and 12 and said Elena Gallegos Grant; thence continuing along said Grant line, N81°19'37"W a distance of 121.66 feet to the southwest corner of said Tract H-1C; thence along the said westerly boundary line of Tract H-1C, N08°53'20"E a distance of 96.36 feet; thence along the northerly boundary line of said Tract H-1C, S62°28'13"E a distance of 257.08 feet; thence, S81°20'21"E a distance of 275.16 feet to a point of curvature; thence, 331.03 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing N71°40'21"E a distance of 318.83 feet to a point of reverse curvature; thence, 425.61 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing N71°40'21"E a distance of 409.92 feet to a point of tangency; thence, S81°13'56"E a distance of 836.48 feet to a point of curvature; thence, 250.45 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing S85°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence, 229.26 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S88°04'33"E a distance of 225.19 feet; thence, N81°36'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line, S10°44'06"W a distance of 527.70 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet the point and place of beginning.

This tract contains 37.8135 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1999, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, now comprising TRACTS A, B & C, NORTH GATEWAY is with 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 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 buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC

By: Ted R. Martinez, President/Managing Member

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 31 day of January, 2005, by Ted R. Martinez, President/Managing Member of MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC.

My Commission Expires: 6-24-07 Stephanie L. Stratton Notary Public

Official Seal: STEPHANIE L. STRATTON, Notary Public-State of New Mexico, My commission expires: 6-24-07

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Court yard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

Signature of Thomas G. Klingenhagen, Registered Professional Surveyor 5978, Date: 1-31-05

Amended

PLAT OF 2/30/05

TRACTS A, B & C
NORTH GATEWAY
(A REPLAT OF TRACT H-1C, LAND OF FILIBERTO GURULE & LOT 1A, TRACT A, UNIT B, BLOCK 1, NORTH ALBUQUERQUE ACRES & LOT 25, BLOCK 1, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES)
ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

PROJECT NUMBER DRB# 1003790
APPLICATION NUMBER OSORB-00165

PLAT APPROVAL

UTILITY APPROVAL: Dan R. Mulla 2-7-05

QWEST: Janie Bulson 2-7-05

COMCAST CABLE: DATE

PNM ELECTRIC SERVICES: DATE

PNM GAS SERVICES: DATE

CITY APPROVALS: [Signature] 1-31-05

CITY SURVEYOR: DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: DATE

UTILITIES DEVELOPMENT: DATE

PARKS & RECREATION DEPARTMENT: DATE

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

CITY ENGINEER: DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT: DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE

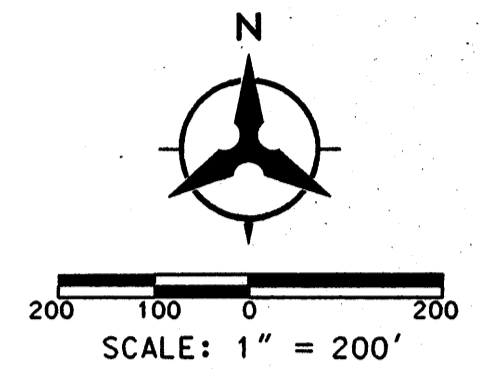
PNM STAMP

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.

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

TANGENT DATA					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N81°19'37"W	121.66'	T15	N82°58'35"W	48.89'
T2	N08°55'20"E	96.36'	T16	N78°53'13"W	123.77'
T3	N81°36'15"E	71.66'	T17	N90°00'00"W	12.37'
T4	N08°41'49"E	60.00'	T18	S00°00'00"W	21.32'
T5	N81°15'30"W	81.38'	T19	N90°00'00"W	6.51'
T6	S77°36'13"W	169.77'	T20	S00°00'00"W	11.58'
T7	N87°18'15"W	121.67'	T21	N00°00'00"W	18.58'
T8	N67°57'47"W	213.75'	T22	N90°00'00"W	14.49'
T9	N82°09'53"W	205.44'	T23	N00°00'00"W	10.98'
T10	N83°24'37"W	1.71'	T24	N75°42'02"W	90.17'
T11	S64°19'24"W	114.08'	T25	S81°15'35"W	53.30'
T12	S58°05'46"W	61.73'	T26	S70°34'20"W	101.32'
T13	S71°34'36"W	75.64'	T27	N90°00'00"W	15.66'
T14	N79°21'53"W	112.93'	T28	N61°38'54"W	80.24'

A RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT IS GRANTED ON TRACTS A AND B FOR THE BENEFIT OF EACH TRACT, TO BE MAINTAINED BY EACH TRACT.



PLAT OF
TRACTS A, B & C
NORTH GATEWAY
 (A REPLAT OF TRACT H-1C,
 LAND OF FILBERTO GURULE &
 LOT 1A, TRACT A, UNIT B, BLOCK 1,
 NORTH ALBUQUERQUE ACRES &
 LOT 25, BLOCK 1, TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES)
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 2005

USGLO BRASS TABLE STAMPED
 USGLO, CC 11-12/EG, T11N, T3E, 1920
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=399,868.45 Y=1,528,501.83
 GROUND-TO-GRID FACTOR = 0.99986800
 DELTA ALPHA = -0°11'31"
 SLD 1929 ELEVATION = 5132.823

TRACT D-1G
 TRACTS D-1A, D-1B, D-1C
 D-1D, D-1E, D-1F & D-1G
 SISTERS OF THE ORDER
 OF ST. DOMINIC
 FILED: OCTOBER 21, 1993
 (93C-302)

EXISTING 10' PUBLIC
 UTILITY EASEMENT
 FILED: MAY 19, 1997
 (97C-161)

NOTICE OF SUBDIVISION PLAT CONDITIONS
 Tracts A, B, C North Gateway

Tracts B & C of the plat of Tracts A, B, & C North Gateway, have been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivisions of lands within these tracts, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-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, ordinance 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 plots 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:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within these tracts 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 or from a portion of the area within the subject tracts.

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	54°11'26"	179.07'	331.03'	350.00'	318.83'	N71°40'21"E
C2	54°11'24"	230.23'	425.61'	450.00'	409.92'	N71°40'21"E
C3	31°53'18"	128.56'	250.45'	450.00'	247.23'	S65°17'17"E
C4	37°31'51"	118.91'	229.26'	350.00'	225.19'	S68°04'33"E
C5	79°28'51"	20.79'	34.68'	25.00'	31.97'	S50°28'32"W
C6	90°02'41"	25.02'	39.29'	25.00'	35.37'	N44°45'42"W
C7	98°25'47"	28.98'	42.95'	25.00'	37.86'	N49°28'33"E
C8	12°57'51"	39.77'	79.19'	350.00'	79.02'	N55°47'33"E
C9	24°34'00"	76.21'	150.07'	350.00'	148.92'	S74°33'28"E
C10	42°57'55"	137.75'	262.46'	350.00'	256.35'	S77°17'06"E
C11	11°57'24"	28.21'	56.22'	269.41'	56.12'	S84°04'30"E
C12	31°44'19"	110.14'	214.61'	387.43'	211.88'	S87°26'47"W
C13	39°06'06"	74.57'	143.32'	210.00'	140.55'	N57°07'58"W
C14	41°46'52"	45.80'	87.51'	120.00'	85.58'	N58°28'23"W
C15	25°38'16"	25.42'	49.99'	111.71'	49.57'	S88°17'46"W
C16	90°00'00"	26.50'	41.63'	28.50'	37.48'	N45°00'00"W
C17	90°00'00"	10.50'	16.49'	10.50'	14.85'	N45°00'00"W
C18	90°00'00"	3.50'	5.50'	3.50'	4.95'	S45°00'00"W
C19	23°02'20"	30.57'	60.32'	150.00'	59.91'	N87°13'14"W
C20	27°19'50"	72.94'	143.10'	300.00'	141.75'	S84°14'13"W
C21	26°58'20"	40.39'	79.28'	168.41'	78.55'	N68°36'43"W
C22	29°59'47"	56.26'	109.94'	210.00'	108.69'	S61°41'07"E
C23	34°41'58"	140.59'	272.53'	450.00'	268.38'	N66°40'44"W
C24	31°54'10"	100.04'	194.88'	350.00'	192.37'	N65°16'50"W
C25	54°11'26"	179.07'	331.03'	350.00'	318.83'	S71°40'22"W
C26	36°58'27"	150.46'	290.39'	450.00'	285.38'	S63°03'51"W

NMSHC BRASS TABLE STAMPED *NMSHC 125-11, 1989*
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=401,988.77 Y=1,528,246.66
 GROUND-TO-GRID FACTOR = 0.99986196
 DELTA ALPHA = -0°11'21"
 SLD 1929 ELEVATION = 5206.936

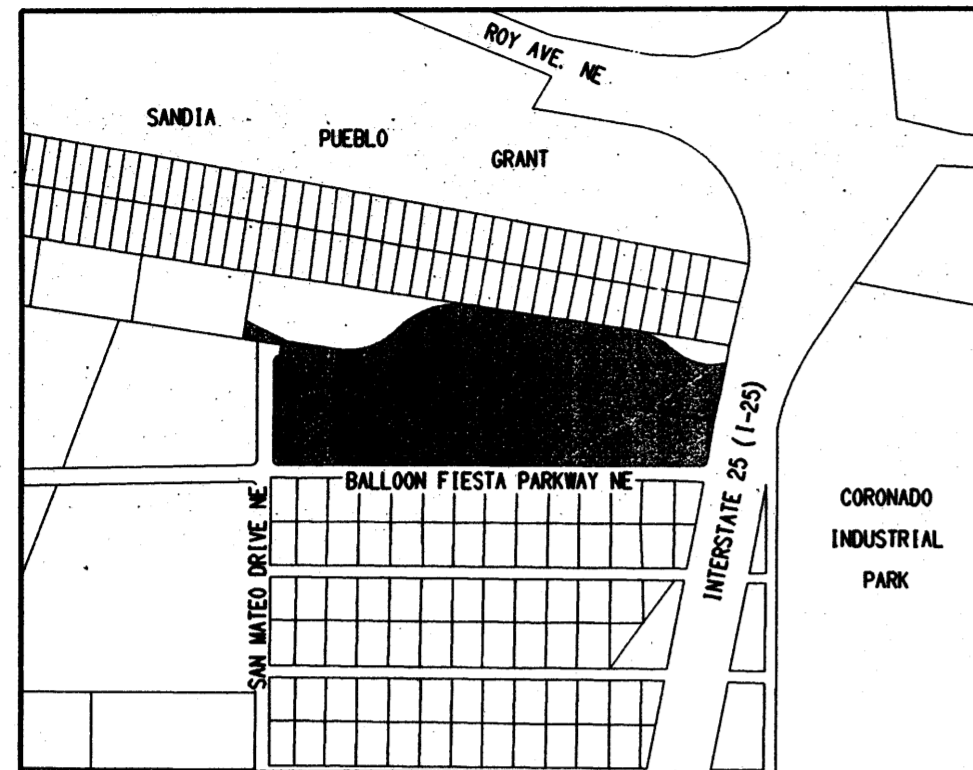


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET 5/8" REBAR W/RED 1-1/4" DIA. PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND 1/2" REBAR, NO CAP

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SP-2005053479



LOCATION MAP
ZONE ATLAS INDEX MAP No. B-18
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1003780
2. Gross Subdivision Acreage: 37.8135 Acres.
3. Total Number of tracts created: 4 tracts
4. No public street mileage created with this plat
5. Date of Survey: December 2004
6. Plat is located within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, and also within "projected" Section 12, T11N, R3E, N1PM, in the Elena Gallegos Grant.

DISCLOSURE STATEMENT

The purpose of this Plat is to combine tracts of land and resubdivide, to grant easements, to vacate easements, and to dedicate 5.6437 acres of drainage right-of-way to AMAFCA.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, 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 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.
- 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.

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, (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1989, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, and now being more particularly described by New Mexico State Plane Grid Bearings (NAD 27, Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Lot 1A, said point also being a point on the northerly right-of-way line of Balloon Fiesta Parkway NE, whence the City of Albuquerque survey monument "125-11", having New Mexico State Plane Grid coordinates for the Central Zone; X=401,986.77, Y=1,526,246.66, bears S01°36'14"E a distance of 1604.81 feet; thence along the said northerly right-of-way line, N89°47'03"W a distance of 2211.78 feet to a point of curvature; thence along a transition curve, 39.29 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N4°45'42"W a distance of 35.37 feet to a point of tangency on the easterly right-of-way line of San Mateo Boulevard NE; thence along the said easterly right-of-way line, N00°15'38"E a distance of 521.82 feet to a point of curvature; thence, 42.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N49°28'33"E a distance of 37.86 feet; thence along the westerly boundary line of said Tract H-1C, N08°41'49"E a distance of 60.00 feet; thence along the north boundary line of the Elena Gallegos Grant, N81°15'30"W a distance of 81.38 feet to the USGLO brass cap marking the closing corner of Sections 11 and 12 and said Elena Gallegos Grant; thence continuing along said Grant line, N81°19'37"W a distance of 121.66 feet to the southwest corner of said Tract H-1C; thence along the said westerly boundary line of Tract H-1C, N08°55'20"E a distance of 96.38 feet; thence along the northerly boundary line of said Tract H-1C, S62°29'13"E a distance of 237.08 feet; thence, S81°20'21"E a distance of 275.16 feet to a point of curvature; thence, 331.03 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing N71°40'21"E a distance of 318.83 feet to a point of reverse curvature; thence, 425.61 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing N71°40'21"E a distance of 409.92 feet to a point of tangency; thence, S81°15'38"E a distance of 836.48 feet to a point of curvature; thence, 250.45 feet along the arc of a curve to the right having a radius of 450.00 feet and a chord bearing S65°17'17"E a distance of 247.23 feet to a point of reverse curvature; thence, 229.26 feet along the arc of a curve to the left having a radius of 350.00 feet and a chord bearing S68°04'33"E a distance of 225.19 feet; thence, N81°36'15"E a distance of 71.66 feet to a point on the said westerly right-of-way line of I-25; thence along the said westerly right-of-way line, S10°44'06"W a distance of 527.70 feet to a point of curvature; thence along a transition curve, 34.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S50°28'32"W a distance of 31.97 feet the point and place of beginning.

This tract contains 37.8135 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract H-1C, as the same is shown and designated on the plat of the LAND OF FILIBERTO GURULE, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 2, 1989, in Book 99C, page 22, together with a certain tract of land situate within the Elena Gallegos Grant, in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Lot 1A, as the same is shown and designated on the plat of NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1997, in Volume 97C, folio 161, and together with a certain tract of land also within the said Elena Gallegos Grant, and projected Section 12 being the remaining portion of Lot 25, Block 1, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, folio 130, now comprising TRACTS A, B, C & D NORTH GATEWAY is with 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 dedicate 5.6437 acres of drainage right-of-way to AMAFCA in fee simple with warranty covenants, and do hereby grant: All access, Utility and Drainage Easements 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 buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

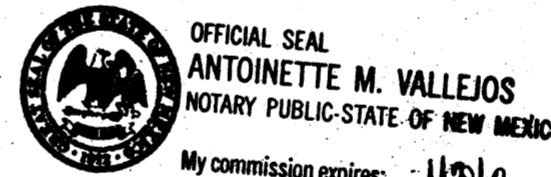
MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC

By: *[Signature]*
Ted R. Martinez, President/Managing Member

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 29th day of March, 2005, by Ted R. Martinez, President/Managing Member of MCT INDUSTRIES, INC./MART-NAIR INVESTMENTS, LLC.

My Commission Expires: 11/21/2008 *[Signature]* Notary Public

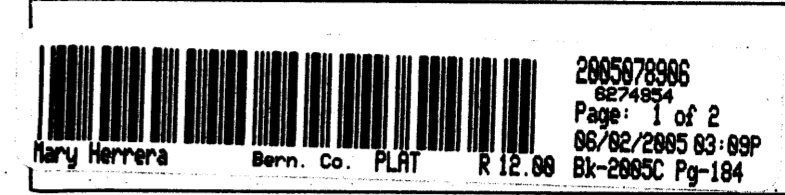
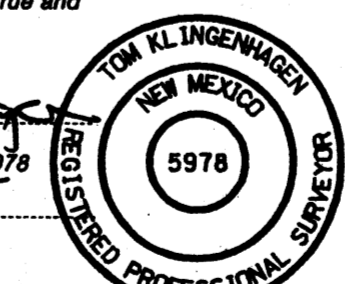


SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Court yard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

[Signature]
Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 3-28-05



PLAT OF
**TRACTS A, B, C & D
NORTH GATEWAY**
(A REPLAT OF TRACT H-1C,
LAND OF FILIBERTO GURULE &
LOT 1A, TRACT A, UNIT B, BLOCK 1,
NORTH ALBUQUERQUE ACRES &
LOT 25, BLOCK 1, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES)
ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

PROJECT NUMBER: DRB 1003780
APPLICATION NUMBER: 05DRB-00165

PLAT APPROVAL

CITY APPROVALS:

[Signature] 03-31-05
DATE

[Signature] 3-31-05
DATE

COMCAST CABLE
[Signature] 3-30-05
DATE

PNM ELECTRIC SERVICES
[Signature] 3-30-05
DATE

PNM GAS SERVICES
[Signature] 3-30-05
DATE

CITY APPROVALS:

[Signature] 3-29-05
CITY SURVEYOR DATE

[Signature] 6-1-05
TRANSPORTATION DIVISION DATE

[Signature] 6/1/05
UTILITIES DEVELOPMENT DATE

[Signature] 6-1-05
PARKS & RECREATION DEPARTMENT DATE

[Signature] 6-2-05
A.M.A.F.C.A. DATE

[Signature] 6/2/05
CITY ENGINEER DATE

[Signature] 6/2/05
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
[Signature]
PROPERTY OWNER OF RECORD: MCT-NAIR INVESTMENTS
CITY OF ALBUQUERQUE
[Signature] 4/2/05
BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP
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.

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

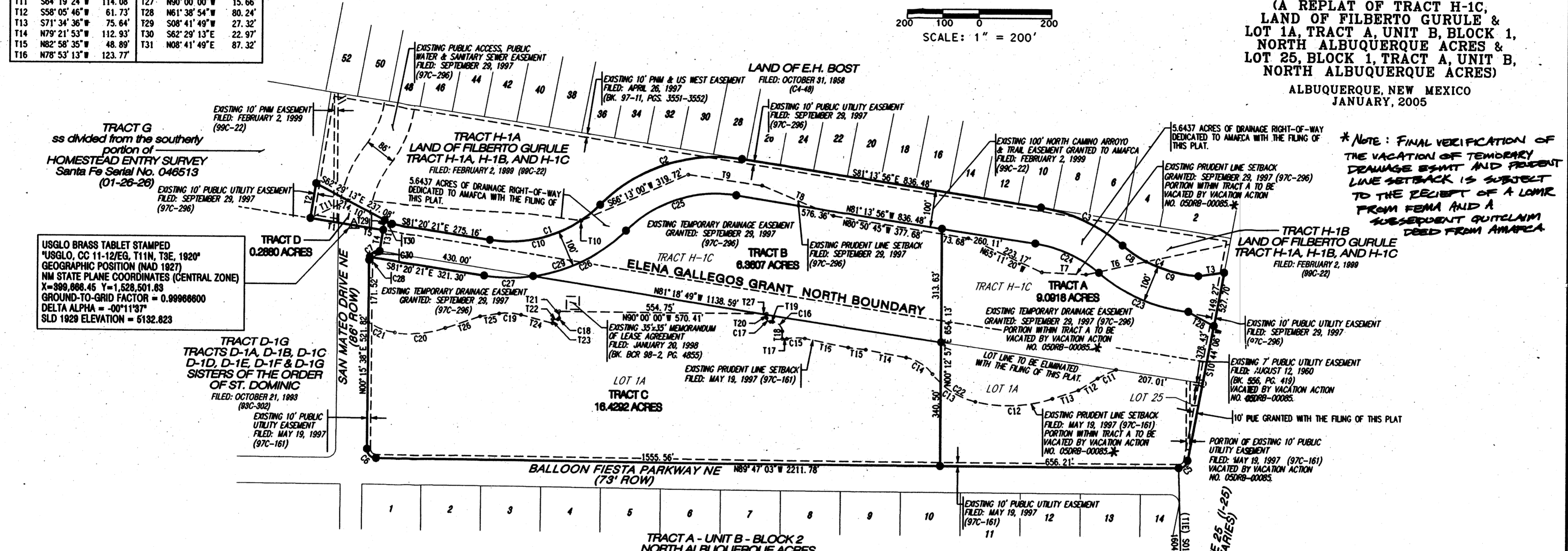
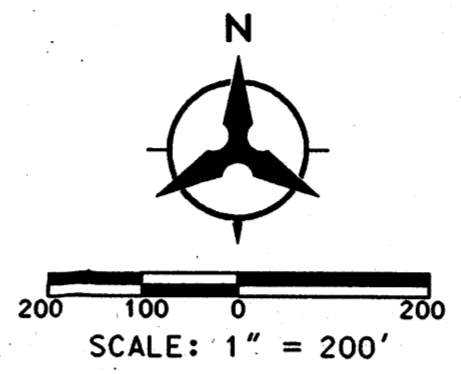
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6274854
Page: 2 of 2
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Bk-2865C Pg-184

**PLAT OF
TRACTS A, B, C & D
NORTH GATEWAY**
(A REPLAT OF TRACT H-1C,
LAND OF FILBERTO GURULE &
LOT 1A, TRACT A, UNIT B, BLOCK 1,
NORTH ALBUQUERQUE ACRES &
LOT 25, BLOCK 1, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES)
ALBUQUERQUE, NEW MEXICO
JANUARY, 2005

TANGENT DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N81°19'37"W	121.66'	T17	N90°00'00"W	12.37'
T2	N08°55'20"E	96.36'	T18	S00°00'00"W	21.32'
T3	N81°36'15"E	71.66'	T19	N90°00'00"W	6.51'
T4	N08°41'49"E	60.00'	T20	S00°00'00"W	11.58'
T5	N81°15'30"W	81.38'	T21	N00°00'00"W	18.58'
T6	S77°36'13"W	169.77'	T22	N90°00'00"W	14.49'
T7	N87°18'15"W	121.67'	T23	N00°00'00"W	10.98'
T8	N67°57'47"W	213.75'	T24	N75°42'02"W	90.17'
T9	N82°09'53"W	205.44'	T25	S81°15'35"W	53.30'
T10	N83°24'37"W	1.71'	T26	S70°34'20"W	101.32'
T11	S64°19'24"W	114.08'	T27	N90°00'00"W	15.66'
T12	S58°05'46"W	61.73'	T28	N61°38'54"W	80.24'
T13	S71°34'36"W	75.64'	T29	S08°41'49"W	27.32'
T14	N79°21'53"W	112.93'	T30	S62°29'13"E	22.97'
T15	N82°58'35"W	48.89'	T31	N08°41'49"E	87.32'
T16	N78°53'13"W	123.77'			

A RECIPROCAL PRIVATE CROSS ACROSS AND DRAINAGE EASEMENT IS GRANTED ON TRACTS B AND C FOR THE BENEFIT OF EACH TRACT, TO BE MAINTAINED BY EACH TRACT.



*NOTE: FINAL VERIFICATION OF THE VACATION OF TEMPORARY DRAINAGE EASMENT AND PRESENT LINE SETBACK IS SUBJECT TO THE RELIEF OF A LOWER FROM FEMA AND A SUBSEQUENT QUITCLAIM DEED FROM AMAFCA

USGLO BRASS TABLET STAMPED
"USGLO, CC 11-12/EG, T11N, T3E, 1920"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=389,886.45 Y=1,528,501.83
GROUND-TO-GRID FACTOR = 0.99986800
DELTA ALPHA = -00°11'39"
SLD 1929 ELEVATION = 5132.823

NMSHC BRASS TABLET STAMPED "NMSHC 125-11, 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=401,986.77 Y=1,526,248.86
GROUND-TO-GRID FACTOR = 0.99986195
DELTA ALPHA = -00°11'21"
SLD 1929 ELEVATION = 5206.936

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW TRACT LINE
- CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET 5/8" REBAR W/RED 1-1/4" DIA. PLASTIC SURVEY CAP STAMPED "LS 5978"
- ⊙ FOUND 1/2" REBAR, NO CAP

NOTICE OF SUBDIVISION PLAT CONDITIONS
Tracts A, B, C & D North Gateway

Tracts B & C of the plat of Tracts A, B, C & D North Gateway, have been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivisions of lands within these tracts, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-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, ordinance 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 plots 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:

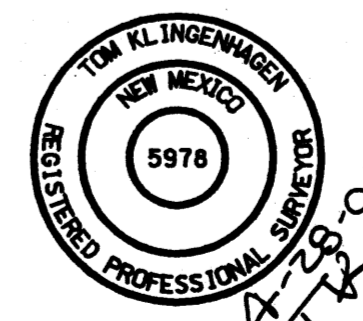
1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within these tracts 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 or from a portion of the area within the subject tracts.

CURVE DATA

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING	NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	54°11'26"	179.07'	331.03'	350.00'	318.83'	N71°40'21"E	C16	90°00'00"	26.50'	41.63'	26.50'	37.48'	N45°00'00"W
C2	54°11'24"	230.23'	425.61'	450.00'	409.92'	N71°40'21"E	C17	90°00'00"	10.50'	16.49'	10.50'	14.85'	N45°00'00"W
C3	31°53'18"	128.56'	250.45'	450.00'	247.23'	S65°17'17"E	C18	90°00'00"	3.50'	5.50'	3.50'	4.95'	S45°00'00"W
C4	37°31'51"	118.91'	229.26'	350.00'	225.19'	S68°04'33"E	C19	23°02'20"	30.57'	60.32'	150.00'	59.91'	N87°13'14"W
C5	79°28'51"	20.79'	34.68'	25.00'	31.97'	S50°28'32"W	C20	27°19'50"	72.94'	143.10'	300.00'	141.75'	S84°14'13"W
C6	90°02'41"	25.02'	39.29'	25.00'	35.37'	N44°45'42"W	C21	26°58'20"	40.39'	79.28'	168.41'	78.55'	N68°36'43"W
C7	98°25'47"	28.98'	42.95'	25.00'	37.86'	N49°28'33"E	C22	29°59'47"	56.26'	109.94'	210.00'	108.69'	S61°41'07"E
C8	12°57'51"	39.77'	79.19'	350.00'	79.02'	N55°47'33"W	C23	34°41'58"	140.59'	272.53'	450.00'	268.38'	N66°40'44"W
C9	24°34'00"	76.21'	150.07'	350.00'	148.92'	S74°33'28"E	C24	31°54'10"	100.04'	194.88'	350.00'	192.37'	N65°16'50"W
C10	42°57'55"	137.75'	282.46'	350.00'	256.35'	S77°17'06"W	C25	54°11'26"	179.07'	331.03'	350.00'	318.83'	S71°40'22"W
C11	11°57'24"	28.21'	56.22'	269.41'	56.12'	S64°04'30"W	C26	36°58'27"	150.46'	290.39'	450.00'	285.38'	S63°03'51"W
C12	31°44'19"	110.14'	214.61'	387.43'	211.88'	N87°26'47"W	C27	17°12'59"	68.12'	135.22'	450.00'	134.71'	S89°50'26"E
C13	39°06'06"	74.57'	143.32'	210.00'	140.55'	N57°07'58"W	C28	19°41'21"	4.34'	8.59'	25.00'	8.55'	N10°06'19"E
C14	41°46'52"	45.80'	87.51'	120.00'	85.58'	N58°28'23"W	C29	54°11'26"	230.23'	425.61'	450.00'	409.92'	S71°40'21"W
C15	25°38'16"	25.42'	49.99'	111.71'	49.57'	S88°17'46"W	C30	78°44'26"	20.51'	34.36'	25.00'	31.72'	N59°19'13"E

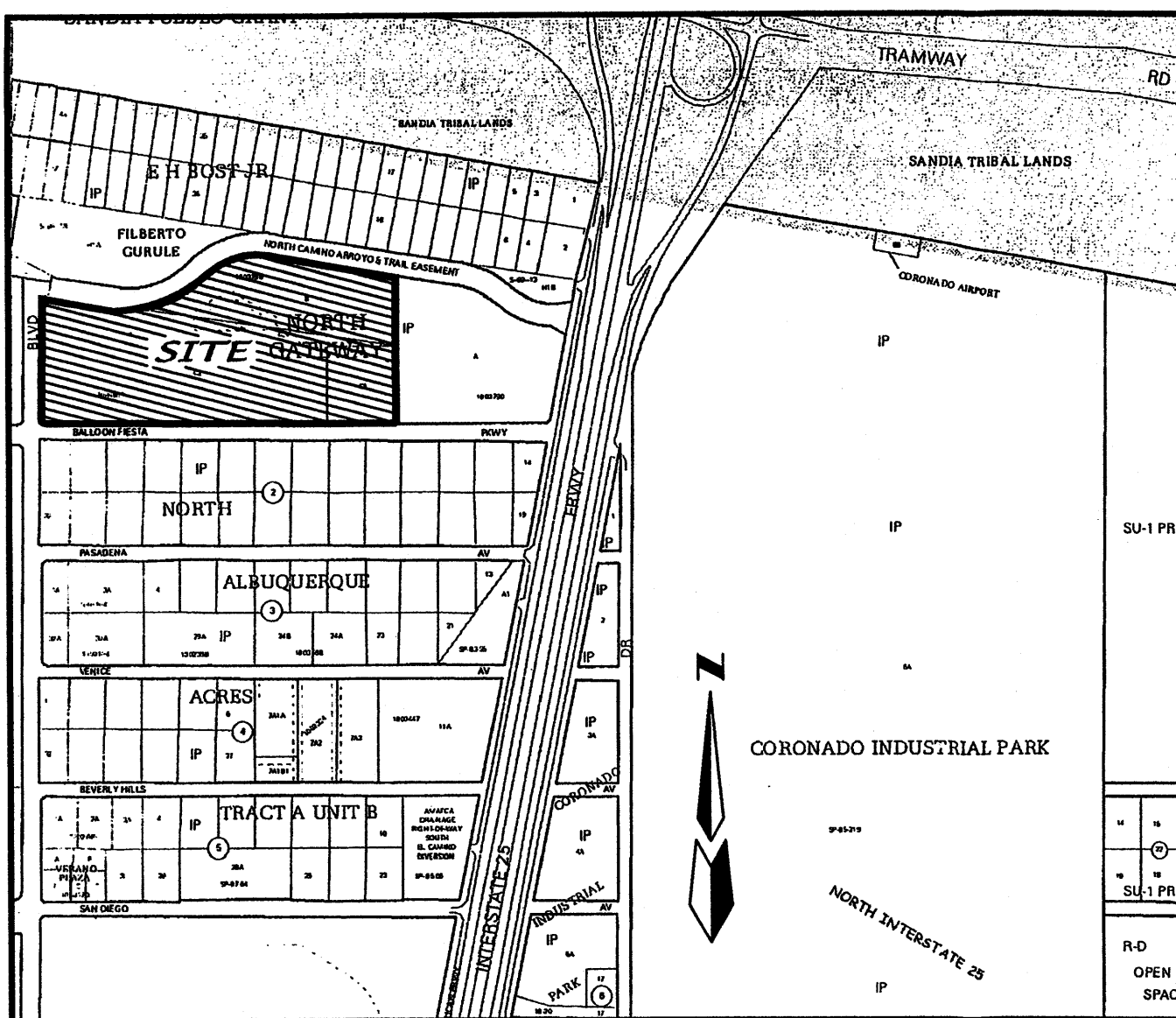


Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SKETCH
PLAT FOR

TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
January, 2007



LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO 4 (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATED EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK—REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS C-2-A & C-2-B GRANTED BY THIS PLAT.
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT ()

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____
 Application Number: _____
 PLAT APPROVAL
 Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

GROSS ACREAGE 22.7903 Acres
 ZONE ATLAS NO. B-18-Z
 NO. OF EXISTING TRACTS 3
 NO. OF TRACTS CREATED 4
 NO. OF TRACTS ELIMINATED 3
 MILES OF FULL WIDTH STREETS CREATED 0.06
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.6188 Acres
 DATE OF SURVEY November, 2006
 ZONING IP

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT ???
 MCT INDUSTRIES, INC
 TED MARTINEZ
 PRESIDENT

TRACT ??
 FARM CREDIT OF NEW MEXICO
 BRUCE McABEE
 PRESIDENT

DATE

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____
By Bruce McAbee, President, Farm Credit of New Mexico. A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC MY COMMISSION EXPIRES



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

SURVEYOR'S CERTIFICATION:

"I, Will Plotner, Jr., 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, and is true and correct to the best of my knowledge and belief."

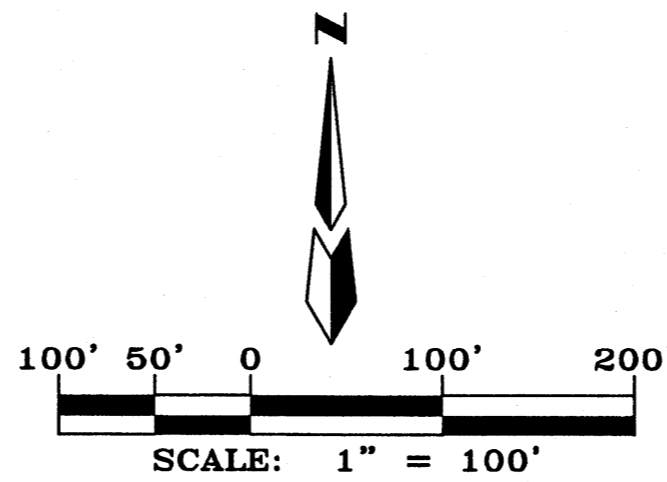
Will Plotner Jr., N.M.P.S. No. 14271 _____ Date

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Scale: AS SHOWN	Date: 1/10/2007	Job: A06062	

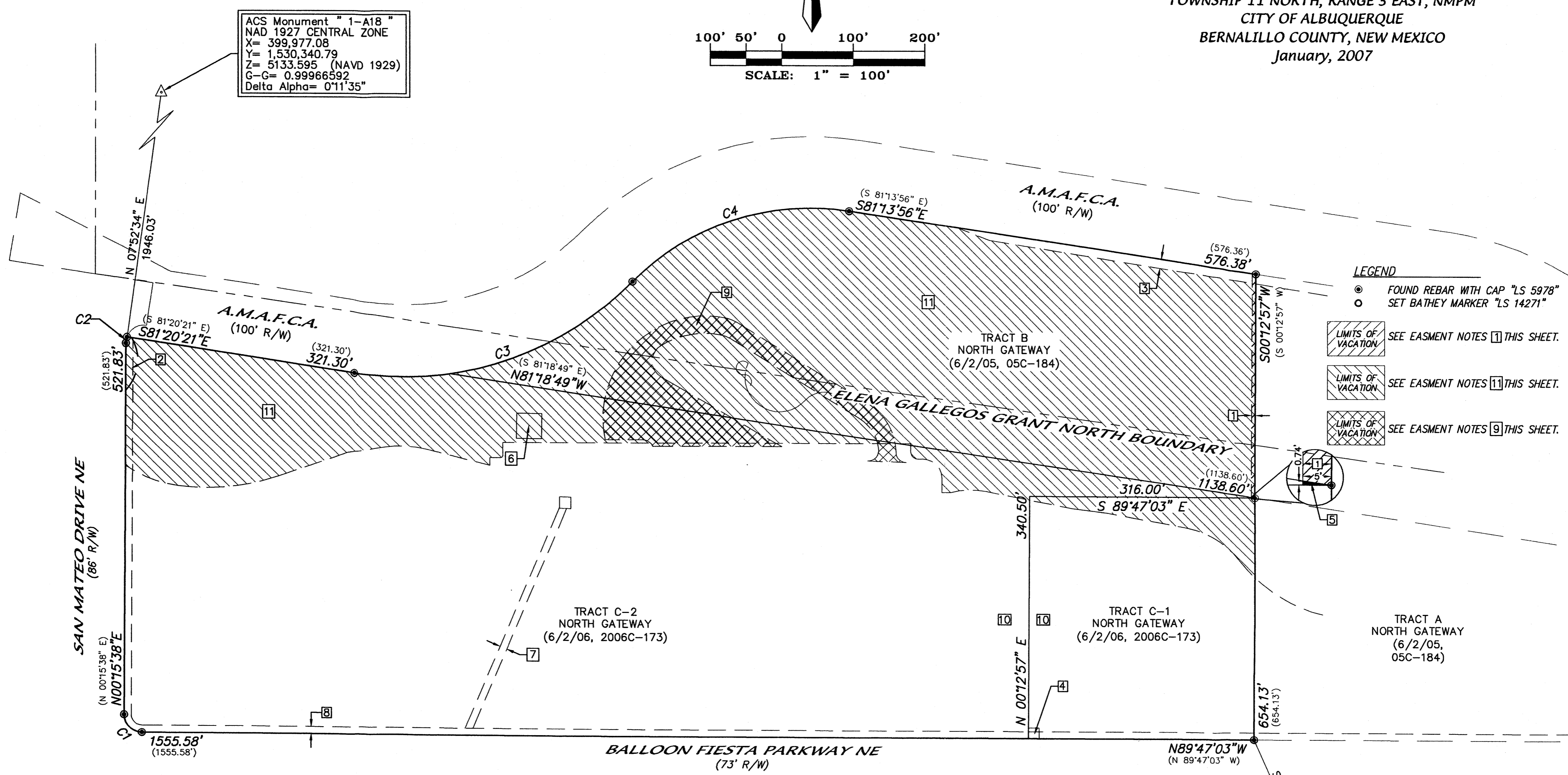
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	S44°45'42"E	35.37
C2	8.59	25.00	19°41'19"	4.34	S10°06'17"W	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	S71°40'21"W	318.83

PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 January, 2007



ACS Monument " 1-A18 "
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= 0°11'35"



- LEGEND**
- FOUND REBAR WITH CAP "LS 5978"
 - SET BATHEY MARKER "LS 14271"
 - LIMITS OF VACATION SEE EASMENT NOTES [1] THIS SHEET.
 - LIMITS OF VACATION SEE EASMENT NOTES [11] THIS SHEET.
 - LIMITS OF VACATION SEE EASMENT NOTES [9] THIS SHEET.

- Easement Notes**
- [1] EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-_____)
 - [2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - [3] EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296)
 - [4] EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. _____)
 - [5] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-_____)

- [6] EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- [7] EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- [8] EXISTING 10' PUE (5/19/97, 97C-161)
- [9] EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208) (VACATED BY V-_____)
- [10] EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-_____)
- [11] EXISTING TEMPORARY DRAINAGE EASEMENT (8/29/97, 97C-296) (VACATED BY V-_____)

ACS Monument " I 25-11 "
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= 0°11'21"



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

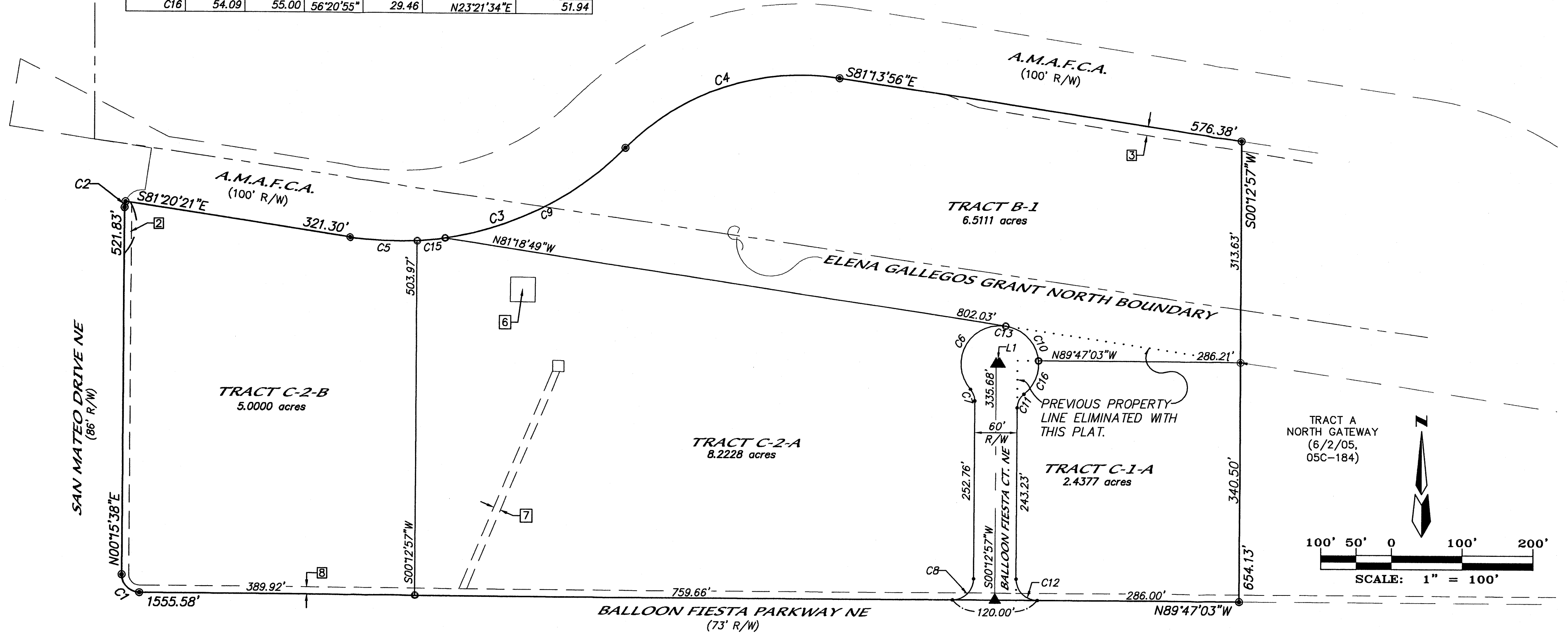
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PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 January, 2007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	S44°45'42"E	35.37
C2	8.59	25.00	19°41'19"	4.34	S10°06'17"W	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	S71°40'21"W	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	134.28	55.00	139°52'49"	150.62	S28°44'47"W	103.33
C7	18.07	25.00	41°24'35"	9.45	N20°29'20"W	17.68
C8	47.12	30.00	89°59'52"	30.00	N45°13'01"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°29'55"	43.36	N43°03'51"W	68.10
C11	22.39	25.00	51°19'04"	12.01	S25°52'29"W	21.65
C12	47.12	30.00	90°00'00"	30.00	S44°47'03"E	42.43
C13	261.80	55.00	272°43'39"	52.44	N84°49'48"W	75.91
C14	39.72	450.00	5°03'24"	19.87	N84°04'50"E	39.70
C15	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C16	54.09	55.00	56°20'55"	29.46	N23°21'34"E	51.94

NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



Easement Notes

- ② EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- ③ EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296)
- ⑤ EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173)

- ⑥ EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- ⑦ EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- ⑧ EXISTING 10' PUE (5/19/97, 97C-161)
- ⑨ EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208)
- ⑩ EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184)

LEGEND

- 1 LOT NUMBER
- FOUND REBAR WITH CAP "LS 5978"
- SET BATHEY MARKER "LS 14271"
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'03"E	5.00

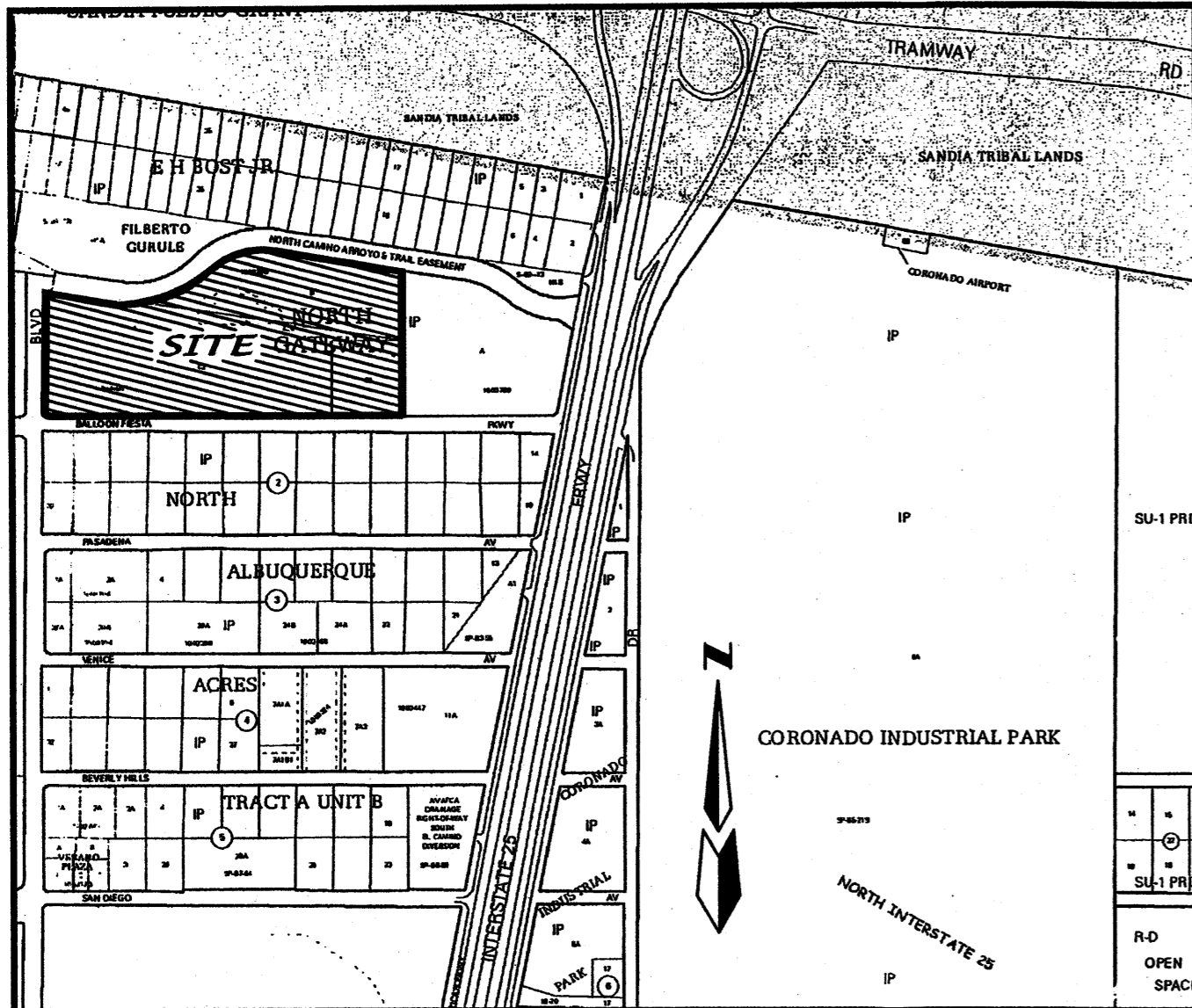
ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6251 Acres
DATE OF SURVEY	November, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC
Ted Martinez
President

[Signature] 4/30/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 30, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



TRACT C-1
FARM CREDIT OF NEW MEXICO
BRUCE McABEE
PRESIDENT

[Signature] 4/27/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 27, 2007
By Bruce McAbee, President, Farm Credit of New Mexico, ACA. A Federally Chartered Instrumentality on behalf of said Instrumentality.

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE 60' RIGHT-OF-WAY NAMED BALLON FIESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT ()
10. TALOS LOG NUMBER: 2005152558.

PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	<i>[Signature]</i>	5/15/2007
		Date
PNM Gas Services	<i>[Signature]</i>	5/15/2007
		Date
Qwest Telecommunications	<i>[Signature]</i>	5/30/07
		Date
Comcast	<i>[Signature]</i>	5-16-07
		Date

City Approvals:

City Surveyor	<i>[Signature]</i>	5-4-07
		Date

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Water Utility Department _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., 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, and is true and correct to the best of my knowledge and belief."

[Signature] 5/3/07
Will Plotner Jr., N.M.P.S. No. 14271 Date



CARTESIAN SURVEYS INC.

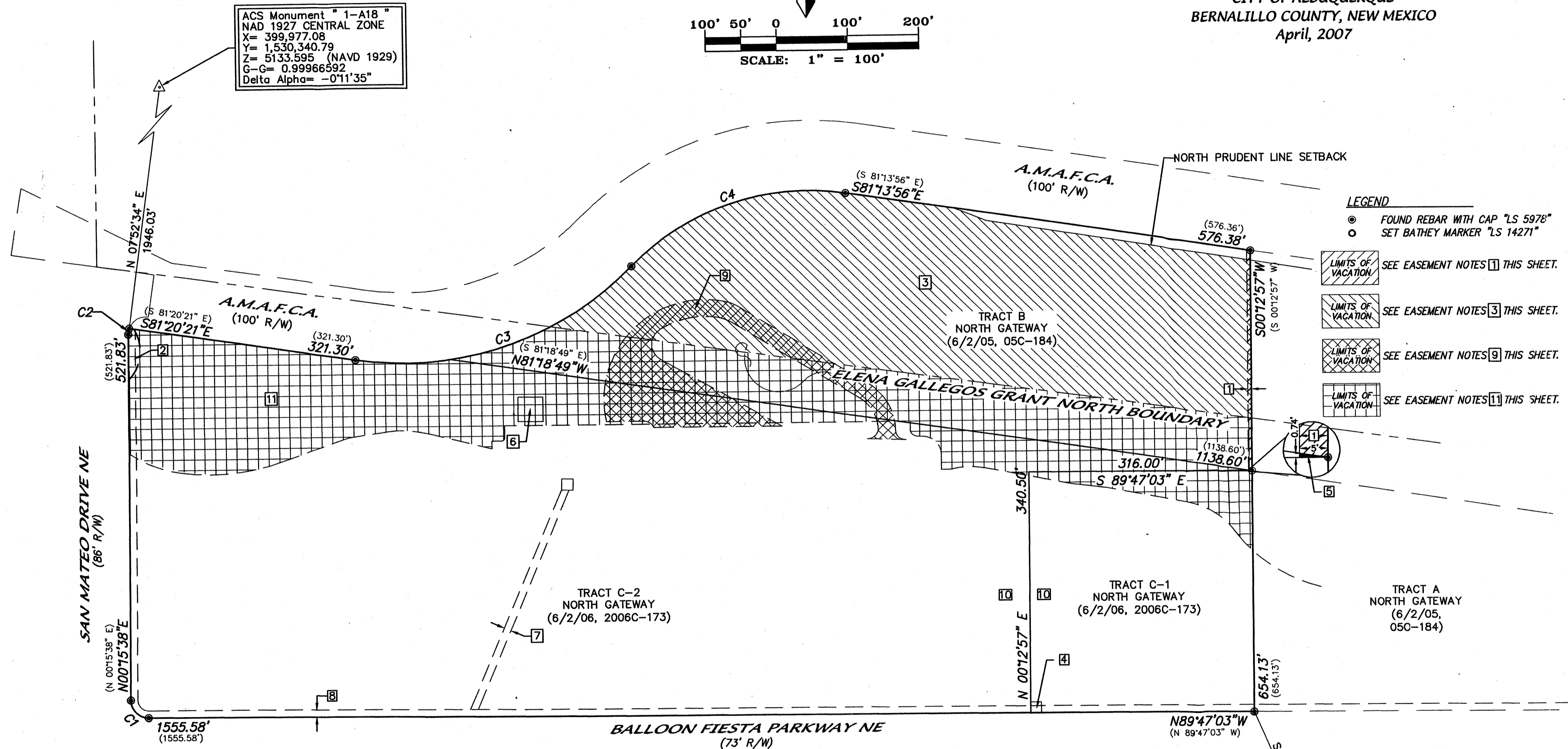
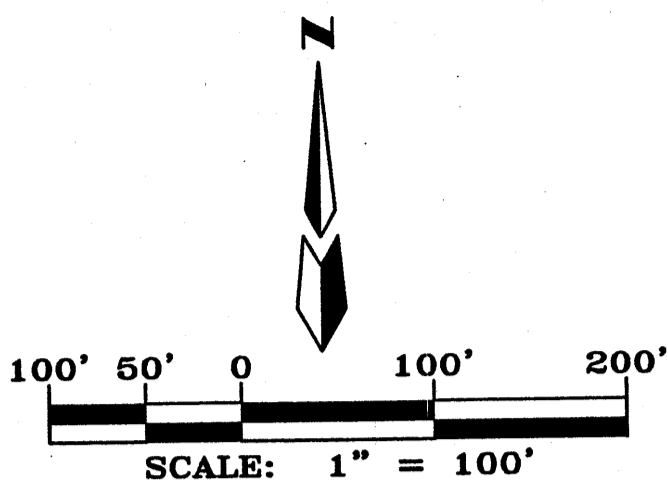
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83

ACS Monument "1-A18"
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= -0°11'35"



- LEGEND**
- FOUND REBAR WITH CAP "LS 5978"
 - SET BATHEY MARKER "LS 14271"
 - LIMITS OF VACATION SEE EASEMENT NOTES [1] THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES [3] THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES [9] THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES [11] THIS SHEET.

- Easement Notes**
- [1] EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-07DRB-00298)
 - [2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - [3] EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-07DRB-00298)*
 - [4] EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC.)
 - [5] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-07DRB-00298)

- [6] EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- [7] EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- [8] EXISTING 10' PUE (5/19/97, 97C-161)
- [9] EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208) (VACATED BY V-07DRB-00298)
- [10] EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-07DRB-00298)
- [11] EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-07DRB-00298)*

*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C-296)
 *QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C-161))

ACS Monument "I 25-11"
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -0°11'21"



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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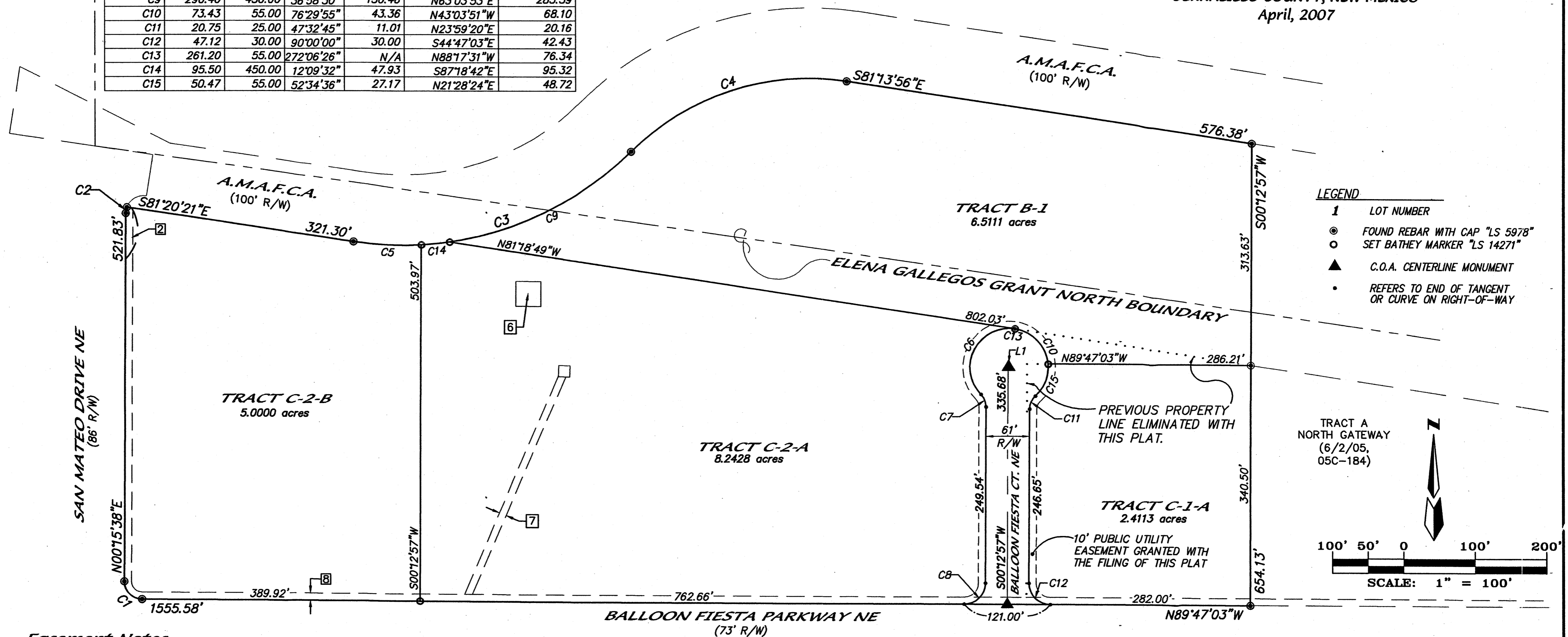
PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	137.30	55.00	143°01'55"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'53"W	18.96
C8	47.12	30.00	90°00'00"	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°29'55"	43.36	N43°03'51"W	68.10
C11	20.75	25.00	47°32'45"	11.01	N23°59'20"E	20.16
C12	47.12	30.00	90°00'00"	30.00	S44°47'03"E	42.43
C13	261.20	55.00	272°06'26"	N/A	N88°17'31"W	76.34
C14	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C15	50.47	55.00	52°34'36"	27.17	N21°28'24"E	48.72

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



Easement Notes

- ② EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- ⑥ EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- ⑦ EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- ⑧ EXISTING 10' PUE (5/19/97, 97C-161)

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'03"E	1.50'

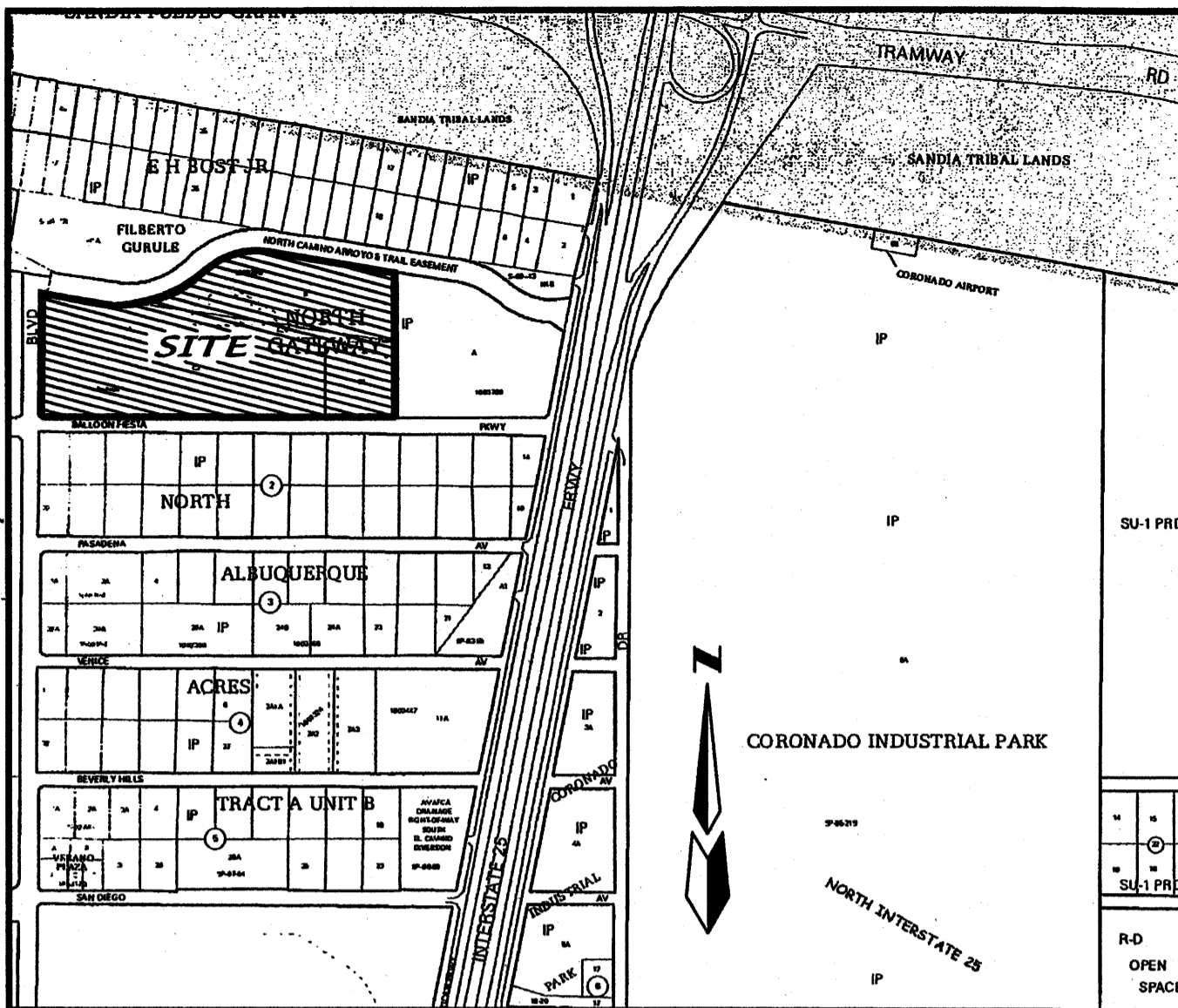
ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6251 Acres
DATE OF SURVEY	November, 2006
ZONING	IP

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC
Ted Martinez
President

[Signature] 4/30/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 30, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



TRACT C-1
FARM CREDIT OF NEW MEXICO
BRUCE McABEE
PRESIDENT

[Signature] 4/27/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 27, 2007
By Bruce McAbee, President, Farm Credit of New Mexico, A.C.A. A Federally Chartered Instrumentality on behalf of said Instrumentality.

[Signature] 4/18/10
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE RIGHT-OF-WAY NAMED BALLON FIESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT ()
10. TALOS LOG NUMBER: 2005152558.

PLAT FOR
**TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY**

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, N'MPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14, Article 1 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: PRELIMINARY PLAT
Application Number: APPROVED BY DRB
PLAT APPROVAL: ONE/13/07

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	5/15/2007 Date
<i>[Signature]</i> PNM Gas Services	5/15/2007 Date
<i>[Signature]</i> Quest Telecommunications	5/30/07 Date
<i>[Signature]</i> Comcast	5-16-07 Date

City Approvals:

<i>[Signature]</i> City Surveyor	5-4-07 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., 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, and is true and correct to the best of my knowledge and belief."

[Signature] 5/3/07
Will Plotner Jr., N.M.P.S. No. 14271 Date

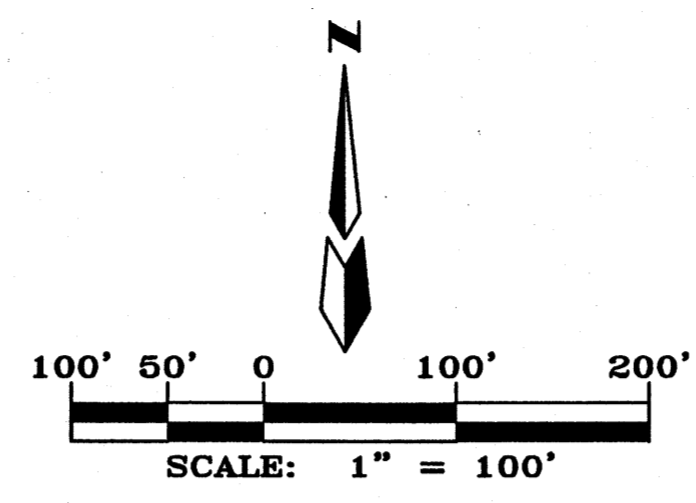


CARTESIAN SURVEYS INC.

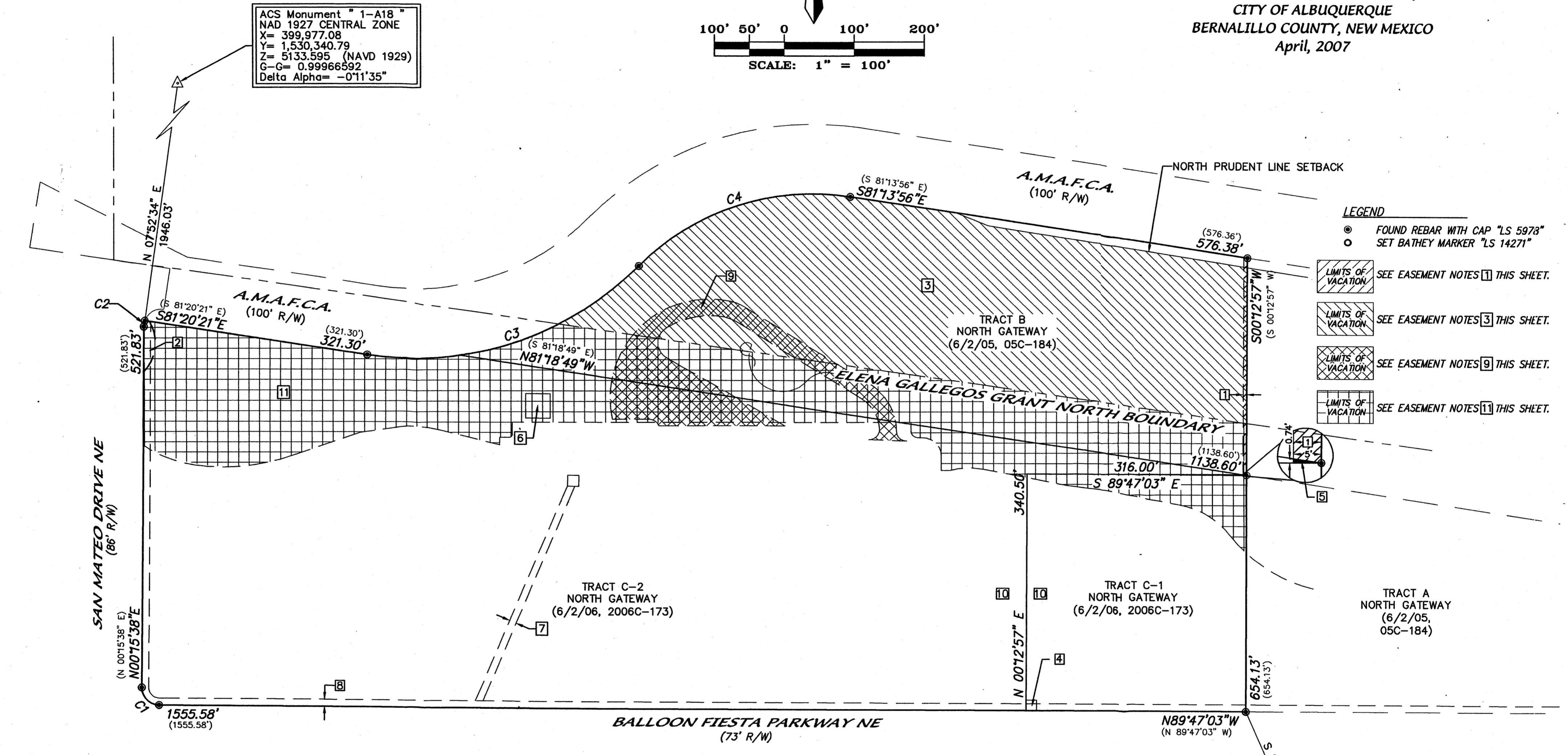
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
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PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY
 WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

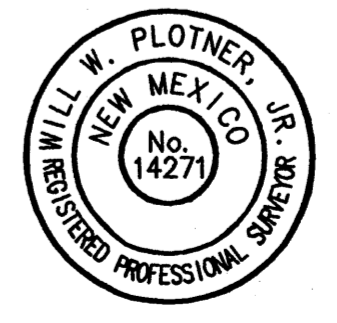


ACS Monument " 1-A18 "
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= -0°11'35"



- LEGEND**
- FOUND REBAR WITH CAP "LS 5973"
 - SET BATHEY MARKER "LS 14271"
 - [Symbol: Diagonal lines] LIMITS OF VACATION SEE EASEMENT NOTES [1] THIS SHEET.
 - [Symbol: Horizontal lines] LIMITS OF VACATION SEE EASEMENT NOTES [3] THIS SHEET.
 - [Symbol: Cross-hatch] LIMITS OF VACATION SEE EASEMENT NOTES [9] THIS SHEET.
 - [Symbol: Dotted] LIMITS OF VACATION SEE EASEMENT NOTES [11] THIS SHEET.

ACS Monument " I 25-11 "
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -0°11'21"



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

- Easement Notes**
- [1] EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-07DRB-00298)
 - [2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - [3] EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-07DRB-00298)*
 - [4] EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. _____)
 - [5] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-07DRB-00298)

- [6] EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- [7] EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- [8] EXISTING 10' PUE (5/19/97, 97C-161)
- [9] EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208) (VACATED BY V-07DRB-00298)
- [10] EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-07DRB-00298)
- [11] EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-07DRB-00298)*

*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C-296)
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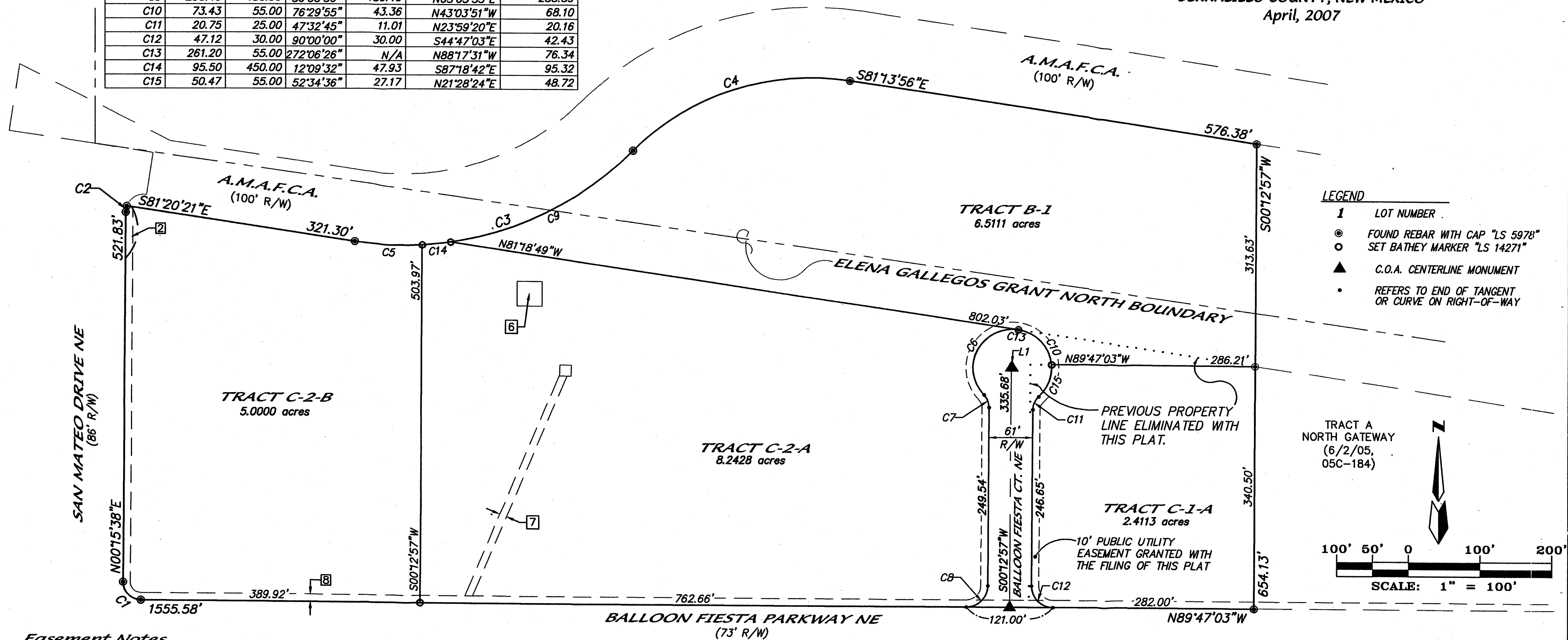
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PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

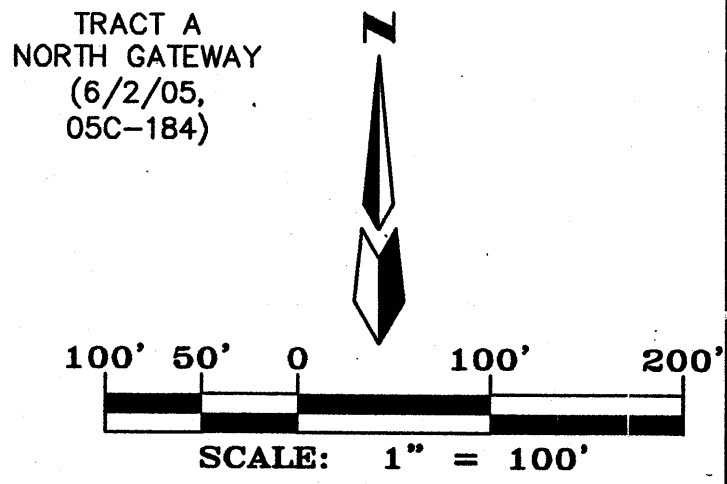
WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
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NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



- LEGEND
- 1 LOT NUMBER
 - ⊙ FOUND REBAR WITH CAP "LS 5978"
 - SET BATHEY MARKER "LS 14271"
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



Easement Notes

- 2 EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- 6 EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- 7 EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- 8 EXISTING 10' PUE (5/19/97, 97C-161)

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

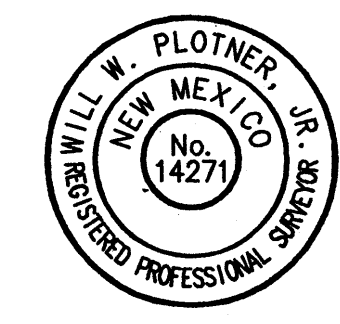
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'03"E	1.50'

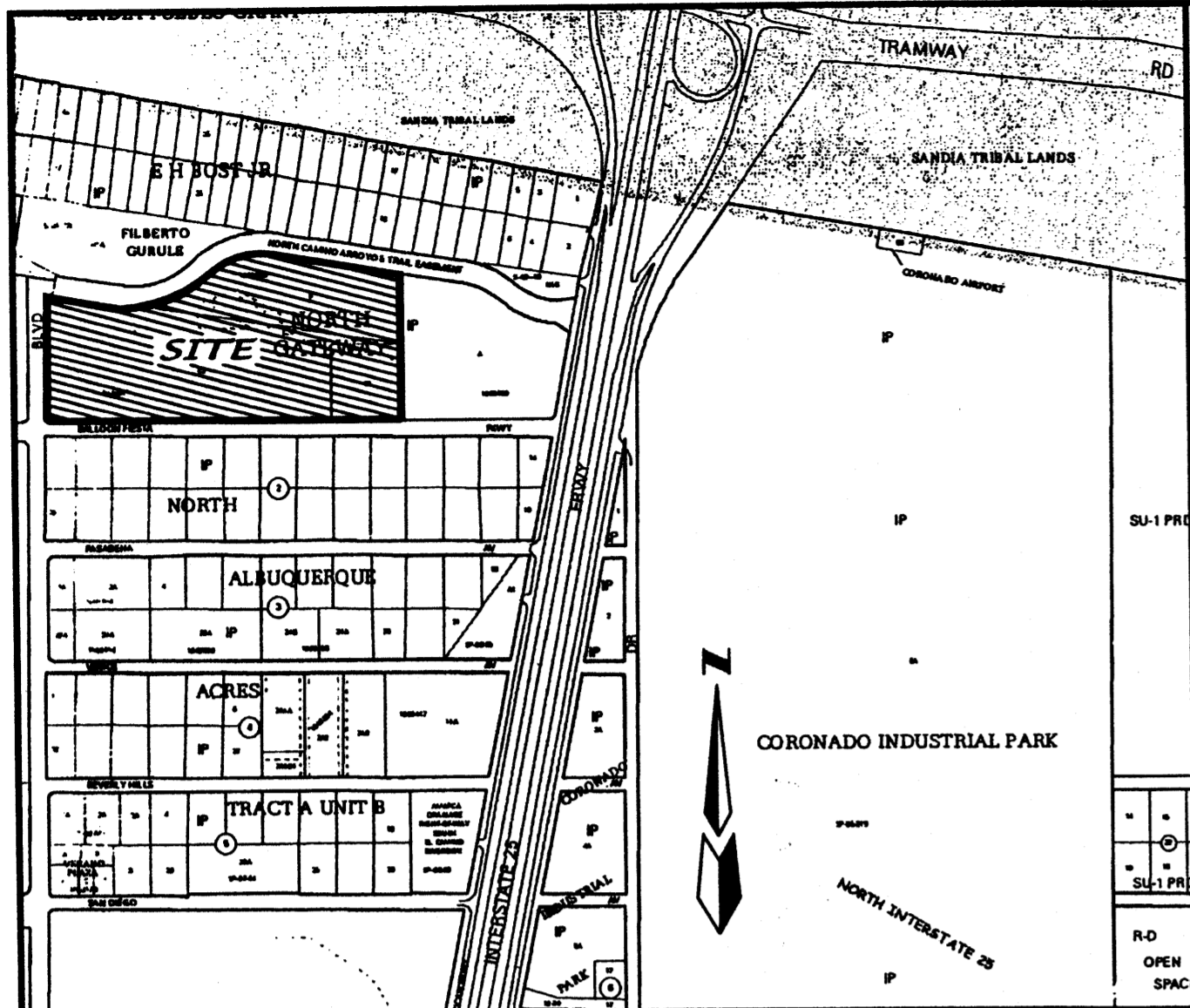
ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

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VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

Table with 2 columns: Description and Value. Includes Gross Acreage (22.7903), Zone Atlas No. (B-18-Z), No. of Existing Tracts (3), No. of Tracts Created (4), No. of Tracts Eliminated (3), Miles of Full Width Streets Created (0.06), Area Dedicated to City of Albuquerque (0.6251 Acres), Date of Survey (November, 2006), and Zoning (IP).

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC
Ted Martinez
President

Signature of Ted Martinez, dated 4/30/07.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 30, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

Signature of Notary Public, dated 4/18/10, My Commission Expires 4/18/10.



TRACT C-1
FARM CREDIT OF NEW MEXICO
BRUCE McABEE
PRESIDENT

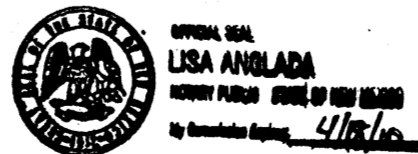
Signature of Bruce McAbee, dated 4/27/07.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 27, 2007
By Bruce McAbee, President, Farm Credit of New Mexico, ACA. A Federally Chartered Instrumentality on behalf of said Instrumentality.

Signature of Notary Public, dated 4/18/10, My Commission Expires 4/18/10.



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

- 1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
- 2. GRANT NEW EASEMENTS AS SHOWN HEREON.
- 3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- 4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. BENCHMARK-REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
- 4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
- 5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
- 6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
- 7. PROPERTY CURRENTLY ZONED: IP
- 8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE 6' RIGHT-OF-WAY NAMED BALLON FIESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
- 9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (N/A)
- 10. TALOS LOG NUMBER: 2005152558.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON D.P.C. # 7-018-065-40425204-02
PROPERTY OWNER OF RECORD: Cartesian Surveys
Must see, near - Cartesian Surveys
BERNALILLO COUNTY TREASURER'S OFFICE
Adrian 6/15/07

PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN A PORTION OF THE ELENA GALLEGOS GRANT PROJECTED SECTION 12 TOWNSHIP 11 NORTH, RANGE 3 EAST, N'MPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003790

Application Number: 07 DRB-00299

PLAT APPROVAL

Utility Approvals:

Signatures and dates for utility approvals: PNM Electric Services (5/15/2007), PNM Gas Services (5/15/2007), Qwest Telecommunications (5/30/07), Comcast (5-16-07).

City Approvals:

Signatures and dates for city approvals: City Surveyor (5-4-07), Real Property Division (N/A), Traffic Engineering, Transportation Division (6-13-07), Water Utility Department (6-13-07), Parks and Recreation Department (6-14-07), AMAFCA (6-13-07), City Engineer (6-15-07), DRB Chairperson, Planning Department (6-15-07).

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., 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, and is true and correct to the best of my knowledge and belief."

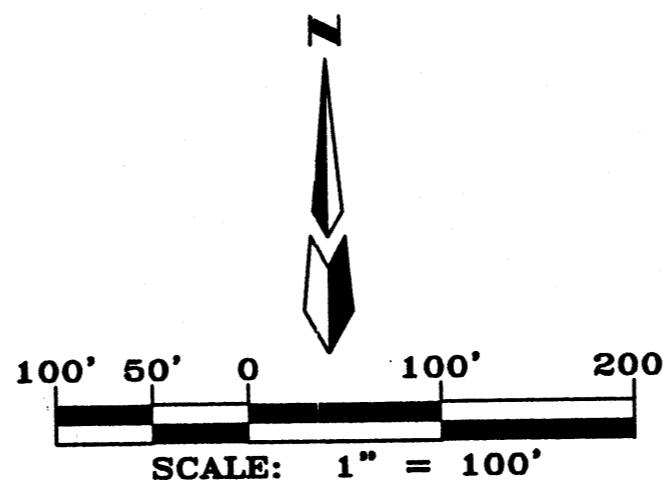
Signature of Will Plotner Jr., dated 5/3/07, Will Plotner Jr., N.M.P.S. No. 14271



PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
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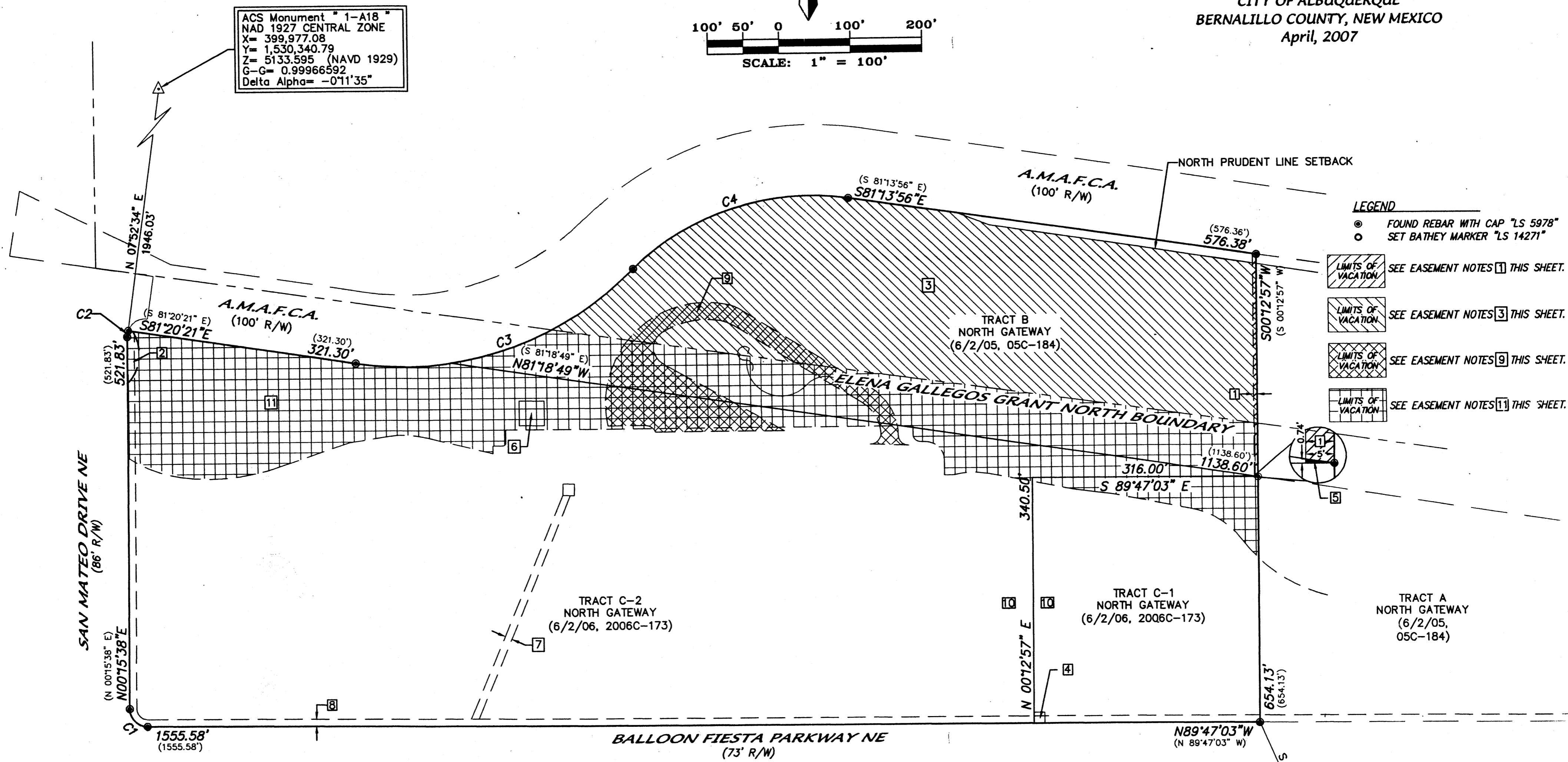


ACS Monument * 1-A18 *
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= -0°11'35"

LEGEND

- FOUND REBAR WITH CAP "LS 5978"
- SET BATHEY MARKER "LS 14271"

- LIMITS OF VACATION SEE EASEMENT NOTES [1] THIS SHEET.
- LIMITS OF VACATION SEE EASEMENT NOTES [3] THIS SHEET.
- LIMITS OF VACATION SEE EASEMENT NOTES [9] THIS SHEET.
- LIMITS OF VACATION SEE EASEMENT NOTES [11] THIS SHEET.



*QUITCLAIM RELEASE (BK A137; PG 2821; DOCUMENT NO. 2007072972 (97C-296)

*QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073626 (97C-161)

Easement Notes

- [1] EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-07DRB-00298)
- [2] EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- [3] EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-07DRB-00298)*
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ACS Monument * I 25-11 *
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -0°11'21"



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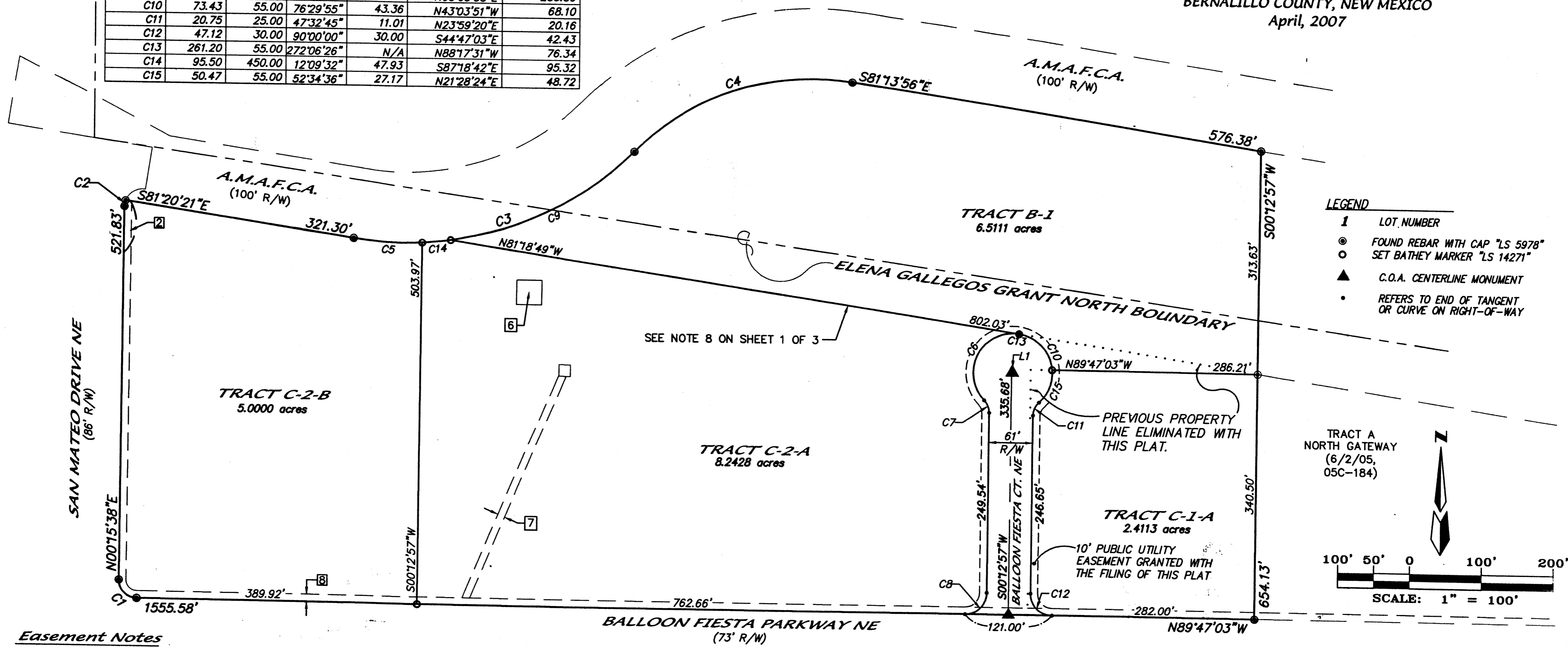
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NORTH GATEWAY

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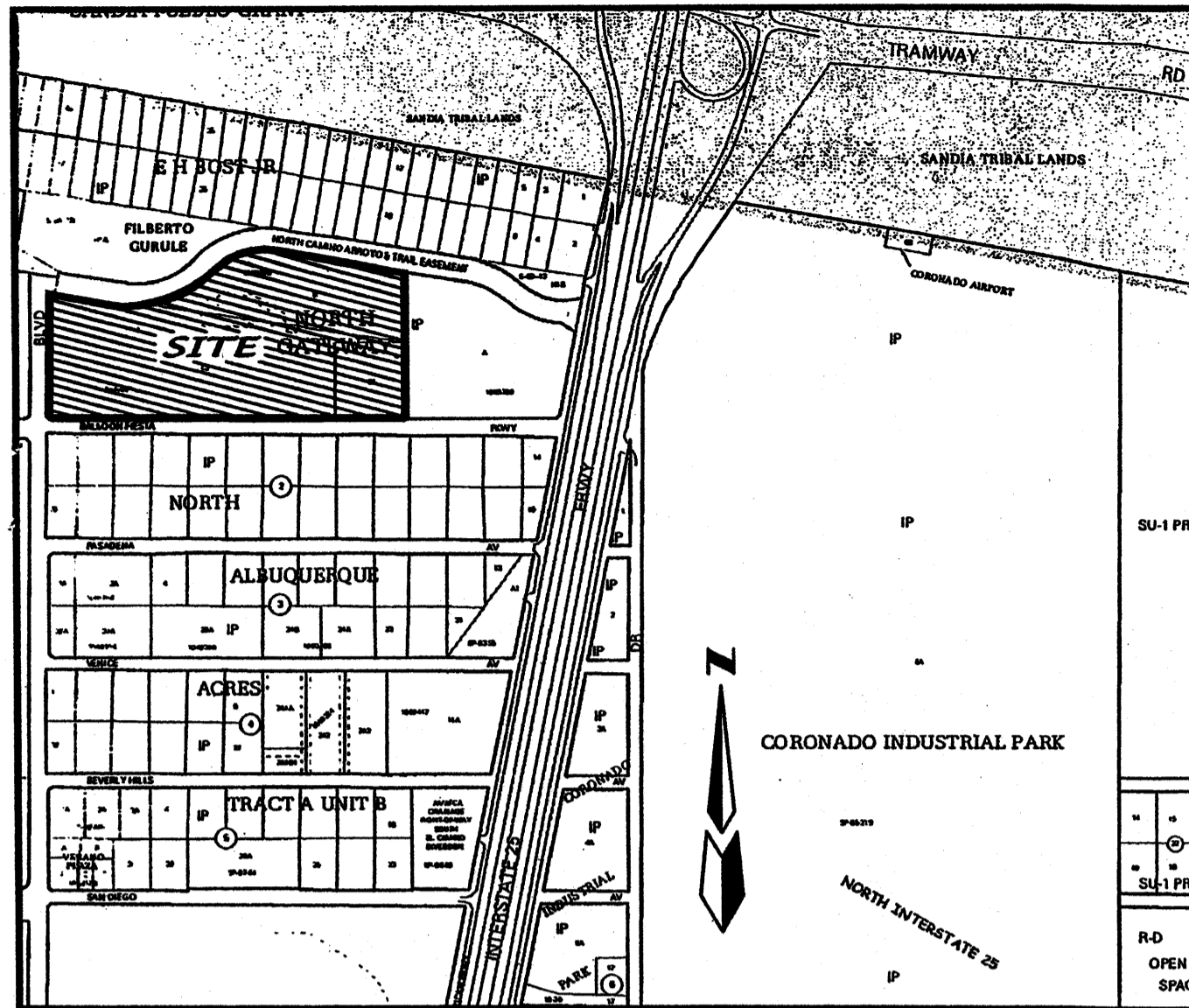
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VICINITY MAP 1"=750' ZONE ATLAS: B-18-Z

SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6188 Acres
DATE OF SURVEY	November, 2006
ZONING	IP
TALOS LOG #	2005152558

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC.
Ted Martinez
President

[Signature] 3/07/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 7, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation

[Signature] 4/22/09
NOTARY PUBLIC MY COMMISSION EXPIRES

TRACT C-1
FARM CREDIT OF NEW MEXICO
BRUCE McABEE
PRESIDENT

[Signature] 3/07/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 7, 2007
By Bruce McAbee, President, Farm Credit of New Mexico, ACA. A Federally Chartered Instrumentality on behalf of said Instrumentality.

[Signature] 5/21/2009
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "9-B17" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE 60' RIGHT-OF-WAY NAMED BALLON FIESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT ()

Prelim PLAT FOR
**TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY**

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number:	
Application Number:	PRELIMINARY PLAT
PLAT APPROVAL	APPROVED BY DRB
Utility Approvals:	ON 1/10/07
PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date
City Approvals:	
<i>[Signature]</i>	3-9-07
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., 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, and is true and correct to the best of my knowledge and belief."

[Signature] 3/8/07
Will Plotner Jr., N.M.P.S. No. 14271 Date



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

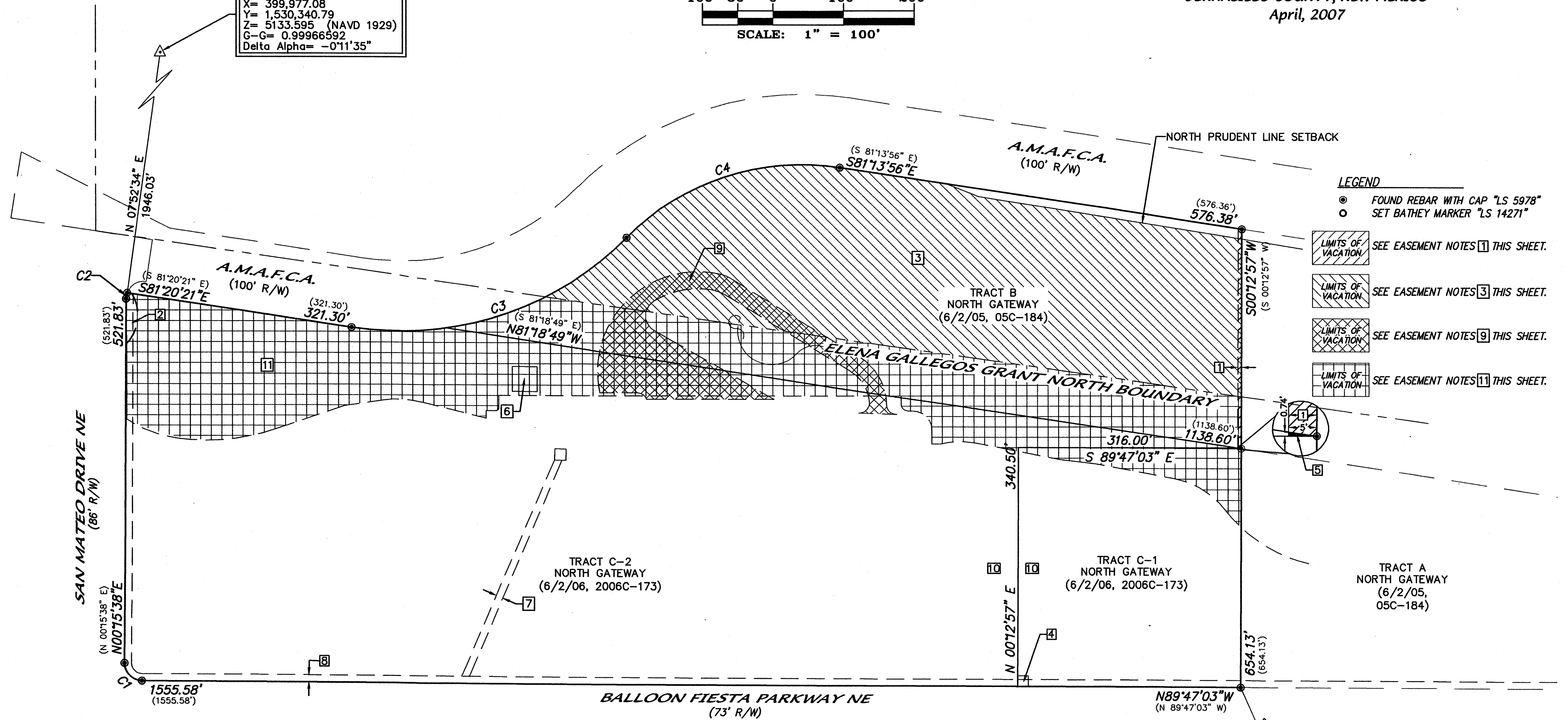
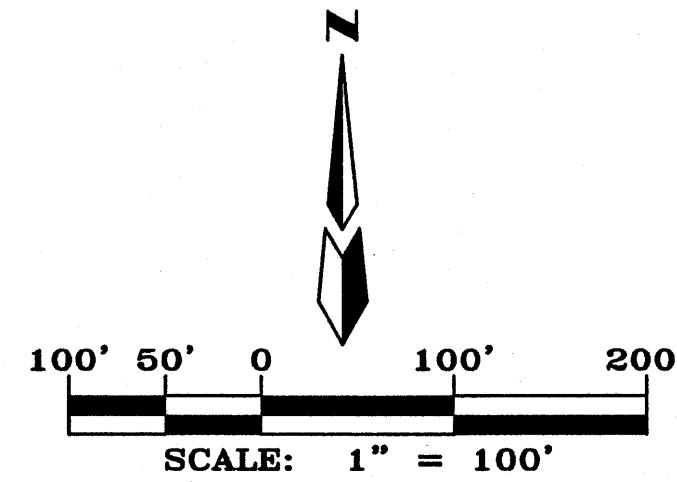
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Scale: AS SHOWN	Date: 3/1/2007	Job: A06062	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83

PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

ACS Monument "1-A18"
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= -0°11'35"



- LEGEND**
- FOUND REBAR WITH CAP "LS 5978"
 - SET BATHEY MARKER "LS 14271"
 - LIMITS OF VACATION SEE EASEMENT NOTES 1 THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES 3 THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES 9 THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES 11 THIS SHEET.

Easement Notes

- 1 EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-_____)
- 2 EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- 3 EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-_____)
- 4 EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. _____)
- 5 EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-_____)
- 6 EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- 7 EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- 8 EXISTING 10' PUE (5/19/97, 97C-161)
- 9 EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208) (VACATED BY V-_____)
- 10 EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-_____)
- 11 EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-_____)

ACS Monument "1 25-11"
 NAD 1927 CENTRAL ZONE
 X= 401,986.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -0°11'21"



CARTESIAN SURVEYS INC.

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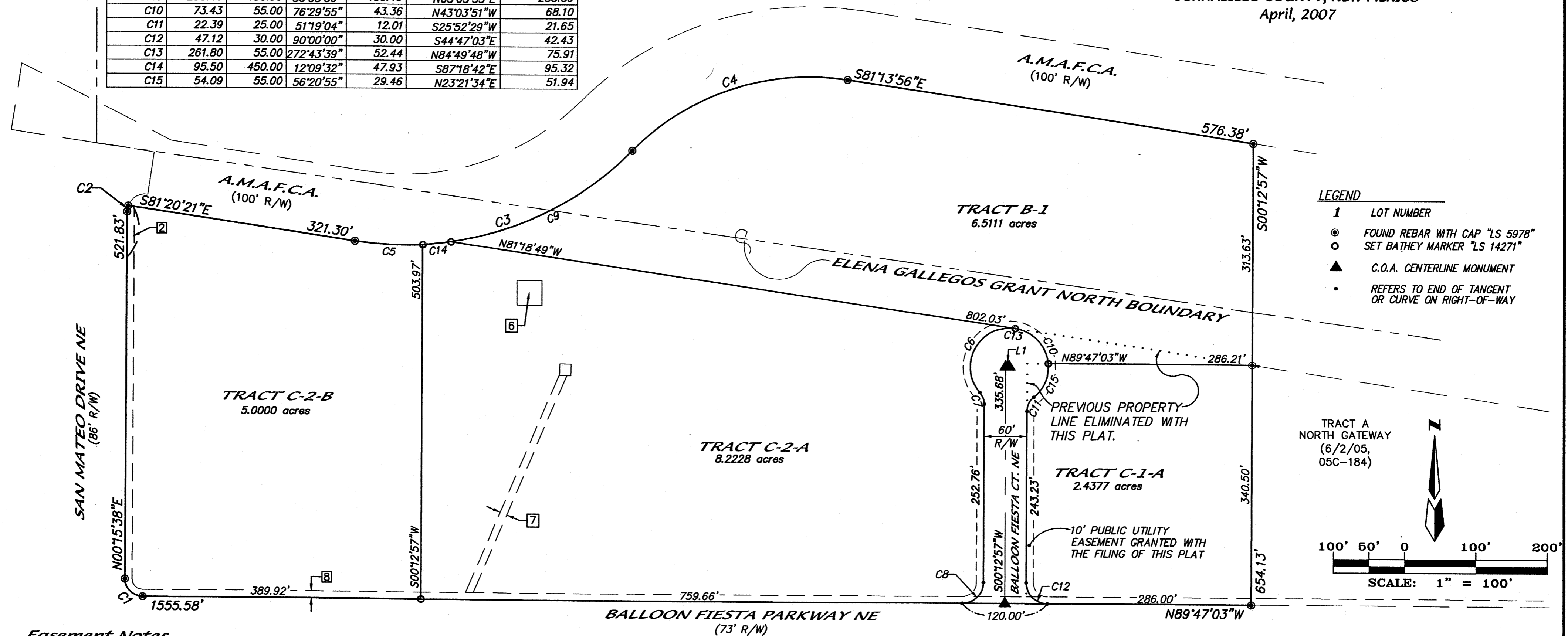
PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY

WITHIN THE
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
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C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C6	134.28	55.00	139°52'49"	150.62	S28°44'47"W	103.33
C7	18.07	25.00	41°24'35"	9.45	N20°29'20"W	17.68
C8	47.12	30.00	89°59'52"	30.00	N45°13'01"E	42.43
C9	290.40	450.00	36°58'30"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°29'55"	43.36	N43°03'51"W	68.10
C11	22.39	25.00	51°19'04"	12.01	S25°52'29"W	21.65
C12	47.12	30.00	90°00'00"	30.00	S44°47'03"E	42.43
C13	261.80	55.00	272°43'39"	52.44	N84°49'48"W	75.91
C14	95.50	450.00	12°09'32"	47.93	S87°18'42"E	95.32
C15	54.09	55.00	56°20'55"	29.46	N23°21'34"E	51.94

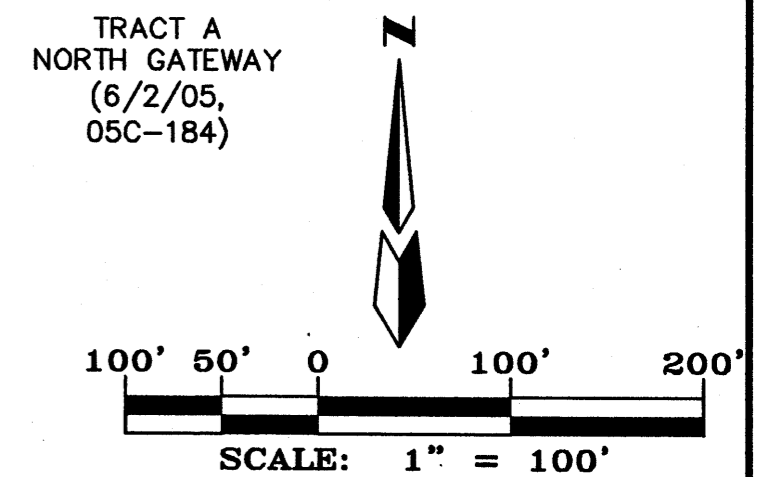
NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



LEGEND

1	LOT NUMBER
⊙	FOUND REBAR WITH CAP "LS 5978"
○	SET BATHEY MARKER "LS 14271"
▲	C.O.A. CENTERLINE MONUMENT
•	REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



Easement Notes

- 2 EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- 6 EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- 7 EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- 8 EXISTING 10' PUE (5/19/97, 97C-161)

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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. 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'03"E	5.00

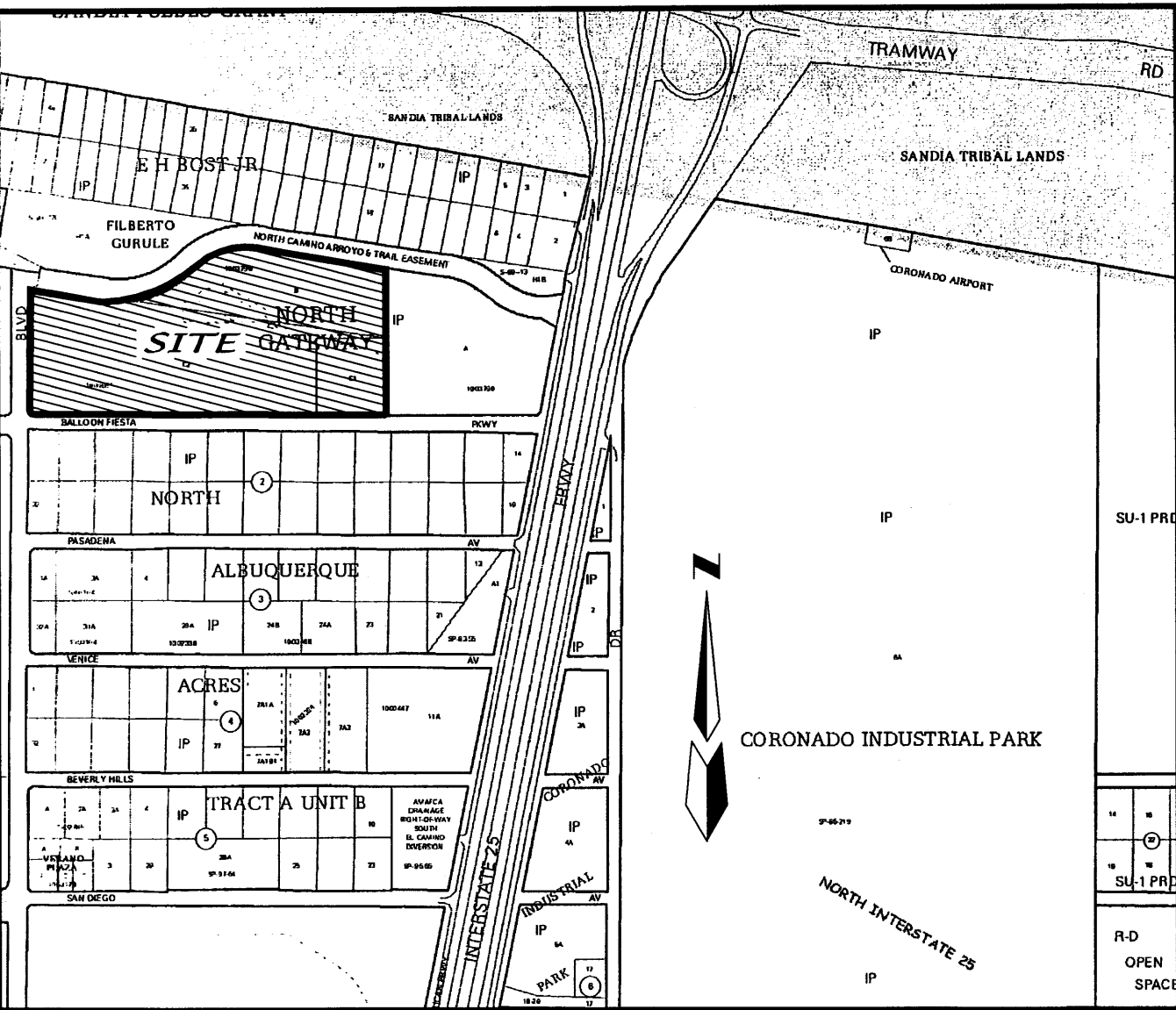
ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A06062_FP_03.dwg	Drawn: SPS	Checked: ALS	Sheet
Scale: AS SHOWN	Date: 4/3/2007	Job: A06062	3 of 3



LEGAL DESCRIPTION
 A tract of land situate, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS, C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

**SITE PLAN FOR SUBDIVISION
 TRACTS B-1, C-1-A, C-2-A AND C-2-B
 NORTH GATEWAY INDUSTRIAL PARK**

WITHIN
 A PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 March, 2007

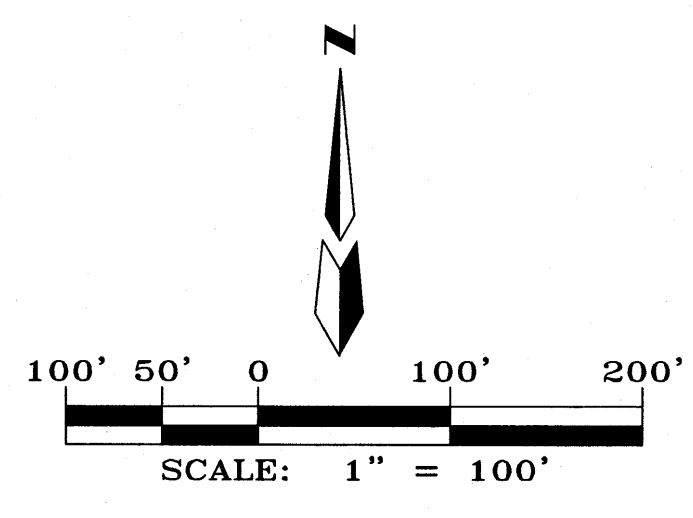
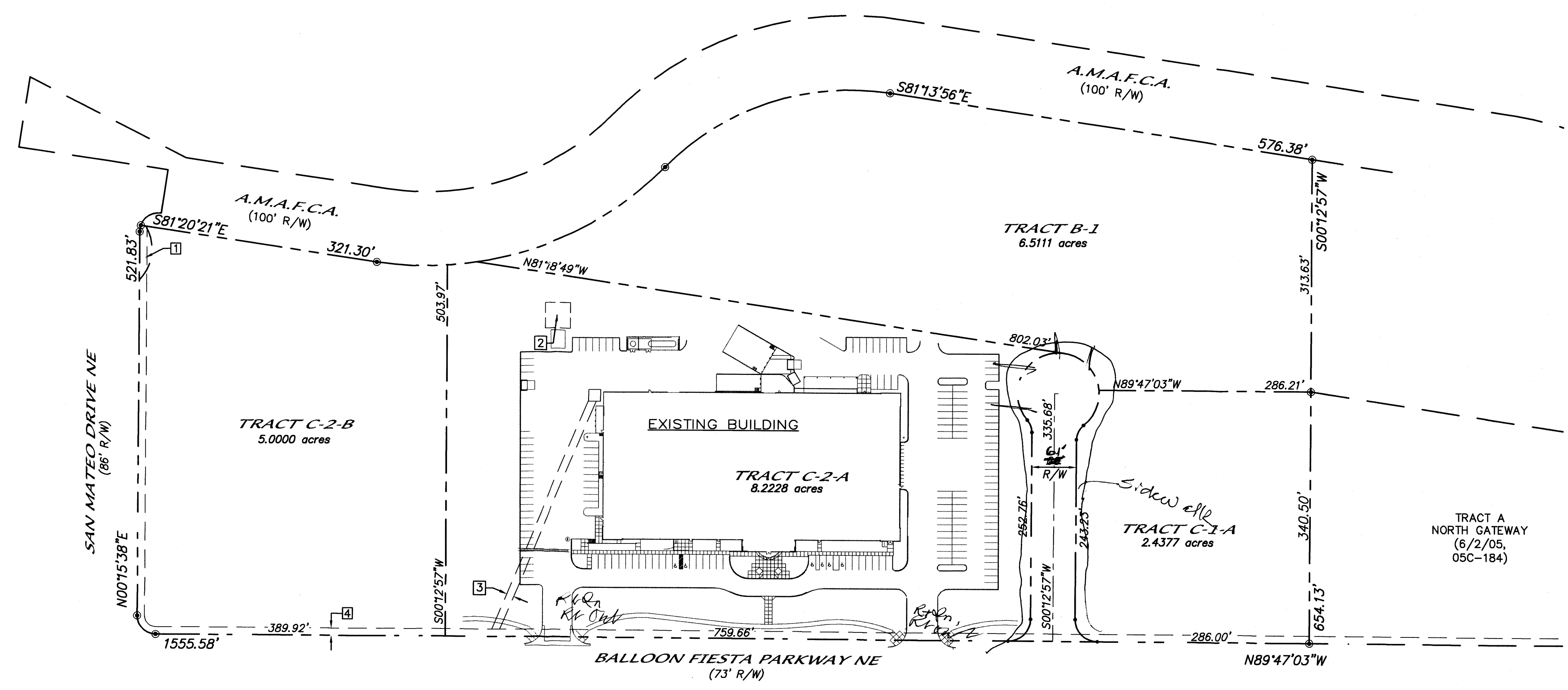
SUBDIVISION DATA

GROSS ACREAGE	22.7903 Acres
NO. OF EXISTING TRACTS	3
NO. OF TRACTS CREATED	4
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.06
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6188 Acres
DATE OF SURVEY	November, 2006
ZONING	IP

PROJECT NUMBER: 1003790
 APPLICATION NUMBER: 07 DRB-00297

SPS MASTER PLAN
 APPROVED BY DRB
 ON 4/10/07

VICINITY MAP 1" = 750' ZONE ATLAS: B-18-Z



City Approvals:

Traffic Engineering, Transportation Division	Date
Water Utility Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

DEVELOPER
 MCT INDUSTRIES
 7451 Pan American Fwy. NE
 Albuquerque, NM 87109
 (505) 345-8651

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR
 CARTESIAN SURVEYS INC.
 P.O. BOX 44414
 RIO RANCHO, N.M. 87174
 (505) 891-0244

- Easement Notes**
- EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
 - EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
 - EXISTING 10' PUE (5/19/97, 97C-161)

**SITE PLAN FOR SUBDIVISION
 NORTH GATEWAY INDUSTRIAL PARK**

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Dwg: SITEPLAN.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 3
Scale: 1"=100'	Date: 04/02/07	Job: A06062	

NORTH GATEWAY INDUSTRIAL PARK

NORTH GATEWAY COMMUNITY
ALBUQUERQUE, NEW MEXICO

DEVELOPMENT DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality industrial park development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the North Gateway community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the North Gateway Industrial Park.

The development of each subsequent lot must submit a site plan for building permit to DRB for approvals as a minor case.

1. Landscape Plan

Development of an overall landscape concept will establish a framework that unifies the individual sites within the North Gateway Industrial Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

The following are minimum standards for the development of specific site landscape plans:

- 1-A** A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing overhead power lines or over underground water and sewer lines shall not have trees.
- 1-B** A landscape strip of no less than 10 feet in width shall be planted and maintained between a parking area and San Mateo Blvd and Balloon Fiesta Parkway. Trees will be planted in accordance with the City's Street Tree Ordinance.
- 1-D** A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to living plant landscape materials with an emphasis placed on areas with street-side exposure.
- 1-E** A 15-foot wide landscaped buffer is required between commercial / industrial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced to provide a visual barrier.
- 1-F** Appropriate landscape headers shall be used to separate the turf grasses and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- 1-G** Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. Xeri-scape plant material is strongly encouraged.
- 1-H** Off-street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces. All parking spaces shall be within 50 feet of a tree.
- 1-I** Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, Shrubs and ground-covers shall be in five gallon container at time of planting and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- 1-J** An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency. The irrigation system will be maintained by property owner.
- 1-K** All planting areas not covered with turf grasses shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, ground-covers, turf grasses, wild-flowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- 1-L** The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas. The sight triangle with vehicle driving ways must be upheld.
- 1-M** Xeri-scape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- 1-N** High-water use turf is prohibited as a landscaping element for the entire industrial park area.
- 1-O** A 6-foot wide landscape buffer is required along each side and rear of each lot. A 10-foot wide landscape buffer is required along the front of each lot.

Predominant Plant Varieties:

- 1-P** All medium and low usage trees and shrubs and other plant types included in Albuquerque plant list are allowed.
- 1-Q** Spray type sprinklers are prohibited. All drip irrigation systems to be used in landscape areas within the industrial park shall be in compliance with the City Water Conservation Landscaping & Water Waste Ordinance.

2. Lot Size and Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of the North Gateway Industrial Park.

2-A Lot Size and FAR

- 2-A-1** Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code.
- 2-A-2** The typical floor area ratio (FAR) will be 1.0 or less on each lot. However, due to required setbacks and other site features the FAR may be less than the 1.0 value.

2-B Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 2-B-1** 35 feet from the closest Balloon Fiesta Parkway and San Mateo Drive rights-of-way line and 20' from the nearest internal roadways rights-of-way lines.
 - 2-B-2** 50 feet from the closest property line adjacent to a residential zone.
 - 2-B-3** 10 feet from internal lot lines.
- #### 2-C Parking / Circulation
- To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:
- 2-C-1** 15 feet from the Balloon Fiesta Parkway and San Mateo Drive closest rights-of-way line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
 - 2-C-2** The maximum allowed off-street parking shall be equal to the required parking plus 10% unless otherwise approved by the Planning Director.
 - 2-C-3** ADA compliant parking shall be located adjacent to the building entry.
 - 2-C-4** For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly delineated with special surfacing and shall be provided where pedestrian paths cross vehicular entrances and internal drive aisles.
 - 2-C-5** Overnight truck parking is not permitted on the interior streets within the North Gateway Industrial Park per the City Traffic Code.
 - 2-C-6** For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided and for all non-office buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the main entrance side of the building. Shade trees can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 36 square feet and a minimum width of four feet.
 - 2-C-7** All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet.

3. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the North Gateway Industrial Park, sidewalks and / or bikeways are required in certain areas as an integral element of the streetscape. All streets within the Industrial Park area are required to have sidewalks or pedestrian trails. Pedestrian connections shall be provided to physically connect the Industrial Park area to adjacent recreational trails, and neighborhoods.

- 3-A** Sidewalks shall be provided along public rights-of-way at a minimum of 6 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.
- 3-B** Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- 3-C** Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.
- 3-D** Pedestrian features must meet the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and the regulations for sidewalks pursuant to the General Building and Site Design Regulations (Section 14-16-3-18) for all sites within the proposed industrial park.
- 3-E** Pedestrian and bike connections shall be provided to connect the industrial park area and each lot to the adjacent roadways of Balloon Fiesta Parkway, San Mateo Drive and the bike trail within the North Camino Arroyo. A pedestrian/bicycle connection to the North Camino Arroyo each 1/4 mile is required for each lot adjacent to the arroyo. Connections from other lots must be provided through at least one adjacent lot.

4. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery / storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function within the landscape element of the North Gateway Industrial Park. All walls and fences must comply w/ S14-16-3-19 of city zoning code. Each Sight Plan for Building Permit submitted for approval to DRB must include wall & fence details. The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- 4-A** All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and/or earthen berms. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- 4-B** All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, and is large enough to contain all refuse generated between collections.
- 4-C** The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include non-transparent gates. No chain link fences or gates with or without slats will be permitted.
- 4-D** Refuse collection areas should not be allowed between the street and building front wherever practical.
- 4-E** When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chain link fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- 4-F** Outdoor storage areas are permitted provided they are fenced and screened from adjacent public rights-of-way. Outdoor storage shall not be permitted on any lot adjacent to Balloon Fiesta Parkway and San Mateo Drive.
- 4-G** Barbed or concertina wire is not allowed in the North Gateway Industrial Park.
- 4-H** Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

5. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the North Gateway Industrial Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 5-A** 16-foot height for all walkways and entry plaza lighting fixtures.
- 5-B** 20-foot height for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to the minimum necessary to meet safety requirements.
- 5-C** Exterior elevations of any building fronting a street are encouraged to have lighting to enhance the identity of the building.
- 5-D** If lighting is desired to accent landscapes and walkways the use of spread lighting is required.
- 5-E** Required Street Light specifications per DPM standards.
- 5-F** All site lighting fixtures, shall be fully shielded. The color of fixtures must complement the architecture.

SITE PLAN FOR SUBDIVISION TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY INDUSTRIAL PARK

WITHIN
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
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BERNALILLO COUNTY, NEW MEXICO
April, 2007

In addition to the guidelines listed, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- 5-G** Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- 5-H** All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- 5-I** All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- 5-J** A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

SITE PLAN FOR SUBDIVISION NORTH GATEWAY INDUSTRIAL PARK

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6. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the North Gateway Industrial Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

- 6-A No off-premise signs are allowed.
- 6-B Signs shall be limited to wall signs and free-standing monument signs.
- 6-C All elements of a sign shall be maintained in a visually appealing manner.
- 6-D One free-standing business monument sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres; pursuant to the Industrial Park Zone (Section 14-16-2-19(A)(24)(b)).
- 6-E The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet. The monument sign may not have any external bracing, angle-iron supports, guy wires or similar devices.
- 6-F Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- 6-G No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- 6-H Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- 6-I Signs located on rocks, trees, or other natural features are not permitted.
- 6-J Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- 6-K All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- 6-L No sign shall overhang into the public right-of-way or extend above the building roof line.
- 6-M No illuminated signage shall face any residential area. The source of lighting must come from within the sign or be directed to the sign surface only.

7. Site / Architectural Objectives

7-A Site

The creation of an active pedestrian environment in the North Gateway is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the subdivision linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- 7-A-1 Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- 7-A-2 Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- 7-A-3 Parking areas shall be designed to include a pedestrian link to the street sidewalk network and the adjacent buildings.
- 7-A-4 All sites shall provide public space in compliance with Section 14-16-3-18 of the Zoning Code.
- 7-A-5 For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and / or shade structure that integrates with building architecture.

7-B Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, stacked stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface.

Additionally, all buildings shall conform to the following requirements:

- 7-B-1 Pueblo, Territorial, New Mexico traditional or contemporary building styles.
- 7-B-2 The maximum building height shall be limited to specifications in IP zoning, which includes a parapet screening.
- 7-B-3 Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- 7-B-4 Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- 7-B-5 Finished building materials must be applied to all exterior sides of buildings and structures.
- 7-B-6 Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 7-B-7 Entries to structures should portray an aesthetically pleasing appearance while being architecturally tied into the overall mass and building composition.
- 7-B-8 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- 7-B-9 The primary building colors shall be limited to: variations of Pale Yellow Ochre, Brown, Brick Red, Blue-gray, and Grey-Greens. However, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.
- 7-B-10 The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
- 7-B-11 Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- 7-B-12 Earthen berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- 7-B-13 The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- 7-B-14 All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- 7-B-15 The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- 7-B-16 Screen walls shall conceal all ground mounted equipment with the top of equipment below the top of screen wall.
- 7-B-17 All accessory buildings and canopies shall be architecturally integrated and compatible in material and design with the main structure.
- 7-B-18 No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- 7-B-19 No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- 7-B-20 Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.

7-B-21 No generic franchise architecture shall be allowed.

7-B-22 Wall materials should be chosen that will withstand abuse by vandals, or accidental damage by machinery.

7-B-23 ATMs shall be architecturally integrated with building design.


8. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the North Gateway:

- 8-A All new electric distribution lines within the area shall be placed underground.
- 8-B When an above-ground back-flow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- 8-C Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

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