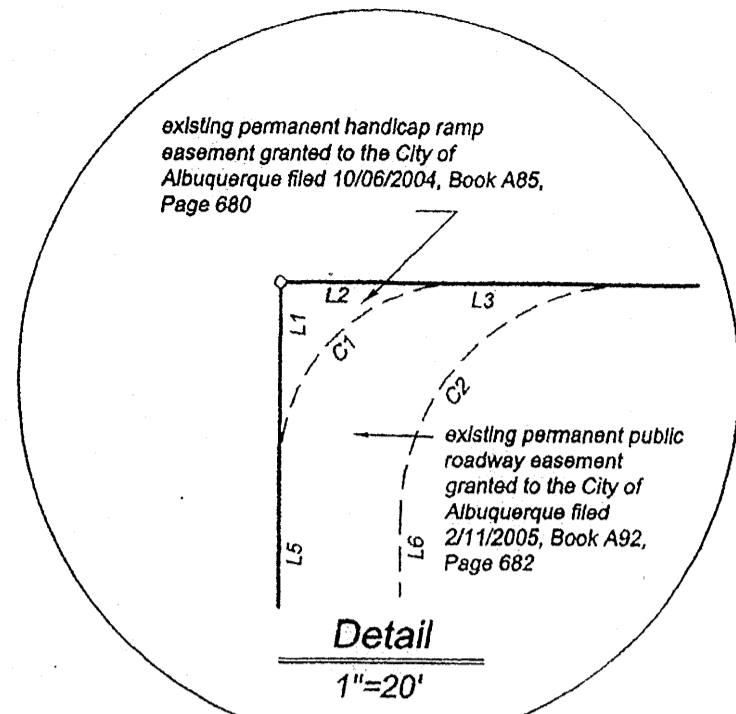
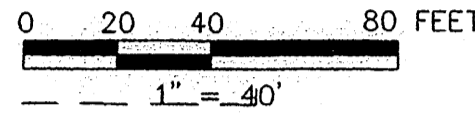
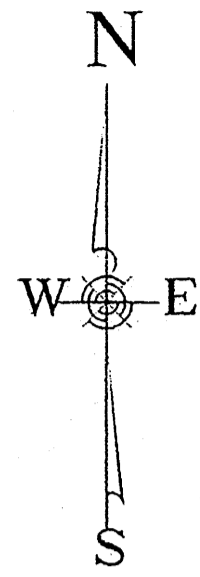


Lot 3-A-1
Being a Replat of
Lot 3-A, Block 4
Tract A, Unit B
North Albuquerque Acres
Elena Gallegos Grant
Projected Section 12
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
 August 2011

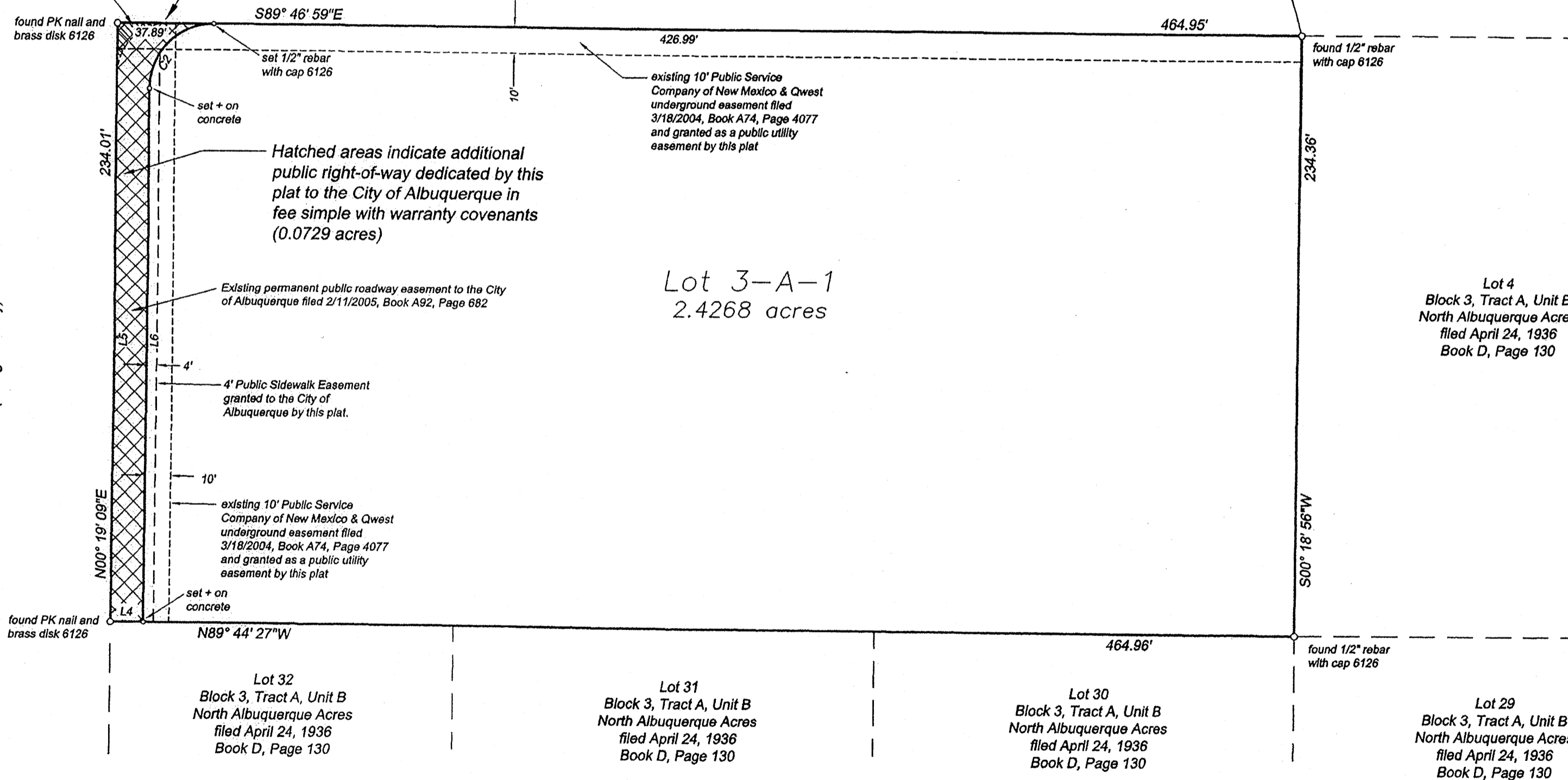


Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,539,912.248
 Ground-to-Grid Factor = 0.999669781
 delta alpha = -00° 11'38.16"
 NAVD 1988 Elevation = 5135.555

Venice Avenue NE
 (60' right-of-way)

existing permanent handicap ramp easement granted to the City of Albuquerque filed 10/06/2004, Book A85, Page 680

San Mateo Boulevard NE
 (73' right-of-way)



Lot 3-A-1
 2.4268 acres

Lot 4
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

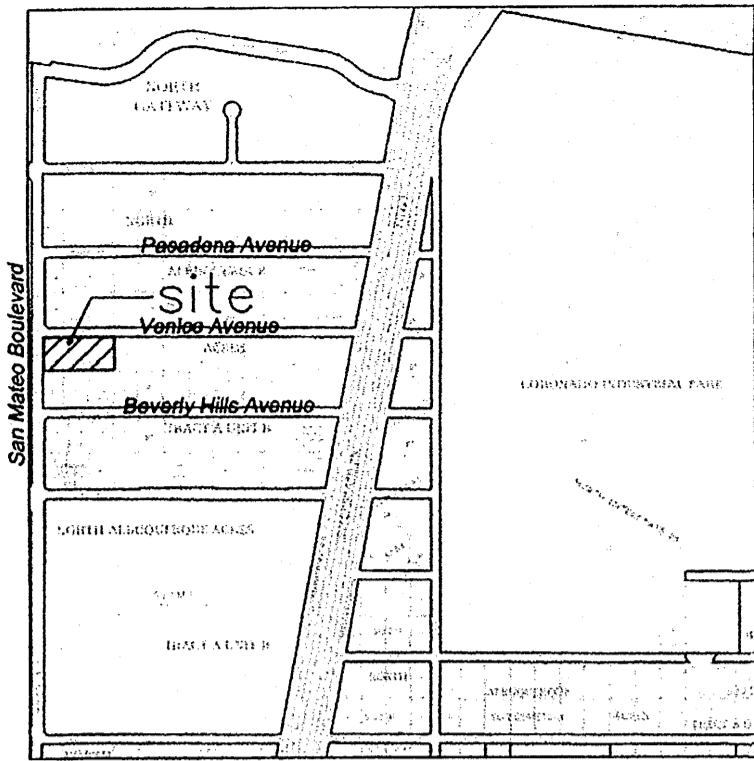
Line Table		
Line No.	Length	Direction
L1	19.96	S00° 19' 09"W
L2	19.96	N89° 46' 59"W
L3	17.99	S89° 47' 00"E
L4	13.00	N89° 39' 33"W
L5	214.05	S00° 19' 09"W
L6	209.08	N00° 19' 09"E

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.38	20.00	89° 53' 51"	S45° 16' 05"W	28.26
C2	39.23	25.00	89° 53' 51"	N45° 16' 05"E	35.32

DOCH 2011081906
 09/12/2011 09:47 AM Page: 2 of 2
 City of Albuquerque, Bernalillo County, New Mexico
 Toulous Olivere, Bernalillo County

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2

Vicinity Map
no scale



Zone Atlas Page Number B-18

SUBDIVISION DATA

1. Total gross acreage: 2.4997 acres
2. Total number of existing lots - 1. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 1983.
5. Where measured distances differ from record, () indicates record distances. The plat filed April 14, 1936 contains no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: August, 2011.
8. Documents used in the preparation of this survey: Plat of Lot 3-A of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 15, 2008 in Plat Book C2008, Page 155, Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217000565 dated April 22, 2008 and documents referenced therein. Warranty Deed filed 1/27/2011, Document No. 2011010436.

PUBLIC UTILITY EASEMENTS

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

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast Inc.** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

Disclaimer

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

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered Three-A (3-A) in Block numbered Four (4), being a Replat of Lots 1, 2, & 3, Block 4, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, Elena Gallegos Grant, projected Section 13, T.11N., R.3E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 15, 2008 in Plat Book 2008C, Page 155, as document No. 2008079745.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the additional right-of-way of San Mateo Boulevard NE shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

9550 San Mateo NE, LLC, a New Mexico Limited Liability Company

John E. Mechenbier
John E. Mechenbier, Managing Member

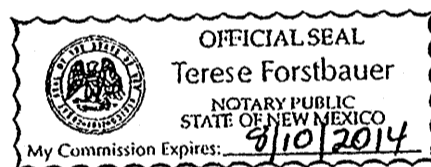
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on August 25 2011, by John E. Mechenbier.

My Commission Expires: August 10, 2014

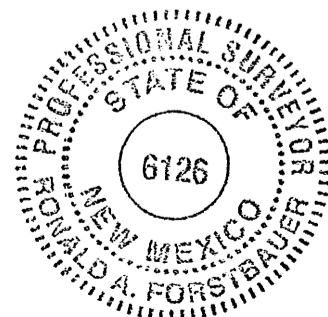
Teresse Forstbauer
Notary Public



SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217000565, effective April 22, 2008, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 8/25/2011
Ronald A. Forstbauer Date
N.M.P.S. No. 6126



**Lot 3-A-1
Being a Replat of
Lot 3-A, Block 4
Tract A, Unit B
North Albuquerque Acres
Elena Gallegos Grant
Projected Section 12
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico**

August 2011

PROJECT NUMBER 1003815
Application Number 11DRB-70242

The purpose of this plat is to dedicate additional public right-of-way of San Mateo Boulevard NE and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	N/A	DATE
NEW MEXICO GAS COMPANY	N/A	DATE
QWEST TELECOMMUNICATIONS	N/A	DATE
COMCAST, INC.	N/A	DATE

City Approvals:

<i>John B. Forstbauer</i>	8-26-11	DATE
CITY SURVEYOR		DATE
REAL PROPERTY DIVISION		DATE
ENVIRONMENTAL HEALTH DEPARTMENT		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	09-07-11	DATE
ABC/WUA		DATE
<i>Isadora</i>	9/2/11	DATE
PARKS & RECREATION DEPARTMENT		DATE
<i>Ante a chue</i>	9-7-11	DATE
A.M.A.F.C.A.		DATE
<i>Ante a chue</i>	9-7-11	DATE
CITY ENGINEER		DATE
<i>John B. Forstbauer</i>	9-12-11	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: 101806502425030926

PROPERTY OWNER OF RECORD:
Colorado Land LLC

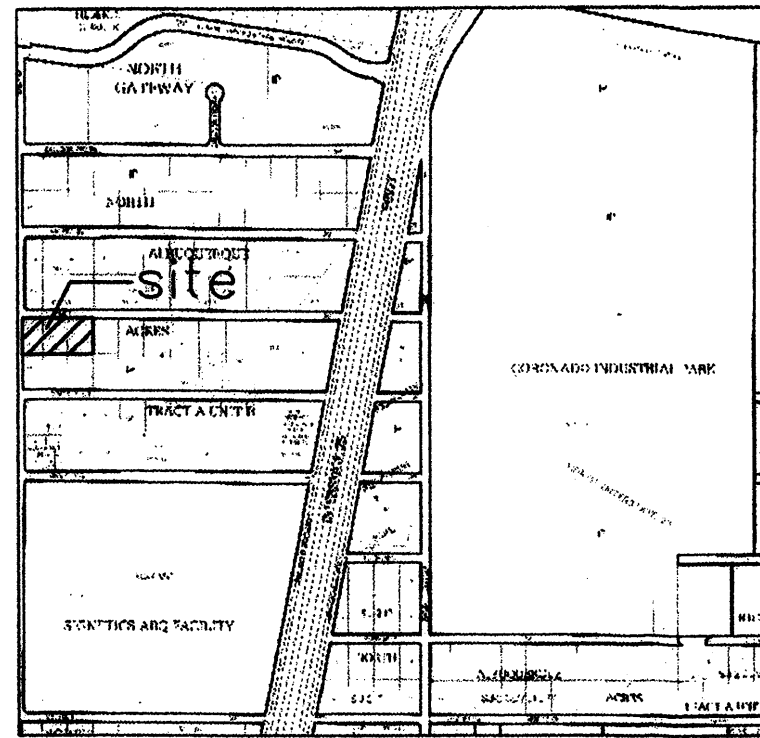
BERNALILLO COUNTY TREASURER'S OFFICE:

John B. Forstbauer 9-12-2011

DOCH 2011081906
09/12/2011 09:47 AM Page: 1 of 2
City: PLAT R-325.00 B: 2011C P: 0089 M: Toulouse Olivero, Bernalillo Cou

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 1 of 2

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



Vicinity Map
no scale

Zone Atlas Page Number B-18
 Talos Log Number 200824287

SUBDIVISION DATA

- Total gross acreage: 3.0017 acres
- Total number of existing lots - 3. No additional lots are being created by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
- Where measured distances differ from record, () indicates record distances. The plat filed April 14, 1936 contains no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: June, 2008.
- Documents used in the preparation of this survey: Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217000565 dated April 22, 2008 and documents referenced therein. Warranty Deed filed 11/05/1998, in Book 9914, Page 9592.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any 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 service.
- Qwest Telecommunications for the 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.
- Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

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

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.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6217000565, effective April 22, 2008 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

R. A. Forstbauer
 Ronald A. Forstbauer
 N.M.P.S. No. 6126

Date

LEGAL DESCRIPTION

Lots numbered One (1), Two (2) and Three (3), in Block numbered Four (4), Tract lettered A, Unit lettered B, North Albuquerque Acres as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1936 in Book D, Page 130.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of San Mateo Boulevard NE and the 30' right-of-way of Venice Avenue NE as shown hereon to the City of Albuquerque in fee simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

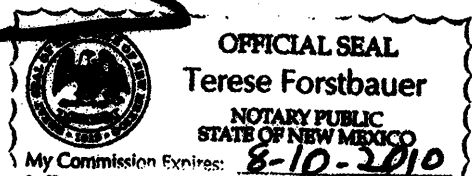
CORPORADO LAND, LLC A NEW MEXICO LIMITED LIABILITY COMPANY
John E. Mechenbier
 JOHN E. MECHEMBIER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on JUNE 19 2008,
 by John E. Mechenbier.

My Commission Expires: August 10, 2010
Terese Forstbauer
 Notary Public



LANDFILL DISCLOSURE

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



PROJECT NUMBER 1003815
 Application Number 08-70287

The purpose of this plat is to consolidate Lots 1, 2 & 3 into one lot and to dedicate the right-of-way of San Mateo Boulevard NE and Venice Avenue NE.

PLAT APPROVAL

Utility Approvals:

<i>N/A</i>	PNM ELECTRIC SERVICES	DATE
<i>N/A</i>	PNM GAS SERVICES	DATE
<i>N/A</i>	QWEST TELECOMMUNICATIONS	DATE
<i>N/A</i>	COMCAST, INC.	DATE

City Approvals:

<i>John B. Forstbauer</i>	CITY SURVEYOR	<u>6-23-08</u>	DATE
<i>N/A</i>	REAL PROPERTY DIVISION		DATE
<i>Ann Marie Busch</i>	ENVIRONMENTAL HEALTH DEPARTMENT	<u>7-15-08</u>	DATE
<i>W. A. ?</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>7-15-08</u>	DATE
<i>Page A Green</i>	ABCWA	<u>7-9-08</u>	DATE
<i>Christina Santoral</i>	PARKS & RECREATION DEPARTMENT	<u>7/9/08</u>	DATE
<i>Bradley L. Bingham</i>	A.M.A.F.C.A.	<u>7/9/08</u>	DATE
<i>Bradley L. Bingham</i>	CITY ENGINEER	<u>7/9/08</u>	DATE
<i>Jan Clow</i>	DRS CHAIRPERSON, PLANNING DEPARTMENT	<u>7/9/08</u>	DATE

DOCS 2008079745

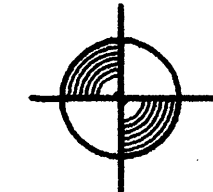
07/15/2008 11:14 AM Page: 1 of 2
 CityPLAT R:\$12.00 B: 2008C P: 0155 M. Toulouse Olivera, Bernalillo Co

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 1-015-065-01244-309-24 1-015-065-01244-309-26
 UPC #: 1-015-065-01244-309-25

PROPERTY OWNER OF RECORD: MECHENBIE JOHN E & CYNTHIA A
MECHENBIE CONSTRUCTION INC.

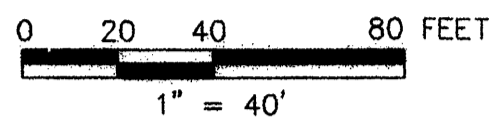
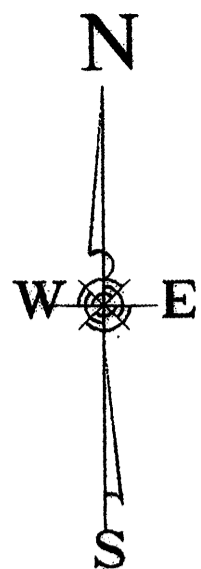
BERNALILLO COUNTY TREASURER'S OFFICE:

Matt Gyll

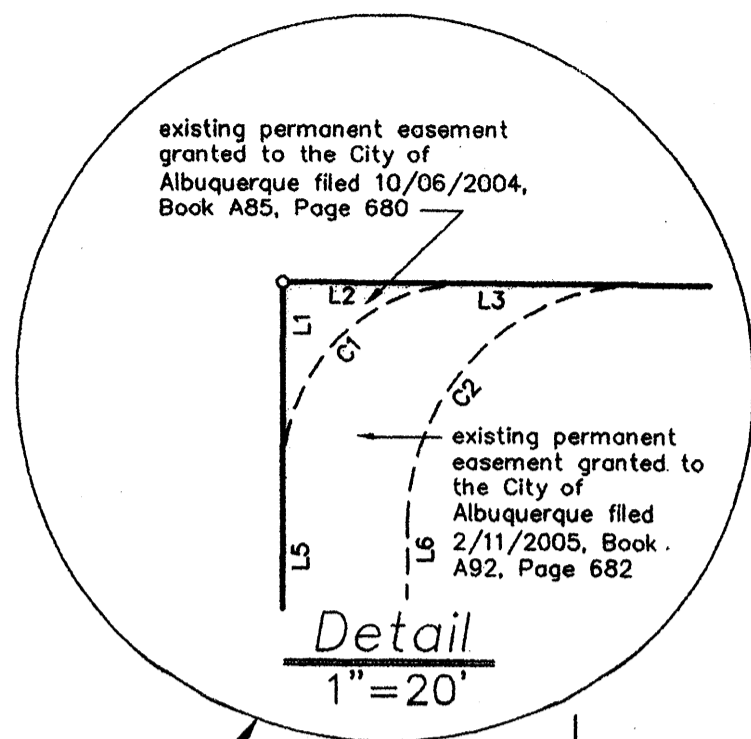


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.5020 acres, 21,868 square feet). The owner of the property shown hereon acknowledges the public street right-of-way of San Mateo Boulevard NE and Venice Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way.

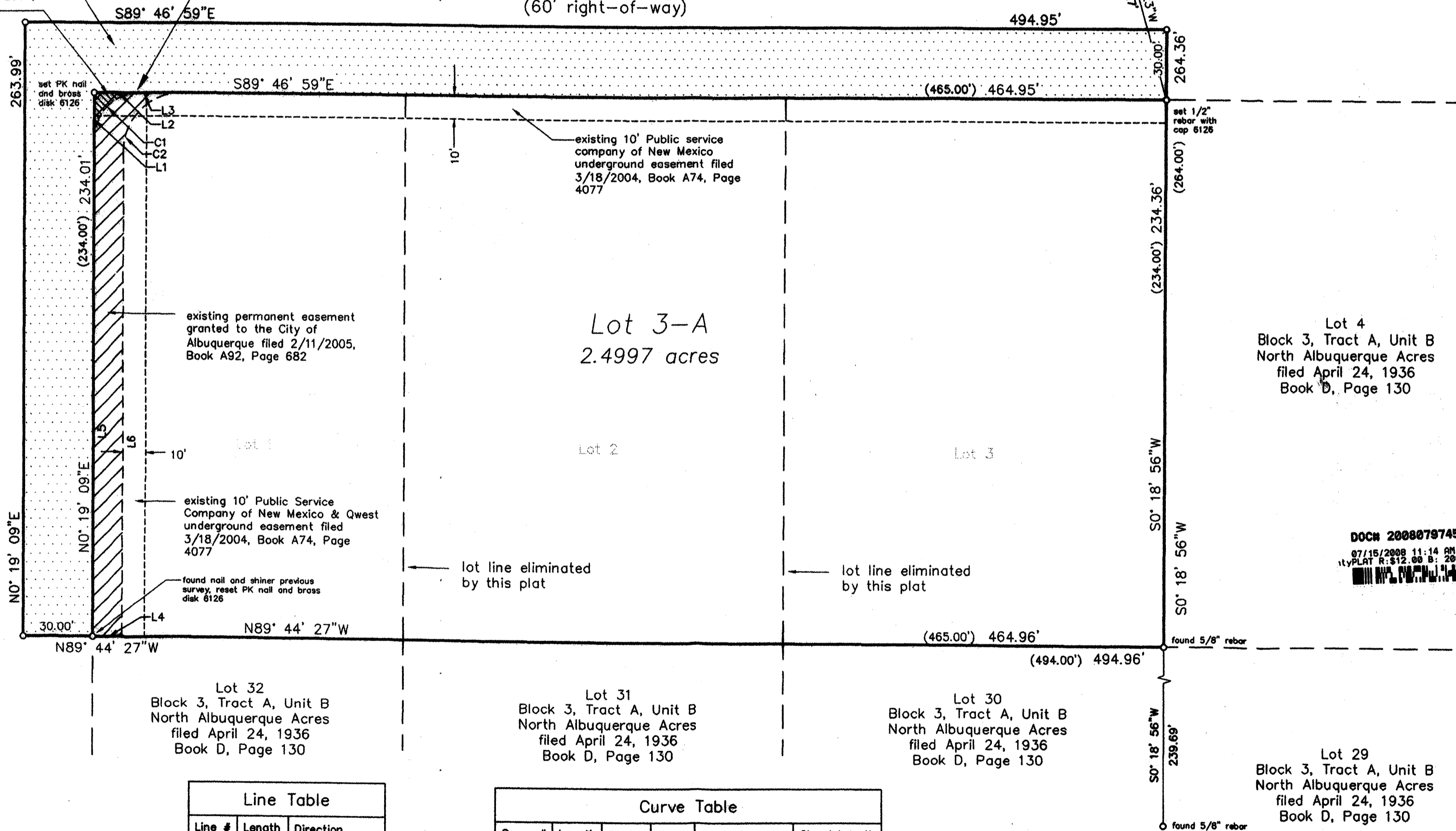


Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,539,912.248
 Ground-to-Grid Factor = 0.999669781
 delta alpha = -00° 11' 38.16"
 NAVD 1988 Elevation = 5135.555

existing permanent easement granted to the City of Albuquerque filed 10/06/2004, Book A85, Page 680

Venice Avenue NE
 (60' right-of-way)

San Mateo Boulevard NE
 (73' right-of-way)



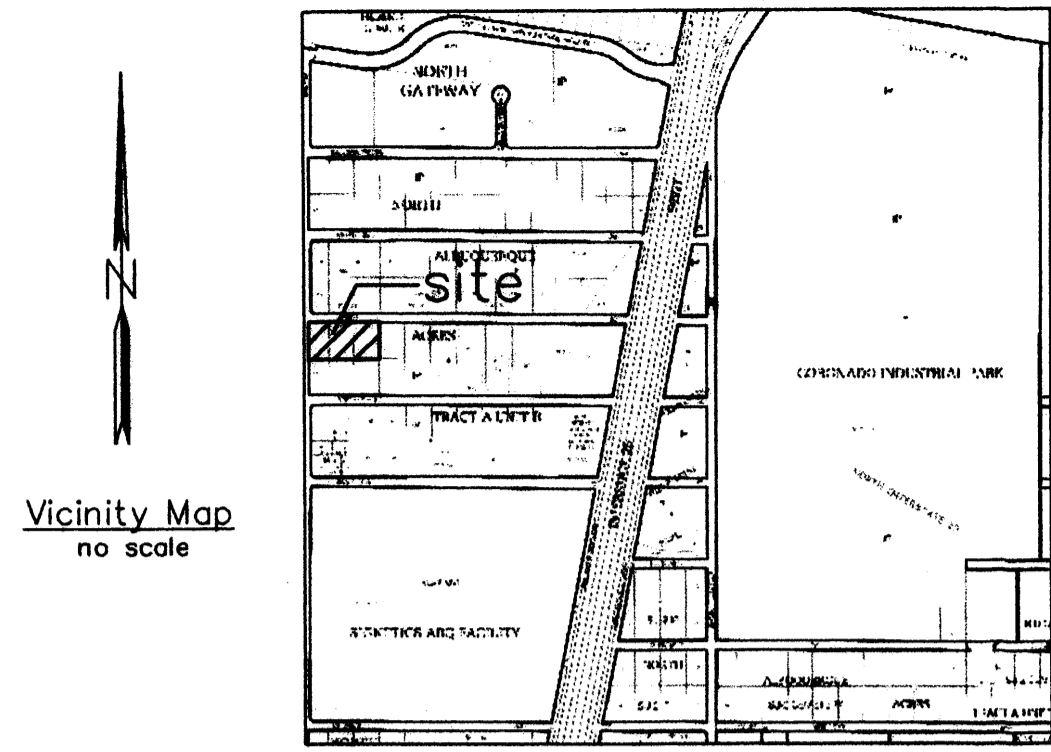
Line Table		
Line #	Length	Direction
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L2	19.96	N89° 46' 59"W
L3	17.99	N89° 47' 00"W
L4	13.00	S89° 40' 51"E
L5	214.05	S0° 19' 09"W
L6	209.08	S0° 19' 09"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.38	20.00	89.90	S45° 16' 05"W	28.26
C2	39.23	25.00	89.90	S45° 16' 05"W	35.32

DOC# 2008079745
 07/15/2008 11:14 AM Page: 2 of 2
 CityPLAT R:\$12.00 B: 2008C P: 8185 P: Toulous Olivero, Bernalillo Cou

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



Zone Atlas Page Number B-18
 Talos Log Number 2008242287

SUBDIVISION DATA

1. Total gross acreage: 3.0017 acres
2. Total number of existing lots - 3. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
5. Where measured distances differ from record, () indicates record distances. The plat filed April 14, 1936 contains no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: June, 2008.
8. Documents used in the preparation of this survey: Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217000565 dated April 22, 2008 and documents referenced therein. Warranty Deed filed 11/05/1998, in Book 9914, Page 9592.

PUBLIC UTILITY EASEMENTS

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2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. Qwest Telecommunications for the 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, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

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

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.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6217000565, effective April 22, 2008 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

R. A. Forstbauer 6/23/08
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



LEGAL DESCRIPTION

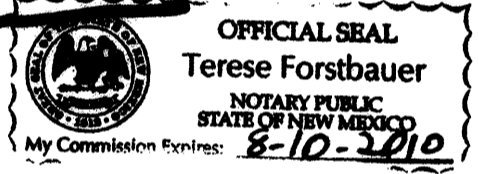
Lots numbered One (1), Two (2) and Three (3), in Block numbered Four (4), Tract lettered A, Unit lettered B, North Albuquerque Acres as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1936 in Book D, Page 130.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of San Mateo Boulevard NE and the 30' right-of-way of Venice Avenue NE as shown hereon to the City of Albuquerque in fee simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

CORONADO LAND, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

John E. Mechenbier
 JOHN E. MECHEMBIER, MANAGING MEMBER



STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on JUNE 19 2008,
 by John E. Mechenbier.

My Commission Expires: August 10, 2010
Terese Forstbauer
 Notary Public

LANDFILL DISCLOSURE

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

PROJECT NUMBER 1003815
 Application Number 08-70287

The purpose of this plat is to consolidate Lots 1, 2 & 3 into one lot and to dedicate the right-of-way of San Mateo Boulevard NE and Venice Avenue NE.

PLAT APPROVAL

Utility Approvals:

<u>N/A</u>	PNM ELECTRIC SERVICES	DATE
<u>N/A</u>	PNM GAS SERVICES	DATE
<u>N/A</u>	QWEST TELECOMMUNICATIONS	DATE
<u>N/A</u>	COMCAST, INC.	DATE

City Approvals:

<u>[Signature]</u>	CITY SURVEYOR	DATE
<u>N/A</u>	REAL PROPERTY DIVISION	DATE
<u>[Signature]</u>	ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>[Signature]</u>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	ABCWUA	DATE
<u>[Signature]</u>	PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	A.M.A.F.C.A.	DATE
<u>[Signature]</u>	CITY ENGINEER	DATE
<u>[Signature]</u>	DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DOC# 2008079745

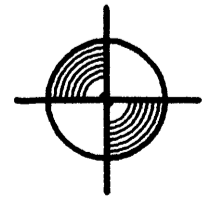
07/15/2008 11:14 AM Page: 1 of 2
 City of Albuquerque, Bernalillo County

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 1-019-065-042244-309-24 1-019-065-011248-309-26
 UPC #: 1-019-065-025244-309-25

PROPERTY OWNER OF RECORD: MECHEMBIER JOHN E & CHRISTINA A
MECHEMBIER CONSTRUCTION INC.

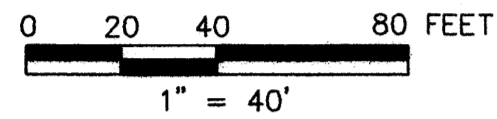
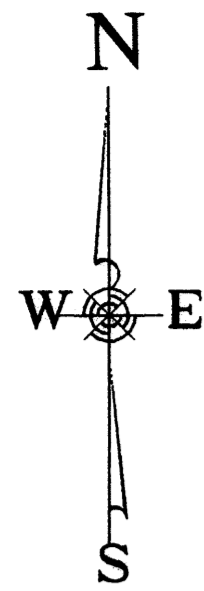
BERNALILLO COUNTY TREASURER'S OFFICE:

[Signature]

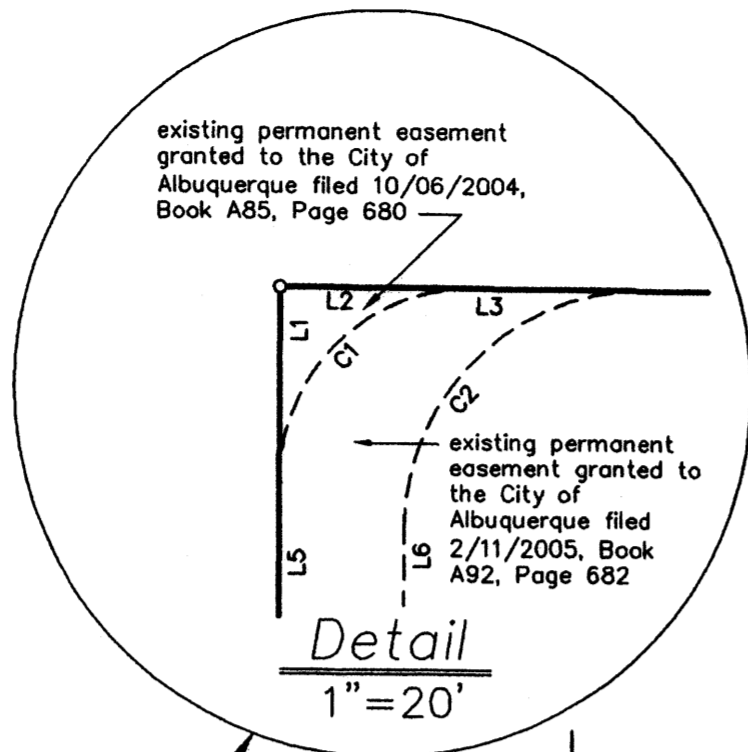


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.5020 acres, 21,868 square feet). The owner of the property shown hereon acknowledges the public street right-of-way of San Mateo Boulevard NE and Venice Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way.

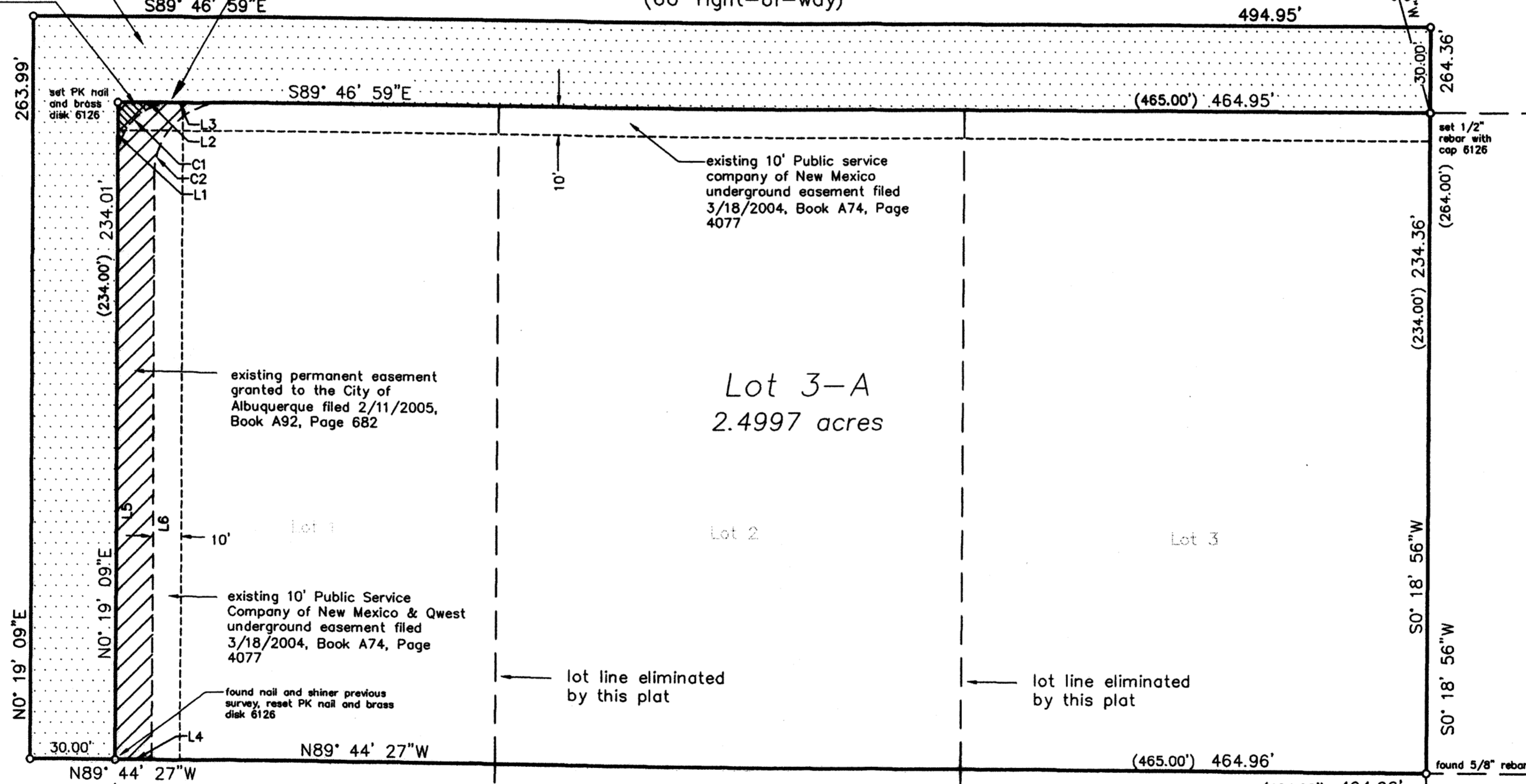


Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,539,912.248
 Ground-to-Grid Factor = 0.999669781
 delta alpha = -00° 11' 38.16"
 NAVD 1988 Elevation = 5135.555

existing permanent easement granted to the City of Albuquerque filed 10/06/2004, Book A85, Page 680

Venice Avenue NE
 (60' right-of-way)

San Mateo Boulevard NE
 (73' right-of-way)



Lot 4
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

DOC# 2008079745
 07/15/2008 11:14 AM Page: 2 of 2
 PLAT R: \$12.00 B: 2008079745 A: Toulouse Olivere, Bernalillo County

Lot 32
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

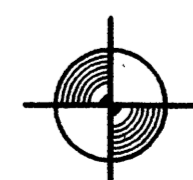
Lot 31
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

Lot 30
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

Lot 29
 Block 3, Tract A, Unit B
 North Albuquerque Acres
 filed April 24, 1936
 Book D, Page 130

Line Table		
Line #	Length	Direction
L1	19.96	S0° 19' 09"W
L2	19.96	N89° 46' 59"W
L3	17.99	N89° 47' 00"W
L4	13.00	S89° 40' 51"E
L5	214.05	S0° 19' 09"W
L6	209.08	S0° 19' 09"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.38	20.00	89.90	S45° 16' 05"W	28.26
C2	39.23	25.00	89.90	S45° 16' 05"W	35.32









Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

KEYED CONSTRUCTION NOTES

1. 6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #S 2326 & 2328.
2. POST INDICATOR VALVE
3. 6" DIA FIRELINE TO MECH./FIRE ROOM.
4. 1 1/2"-2" WATER SERVICE LINE TO WITHIN 5 FT. OF BUILDING.
5. EXISTING SANITARY SEWER SERVICE LINE (SIZE TO BE VERIFIED).
6. SANITARY SEWER SERVICE (4-6" DIA.)
7. SAS CLEAN-OUT PER DETAIL THIS SHEET.
8. SANITARY SEWER TO WITHIN 5 FT. OF BUILDING AND ALIGN WITH BUILDING MAIN COLLECTOR LINE INV= FF-6'
9. GAS LINE TO GAS REGULATOR ADJACENT TO WEST FACT OF BUILDING.
10. 8"X6" REDUCER (PUBLIC SIDE)
6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #S 2326 & 2328.
11. 6" PRESSURE CONNECTION ON EXST 8" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #S 2326 & 2328.
12. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
13. SAW-CUT, REMOVE & REPLACE 24 SY ARTERIAL ASPHALT PAVING.
14. 6" PRESSURE CONNECTION ON EXST 14" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #S 2326 & 2328.
15. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
16. SAW-CUT, REMOVE & REPLACE 28 SY ARTERIAL ASPHALT PAVING.

LEGEND

-  SINGLE WATER METER & BOX
-  DOUBLE WATER METER & BOX
-  GATE VALVE W/ VALVE BOX
-  FIRE HYDRANT
-  SAS MANHOLE
-  WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 22 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Tel: 505-268-8828 Fax: 505-268-2632
 1666 CU-101.dwg May 01, 2008

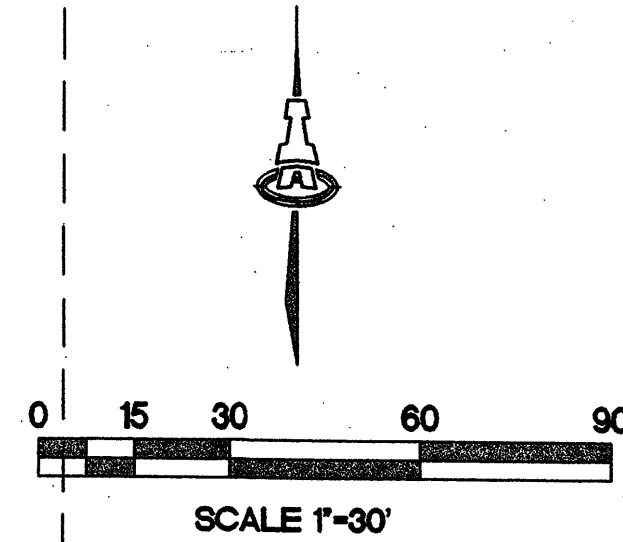
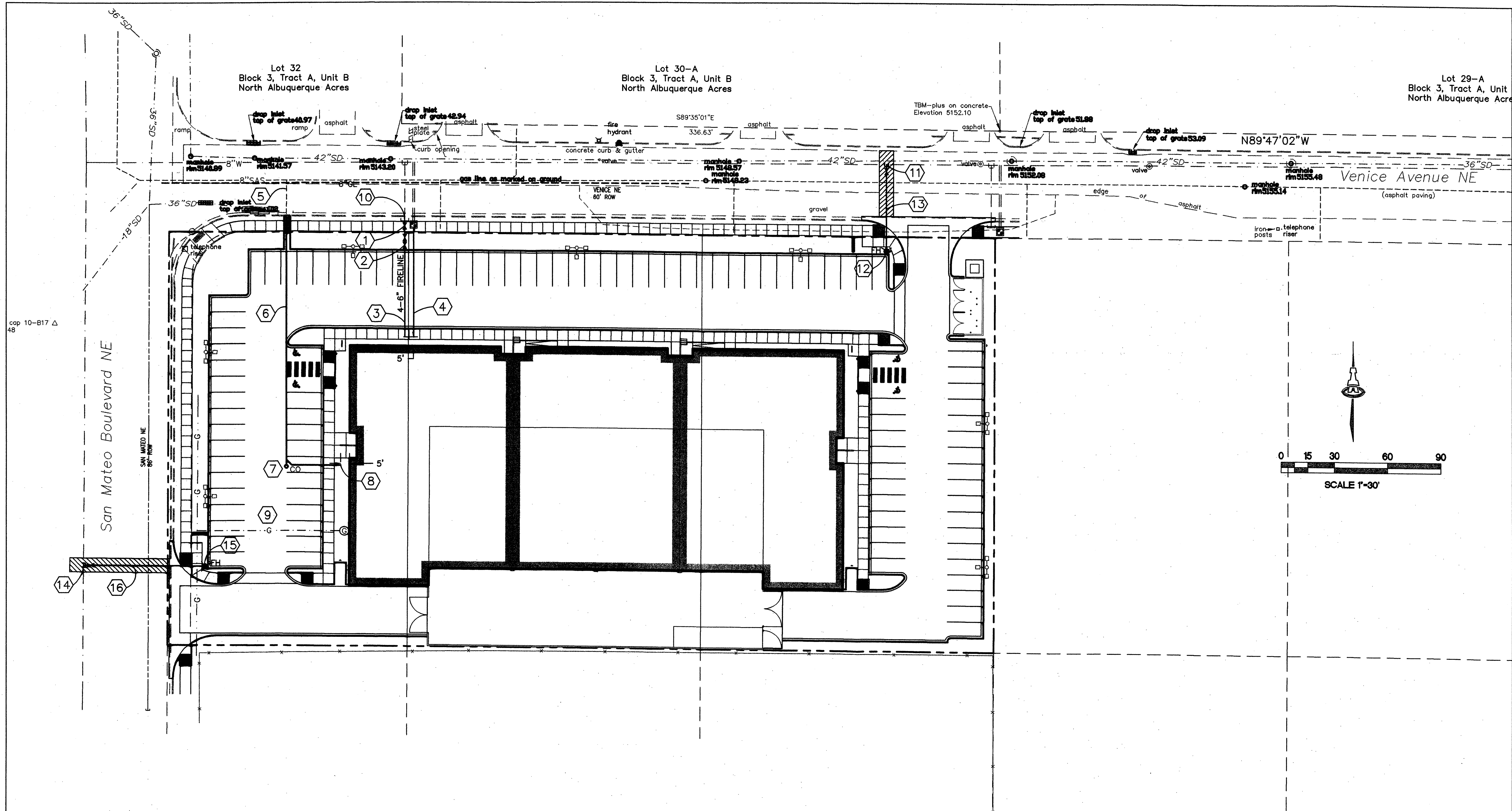
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**VENICE AVE.
 LOTS 1, 2 AND 3
 Mechenbier Const.**

UTILITY PLAN

Date:	No.	Revision:	Date:	Job No.
				1666
Drawn By:				CU-101
Chk By:				SH. OF

Planning









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KEYED CONSTRUCTION NOTES

1. 6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
2. POST INDICATOR VALVE
3. 6" DIA FIRELINE TO MECH./FIRE ROOM.
4. 1 1/2"-2" WATER SERVICE LINE TO WITHIN 5 FT. OF BUILDING.
5. EXISTING SANITARY SEWER SERVICE LINE (SIZE TO BE VERIFIED).
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12. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
13. SAW-CUT, REMOVE & REPLACE 24 SY ARTERIAL ASPHALT PAVING.
14. 6" PRESSURE CONNECTION ON EXST 14" WL 1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
15. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
16. SAW-CUT, REMOVE & REPLACE 28 SY ARTERIAL ASPHALT PAVING.

LEGEND

-  SINGLE WATER METER & BOX
-  DOUBLE WATER METER & BOX
-  GATE VALVE W/ VALVE BOX
-  FIRE HYDRANT
-  SAS MANHOLE
-  WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 28 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Tel: 505-268-8828 Fax: 505-268-2632
 1666 CU-101.dwg May 01, 2008

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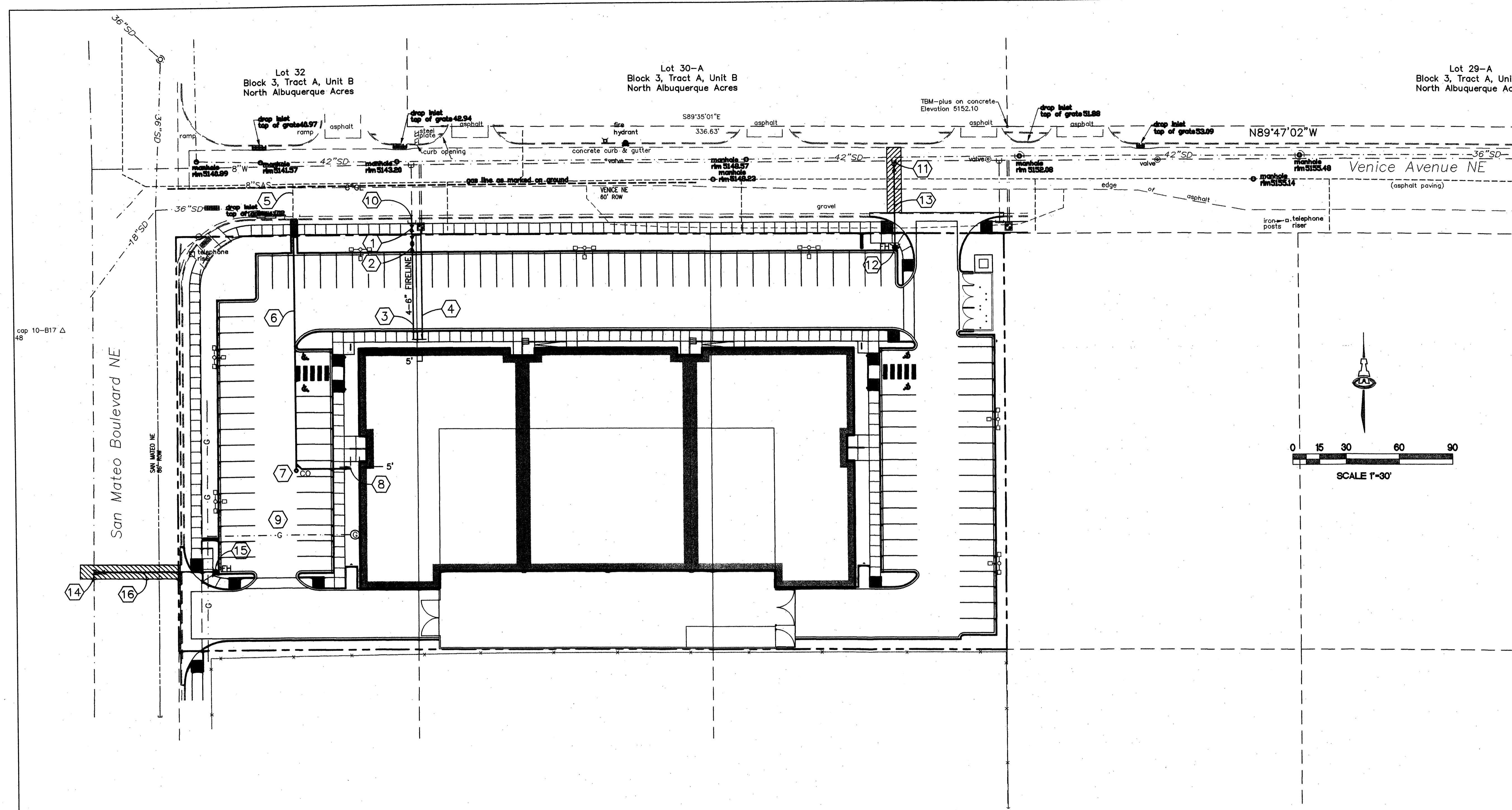
**VENICE AVE.
 LOTS 1, 2 AND 3**

Mechenbier Const.

UTILITY PLAN

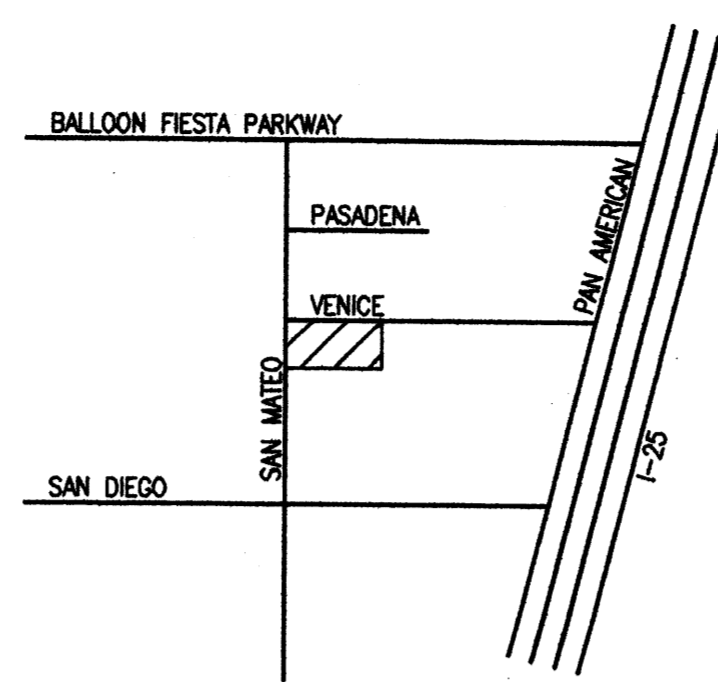
Date:	No. Revision:	Date:	Job No. 1666
Drawn By:			CU-101
Chd By:			SH. OF

Utility Development



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VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

SIGNATURE BLOCK

PROJECT NUMBER _____
 APPLICATION NUMBER _____
 Is an infrastructure list required? ()yes ()no If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: _____
 UTILITIES DEVELOPMENT DATE: _____
 PARKS AND RECREATION DATE: _____
 CITY ENGINEER DATE: _____

ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____
Michael Holten 5/1/08
 SOLID WASTE MANAGEMENT DATE: _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

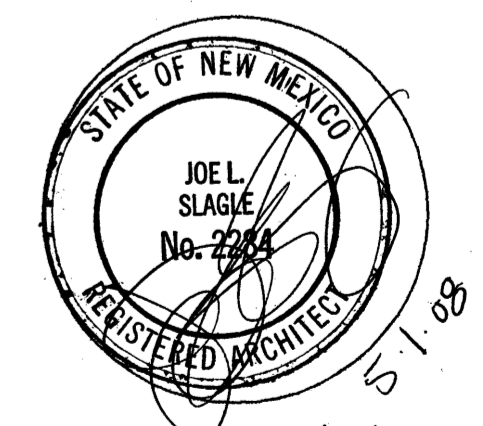
SITE DATA

LOCATION:	9520 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 1,2,3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101806501124830926 101806502524930925 101806504224930924
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2.428 AC) 105,768 S.F.
BUILDING FOOTPRINT AREA:	35,430 S.F.
NET LOT AREA:	70,338 S.F.
PAVED AREA:	58,969 S.F.
LANDSCAPE AREA:	11,369 S.F.
LANDSCAPE % NET LOT AREA:	16.2 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 5.19
REQUIRED PARKING:	94 SPACES
OFFICE:	(20,390 X 0.8) / 200 = 82 SPACES
WAREHOUSE:	(15,040 X 0.8) / 1000 = 12 SPACES
PARKING PROVIDED:	101 SPACES
REQUIRED H.C. PARKING:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
REQUIRED MOTORCYCLE PARKING:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES

MECHENBIER
 CONSTRUCTION INC
 OFFICE & WAREHOUSE
 DEVELOPMENT AT
 SAN MATEO & VENICE

Slagle
HERR
 1600 rio grande nw
 albuquerque
 new mexico 87104
 fax 505 246 0437
 slagleh@earthlink.net

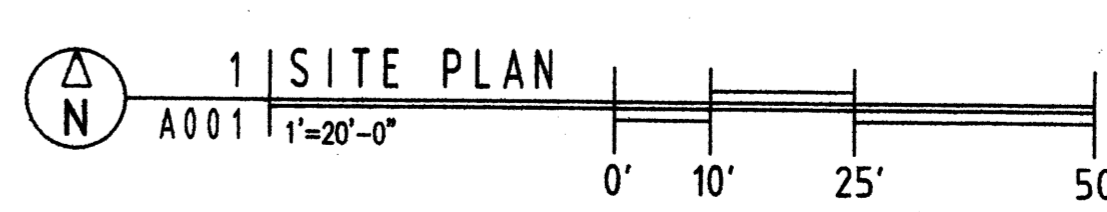
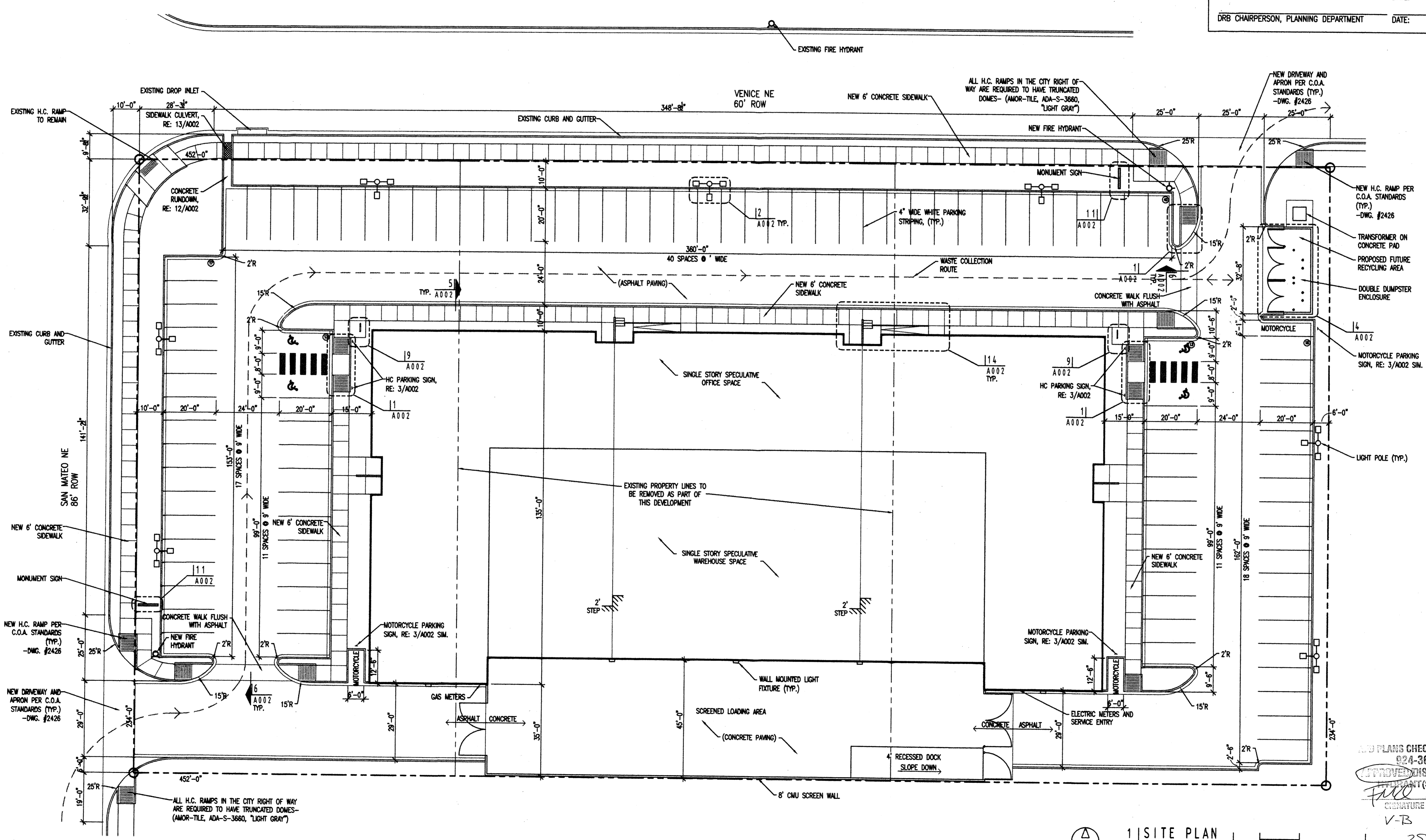
DRB SITE PLAN

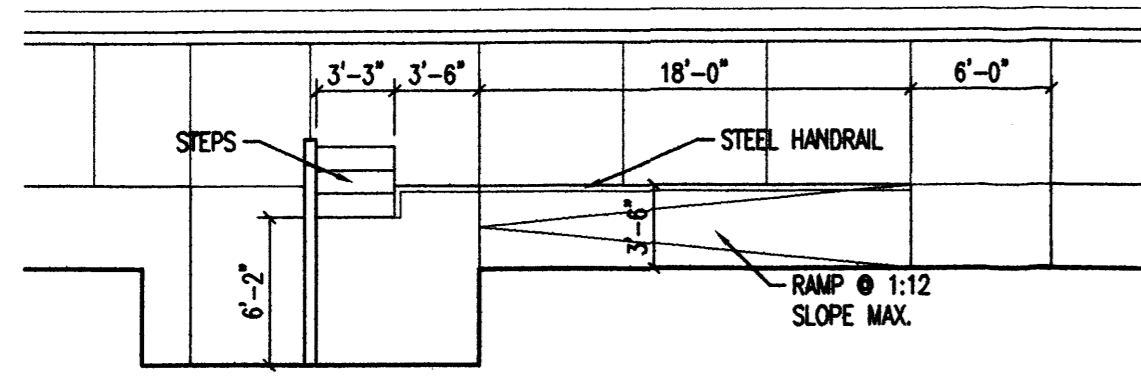


DRB PLANS CHECKING OFFICE
 824-3611
 APPROVED/DISAPPROVED
 COMMENT(S) ONLY
 SIGNATURE & DATE
 5/1/08
 V-B 35000#
 2525 GA

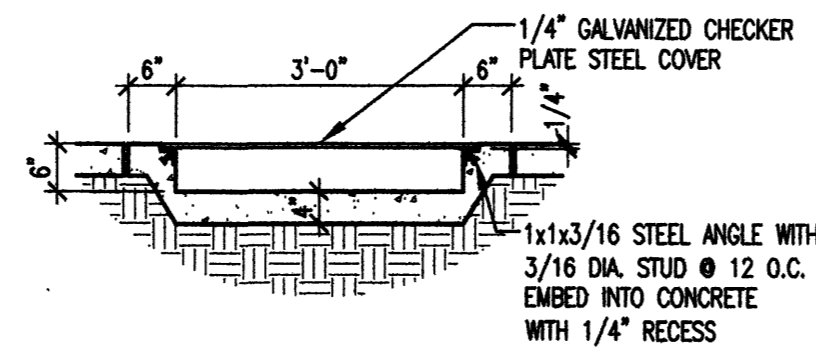
date:
 5/1/08
 sheet:

A001

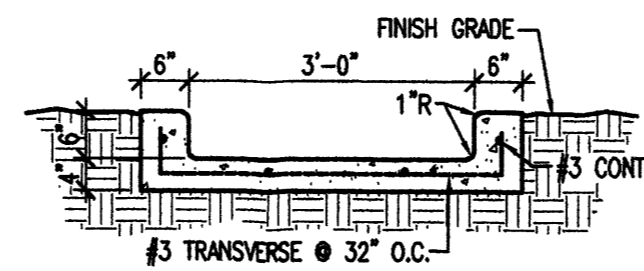




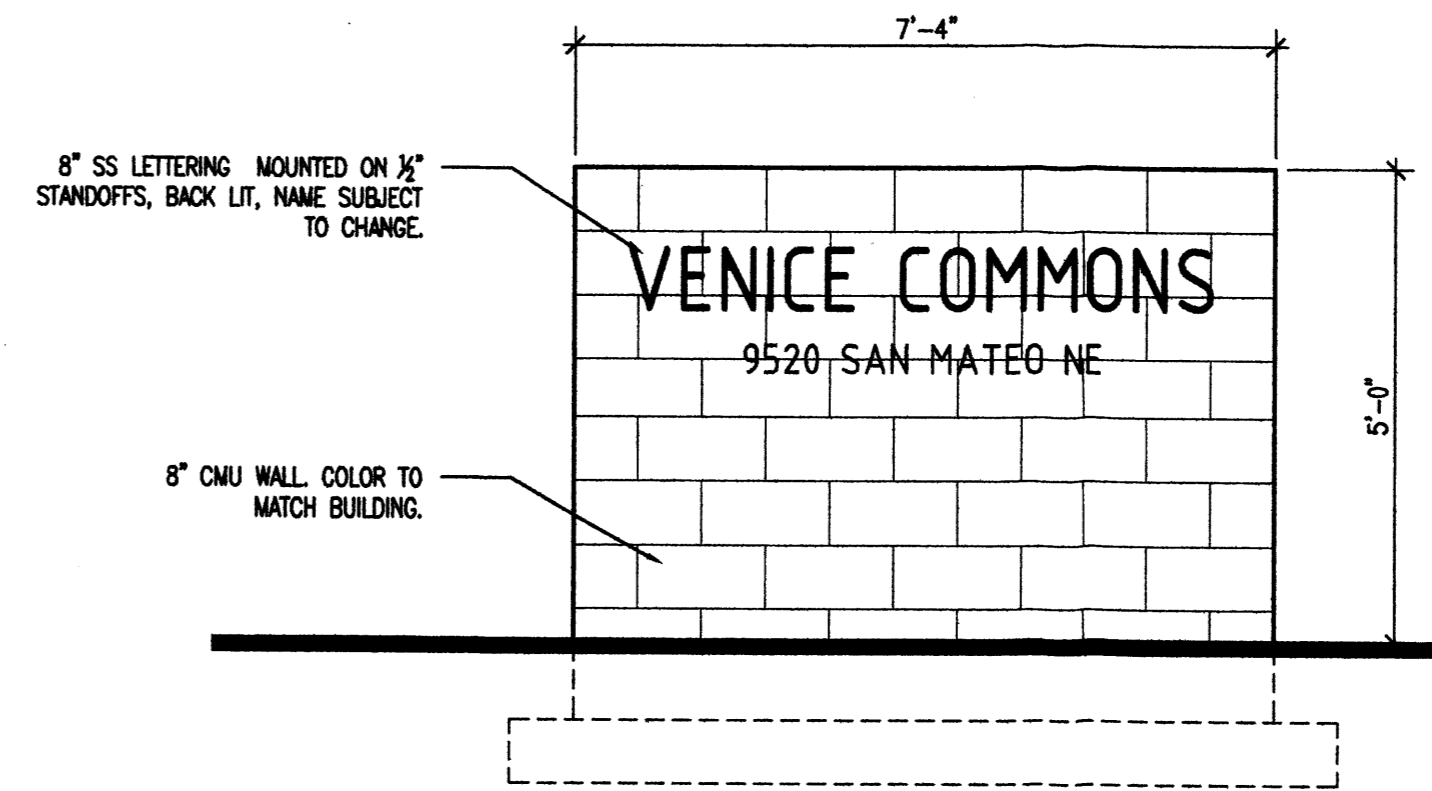
14 | ENTRY RAMP/STAIR PLAN
A002 | 1/8"=1'



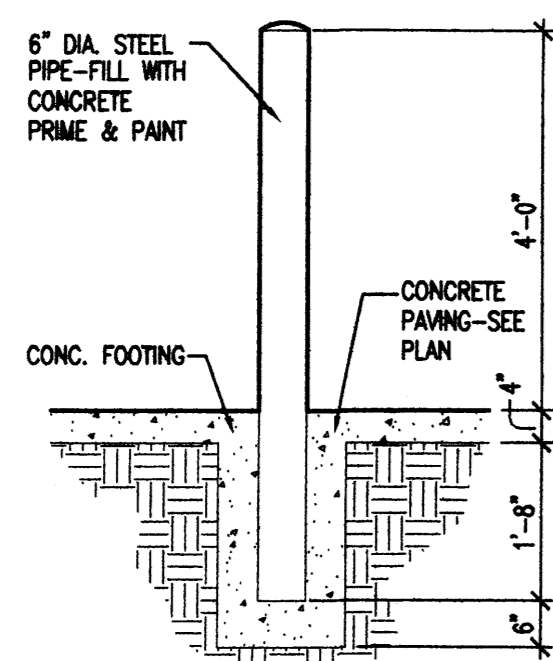
13 | SIDEWALK CULVERT
A002 | 1/2"=1'



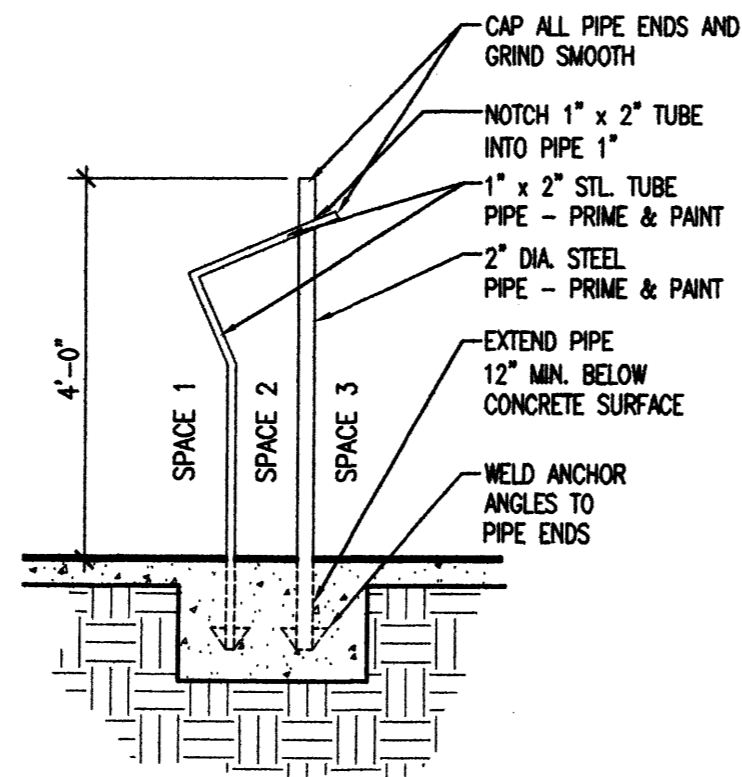
12 | CONCRETE RUNDOWN
A002 | 1/2"=1'



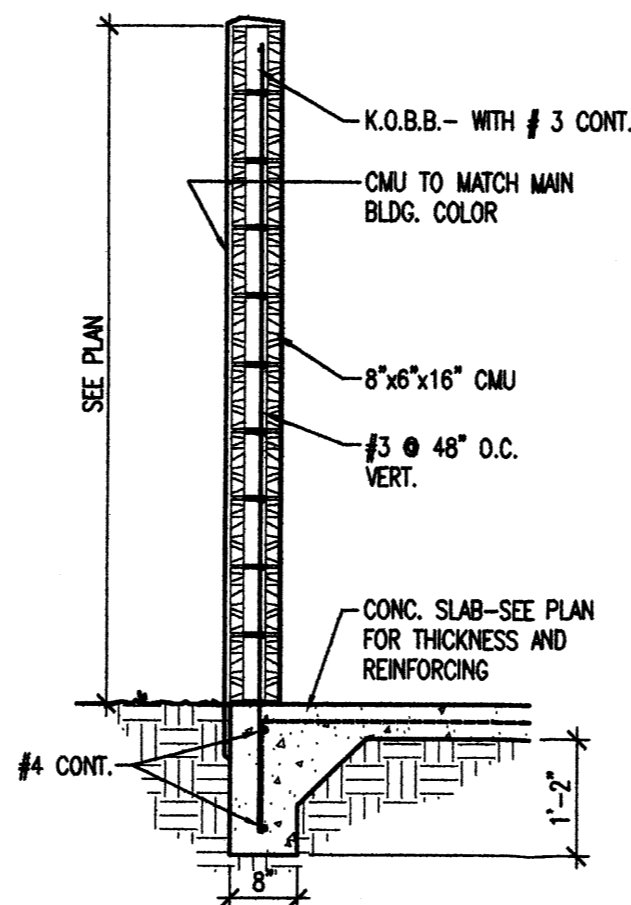
11 | MONUMENT SIGN ELEVATION
A002 | 1/2"=1'



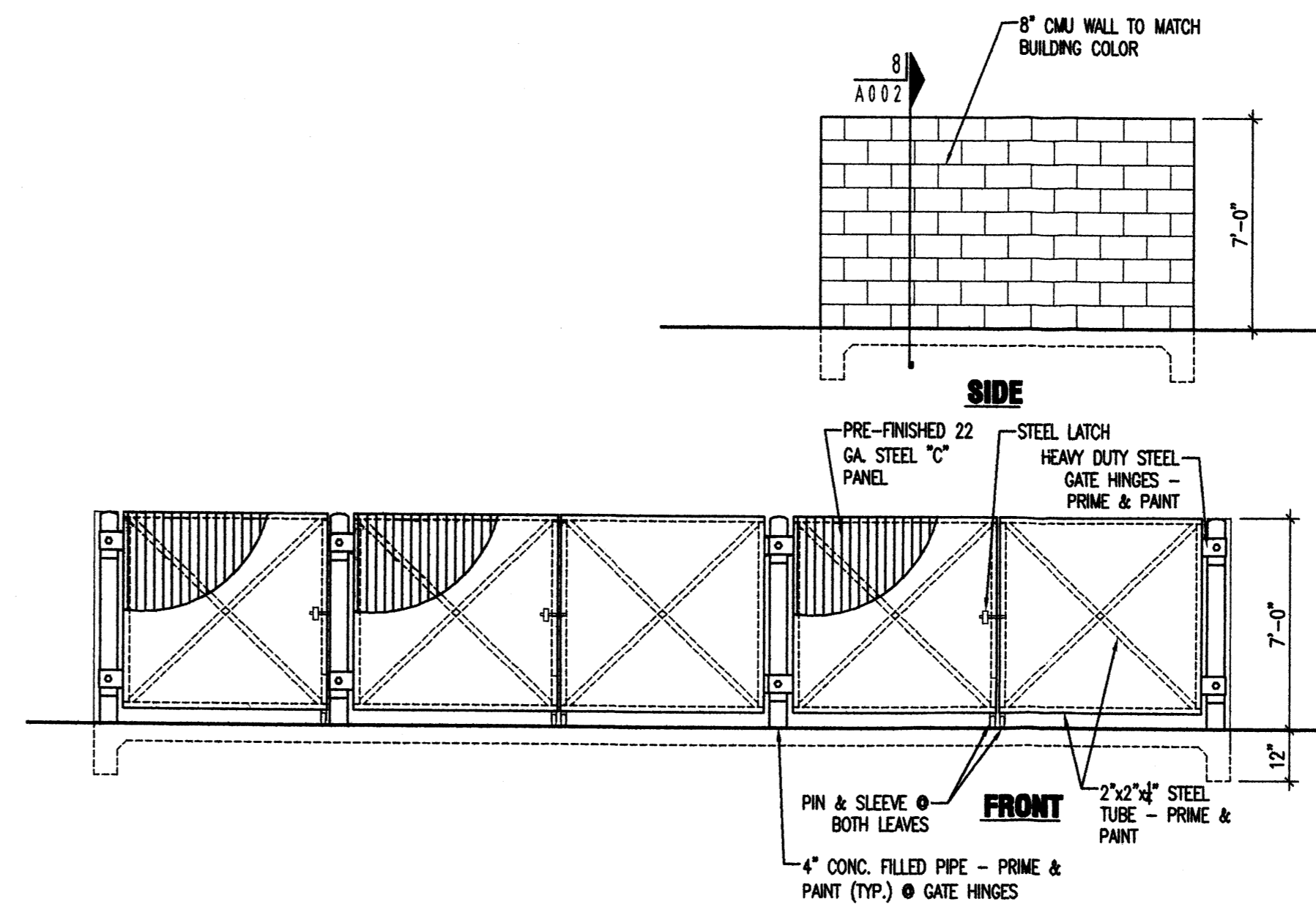
10 | PIPE BOLLARD
A002 | 1/2"=1'



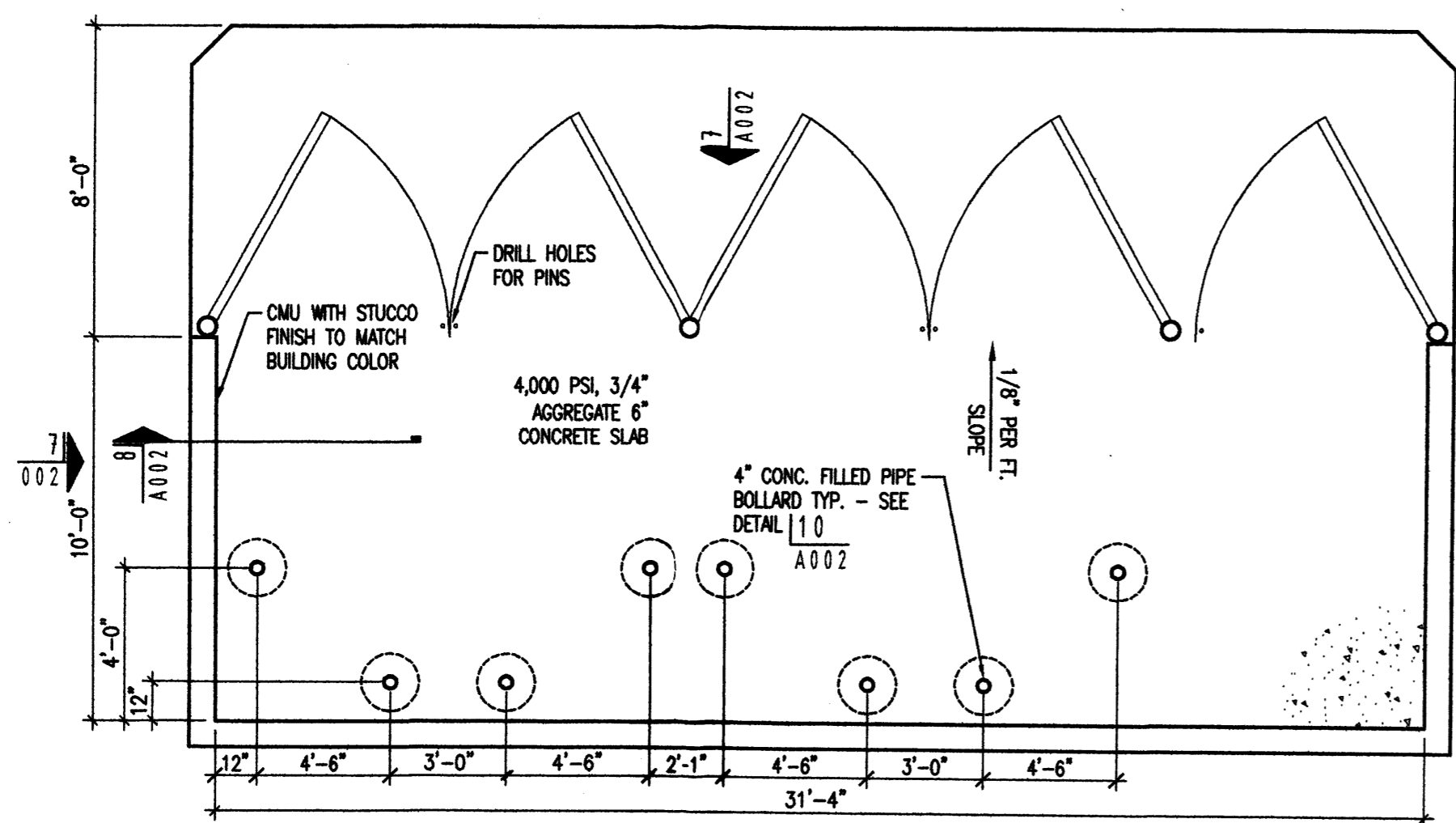
9 | BIKE RACK
A002 | 1/2"=1'



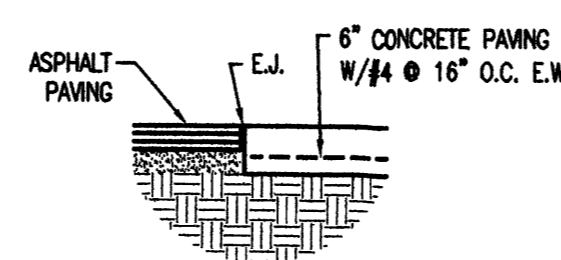
8 | WALL DETAIL
A002 | 1/2"=1'



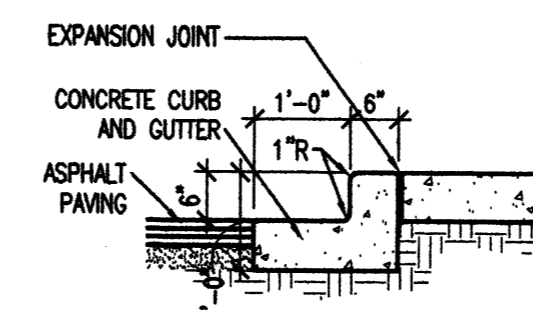
7 | ENCLOSURE ELEVATIONS
A002 | 1/4"=1'



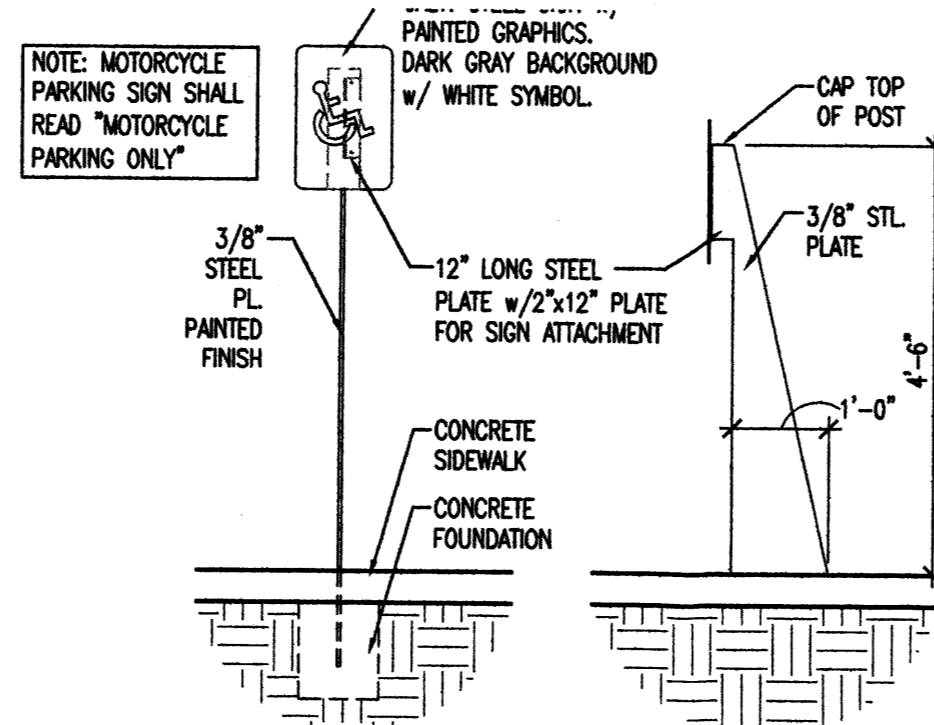
4 | DUMPSTER ENCLOSURE
A002 | 1/4"=1'



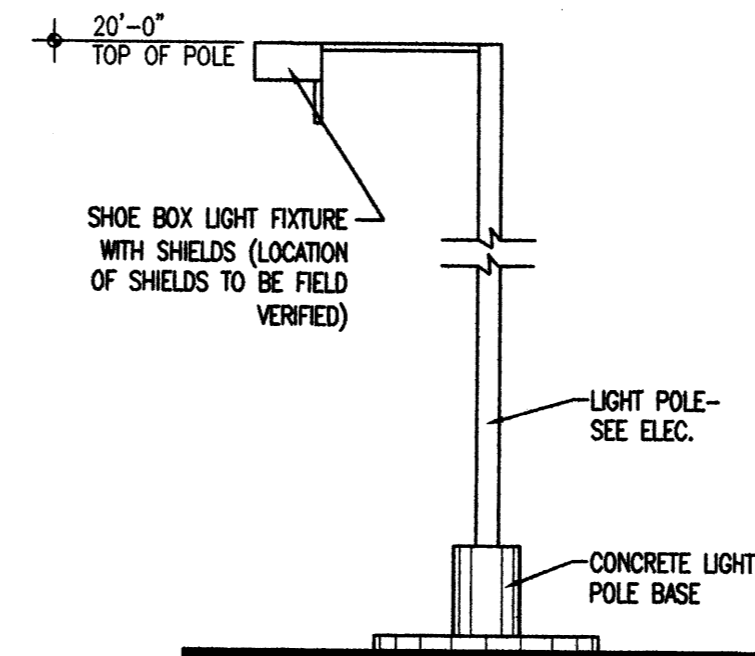
6 | CONCRETE PAVING
A002 | 1/2"=1'



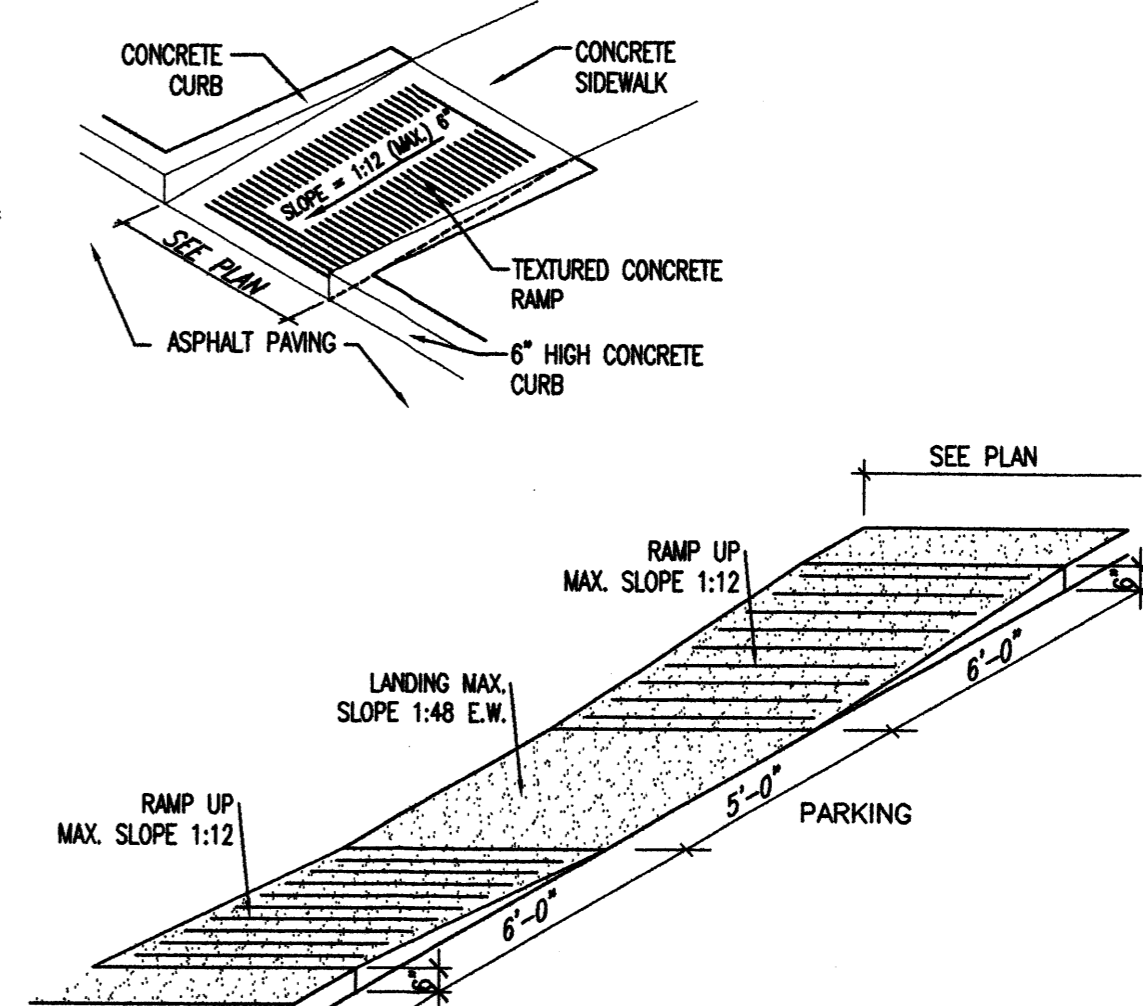
5 | CURB AND GUTTER (TYP.)
A002 | 1/2"=1'



3 | HC & MOTORCYCLE SIGN
A002 | N.T.S.



2 | SITE LIGHTING
A002 | N.T.S.



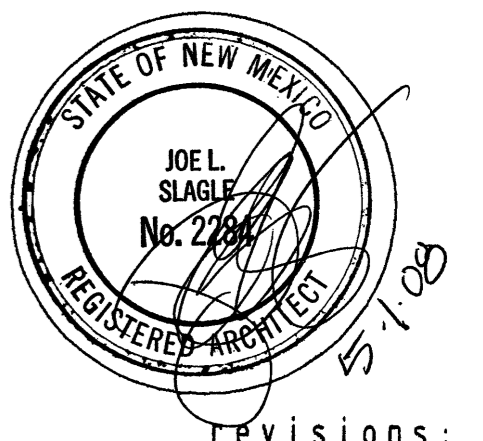
1 | HC RAMP DETAILS
A002 | N.T.S.

MECHENBIER
CONSTRUCTION INC
OFFICE & WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

SLAGLE
HERR

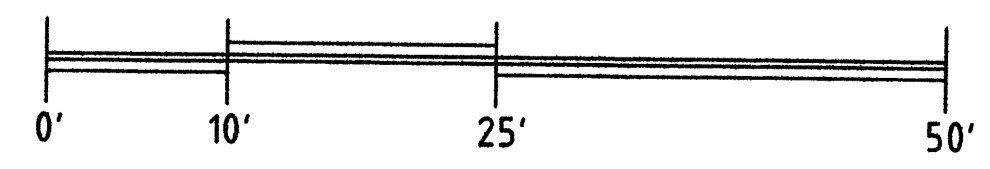
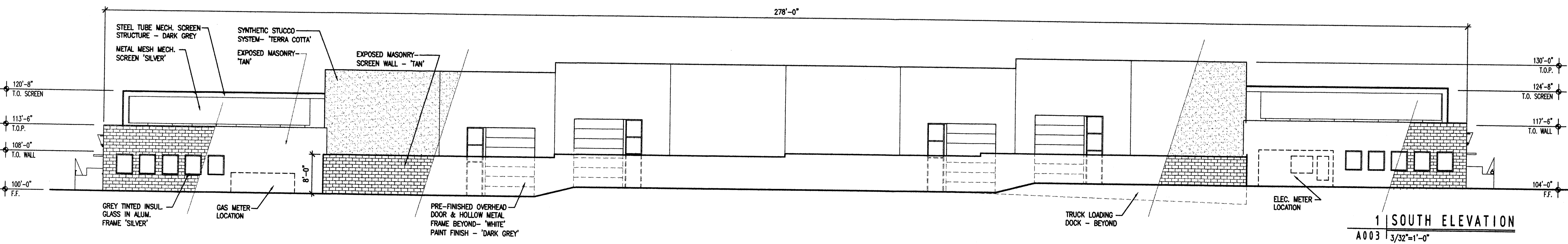
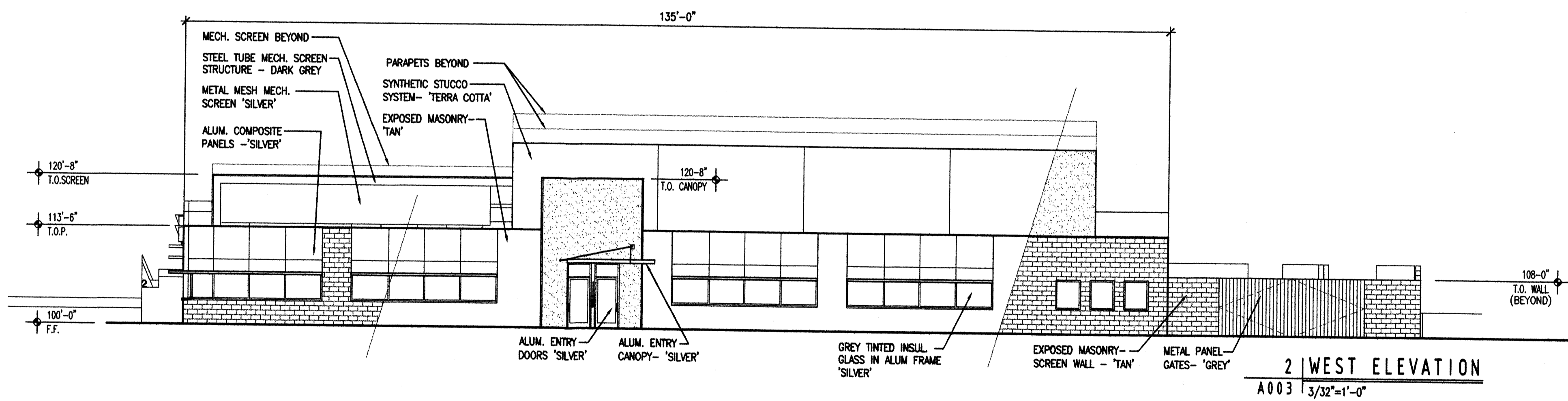
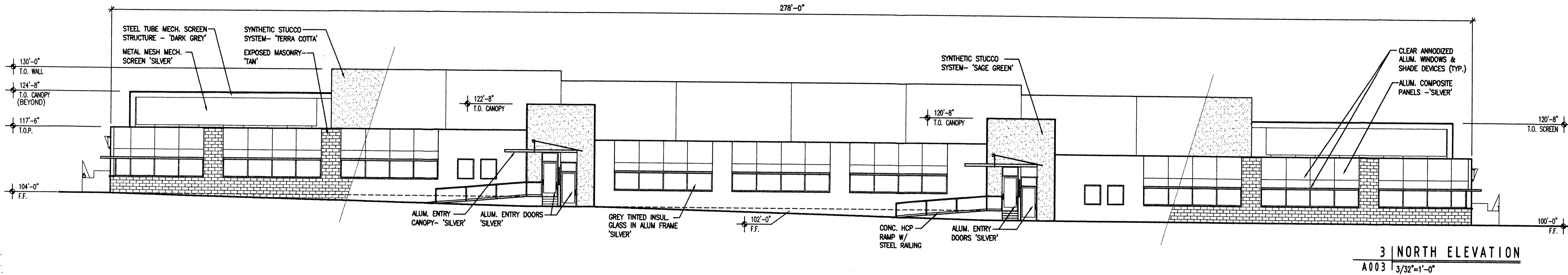
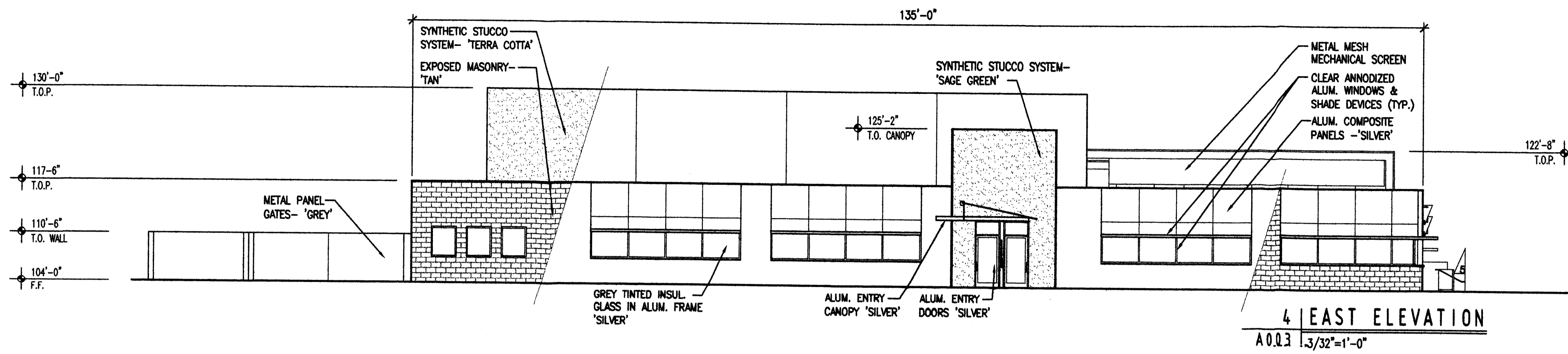
1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437

SITE PLAN DETAILS



Revisions:

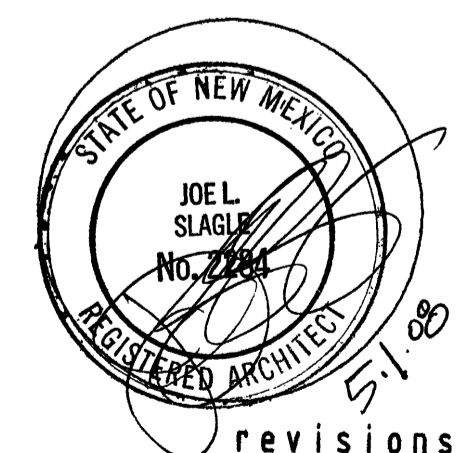
date: 5/1/08
sheet: A002



MECHENBIER
CONSTRUCTION INC
OFFICE & WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

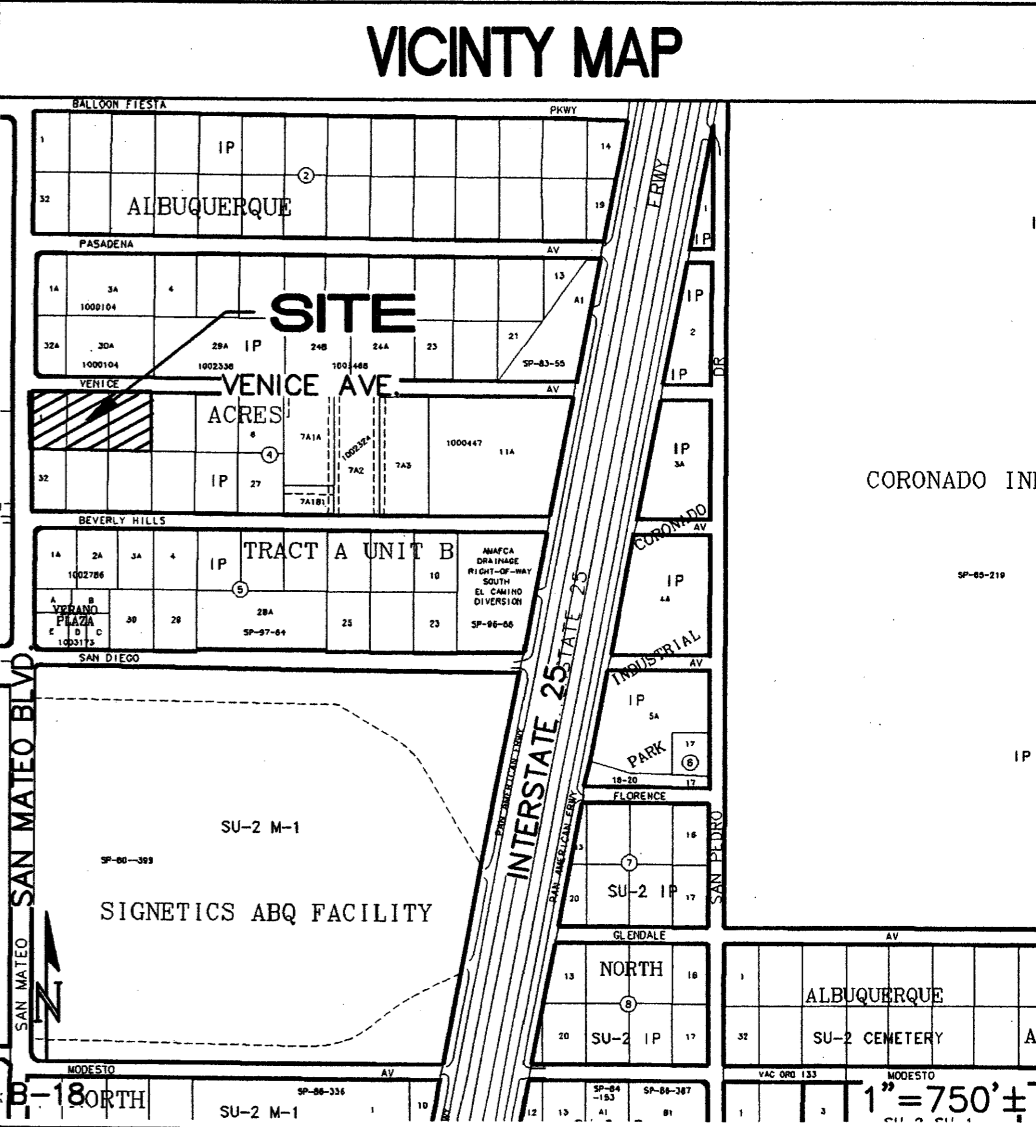
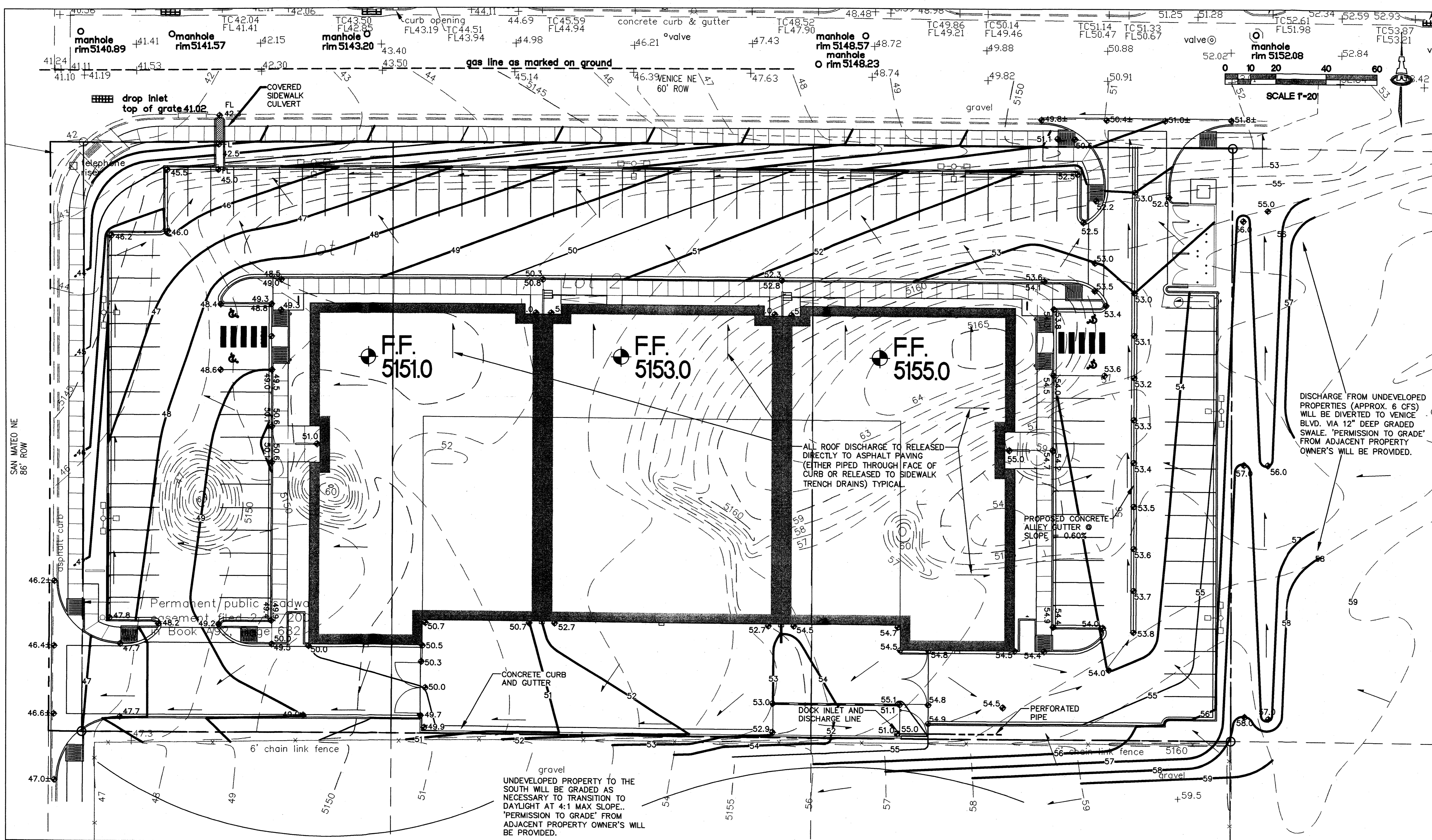
slagle
HERB
1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437
slagleherb.com

ELEVATIONS



revisions:

date: 5/1/08
sheet: A003



GENERAL NOTES

PROPERTY: THE SITE IS A 2.4 ACRE UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP 8-18. THE SITE IS BOUND TO THE EAST BY UNDEVELOPED COMMERCIAL, TO THE WEST BY SAN MATEO, TO THE NORTH BY VENICE BLVD., AND TO THE SOUTH BY UNDEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE APPROX. 35,500 SF COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOTS 1, 2 AND 3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: CITY OF ALBUQUERQUE 10-117. AN ALUMINUM CAP LOCATED ON THE WESTERLY TOP OF CURB OF SAN MATEO BOULEVARD NE APPROXIMATELY 75 FEET SOUTH OF THE CENTERLINE OF VENICE AVENUE NE. ELEVATION 5144.48.

OFF-SITE: APPROXIMATELY 2 ACRES (UNDEVELOPED COMMERCIAL PROPERTY - SAME OWNER) EAST OF THE PROPERTY CURRENTLY DRAIN THROUGH THE PROPERTY. A TEMPORARY DESILTATION POND WILL BE CONSTRUCTED WITHIN LOT 4 TO CAPTURE THESE FLOW AND DISCHARGE THEM TO VENICE BLVD. TO CONTINUE ALONG THEIR HISTORIC FLOWPATH.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #129, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. DRAINAGE PLAN CONCEPT:

ALL SITE DISCHARGE WILL FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS AS FOLLOWS: APPROXIMATELY 30% WILL DRAIN WEST AT THE PROPOSED ACCESS DRIVE TO SAN MATEO, TRAVEL A SHORT DISTANCE NORTH, AND ENTER THE EXISTING STORM DRAIN SYSTEM. APPROX. 20% WILL DRAIN OUT THE NORTH EAST ACCESS DRIVE TO VENICE BLVD. AND THE REMAINING 50% WILL BE DRAIN TO THE NORTHWEST CORNER OF THE PROPERTY TO PASS TO VENICE BLVD. VIA A CONCRETE 'U' CHANNEL. ALL DISCHARGE TO VENICE BLVD. WILL CONTINUE WEST A SHORT DISTANCE AND ENTER THE EXISTING STORM DRAIN SYSTEM.

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

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5151.0 FINISH FLOOR ELEVATION
- FL=72.5 FLOWLINE ELEVATION
- INV=72.5 INVERT ELEVATION
- 6" — DRAIN LINE WITH SIZE

CALCULATIONS: 1666 - Venice Blvd. - Lots 1, 2 and 3 : April 29, 2008
 Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	105634 SF = 2.4 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:
On-Site Historic Land Condition	On-Site Developed Land Condition
Area a = 0 SF	Area a = 0 SF
Area b = 0 SF	Area b = 5282 SF
Area c = 105634 SF	Area c = 10563 SF
Area d = 0 SF	Area d = 89789 SF
Total Area = 105634 SF	Total Area = 105634 SF
EXCESS PRECIP:	Precip. Zone 2
Ea = 0.53	Eb = 0.78
Ec = 1.13	Ed = 2.12
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)	
Weighted E =	$\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$
Historic E = 1.13 in.	Developed E = 1.95 in.
On-Site Volume of Runoff: V360 = $\frac{E^*A}{12}$	
Historic V360 = 9947 CF	Developed V360 = 17201 CF
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$	
For Precipitation Zone 2	
Qpa = 1.56	Qpc = 3.14
Qpb = 2.28	Qpd = 4.70
Historic Qp = 7.6 CFS	Developed Qp = 10.7 CFS

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Tel: 505-268-8828 Fax: 505-268-2632
 1666 CG-101.dwg May 01, 2008

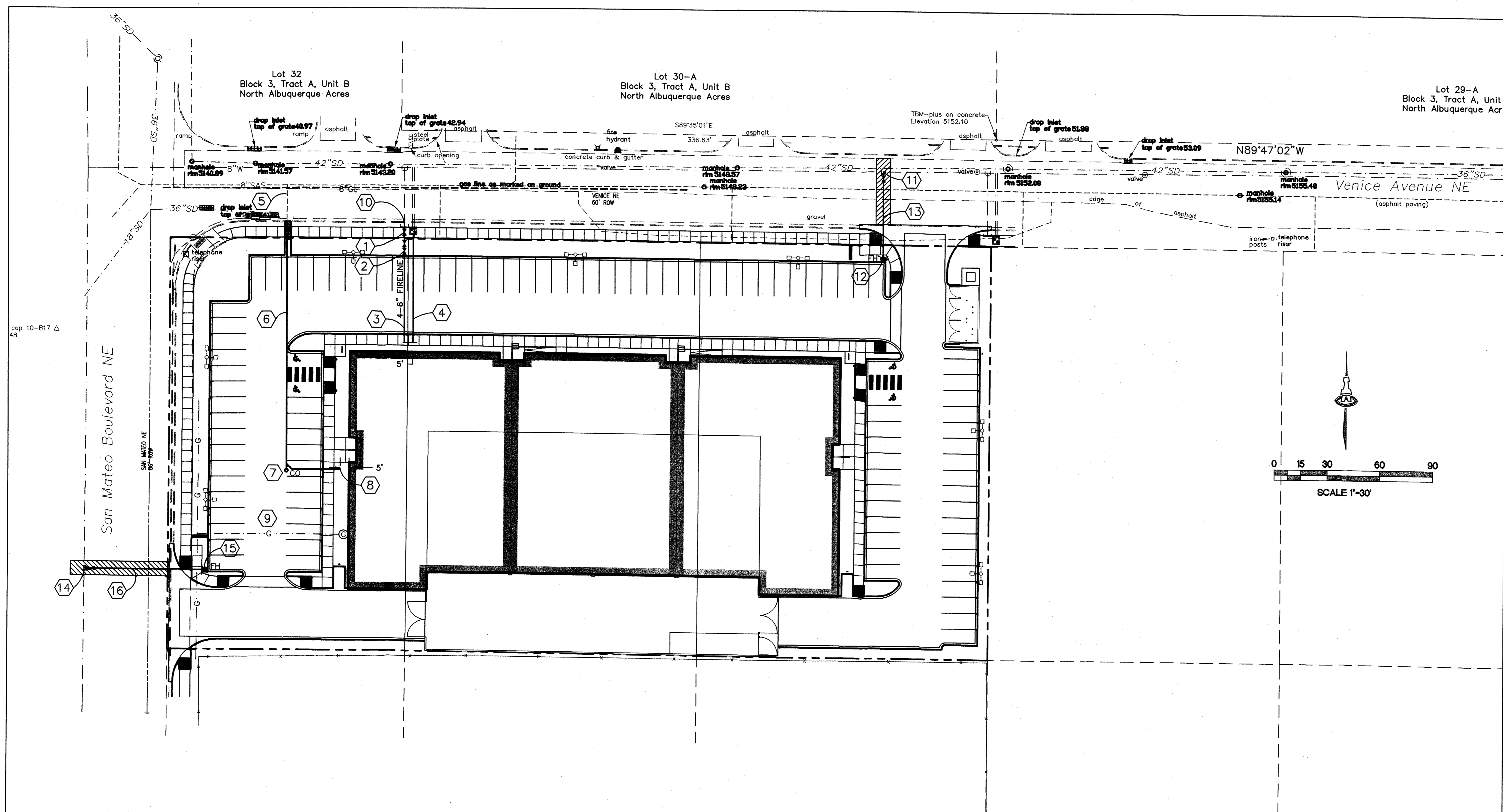
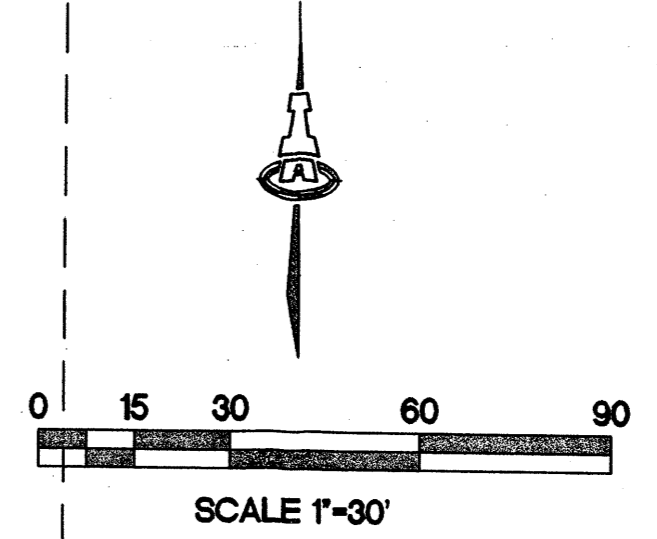
VENICE AVE. LOTS 1, 2 AND 3
Mechenbier Const.

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
4-29-08				1666
Drawn By:				CG-101
BUB				
Checked By:				
FCA				SH. OF

KEYED CONSTRUCTION NOTES

1. 6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
2. POST INDICATOR VALVE
3. 6" DIA FIRELINE TO MECH./FIRE ROOM.
4. 1 1/2"-2" WATER SERVICE LINE TO WITHIN 5 FT. OF BUILDING.
5. EXISTING SANITARY SEWER SERVICE LINE (SIZE TO BE VERIFIED).
6. SANITARY SEWER SERVICE (4-6" DIA.)
7. SAS CLEAN-OUT PER DETAIL THIS SHEET.
8. SANITARY SEWER TO WITHIN 5 FT. OF BUILDING AND ALIGN WITH BUILDING MAIN COLLECTOR LINE INV= FF-6'
9. GAS LINE TO GAS REGULATOR ADJACENT TO WEST FACT OF BUILDING.
10. 8"x6" REDUCER (PUBLIC SIDE)
6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
11. 6" PRESSURE CONNECTION ON EXST 8" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
12. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
13. SAW-CUT, REMOVE & REPLACE 24 SY ARTERIAL ASPHALT PAVING.
14. 6" PRESSURE CONNECTION ON EXST 14" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
15. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
16. SAW-CUT, REMOVE & REPLACE 28 SY ARTERIAL ASPHALT PAVING.



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 PH: 505-268-8828 Fax: 505-268-2632
 1666 CU-101.dwg May 01, 2008

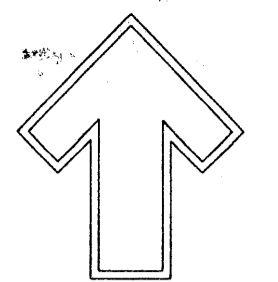
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**VENICE AVE.
 LOTS 1, 2 AND 3
 Mechenbier Const.**

UTILITY PLAN

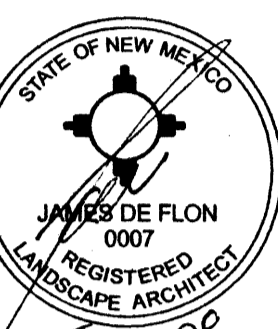
Date:	No.	Revision	Date	Job No.
				1666
Drawn By:				CU-101
Ckd By:				SH. OF

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Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



5-1-08
JAMES DE FLON
#0007

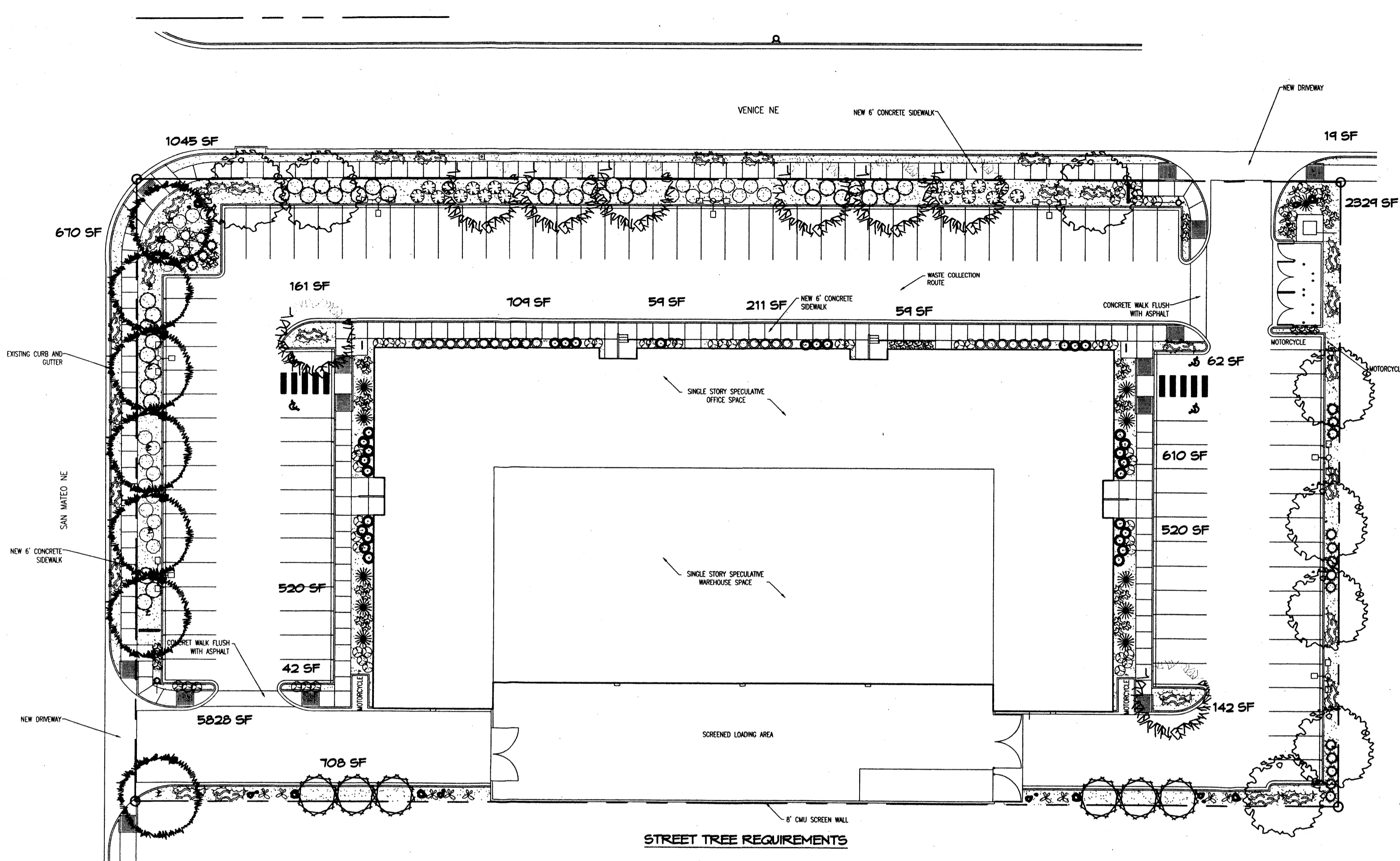
COMMERCIAL DEVELOPMENT AT
SAN MATEO AND VENICE
ALBUQUERQUE, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are protected by copyright laws. Contractors are to be held responsible for any copied or unapproved use of any part of this plan. Copying without applicable fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: AMC
REVISION #
DATE: 5-1-08

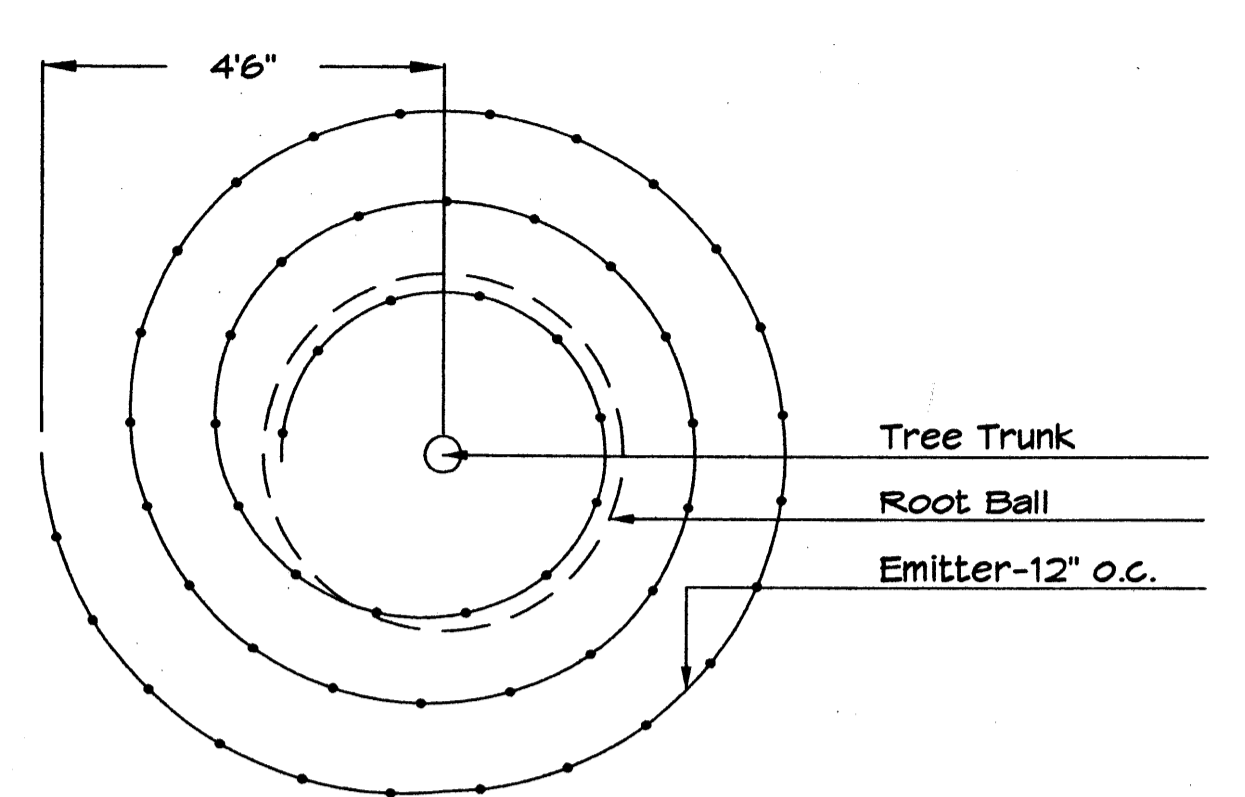
SHEET #
L1 OF L1



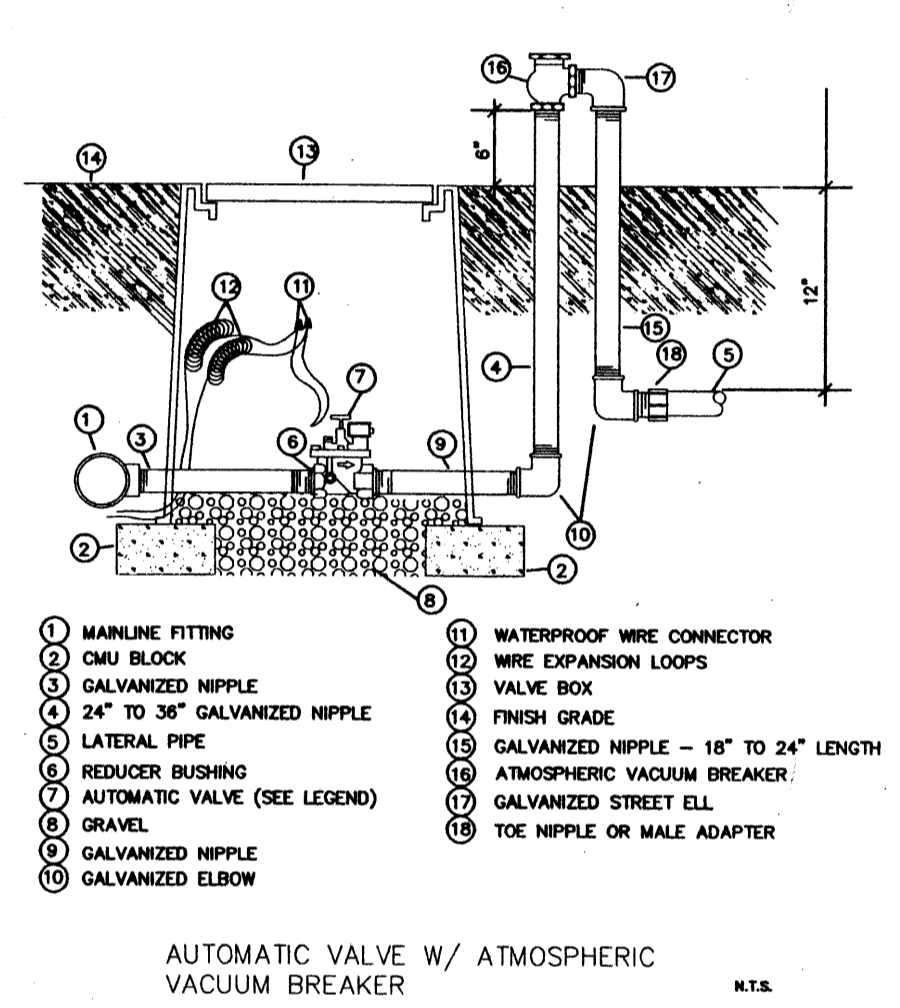
PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock

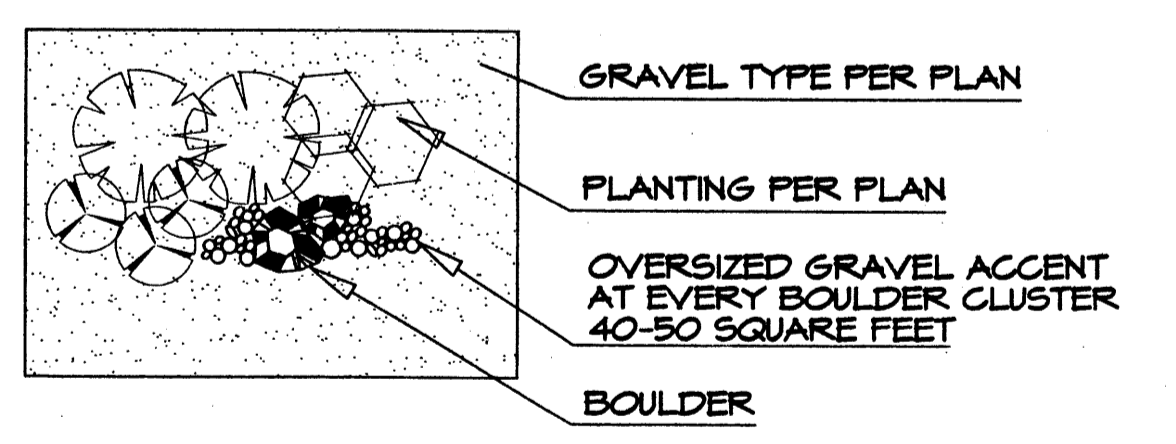
- AUTUMN PURPLE ASH (M) 8
Fraxinus americana 'Autumn Purple'
2" Cal.
- BUR OAK (M) 7
Quercus macrocarpa
2" Cal.
- COMMON HACKBERRY (M) 8
Celtis occidentalis
2" Cal.
- DESERT MALLOW (L) 6
Chilopsis linearis
15 Gal. 225sf
- SKYROCKET JUNIPER (M) 30
Juniperus virginiana 'Skyrocket'
15 Gal. 4sf
- DESERT ACCENTS
 - BEARGRASS (L+) 11
Nolina microcarpa
5 Gal. 36sf
 - PRICKLY PEAR (L) 13
Opuntia macrocentra
4sf
- SHRUBS/ORNAMENTAL GRASSES
 - FIVE GAL.
 - APACHE PLUME (L) 25
Fallugia paradoxa
5 Gal. 44sf
 - TRUE MOUNTAIN MAHOGANY (L) 3
Cercocarpus montanus
5 Gal. 36sf
 - THREE-LEAF SUMAC (L) 30
Rhus trilobata
5 Gal. 36sf
 - LENA'S BROOM (M) 16
Cytisus scoparius
5 Gal. 16sf
 - ONE GAL.
 - CHAMISA (L) 17
Chrysothamnus nauseosus
1 Gal. 25sf
 - TURPENTINE BUSH (L+) 24
Ericameria laricifolia
1 Gal. 16sf
 - ANGELITA DAISY (L) 50
Tetaneuris acutis
1 Gal. 2sf
 - THREADGRASS (M) 50
Stipa tenuisima
1 Gal. 4sf
- GROUNDCOVERS
 - WINTER JASMINE (L+) 29
Jasminum nudiflorum
1 Gal. 144sf
- HARDSCAPES
 - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
 - OVERSIZED GRAVEL & BOULDERS



Netafim Spiral Detail



GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	105694	square feet
TOTAL BUILDINGS AREA	35430	square feet
NET LOT AREA	70264	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	10540	square feet
TOTAL BED PROVIDED	13694	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	10271	square feet
TOTAL GROUNDCOVER PROVIDED	10391 (76%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	13694 (19%)	square feet

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: San Mateo Blvd. NE
Required # 7 Provided # 7

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 11 Provided # 11

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

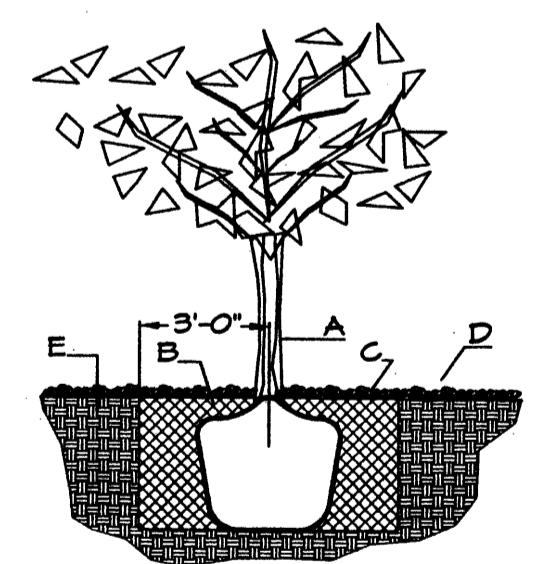
LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

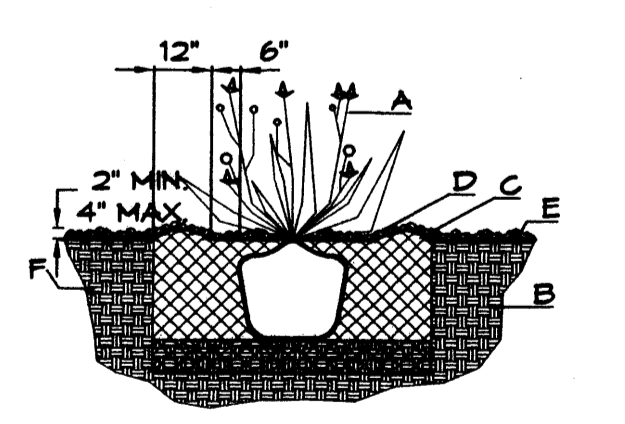
Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.



TREE PLANTING DETAIL

- GENERAL NOTES:**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL.
 - C. 3" DEPTH OF GRAVEL MULCH.
 - D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

- GENERAL NOTES:**
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN.
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 - F. UNDISTURBED SOIL.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

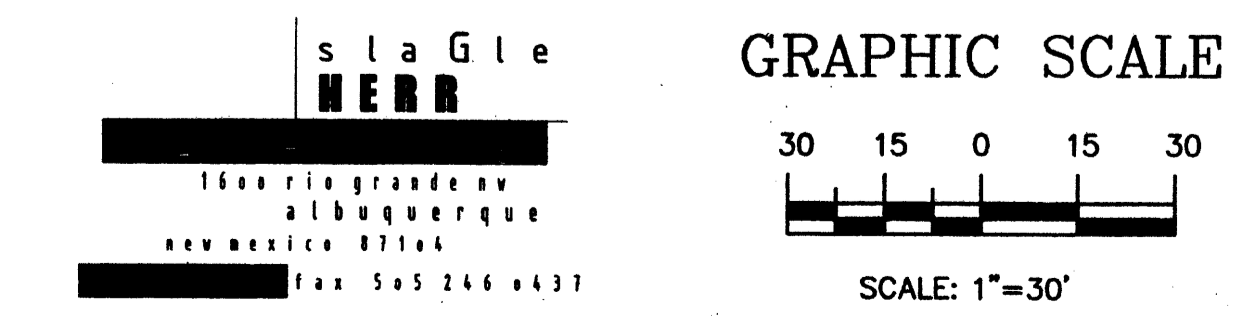
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

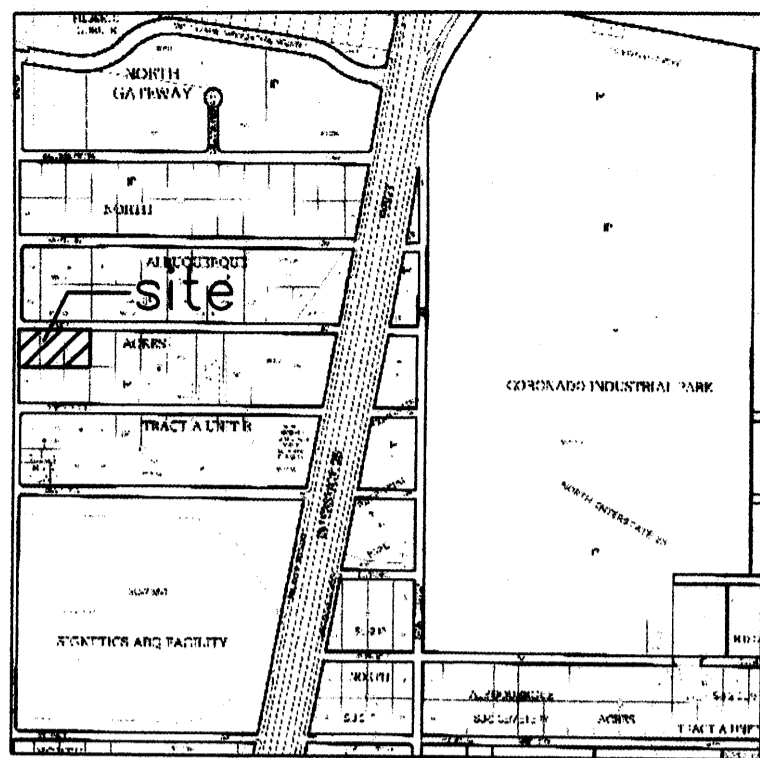
Water and Power source shall be the responsibility of the Developer/Builder.



GRAPHIC SCALE

SCALE: 1"=30'

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



Vicinity Map
no scale

Zone Atlas Page Number B-18
 Talos Log Number 2008242287

SUBDIVISION DATA

1. Total gross acreage: 3.0017 acres
2. Total number of existing lots - 3. No additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
5. Where measured distances differ from record, () indicates record distances. The plat filed April 14, 1936 contains no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: June, 2008.
8. Documents used in the preparation of this survey: Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217000565 dated April 22, 2008 and documents referenced therein. Warranty Deed filed 11/05/1998, in Book 9914, Page 9592.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. Qwest Telecommunications for the 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, Inc. for the installation, maintenance and service of such lines, cable and 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

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

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.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6217000565, effective April 22, 2008 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

R. A. Forstbauer *chokane*
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126

LEGAL DESCRIPTION

Lots numbered One (1), Two (2) and Three (3), in Block numbered Four (4), Tract lettered A, Unit lettered B, North Albuquerque Acres as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1936 in Book D, Page 130.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of San Mateo Boulevard NE and the 30' right-of-way of Venice Avenue NE as shown hereon to the City of Albuquerque in fee simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

CORONADO LAND, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

JOHN E. MECHENBIER, MANAGING MEMBER

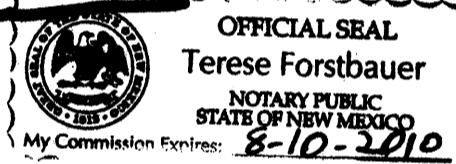
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on JUNE 19 2008,
 by John E. Mechenbier.

My Commission Expires: August 10, 2010
Terese Forstbauer

Notary Public



PROJECT NUMBER _____

Application Number _____

The purpose of this plat is to consolidate Lots 1,2 & 3 into one lot and to dedicate the right-of-way of San Mateo Boulevard NE and Venice Avenue NE.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST, INC. _____ DATE _____

City Approvals:

R. A. Forstbauer 6-23-08
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWJA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

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

CITY ENGINEER _____ DATE _____

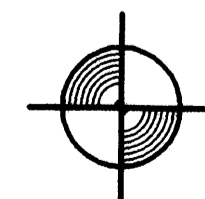
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____

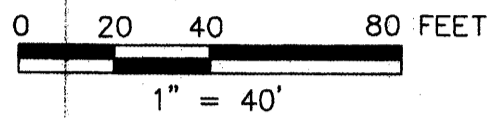
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

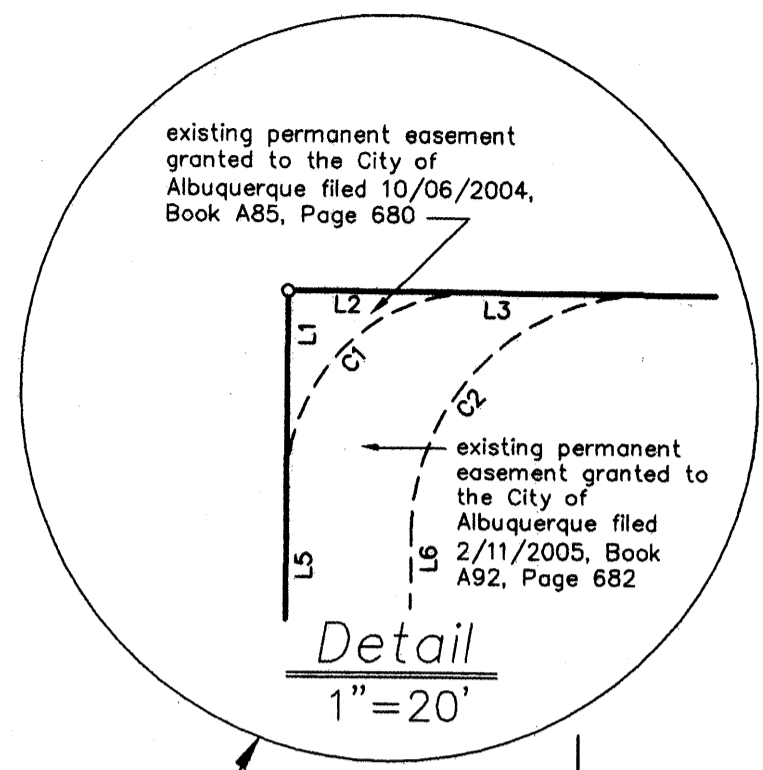


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Lot 3-A
 Being a Replat of
 Lots 1, 2 & 3, Block 4
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008



shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.5020 acres, 21,868 square feet). The owner of the property shown hereon acknowledges the public street right-of-way of San Mateo Boulevard NE and Venice Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way.

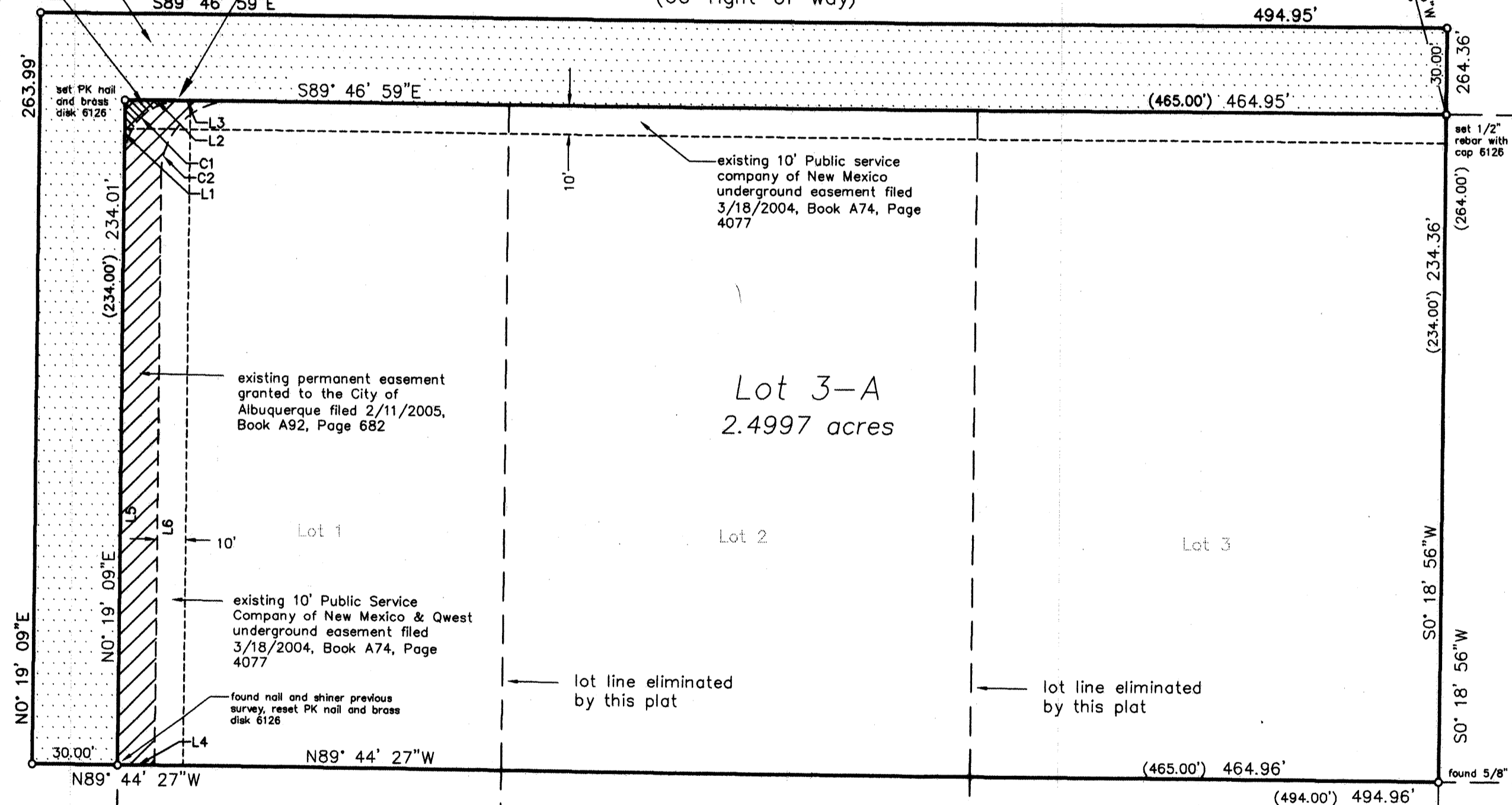


Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,539,912.248
 Ground-to-Grid Factor = 0.999669781
 delta alpha = -00° 11' 38.16"
 NAVD 1988 Elevation = 5135.555

existing permanent easement granted to the City of Albuquerque filed 10/06/2004, Book A85, Page 680

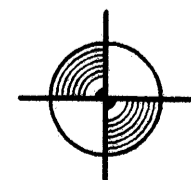
Venice Avenue NE
 (60' right-of-way)

San Mateo Boulevard NE
 (73' right-of-way)



Line Table		
Line #	Length	Direction
L1	19.96	S0° 19' 09" W
L2	19.96	N89° 46' 59" W
L3	17.99	N89° 47' 00" W
L4	13.00	S89° 40' 51" E
L5	214.05	S0° 19' 09" W
L6	209.08	S0° 19' 09" W

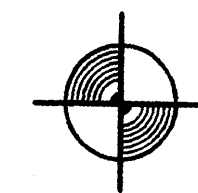
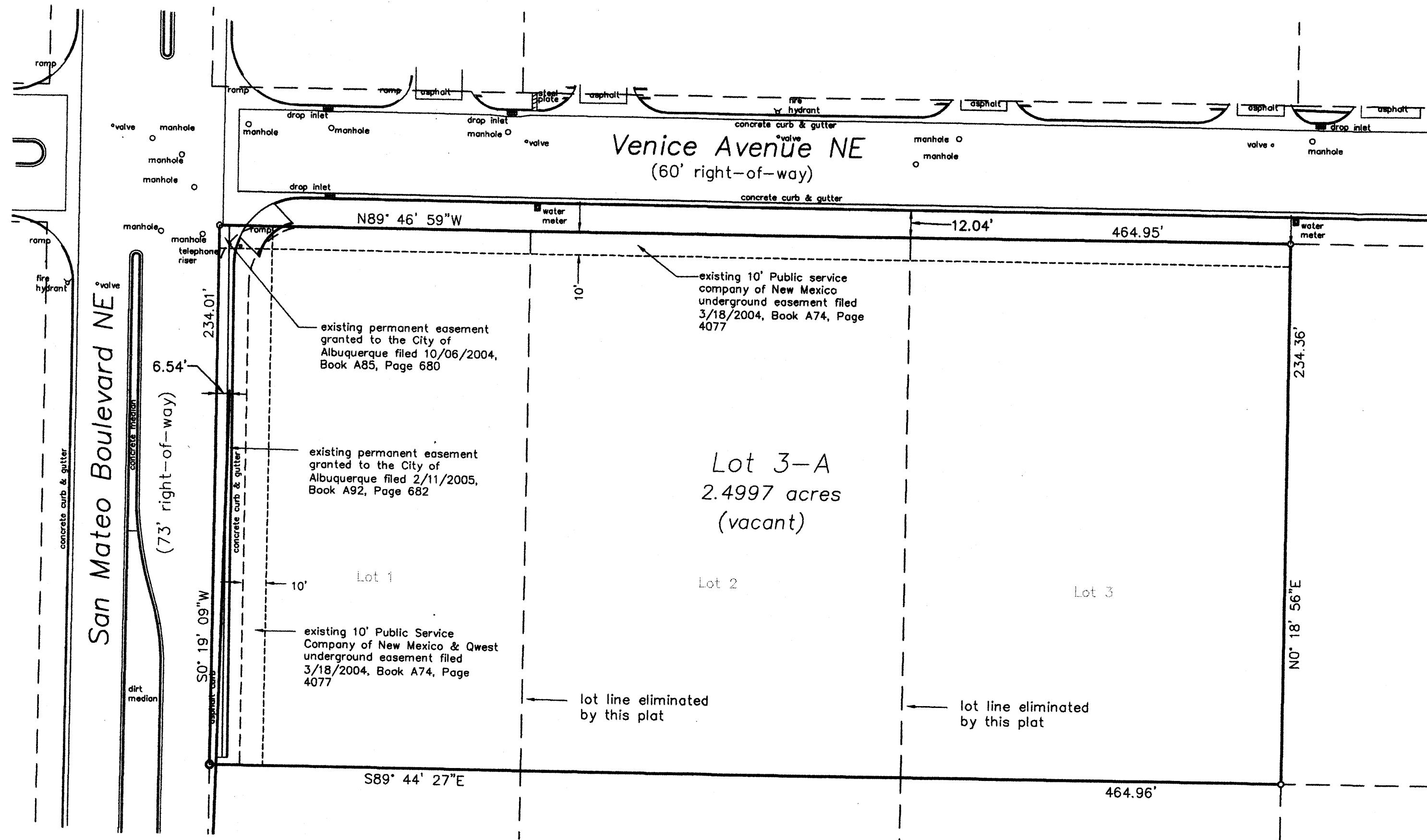
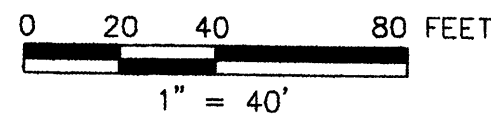
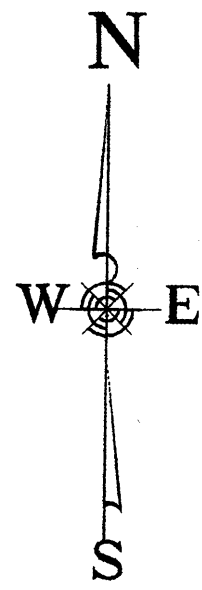
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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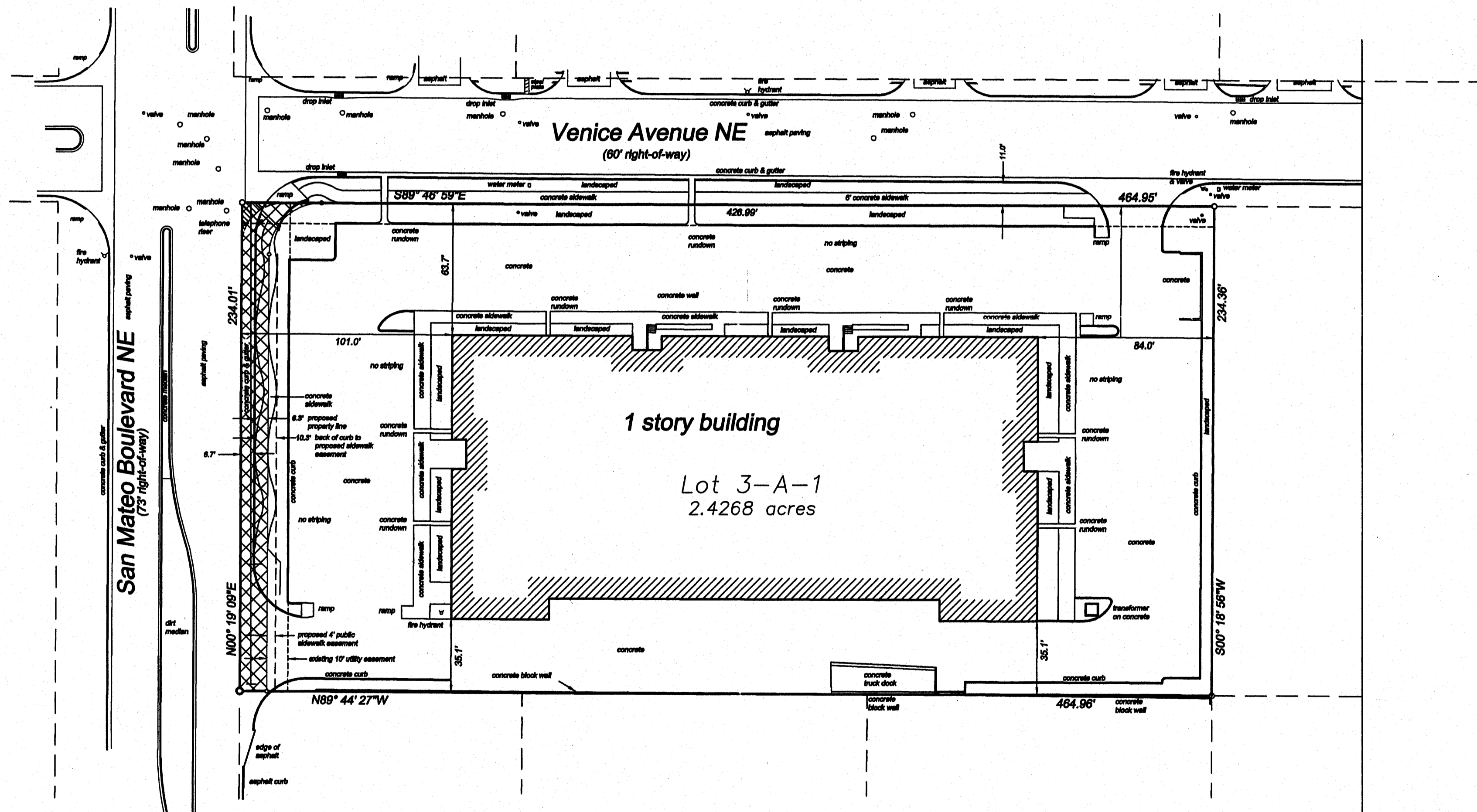
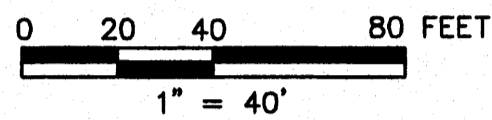
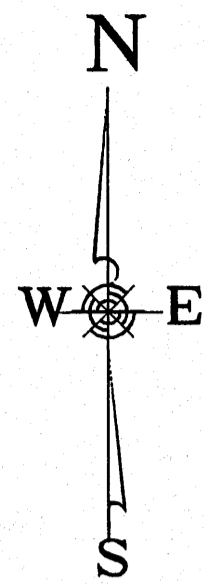
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 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008

Improvement Sketch

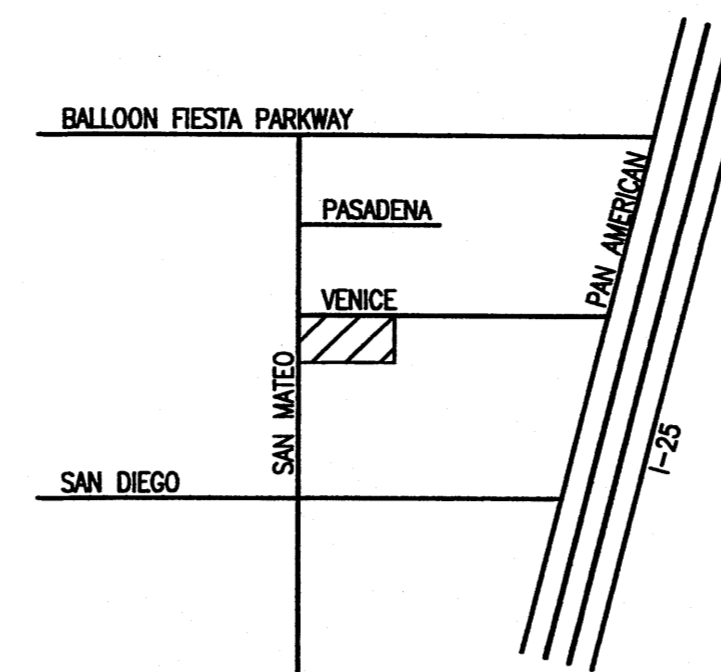


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Site Improvement Sketch



VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

SIGNATURE BLOCK

PROJECT NUMBER	1003815
APPLICATION NUMBER	08DRB-20208
Is an infrastructure list required? () Yes (X) No If yes, then a set of approved DRG plans with a work order is required for any construction within public right-of-way or for construction of public improvements.	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
UTILITIES DEVELOPMENT	DATE:
PARKS AND RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:

SITE DATA

LOCATION:	9550 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-5 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 3A, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES 101806502425030926
UPC #:	101806502425030926
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2.428 AC) 105,768 S.F.
BUILDING FOOTPRINT AREA:	35,430 S.F.
NET LOT AREA:	70,338 S.F.
PAVED AREA:	58,969 S.F.
LANDSCAPE AREA:	11,369 S.F.
LANDSCAPE % NET LOT AREA:	16.2 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 5.19
REQUIRED PARKING:	94 SPACES
OFFICE:	(20,390 X 0.8) / 200 = 82 SPACES
WAREHOUSE:	(15,040 X 0.8) / 1000 = 12 SPACES
PARKING PROVIDED:	100 SPACES
REQUIRED H.C. PARKING:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
REQUIRED MOTORCYCLE PARKING:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES



OFFICE WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

SLAGLE
HERR

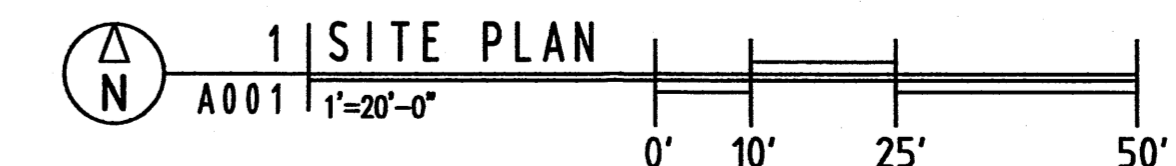
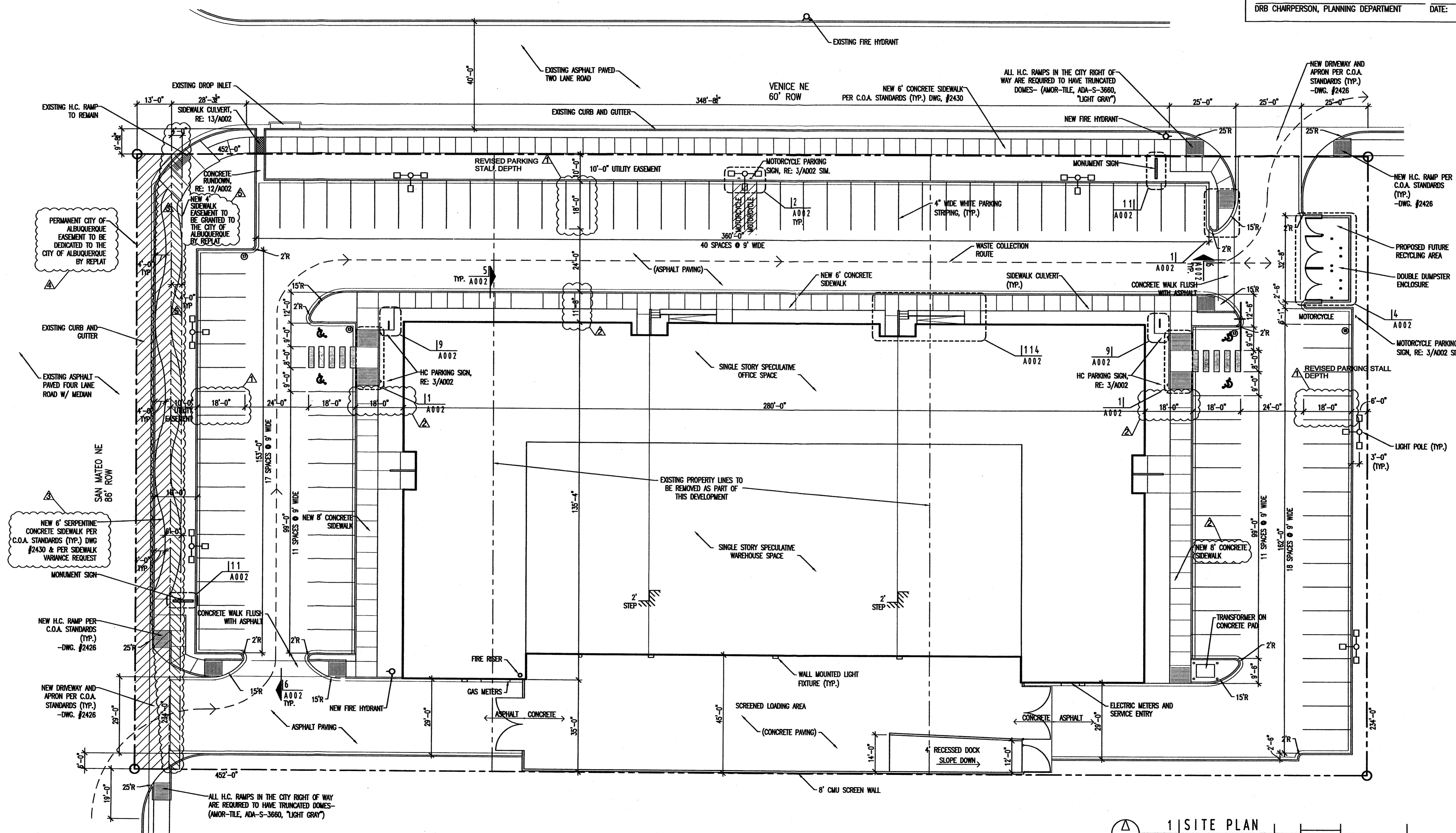
Architects
1600 riograndenw
albuquerque
new mexico 87104
505.246.0710
505.246.0437
slagleherr.com

SITE PLAN
CODE DATA

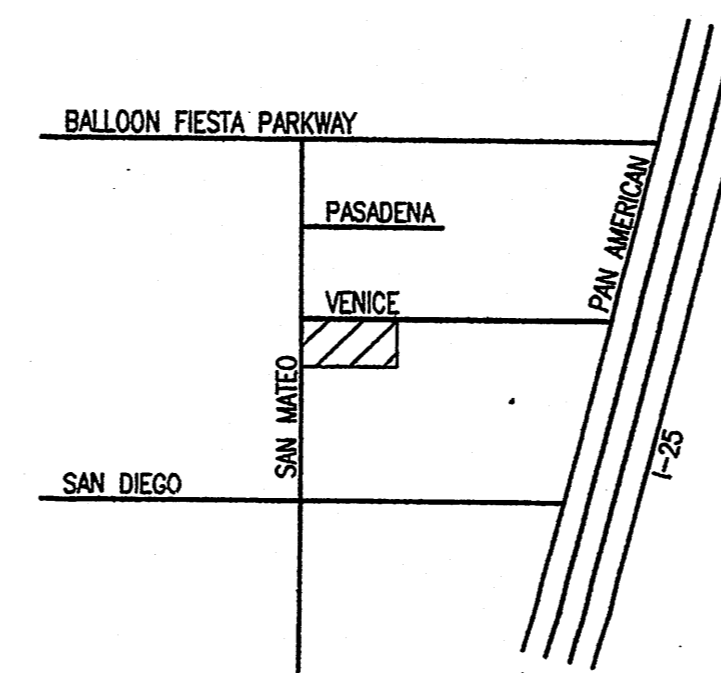
- revisions:
- 8-26-11 REVISED PARKING STALL DEPTHS
 - 8-26-11 2' GAINED FROM REVISED PARKING STALL DEPTHS ADDED TO LANDSCAPE/WALK AREA AT BUILDING
 - 8-26-11 REVISED SERPENTINE SIDEWALK AT WEST SIDE OF PROPERTY PER SIDEWALK VARIANCE REQUEST
 - 8-26-11 EXISTING PERMANENT EASEMENT DEEDED TO CITY OF ALBUQUERQUE BY REPLAY
 - 8-26-11 NEW 4' EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY REPLAY

date:
5/1/08
sheet:

A001



VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
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 3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
 4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
 5. SITE LIGHTING
- LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

SIGNATURE BLOCK

PROJECT NUMBER	1003815
APPLICATION NUMBER	08DRB-70208
Is an infrastructure list required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.	
<i>[Signature]</i>	7/31/08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
<i>[Signature]</i>	5/28/08
UTILITIES DEVELOPMENT - ABCWUA	DATE:
<i>[Signature]</i>	5/28/08
PARKS AND RECREATION	DATE:
<i>[Signature]</i>	5/28/08
CITY ENGINEER	DATE:
N/A	
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
<i>[Signature]</i>	5/1/08
SOLID WASTE MANAGEMENT	DATE:
<i>[Signature]</i>	7/31/08
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:

SITE DATA

LOCATION:	9520 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST., SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 1,2,3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101806501124830926 101806502524930825 101806504224930924
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2.428 AC) 105,768 S.F.
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NET LOT AREA:	70,338 S.F.
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BICYCLE PARKING PROVIDED:	6 SPACES
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MOTORCYCLE PARKING PROVIDED:	3 SPACES



OFFICE & WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

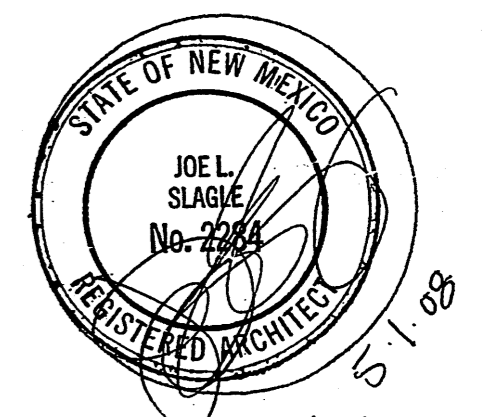
SLAGLE
HERR

1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437

DRB SITE PLAN

ALBUQUERQUE
BUILDING & SAFETY
JUL 28 2009
IBC
PLAN CHECK SECTION

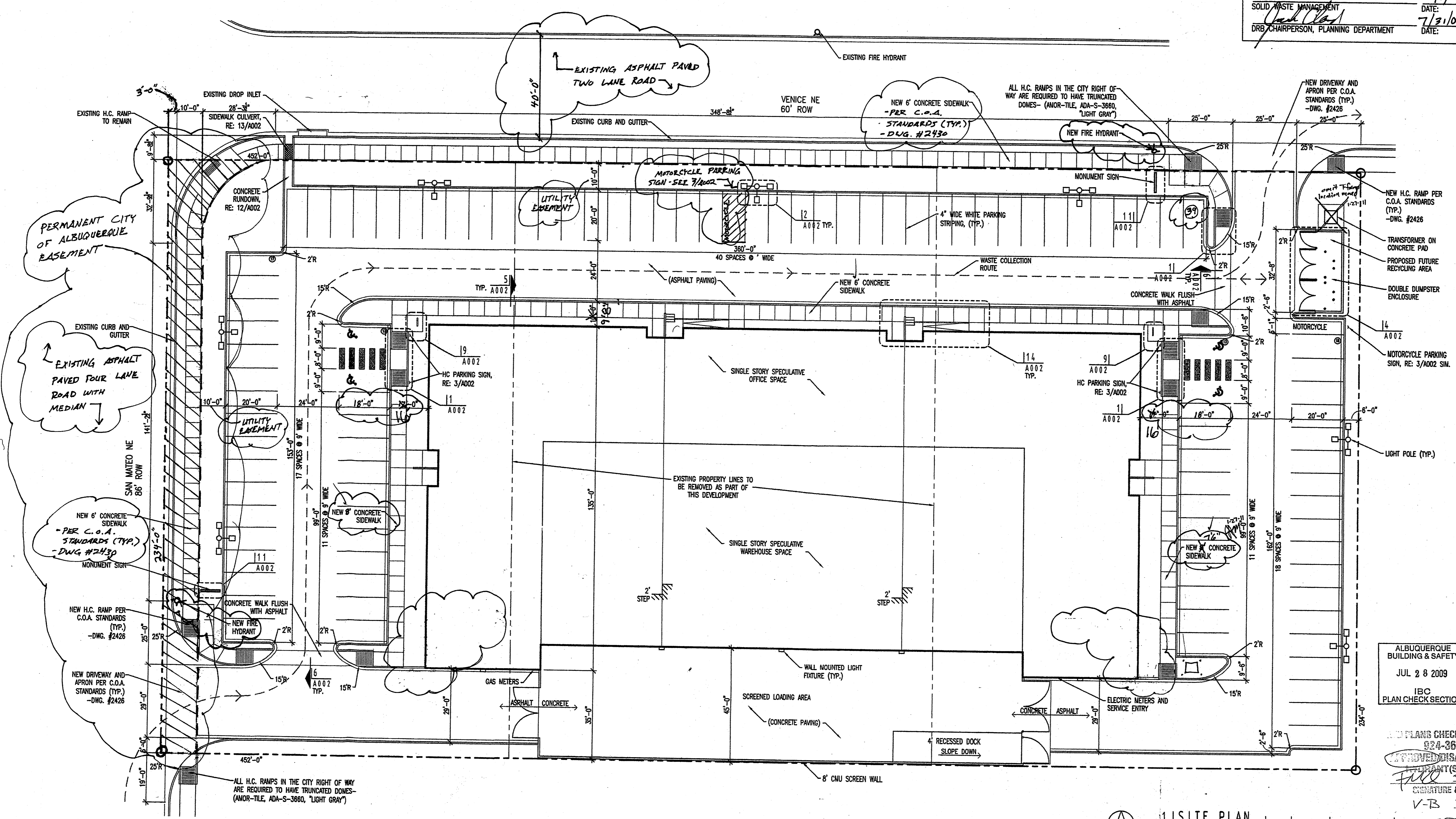
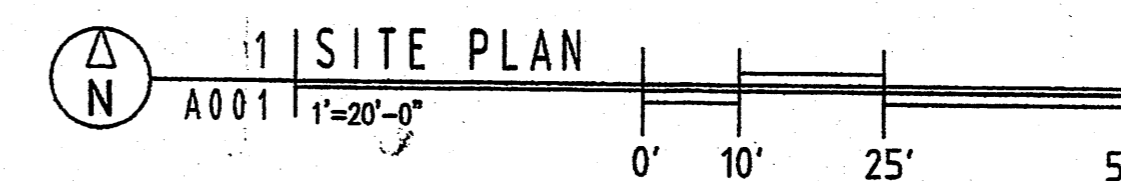
PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
FOR PART(S) ONLY
Full 5/1/08
SIGNATURE & DATE
V-B 35000#
2525 GA



revisions:

date:
5/1/08
sheet:

A001



**Lot 3-A-1
Being a Replat of
Lot 3-A, Block 4
Tract A, Unit B
North Albuquerque Acres
Elena Gallegos Grant
Projected Section 12
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
August 2011**

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to dedicate additional public right-of-way of San Mateo Boulevard NE and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

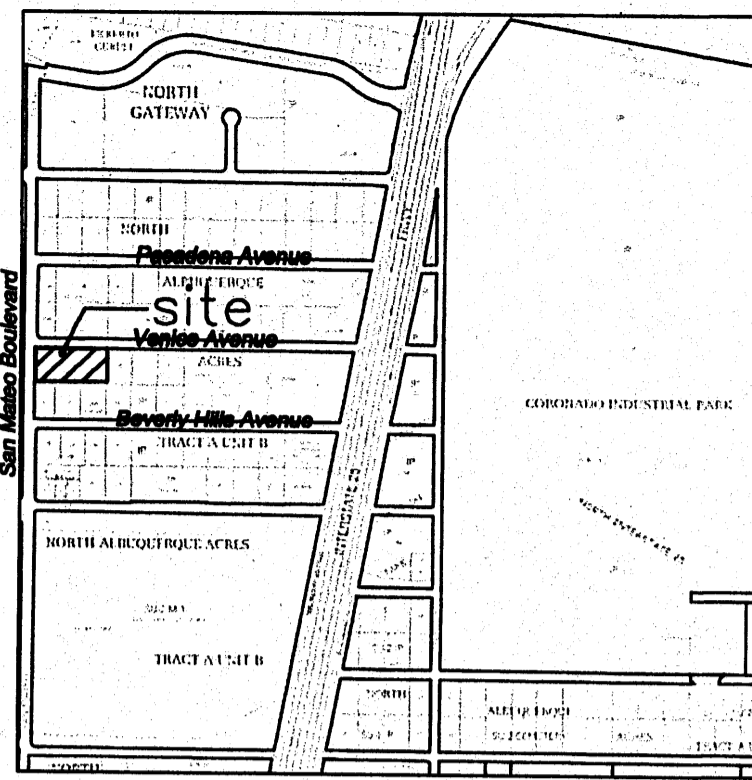
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE
City Approvals: <i>[Signature]</i>	8-26-11
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____



Zone Atlas Page Number B-18

SUBDIVISION DATA

- Total gross acreage: 2.4997 acres
- Total number of existing lots - 1. No additional lots are being created by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 1983.
- Where measured distances differ from record, () indicates record distances. The plat filed April 14, 1936 contains no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: August, 2011.
- Documents used in the preparation of this survey: Plat of Lot 3-A of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 15, 2008 in Plat Book C2008, Page 155, Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217000565 dated April 22, 2008 and documents referenced therein. Warranty Deed filed 1/27/2011, Document No. 2011010436.

PUBLIC UTILITY EASEMENTS

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

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

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

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

Disclaimer

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

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered Three-A (3-A) in Block numbered Four (4), being a Replat of Lots 1, 2, & 3, Block 4, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, Elena Gallegos Grant, projected Section 13, T.11N., R.3E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 15, 2008 in Plat Book 2008C, Page 155, as document No. 2008079745.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the additional right-of-way of San Mateo Boulevard NE shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

9550 San Mateo NE, LLC, a New Mexico Limited Liability Company

[Signature]
John E. Mechenbier, Managing Member



ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 25 2011, by John E. Mechenbier.

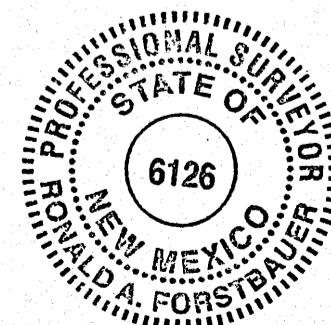
My Commission Expires: August 10, 2014

[Signature]
Terese Forstbauer
Notary Public

SURVEYOR'S AFFIDAVIT

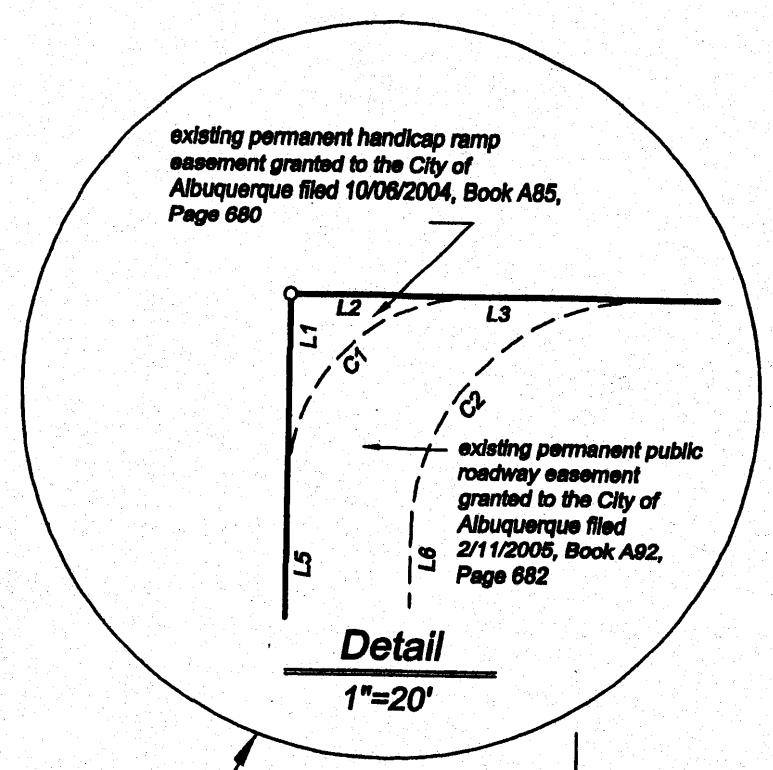
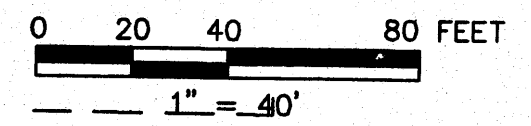
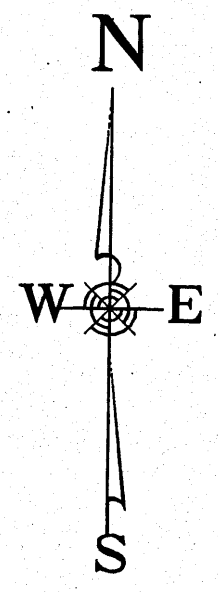
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217000565, effective April 22, 2008, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature] 8/25/2011
Ronald A. Forstbauer Date
N.M.P.S. No. 6126



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 1 of 2

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Being a Replat of
Lot 3-A, Block 4
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Elena Gallegos Grant
Projected Section 12
T.11N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
 August 2011

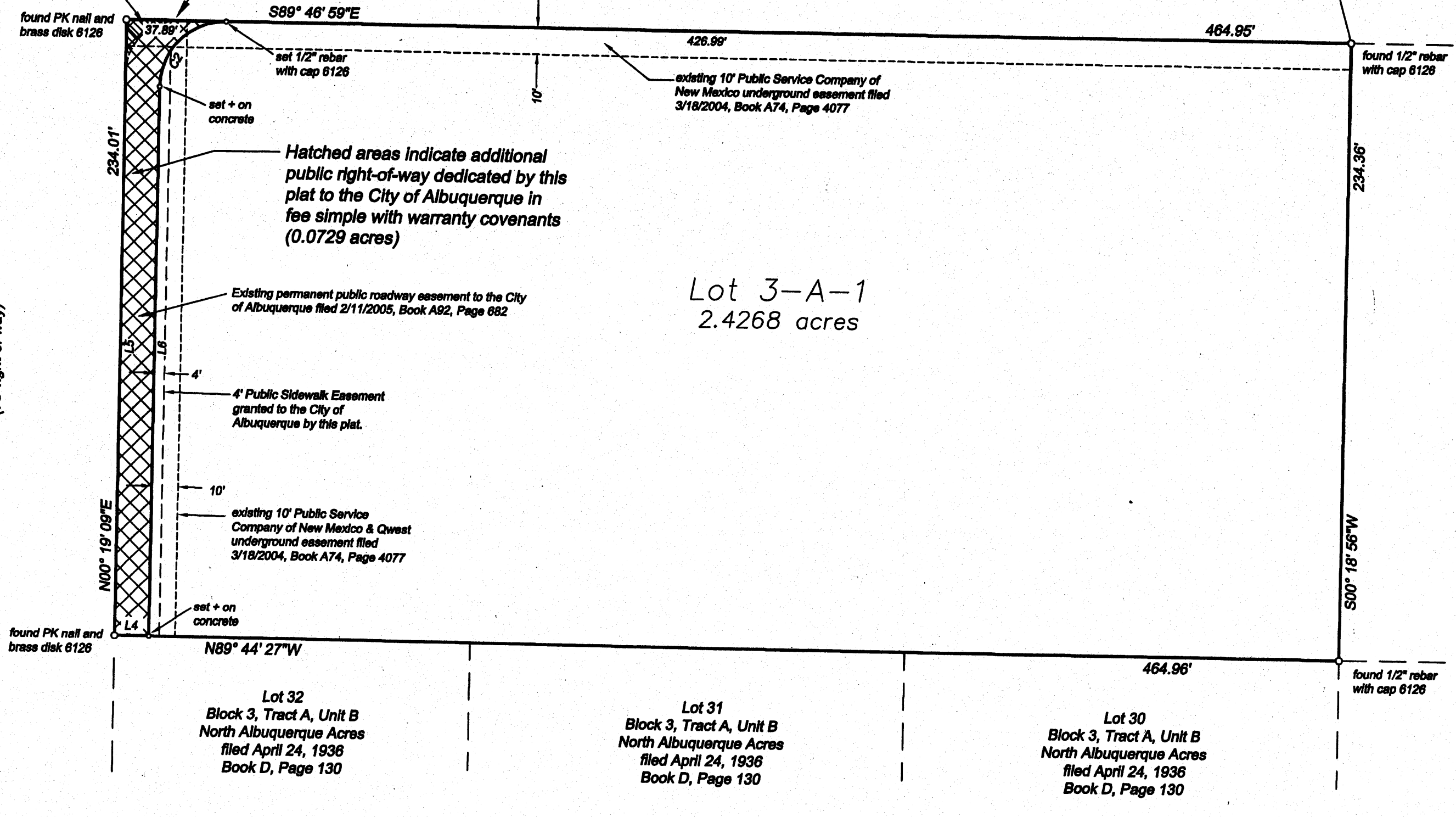


Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,538,912.248
 Ground-to-Grid Factor = 0.999689781
 Delta alpha = -00° 11' 38.16"
 NAVD 1988 Elevation = 5135.555

existing permanent handicap ramp easement granted to the City of Albuquerque filed 10/08/2004, Book A85, Page 680

San Mateo Boulevard NE
 (73' right-of-way)

Venice Avenue NE
 (80' right-of-way)



Lot 3-A-1
 2.4268 acres

Line Table		
Line No.	Length	Direction
L1	19.96	S00° 19' 09"W
L2	19.88	N89° 46' 59"W
L3	17.89	S89° 47' 00"E
L4	13.00	N89° 39' 33"W
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