

December 8, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Valle Prado Unit 1 at the Trails – Final Plat (DRB 1004404)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Recorded Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project subdivides Tracts 9 and OS-3, the Trails Unit 3A and consists of 32 lots. Access to the site will be from Woodmont Avenue.

Please place this item on the DRB Agenda to be heard on December 17, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning

Enclosures

cc: Rick Beltramo, Wexford Construction



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

D L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798
 ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com
 Proprietary interest in site: Owner List all owners: The Trails Community Association, Inc

DESCRIPTION OF REQUEST: Final Plat approval for Valle Prado Unit 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 9 and OS-3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Trails Unit 3A
 Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004404-07DRB-70298, 104404-14DRB-70130

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 32 Total area of site (acres): 27.25

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: West of Rainbow Boulevard and _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott Steffen DATE 12/8/14
 (Print) SCOTT STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Form revised 4/07

Project # _____

Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.



- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 _____ Applicant name (print)

 _____ Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

_____ Planner signature / date
 Project # _____

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT:

The purpose of this Plat is to:

- 1. Create 32 new Lots and 7 Tracts as shown hereon.
- 2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- 3. Show the various Public Easements Vacated by 14DRB-70125 and 14DRB-70296
- 4. Grant the new Public easements as shown hereon.

SHEET INDEX

SHEET 1	Approvals, General Notes, Etc...
SHEET 2	Legal Description, Free consent and dedication
SHEETS 3 AND 4	Overall Plat Boundary and Vacated Lot lines and easements
SHEETS 5, 6 AND 7	Valle Prado Unit 1 @ 1"=60'
SHEET 8	Curve and Line Tables

PLAT OF VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

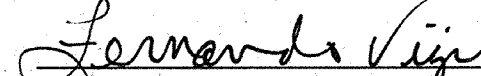


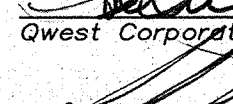
SEPTEMBER, 2014

PROJECT NUMBER: _____

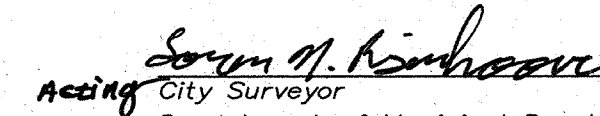
Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

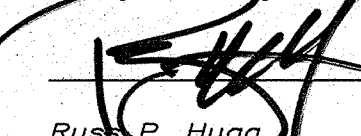
	Public Service Company of New Mexico	10-9-14	Date
	New Mexico Gas Company	10/9/14	Date
	Qwest Corporation d/b/a CenturyLink QC.	10/9/14	Date
	Comcast	10/10/14	Date

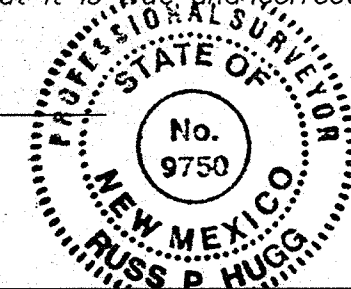
CITY APPROVALS:

	City Surveyor	10/9/14	Date
_____	Department of Municipal Development		
_____	Real Property Division		Date
_____	Environmental Health Department		Date
_____	Traffic Engineering, Transportation Division		Date
_____	ABCWUA		Date
_____	Parks and Recreation Department		Date
_____	AMAFCA		Date
_____	City Engineer		Date
_____	DRB Chairperson, Planning Department		Date

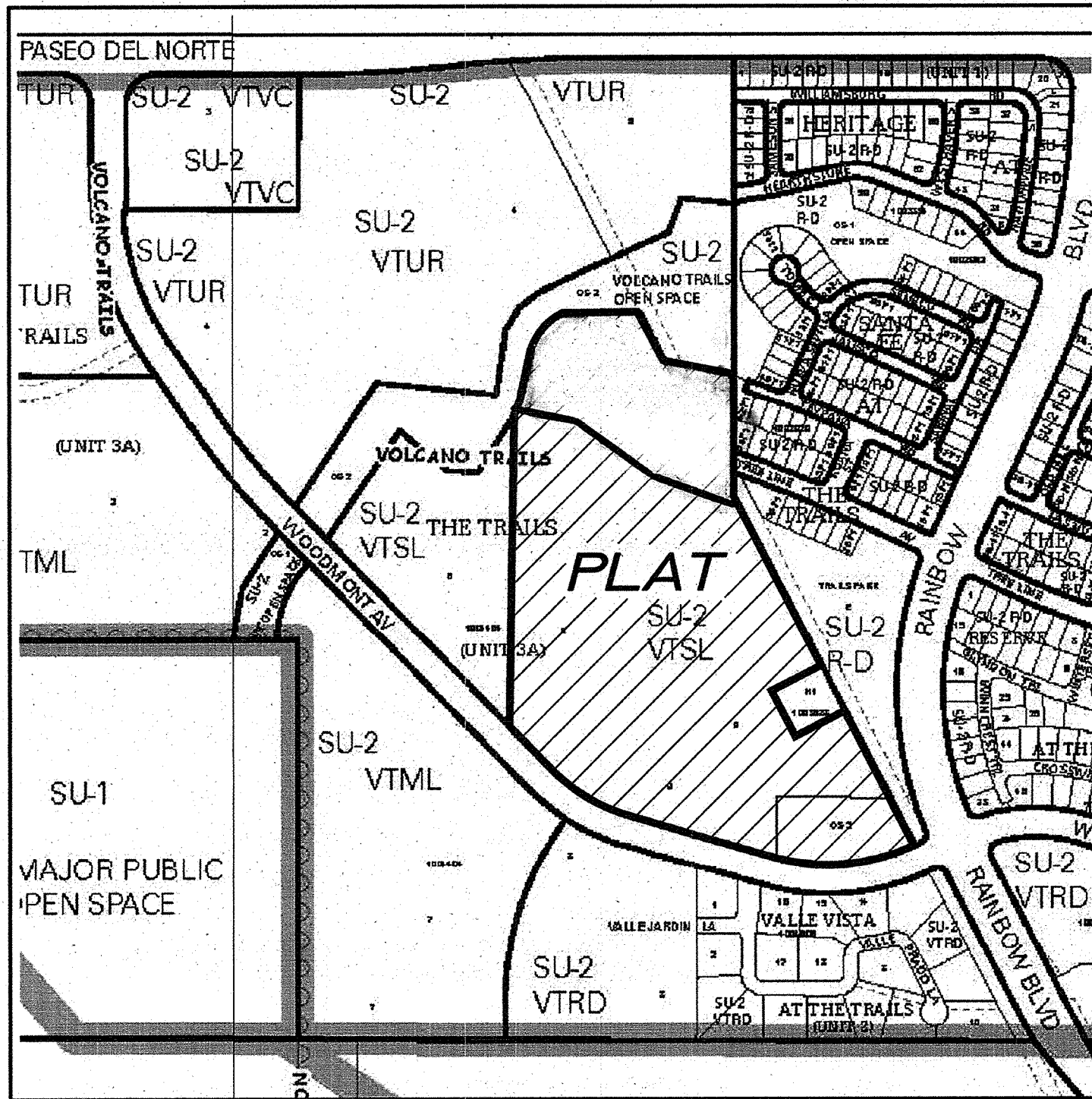
SURVEYORS CERTIFICATION

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, in my judgment, correct to the best of my knowledge and belief.


 Russ P. Hugg
 NMPS No. 9750
 September 29, 2014




SHEET 1 OF 8



VICINITY MAP
Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. 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.
- 7. City of Albuquerque Zone Atlas Page C-9-Z.
- 8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 9. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 2
- 2. Number of H.O. A. Tracts created: 5
- 2. Number of remainder Tracts created: 2
- 2. Total number of Lots created: 32
- 3. Total mileage of full width streets created: .65 miles
- 4. Gross Subdivision acreage: 27.2462 acres.

PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2014

LEGAL DESCRIPTION

Tract Nine (9) and Tract OS-3 of The TRAILS UNIT 3A, as the same are shown and designated on the Plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 AND OS-2, THE TRAILS UNIT 3 AND TRACT 12, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352.

Said parcel contains 27.2462 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF VALLE PRADO UNIT 1 (BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 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 public street right of ways 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

WOODMONT-PASEO, LLC

By: Kelly Calhoun 10/8/14
 Kelly Calhoun, Manager Date

THE TRAILS COMMUNITY ASSOCIATION, INC.

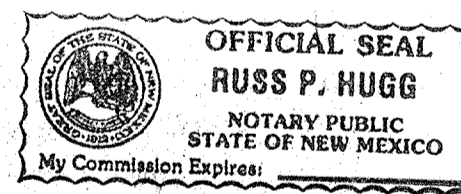
By: Kelly Calhoun 10/8/14
 Kelly Calhoun, President Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as Manager of Woodmont-Paseo, LLC.

Russ P. Hugg 3/20/17
 Notary Public My commission expires

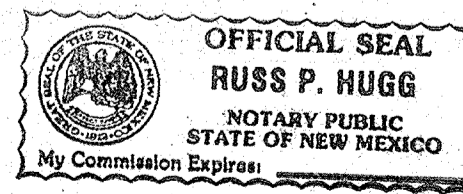


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8TH day of OCTOBER, 2014, by, Kelly Calhoun, as President of The Trails Community Association, Inc.

Russ P. Hugg 3/20/17
 Notary Public My commission expires

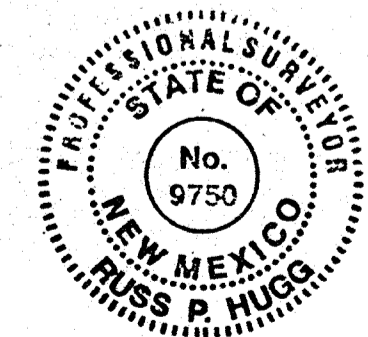


SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

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

DEDICATION

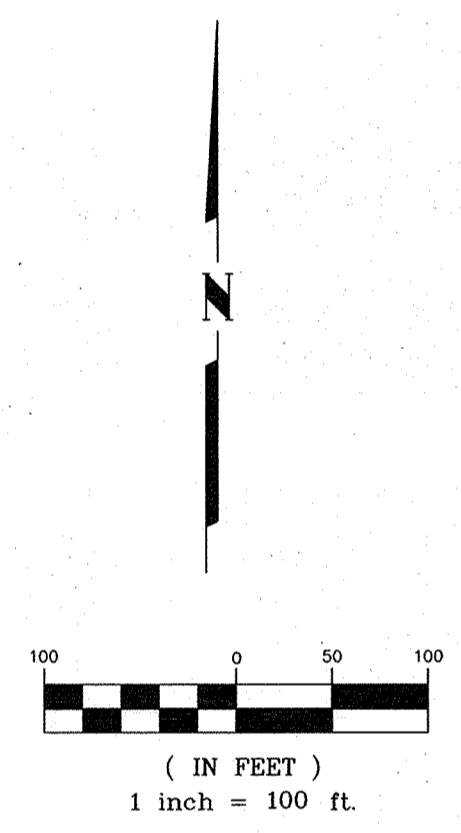
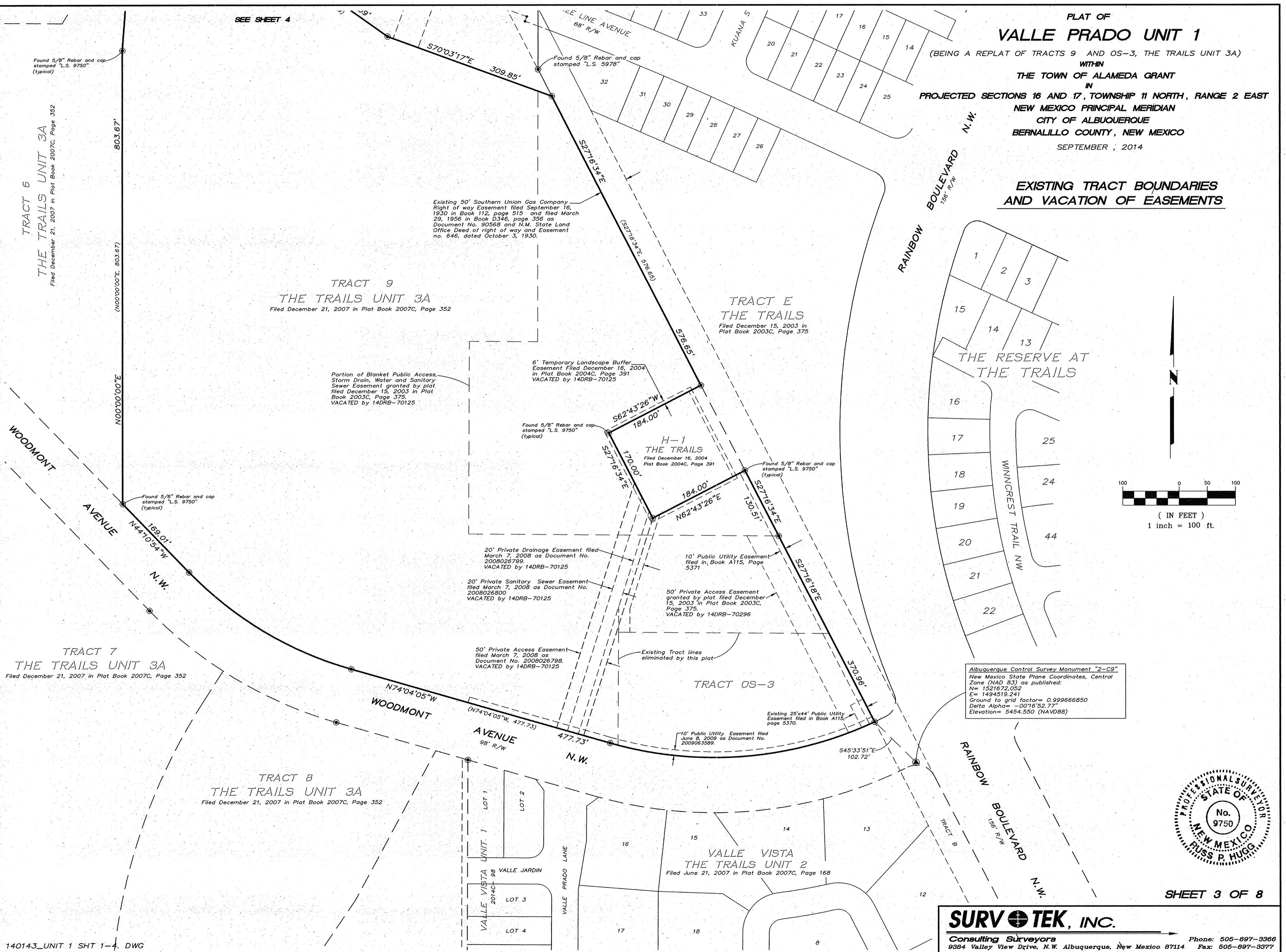
1. Tracts A thru D and Tract OS-3A shall be conveyed to The Trails Community Association, Inc. in fee simple and shall be maintained by The Trails Community Association, Inc.
2. Tracts A thru D and OS-3A are Private Open Space Area to be conveyed to The Trails Community Association, Inc. Maintenance of said Tract shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
3. Tract OS-3A is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.
4. Tract D is subject to a blanket public pedestrian access easement and public drainage easement granted with the filing of this plat.



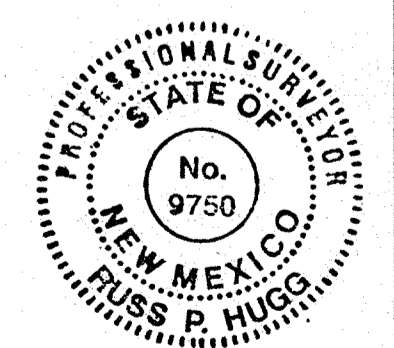
PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014

**EXISTING TRACT BOUNDARIES
AND VACATION OF EASEMENTS**



Albuquerque Control Survey Monument "2-C9"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
N = 1521672.052
E = 1494519.241
Ground to grid factor = 0.999666850
Delta Alpha = -00'16"52.77"
Elevation = 5454.550 (NAVD88)



SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368 Fax: 505-897-3377

PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014

Albuquerque Control Survey
Monument "UNION"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00°16'58.96
Elevation= 5524.950 (NAVD88)

TRACT 4
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT OS-2
THE TRAILS UNIT 3A
Filed December 21, 2007 in
Plat Book 2007C, Page 352

TRACT OS-2
THE TRAILS
UNIT 3A
Filed December 21, 2007 in
Plat Book 2007C, Page 352

TRACT 10
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

30' Public Pedestrian Access Easement
granted by plat filed December 21,
2007 in Plat Book 2007C, Page 352
Said easement to be maintained by the
Trails Community Association.

Public Roadway Easement granted
to the City of Albuquerque by
plat filed December 21, 2007 in
Plat Book 2007C, Page 352

10' x 20' Qwest underground
utility easement granted by
plat filed March 16, 2006
in Book 2006G, Page 85

Found 5/8" Rebar and cap
stamped "L.S. 5978"

Existing 50' Southern Union Gas Company
Right of way Easement filed September 16,
1930 in Book 112, page 515 and filed March
29, 1956 in Book D346, page 358 as
Document No. 90568 and N.M. State Land
Office Deed of right of way and Easement
no. 646, dated October 3, 1930.

TRACT 9
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT E
THE TRAILS
Filed December 15, 2003 in
Plat Book 2003C, Page 375

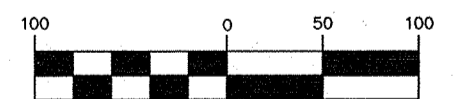
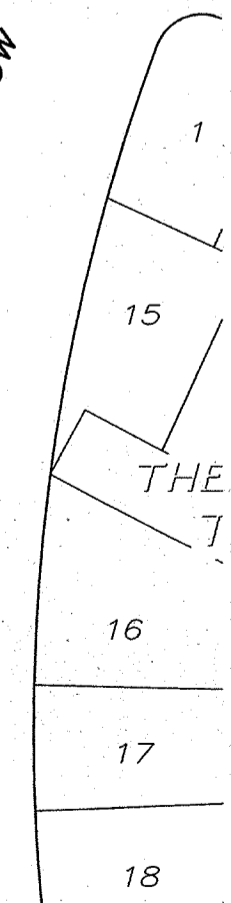
Portion of Blanket Public Access,
Storm Drain, Water and Sanitary
Sewer Easement granted by plat
filed December 15, 2003 in Plat
Book 2003C, Page 375.
VACATED by 14DRB-70125

6' Temporary Landscape Buffer
Easement Filed December 16, 2004
in Plat Book 2004C, Page 391
VACATED by 14DRB-70125

Found 5/8" Rebar and cap
stamped "L.S. 9750"
(typical)

Found 5/8" Rebar and cap
stamped "L.S. 9750"
(typical)

EXISTING TRACT BOUNDARIES
AND VACATION OF EASEMENTS

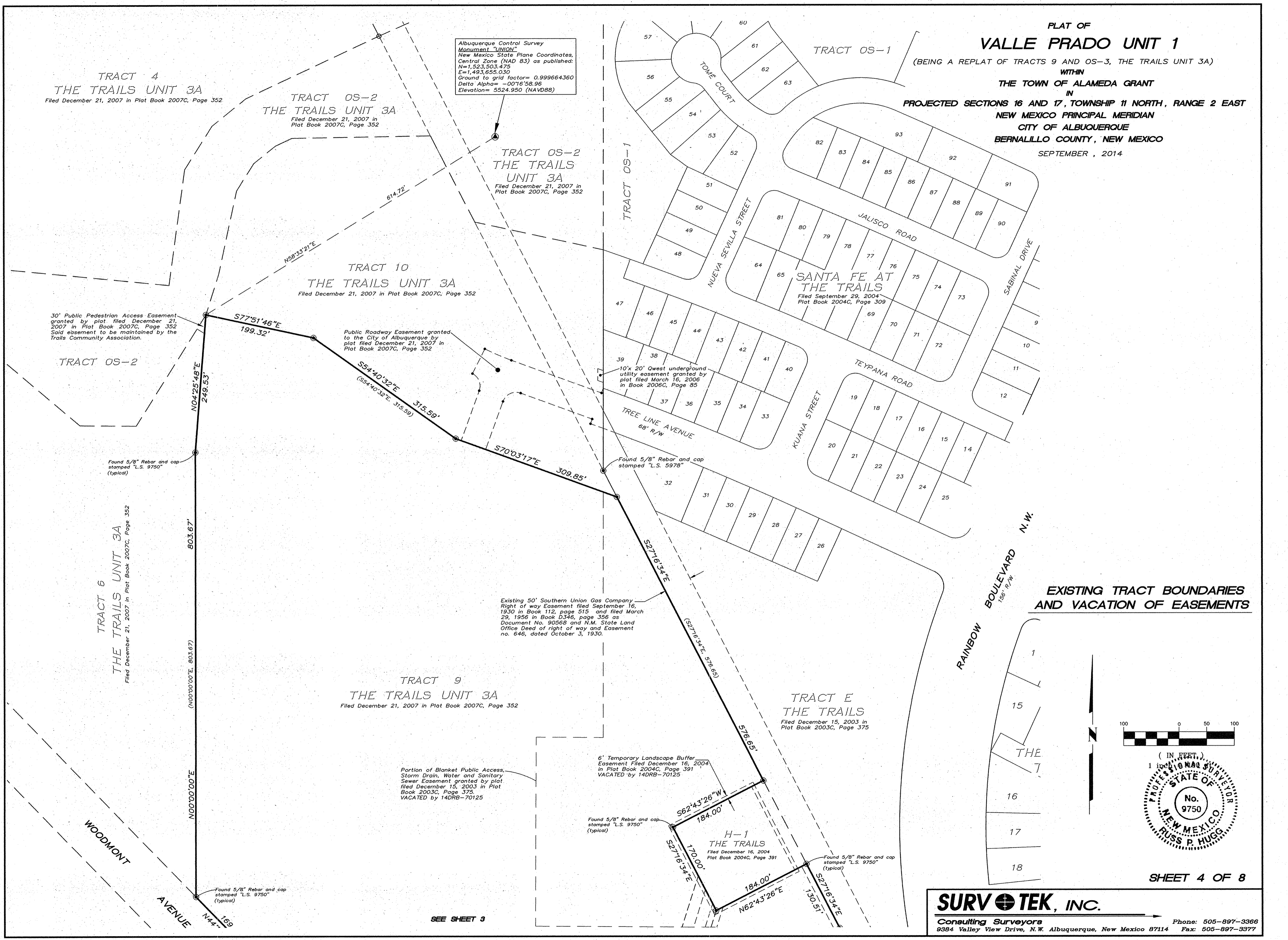


SHEET 4 OF 8

SURVOTEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SEE SHEET 3



PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2014

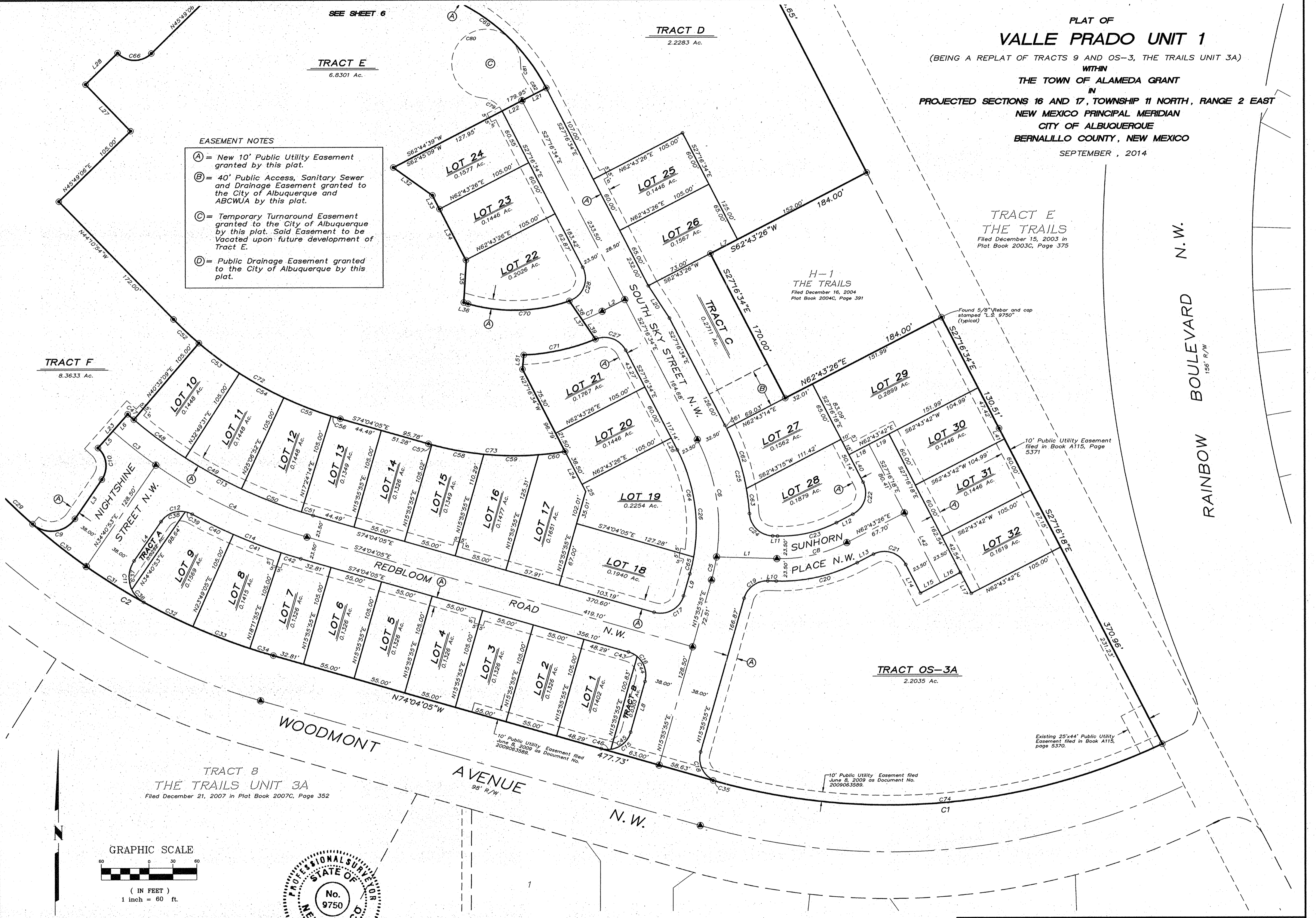
SEE SHEET 6
TRACT E
6.8301 Ac.

TRACT D
2.2283 Ac.

TRACT F
8.3633 Ac.

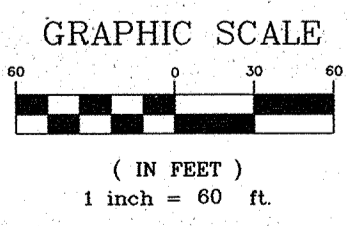
TRACT E
THE TRAILS
Filed December 15, 2003 in
Plat Book 2003C, Page 375

- EASEMENT NOTES**
- (A) = New 10' Public Utility Easement granted by this plat.
 - (B) = 40' Public Access, Sanitary Sewer and Drainage Easement granted to the City of Albuquerque and ABCWUA by this plat.
 - (C) = Temporary Turnaround Easement granted to the City of Albuquerque by this plat. Said Easement to be Vacated upon future development of Tract E.
 - (D) = Public Drainage Easement granted to the City of Albuquerque by this plat.



TRACT 8
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT OS-3A
2.2035 Ac.



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

SEE SHEET 7

N04°25'48"E
803.67'
N00°00'00"E

TRACT F
8.3633 Ac.

TRACT F
8.3633 Ac.

TRACT E
6.8301 Ac.

TRACT D
2.2283 Ac.

TRACT E
THE TRAILS
Filed December 15, 2003 in
Plat Book 2003C, Page 375

SANTA FE AT THE TRAILS
Filed September 29, 2004
Plat Book 2004C, Page 309

TRACT E
THE TRAILS
Filed December 15, 2003 in
Plat Book 2003C, Page 375

H-1
THE TRAILS
Filed December 16, 2004
Plat Book 2004C, Page 391

EASEMENT NOTES

- (A) = New 10' Public Utility Easement granted by this plat.
- (B) = 40' Public Access, Sanitary Sewer and Drainage Easement granted to the City of Albuquerque and ABCWJA by this plat.
- (C) = Temporary Turnaround Easement granted to the City of Albuquerque by this plat. Said Easement to be Vacated upon future development of Tract E.
- (D) = Public Drainage Easement granted to the City of Albuquerque by this plat.

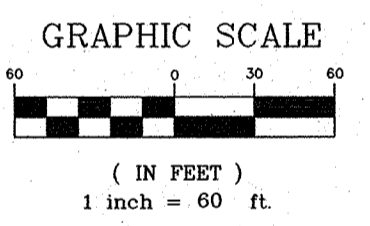
SEE SHEET 5

Existing 50' Southern Union Gas Company Right of way Easement filed September 16, 1930 in Book 112, page 515 and filed March 29, 1956 in Book D346, page 356 as Document No. 90568 and N.M. State Land Office Deed of right of way and Easement no. 646, dated October 3, 1930.

Found 5/8" Rebar and cap stamped "L.S. 5978"

Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)

Found 5/8" Rebar and cap stamped "L.S. 9750" (typical)



PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014

SANTA FE AT THE TRAILS
Filed September 29, 2004
Plat Book 2004C, Page 309

TRACT 10
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

30' Public Pedestrian Access Easement
granted by plat filed December 21,
2007 in Plat Book 2007C, Page 352.
Said easement to be maintained by the
Trails Community Association.

Public Roadway Easement granted
to the City of Albuquerque by
plat filed December 21, 2007 in
Plat Book 2007C, Page 352

Found 5/8" Rebar and cap
stamped "L.S. 9750"
(typical)

Found 5/8" Rebar and cap
stamped "L.S. 9978"

Existing 50' Southern Union Gas Company
Right of way Easement filed September 16,
1930 in Book 112, page 515 and filed March
29, 1956 in Book D346, page 356 as
Document No. 90568 and N.M. State Land
Office Deed of right of way and Easement
no. 646, dated October 3, 1930.

TRACT 6
THE TRAILS UNIT 3A
Filed December 21, 2007 in Plat Book 2007C, Page 352

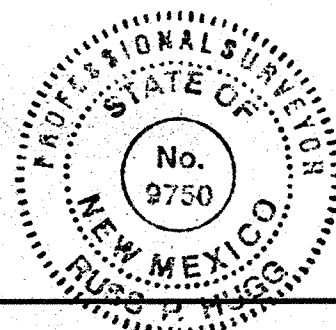
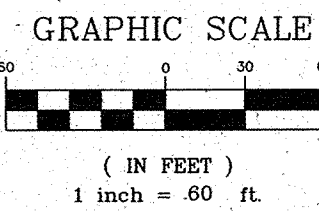
TRACT F
8.3633 Ac.

TRACT E
THE TRAILS
Filed December 15, 2003 in
Plat Book 2003C, Page 375

TRACT D
2.2283 Ac.

TRACT E
6.8301 Ac.

SEE SHEET 6



SURVOTEK, INC.

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

PLAT OF
VALLE PRADO UNIT 1

(BEING A REPLAT OF TRACTS 9 AND OS-3, THE TRAILS UNIT 3A)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.07	S88°18'34"E
L2	26.64	S62°43'26"W
L3	49.76	N34°40'53"E
L4	49.75	N34°40'53"E
L5	23.50	N41°31'15"E
L6	23.50	N41°31'15"E
L7	32.00	N62°43'26"E
L8	55.00	N15°55'55"E
L9	24.01	N15°55'55"E
L10	8.83	S88°18'34"E
L11	5.07	S88°18'34"E
L12	19.20	N62°43'26"E
L13	19.19	N62°43'26"E
L14	33.63	S27°16'18"E
L15	23.50	N62°43'42"E
L16	23.50	N62°43'42"E
L17	24.60	S27°16'18"E
L18	23.50	N62°43'42"E
L19	23.50	N62°43'42"E
L20	40.38	S32°57'41"E
L21	28.50	S62°43'26"W
L22	23.50	S62°43'26"W
L23	47.00	N41°31'15"E
L24	46.81	S27°16'34"E
L25	8.31	S27°16'34"E
L26	13.87	S27°16'34"E
L27	67.71	N44°10'54"W
L28	47.00	N45°49'06"E
L29	47.00	N45°49'06"E
L30	80.00	N45°49'06"E
L31	8.01	S27°16'36"E
L32	50.09	S54°32'40"E
L33	16.09	S27°16'34"E
L34	60.00	S27°16'34"E
L35	44.38	S02°58'12"W
L36	4.69	S73°18'26"E
L37	48.33	S34°10'31"E
L38	24.25	S34°10'31"E
L39	24.08	S34°10'31"E
L40	32.05	S27°16'16"E
L41	12.58	S27°14'43"E
L42	82.13	S27°16'15"E
L49	19.72	N45°49'06"E
L50	71.48	S54°40'32"E
L51	15.00	N05°14'26"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	481.26'	672.00'	251.47'	471.05'	N85°24'55"E	41°02'00"
C2	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C3	57.37'	522.50'	28.71'	57.34'	S51°37'29"E	6°17'29"
C4	175.98'	522.50'	88.83'	175.15'	S64°25'09"E	19°17'51"
C5	24.60'	200.00'	12.32'	24.59'	N12°24'28"E	7°02'55"
C6	126.22'	200.00'	65.29'	124.14'	N09°11'47"W	36°09'35"
C7	22.60'	200.00'	11.31'	22.59'	N65°57'39"E	6°28'27"
C8	75.83'	150.00'	38.75'	75.03'	N77°12'26"E	28°58'00"
C9	50.66'	30.00'	33.76'	44.85'	N83°03'24"E	96°45'03"
C10	36.29'	25.00'	22.18'	33.18'	N06°53'56"W	83°09'38"
C11	50.17'	30.00'	33.21'	44.53'	S13°13'48"E	95°49'21"
C12	36.73'	25.00'	22.58'	33.51'	S76°45'59"W	84°10'12"
C13	214.28'	499.00'	108.82'	212.64'	S61°45'58"E	24°36'13"
C14	123.11'	546.00'	61.82'	122.85'	S67°36'30"E	12°55'10"
C15	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	89°59'59"
C16	39.27'	25.00'	25.00'	35.36'	N29°04'05"W	90°00'00"
C17	39.27'	25.00'	25.00'	35.36'	N60°55'55"E	90°00'00"
C18	39.44'	25.00'	25.17'	35.47'	S29°15'42"E	90°23'14"
C19	33.06'	25.00'	19.45'	30.70'	S53°48'41"W	75°45'31"
C20	87.72'	173.50'	44.82'	86.78'	N77°12'26"E	28°58'00"
C21	39.27'	25.00'	25.00'	35.36'	N72°16'26"W	90°00'16"
C22	39.13'	25.00'	24.87'	35.26'	N17°52'44"E	89°41'25"
C23	63.95'	126.50'	32.68'	63.28'	N77°12'26"E	28°58'00"
C24	36.99'	25.00'	22.82'	33.71'	S45°55'22"E	84°46'23"
C25	96.33'	232.50'	48.87'	95.65'	N15°24'22"W	23°44'24"
C26	133.10'	176.50'	69.90'	129.97'	N05°40'19"W	43°12'30"
C27	37.07'	25.00'	22.89'	33.76'	N69°45'12"W	84°57'15"
C28	42.89'	25.00'	28.91'	37.82'	N21°52'17"E	98°17'42"
C29	49.83'	650.97'	24.93'	49.82'	S46°22'29"E	4°23'10"
C30	71.70'	651.00'	35.89'	71.67'	S51°43'24"E	6°18'39"
C31	71.16'	651.00'	35.61'	71.12'	S58°00'36"E	6°15'46"
C32	57.27'	651.00'	28.65'	57.25'	S63°39'42"E	5°02'26"
C33	63.85'	651.00'	31.95'	63.82'	S68°59'30"E	5°37'10"
C34	25.75'	651.09'	12.88'	25.75'	S72°56'04"E	2°15'58"
C35	4.54'	666.60'	2.27'	4.54'	S74°15'39"E	0°23'25"
C36	18.76'	30.00'	9.70'	18.45'	S43°13'48"E	35°49'21"
C37	31.42'	30.00'	17.32'	30.00'	S04°40'53"W	60°00'00"
C38	28.98'	25.00'	16.37'	27.39'	S67°53'32"W	66°25'19"
C39	7.74'	25.00'	3.90'	7.71'	N70°01'22"W	17°44'54"
C40	47.96'	546.00'	24.00'	47.95'	S63°39'55"E	5°02'00"
C41	53.55'	546.00'	26.80'	53.53'	S68°59'30"E	5°37'10"
C42	21.60'	546.00'	10.80'	21.60'	S72°56'05"E	2°16'00"
C43	10.29'	25.00'	5.22'	10.22'	N62°16'44"W	23°34'41"
C44	28.98'	25.00'	16.37'	27.39'	N17°16'44"W	66°25'19"
C45	28.98'	25.00'	16.37'	27.39'	N49°08'35"E	66°25'19"
C46	10.29'	25.00'	5.22'	10.22'	S85°51'26"E	23°34'40"
C47	8.58'	499.00'	4.29'	8.58'	S48°58'18"E	0°59'06"
C48	67.15'	499.00'	33.63'	67.10'	S53°19'10"E	7°42'38"
C49	67.15'	499.00'	33.63'	67.10'	S61°01'49"E	7°42'38"
C50	67.15'	499.00'	33.63'	67.10'	S68°44'27"E	7°42'38"
C51	12.82'	499.00'	6.41'	12.82'	S73°19'55"E	1°28'19"
C52	36.33'	394.00'	18.18'	36.31'	S46°49'23"E	5°16'57"
C53	53.02'	394.00'	26.55'	52.98'	S53°19'10"E	7°42'38"
C54	53.02'	394.00'	26.55'	52.98'	S61°01'49"E	7°42'38"
C55	53.02'	394.00'	26.55'	52.98'	S68°44'27"E	7°42'38"
C56	10.12'	394.00'	5.06'	10.12'	S73°19'55"E	1°28'19"
C57	3.72'	328.50'	1.86'	3.72'	S74°23'32"E	0°38'55"
C58	55.32'	328.50'	27.72'	55.25'	S79°32'26"E	9°38'54"
C59	57.09'	328.50'	28.62'	57.01'	S89°20'35"E	9°57'24"
C60	28.04'	328.50'	14.03'	28.04'	N83°13'58"E	4°53'29"
C61	3.82'	232.50'	1.91'	3.82'	N26°48'19"W	0°56'31"
C62	66.05'	232.50'	33.25'	65.83'	N18°11'46"W	16°16'34"
C63	26.46'	232.50'	13.25'	26.45'	N06°47'50"W	6°31'18"
C64	115.08'	176.50'	59.67'	113.05'	N08°35'52"W	37°21'24"
C65	18.03'	176.50'	9.02'	18.02'	N13°00'23"E	5°51'06"
C66	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C67	39.27'	25.00'	25.00'	35.36'	N00°49'06"E	90°00'00"
C68	39.27'	25.00'	25.00'	35.36'	S89°10'54"E	90°00'00"
C69	158.11'	203.50'	83.29'	154.16'	N49°32'01"W	44°30'54"
C70	107.55'	176.50'	55.50'	105.89'	N88°28'31"E	34°54'48"
C71	77.11'	223.50'	38.94'	76.73'	N77°39'12"E	19°46'01"
C72	205.51'	394.00'	105.15'	203.19'	S59°07'30"E	29°53'10"
C73	144.17'	328.50'	73.26'	143.01'	S86°38'26"E	25°08'42"
C74	476.72'	672.00'	248.89'	466.79'	N85°13'18"E	40°38'46"
C79	25.01'	25.00'	13.66'	23.98'	N55°56'10"W	57°19'12"
C80	167.23'	36.00'	38.50'	52.59'	S48°28'51"W	266°09'15"
C81	15.15'	25.00'	7.81'	14.92'	S15°47'57"E	34°42'53"
C82	19.40'	189.00'	9.71'	19.39'	N30°12'59"W	5°52'49"
C83	16.83'	25.00'	8.75'	16.51'	N63°28'02"W	38°34'06"
C84	64.27'	35.92'	44.77'	56.03'	S31°39'01"E	102°31'18"

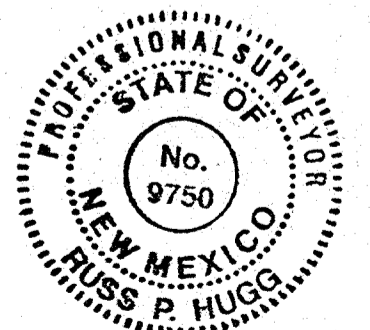


EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

VALLE PRADO, UNITS 1 AND 2

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico (“Albuquerque Public Schools” or “APS”), a public school district organized and existing pursuant to the laws of New Mexico, and

Woodmont Paseo, LLC (“Developer”) effective as of this 24th day of September, 2014 and pertains to the subdivision commonly known as Valle Prado at Units 1 and 2, and more particularly described as Valle Prado, Unit 1, Lots 1 thru 32 and Unit 2, Lots 1-29, Being a Re-plat of Tracts 9, 10 and OS3, Unit 3a, The Trails (the “Subdivision”).

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. “Multi-family residential structure” means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).



3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project #1004404

APS Cluster Volcano Vista

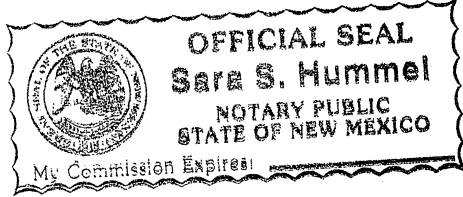
Kelly Calhoun
Signature

Kelly Calhoun, Manager
Name (typed or printed) and title date

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 24, 2014, by Kelly Calhoun
as Manager of Woodmont Pasco, LLC, a corporation.



(Seal)

Sara S. Hummel

Notary Public

My commission expires: 1/25/16

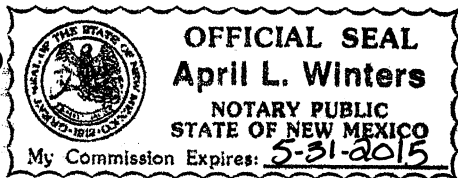
ALBUQUERQUE PUBLIC SCHOOLS

By: Elvira Lopez
Signature

Planner / Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-25-2014, by Elvira Lopez
as Planner / Demographer of the Albuquerque Municipal School District No. 12,
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State
of New Mexico.



(Seal)

April L. Winters
Notary Public

My commission expires: May 31, 2015

**PRELIMINARY PLAT FOR
VALLE PRADO UNIT 1
at the TRAILS UNIT 3A
& OS-3A
JULY 2014**

LEGAL DESCRIPTION
Tracts 9 and OS-3A, The Trails Unit 3A, Subdivision, City of Houston, Harris County, Texas, as shown on the plat of THE TRAILS UNIT 3A, within the Town of Alamo, County of Harris, State of Texas, and Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 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- GENERAL NOTES**
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 2. PROPOSED ADJACENT PARCELS ARE SHOWN FOR REFERENCE ONLY. THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE ADJACENT PARCELS.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
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 14. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.
 15. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF HOUSTON, TEXAS, AND HAS FOUND NO RECORDS REFLECTING THE EXISTENCE OF ANY OTHER SURVEY OR PLAT WHICH COULD AFFECT THE VALIDITY OF THIS SURVEY.

PROPOSED ADJACENT PARCELS

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PROPOSED ADJACENT PARCELS

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PROPOSED ADJACENT PARCELS

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**AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS**

City Project # 740581

Valle Prado Unit 1

City Engineer's Signature Date December 5, 2014

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on September 15, 2014, which was recorded on September 15, 2014, pages 1 through 12 as Document No. 2014072589 in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 6, Financial Guaranty, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the subdivider has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: Cashier's Check # 1101701455

Amount: \$ 177,487.42

Name of Financial Institution or Surety providing Guaranty: Bank Of America

Type of Financial Guaranty: Municipal Lien

Amount: \$ 1,020,552.71

Name of Financial Institution or Surety providing Guaranty: N/A

Date City first able to call Guaranty (Construction Completion Deadline):

July 16, 2016

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: NA

Additional information: Dual FG, Cash & ML

Doc# 2014097441

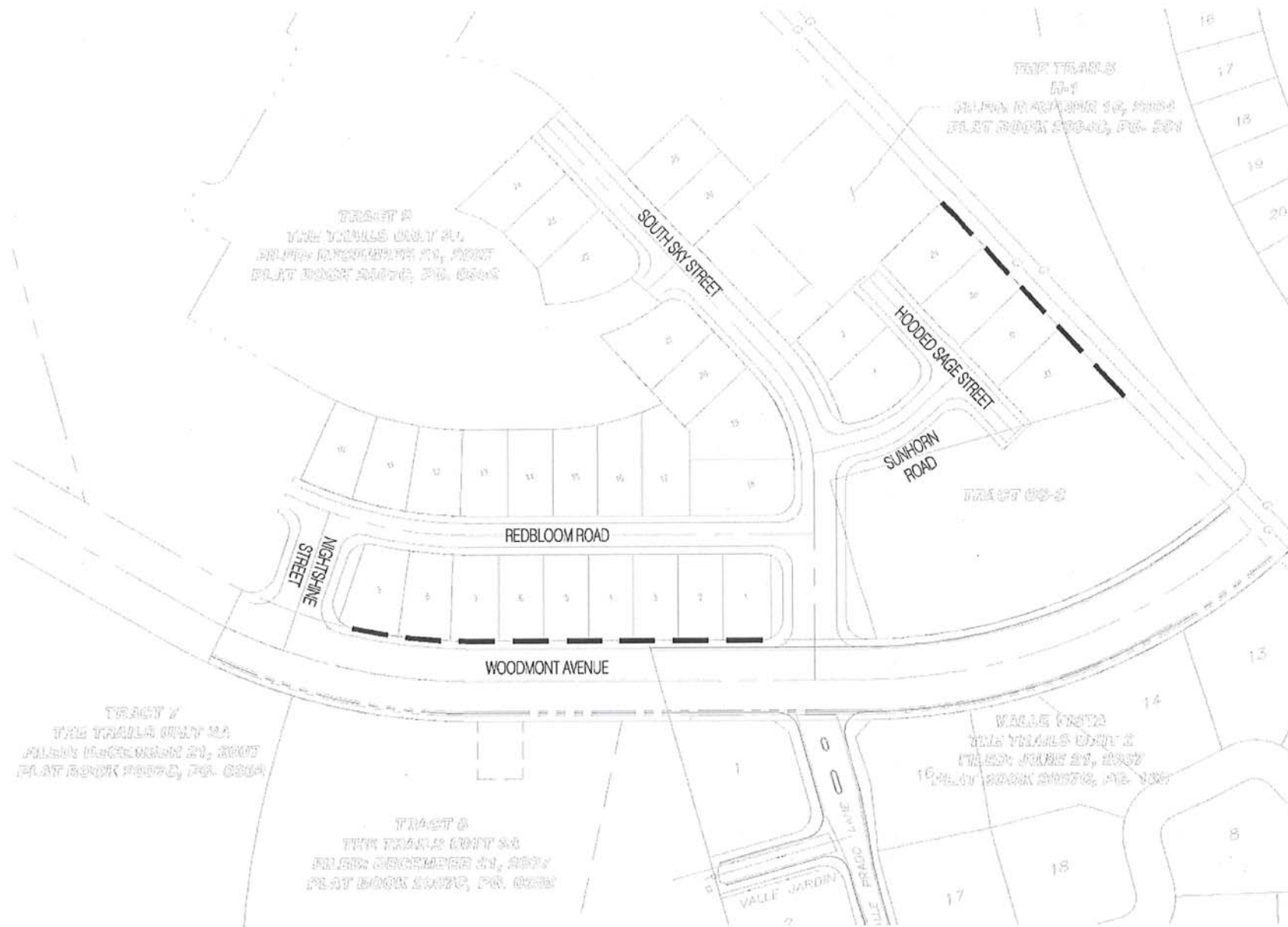
12/08/2014 11:26 AM Page 1 of 2
AMND R \$25.00 M Toulouse Oliver, Bernalillo County



EXHIBIT "E"
VALLE PRADO UNIT 1
WALL EXHIBIT
05/02/14

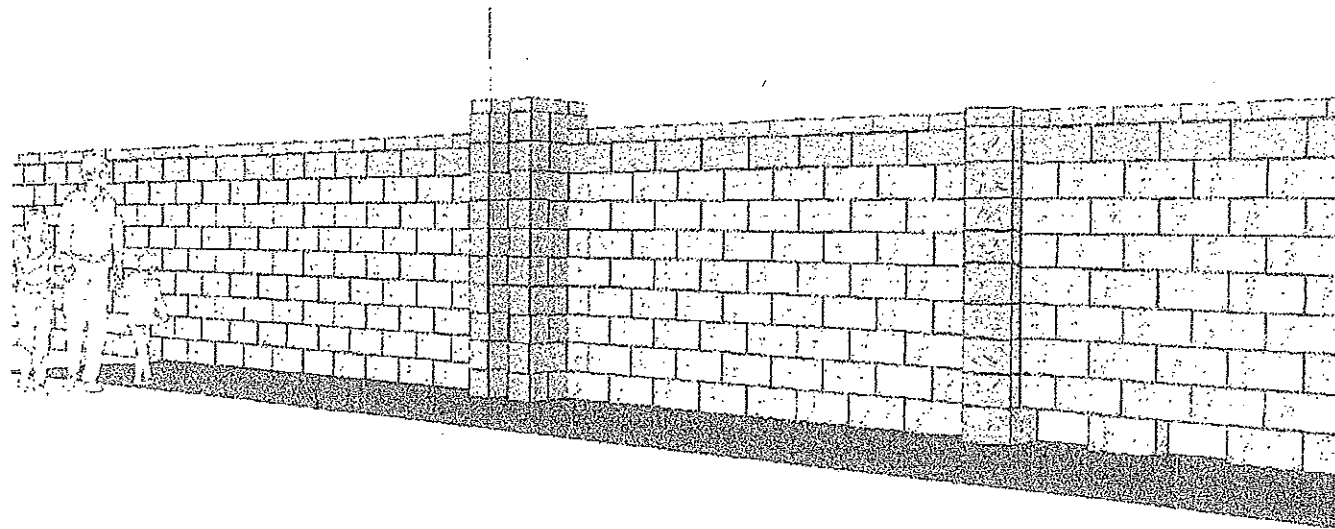


NOT TO SCALE

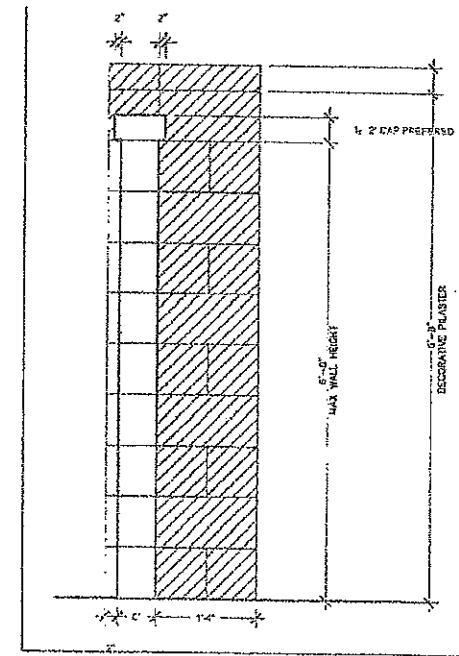


----- PERIMETER WALL LOCATION

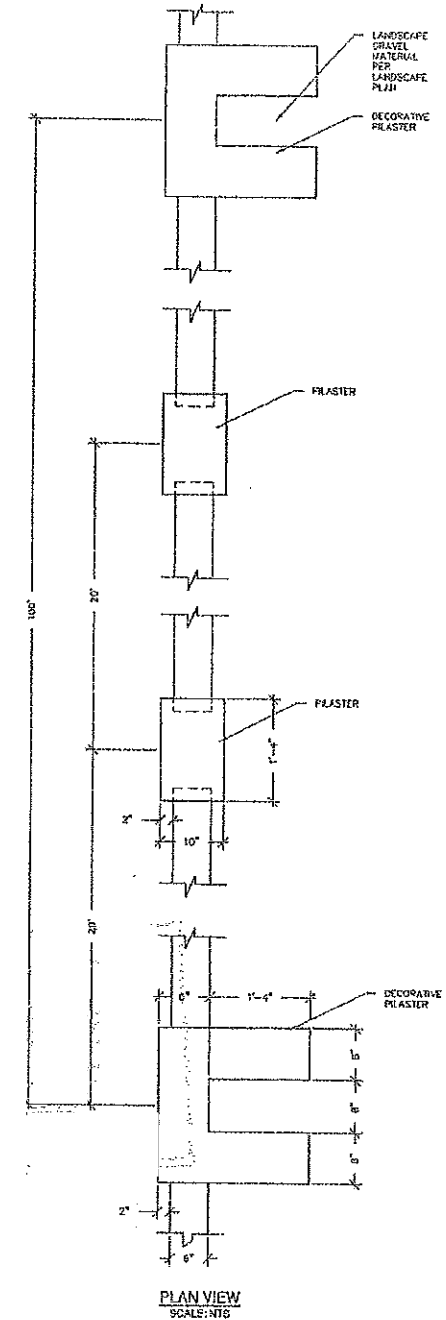
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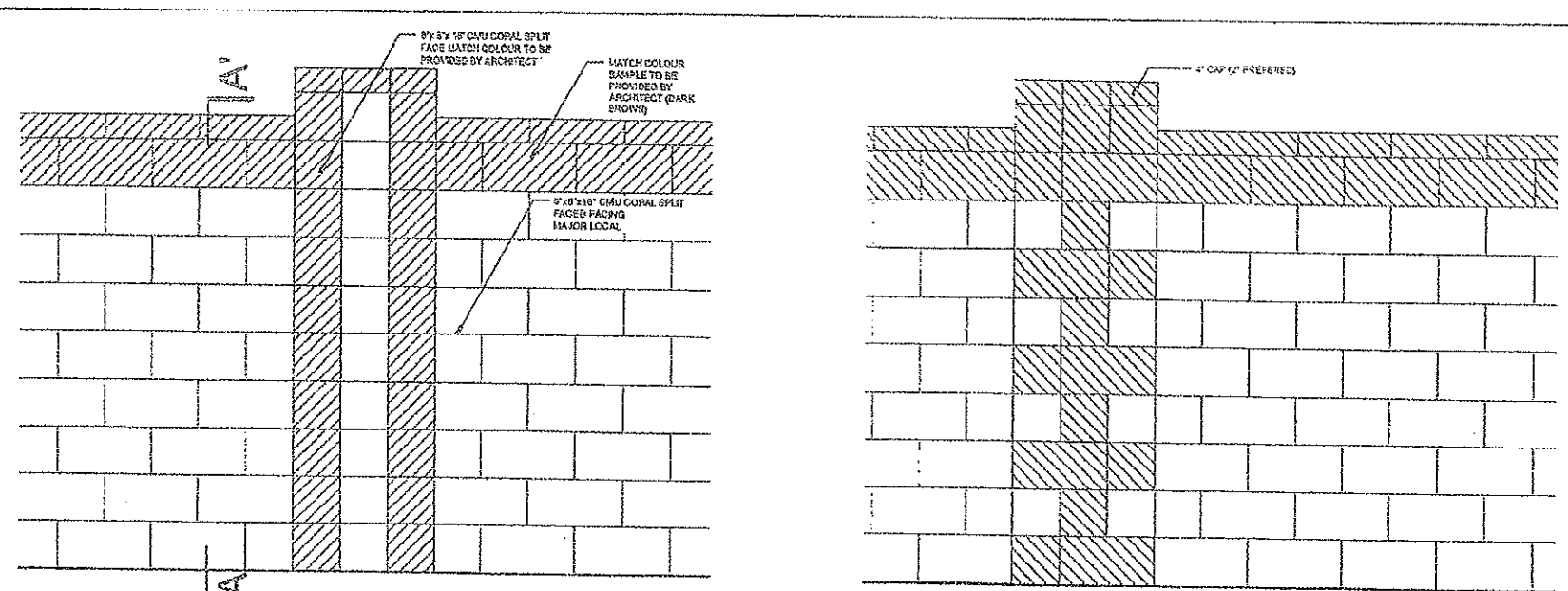
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

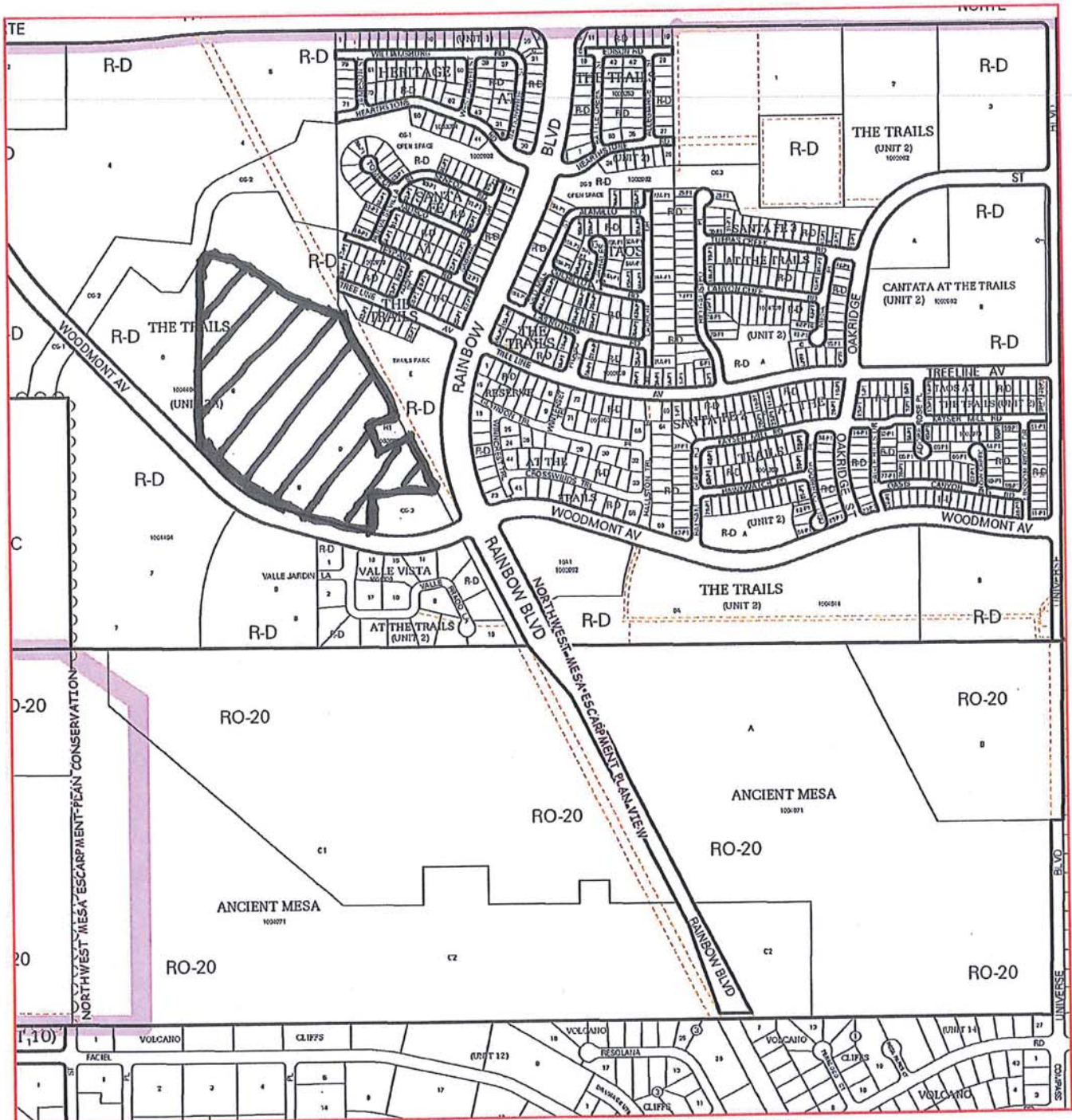
NEAREST INTERSECTION:
WOODMONT AVE /
OAKRIDGE STREET

ZONE ATLAS:
C-9-Z

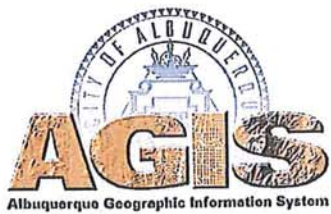
VALLE PRADO

TYPICAL WALL EXHIBIT

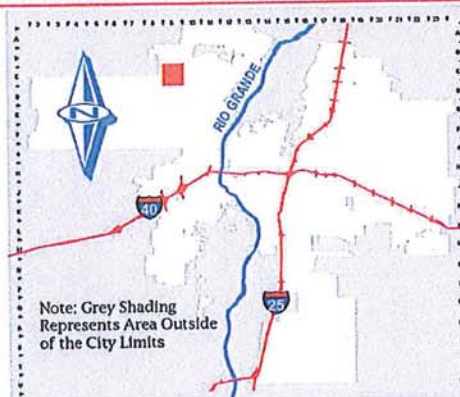
REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X5218109	DATE	JULY 2006
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Zone Atlas Page:

C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

