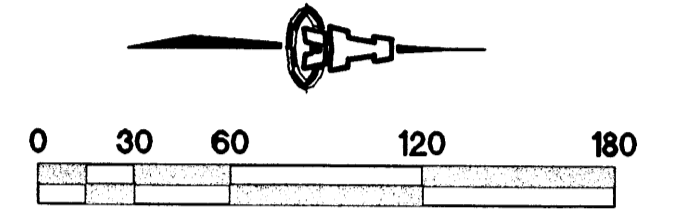
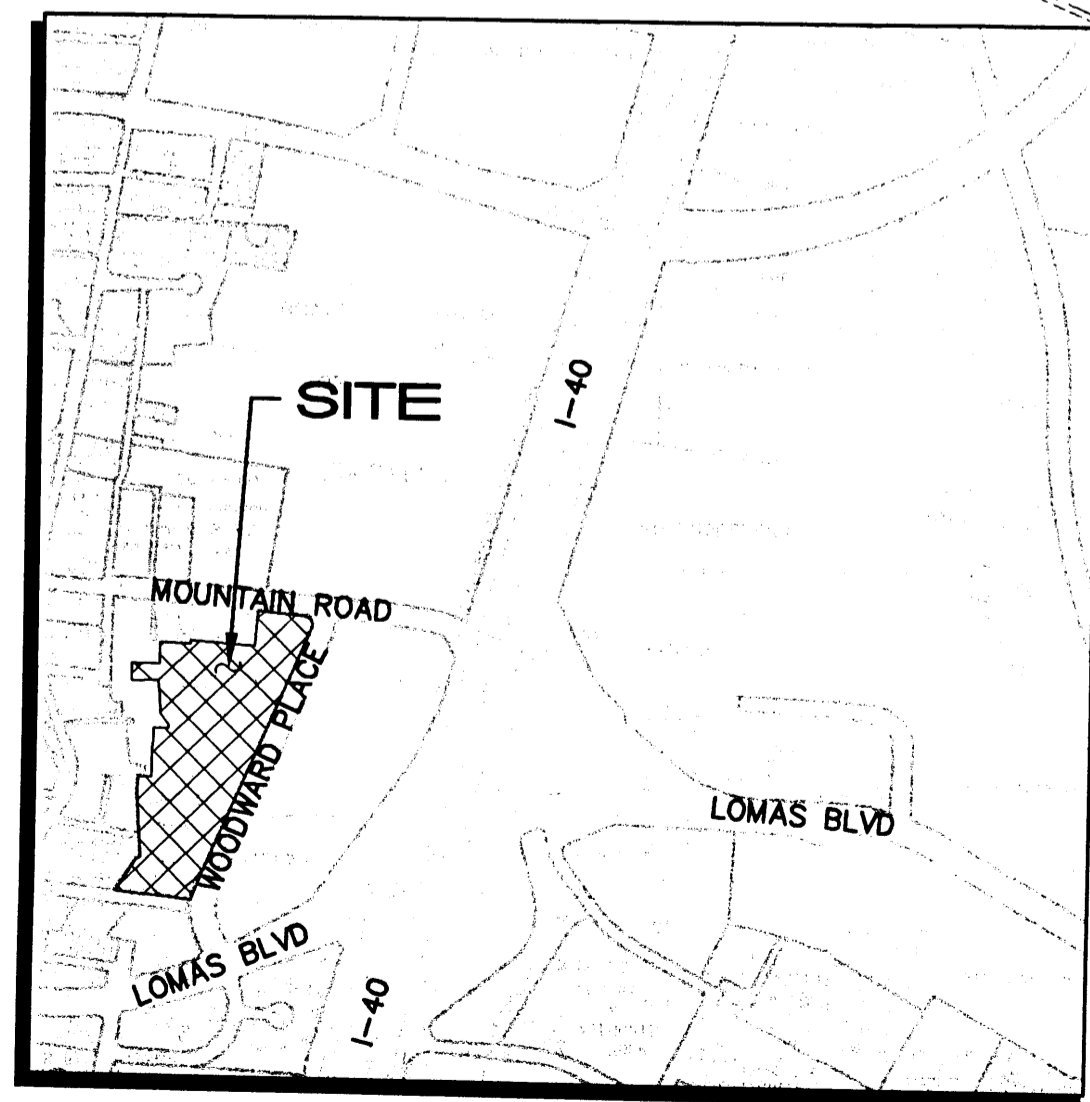
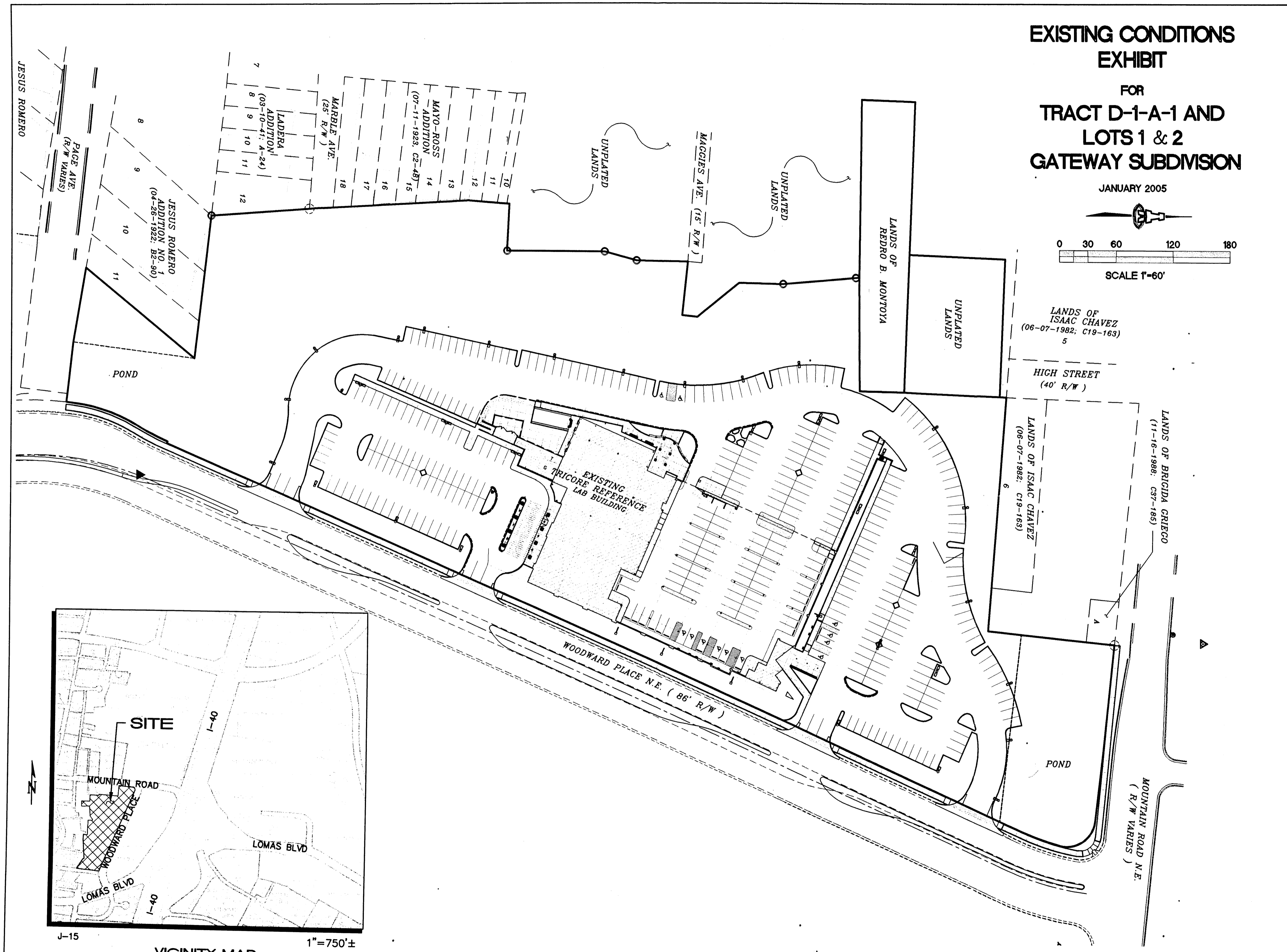


**EXISTING CONDITIONS
EXHIBIT**
FOR
**TRACT D-1-A-1 AND
LOTS 1 & 2
GATEWAY SUBDIVISION**

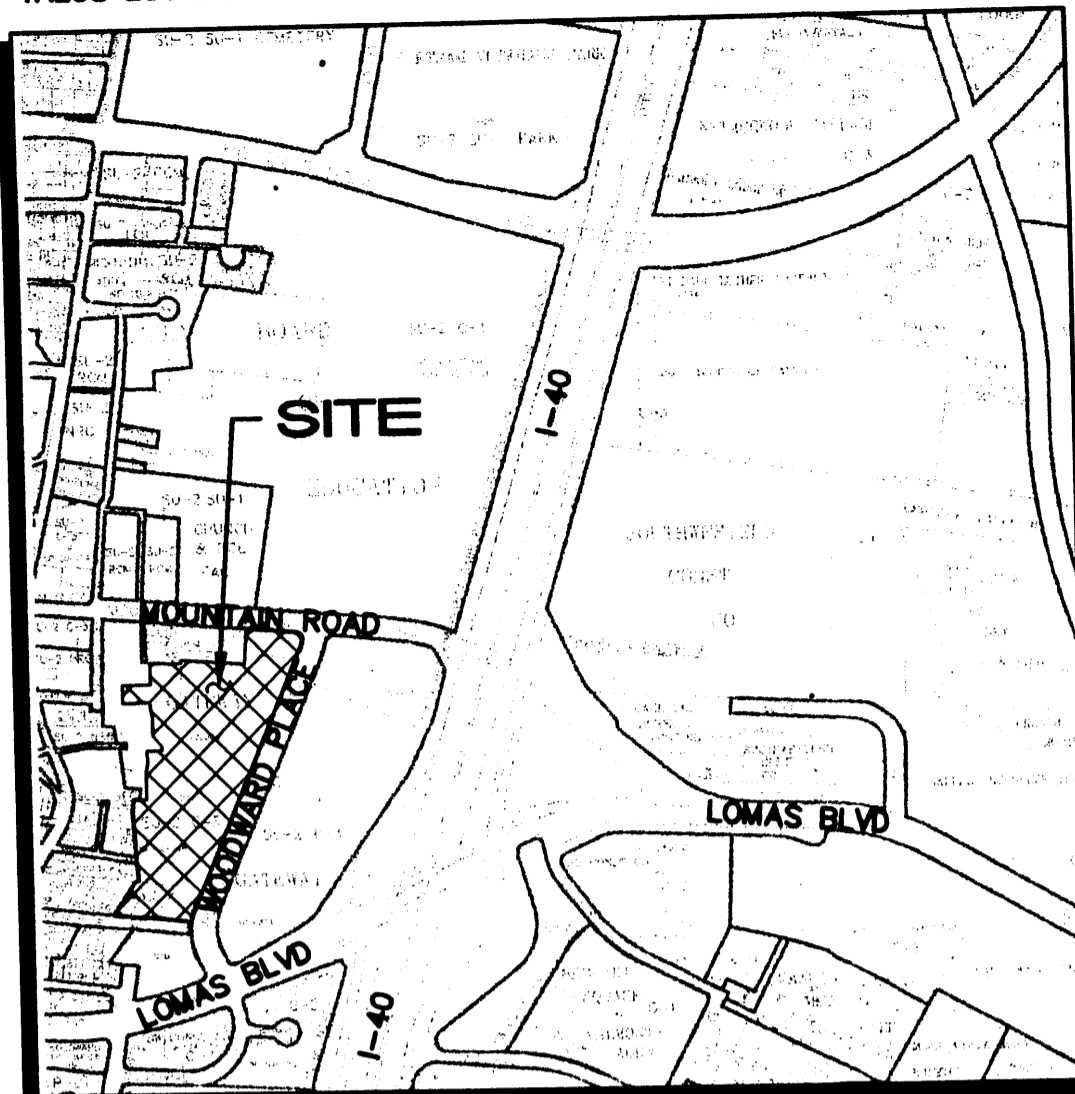
JANUARY 2005



SCALE 1"=60'



J-15 VICINITY MAP 1"=750'±



J-15 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 3
2. Total Number of Lots created: 2
3. Total Number of Tracts created: 1
4. Gross Subdivision Acreage: 9.0299 Ac.
5. Total Mileage of Full Width Streets Created: 0
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats of record entitled:
TRACT D-1-A & D-1-B GATEWAY SUBDIVISION
(11-01-2002, 2002C-352)
all being records of Bernalillo County, New Mexico.
10. Field Survey performed on August, 2003.
11. Title Report: None provided.
12. Address of Property: 1001 WOODWARD PLACE N.E..
13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
14. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to SUNRISE RIDGE must be verified and coordinated with the Public Works Department, City of Albuquerque."
15. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
16. ZONING: Lots 1 & 2: SU-2 FOR C-3 USES
TRACT D-1-A-1: SU2 FOR C-3 USES
9. Basis of boundary (CONT.)
Lot 1- Lands of Pedro B. Montoya Survey by Paul Sanchez, dated July, 1955 and also on Real Estate Contracted filed March 1, 1971 (Bk. 266, Pages 499-502), Document No. 14384.
Lot 2- Second Judicial District Court Default Judgment No CV-2004-05176, endorsed November 29, 2004 and the Notice of Lis Pendens recorded August 12, 2004 (Bk. A82, Page-4156).

LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, Projected section 16, Township 3 North, Range 3 East, NMPM Bernalillo County, Albuquerque, New Mexico, being all of Tract D-1-A as the same as shown and designated on said PLAT OF D-1-A & D-1-B GATEWAY SUBDIVISION filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 01, 2002 in Book 2002c, Page 352, along with a portion of Lands of Pedro B. Montoya and a portion of Unplatted Lands and is more particularly described by Metes and Bounds description as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 3 of 3)

DISCLOSURE STATEMENT

The intent of this plat is to assemble portions of two unplatted lots onto the Tract D-1-A-1, GATEWAY SUBDIVISION, and to designate lot numbers for remaining portion of the two unplatted parcels.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

TRICORE REFERENCE LABORATORIES,
A NEW MEXICO NON-PROFIT CORPORATION,

Russell W. Duke
RUSSELL W. DUKE,
PhD., C.E.O.-PRESIDENT

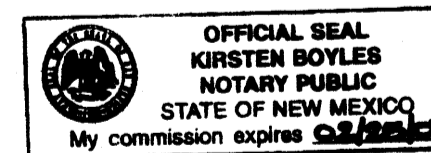
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on February 4 2005, by RUSSELL W. DUKE, Ph.D., C.E.O.-PRESIDENT of TRICORE REFERENCE LABORATORIES, a New Mexico, NON-PROFIT CORPORATION, on behalf of said CORPORATION.

My Commission Expires: 02/28/07

Kirsten Boyles
Notary Public



SEE SHEET 3 FOR ADDITIONAL OWNER(S)

PLAT FOR LOTS 1&2 TRACT D-1-A-1 GATEWAY SUBDIVISION

BEING A REPLAT OF TRACT D-1-A, GATEWAY SUBDIVISION AND A UNPLATTED PARCEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 16, T.10 N, R. 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY 2005
PRELIMINARY
ON 02/16/05

APPROVALS

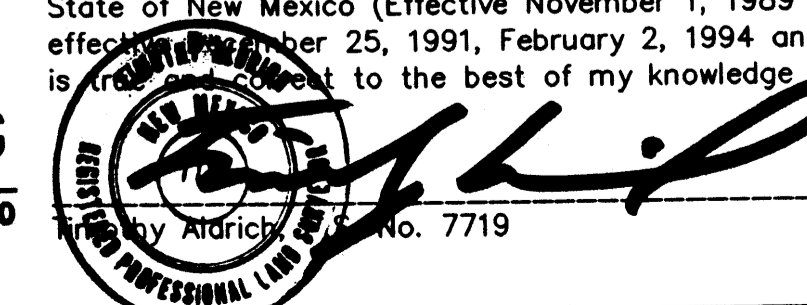
DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals <i>[Signature]</i>	DATE 2-8-05
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

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective September 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

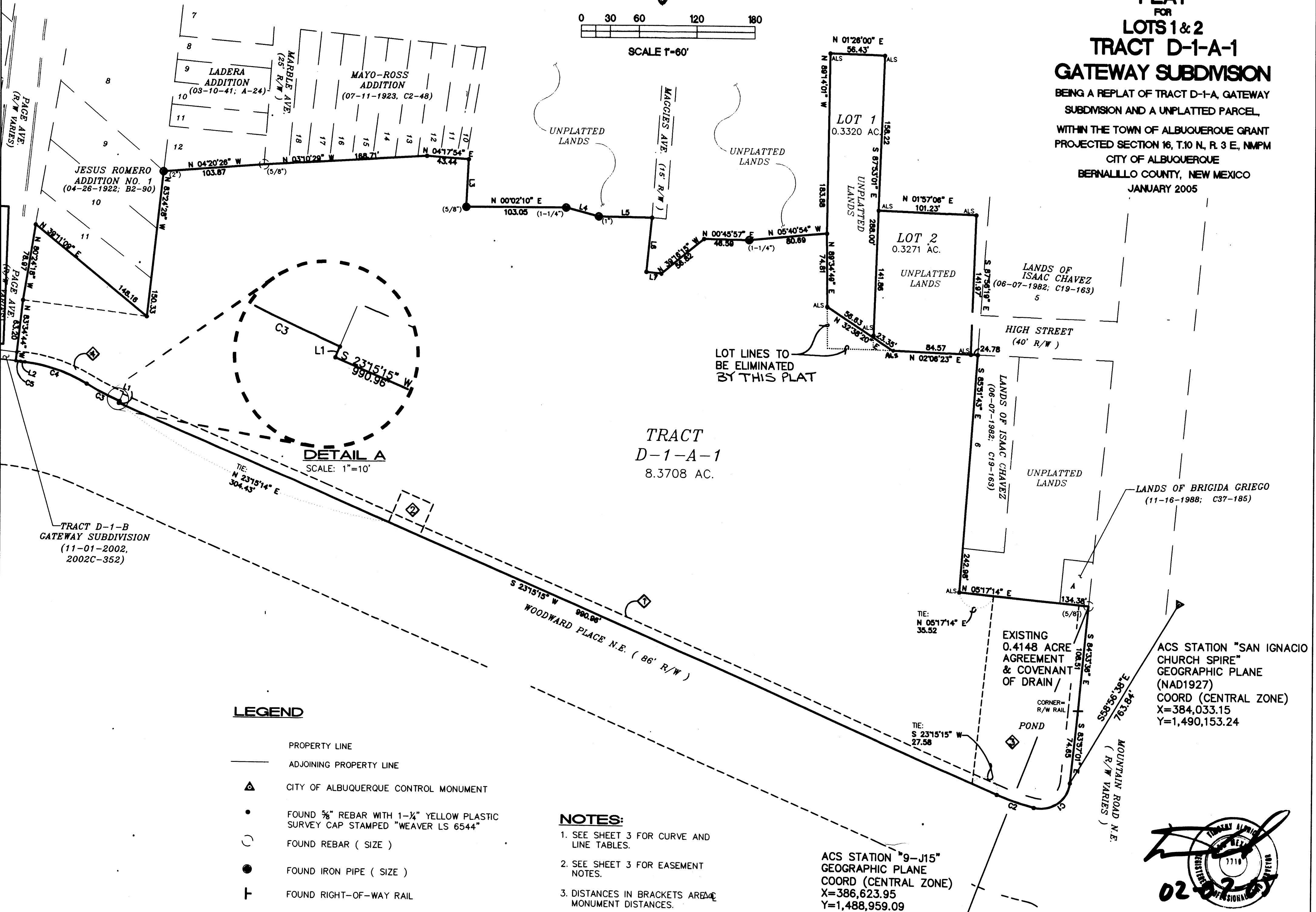
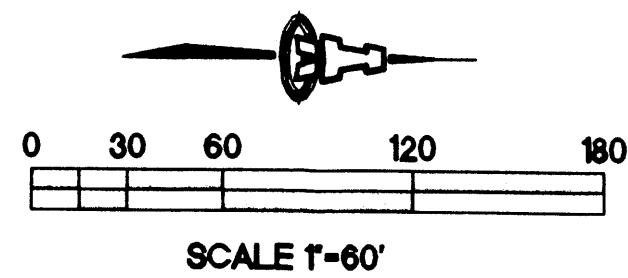
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



02-07-05
Date
SHEET 1 OF 3

PLAT
FOR
LOTS 1 & 2
TRACT D-1-A-1
GATEWAY SUBDIVISION

BEING A REPLAT OF TRACT D-1-A, GATEWAY
SUBDIVISION AND AN UNPLATTED PARCEL,
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 16, T.10 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2005



TRACT
D-1-A-1
8.3708 AC.

DETAIL A
SCALE: 1"=10'

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- FOUND REBAR (SIZE)
- FOUND IRON PIPE (SIZE)
- ┣ FOUND RIGHT-OF-WAY RAIL
- ALS SET 5/8" REBAR WITH " YELLOW PLASTIC SURVEY CAP STAMPED "ALS 7719"

NOTES:

1. SEE SHEET 3 FOR CURVE AND LINE TABLES.
2. SEE SHEET 3 FOR EASEMENT NOTES.
3. DISTANCES IN BRACKETS ARE AREA MONUMENT DISTANCES.

ACS STATION "9-J15"
GEOGRAPHIC PLANE
COORD (CENTRAL ZONE)
X=386,623.95
Y=1,488,959.09
G-G=0.99967130
(NAD1927)
ELEVATION 5090.385

ACS STATION "SAN IGNACIO
CHURCH SPIRE"
GEOGRAPHIC PLANE
(NAD1927)
COORD (CENTRAL ZONE)
X=384,033.15
Y=1,490,153.24

