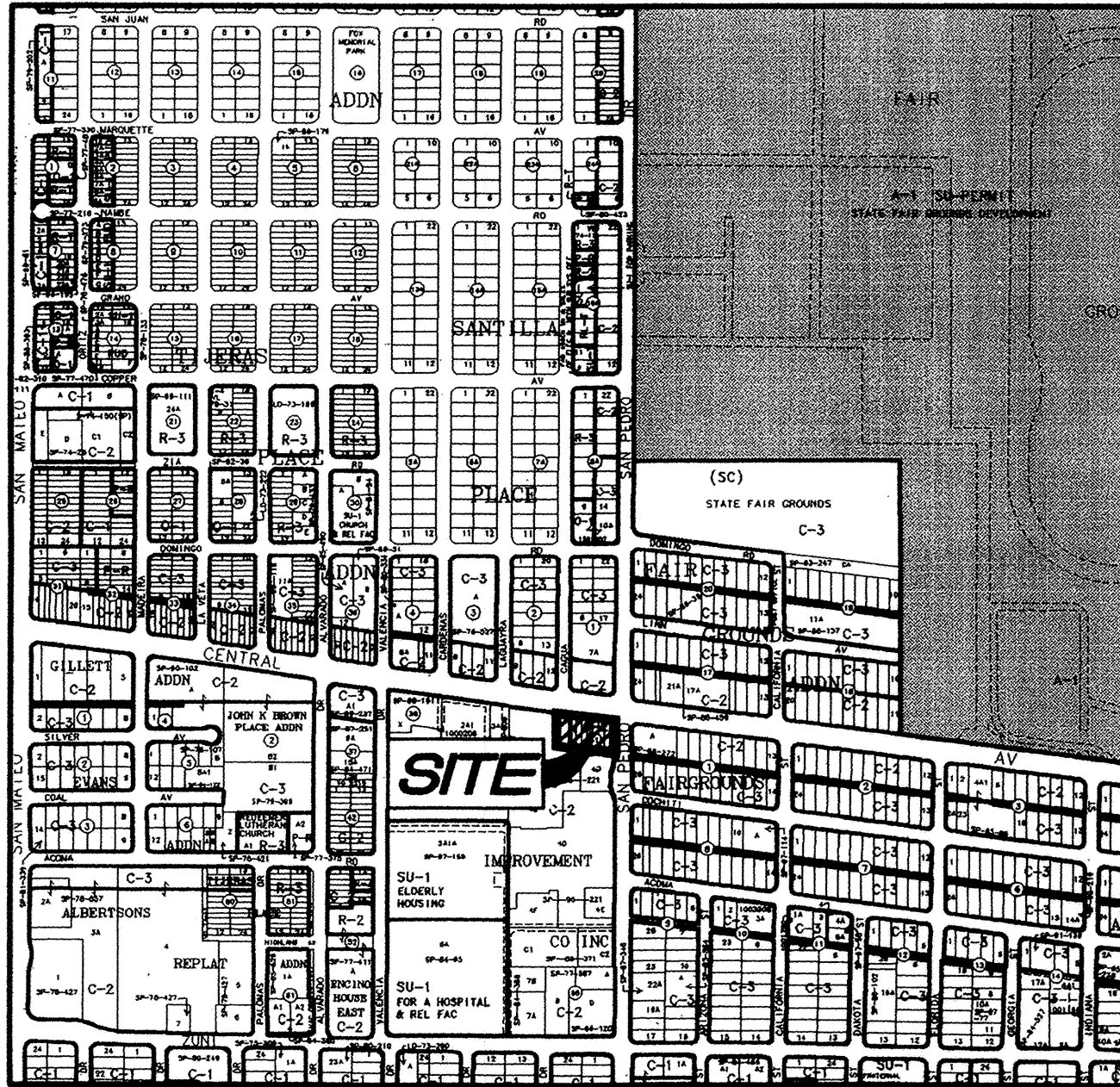


D.S.



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 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.
- City of Albuquerque Zone Atlas Page K-18-Z.
- Documents used in the preparation of this survey are as follows:
 - 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.
 - 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.
 - 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.
- 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.

**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:

- 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.

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:
- 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 00542 05DRB 00543
 - Grant the public utility easements as shown hereon.

PROJECT NUMBER: 1003702
Application Number: 05DRB-00544

PLAT APPROVAL

- Utility Approvals:**
- Lead B. Munte* 5-10-05
PNM Electric Services Date
 - Lead B. Munte* 5-10-05
PNM Gas Services Date
 - Michael Lopez* 3-29-05
QWest Corporation Date
 - Kenneth Barkan* 3-29-05
Comcast Date
- City Approvals:**
- John B. Galt* 3-18-05
City Surveyor Date
 - John H. Haul* 6-20-05
Real Property Division Date
 - NA Jern* 6/23/05
Environmental Health Department Date
 - Ally N* 4-27-05
Traffic Engineering, Transportation Division Date
 - Roger A. Shuen* 4-27-05
Utilities Department Date
 - Christina Sandoval* 4/27/05
Parks and Recreation Department Date
 - Bradley J. Blythe* 4/27/05
AMA/CA Date
 - Bradley J. Blythe* 4/27/05
City Engineer Date
 - M. Matson* 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



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 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
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

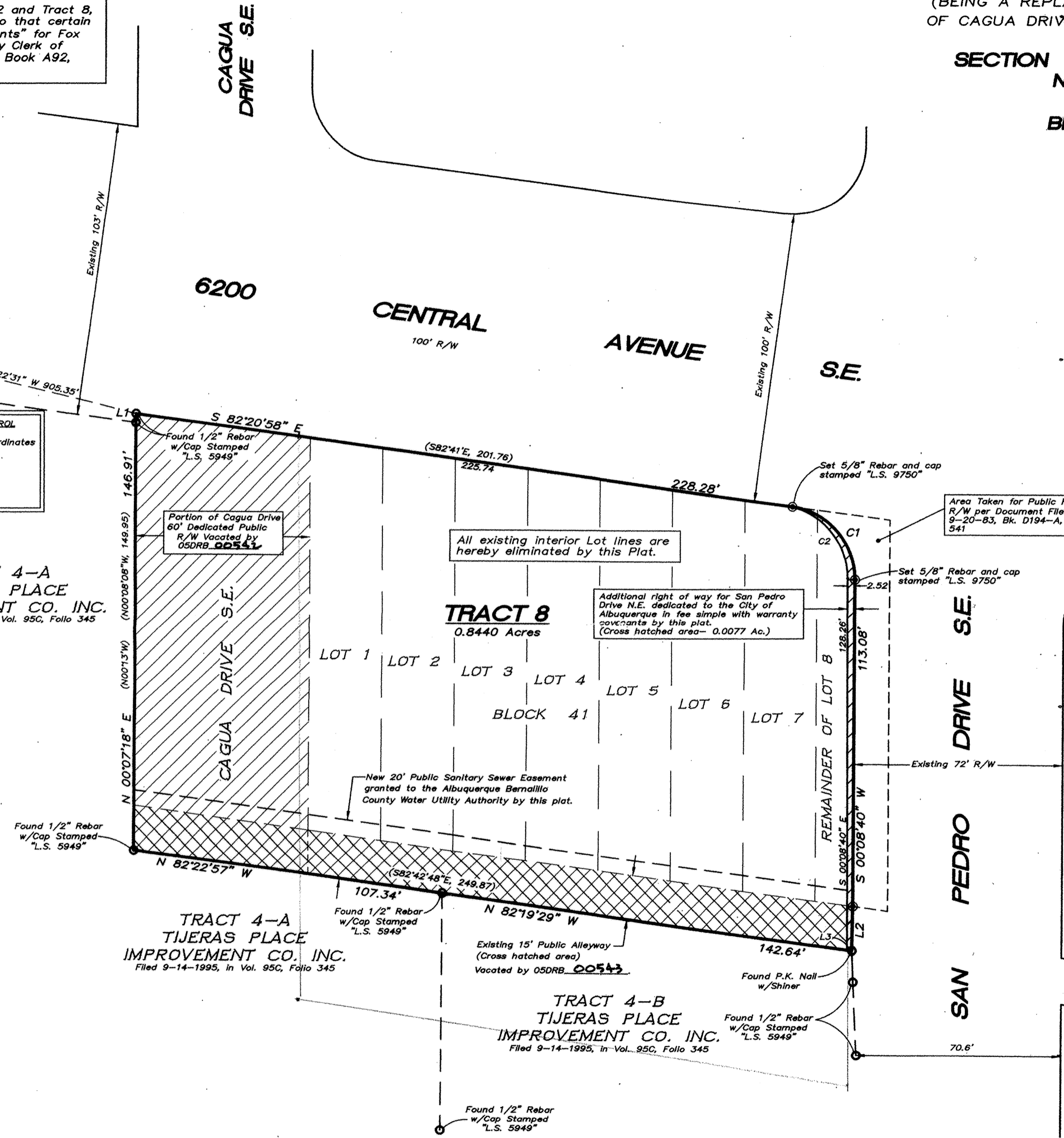
NOTE:
 Tract 3-A, Tracts 4-A thru 4-F, Tracts C-1 and C-2 and Tract 8, Tijeras Place Improvement Company, Inc. are subject to that certain "First Amendment to the Declaration of Cross-Easements" for Fox Plaza Shopping Center filed in the office of the County Clerk of Bernalillo County, New Mexico on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

ALBUQUERQUE SURVEY CONTROL MONUMENT "5-K18A"
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,537.05
 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

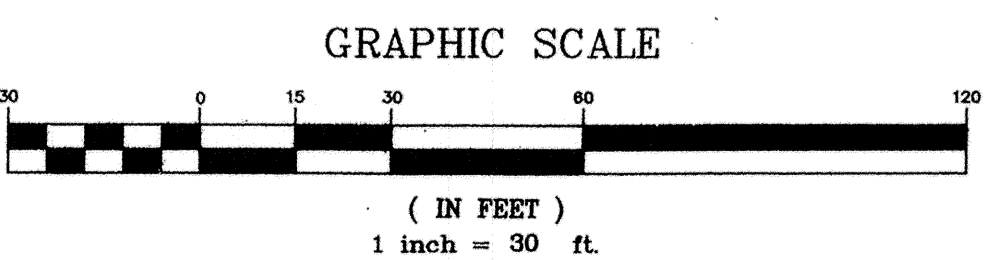


CURVE TABLE

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



2005090227
 626623
 Page: 3 of 3
 06/24/2005 10:54A
 Bk-2865C Pg-217

Mary Herrera Bern. Co. PLRT R 17.88