

ARCHITECT



ENGINEER

ISSUED FOR
PERMIT

PROJECT

**BUSINESS
ENVIRONMENTS**
5351 Wilshire Ave NE
Albuquerque New Mexico 87113

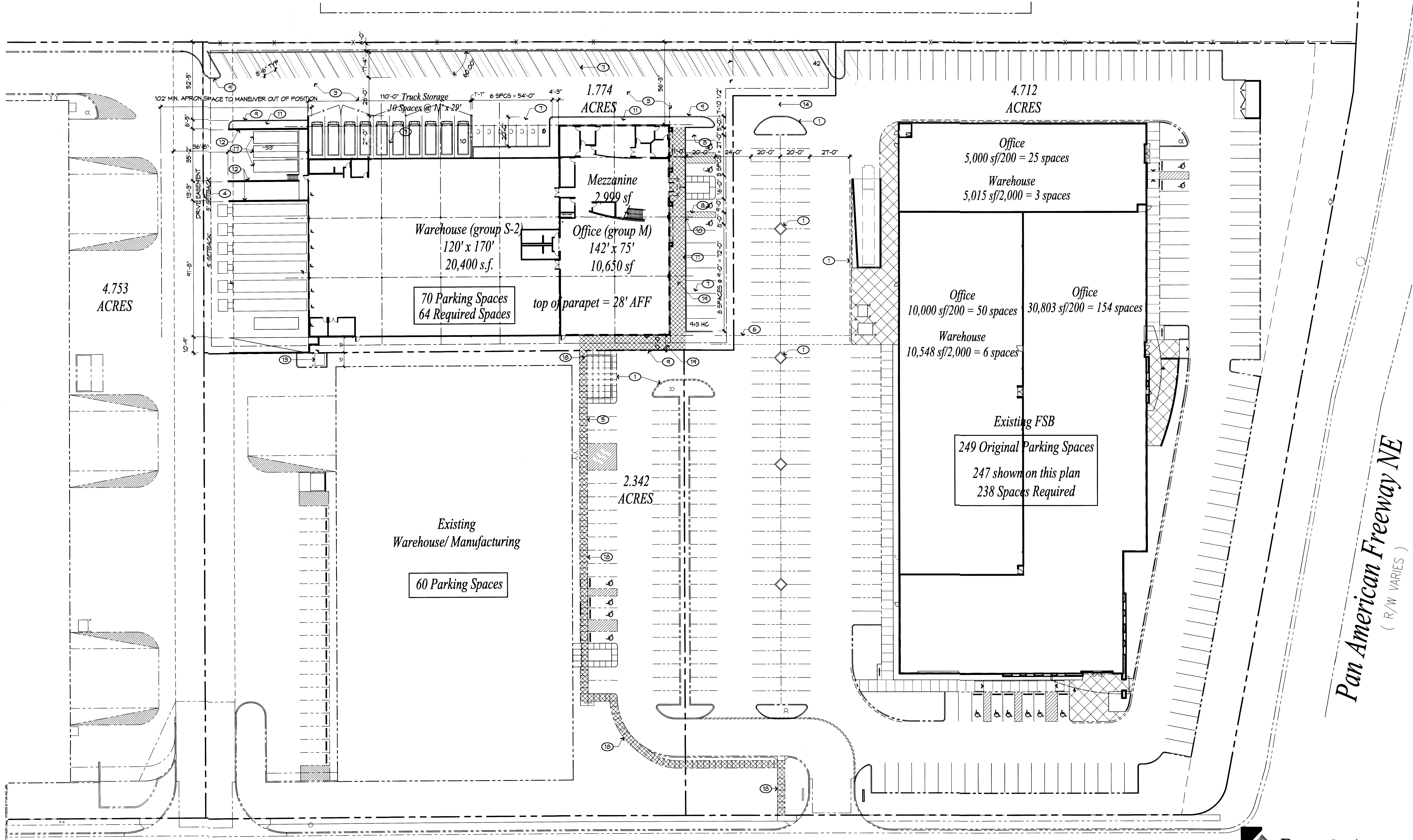
REVISIONS

- △
- △
- △
- △ JAN 1 05 DESIGN CHANGES
PLAN CHECK

DRAWN BY amc/LCC
REVIEWED BY amc
DATE 11/8/04
PROJECT NO. 04100
DRAWING NAME
SITE PLAN

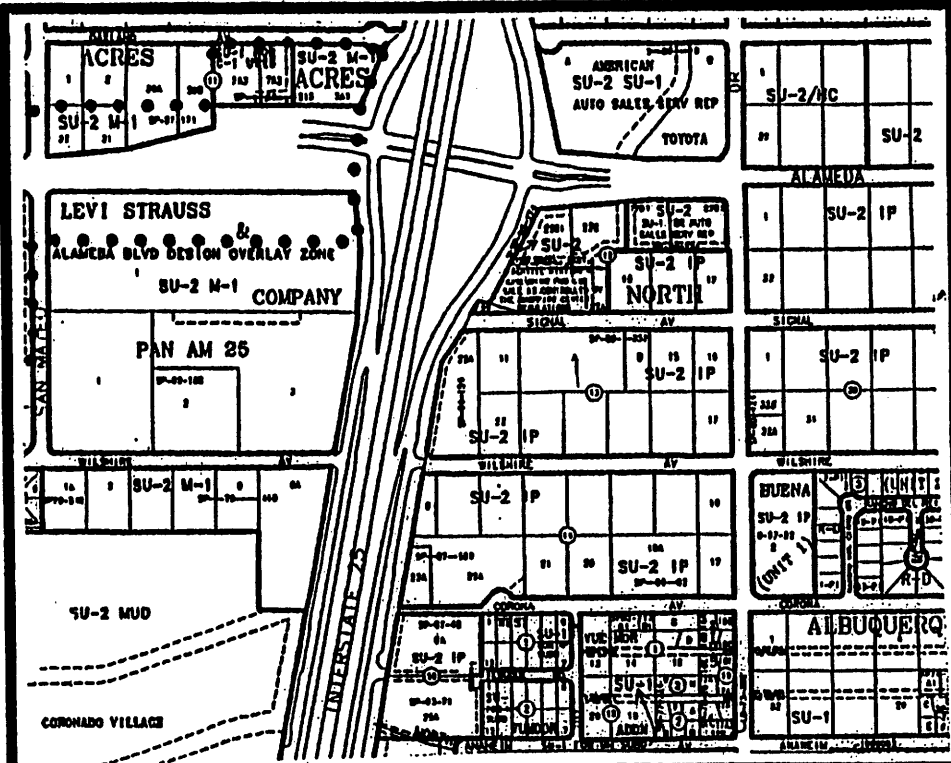
KEYED NOTES

1. EXISTING CONCRETE CURB TO REMAIN.
2. EXISTING FIRE HYDRANT TO REMAIN.
3. ASPHALTIC PAVING OVER PREPARED SUBGRADE PER GEOTECHNICAL REPORT.
4. FEATHER NEW ASPHALTIC PAVING INTO EXISTING.
5. EXISTING SIDEWALK AND ACCESSIBLE RAMP, TO REMAIN.
6. 4" WIDE PAINTED STRIPING FOR PEDESTRIAN CROSSING.
7. 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE.
8. TYP. ACCESSIBLE PARKING SPACE IV/ LOADING ZONE, PAINT WITH 4" WIDE WHITE STRIPES @ 48" HATCH LINES @ 18" O.C. PROVIDE SIGNAGE TO INDICATE EACH SPACE, VAN SIGNAGE AS INDICATED, REFER DETAIL E6/A091. PROVIDE ONE WHEELSTOP WITH 18" LONG #6 REBAR AT FRONT OF EACH HG STALL, TYP. OF 8.
9. CONCRETE CURB, TYP., REFER CIVIL.
10. ACCESSIBLE SIDEWALK RAMP, REFER DETAIL C4/A091.
11. 4" THICK CONCRETE PAVING, REFER DETAILS C5 AND C6/A091 AND E1 OR D6/A091.
12. 8" CMU WALL.
13. EXISTING TRANSFORMER.
14. EXISTING ENTRY DRIVE TO REMAIN.
15. 6" THICK CONCRETE DRIVE AT TRUCK WELL.
16. DASHED LINE INDICATES PAINTED RED CURB FOR FIRE LANE, TYP.
17. DUMPSTER (8' X 30').
18. EXISTING PEDESTRIAN CONNECTION.
19. NEW (MIN 6) PEDESTRIAN CONNECTION.



Wilshire Ave. NE (60'R/W)

E1 SITE PLAN 1"=30'-0"



LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) OF THE PLAT OF LOTS 1, 2 AND 3 PAN AM 25, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 14, 1999 IN BOOK 99C, PAGE 268.



**PLAT OF
LOTS 1-A, 2-A, 3-A and 3-B
PAN AM 25**

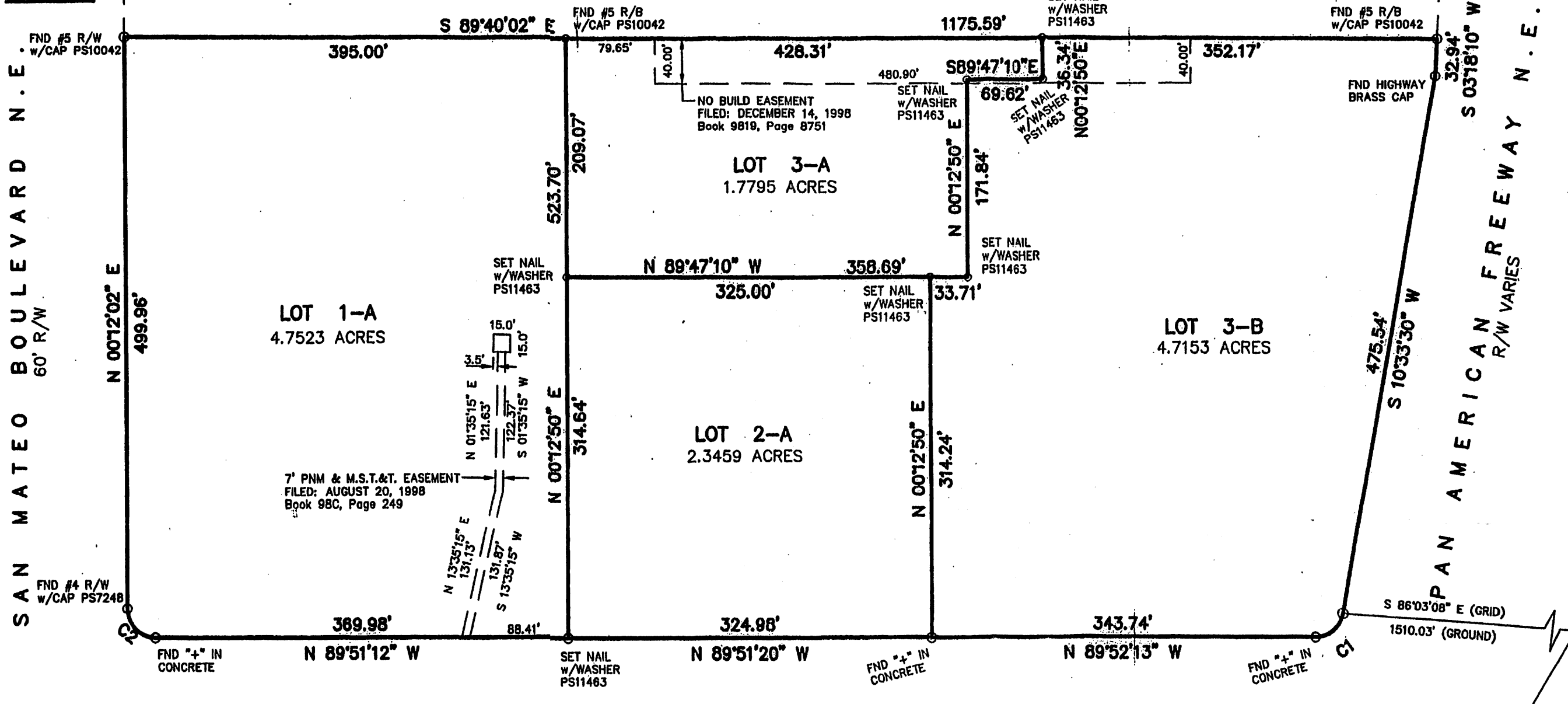
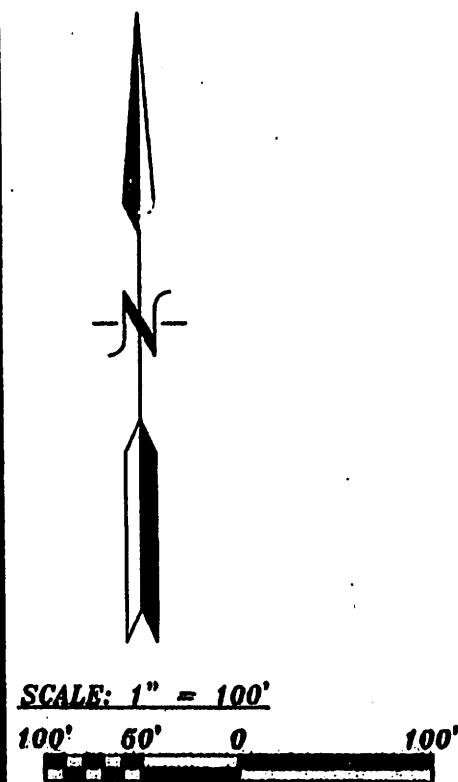
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

PROJECT NUMBER: 1003877
APPLICATION NUMBER: 05DRB-00040

UTILITY APPROVALS:
PNM ELECTRIC SERVICES: Leonel D. Mantu 1-14-04 DATE
PNM GAS SERVICES: Leonel D. Mantu 1-14-04 DATE
QUEST TELECOMMUNICATIONS: Daniel R. Muller 1-14-05 DATE
COMCAST: Bonnie Baber 1-14-05 DATE
NEW MEXICO UTILITIES: N/A DATE

CITY APPROVALS:
CITY SURVEYOR: Philip J. Paul 1-10-05 DATE
REAL PROPERTY DIVISION (CONDITIONAL): N/A 1/12/05 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): N/A 1/12/05 DATE
TRAFFIC ENGINEERING & TRANSPORTATION DIVISION: Roby A. Green 1-11-05 DATE
UTILITIES DEVELOPMENT: Roby A. Green 1-12-05 DATE
PARKS AND RECREATION DEPARTMENT: Christina Sandoval 1/12/05 DATE
AMAFCA: Richard Dault 1-12-05 DATE
CITY ENGINEER: Richard Dault 1-12-05 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT: Sheran Watson 1/12/05 DATE

VICINITY MAP No. C-18



- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 13.5892 ACRES.
 - TALOS LOG NO. 200501136
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: SEPTEMBER 2004
 - CURRENT ZONING: SU-2/M-1
 - SEE SHEETS 2 OF 3 AND 3 OF 3 FOR EASEMENT LOCATIONS.

**WILSHIRE AVENUE N.E.
60' R/W**

CURVE DATA

| C1 | C2 |
|--------------------|--------------------|
| R = 25.00' | R = 25.00' |
| D = 79°43'22" | D = 90°02'41" |
| CB = N 50°20'53" E | CB = S 44°48'46" E |
| CH = 32.05' | CH = 35.37' |
| L = 34.79' | L = 39.29' |

ACS STATION "9-C18"
X=402,255.61
Y=1,521,435.09
GRD TO GRID=-0.9996608
Z=0 -0°11'18"
CENTRAL ZONE, NAD 1927

- THE BLANKET PRIVATE DRAINAGE EASEMENT ON LOT 2 FOR THE USE AND BENEFIT OF THE OWNER(S) OF LOT 3, TO BE MAINTAINED BY THE OWNER OF LOT 2, FILED SEPTEMBER 14, 1999 IS VACATED BY THIS PLAT.
- THE BLANKET PRIVATE DRAINAGE EASEMENT ON LOT 1 FOR THE USE AND BENEFIT OF THE OWNER(S) OF LOT 2 AND 3, TO BE MAINTAINED BY THE OWNER OF LOT 1, FILED SEPTEMBER 14, 1999 IS VACATED BY THIS PLAT.
- THE PRIVATE DRAINAGE POND(S) LOCATED ON LOT 1 SHALL BE FOR THE USE AND BENEFIT OF THE OWNER(S) OF LOTS 1, 2, AND 3 AND SHALL BE MAINTAINED BY THE OWNER(S) OF LOT 1, FILED SEPTEMBER 14, 1999 IS VACATED BY THIS PLAT.

FREE CONSENT FOR LOT 1-A

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

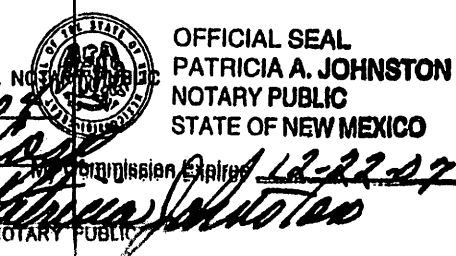
SANDIA FOUNDATION
A NEW MEXICO NON-PROFIT CORPORATION

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 23rd DAY OF December, 2004

BY: Sheran Watson
OWNERS NAME

MY COMMISSION EXPIRES: 12-22-07 BY: Patricia A. Johnston
NOTARY PUBLIC



FREE CONSENT FOR LOT 2-A

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

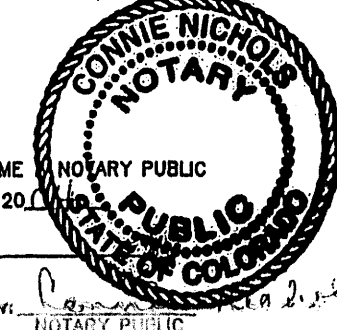
AMEN PROPERTY, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
JAMES SHUTZ, MANAGING MEMBER

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 30th DAY OF December, 2004

BY: James Schutze
OWNERS NAME

MY COMMISSION EXPIRES: 12-21-07 BY: Connie Nichols
NOTARY PUBLIC



FREE CONSENT FOR LOT 3-A

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

PAN AM 25, LLC
KEVIN RED, MANAGING MEMBER

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 30th DAY OF January, 2005

BY: Kevin L. Red
OWNERS NAME

MY COMMISSION EXPIRES: 01/17/08 BY: Kirsten Galwan
NOTARY PUBLIC



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT THREE (3) INTO TWO (2) LOTS AND GRANT ACCESS AND DRAINAGE ANY EASEMENTS AS SHOWN.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPCA: 015-041-030-235-2004-1-015-064-004250-20324-pd
PROPERTY OWNER OF RECORD: San Mateo Property Corp
BERNALILLO CO. TREASURER'S OFFICE: Richard Dault for Patrick Penabaz
County Treasurer 1/24/05

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 19th DAY OF November, 2004.

BY: Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 266-8155
FAX: (505) 266-8645



PRIVATE ACCESS CURVE DATA

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|--------|-----------|-------|---------------|-------|
| C1 | 18.00 | 90°08'41" | 23.60 | N 45°26'23" E | 21.24 |
| C2 | 25.00 | 89°53'08" | 39.22 | S 44°34'37" E | 35.32 |
| C3 | 25.00 | 89°32'24" | 39.07 | N 45°11'03" E | 35.21 |
| C4 | 15.00 | 89°48'17" | 23.61 | S 44°25'10" E | 21.18 |
| C5 | 18.00 | 89°50'35" | 23.62 | S 44°47'29" E | 21.18 |

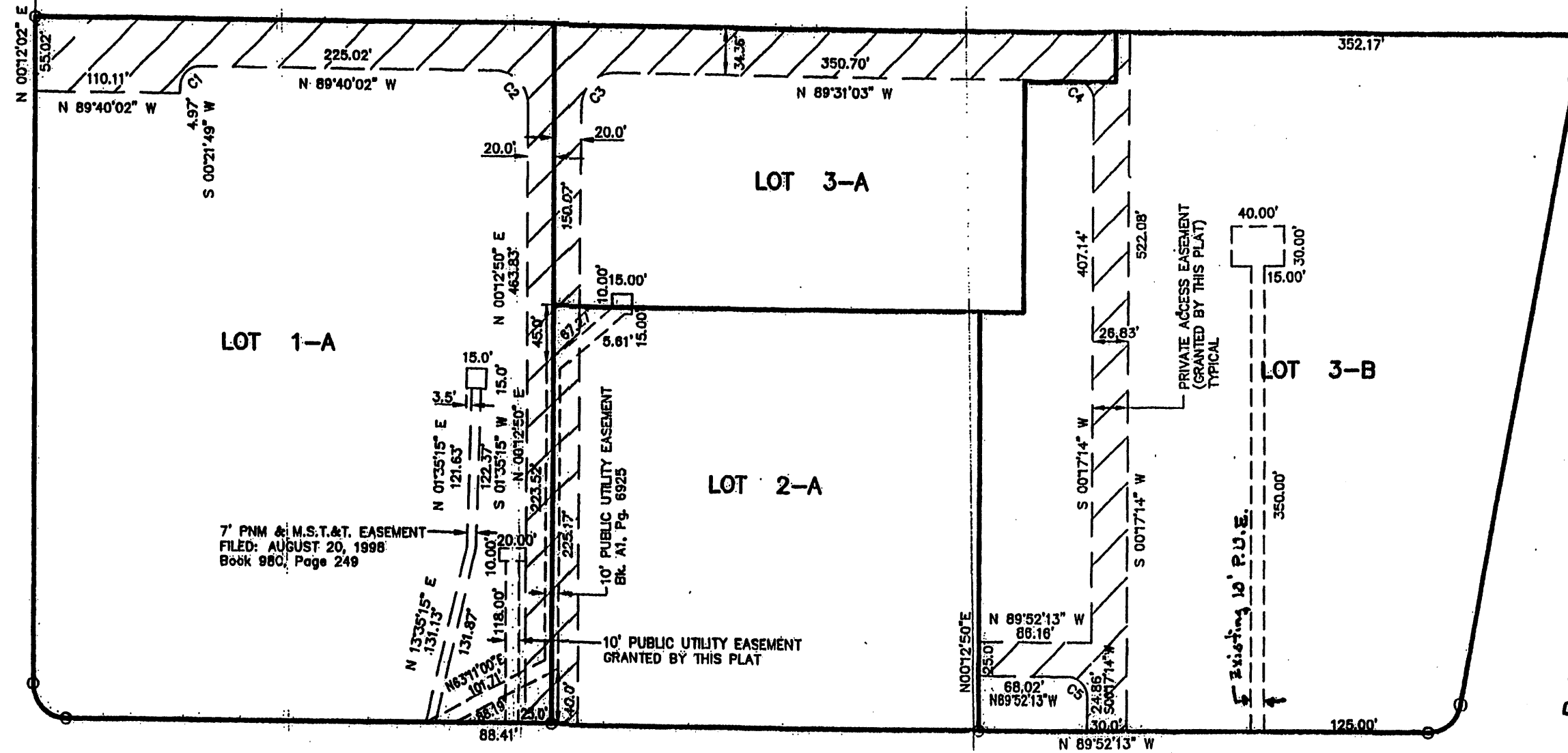


2005010939
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Page: 2 of 2
81/24/2005 11:57A
BK-2865C Pg-26

EASEMENT SHEET
FOR
LOTS 1-A, 2-A, 3-A and 3-B
PAN AM 25

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

SAN MATEO BOULEVARD N.E.



PAN AMERICAN FREEWAY N.E.

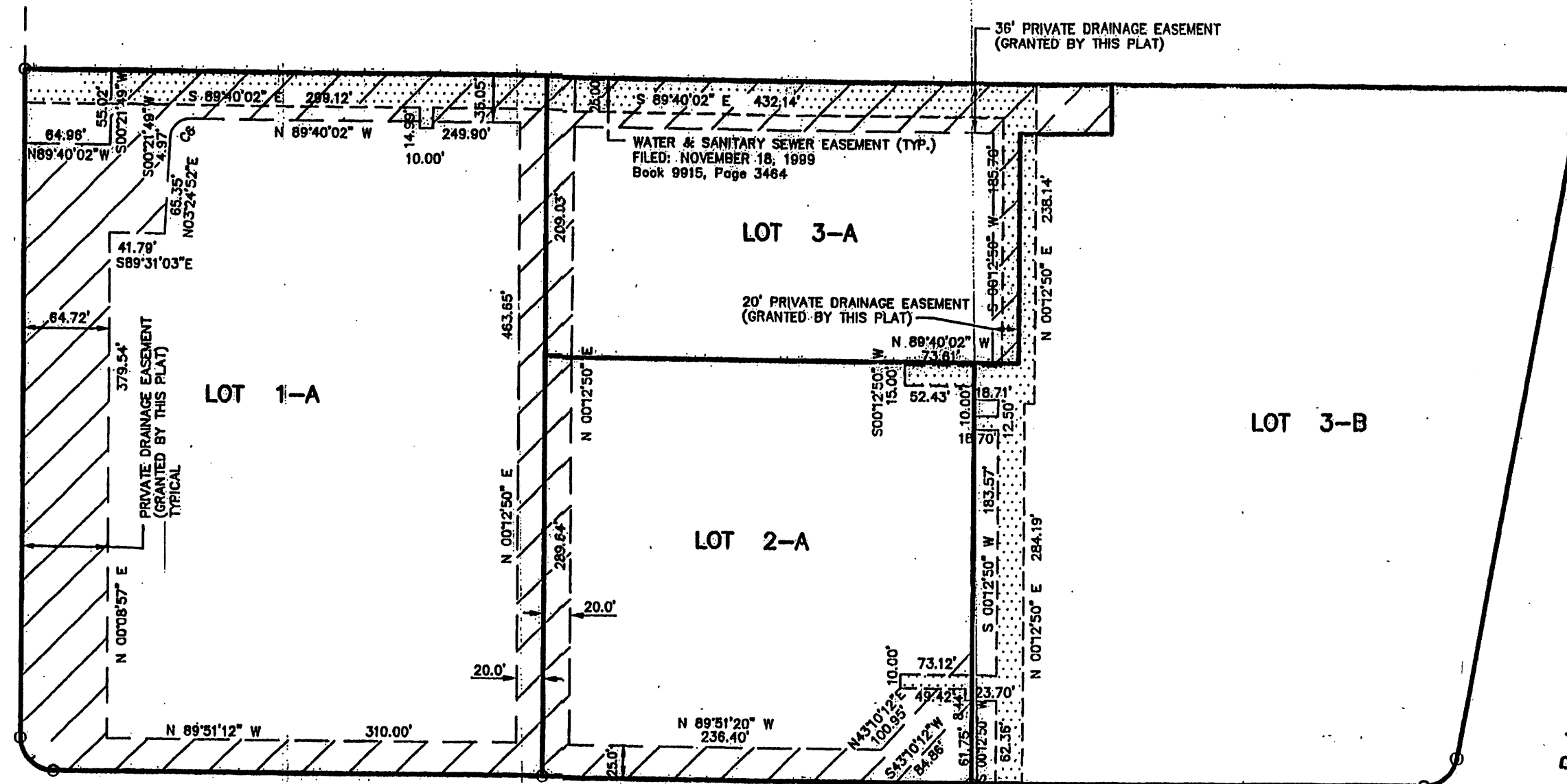
PRIVATE ACCESS EASEMENT
THE OWNERS GRANT THE PRIVATE ACCESS EASEMENTS (THE "ACCESS EASEMENTS") SHOWN AND DESIGNATED ON THE PLAT (THE "ACCESS EASEMENT AREA") FOR THE BENEFIT OF LOTS 1-A, 2-A, 3-A AND 3-B (THE "PROPERTIES").
THE ACCESS EASEMENT AREA SHALL BE USED FOR VEHICULAR ACCESS, CIRCULATION AND PEDESTRIAN TRAFFIC FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, AND AGENTS OF THE OWNERS OF THE PROPERTIES (THE "OWNERS") AND BUSINESS OCCUPANTS OF THE BUILDINGS CONSTRUCTED ON THE PROPERTIES, AND FOR THE SERVICING AND SUPPLYING OF SUCH BUSINESSES, FROM TIME TO TIME. IN ADDITION, THE EASEMENT AREA MAY BE USED: (I) IN CONNECTION WITH THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES SO LONG AS SUCH USE DOES NOT UNREASONABLY RESTRICT ACCESS TO AND FROM AND THE CONDUCT OF BUSINESS FROM THE BUILDINGS ON THE PROPERTIES; AND (II) FOR ACCESS BY GOVERNMENTAL AUTHORITIES FOR ANY LAWFUL PURPOSE INCLUDING, BUT NOT LIMITED TO, LAW ENFORCEMENT, FIRE PROTECTION, REFUSE REMOVAL, UTILITY MAINTENANCE, AND ENVIRONMENTAL TESTING AND MONITORING; AND (III) FOR ANY OTHER USE APPROVED IN WRITING BY THE OWNERS EXCEPT IN CONNECTION WITH CONSTRUCTION, NO BARRICADE OR STRUCTURE MAY BE PLACED, ERECTED OR CONSTRUCTED WITHIN THE EASEMENT AREA, EXCEPT AS APPROVED IN WRITING BY THE OWNERS, AND EXCEPT FOR BARRICADES OR CURBS, PAVING, DRIVEWAYS, SIDEWALKS, WHICH DO NOT IMPEDE THE USE OF THE EASEMENT AREAS FOR VEHICULAR ACCESS, AND ANY OTHER IMPROVEMENTS WHICH MAY BE REQUIRED UNDER APPLICABLE LAWS, RULES, ORDINANCES AND REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE PROPERTIES.
EACH OWNER SHALL MAINTAIN THE PORTIONS OF THE EASEMENT AREA THAT IT OWNS, AT ITS SOLE EXPENSE, IN GOOD AND CLEAN CONDITION AND REPAIR, WHICH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. MAINTAINING THE PAVED SURFACES IN A LEVEL, SMOOTH AND EVENLY COVERED CONDITION WITH THE TYPE OF SURFACING MATERIAL ORIGINALLY INSTALLED OR SUCH SUBSTITUTE AS SHALL IN ALL RESPECTS BE EQUAL OR SUPERIOR IN QUALITY, USE AND DURABILITY;
2. REMOVING ALL PAPERS, DEBRIS, FILTH AND REFUSE AND THOROUGHLY SWEEPING THE AREA TO THE EXTENT REASONABLY NECESSARY TO KEEP THE AREA IN A CLEAN AND ORDERLY CONDITION;
3. PLACING, KEEPING IN REPAIR, AND REPLACING ANY NECESSARY APPROPRIATE DIRECTIONAL SIGNS, MARKERS AND LINES;
4. OPERATING, KEEPING IN REPAIR AND REPLACING, WHERE NECESSARY, SUCH ARTIFICIAL LIGHTING FACILITIES AS SHALL BE REASONABLY REQUIRED;
5. MAINTAINING AND REPAIRING ANY AND ALL EASEMENT AREA STORM DRAINS, SEWERS AND OTHER SERVICES WITHIN THE EASEMENT AREA.
THE ACCESS EASEMENT SHALL BE IN PERPETUITY.
THE ACCESS EASEMENT SHALL BE NON-EXCLUSIVE AND EACH OWNER SHALL MAINTAIN THE RIGHT TO USE THEIR RESPECTIVE EASEMENT AREA FOR ACCESS AND PARKING FOR ITS PROPERTY.

PRIVATE DRAINAGE EASEMENT
THE OWNERS GRANT THE PRIVATE DRAINAGE EASEMENTS (THE "DRAINAGE EASEMENTS") OVER AND ACROSS THE AREAS SHOWN AND DESIGNATED ON THIS PLAT (THE "DRAINAGE EASEMENT AREAS") FOR THE BENEFIT OF THE PROPERTIES. THE DRAINAGE EASEMENTS SHALL BE USED FOR THE CONVEYANCE OF STORM DRAINAGE WATERS IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN AND DRAINAGE REPORT, AS AMENDED FROM TIME TO TIME, FOR THE PROPERTIES (THE "DRAINAGE PLAN") AS APPROVED AND ON FILE WITH THE CITY OF ALBUQUERQUE (THE CITY). EACH OWNER SHALL MAINTAIN THE STORM WATER DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE PORTIONS OF THE DRAINAGE EASEMENT UPON ITS RESPECTIVE PORTION OF THE PROPERTIES.

GENERAL PROVISIONS
EACH OWNER SHALL MAINTAIN ADEQUATE LIABILITY INSURANCE TO COVER LIABILITIES RESULTING FROM THE USE OF THE ACCESS EASEMENT AND THE DRAINAGE EASEMENT. EACH OWNER AGREES TO PROVIDE PROOF OF SUCH COVERAGE TO THE OTHER OWNERS AT THE OWNERS' REQUEST.
THE ACCESS EASEMENT AND THE DRAINAGE EASEMENT, THE COVENANTS, RESTRICTIONS, BENEFITS AND OBLIGATIONS CREATED HEREBY SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON EACH OWNER AND ITS SUCCESSORS AND ASSIGNS, SHALL RUN WITH THE PROPERTIES, AND BE APPURTENANT THERETO; PROVIDED, HOWEVER, THAT IF EITHER OWNER CONVEYS AND PORTION OR ALL OF ITS INTEREST IN ANY PARCEL OWNED BY IT SUCH OWNER SHALL THEREUPON BE RELEASED AND DISCHARGED FROM ANY AND ALL FURTHER OBLIGATIONS HEREUNDER AS IT HAD IN CONNECTION WITH THE PROPERTY CONVEYED BY IT, AND PROVIDED FURTHER, THAT NO SUCH SALE SHALL RELEASE SUCH PARTY FROM ANY LIABILITIES, ACTUAL OR CONTINGENT, EXISTING AS OF THE TIME OF SUCH CONVEYANCE.
IN THE EVENT OF ANY VIOLATION OR THREATENED VIOLATION OF ANY PROVISION CONTAINED HEREIN BY ANY OWNER, LESSEE, OR OCCUPANT OF ANY PORTION OF THE PROPERTIES, ANY OWNER SHALL HAVE THE RIGHT, IN ADDITION TO THE OTHER REMEDIES HEREIN PROVIDED, TO ENJOIN SUCH VIOLATION OR THREATENED VIOLATION AND/OR TO SUE FOR DAMAGES RESULTING THEREFROM. THE PREVAILING OWNER SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES AND COSTS IN ANY SUCH ACTION.
SHOULD ANY OWNER FAIL TO TIMELY PERFORM ANY OF ITS OBLIGATIONS HEREUNDER AND THEREAFTER FAIL TO PERFORM OR FAIL TO DILIGENTLY PURSUE THE PERFORMANCE OF SUCH OBLIGATIONS WITHIN FIFTEEN (15) DAYS OF ITS RECEIPT OF AN OTHER OWNER'S WRITTEN DEMAND THEREFOR, THE OWNER GIVING SUCH NOTICE SHALL, IN ADDITION TO ANY OTHER REMEDY PROVIDED AT LAW OR IN THIS AGREEMENT, HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO PERFORM SUCH OBLIGATION ON BEHALF OF THE DEFAULTING OWNER AND THE DEFAULTING OWNER SHALL REIMBURSE THE CURING OWNER FOR THE COST OF PERFORMING SUCH WORK WITHIN THIRTY (30) DAYS AFTER THE RECEIPT OF BILLING THEREFOR AND PROOF OF PAYMENT THEREOF. IN THE EVENT THE DEFAULTING OWNER DOES NOT REIMBURSE THE CURING OWNER, THE CURING OWNER SHALL HAVE (a) THE RIGHT TO EXERCISE ANY AND ALL RIGHTS WHICH SUCH CURING OWNER MIGHT HAVE A LAW TO COLLECT THE SAME, AND (b) HAVE A LIEN ON THE PROPERTY OWNED BY THE DEFAULTING OWNER FOR THE AMOUNT NOT REIMBURSED BY THE DEFAULTING OWNER, WHICH AMOUNT SHALL BEAR INTEREST AT TWELVE PERCENT (12%) PER ANNUM, FROM THE DATE OF BILLING UNTIL PAID. SUCH LIEN MAY BE FILED FOR RECORD BY THE CURING OWNER AS A CLAIM AGAINST THE DEFAULTING OWNER, IN THE FORM REQUIRED BY LAW, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, STATE OF NEW MEXICO, SIGNED AND CERTIFIED, WHICH LIEN SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
(i) THE NAME OF THE LIEN CLAIMANT, IF ANY;
(ii) THE NAME OF THE DEFAULTING OWNER, A DESCRIPTION OF THE WORK PERFORMED ON BEHALF OF SUCH OWNER AND A STATEMENT ITEMIZING THE COST THEREOF;
(iii) A DESCRIPTION OF THE PROPERTY BEING LIENED. THE LIEN SO CLAIMED SHALL ATTACH FROM THE DATE OF RECORDATION IN THE AMOUNT CLAIMED BY THE OWNER CURING THE DEFAULT AND IT MAY BE ENFORCED AND FORECLOSED IN ANY MANNER ALLOWED BY LAW, INCLUDING BUT NOT LIMITED TO SUITS TO FORECLOSE A MORTGAGE OR MECHANIC'S LIEN UNDER THE APPLICABLE LAW OR LAWS OF THE STATE OF NEW MEXICO.
SUCH A LIEN, WHEN SO ESTABLISHED AGAINST THE REAL PROPERTY DESCRIBED IN SUCH LIEN, SHALL BE PRIOR AND SUPERIOR TO ANY RIGHT, TITLE, INTEREST, LIEN OR CLAIM WHICH MAY BY OR IS ACQUIRED OR BECOMES ATTACHED TO SUCH REAL PROPERTY AFTER THE TIME OF RECORDING THE CLAIM OF LIEN.

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DETAIL

SAN MATEO BOULEVARD N.E.



PAN AMERICAN FREEWAY N.E.

WILSHIRE AVENUE N.E.

PRIVATE DRAINAGE EASEMENT
AND
WATER & SANITARY SEWER EASEMENT DETAIL

PRIVATE DRAINAGE CURVE DATA

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|--------|-----------|-------|---------------|-------|
| C6 | 15.00 | 90°08'41" | 23.60 | N 45°26'23" E | 21.24 |

PLAT OF
LOTS 1-A, 2-A, 3-A and 3-B
PAN AM 25

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2004

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

UTILITY APPROVALS:

- PNM ELECTRIC SERVICES _____ DATE _____
- PNM GAS SERVICES _____ DATE _____
- QWEST TELECOMMUNICATIONS _____ DATE _____
- COMCAST _____ DATE _____
- NEW MEXICO UTILITIES _____ DATE _____
- CITY APPROVALS:
 CITY SURVEYOR *[Signature]* 1-10-05 DATE _____
- *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- UTILITIES DEVELOPMENT _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT THREE (3) INTO TWO (2) LOTS AND GRANT ACCESS AND DRAINAGE ANY EASEMENTS AS SHOWN.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

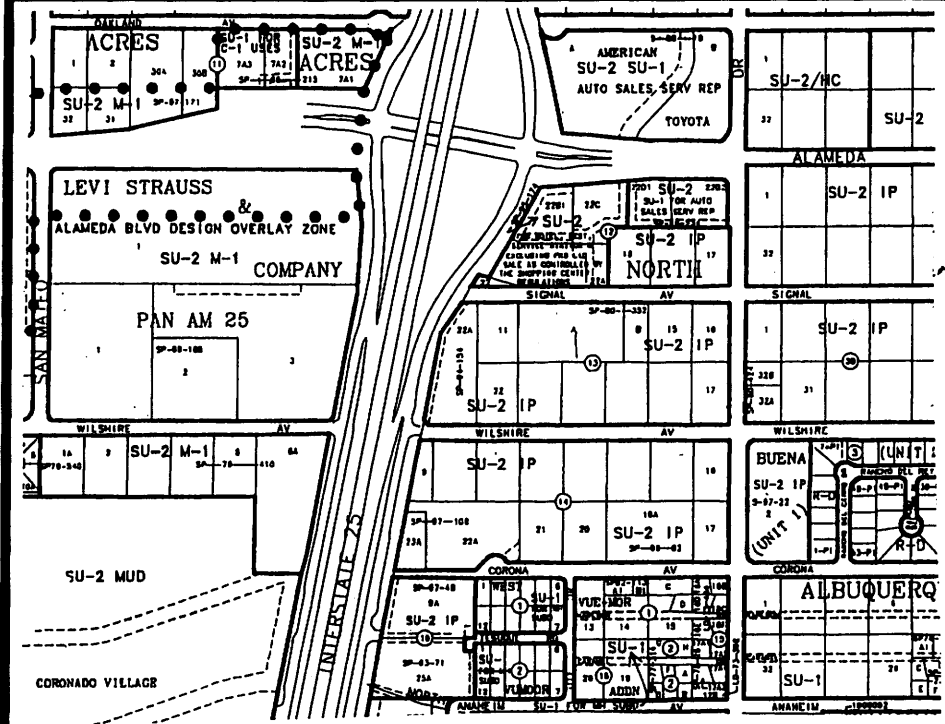
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 14th DAY OF November 2004.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11463
 H.E.S. HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 890-8056
 FAX: (505) 890-8640

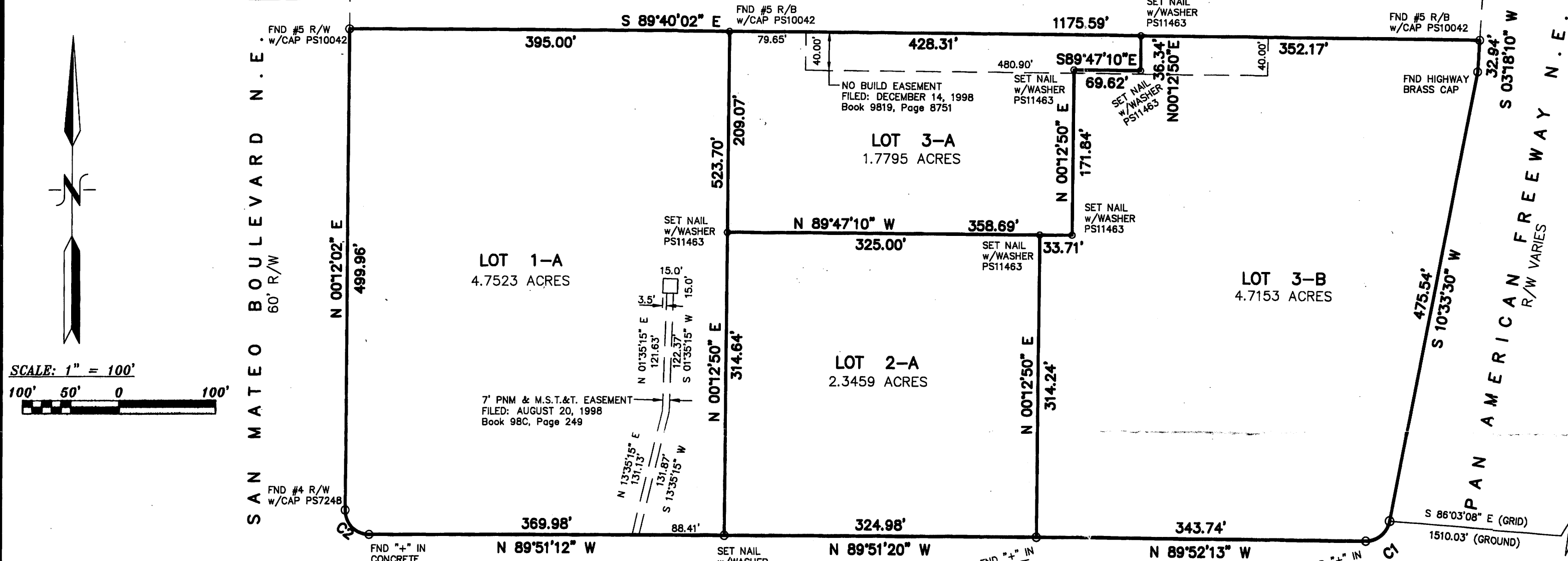
LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) OF THE PLAT OF LOTS 1, 2 AND 3 PAN AM 25, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 14, 1999 IN BOOK 99C, PAGE 268.

TRACT 1
 LEVI STRAUSS AND Co.
 FILED: AUGUST 20, 1998
 BOOK 98C, PAGE 249



VICINITY MAP No. C-18



- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 13.5892 ACRES.
 - TALOS LOG NO. 200501136
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: SEPTEMBER 2004
 - CURRENT ZONING: SU-2/M-1
 - SEE SHEETS 2 of 3 and 3 of 3 FOR EASEMENT LOCATIONS.

WILSHIRE AVENUE N.E.
 60' R/W

CURVE DATA

| C1 | C2 |
|--------------------|--------------------|
| R = 25.00' | R = 25.00' |
| D = 79°43'22" | D = 90°02'41" |
| CB = N 50°20'53" E | CB = S 44°48'46" E |
| CH = 32.05' | CH = 35.37' |
| L = 34.79' | L = 39.29' |

ACS STATION "9-C18"
 X=402,255.61
 Y=1,521,435.09
 GRD TO GRID=0.9996608
 Δα = -00° 11' 19"
 CENTRAL ZONE, NAD 1927

FREE CONSENT FOR LOT 1-A
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.
[Signature] 12/23/04
 SANDIA FOUNDATION
 A NEW MEXICO NON-PROFIT CORPORATION
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 23rd DAY OF December 2004
 BY: *[Signature]*
 OWNERS NAME
 MY COMMISSION EXPIRES: 12-22-07 BY: *[Signature]*
 NOTARY PUBLIC

OFFICIAL SEAL
 PATRICIA A. JOHNSTON
 NOTARY PUBLIC
 STATE OF NEW MEXICO

FREE CONSENT FOR LOT 2-A
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.
[Signature] 12/30/04
 CARMEN PROPERTY, LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY
 JAMES SHUTZ, MANAGING MEMBER
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 30th DAY OF December 2004
 BY: James Schutz
 OWNERS NAME
 MY COMMISSION EXPIRES: 12-31-05 BY: *[Signature]*
 NOTARY PUBLIC

CONNIE NICHOLS
 NOTARY PUBLIC
 STATE OF NEW MEXICO

FREE CONSENT FOR LOT 3-A
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.
[Signature] 11/4/05
 PAN AM 25, LLC
 KEVIN REDD, MANAGING MEMBER
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 4th DAY OF January 2005
 BY: Kevin L. Reed
 OWNERS NAME
 MY COMMISSION EXPIRES: 01/17/06 BY: *[Signature]*
 NOTARY PUBLIC

OFFICIAL SEAL
 KRISTEN GALWAN
 NOTARY PUBLIC
 STATE OF NEW MEXICO

04-2045.dwg (OCT-04)

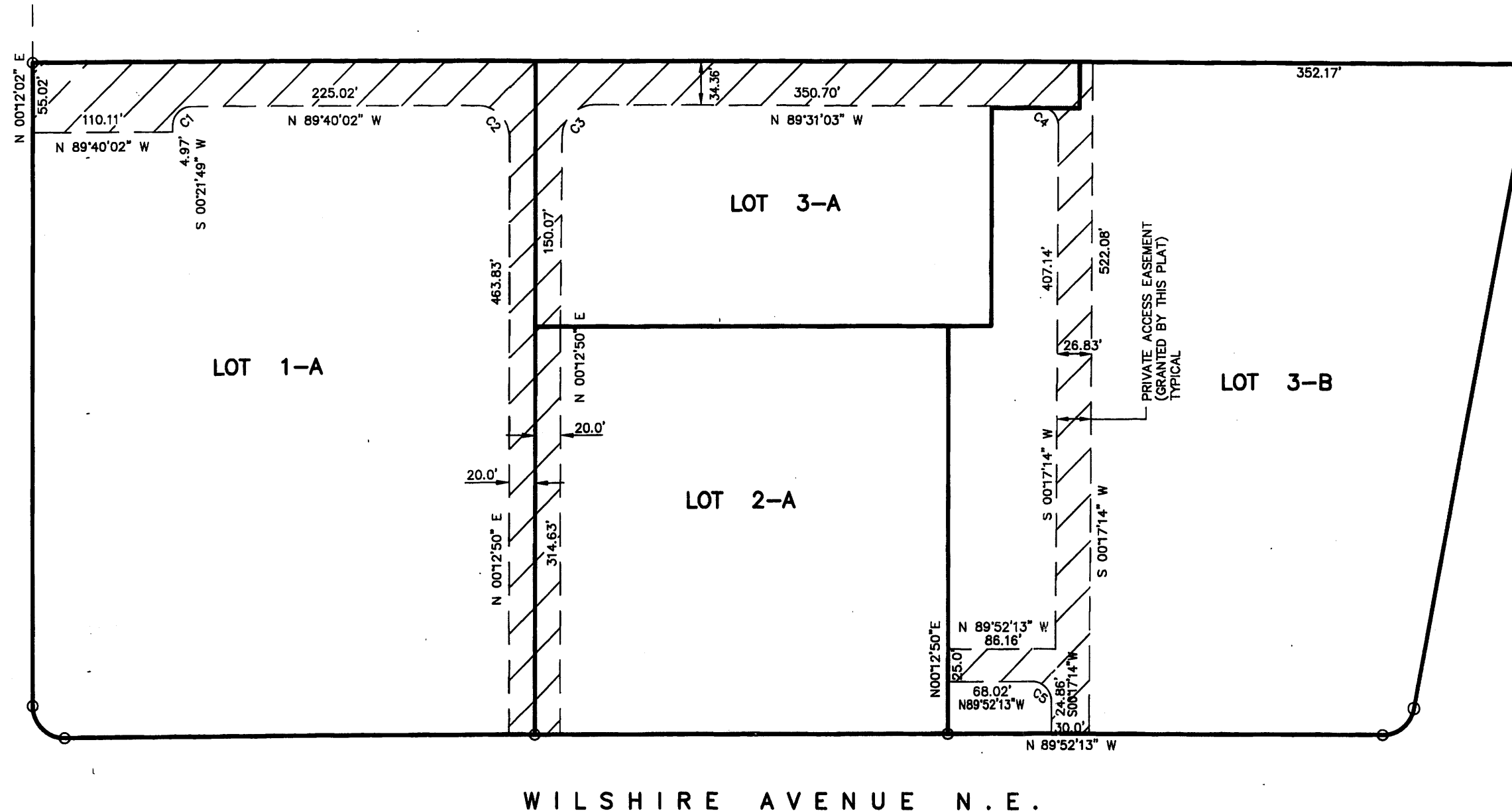
PRIVATE ACCESS CURVE DATA

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|--------|-----------|-------|---------------|-------|
| C1 | 15.00 | 90°08'41" | 23.60 | N 45°25'23" E | 21.24 |
| C2 | 25.00 | 89°53'08" | 39.22 | S 44°34'37" E | 35.32 |
| C3 | 25.00 | 89°32'24" | 39.07 | N 45°31'03" E | 35.21 |
| C4 | 15.00 | 89°48'17" | 23.51 | S 44°25'10" E | 21.18 |
| C5 | 15.00 | 89°50'35" | 23.52 | S 44°47'29" E | 21.18 |

EASEMENT SHEET
FOR
LOTS 1-A, 2-A, 3-A and 3-B
PAN AM 25

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

SAN MATEO BOULEVARD N.E.

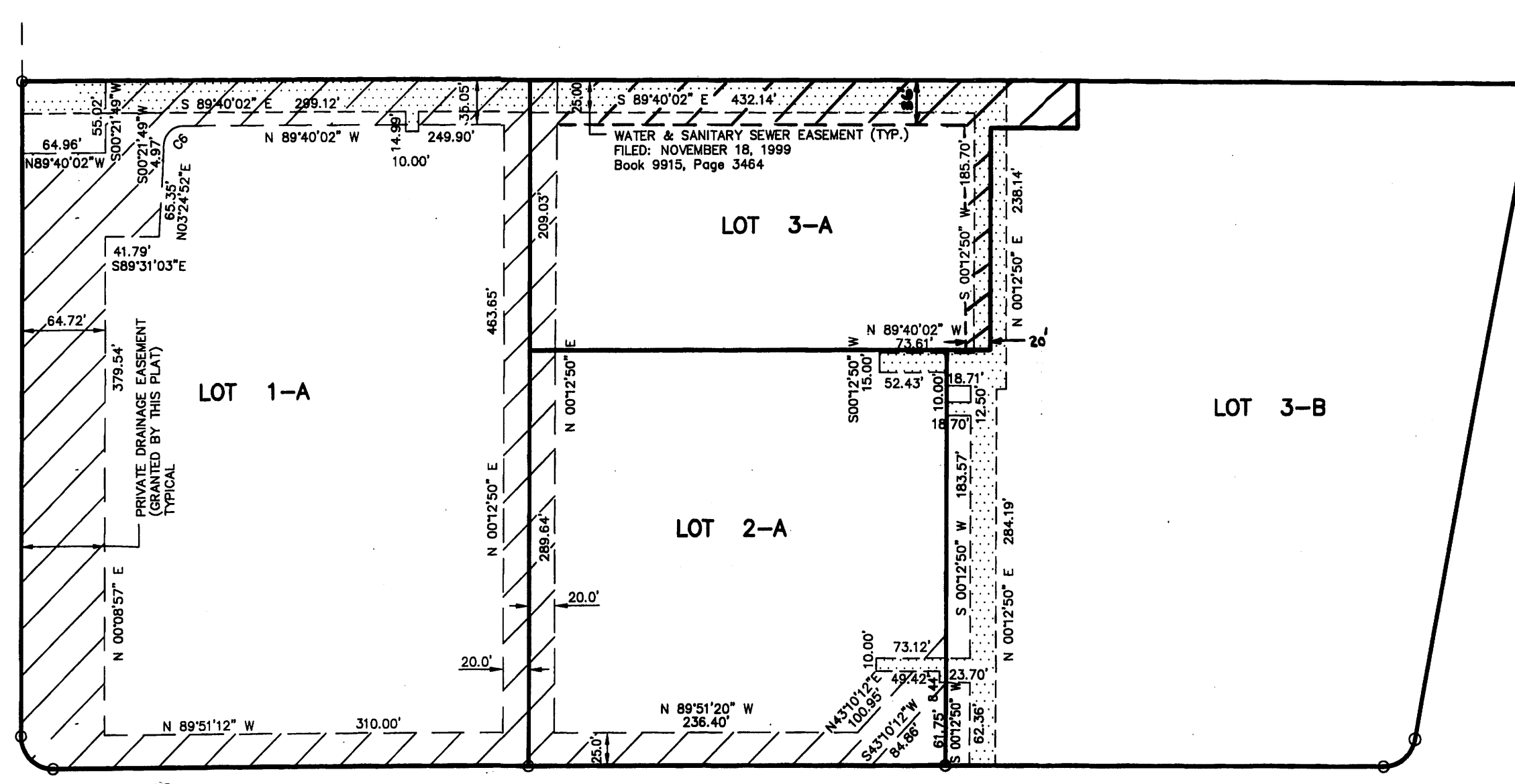


WILSHIRE AVENUE N.E.

PAN AMERICAN FREEWAY N.E.

PRIVATE ACCESS EASEMENT DETAIL

SAN MATEO BOULEVARD N.E.



WILSHIRE AVENUE N.E.

PAN AMERICAN FREEWAY N.E.

PRIVATE DRAINAGE EASEMENT

AND

WATER & SANITARY SEWER EASEMENT DETAIL

PRIVATE ACCESS EASEMENT
THE OWNERS GRANT THE PRIVATE ACCESS EASEMENTS (THE "ACCESS EASEMENTS") SHOWN AND DESIGNATED ON THE PLAT (THE "ACCESS EASEMENT AREA") FOR THE BENEFIT OF LOTS 1-A, 2-A, 3-A AND 3-B (THE "PROPERTIES").
THE ACCESS EASEMENT AREA SHALL BE USED FOR VEHICULAR ACCESS, CIRCULATION AND PEDESTRIAN TRAFFIC FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, AND AGENTS OF THE OWNERS OF THE PROPERTIES (THE "OWNERS") AND BUSINESS OCCUPANTS OF THE BUILDINGS CONSTRUCTED ON THE PROPERTIES, AND FOR THE SERVICING AND SUPPLYING OF SUCH BUSINESSES, FROM TIME TO TIME. IN ADDITION, THE EASEMENT AREA MAY BE USED: (i) IN CONNECTION WITH THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES SO LONG AS SUCH USE DOES NOT UNREASONABLY RESTRICT ACCESS TO AND FROM AND THE CONDUCT OF BUSINESS FROM THE BUILDINGS ON THE PROPERTIES; AND (ii) FOR ACCESS BY GOVERNMENTAL AUTHORITIES FOR ANY LAWFUL PURPOSE INCLUDING, BUT NOT LIMITED TO, LAW ENFORCEMENT, FIRE PROTECTION, REFUSE REMOVAL, UTILITY MAINTENANCE, AND ENVIRONMENTAL TESTING AND MONITORING; AND (iii) FOR ANY OTHER USE APPROVED IN WRITING BY THE OWNERS, EXCEPT IN CONNECTION WITH CONSTRUCTION, NO BARRICADE OR STRUCTURE MAY BE PLACED, ERECTED OR CONSTRUCTED WITHIN THE EASEMENT AREA, EXCEPT AS APPROVED IN WRITING BY THE OWNERS, AND EXCEPT FOR BUMPER GUARDS OR CURBS, PAVING, DRIVEWAYS SIDEWALKS, WHICH DO NOT IMPED THE USE OF THE EASEMENT AREAS FOR VEHICULAR ACCESS, AND ANY OTHER IMPROVEMENTS WHICH MAY BE REQUIRED UNDER APPLICABLE LAWS, RULES, ORDINANCES AND REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE PROPERTIES.
EACH OWNERS SHALL MAINTAIN THE PORTIONS OF THE EASEMENT AREA THAT IT OWNS, AT ITS SOLE EXPENSE, IN GOOD AND CLEAN CONDITION AND REPAIR, WHICH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. MAINTAINING THE PAVED SURFACES IN A LEVEL, SMOOTH AND EVENLY COVERED CONDITION WITH THE TYPE OF SURFACING MATERIAL ORIGINALLY INSTALLED OR SUCH SUBSTITUTE AS SHALL IN ALL RESPECTS BE EQUAL OR SUPERIOR IN QUALITY, USE AND DURABILITY;
2. REMOVING ALL PAPERS, DEBRIS, FILTH AND REFUSE AND THOROUGHLY SWEEPING THE AREA TO THE EXTENT REASONABLY NECESSARY TO KEEP THE AREA IN A CLEAN AND ORDERLY CONDITION;
3. PLACING, KEEPING IN REPAIR, AND REPLACING ANY NECESSARY APPROPRIATE DIRECTIONAL SIGNS, MARKERS AND LINES;
4. OPERATING, KEEPING IN REPAIR AND REPLACING, WHERE NECESSARY, SUCH ARTIFICIAL LIGHTING FACILITIES AS SHALL BE REASONABLY REQUIRED;
5. MAINTAINING AND REPAIRING ANY AND ALL EASEMENT AREA STORM DRAINS, SEWERS AND OTHER SERVICES WITHIN THE EASEMENT AREA.
THE ACCESS EASEMENT SHALL BE IN PERPETUITY.
THE ACCESS EASEMENT SHALL BE NON-EXCLUSIVE AND EACH OWNER SHALL MAINTAIN THE RIGHT TO USE THEIR RESPECTIVE EASEMENT AREA FOR ACCESS AND PARKING FOR ITS PROPERTY.

PRIVATE DRAINAGE EASEMENT
THE OWNERS GRANT THE PRIVATE DRAINAGE EASEMENTS (THE "DRAINAGE EASEMENTS") OVER AND ACROSS THE AREAS SHOWN AND DESIGNATED ON THIS PLAT (THE "DRAINAGE EASEMENT AREAS") FOR THE BENEFIT OF THE PROPERTIES. THE DRAINAGE EASEMENTS SHALL BE USED FOR THE CONVEYANCE OF STORM DRAINAGE WATERS IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN AND DRAINAGE REPORT, AS AMENDED FROM TIME TO TIME, FOR THE PROPERTIES (THE "DRAINAGE PLAN") AS APPROVED AND ON FILE WITH THE CITY OF ALBUQUERQUE (THE "CITY") EACH OWNER SHALL MAINTAIN THE STORM WATER DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE PORTIONS OF THE DRAINAGE EASEMENT UPON ITS RESPECTIVE PORTION OF THE PROPERTIES.

GENERAL PROVISIONS
EACH OWNER SHALL MAINTAIN ADEQUATE LIABILITY INSURANCE TO COVER LIABILITIES RESULTING FROM THE USE OF THE ACCESS EASEMENT AND THE DRAINAGE EASEMENT. EACH OWNER AGREES TO PROVIDE PROOF OF SUCH COVERAGE TO THE OTHER OWNERS AT THE OWNERS' REQUEST.
THE ACCESS EASEMENT AND THE DRAINAGE EASEMENT, THE COVENANTS, RESTRICTIONS, BENEFITS AND OBLIGATIONS CREATED HEREBY SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON EACH OWNER AND ITS SUCCESSORS AND ASSIGNS, SHALL RUN WITH THE PROPERTIES, AND BE APPURTENANT THERETO; PROVIDED, HOWEVER, THAT IF EITHER OWNER CONVEYS AND PORTION OR ALL OF ITS INTEREST IN ANY PARCEL OWNED BY IT SUCH OWNER SHALL THEREUPON BE RELEASED AND DISCHARGED FROM ANY AND ALL FURTHER OBLIGATIONS HEREUNDERS AS IT HAD IN CONNECTION WITH THE PROPERTY CONVEYED BY IT, AND PROVIDED FURTHER, THAT NO SUCH SALE SHALL RELEASE SUCH PARTY FROM ANY LIABILITIES, ACTUAL OR CONTINGENT, EXISTING AS OF THE TIME OF SUCH CONVEYANCE;
IN THE EVENT OF ANY VIOLATION OR THREATENED VIOLATION OF ANY PROVISION CONTAINED HEREIN BY ANY OWNER, LESSEE, OR OCCUPANT OF ANY PORTION OF THE PROPERTIES, ANY OWNER SHALL HAVE THE RIGHT, IN ADDITION TO THE OTHER REMEDIES HEREIN PROVIDED, TO ENJOIN SUCH VIOLATION OR THREATENED VIOLATION AND/OR TO SUE FOR DAMAGES RESULTING THEREFROM. THE PREVAILING OWNER SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES AND COSTS IN ANY SUCH ACTION.
SHOULD ANY OWNER FAIL TO TIMELY PERFORM ANY OF ITS OBLIGATIONS HEREUNDER AND THEREAFTER FAIL TO PERFORM OR FAIL TO DILIGENTLY PURSUE THE PERFORMANCE OF SUCH OBLIGATIONS WITHIN FIFTEEN (15) DAYS OF ITS RECEIPT OF AN OTHER OWNER'S WRITTEN DEMAND THEREFOR, THE OWNER GIVING SUCH NOTICE SHALL, IN ADDITION TO ANY OTHER REMEDY PROVIDED AT LAW OR IN THIS AGREEMENT, HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO PERFORM SUCH OBLIGATION ON BEHALF OF THE DEFAULTING OWNER AND THE DEFAULTING OWNER SHALL REIMBURSE THE CURING OWNER FOR THE COST OF PERFORMING SUCH WORK WITHIN THIRTY (30) DAYS AFTER THE RECEIPT OF BILLING THEREFOR AND PROOF OF PAYMENT THEREOF. IN THE EVENT THE DEFAULTING OWNER DOES NOT REIMBURSE THE CURING OWNER, THE CURING OWNER SHALL HAVE (a) THE RIGHT TO EXERCISE ANY AND ALL RIGHTS WHICH SUCH CURING OWNER MIGHT HAVE A LAW TO COLLECT THE SAME, AND (b) HAVE A LIEN ON THE PROPERTY OWNED BY THE DEFAULTING OWNER FOR THE AMOUNT NOT REIMBURSED BY THE DEFAULTING OWNER, WHICH AMOUNT SHALL BEAR INTEREST AT TWELVE PERCENT (12%) PER ANNUM, FROM THE DATE OF BILLING UNTIL PAID. SUCH LIEN MAY BE FILED FOR RECORD BY THE CURING OWNER AS A CLAIM AGAINST THE DEFAULTING OWNER, IN THE FORM REQUIRED BY LAW, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, STATE OF NEW MEXICO, SIGNED AND CERTIFIED, WHICH LIEN SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
(i) THE NAME OF THE LIEN CLAIMANT, IF ANY;
(ii) THE NAME OF THE DEFAULTING OWNER, A DESCRIPTION OF THE WORK PERFORMED ON BEHALF OF SUCH OWNER AND A STATEMENT ITEMIZING THE COST THEREOF;
(iii) DESCRIPTION OF THE PROPERTY BEING LIENED. THE LIEN SO CLAIMED SHALL ATTACH FROM THE DATE OF RECORDATION IN THE AMOUNT CLAIMED BY THE OWNER CURING THE DEFAULT AND IT MAY BE ENFORCED AND FORECLOSED IN ANY MANNER ALLOWED BY LAW, INCLUDING BUT NOT LIMITED TO SUITS TO FORECLOSE A MORTGAGE OR MECHANIC'S LIEN UNDER THE APPLICABLE LAW OR LAWS OF THE STATE OF NEW MEXICO.
SUCH A LIEN, WHEN SO ESTABLISHED AGAINST THE REAL PROPERTY DESCRIBED IN SUCH LIEN, SHALL BE PRIOR AND SUPERIOR TO ANY RIGHT, TITLE, INTEREST, LIEN OR CLAIM WHICH MAY BY OR IS ACQUIRED OR BECOMES ATTACHED TO SUCH REAL PROPERTY AFTER THE TIME OR RECORDING THE CLAIM OF LIEN.

PRIVATE DRAINAGE CURVE DATA

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|--------|-----------|-------|---------------|-------|
| C6 | 15.00 | 90°08'41" | 23.60 | N 45°25'23" E | 21.24 |

04-2045.dwg(OCT-04)

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645