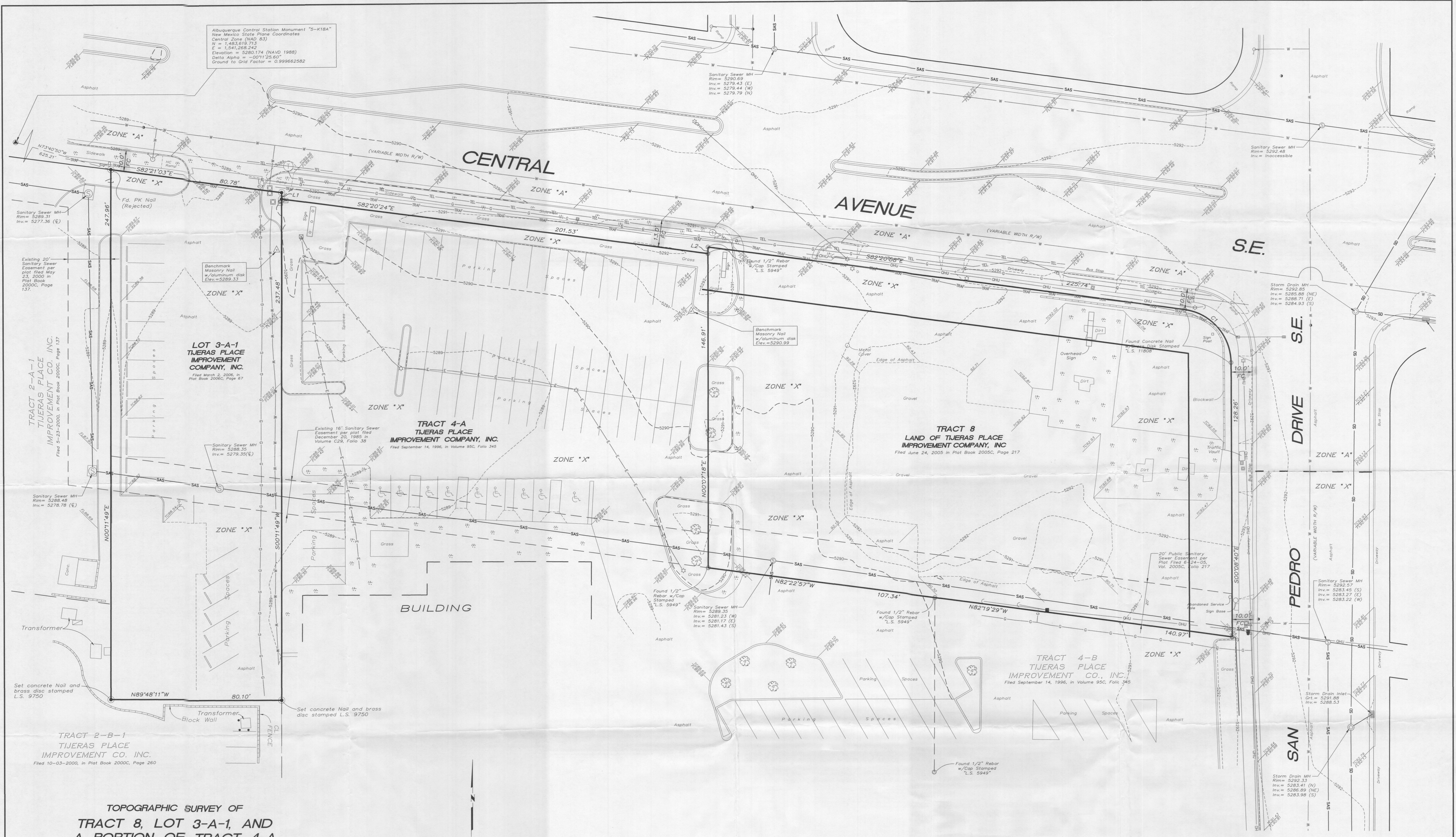


Albuquerque Control Station Monument "S-K18A"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,483,619.713
 E = 1,541,528.242
 Elevation = 5280.174 (NAVD 1988)
 Delta Alpha = -0071'25.60"
 Ground to Grid Factor = 0.999662582



TRACT 2-A-1
 TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed 8-23-2000, in Plat Book 2000C, Page 137

LOT 3-A-1
 TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed March 2, 2006, in
 Plat Book 2006C, Page 67

TRACT 4-A
 TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed September 14, 1996, in Volume 95C, Folio 345

TRACT 8
 LAND OF TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed June 24, 2005 in Plat Book 2005C, Page 217

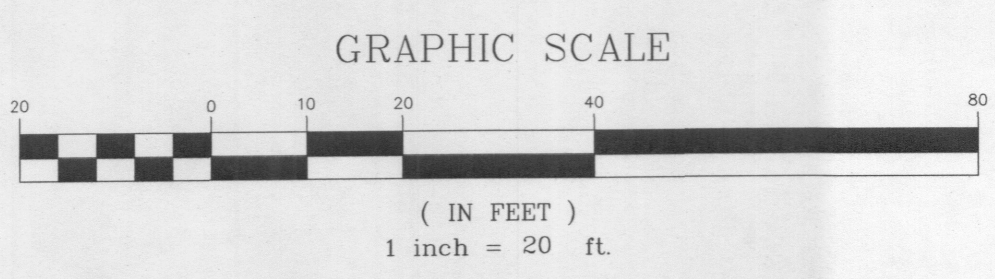
TRACT 4-B
 TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed September 14, 1996, in Volume 95C, Folio 345

TRACT 2-B-1
 TIJERAS PLACE
 IMPROVEMENT CO., INC.
 Filed 10-03-2000, in Plat Book 2000C, Page 280

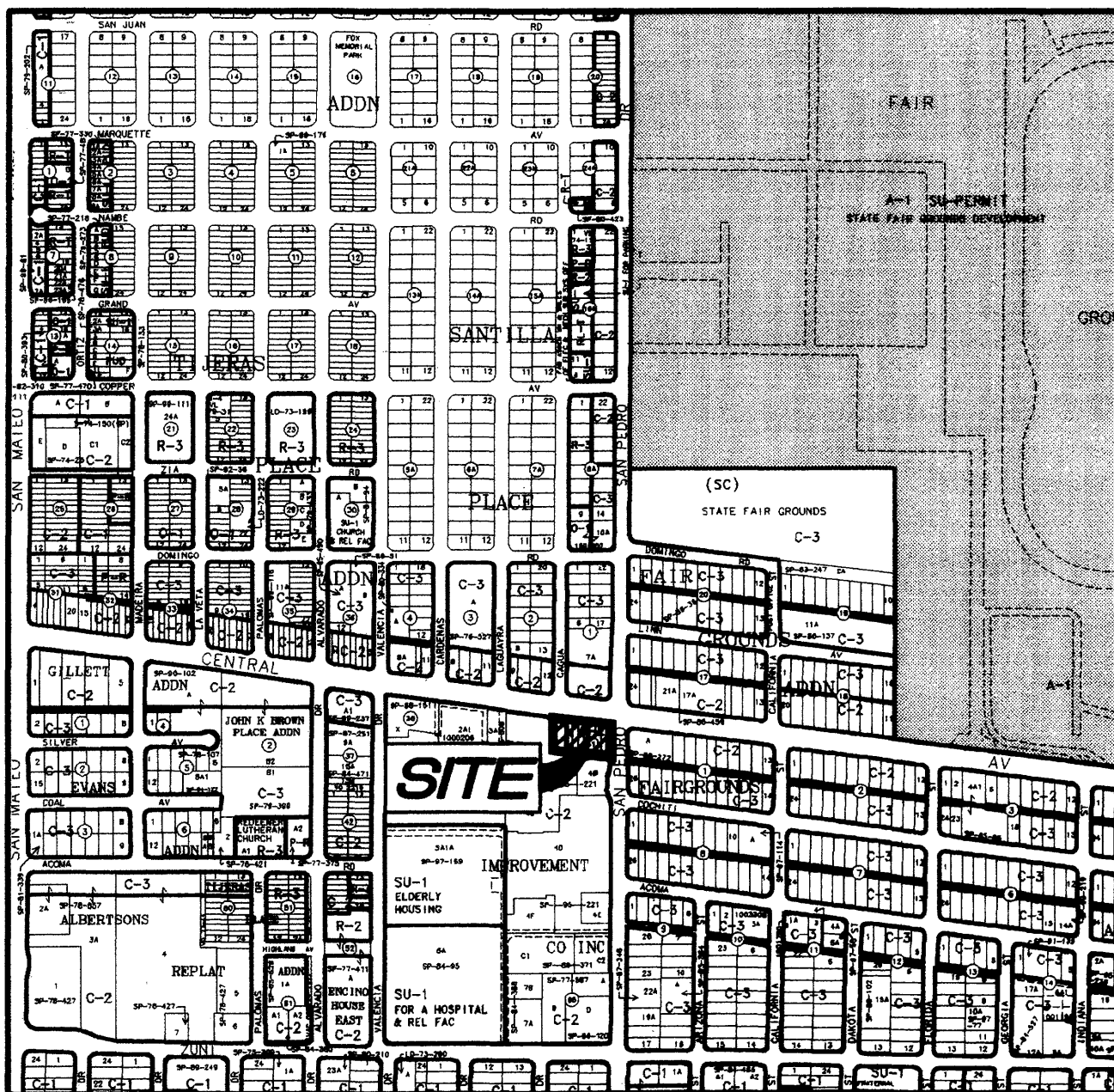
**TOPOGRAPHIC SURVEY OF
 TRACT 8, LOT 3-A-1, AND
 A PORTION OF TRACT 4-A
 LAND OF TIJERAS PLACE
 IMPROVEMENT COMPANY, INC**

SITUATE WITHIN
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2008



Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.



VICINITY MAP
Not To Scale

TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
(BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)
WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

TREASURERS CERTIFICATION

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

- UPC# 101805724314032001 LOT 1
- UPC# 101805724314032001 LOT 2
- UPC# 101805725014032002 LOT 3
- UPC# 101805725014032002 LOT 4
- UPC# 101805725414032003 LOT 5
- UPC# 101805725414032003 LOT 6
- UPC# 101805725813932004 LOT 7
- UPC# 101805725813932004 LOT 8

Rodriguez 6/23/05
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

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

NOTE: PNM has facilities in the area to be vacated, developer will have to pay to relocate and re-dedicate easements to PNM.

PURPOSE OF:

The purpose of this plat is to:

- 1. Eliminate all existing interior lot lines.
- 2. To create one Tract.
- 3. Dedicate additional right of way for San Pedro Drive.
- 4. Grant a 20' Public Sanitary Sewer Easement.
- 5. Show public road R/W and alleyway vacated by 05DRB 00542 05DRB 00543
- 6. Grant the public utility easements as shown hereon.

PROJECT NUMBER: 1003702
Application Number: 05DRB-00544

PLAT APPROVAL

Utility Approvals:

Lead D. Marks 5-10-05
PNM Electric Services Date
Lead D. Marks 5-10-05
PNM Gas Services Date
Michael Berg 3-29-05
QWest Corporation Date
Donna Bolan 3-29-05
Comcast Date

City Approvals:

Shirley Glat 3-18-05
City Surveyor Date
John H. Hill 6-20-05
Real Property Division Date
NA Sam 6/23/05
Environmental Health Department Date
John A. ... 4-27-05
Traffic Engineering, Transportation Division Date
Roger A. Green 4-27-05
Utilities Development Date
Christine Sankoval 4/27/05
Parks and Recreation Department Date
Bradley J. Bigham 4/27/05
AMAFCA Date
Bradley J. Bigham 4/27/05
City Engineer Date
Dr. M. ... 6/23/05
DRB Chairperson, Planning Department Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPs No. 9750
February 18, 2005



GENERAL NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "5-K18A".
- 2. Bearings and distances shown in parenthesis are record.
- 3. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 4. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 5. City of Albuquerque Zone Atlas Page K-18-Z.
- 6. Documents used in the preparation of this survey are as follows:
A. Plat entitled "AMENDED PLAT OF TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", as filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1923, in Volume C, Folio 21.
A. Plat entitled "TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT "A"", as filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 12, 1964, in Volume C6, Folio 5.
C. Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY LOTS 1, THRU 8, BLOCK 41, TIJERAS PLACE ADDITION, WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", prepared by Russ P. Hugg, NMPs No. 9750 for SURV-TEK, INC., Albuquerque, New Mexico, dated January 7, 2005.
- 7. U.C.L.S. Log Number: 2005092465.
- 8. Total Plat acreage: 0.8517 Acres, more or less.
- 9. This property is currently zoned "C-2, Community Commercial Zone" per the City of Albuquerque Zone Atlas, dated July 06, 2004.

TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION
 OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)
WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following: All of Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block numbered Forty-one (41), Tijeras Place, an addition to the City of Albuquerque, as shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 24, 1923, EXCEPTING that portion conveyed to the City of Albuquerque, New Mexico by Special Warranty Deed recorded in Book D194A, Page 541; That certain Fifteen (15) Public Alley lying immediately south of and adjacent to said Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block Forty-one (41); and that certain portion of Cagua Drive S.E. lying immediately west of and adjacent to said Lot One (1), Block Forty-one (41), being more particularly described by survey performed by Russ F. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane coordinate system, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 1/2" rebar and cap stamped "LS 5949" found in place) a point on the Northerly right of way line of Central Avenue S.E. whence the Albuquerque Survey Control monument "5-K18A" bears N 76° 22' 31" W, 905.35 feet distant; Thence,

S 82° 20' 58" E, 228.28 feet along said Northerly right of way line of Central Avenue S.E. to a point of curvature; Thence,

Southeasterly, 35.99 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 82° 29' 38" and a chord which bears S 41° 06' 09" E, 32.97 feet) to a point of tangency on the Westerly right of way of San Pedro Drive S.E.; Thence Southwesterly along said Westerly right of way of San Pedro Drive S.E. for the following two (2) courses:

S 00° 08' 40" W, 113.08 feet to a point; Thence,

S 01° 00' 00" W, 14.94 feet to the Northeast corner of said Tract 4-B, Tijeras Place Improvement Company Inc as the same is shown and designated on the plat entitled "PLAT OF TRACTS 4-A THRU 4-F INCLUSIVE, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY INC., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed September 14, 1995, in Volume 95C, Folio 345, records of Bernalillo County, New Mexico (a PK nail and shiner found in place); Thence Northwesterly and Northeasterly along the Northerly and Westerly line of said Tract 4-B and 4-A for the following three (3) courses:

N 82° 19' 29" W, 142.64 feet to the Northwest corner of said Tract 4-B and the Northeast corner of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 82° 22' 57" W, 107.34 feet to an angle point of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 00° 07' 18" E, 146.91 feet to the Northeast corner of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 01° 14' 14" E, 3.06 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.8517 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACT 8, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for San Pedro Drive S.E. as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Peterson-Fox, LLC, a New Mexico limited liability company

By: The James A. Peterson and Mary B. Peterson Revocable Trust, dated August 18, 1998, managing member

By: James A. Peterson March 4, 2005
 James A. Peterson, Trustee Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4TH day of March, 2005, by, James A. Peterson.

Colleen R. McGrath
 Notary Public
 COLLEEN R. McGRATH
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 10/18/05

10/18/05
 My commission expires



TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION
 OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)
 WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

NOTE:
 Tract 3-A, Tracts 4-A thru 4-F, Tracts C-1 and C-2 and Tract B, Tijeras Place Improvement Company, Inc. are subject to that certain "First Amendment to the Declaration of Cross-Easements" for Fox Plaza Shopping Center filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 2005 in Book A92, Page 2439.

ALBUQUERQUE SURVEY CONTROL
MONUMENT 3-K18A
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,557.05
 X = 401,022.37
 Elevation = 5,277.510
 Delta Alpha = -00'11"24"
 G-G Factor = 0.99965880

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

TRACT 4-B
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

TRACT 8
 0.8440 Acres
 Additional right of way for San Pedro Drive N.E. dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (Cross hatched area= 0.0077 Ac.)

All existing interior Lot lines are hereby eliminated by this Plat.

New 20' Public Sanitary Sewer Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.

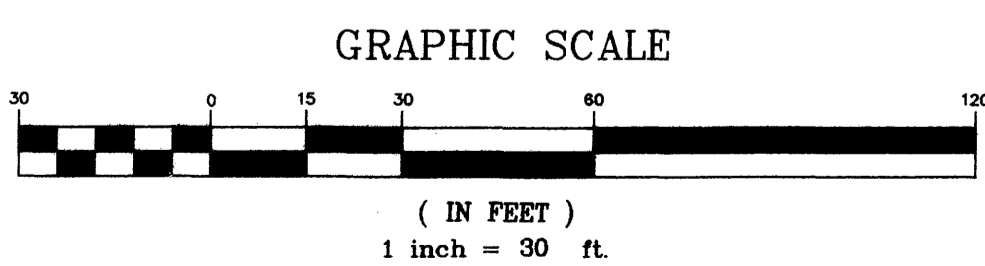
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.99'	25.00'	21.92'	32.97'	S41°06'09"E	82°29'38"
C2	35.87'	25.00'	21.81'	32.87'	N41°14'49"W	82°12'18"

LINE TABLE

LINE	LENGTH	BEARING
L1	3.06'	S01°14'14"W
L2	14.94'	N01°00'00"E
L3	1.67'	S82°19'29"E

2805898227
 8888275
 Page: 3 of 3
 06/24/2005 10:54A
 Bk-2885C Pg-217
 Mary Herrera Bern. Co. PLAT R 17.00



041173P

SHEET 3 OF 3

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

CERTIFICATE OF SURVEYOR

Pursuant to Sections 72-2-26 to 72-2-33, inclusive, of New Mexico Statutes, Annotated, 1953 Compilation, as now or hereafter amended, the undersigned Professional Engineer and Land Surveyor, Registered and Licensed to practice in the State of New Mexico, hereby certifies, that the Plat upon which this certificate appears was prepared under his supervision for the purpose filing in the Office of the Clerk of Bernalillo County, New Mexico; and that the descriptions of the Tracts designated on said Plat are adequately and correctly shown on said Plat as of this 6th day of May, 1963.

Edmund Pitt Ross
Edmund PITT Ross
New Mexico Registered Professional
Engineer and Land Surveyor No. 1274

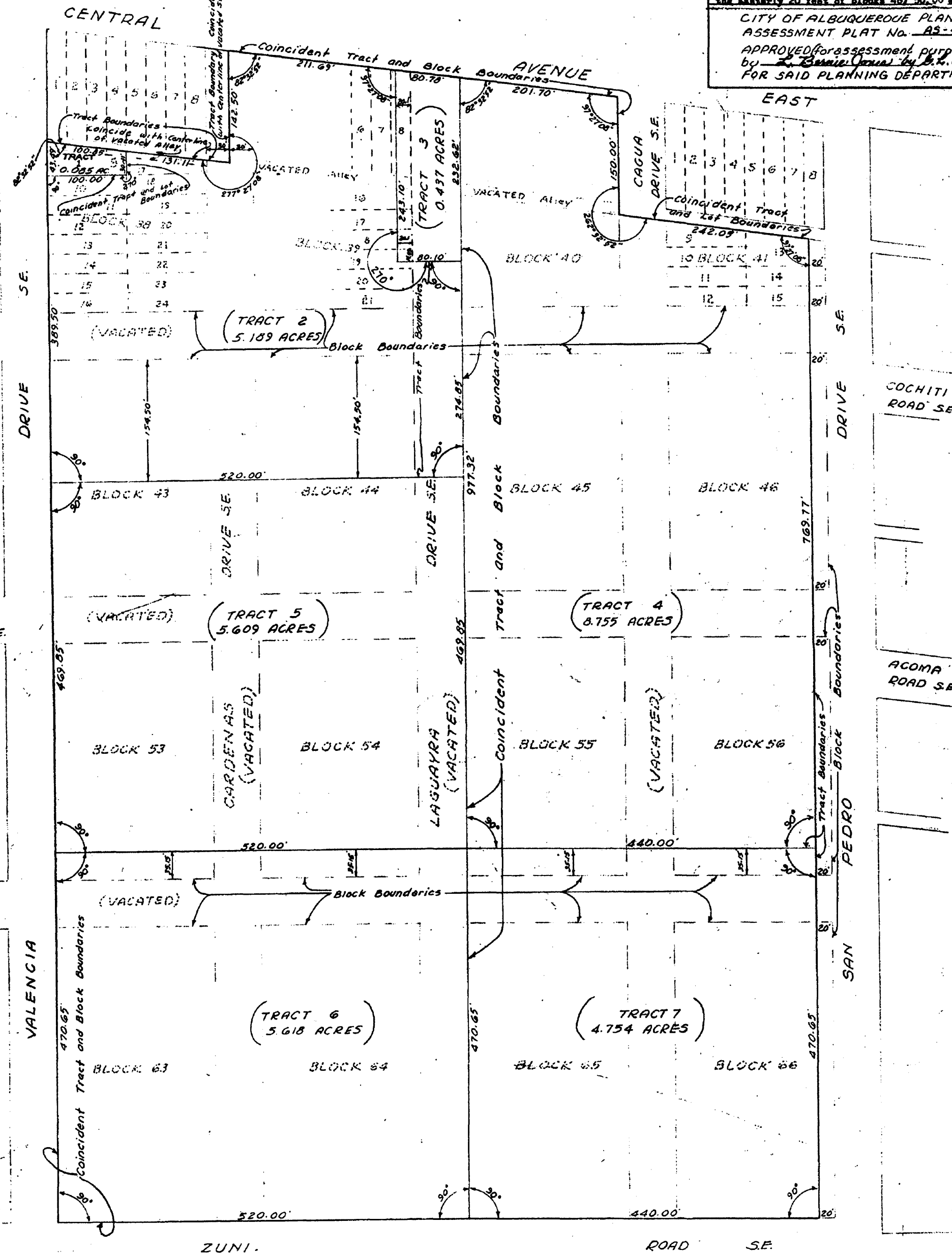
TIJERAS PLACE IMPROVEMENT COMPANY'S
ASSESSMENT PLAT "A"

BEING A PORTION OF
TIJERAS PLACE, an ADDITION
TO THE CITY OF ALBUQUERQUE, NEW MEXICO
AS SAID ADDITION IS SHOWN AND DESIGNATED
ON THE AMENDED PLAT OF TIJERAS PLACE,
FILED IN THE OFFICE OF THE CLERK OF
BERNALILLO COUNTY, NEW MEXICO ON
AUGUST 24, 1923

Comprising that Portion of said Addition lying East of and adjacent to
Valencia Drive S.E., including the several Streets, Roads, Drives, and
Alleys within said Portion duly vacated by City Ordinance Nos.
1106, 2064, and 2174, excepting Lots 1 thru 8 in Block 38 together with
the Northern Half of the Alley and the Western Half of Cardenas Drive
adjacent thereto, excepting Lots 1 thru 8 in Block 41, and excepting
the Eastern 20 Feet of Blocks 46, 50, 56 and Lots 13, 14 & 15 in Block 41

CITY OF ALBUQUERQUE PLANNING DEPARTMENT
ASSESSMENT PLAT No. AS-42

APPROVED for assessment purpose only on May 6, 1963
by the Board of Assessors by B. N. Committee
FOR SAID PLANNING DEPARTMENT



SCALE: 1"=100'



State of New Mexico
County of Bernalillo
This instrument was filed for record on
3:18 MAR 12 1964
At 11 o'clock A.M. Recorded in Vol. 66
of records of said County Folio 55
Clerk & Recorder
Mary Agnes Silva
County Clerk

5-90 11-7-15

5-90 11-7-15

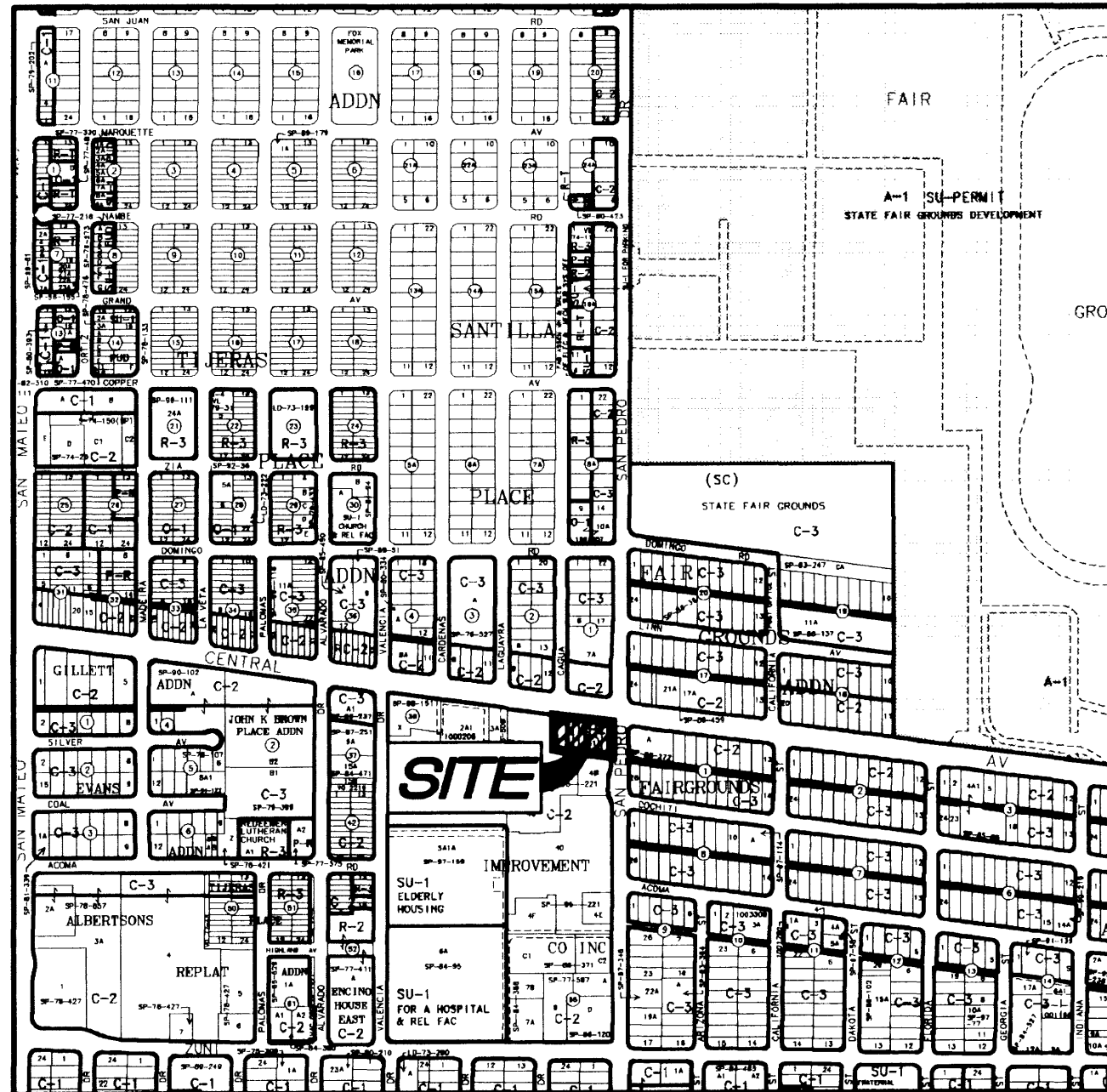
5-90 11-7-15

Ross-Beyer Engineering Office ER
Job No. 63148 - EPR-EBJ
For Tijeras Place Improvement Co.
Apr 11, 1963

**TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.**
(BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION
OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)

WITHIN
**SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2005



VICINITY MAP
Not To Scale

GENERAL NOTES

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- U.C.L.S. Log Number: 2005092465.
- Total Plat acreage: 0.8517 Acres, more or less.
- This property is currently zoned "C-2, Community Commercial Zone" per the City of Albuquerque Zone Atlas, dated July 06, 2004.

TREASURERS CERTIFICATION

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

- UPC# 101805724314032001 LOT 1
- UPC# 101805724314032001 LOT 2
- UPC# 101805725014032002 LOT 3
- UPC# 101805725014032002 LOT 4
- UPC# 101805725414032003 LOT 5
- UPC# 101805725414032003 LOT 6
- UPC# 101805725813932004 LOT 7
- UPC# 101805725813932004 LOT 8

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

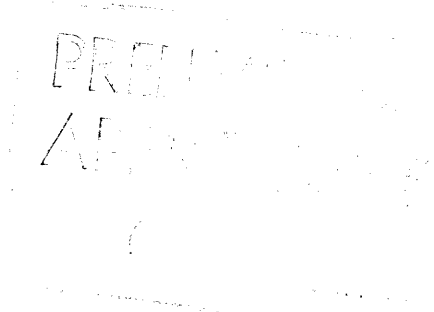
DISCLAIMER

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PURPOSE OF:

The purpose of this plat is to:

- Eliminate all existing interior lot lines.
- To create one Tract.
- Dedicate additional right of way for San Pedro Drive.
- Grant a 20' Public Sanitary Sewer Easement.
- Show public road R/W and alleyway vacated by 05DRB _____
- Grant the public utility easements as shown hereon.



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

[Signature] _____ **3-18-05**
City Surveyor _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

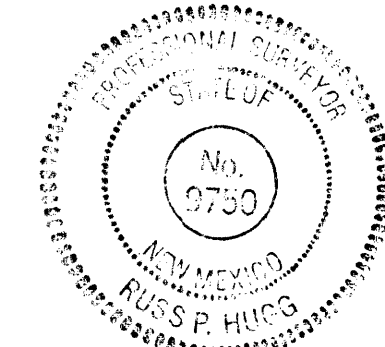
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
February 18, 2005



TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION
 OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following: All of Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block numbered Forty-one (41), Tijeras Place, an addition to the City of Albuquerque, as shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 24, 1923, EXCEPTING that portion conveyed to the City of Albuquerque, New Mexico by Special Warranty Deed recorded in Book D194A, Page 541; That certain Fifteen (15') Public Alley lying immediately south of and adjacent to said Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block Forty-one (41); and that certain portion of Cagua Drive S.E. lying immediately west of and adjacent to said Lot One (1), Block Forty-one (41), being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane coordinate system, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 1/2" rebar and cap stamped "LS 5949" found in place) a point on the Northerly right of way line of Central Avenue S.E. whence the Albuquerque Survey Control monument "5-K18A" bears N 76° 22' 31" W, 905.35 feet distant; Thence,

S 82° 20' 58" E, 228.28 feet along said Northerly right of way line of Central Avenue S.E. to a point of curvature; Thence,

Southeasterly, 35.99 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 82° 29' 38" and a chord which bears S 41° 06' 09" E, 32.97 feet) to a point of tangency on the Westerly right of way of San Pedro Drive S.E.; Thence Southwesterly along said Westerly right of way of San Pedro Drive S.E. for the following two (2) courses:

S 00° 08' 40" W, 113.08 feet to a point; Thence,

S 01° 00' 00" W, 14.94 feet to the Northeast corner of said Tract 4-B, Tijeras Place Improvement Company Inc as the same is shown and designated on the plat entitled "PLAT OF TRACTS 4-A THRU 4-F INCLUSIVE, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY INC., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed September 14, 1995, in Volume 95C, Folio 345, records of Bernalillo County, New Mexico (a PK nail and shiner found in place); Thence Northwesterly and Northeasterly along the Northerly and Westerly line of said Tract 4-B and 4-A for the following three (3) courses:

N 82° 19' 29" W, 142.64 feet to the Northwest corner of said Tract 4-B and the Northeast corner of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 82° 22' 57" W, 107.34 feet to an angle point of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 00° 07' 18" E, 146.91 feet to the Northeast corner of said Tract 4-A (a 1/2" rebar and cap stamped "LS 5949" found in place); Thence,

N 01° 14' 14" E, 3.06 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.8517 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACT 8, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for San Pedro Drive S.E. as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Peterson-Fox, LLC, a New Mexico limited liability company

By: The James A. Peterson and Mary B. Peterson Revocable Trust, dated August 18, 1998, managing member

By: James A. Peterson March 4, 2005
 James A. Peterson, Trustee Date

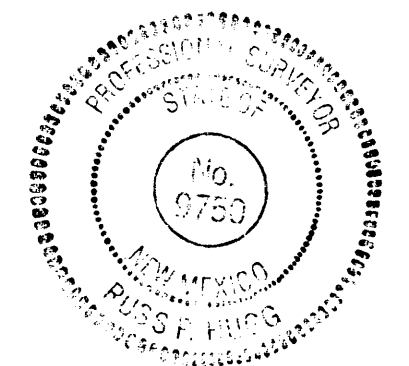
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4TH day of March, 2005, by, James A. Peterson.

Colleen R. McGrath
 Notary Public
 COLLEEN R. McGRATH
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 10/18/05

10/18/05
 My commission expires



TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41; VACATED PORTION
 OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE)
 WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

NOTE:

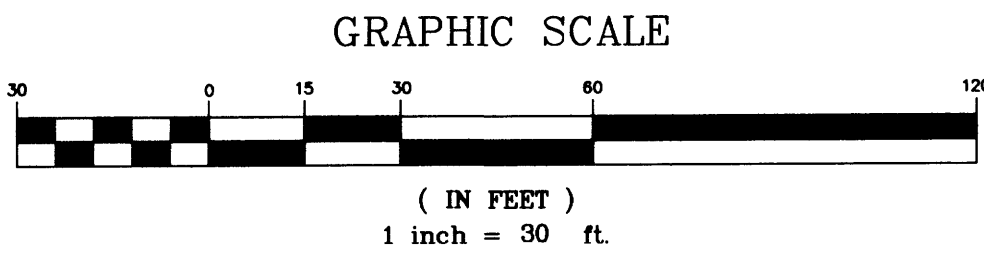
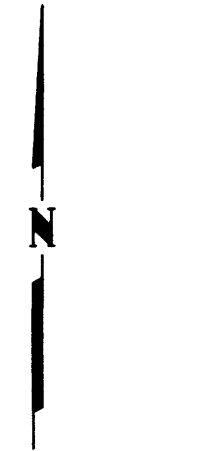
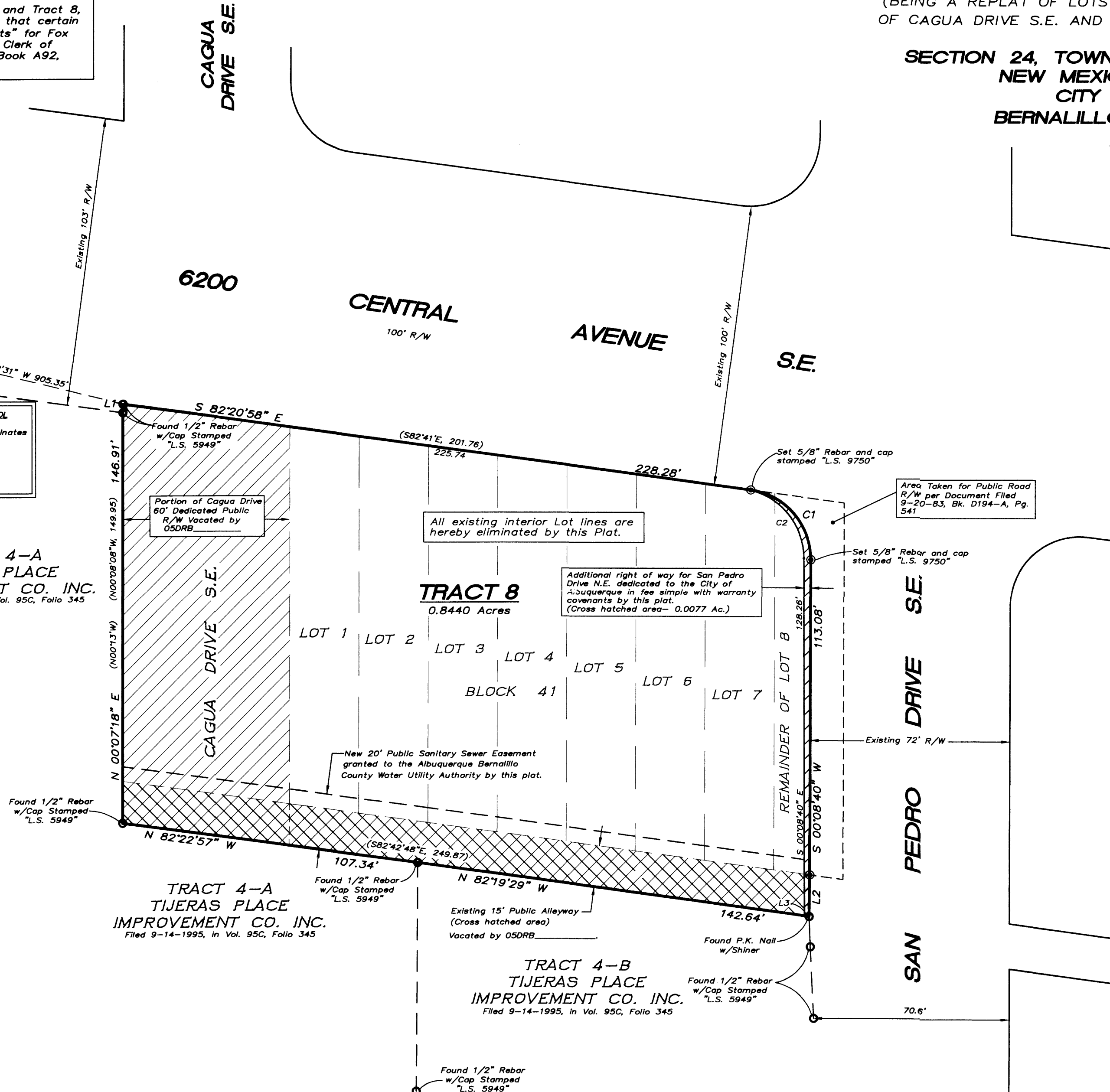
Tract 3-A, Tracts 4-A thru 4-F, Tracts C-1 and C-2 and Tract 8, Tijeras Place Improvement Company, Inc. are subject to that certain "First Amendment to the Declaration of Cross-Easements" for Fox Plaza Shopping Center filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 2005 in Book A92, Page 2439.

ALBUQUERQUE SURVEY CONTROL
MONUMENT "S-K184"
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,557.05
 X = 401,022.37
 Elevation = 5,277.510
 Delta Alpha = -00'11"24"
 G-G Factor = 0.99965880

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

TRACT 4-B
TIJERAS PLACE
IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345

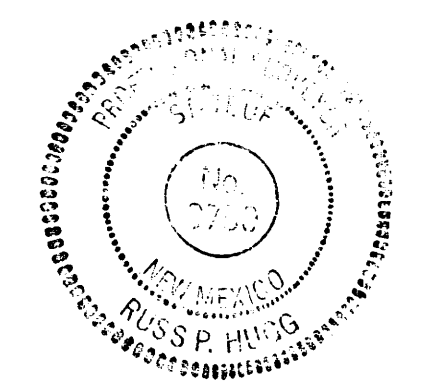


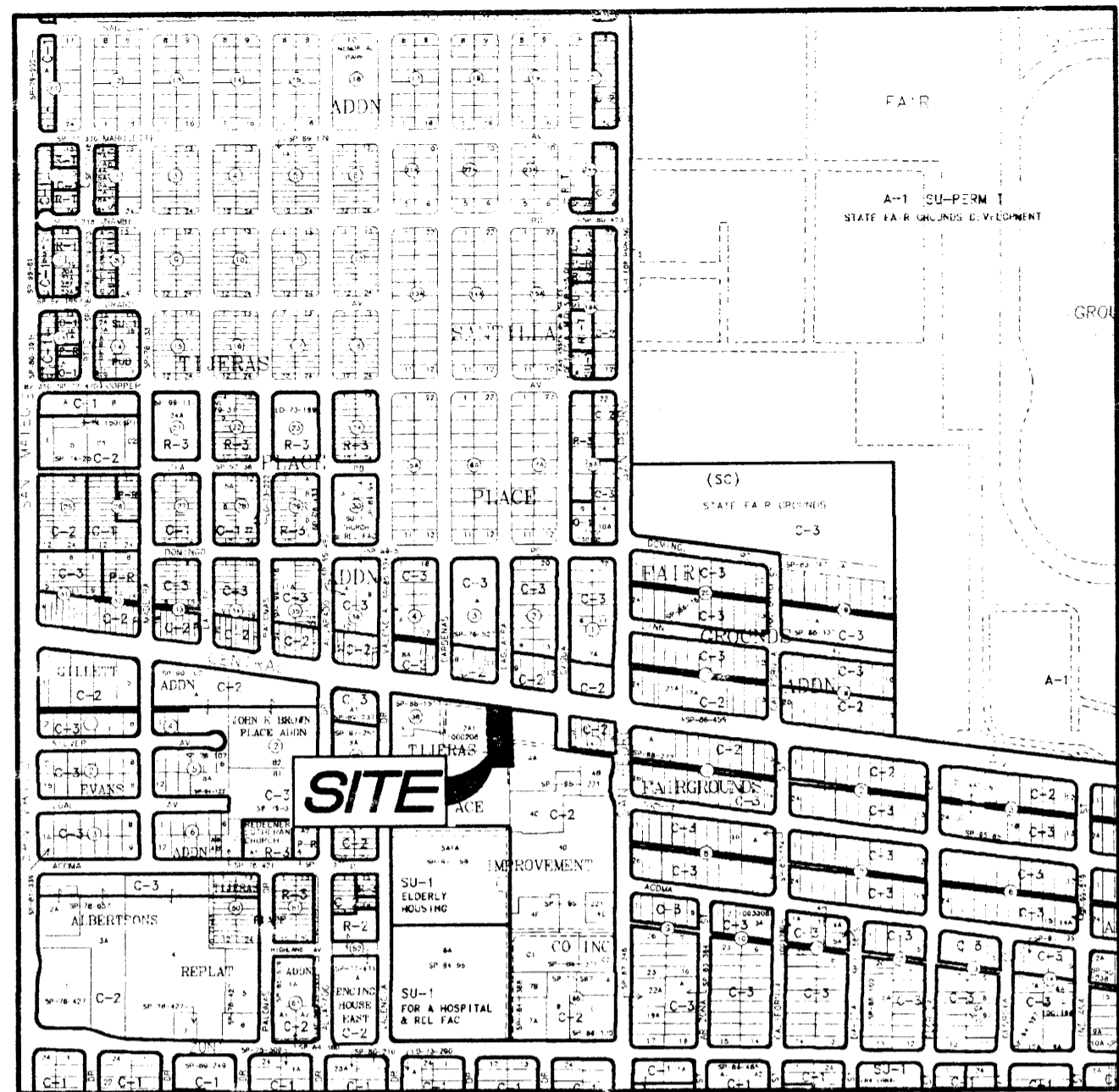
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.99'	25.00'	21.92'	32.97'	S41°06'09"E	82°29'38"
C2	35.87'	25.00'	21.81'	32.87'	N41°14'49"W	82°12'18"

LINE TABLE

LINE	LENGTH	BEARING
L1	3.06'	S01°14'14"W
L2	14.94'	N01°00'00"E
L3	1.67'	S82°19'29"E





VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "5-K18A".
- Bearings and distances shown in parenthesis are record.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-18-Z.
- U.C.L.S. Log Number 2006040721.
- Total Plat acreage: 0.4463 Acres, more or less.
- This property is currently zoned "C-2, Community Commercial Zone" per the City of Albuquerque Zone Atlas, dated July 06, 2004.

PURPOSE OF PLAT:

- The purpose of this plat is to:
- Show the Private 30' Access Easement Vacated by 06DRB 00126.
 - Grant the Public Roadway Easement as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 11805721213631313 / Peterson-Fox LLC
 Bernalillo County Treasurer Date 3/2/06



PLAT OF
LOT 3-A-1
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 (BEING A REPLAT OF LOT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT CO., INC.)

SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

PROJECT NUMBER: 1004670
 Application Number: 06DRB-00127

PLAT APPROVAL

Utility Approvals:

Leah B. Mante 1-24-06
 PNM Electric Services Date

Leah B. Mante 1-24-06
 PNM Gas Services Date

Qui Castro 2/3/06
 QWest Corporation Date

Johnie Dubon 1-24-06
 Comcast Date

City Approvals:

Al B. Hart 1-24-06
 City Surveyor Date

NA 3/02/06
 Real Property Division Date

VA 3/02/06
 Environmental Health Department Date

Will 3-6-06
 Traffic Engineering, Transportation Division Date

William J. Dales 2/8/06
 Utilities Development Date

Christine Sandoval 2/8/06
 Parks and Recreation Department Date

Bradley L. Bingham 2/8/06
 AMAFCA Date

Bradley L. Bingham 2/8/06
 City Engineer Date

Sherron Matson 2/02/06
 DRB Chairperson, Planning Department Date

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
 - Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

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

LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 3-A, Land of Tijeras Place Improvement Company, Inc as the same is shown and designated on the plat entitled "REPLAT OF TRACTS 2 & 3, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed December 20, 1985, in Volume C29, Folio 38, records of Bernalillo County, New Mexico.

Said parcel contains 0.4463 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACT 3-A-1, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF TRACT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the Public Roadway Easement as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Fox Plaza Limited Liability Company, a New Mexico limited liability company

By: The James A. Peterson and Mary B. Peterson Revocable Trust, dated August 18, 1998, managing member

By: James A. Peterson 1/28/06
 James A. Peterson, Trustee Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 The foregoing instrument was acknowledged before me this 23RD day of January, 2006, by, James A. Peterson.

Notary Public
 My commission expires 10/19/09

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 January 20, 2006

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

Existing 3' Roadway Easement granted by plat filed March 20, 1998 in Book 98C, Page 76 and plat filed May 23, 2000 in Book 2000C, Page 137

CENTRAL

3' Public Roadway Easement granted to the City of Albuquerque by this plat.

AVENUE

S.E.

2006030799
8418366
Page 2 of 2
63/82/2886 83:84P
Bk-2886C Pg-67

PLAT OF
LOT 3-A-1
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.

(BEING A REPLAT OF LOT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT CO., INC.)

WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006

ALBUQUERQUE SURVEY CONTROL MONUMENT "5-K18A"
New Mexico State Plane Coordinates
Central Zone (NAD27)
Y = 1,483,557.05
X = 401,022.37
Elevation = 5,277.510 (NGVD 29)
Delta Alpha = -00°11'24"
G-G Factor = 0.99965880

Existing 20' Sanitary Sewer Easement per plat filed May 23, 2000 2000C-137

TRACT 2-A-1
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 5-23-2000, in Plat Book 2000C, Page 137

TRACT 3-A-1
0.4463 Acres

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 9-14-1995, in Vol. 95C, Folio 345

Existing 30' Private Access Easement per plat filed December 20, 1985 in Volume C29, Folio 38 Vacated by O6DRB 00126 (Cross hatched area)

Existing 16' Sanitary Sewer Easement per plat filed December 20, 1985 Volume C29, Folio 38

TRACT 2-B-1
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 10-03-2000, in Plat Book 2000C, Page 260

TRACT 4-A

Set concrete Nail and brass disc stamped L.S. 9750

N89°48'11"W 80.10'
(S89°43'22"E, 79.69)

Set concrete Nail and brass disc stamped L.S. 9750

TRACT 2-B-1

NOTE:

Tract 3-A, Tracts 4-A thru 4-F, Tract C-1-A and Tract 8, Tijeras Place Improvement Company, Inc. are subject to that certain "Amendment to the Declaration of Cross-Easements" for Fox Plaza Shopping Center filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 2005 in Book A92, Page 2439.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SHEET 2 OF 2

SURV+TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

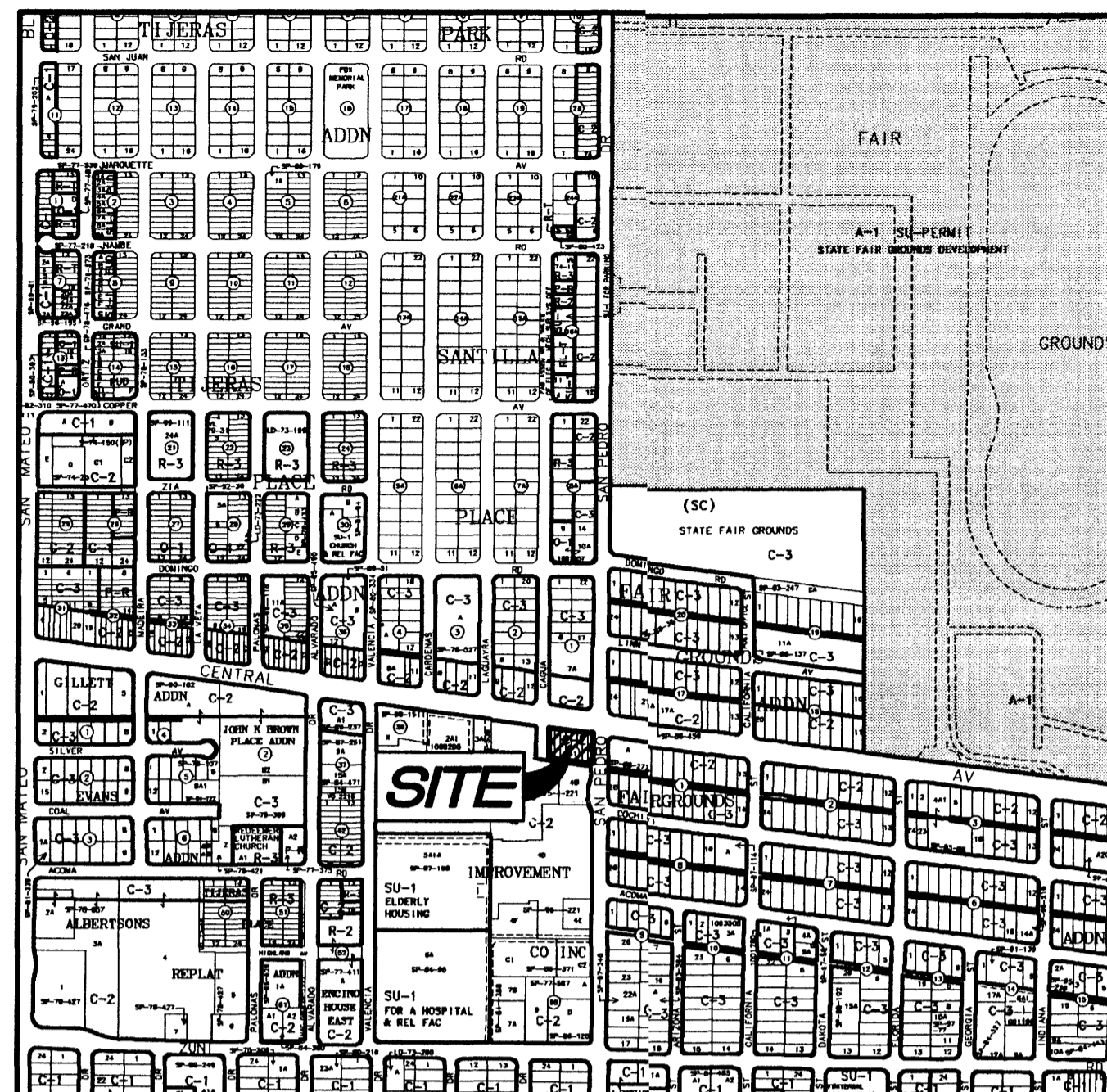
SKETCH PLAT
 LOTS 1 THRU 8
 BLOCK 41
TIJERAS PLACE ADDITION
 WITHIN
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 THE CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.99' (35.98')	25.00' (25.00')	21.92'	32.97' (32.96')	S41°06'09"E (S41°27'00"E)	82°29'38" (82°29'00")

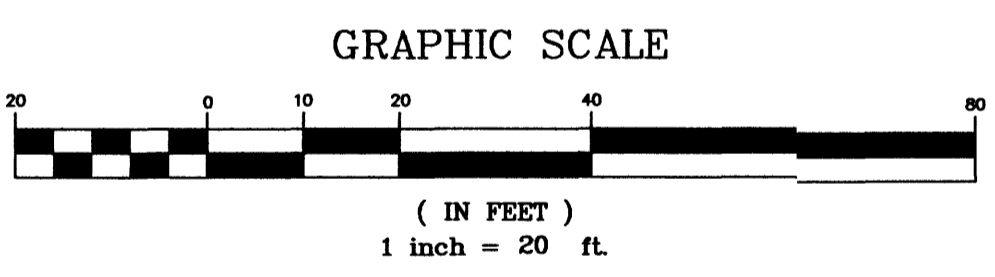
LINE TABLE

LINE	LENGTH	BEARING
L1	3.06'	S01°14'14"W
L2	14.94'	N01°00'00"E



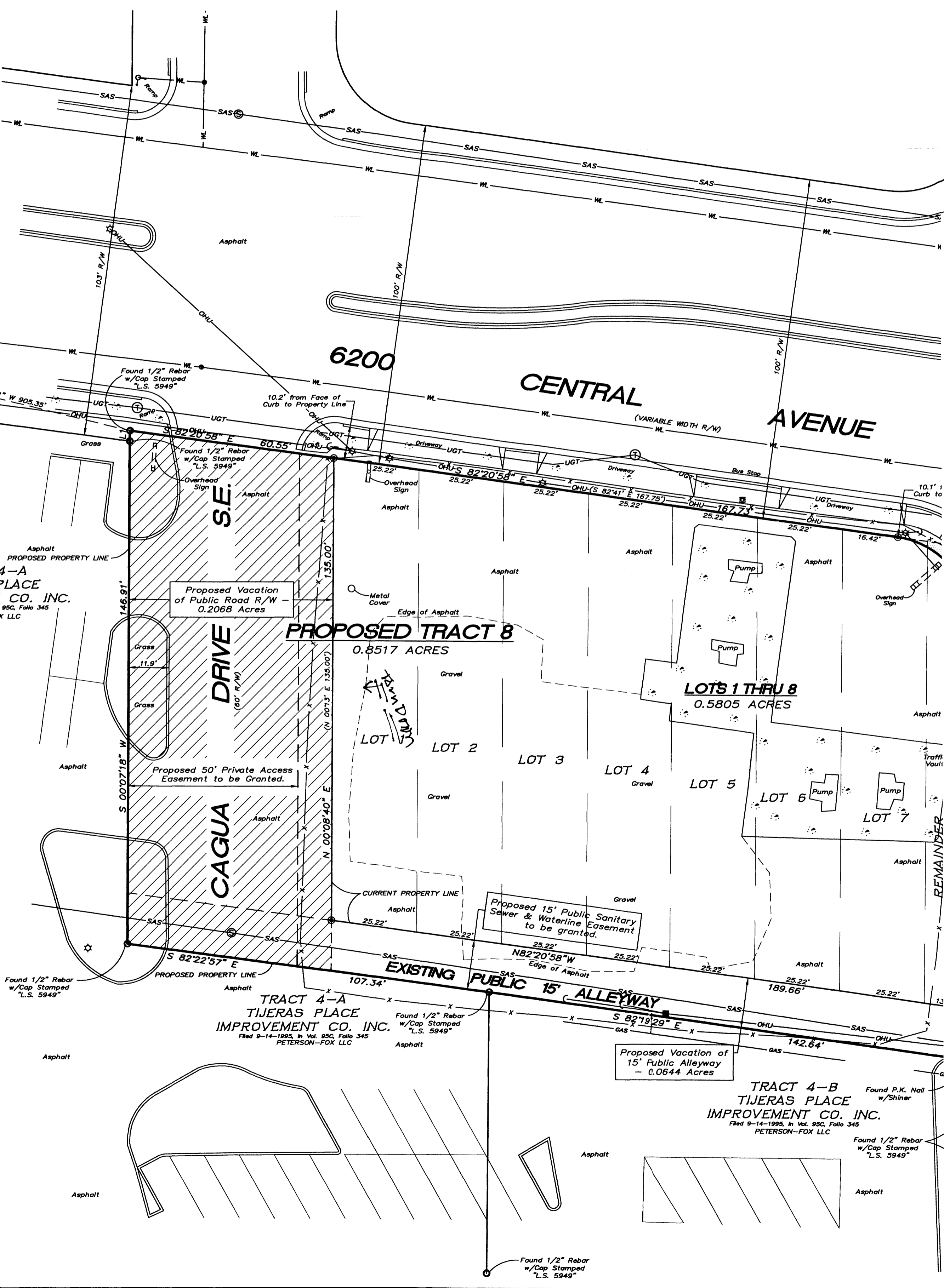
VICINITY MAP
 NOT TO SCALE

ALBUQUERQUE SURVEY CONTROL MONUMENT "S-K18A"
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,557.05
 X = 401,022.37
 Elevation = 5,277.510
 Delta Alpha = -00°11'24"
 C-G Factor = 0.99965880



LEGEND

- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE BOOTH
- ⊙ TELEPHONE POLE
- ⊙ WATER VALVE
- ⊙ STORM SEWER MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ TRAFFIC BOX
- ⊙ WATER METER
- ⊙ TRAFFIC LIGHT
- ⊙ STORM DRAIN INLET
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ CONCRETE AREA
- SAS- SANITARY SEWER LINES
- SD- STORM DRAIN LINES
- OHU- OVERHEAD ELECTRIC LINES
- UGT- UNDERGROUND TELEPHONE LINES



uate within Section 24, Township 10
 ica Principal Meridian, City of
 New Mexico, comprising all of
 ining portion of Lot 8, all being within
 n, as the same is shown and
 1 "AMENDED PLAT OF TIJERAS PLACE,
 ALBUQUERQUE, NEW MEXICO", filed
 ; Folio 21, records of Bernalillo County,

Drive S.E. and a remaining portion of
 as the same is shown and
 1 "TIJERAS PLACE IMPROVEMENT
 "A", CITY OF ALBUQUERQUE, NEW
 in Volume C6, Folio 5, records of

res, more or less.

State Plane Grid Bearings (Central
 l at the Albuquerque Control Survey

ngs and distances, where they differ
 this field survey, are shown in

and held were tagged with a brass
 9750" unless otherwise indicated

are either a 5/8" rebar with cap
 " or a concrete nail with brass disk
 " unless otherwise indicated hereon.

eparation of this survey are as

.AT OF TIJERAS PLACE, AN ADDITION TO
 E, BERNALILLO COUNTY, NEW MEXICO", filed
 e C, Folio 21, records of Bernalillo

ICE IMPROVEMENT COMPANYS ASSESSMENT
 1964, in Volume C6, Folio 5, records
 Mexico.

ACTS 4-A THRU 4-F INCLUSIVE, LAND OF
 NMENT COMPANY INC., ALBUQUERQUE, NEW
 MEXICO, MAY 1995", filed September 14,
 345, records of Bernalillo County,

ND C-2, BEING A REPLAT OF LOT C, LAND
 EMENT COMPANY INC., ALBUQUERQUE, NEW
 MEXICO, OCTOBER 9, 1986, in Volume C31,
 alillo County, New Mexico.

1 September 20, 1983, in Book D1944,
 nalillo County, New Mexico.

Atlas Page: K-18-Z

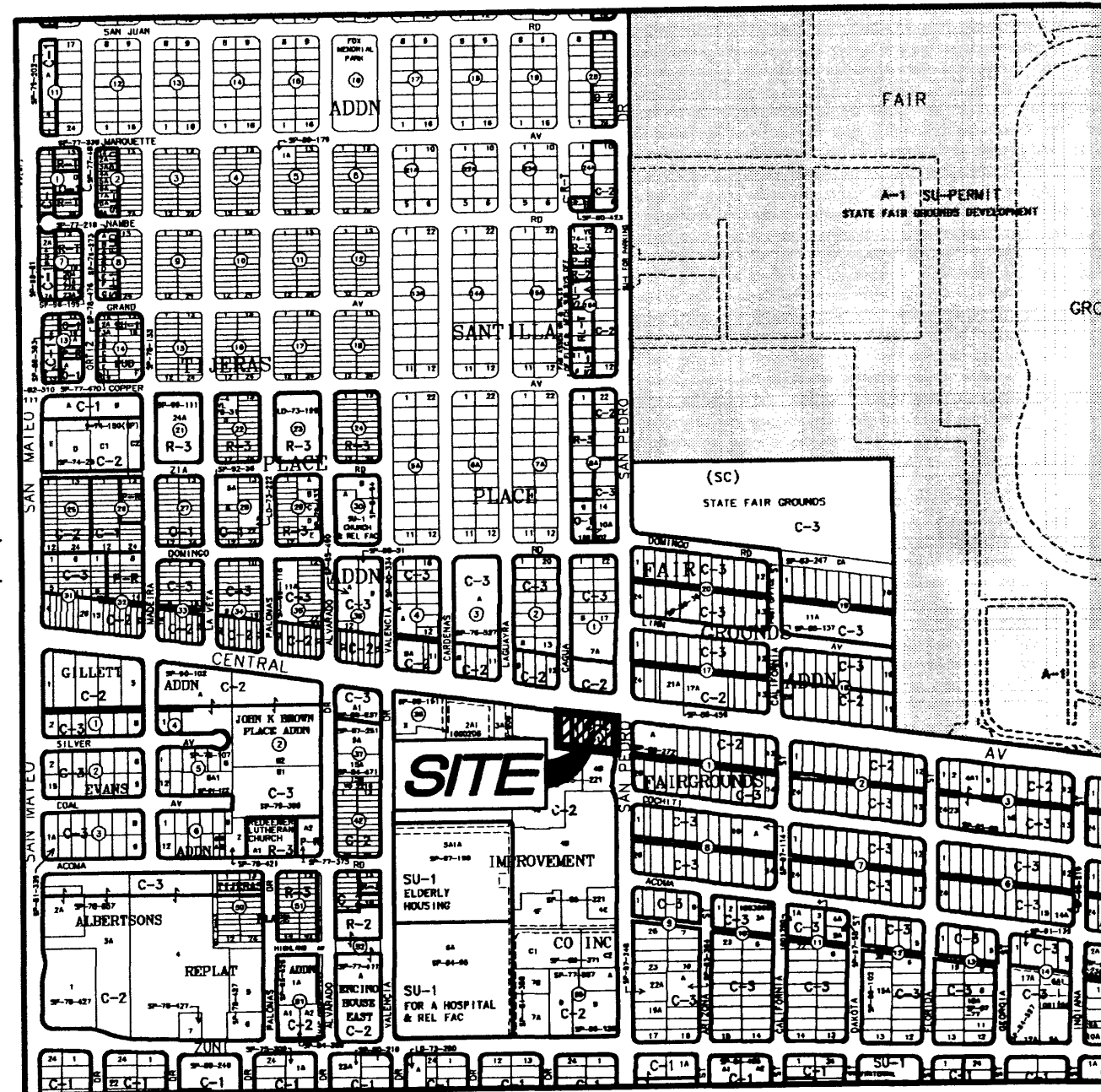
oned "C-2" per the City of
 ted July 6, 2004.

**TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT CO., INC.**

(BEING A REPLAT OF LOTS 1 THRU 8, VACATED PORTION
OF CAGUA DRIVE S.E. AND 15' PUBLIC ALLEY)

WITHIN
**SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JANUARY, 2005



VICINITY MAP
Not To Scale

TREASURERS CERTIFICATION

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

- UPC# 101805724314032001 LOT 1
- UPC# 101805724314032001 LOT 2
- UPC# 101805725014032002 LOT 3
- UPC# 101805725014032002 LOT 4
- UPC# 101805725414032003 LOT 5
- UPC# 101805725414032003 LOT 6
- UPC# 101805725813932004 LOT 7
- UPC# 101805725813932004 LOT 8

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DISCLAIMER

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

PURPOSE OF:

The purpose of this plat is to:

- 1. Eliminate all lot lines.
- 2. To create one Tract.
- 3. Grant 60' Private Access Easement.
- 4. Grant 15' Public Sanitary Sewer & Waterline Easement.
- 5. Show public road R/W and alleyway vacated by _____

GENERAL NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "5-K18A".
- 2. Bearings and distances shown in parenthesis are record.
- 3. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 4. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. City of Albuquerque Zone Atlas Page K-18-Z.
- 7. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "AMENDED PLAT OF TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", as filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1923, in Volume C, Folio 21.
 - A. Plat entitled "TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT "A", as filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 12, 1964, in Volume C6, Folio 5.
 - C. Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY LOTS 1, THRU 8, BLOCK 41, TIJERAS PLACE ADDITION, WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", prepared by Russ P. Hugg, NMPS No. 9750 for SURV-TEK, INC., Albuquerque, New Mexico, dated January 7, 2005.
- 8. U.C.L.S. Log Number: _____
- 9. Total Plat acreage: 0.8517 Acres, more or less.
- 10. This property is currently zoned "C-2, Community Commercial Zone" per the City of Albuquerque Zone Atlas, dated July 06, 2004.

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 18, 2005

TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT CO., INC.

(BEING A REPLAT OF LOTS 1 THRU 8, VACATED PORTION
OF CAGUA DRIVE S.E. AND 15' PUBLIC ALLEY)

WITHIN
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 1, 2, 3, 4, 5, 6, 7 and the remaining portion of Lot 8, all being within Block 41, Tijeras Place Addition, as the same is shown and designated on the plat entitled "AMENDED PLAT OF TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed August 24, 1923, in Volume C, Folio 21, records of Bernalillo County, New Mexico.

TOGETHER WITH

A remaining portion of Cagua Drive S.E. and a remaining portion of a fifteen foot wide public alley as the same is shown and designated on the plat entitled "TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT "A", CITY OF ALBUQUERQUE, NEW MEXICO", filed March 12, 1964, in Volume C6, Folio 5, records of Bernalillo County, New Mexico.

Said parcel contains 0.8517 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACT 8, LAND OF TIJERAS PLACE IMPROVEMENT CO., INC. (BEING A REPLAT OF LOTS 1 THRU 8, VACATED PORTION OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant a public sanitary sewer and waterline easement. Said owner(s) and proprietor(s) do hereby grant a private access easement for the benefit of Tracts 4-A and 4-B. Said owner(s) and proprietor(s) do hereby grant public utility easements to the use of the public forever, if any. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Peterson Properties

By _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____
day of _____, 2005, by, _____

_____ My commission expires _____

Notary Public

**TRACT 8
LAND OF TIJERAS PLACE
IMPROVEMENT CO., INC.**

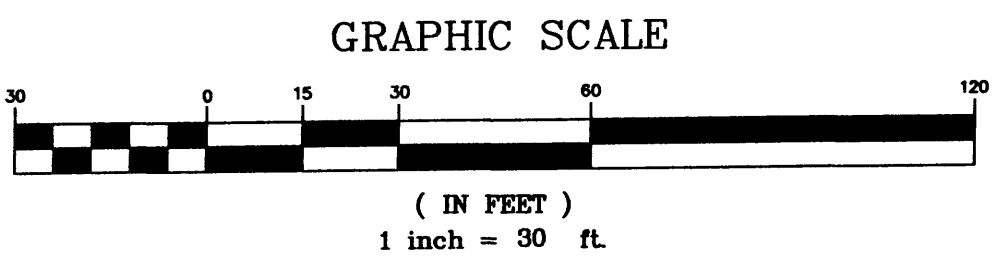
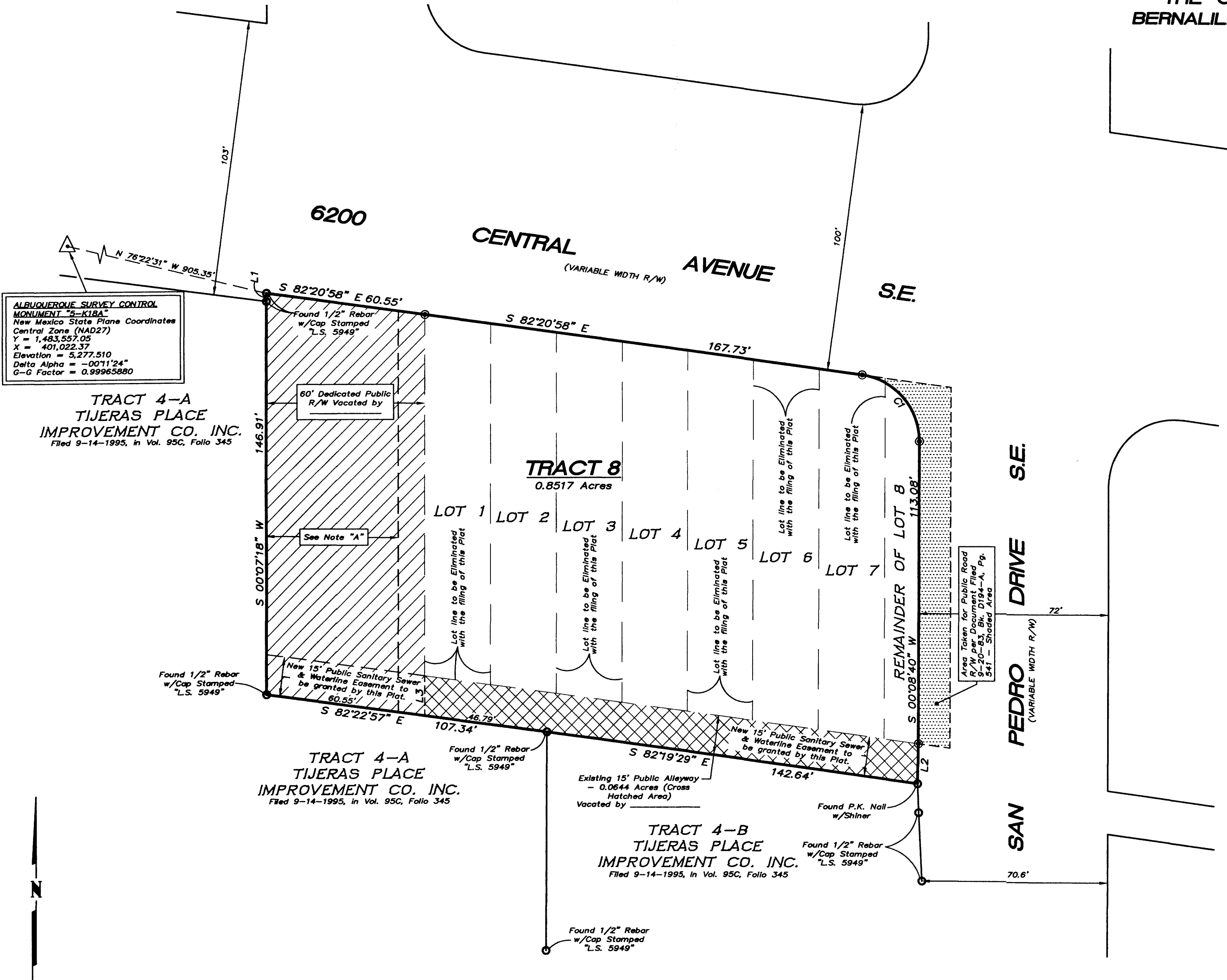
(BEING A REPLAT OF LOTS 1 THRU 8, VACATED PORTION
OF CAGUA DRIVE S.E. AND 15' PUBLIC ALLEY)

WITHIN
**SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JANUARY, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.99'	25.00'	21.92'	32.97'	S41°06'09"E	82°29'38"

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.06'	N01°14'14"E
L2	14.94'	S01°00'00"W
L3	14.94'	S00°08'40"W



SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

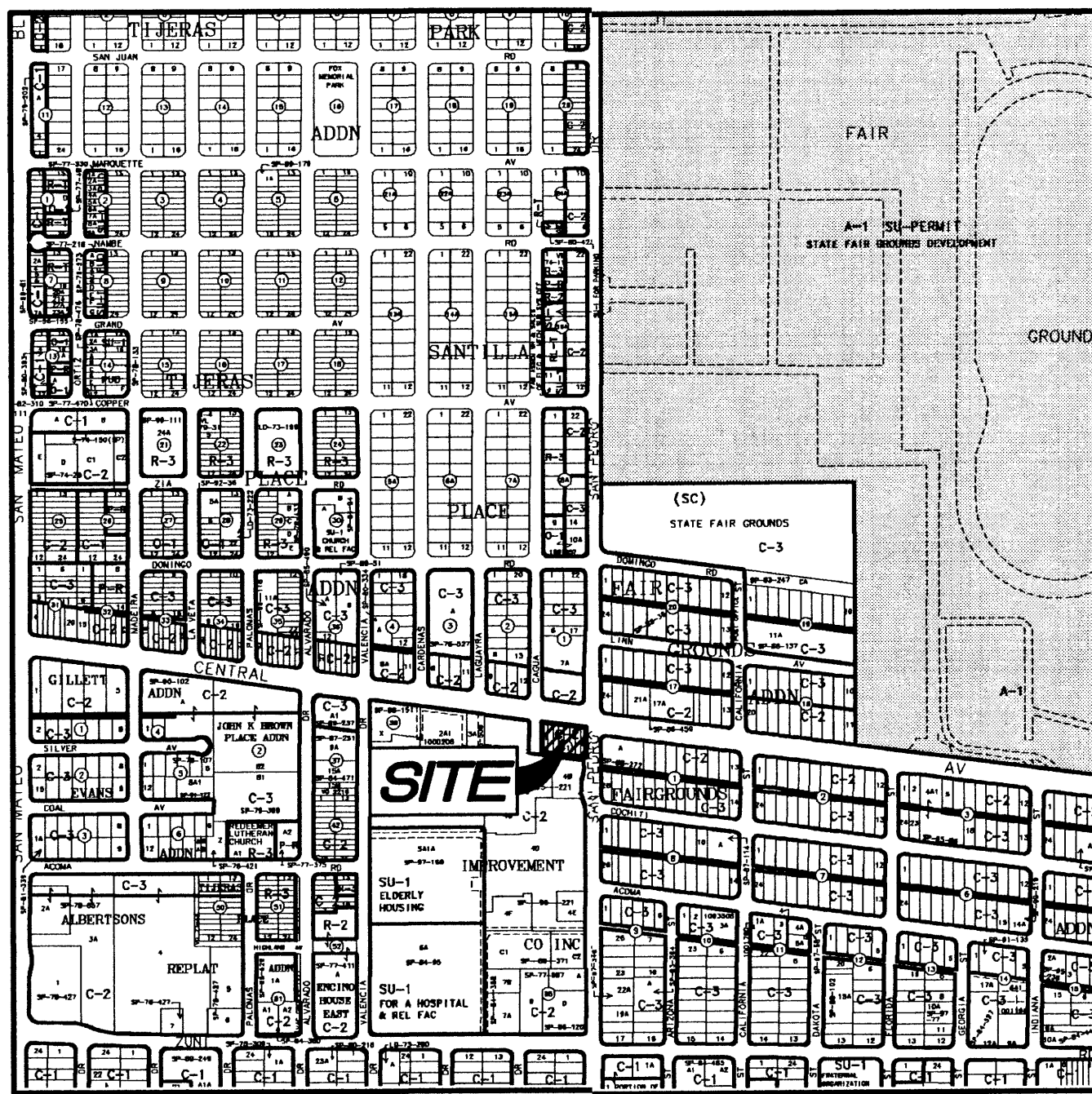
SKETCH PLAT
 LOTS 1 THRU 8
 BLOCK 41
 TIJERAS PLACE ADDITION
 WITHIN
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 THE CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
CT	35.93' (35.98')	25.00' (25.00')	21.92'	32.97' (32.98')	S41°06'09"E (S41°27'00"E)	82°29'38" (82°38'00")

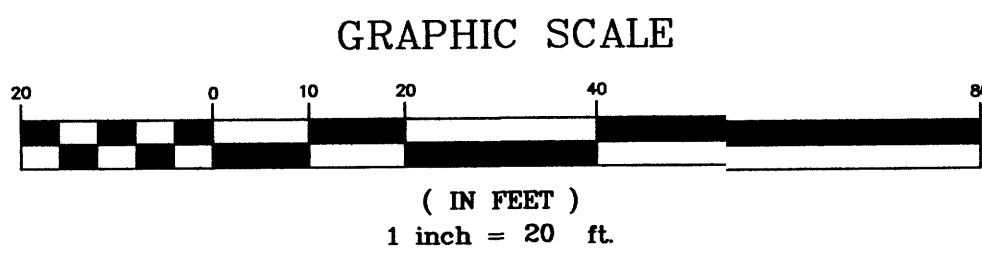
LINE TABLE

LINE	LENGTH	BEARING
L1	3.06'	S01°41'4"W
L2	14.94'	N01°00'00"E



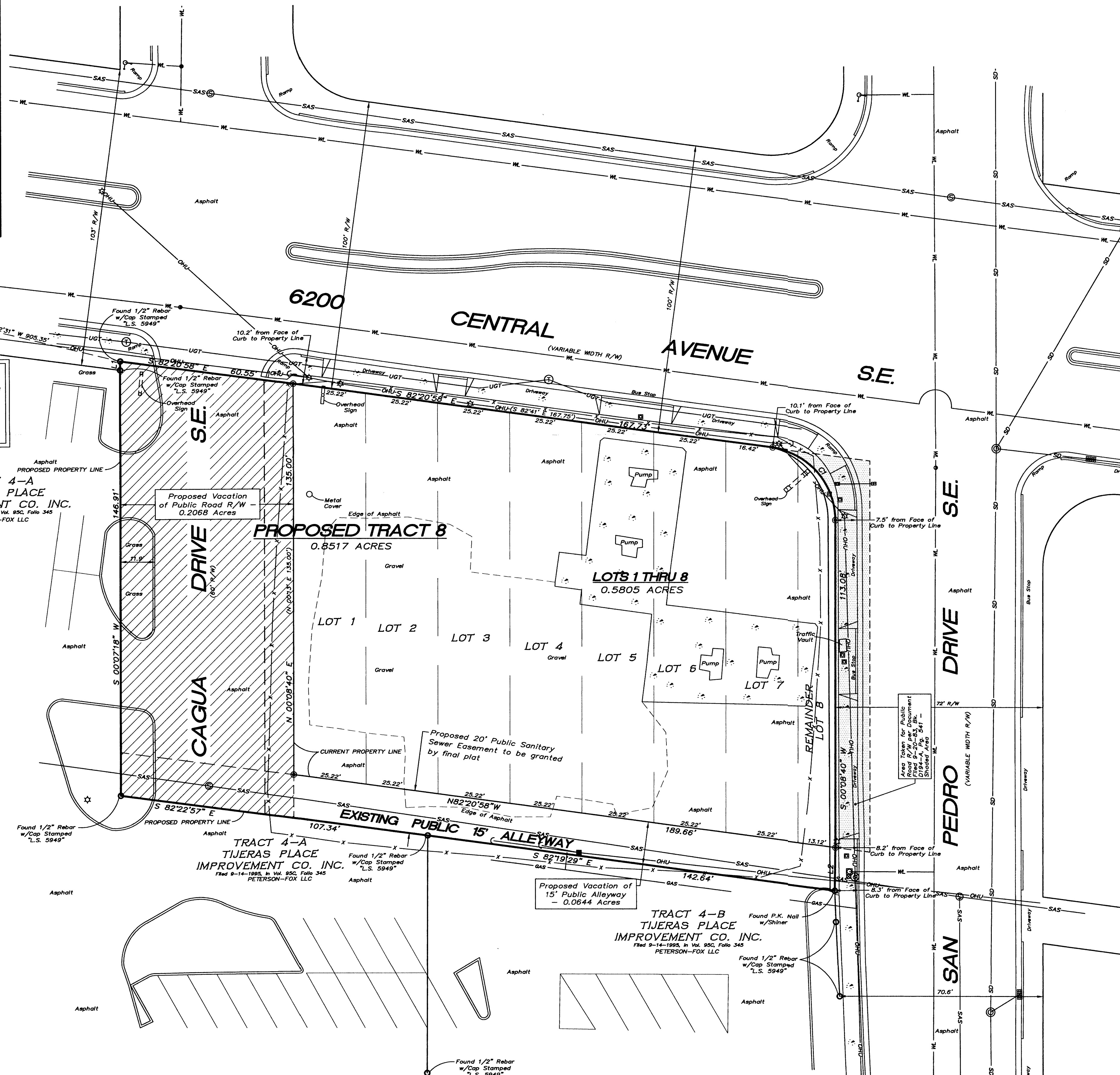
ALBUQUERQUE SURVEY CONTROL
 MONUMENT "5-K18A"
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,557.05
 X = 401,022.37
 Elevation = 5,277.510
 Delta Alpha = -00°11'24"
 G-G Factor = 0.99965880

TRACT 4-A
 TIJERAS PLACE
 IMPROVEMENT CO. INC.
 Filed 9-14-1995, in Vol. 95C, Folio 345
 PETERSON-FOX LLC



LEGEND

- ① TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE BOOTH
- TELEPHONE POLE
- WATER VALVE
- ⊙ STORM SEWER MANHOLE
- ⊙ GAS METER
- ELECTRIC PEDESTAL
- TRAFFIC BOX
- WATER METER
- TRAFFIC LIGHT
- STORM DRAIN INLET
- GUY WIRE
- ☆ LIGHT POLE
- CONCRETE AREA
- SAS— SANITARY SEWER LINES
- SD— STORM DRAIN LINES
- OHU— OVERHEAD ELECTRIC LINES
- UGT— UNDERGROUND TELEPHONE LINES



LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 1, 2, 3, 4, 5, 6, 7 and the remaining portion of Lot 8, all being within Block 41, Tijeras Place Addition, as the same is shown and designated on the plat entitled "AMENDED PLAT OF TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed August 24, 1923, in Volume C, Folio 21, records of Bernalillo County, New Mexico.

TOGETHER WITH

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Said parcel contains 0.8517 acres, more or less.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "5-K18A".
2. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
3. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
4. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "AMENDED PLAT OF TIJERAS PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed August 24, 1923, in Volume C, Folio 21, records of Bernalillo County, New Mexico.
 - B. Plat entitled "TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT "A", filed March 12, 1964, in Volume C6, Folio 5, records of Bernalillo County, New Mexico.
 - C. Plat entitled "PLAT OF TRACTS 4-A THRU 4-F INCLUSIVE, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY INC., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed September 14, 1995, in Volume 95C, Folio 345, records of Bernalillo County, New Mexico.
 - D. Plat entitled "LOTS C-1 AND C-2, BEING A REPLAT OF LOT C, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY INC., ALBUQUERQUE, NEW MEXICO, JULY 1986", filed October 9, 1986, in Volume C31, Folio 164, records of Bernalillo County, New Mexico.
 - E. Special Warranty Deed filed September 20, 1983, in Book D194A, Pages 541, records of Bernalillo County, New Mexico.
 6. City of Albuquerque Zone Atlas Page: K-18-Z
 7. This property is currently zoned "C-2" per the City of Albuquerque Zone Atlas, dated July 6, 2004.