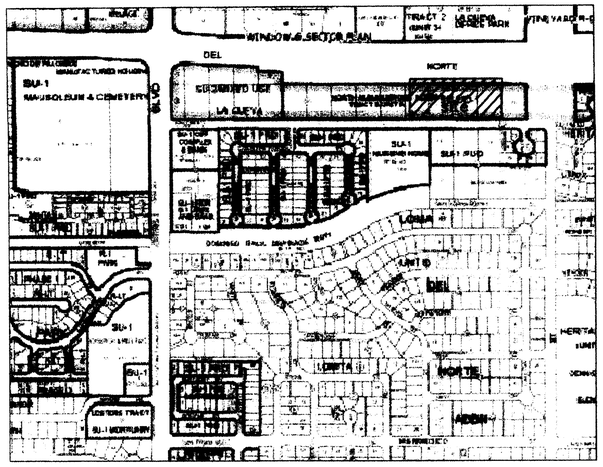


Vicinity Map
no scale

Zone Atlas Page Number D-19
Talos Log Number 2008 041298

Subdivision Data

1. Total gross acreage: 3.8423 acres
2. Total number of lots created by this plat is 1.
3. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
4. The purpose of this plat is to consolidate Lot 22-A and portions of Lots 11 through 14 into 1 lot.
5. Where record distances and measured distances differ ( ) indicates record distance. The plot of North Albuquerque Acres has no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: 1/18/08
8. Documents used:
   a. Plat of Tract A, Unit A, North Albuquerque Acres, filed March 17, 1937, Book D, Page 129.
   b. Title Commitment No. 1129129-AL01, CM issued by First American Title Insurance Company, effective date January 11, 2008
   c. Deed filed December 5, 1940 in Book 132, page 585,
   d. Quitclaim deed filed May 11, 2006, Book A116, Page 8647
   e. Title Policy File No. 1164577-AL01, CM issued by First American Title Insurance Company on February 26, 2008
   f. Warranty deed filed 3/31/06, Book A114, Page 6222
   g. Warranty deed filed 3/30/07, Book A134, Page 8928
   h. Warranty deed filed 4/17/08, Document No. 2008043574
   i. Warranty deed filed 6/19/08, Document No. 200807000
   j. Warranty deed filed 8/06/08, Document No. 2008088190

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, 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.

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 REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered Twenty-two A (22-A) Block 21, Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 2007 in Book 2007C, Page 19;

together with

portions of lots numbered Eleven (11) through Fourteen (14) inclusive, Block 21, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129 and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly right-of-way line of Paseo del Norte NE and the northeast corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 7-C19 bears N 05° 04' 33" E, a distance of 3481.37 feet;
Thence, S 00° 20' 44" W, a distance of 250.53 to a point on the northerly right-of-way line of Palomas Avenue NE and the southeast corner of the parcel herein described;
Thence, N 89° 39' 16" W, along said northerly right-of-way line of Palomas Avenue NE, a distance of 659.92 to the southwest corner of the parcel herein described;
Thence, N 00° 20' 44" E, a distance of 262.87 feet to a point on said southerly right-of-way line of Paseo del Norte NE and the northwest corner of the parcel herein described;
Thence, S 87° 29' 46" E, along said southerly right-of-way line of Paseo del Norte NE, a distance of 323.70 feet to a point;
Thence, S 89° 37' 45" E, continuing along said southerly right-of-way line of Paseo del Norte NE, a distance of 336.44 feet to the northeast corner and point of beginning of the parcel herein described and containing 3.8423 acres, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22-A-1 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Paloma Landing Retirement Residence LLC, a Washington limited liability company
By: XL Management Services Corp., a Washington corporation, Its Manager
By: _____
Barton G. Colson, President

NOTARY PUBLIC
STATE OF WASHINGTON
ROBIN R. GOINS
Commission Expires September 26, 2011

ACKNOWLEDGMENT

State of Washington
County of Clark } SS
This instrument was acknowledged before me this 11th day of September, 2008 by Barton G. Colson, President of XL Management Services Corp., a Washington corporation, the Manager of Paloma Landing Retirement Residence LLC, a Washington limited liability company.
Notary Public Robin R. Goins My Commission expires September 26, 2011

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 1164577-AL01, CM issued by First American Title Insurance Company, effective date February 26, 2008, and Title Policy File No. 1129129-AL01, CM issued by First American Title Insurance Company on January 11, 2008, and that the information shown hereon is true and correct to the best of my knowledge and belief.

_____
Ronald A. Forstbauer Date
N.M.L.S. No. 6126

THIS IS TO CERTIFY THAT TAXES AREA CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD:

_____
BERNALILLO COUNTY TREASURER'S OFFICE:

_____

Lot 22-A-1

being a replat of Lot 22-A and Portions of Lots 11 Through 14 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to consolidate Lot 22-A and portions of Lots 11 through 14 into one (1) lot.

PLAT APPROVAL

Utility Approvals:

_____
PNM ELECTRIC SERVICES DATE

_____
PNM GAS SERVICES DATE

_____
QWEST TELECOMMUNICATIONS DATE

_____
COMCAST, INC. DATE

City Approvals:

_____
CITY SURVEYOR DATE

_____
REAL PROPERTY DIVISION DATE

_____
ENVIRONMENTAL HEALTH DEPARTMENT DATE

_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

_____
ABCWUA DATE

_____
PARKS & RECREATION DEPARTMENT DATE

_____
A.M.A.F.C.A. DATE

_____
CITY ENGINEER DATE

_____
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

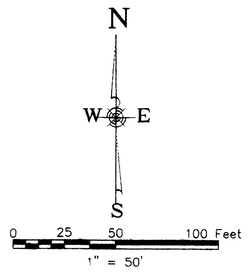
Lot 22–A–1

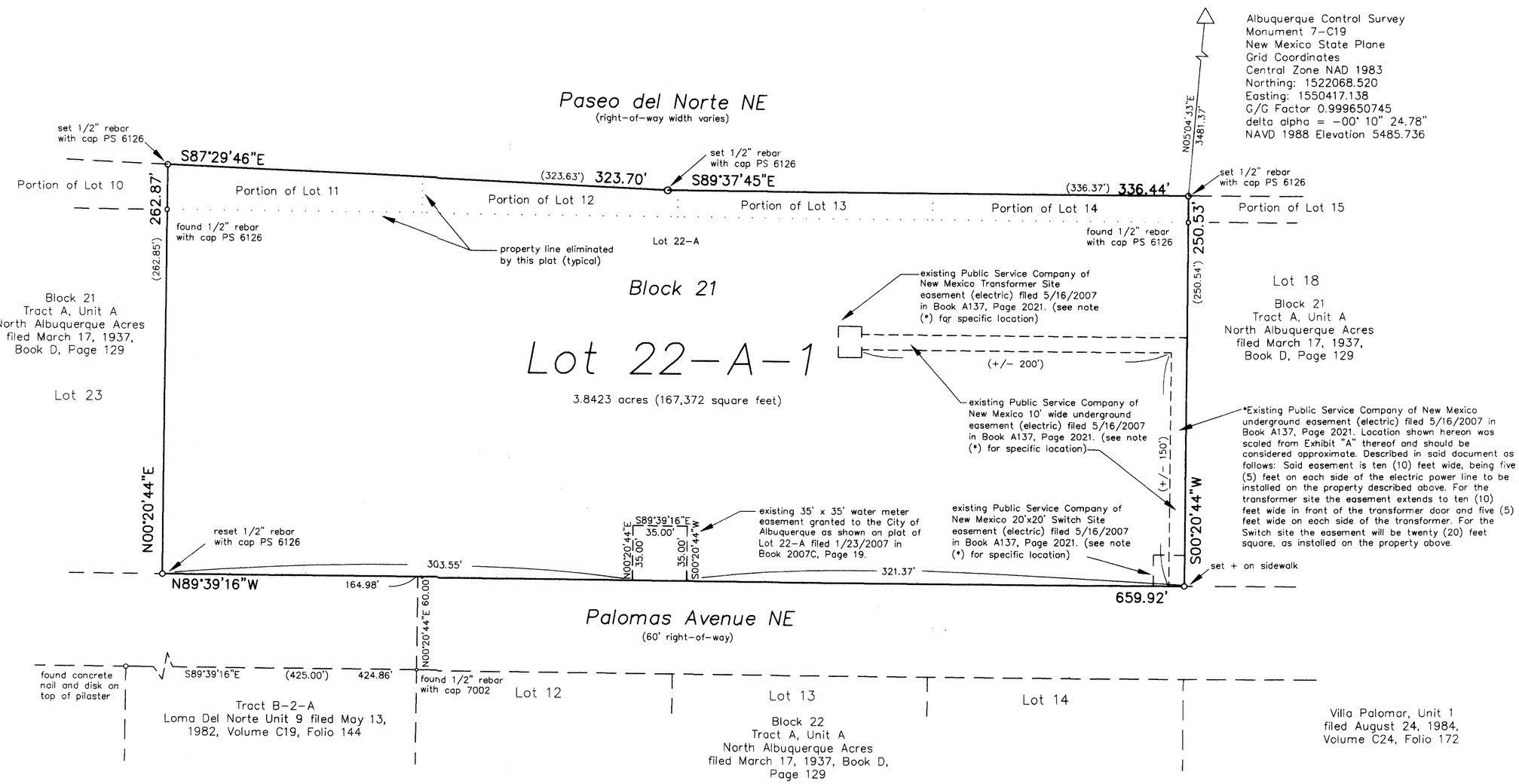
being a replat of Lot 22–A and
Portions of Lots 11 Through 14 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

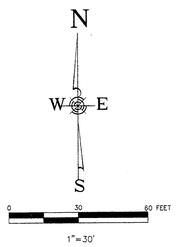
Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008

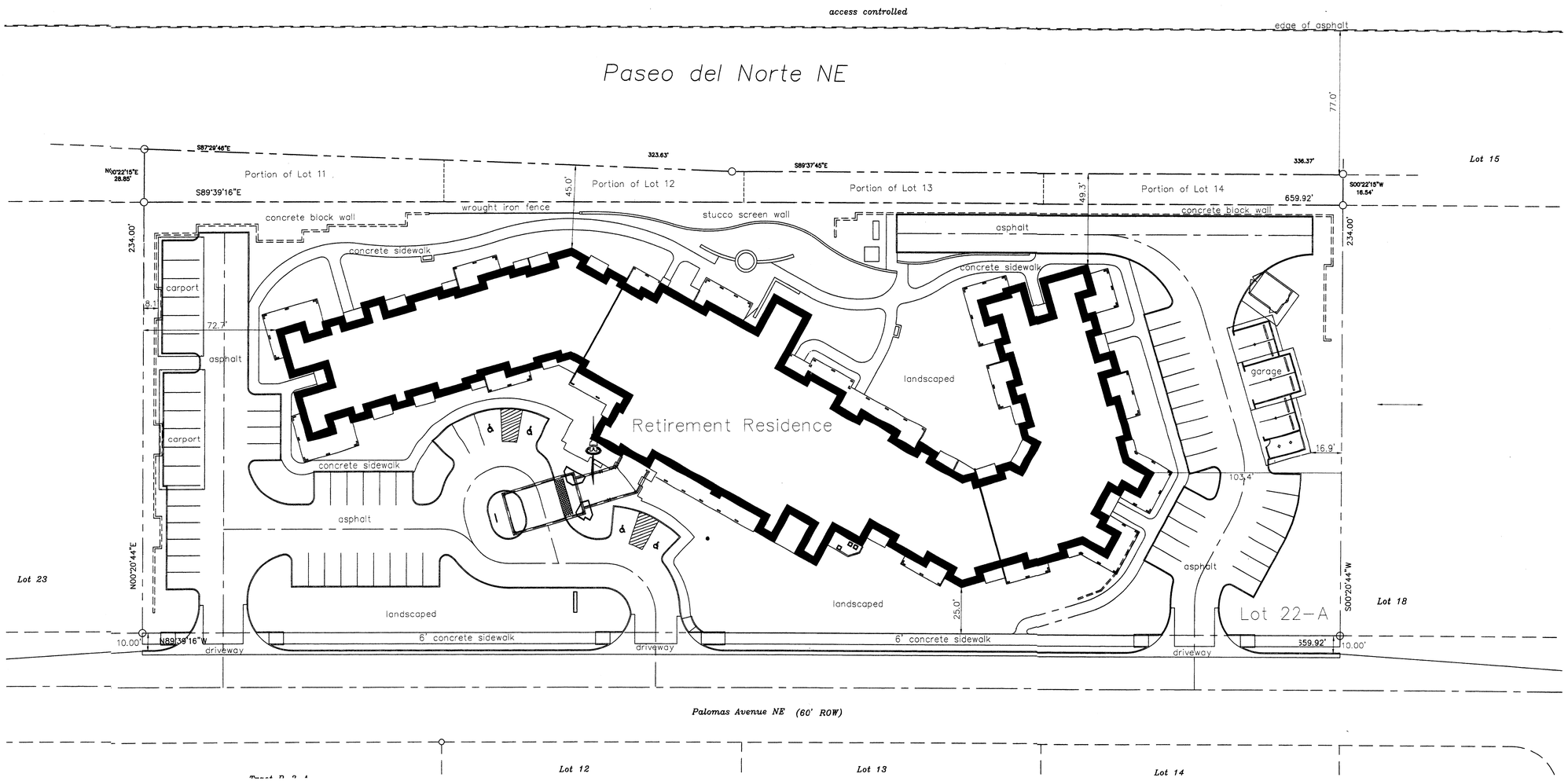




Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Improvement sketch





Curry Architecture LLC
471 High Street SE, Suite 10 • • Salem, Oregon 97301
503.399.1090 • • • • Fax 503.399.0565
2007 Curry Architecture / Colson & Colson Construction Company

Albuquerque Retirement Residence

Albuquerque, New Mexico

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22–A–1

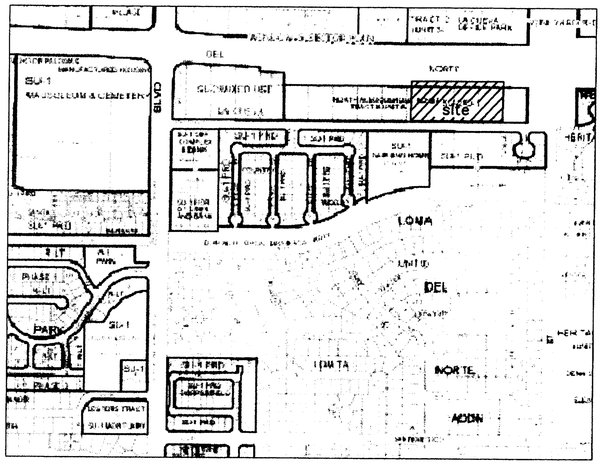
being a replat of Lot 22–A and
Portions of Lots 11 Through 14 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008

PROJECT NUMBER 1004564
Application Number 09-70181



Vicinity Map
no scale

Zone Atlas Page Number D–19
Talos Log Number 2008 041298

Subdivision Data

1. Total gross acreage: 3.8423 acres
2. Total number of lots created by this plat is 1.
3. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
4. The purpose of this plat is to consolidate Lot 22–A and portions of Lots 11 through 14 into 1 lot.
5. Where record distances and measured distances differ ( ) indicates record distance. The plat of North Albuquerque Acres has no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: 1/18/08
8. Documents used:
   a. Plat of Tract A, Unit A, North Albuquerque Acres, filed March 17, 1937, Book D, Page 129.
   b. Title Commitment No. 1129129–AL01, CM issued by First American Title Insurance Company, effective date January 11, 2008
   c. Deed filed December 5, 1940 in Book 132, page 585,
   d. Quitclaim deed filed May 11, 2006, Book A116, Page 8647
   e. Title Policy File No. 1164577–AL01, CM issued by First American Title Insurance Company on February 26, 2008
   f. Warranty deed filed 3/31/06, Book A114, Page 6222
   g. Warranty deed filed 3/30/07, Book A134, Page 8928
   h. Warranty deed filed 4/17/08, Document No. 2008043574
   i. Warranty deed filed 6/19/08, Document No. 200807000
   j. Warranty deed filed 8/06/08, Document No. 2008088190

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, 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.

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 REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14–14–4–7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered Twenty–two A (22–A) Block 21, Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 2007 in Book 2007C, Page 19;

together with

portions of lots numbered Eleven (11) through Fourteen (14) inclusive, Block 21, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129 and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly right–of–way line of Paseo del Norte NE and the northeast corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 7–C19 bears N 05° 04' 33" E, a distance of 3481.37 feet;
Thence, S 00° 20' 44" W, a distance of 250.53 to a point on the northerly right–of–way line of Palomas Avenue NE and the southeast corner of the parcel herein described;
Thence, N 89° 39' 16" W, along said northerly right–of–way line of Palomas Avenue NE, a distance of 659.92 to the southwest corner of the parcel herein described;
Thence, N 00° 20' 44" E, a distance of 262.87 feet to a point on said southerly right–of–way line of Paseo del Norte NE and the northwest corner of the parcel herein described;
Thence, S 87° 29' 46" E, along said southerly right–of–way line of Paseo del Norte NE, a distance of 323.70 feet to a point;
Thence, S 89° 37' 45" E, continuing along said southerly right–of–way line of Paseo del Norte NE, a distance of 336.44 feet to the northeast corner and point of beginning of the parcel herein described and containing 3.8423 acres, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22–A–1 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Paloma Landing Retirement Residence LLC, a Washington limited liability company
By: XL Management Services Corp., a Washington corporation, Its Manager
By:

Barton G. Colson, President

NOTARY PUBLIC
STATE OF WASHINGTON
ROBIN R. GOINS
Commission Expires September 26, 2011

ACKNOWLEDGMENT

State of Washington }SS
County of Clark }

This instrument was acknowledged before me this 11th day of September, 2008 by Barton G. Colson, President of XL Management Services Corp., a Washington corporation, the Manager of Paloma Landing Retirement Residence LLC, a Washington limited liability company.

Notary Public Robin R. Goins My Commission expires September 26, 2011

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 1164577–AL01, CM issued by First American Title Insurance Company, effective date February 26, 2008, and Title Policy File No. 1129129–AL01, CM issued by First American Title Insurance Company on January 11, 2008, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Oct. 13, 2008
Ronald A. Forstbauer Date
N.M.L.S. No. 6126

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
6126
RONALD A. FORSTBAUER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC #: 101606311414921051 1
PROPERTY OWNER OF RECORD: Continental Retirement Group
BERNALILLO COUNTY TREASURER'S OFFICE:
6/10/09

The purpose of this plat is to consolidate Lot 22–A and portions of Lots 11 through 14 into one (1) lot.

PLAT APPROVAL

Utility Approvals:

N/A
PNM ELECTRIC SERVICES DATE

N/A
PNM GAS SERVICES DATE

N/A
QWEST TELECOMMUNICATIONS DATE

N/A
COMCAST, INC. DATE

City Approvals:

10-15-08
CITY SURVEYOR DATE

N/A
REAL PROPERTY DIVISION DATE

N/A
ENVIRONMENTAL HEALTH DEPARTMENT DATE

06/10/09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

6-10-09
ABCWUA DATE

6/10/09
PARKS & RECREATION DEPARTMENT DATE

6/10/09
A.M.A.F.C.A. DATE

6/10/09
CITY ENGINEER DATE

6/10/09
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DOC# 2009065001
06/10/2009 10:57 AM Page: 1 of 2
PLAT R:$12.00 B: 2009C P: 0090 M. Toulous Olivere, Bernalillo Cou

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

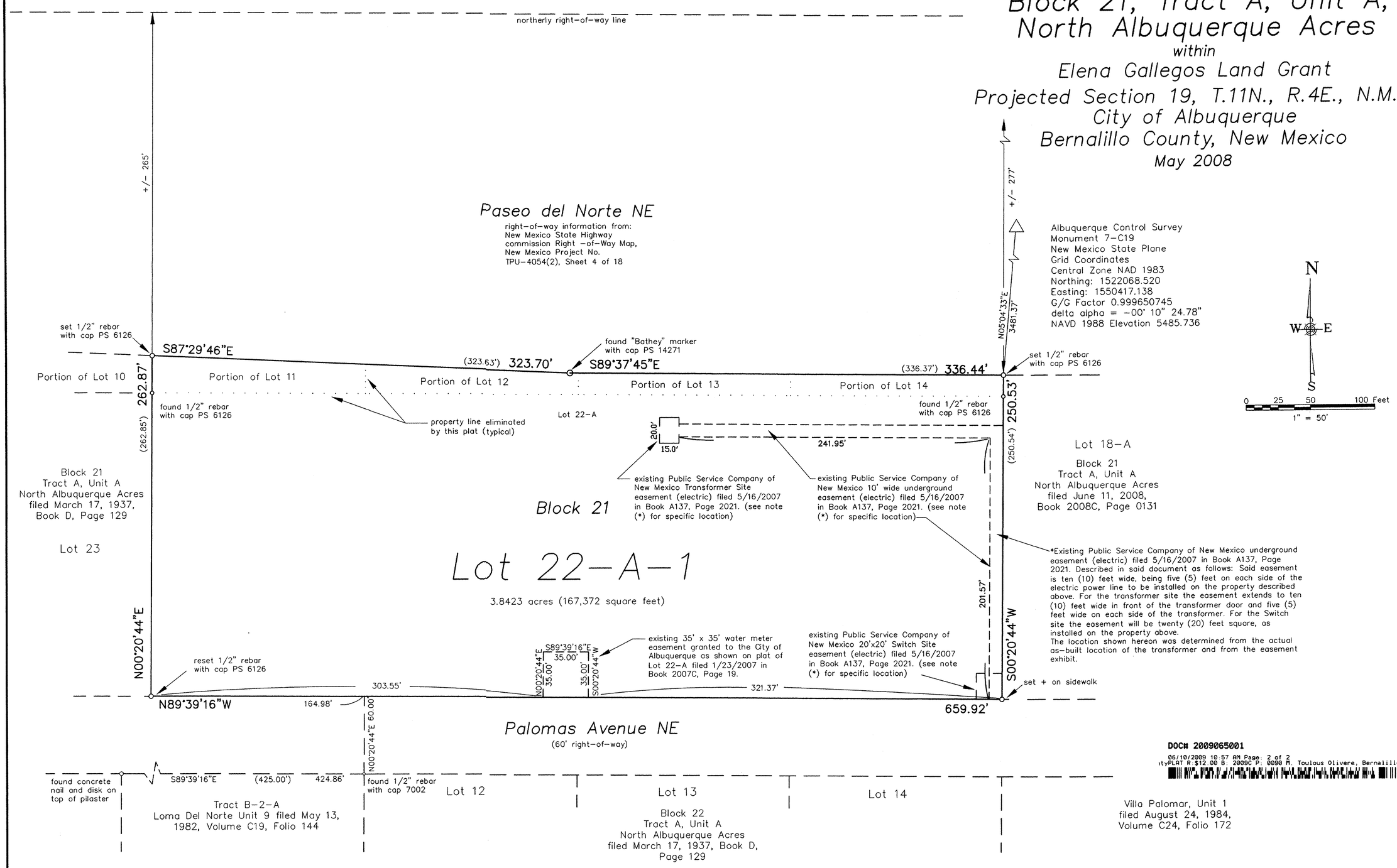
Lot 22-A-1

being a replat of Lot 22-A and
Portions of Lots 11 Through 14 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008



DOC# 2009065001
06/10/2009 10:57 AM Page: 2 of 2
ityPLAT R:$12.00 B: 2009C P: 0090 M. Toulous Olivere, Bernalillo Cou

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

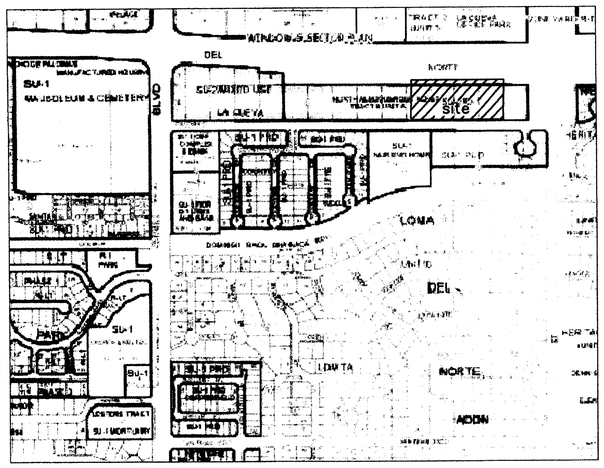
Lot 22–A–1

being a replat of Lot 22–A and
Portions of Lots 11 Through 14 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008



Vicinity Map
no scale

Zone Atlas Page Number D–19
Talos Log Number 2008 041298

Subdivision Data

1. Total gross acreage: 3.8423 acres
2. Total number of lots created by this plat is 1.
3. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
4. The purpose of this plat is to consolidate Lot 22–A and portions of Lots 11 through 14 into 1 lot.
5. Where record distances and measured distances differ ( ) indicates record distance. The plat of North Albuquerque Acres has no bearings.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: 1/18/08
8. Documents used:
   a. Plat of Tract A, Unit A, North Albuquerque Acres, filed March 17, 1937, Book D, Page 129.
   b. Title Commitment No. 1129129–AL01, CM issued by First American Title Insurance Company, effective date January 11, 2008
   c. Deed filed December 5, 1940 in Book 132, page 585,
   d. Quitclaim deed filed May 11, 2006, Book A116, Page 8647
   e. Title Policy File No. 1164577–AL01, CM issued by First American Title Insurance Company on February 26, 2008
   f. Warranty deed filed 3/31/06, Book A114, Page 6222
   g. Warranty deed filed 3/30/07, Book A134, Page 8928
   h. Warranty deed filed 4/17/08, Document No. 2008043574
   i. Warranty deed filed 6/19/08, Document No. 200807000
   j. Warranty deed filed 8/06/08, Document No. 2008088190

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, 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.

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 REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14–14–4–7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot numbered Twenty–two A (22–A) Block 21, Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 2007 in Book 2007C, Page 19;

together with

portions of lots numbered Eleven (11) through Fourteen (14) inclusive, Block 21, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129 and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly right–of–way line of Paseo del Norte NE and the northeast corner of the parcel herein described, whence City of Albuquerque Control Survey Monument 7–C19 bears N 05° 04' 33" E, a distance of 3481.37 feet;
Thence, S 00° 20' 44" W, a distance of 250.53 to a point on the northerly right–of–way line of Palomas Avenue NE and the southeast corner of the parcel herein described;
Thence, N 89° 39' 16" W, along said northerly right–of–way line of Palomas Avenue NE, a distance of 659.92 to the southwest corner of the parcel herein described;
Thence, N 00° 20' 44" E, a distance of 262.87 feet to a point on said southerly right–of–way line of Paseo del Norte NE and the northwest corner of the parcel herein described;
Thence, S 87° 29' 46" E, along said southerly right–of–way line of Paseo del Norte NE, a distance of 323.70 feet to a point;
Thence, S 89° 37' 45" E, continuing along said southerly right–of–way line of Paseo del Norte NE, a distance of 336.44 feet to the northeast corner and point of beginning of the parcel herein described and containing 3.8423 acres, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22–A–1 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Paloma Landing Retirement Residence LLC, a Washington limited liability company
By: XL Management Services Corp., a Washington corporation, Its Manager
By:

Barton G. Colson, President

NOTARY PUBLIC
STATE OF WASHINGTON
ROBIN R. GOINS
Commission Expires September 26, 2011

ACKNOWLEDGMENT

State of Washington)
County of Clark) SS

This instrument was acknowledged before me this 11th day of September, 2008 by Barton G. Colson, President of XL Management Services Corp., a Washington corporation, the Manager of Paloma Landing Retirement Residence LLC, a Washington limited liability company.

Notary Public Robin R. Goins My Commission expires September 26, 2011

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 1164577–AL01, CM issued by First American Title Insurance Company, effective date February 26, 2008, and Title Policy File No. 1129129–AL01, CM issued by First American Title Insurance Company on January 11, 2008, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Oct. 13, 2008
Ronald A. Forstbauer Date
N.M.L.S. No. 6126

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
6126
RONALD A. FORSTBAUER

THIS IS TO CERTIFY THAT TAXES AREA CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD:

_____

BERNALILLO COUNTY TREASURER'S OFFICE:

_____

PROJECT NUMBER _____
Application Number _____

The purpose of this plat is to consolidate Lot 22–A and portions of Lots 11 through 14 into one (1) lot.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE

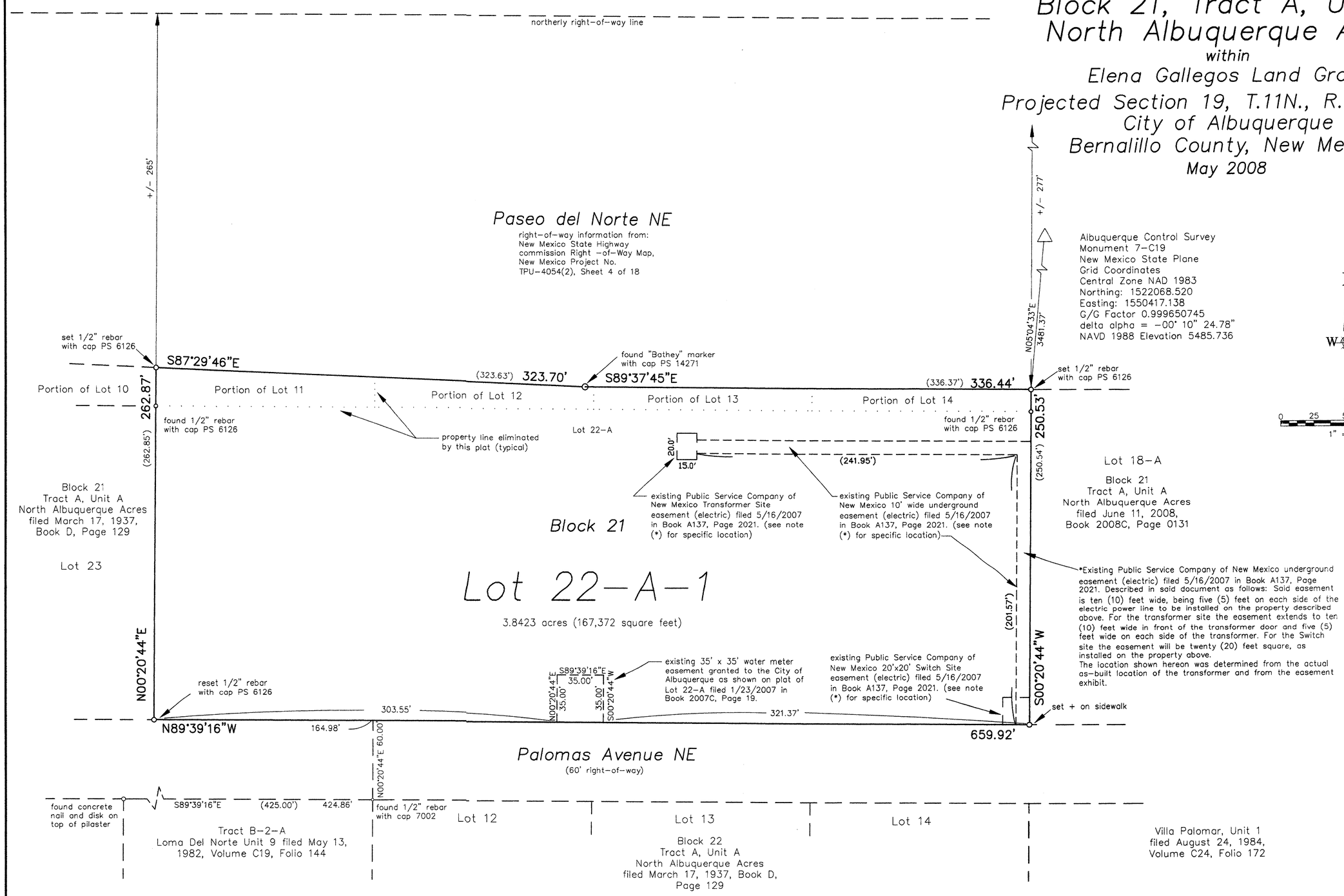
City Approvals:

CITY SURVEYOR	10-15-08 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22–A–1

being a replat of Lot 22–A and
Portions of Lots 11 Through 14 Inclusive
Block 21, Tract A, Unit A,
North Albuquerque Acres
within
Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
May 2008



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22A, Block 21

being a replat of

Lots 19 Through 22 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

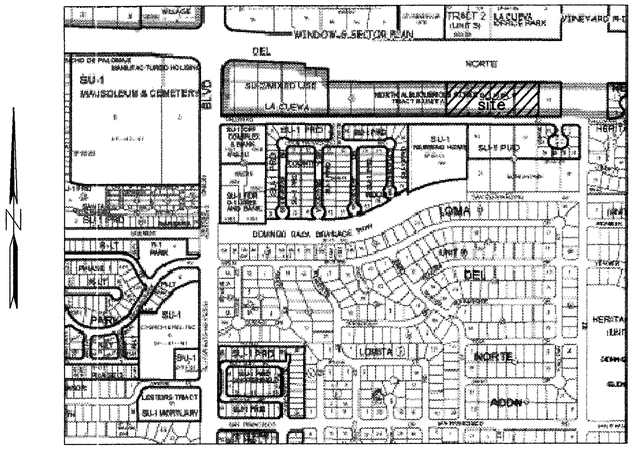
Elena Gallegos Land Grant

Projected Section 19, T.11N., R.4E., N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

April 2006



Vicinity Map
no scale

Zone Atlas Page Number D–19
Talos Log Number 2006 112125

Subdivision Data

1. Total gross acreage: 3.9995 acres
2. Zoning: ~~C-3~~ SU-2 O-1
3. Total number of lots created by this plat is 1.
4. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
5. The purpose of this plat is to consolidate Lots 19 through 22 into 1 lot, grant additional utility easements and dedicate the right–of–way on Palomas Avenue NE.
6. Where record distances and measured distances differ ( ) indcates record distance. The plat of North Albuquerque Acres has no bearings.
7. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
8. Date of field survey: 1/13/06
9. Documents used:
   Plat of Tract A, Unit A, North Abuquerque Acres, filed March 17, 1937, Book D, Page 129.
   Title commitment No. 723209–AL01, CHM

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenenace, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Jones Intercable for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

US WEST COMMUNICATIONS DATE

JONES INTERCABLE DATE

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.

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

Lots numbered Nineteen (19) through Twenty–two (22) inclusive, Block 21, Tract A, Unit A, North Albuqueruque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right–of–way of Palomas Avenue NE as shown hereon to the City of Albuquerque in Fee Simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Continental Retirement Holdings, Inc.

Sumaia Hasso, President

ACKNOWLEDGMENT

State of)
County of) SS

This instrument was acknowledged before me this _____ day of _____, 2006 by Sumaia Hasso.

Notary Public _____ My Commission expires _____

PROJECT NUMBER _____

Application Number _____

The purpose of this plat is to consolidate Lots 19 through 22 into one (1) lot, grant additional utility easement·· and dedicate the right–of–way on Palomas Avenue NE.

APPROVED AND ACCEPTED BY:

CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 723209–AL01, CHM issued by First Americon Title Insurance Company on December 7, 2005, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date
N.M.L.S. No. 6126

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22A, Block 21

being a replat of

Lots 19 Through 22 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

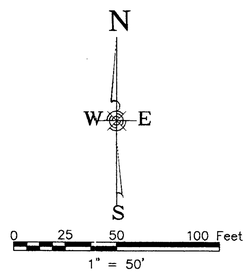
Elena Gallegos Land Grant

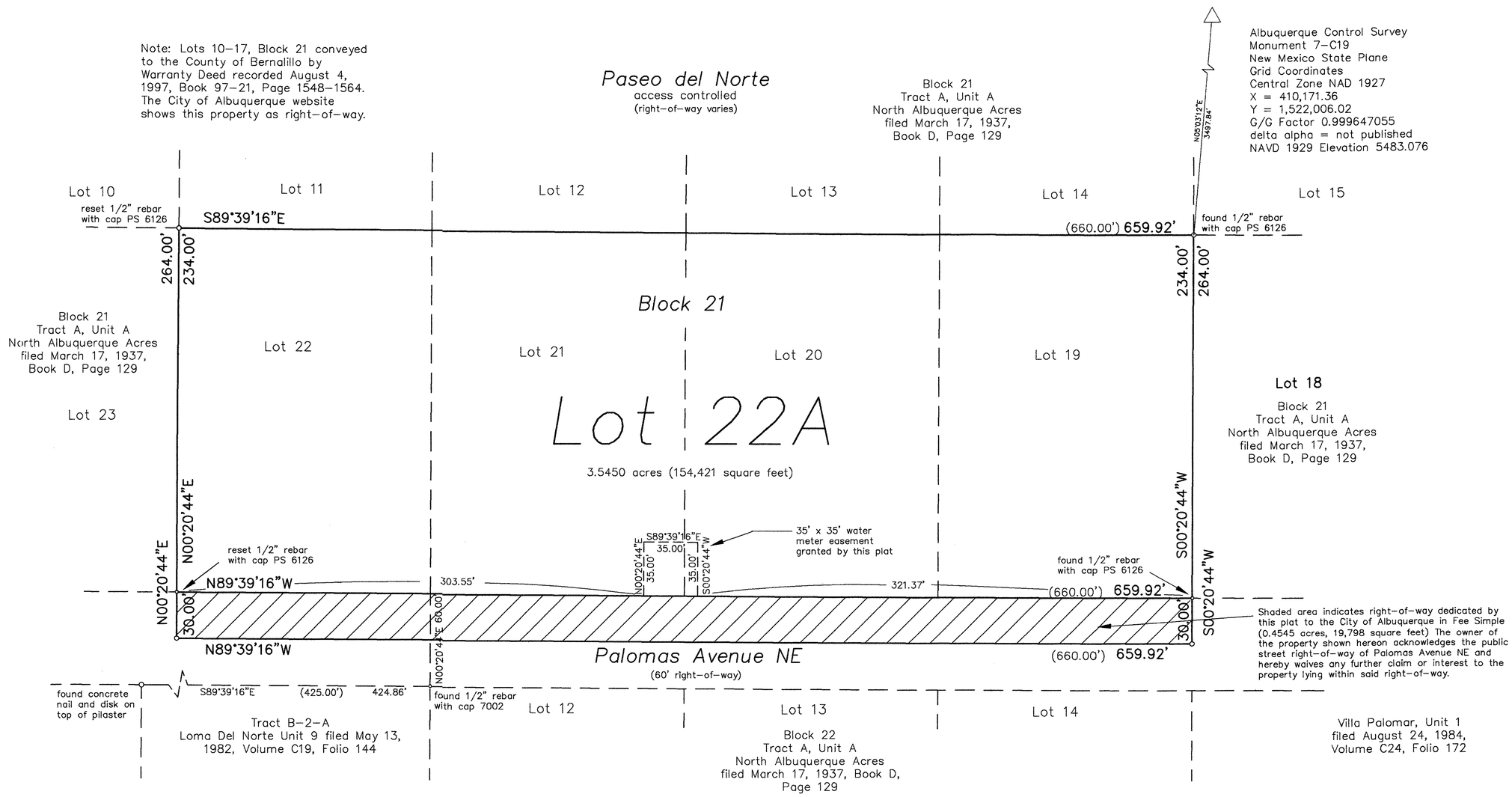
Projected Section 19, T.11N., R.4E., N.M.P.M.

City of Albuquerque

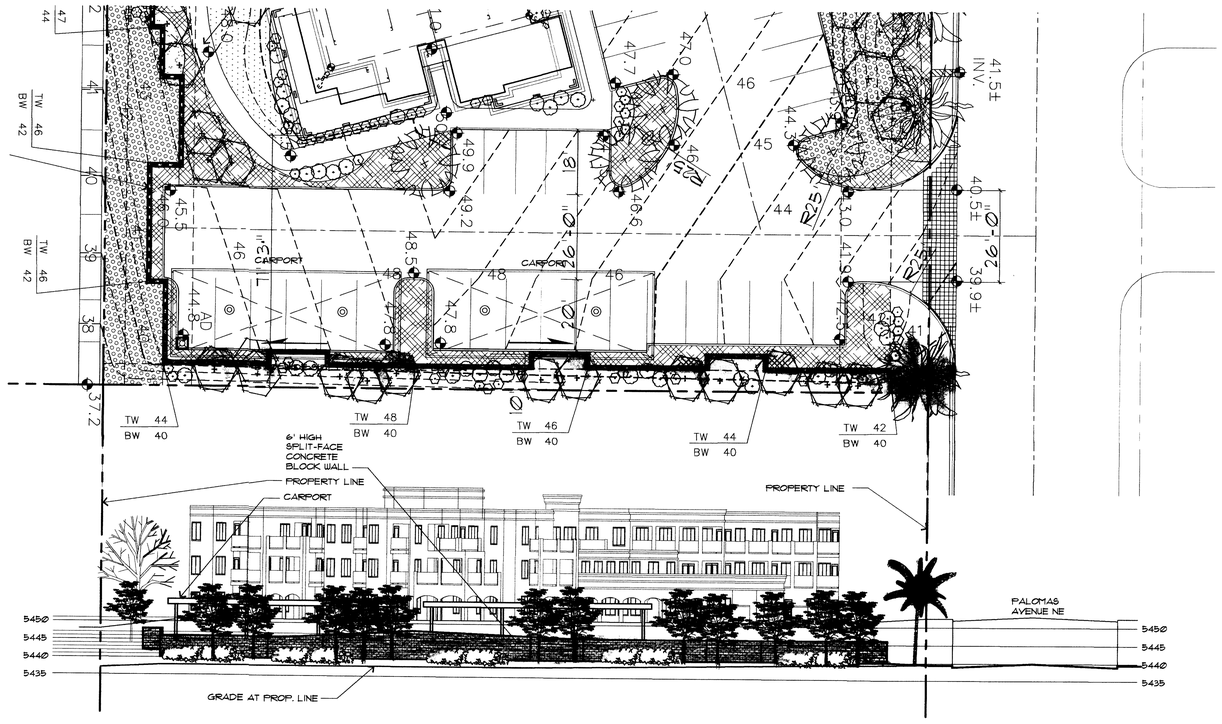
Bernalillo County, New Mexico

April 2006



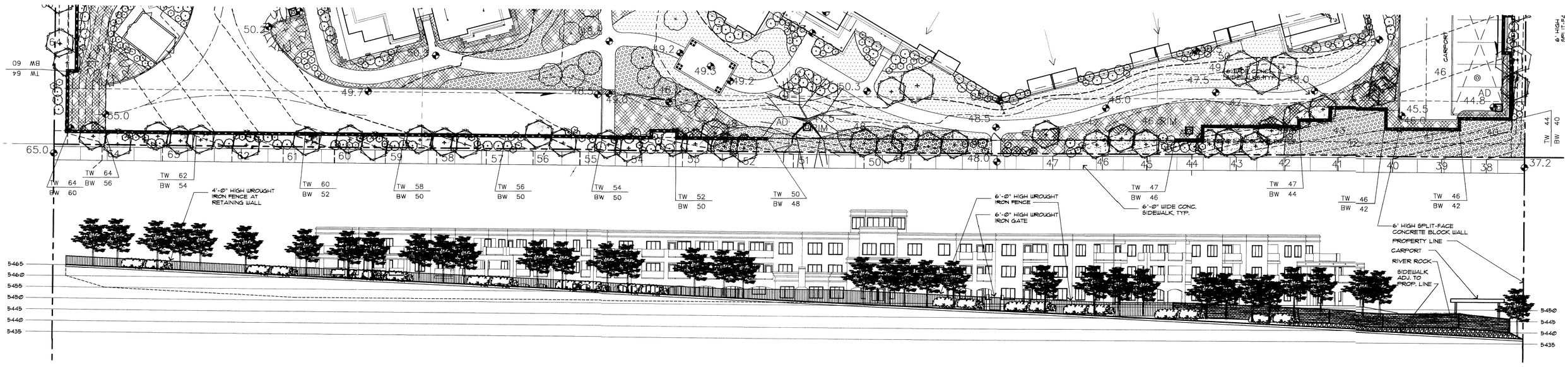


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032



B WEST ELEVATION

SCALE : 1"=20'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)



A NORTH ELEVATION

SCALE : 1"=20'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)

Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 Salem, Oregon 97302
503. 399-1090 Direct 503. 399-1944 Fax 503. 399-0565

Albuquerque Retirement Residence

Albuquerque, New Mexico

Holiday RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem,OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)370-7070 Fax(503)364-5716

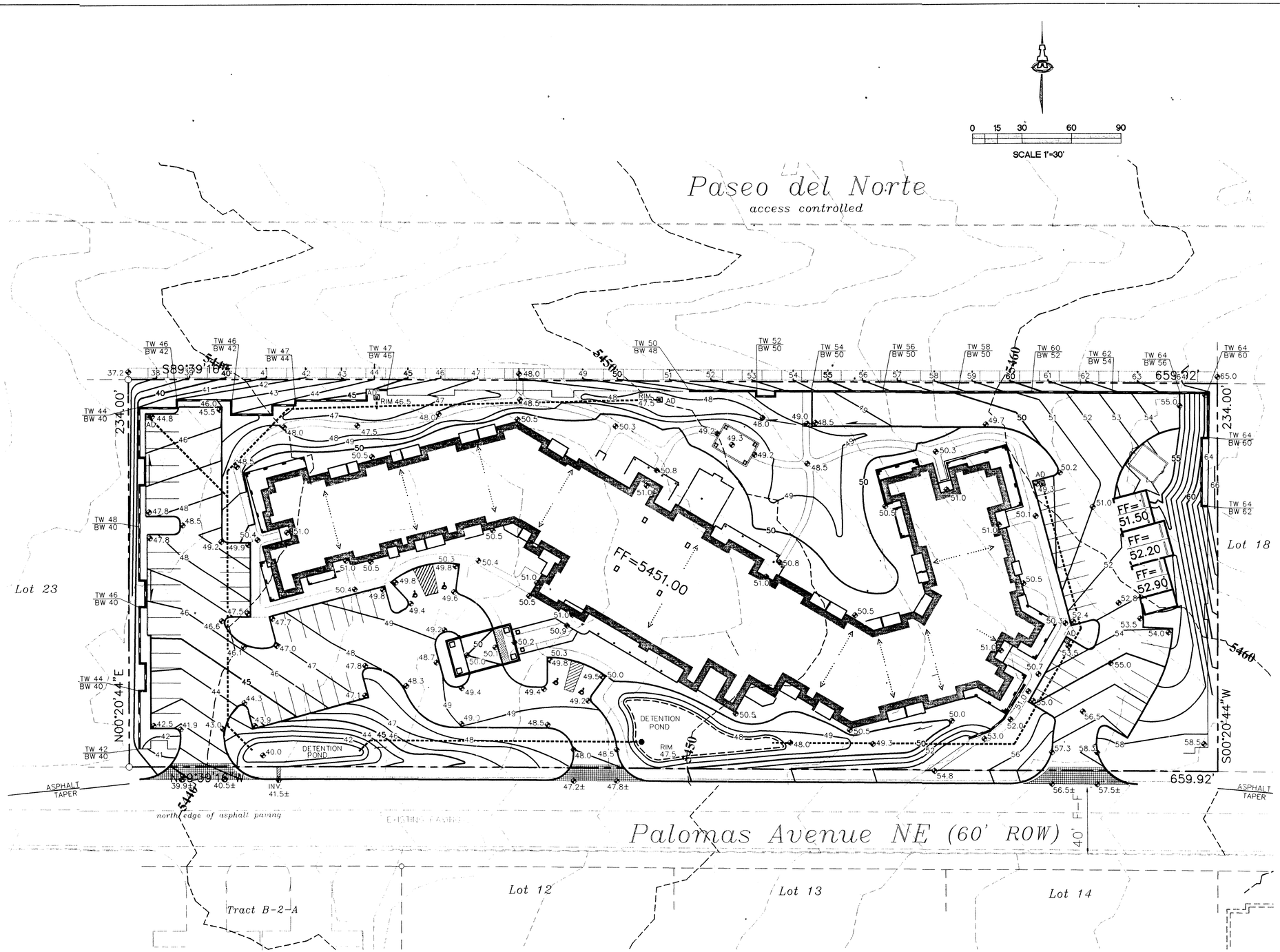
Perspective View at Front Entry

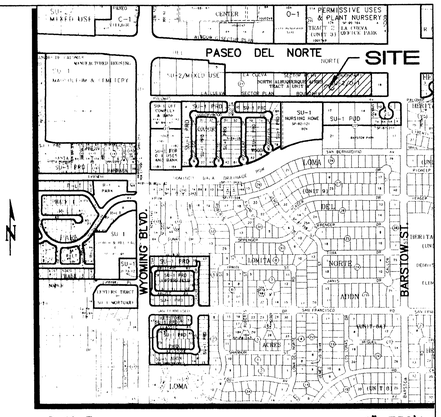
Curry Brandaw Architects
A
PARTNERSHIP
2601 25th Street SE, Suite 300 - - Salem, Oregon 97302
503 399-1090 - - Direct 503 399-1944 - - Fax 503 399-0565
1989 Curry Brandaw Architects / Colson & Colson Construction Company

Albuquerque Retirement Residence

Albuquerque, New Mexico

Holiday
RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem,OR 97302
P.O. Box 14111 Salem, OR 97309-5028
(503)370-7070 Fax(503)364-5715





VICINITY MAP

LEGAL: LOTS 19-22, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES.

SURVEYOR: FORSTBAUER SURVEYING CO. DATED JULY 18, 2005.

AREA: 3.55 ACRES (154,420 SF)

EXISTING CONDITIONS: SITE SLOPES DOWN FROM EAST TO WEST AT APPROXIMATELY 4%. THE SITE IS UNDEVELOPED AND COVERED WITH NATIVE VEGETATION.
ZONE: 3 LAND TREATMENT: 100% A
Q_{100}= (3.55)(1.87 cfs/Ac)= 6.6 cfs

PROPOSED CONDITIONS: PROPOSED DEVELOPMENT OF A RETIREMENT RESIDENCE INCLUDES 118 UNITS WITH PAVED PARKING/ACCESS AND LANDSCAPING. DEVELOPED RUNOFF WILL BE DISCHARGED TO PALOMAS AVENUE NE.
LAND TREATMENT: 15% B, 31% C, & 54% D
Q_{100}= (0.53)(2.60)+(1.10)(3.45)+(1.91)(5.02)= 14.8 cfs

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
FF = 5451.00	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
TW 44 / BW 42	TOP OF WALL / BOTTOM OF WALL ELEVATION
	RETAINING WALL
AD	AREA DRAIN
INV= 72.5	INVERT ELEVATION
12"	DRAIN LINE WITH SIZE
	FLOW ARROW (PROPOSED, ROOF)

NOTE: PUBLIC IMPROVEMENTS WITHIN PALOMAS NE WILL BE CONSTRUCTED BY PUBLIC WORK ORDER.

SCOTT M. McGEE NEW MEXICO 10519 Registered Professional Engineer 3/21/06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1499GRD.DWGthor 03.21.06

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

Albuquerque Retirement Residence

Curry Brandaw Architects

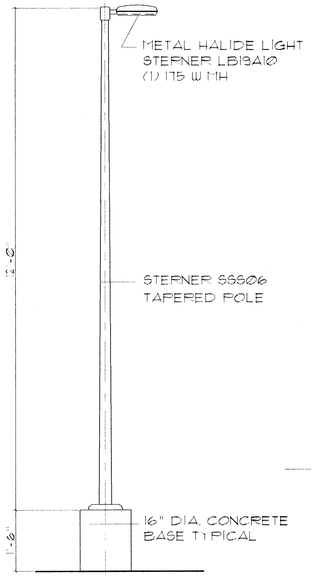
CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 11/28/05	No.	Revision	Date	Job No. 1499
Drawn By: thor				PAGE
Ckd By: SMM				SH. OF

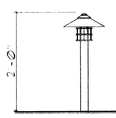
M:\ACTIVE\LD41\1499\dwg\1499GRD.dwg, 3/22/2006 8:43:13 AM

LIGHTING LEGEND

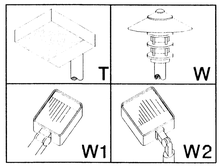
DESIGNATION	DESCRIPTION
T	PARKING LIGHTING 12'-0" HIGH POLE WITH RECESSED LENSE. 42'-0" EFFECTIVE LIGHTING RADIUS, TYPICAL
W	WALK LIGHTING 24" HIGH BOLLARD TYPE FIXTURE AT 40'-0" OC ALONG WALKS
W1	HID SIGN LIGHT
W2	NARROW PARABOLIC FLOODLIGHT
V	CARPORT CEILING MOUNT HID WIDE ANGLE



PARKING LIGHT



WALK LIGHT



Paseo Del Norte

PROJECT NUMBER: _____

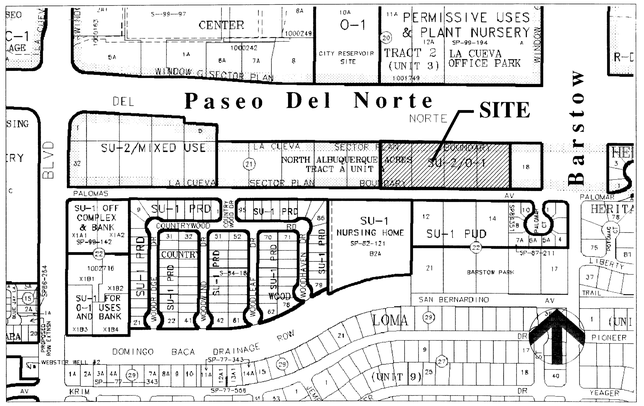
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional) Michael Holton (by ed Carpenter)	Date 8/23/06
Solid Waste management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP

0 250 500 1000

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE 1"=30'-0"
DATE 04/28/2006

0 15 30 60 90 150

PROJECT STATISTICS:

PROJECT AREA:

Total Area: 3.54 ACRES 154,421 SQ. FT.

AREA CALCULATIONS:

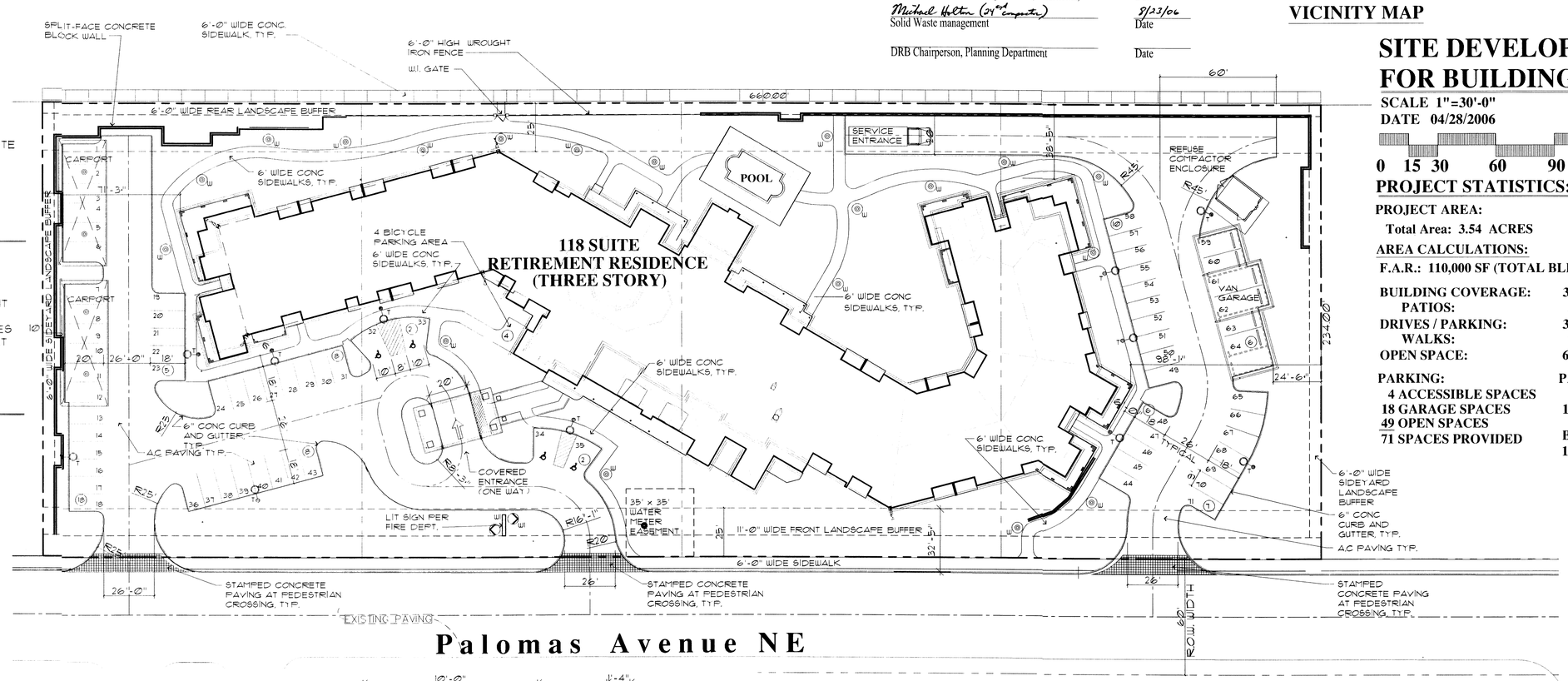
F.A.R.: 110,000 SF (TOTAL BLDG) / 154,421 SF = .71

BUILDING COVERAGE:	37,374 SQ. FT.	24.2%
PATIOS:	5,300 SQ. FT.	3.4%
DRIVES / PARKING:	39,310 SQ. FT.	25.5%
WALKS:	9,900 SQ. FT.	6.4%
OPEN SPACE:	62,537 SQ. FT.	40.5%

PARKING:
4 ACCESSIBLE SPACES
18 GARAGE SPACES
49 OPEN SPACES
71 SPACES PROVIDED

PARKING REQUIRED:
1 SPACE PER 2 BEDS
136 BEDS / 2 = 68 SPACES

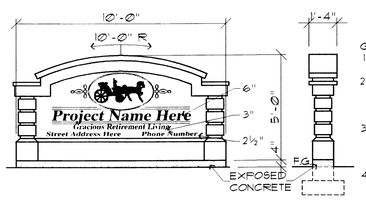
BIKE PARKING:
1 PER 20 SPACES = 4



Architect:
Curry Brandaw Architects
2601 25th Street, Suite 300
Salem, Oregon 97302
Contact Person:
Kristin Newland
(503) 399-1090

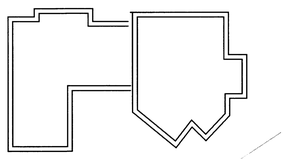
GENERAL NOTES:

1. PERIMETER WALLS AND REFUSE ENCLOSURE WALLS TO MATCH BUILDING COLOR AND MATERIALS.
2. PARKING LOT LIGHTS SHALL BE SPACED CLOSE ENOUGH TO PROVIDE A SAFE AND SECURE ENVIRONMENT FOR THE RESIDENTS AND VISITORS OF THE FACILITY.



TYPICAL PROJECT SIGN

GENERAL NOTES:
1. MANUFACTURER: SIGN-A-RAMA
2. LETTERING: ALL RAISED (SIGN FORM-CUSTOM PAINTED)
3. ACRYLIC OVAL SHAPE W/VINYL LETTERS (2nd SURFACE)
4. 8"x24" CONTINUOUS FOOTING WITH 2 - #4 CONT. REBAR
5. SIGN MATERIALS AND COLORS SHALL BE COMPATIBLE/ MATCH BUILDING EXTERIOR.



Albuquerque Retirement Residence

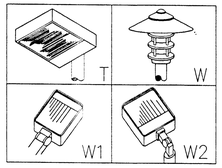
Albuquerque, New Mexico

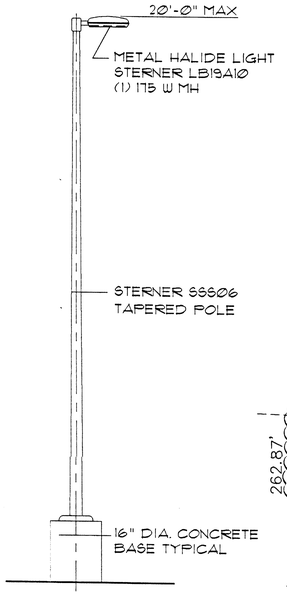
Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 Salem, Oregon 97302
503. 399-1090 Direct 503. 399-1944 Fax 503. 399-0565

Holiday RETIREMENT CORP.
2260 McGilchrist St. S.E. Suite 200 Salem,OR 97302
P.O. Box 14111 Salem, OR 97309-5028
(503)370-7070 Fax(503)364-6716

LIGHTING LEGEND

DESIGNATION	DESCRIPTION
T	PARKING LIGHTING 12'-0" HIGH POLE WITH RECESSED LENSE 42'-0" EFFECTIVE LIGHTING RADIUS, TYPICAL
W	WALK LIGHTING 24" HIGH BOLLARD TYPE FIXTURE AT 40'-0" OC ALONG WALKS
W1	HID SIGN LIGHT
W2	NARROW PARABOLIC FLOODLIGHT
V	CARPORT CEILING MOUNT HID WIDE ANGLE





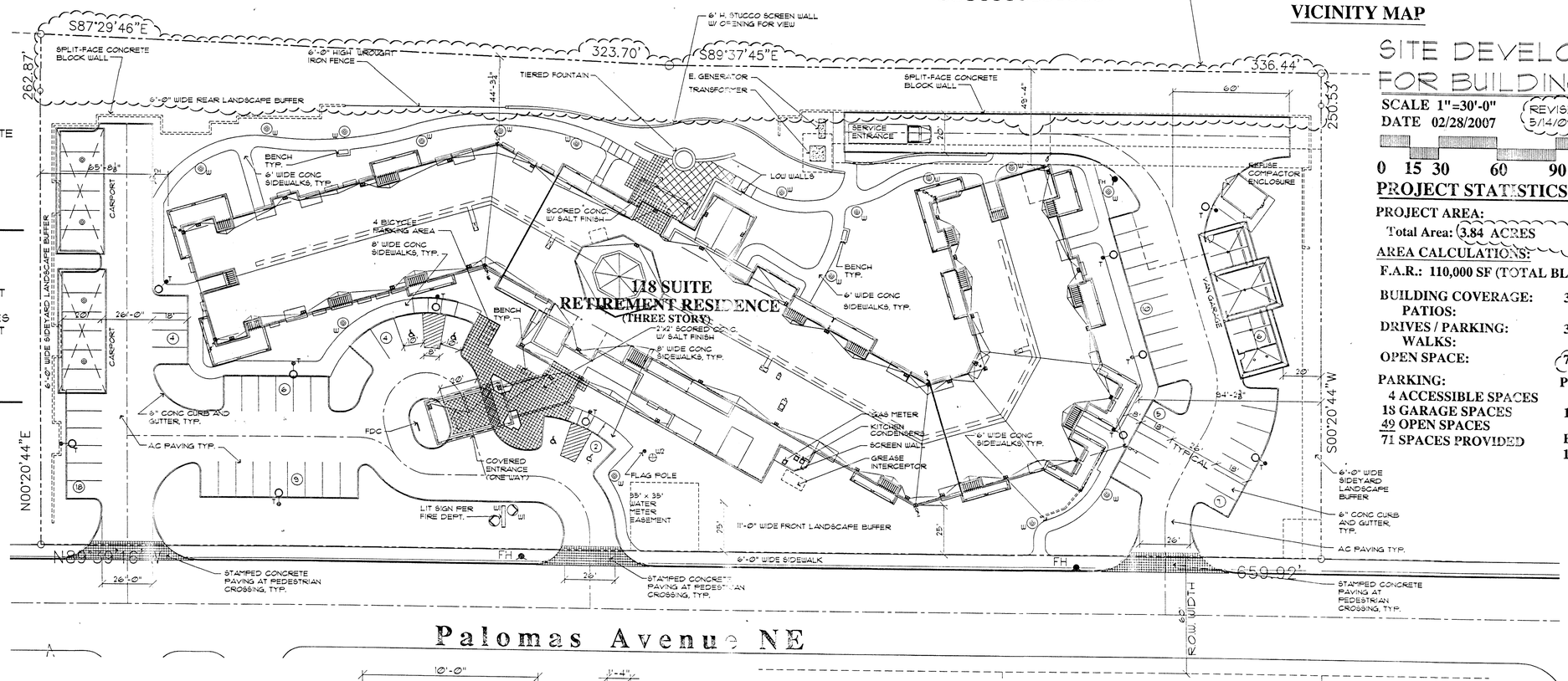
PARKING LIGHT

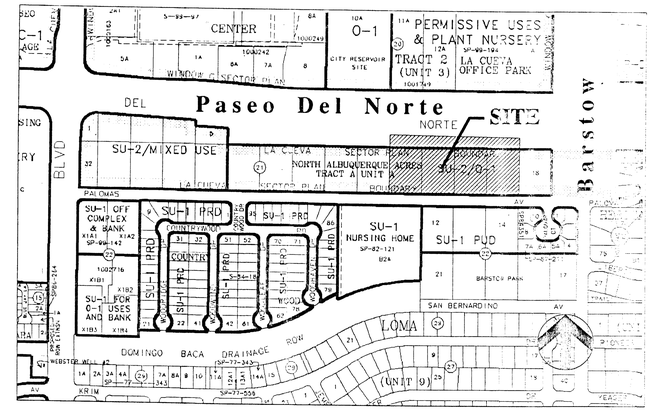
INCANDESCENT
LANDSCAPE LIGHT
MOUNTED AT 24"
HUBBELL HERCULES
571-2B POST MOUNT
50w 130v

WALK LIGHT

Paseo Del Norte

REVISIONS TO DRAWINGS MADE 5/14/09 ADDITION OF ±0.30 ACRES ALONG NORTH SIDE OF PROPERTY AND RESULTING REVISIONS TO PROJECT STATISTICS.





VICINITY MAP

0 250 500 1000

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE 1"=30'-0"
DATE 02/28/2007
REVISED 5/14/09

0 15 30 60 90 150

PROJECT STATISTICS:

PROJECT AREA:

Total Area: 3.84 ACRES 167,372 SQ. FT.

AREA CALCULATIONS:

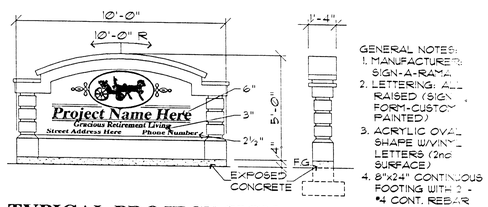
F.A.R.: 110,000 SF (TOTAL BLDG) / 167,372 SF = .66

BUILDING COVERAGE:	37,374 SQ. FT.	22.3%
PATIOS:	5,300 SQ. FT.	3.2%
DRIVES / PARKING:	39,310 SQ. FT.	23.5%
WALKS:	9,900 SQ. FT.	5.9%
OPEN SPACE:	75,488 SQ. FT.	45.1%

PARKING:
4 ACCESSIBLE SPACES
18 GARAGE SPACES
49 OPEN SPACES
71 SPACES PROVIDED

PARKING REQUIRED:
1 SPACE PER 2 BEDS
136 BEDS / 2 = 68 SPACES

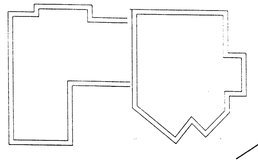
BIKE PARKING:
1 PER 20 SPACES = 4



GENERAL NOTES:
1. MANUFACTURER: SIGN-A-RAMA
2. LETTERING: ALL RAISED (SIGN FORM-CUSTOM PAINTED)
3. ACRYLIC OVAL SHAPE W/VINYL LETTERS (2nd SURFACE)
4. 8"x24" CONTINUOUS FOOTING WITH 2 - #4 CONT. REBAR

TYPICAL PROJECT SIGN

RESIDENTIAL



Architect:
Curry Architecture
471 High Street SE, Suite 10
Salem, Oregon 97301
Contact Person:
Mark Lowen
(503) 480-8652

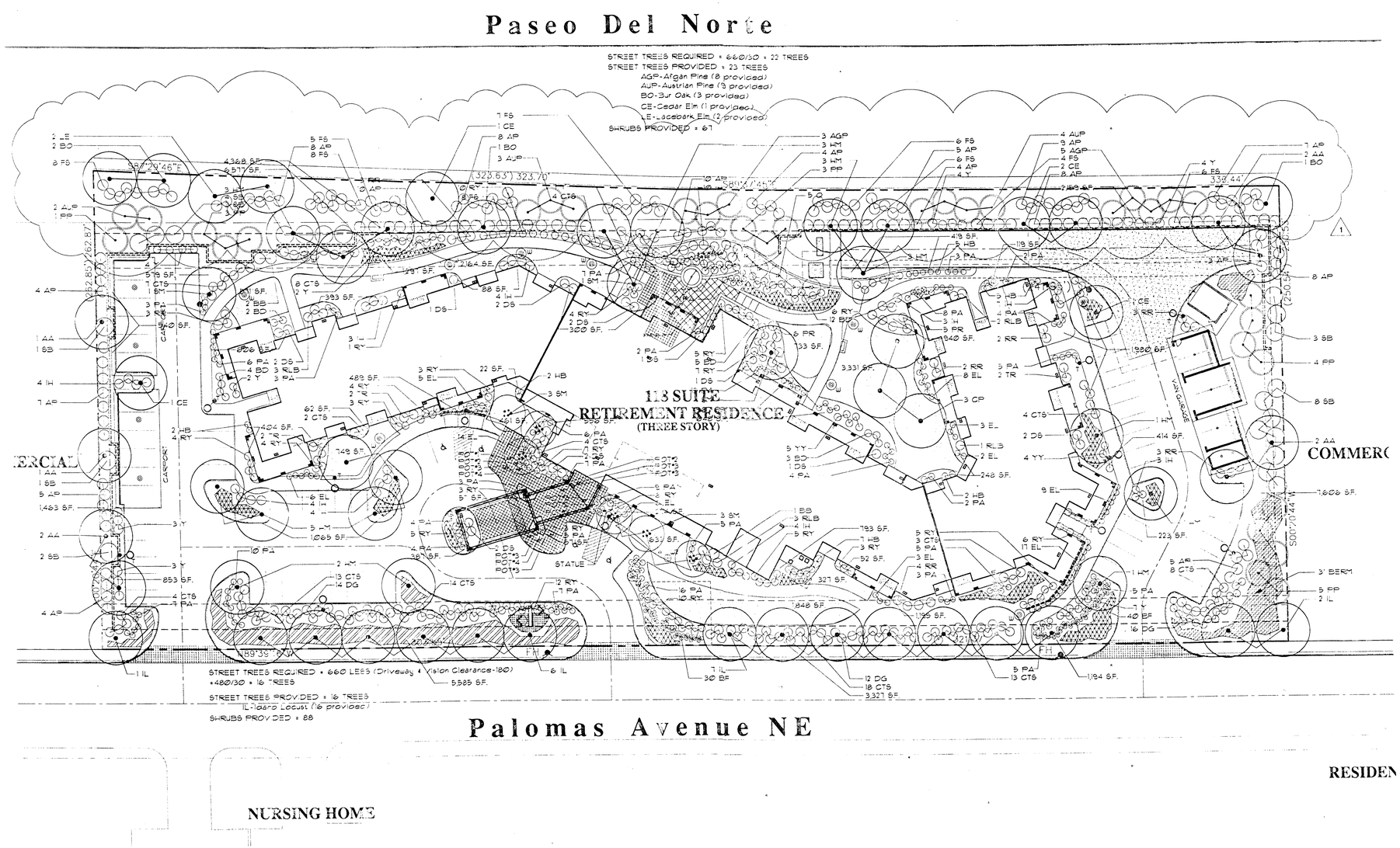
File: 09AA-10063 Project: 1004564
Addition of ±0.30 acres along north side of property; revised landscaping including street trees.
Russell Brots 05 June 2009
APPROVED BY DATE

Albuquerque Retirement Residence

Albuquerque, New Mexico

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1499SITEPLAN.dwg May 14, 2009



LANDSCAPE PLAN

SCALE: 1"=30'-0"

LANDSCAPE LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE/COND.	SPACING
TREES			
AA	Arizona Ash Fraxinus velutina	2" Cal.	as shown
AGP	Afgan Pine Pinus Eldarica	2" Cal.	as shown
AUP	Austrian Nigra Pinus Eldarica	2" Cal.	as shown
BO	Bur Oak Quercus Macrocarpa	2" Cal.	as shown
CE	Cedar Elm Ulmus crassifolia	2" Cal.	as shown
CP	Chinese Pistacia Pistacnia chinensis	2" Cal.	30' o.c.
HM	Honey Mesquite Prosopis glandulosa	2" Cal.	as shown
IL	Ioano Locust Robinia x ambigua	2" Cal.	30' o.c.
LE	Lacebark Elm Ulmus parvifolia	2" Cal.	as shown
O	Ocotillo Fouquieria splendens	8'	10' o.c.
PP	Pinon Pine Pinus edulis	8'	15' o.c.
SM	Screwbean Mesquite Prosopis pubescens	2" Cal.	as shown
SHRUBS			
AP	Apache Plume Fallugia paradoxa	5 gal.	6' o.c.
BB	Buddleia Buddleia davidii 'Indigo'	5 gal.	as shown
BD	Black Dalea Dalea frutescens	5 gal.	5' o.c.
BF	Blue Fescue Festuca ovina 'Glauca'	5 gal.	18" o.c.
CTS	Compact Texas Sage Leucophyllum frutescens compacta	5 gal.	5' o.c.
DG	Deer Grass Muhlenbergia rigens	5 gal.	4' o.c.
DS	Desert Spoon Dasylirion wisdeni	5 gal.	5' o.c.
EL	English Lavendar Lavendula angustifolia	5 gal.	3' o.c.
FS	Fourwing Saltbush Atriplex canescens	5 gal.	6' o.c.
HB	Heavenly Bamboo Nandina domestica 'Compacta'	5 gal.	3.5' o.c.
IH	India Hawthorne Rhaphiolepsis indica 'White'	5 gal.	5' o.c.
PA	Parry's Agave Agave parryi	5 gal.	3' o.c.
PR	Prostrate Rosemary Rosmarinus prostratus	5 gal.	5' o.c.
RLB	Red Leaf Barberry Berberis thunbergii 'Rose Glow'	5 gal.	5' o.c.
RR	Rock Rose Cistus purpureus	5 gal.	5' o.c.
RY	Red Yucca Hesperaloe parvifiora - Red	5 gal.	4' o.c.
SB	Sugar Bush Rhus ovata	5 gal.	10' o.c.
TR	Tuscan Rosemary Rosmarinus officianalis 'Tuscan Blue'	5 gal.	5' o.c.
Y	Yucca Spanish Bayonet Yucca aloifolia	5 gal.	4'-5' o.c.
YY	Yellow Yucca Hesperaloe parvifolia - Yellow	5 gal.	4' o.c.
GROUNDCOVER			
	Annual Flowers - Type as per owner. To be in bloom at time of grand opening.	4" pot	8" o.c.
	Sandpaper Verbena Verbena rigida	4" pot	3' o.c.
	Purple Iceplant Delosperma cooperi	4" pot	12" o.c.
	Dwarf Coyotebush Baccharis x 'Centennial'	1 Gal.	4' o.c.
	Sod Lawn: drought tolerant fescue		

GENERAL NOTES

1. Installation must fully comply with all landscape code requirements and any City of Albuquerque conditions of approval.
2. Provide 2 inch layer of decomposed granite in all planting areas. Submit sample of decomposed granite to project superintendent for approval.
3. Provide bid alternate to provide 1/4" x 6" steel edging between all lawn and planting beds.
4. PLANTER ENTRY POTS
   Provide bid alternate to provide planter pots as specified. Final color of planter pots to be selected by architect.
   POT #1 - 28" D. x 27"H - Ribbed Series - Model RS-12 TOTAL OF 2
   POT #2 - 36" D. x 23"H - Dune Series - Model DS-23 TOTAL OF 2
   POT #3 - 30" D. x 12"H - Faceted Series - Model FS-12 TOTAL OF 4
   POT #4 - 40" D. x 18"H - Max Bold Series - Model MBS-18 TOTAL OF 2
   Pots as available from: Kornegay Design, 202 S. Farmer Avenue, Suite 2, Tempe, Arizona 85281 email: www.kornegaydesign.com , telephone (888)967-5767
5. Provide bid alternate to provide irrigation, tropicals and annual flowers in entry planter pots.
6. Verify location of all utilities and easements, do not plant trees in public utility easements.

IRRIGATION NOTES

1. Irrigation to be a fully automatic underground system design/build by the landscape contractor. Provide drip irrigation to all groundcover, shrubs and trees in planting beds and spray or rotor heads in all lawn areas.
2. Contractor must submit a proposed irrigation plan for approval by the architect prior to any work in compliance with the irrigation specifications.
3. The Landscape Contractor shall comply with all Irrigation Specifications (Section 02750) and Irrigation Details.

LANDSCAPE NOTES

1. The Landscape Contractor shall comply with all Landscape Specifications (Section 02950) and Landscape Details.
2. Keep plants minimum (3) feet from all in-wall air conditioning units.
3. Contractor shall verify survivability/hardiness of all plant material for site conditions prior to purchasing plants. Contractor shall notify project superintendent if plant material is not suitable and submit a list of substitutions.

LANDSCAPE/SITE CALCULATIONS

GROSS LOT AREA: 3.84 ACRES	167312 SQFT.
LESS BUILDING	37105 SQFT.
NET LOT AREA:	130207 SQFT.
REQUIRED LANDSCAPE (15% NET)	19540 SQFT.
PROPOSED LANDSCAPE AREA	75488 SQFT.
PERCENT OF NET LOT AREA:	58%
HIGH WATER USE TURF ALLOWED: (MAX. 20% OF LANDSCAPE AREA)	HIGH WATER USE TURF ALLOWED: 12507 SQFT.
PROPOSED HIGH WATER USE TURF:	10816 SQFT.
PERCENT OF LANDSCAPE AREA	14.3%
PARKING SPACES	
PARKING LOT TREES REQUIRED (1 TREE PER 15 STALLS)	7
PARKING LOT TREES PROVIDED	13
STREET TREES REQUIRED	16
STREET TREES PROVIDED	16

STATE OF NEW MEXICO
CLIFFORD B. CURRY
No. 2693
REGISTERED ARCHITECT

Curry Brandaw Architects
A PARTNERSHIP
2901 25th Street SE, Suite 200 • Salem, Oregon 97302
Ph. 503 1720 • Fax 503 581 4 • Fax 503 1036

COLSON AND COLSON
GENERAL CONTRACTOR, INC.
2250 McGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 370-7070

ALBUQUERQUE RETIREMENT RESIDENCE

ALBUQUERQUE, N.M.

LANDSCAPE PLAN

©1999 Curry Brandaw Architects / Colson & Colson Construction Company

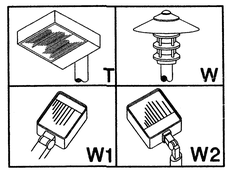
DATE 11/01/06

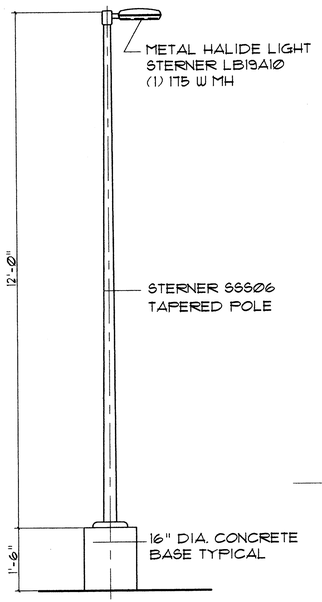
REVISED DATE 03/13/08

SHEET A 1.1

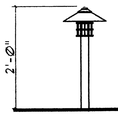
LIGHTING LEGEND

DESIGNATION	DESCRIPTION
T	PARKING LIGHTING 12'-0" HIGH POLE WITH RECESSED LENSE. 42'-0" EFFECTIVE LIGHTING RADIUS, TYPICAL
W	WALK LIGHTING 24" HIGH BOLLARD TYPE FIXTURE AT 40'-0" OC ALONG WALKS
W1	HID SIGN LIGHT
W2	NARROW PARABOLIC FLOODLIGHT
V	CARPORT CEILING MOUNT HID WIDE ANGLE





PARKING LIGHT



INCANDESCENT LANDSCAPE LIGHT MOUNTED AT 24" HUBBELL HERCULES 571-2B POST MOUNT 50w 130v

WALK LIGHT

Paseo Del Norte

PROJECT NUMBER: _____

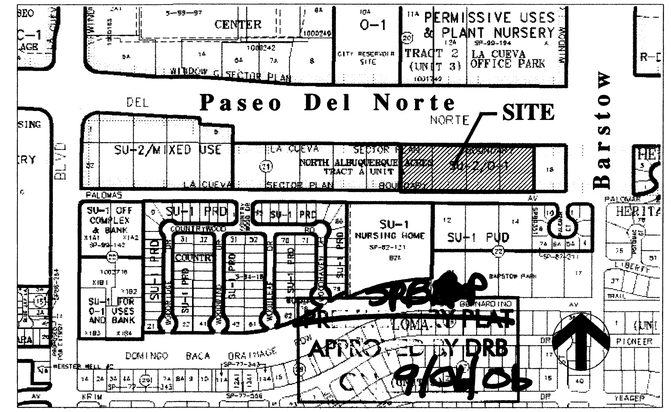
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP

0 250 500 1000

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE 1"=30'-0"
DATE 04/28/2006

0 15 30 60 90 150

PROJECT STATISTICS:

PROJECT AREA:

Total Area: 3.54 ACRES 154,421 SQ. FT.

AREA CALCULATIONS:

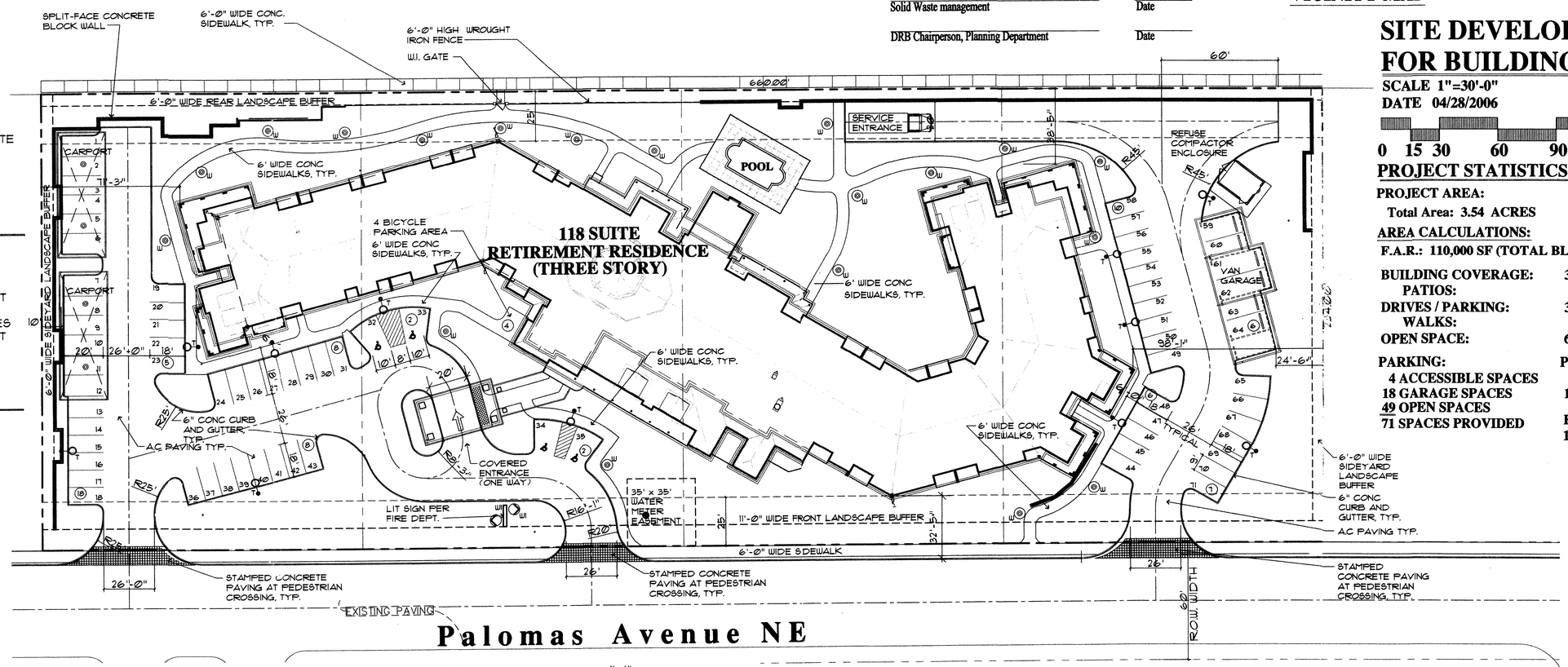
F.A.R.: 110,000 SF (TOTAL BLDG) / 154,421 SF = .71

BUILDING COVERAGE:	37,374 SQ. FT. 24.2%
PATIOS:	5,300 SQ. FT. 3.4%
DRIVES / PARKING:	39,310 SQ. FT. 25.5%
WALKS:	9,900 SQ. FT. 6.4%
OPEN SPACE:	62,537 SQ. FT. 40.5%

PARKING:
4 ACCESSIBLE SPACES
18 GARAGE SPACES
49 OPEN SPACES
71 SPACES PROVIDED

PARKING REQUIRED:
1 SPACE PER 2 BEDS
136 BEDS / 2 = 68 SPACES

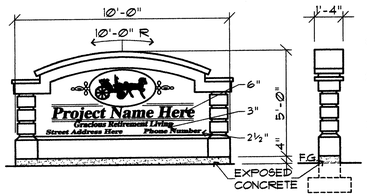
BIKE PARKING:
1 PER 20 SPACES = 4



Architect:
Curry Brandaw Architects
2601 25th Street, Suite 300
Salem, Oregon 97302
Contact Person:
Kristin Newland
(503) 399-1090

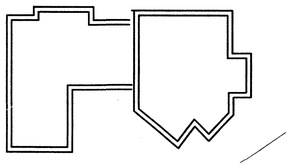
GENERAL NOTES:

1. PERIMETER WALLS AND REFUSE ENCLOSURE WALLS TO MATCH BUILDING COLOR AND MATERIALS.
2. PARKING LOT LIGHTS SHALL BE SPACED CLOSE ENOUGH TO PROVIDE A SAFE AND SECURE ENVIRONMENT FOR THE RESIDENTS AND VISITORS OF THE FACILITY.



TYPICAL PROJECT SIGN

GENERAL NOTES:
1. MANUFACTURER: SIGN-A-RAMA
2. LETTERING: ALL RAISED (SIGN FORM-CUSTOM PAINTED)
3. ACRYLIC OVAL SHAPE W/VINYL LETTERS (2nd SURFACE)
4. 8"x24" CONTINUOUS FOOTING WITH 2 - #4 CONT. REBAR
5. SIGN MATERIALS AND COLORS SHALL BE COMPATIBLE/ MATCH BUILDING EXTERIOR



Albuquerque Retirement Residence

Albuquerque, New Mexico

Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 • Salem, Oregon 97302
503. 399-1090 • Direct 503. 399-1944 • Fax 503. 399-0565

Holiday RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem, OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)370-7070 Fax(503)364-5715

LANDSCAPE LEGEND

SHADE TREES

TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME / BOTANICAL NAME	WATER USE
Indian Magic Crabapple Malus 'Indian Magic'	Medium +
Chinede Pistache Pistacia Chinensis	Medium
Chanticleer Pear Pyrus Calleryana 'Glen's Form'	Medium +
Chaste Tree Vitex Abnus-castus	Medium

STREET TREES

TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME / BOTANICAL NAME	
Purple Robe Locust Robina Ambigua 'Purple Robe'	Medium

NOTE:

ONE STREET TREE REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE

NOTE:

ALL TREES 15 GAL. MIN. 75% OF ALL ON-SITE TREES SHALL BE 24" BOX & LARGER.

SHRUBS

TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME / BOTANICAL NAME	WATER USAGE
Sand Sage Armetisia filifolia	Low
Blue Mist Caryopteris caldonensis	Medium

NOTE:

ALL SHRUBS 5 GAL. MIN. THREE SHRUBS REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE, MINIMUM.
ALL GROUNDCOVER 1 GAL. 3' O.C.

GROUNDCOVER

Trailing Acacia
Acacia redolens
'Desert Carpet' — Low

LAWN

RIVER ROCK (6" Cobble)

DECOMPOSED GRANITE (2" DEPTH)

DG

NOTE:

MAINTENANCE OF ALL ON-SITE AND RIGHT-OF-WAY LANDSCAPE AREAS BY OWNER.

PARKING & LOADING LANDSCAPE SCREENING

PARKING & LOADING AREAS WILL BE BUFFERED FROM THE STREET BY R.O.W. LANDSCAPE, A WALL AT THE PROPERTY LINE.

IRRIGATION SYSTEM

IRRIGATION WILL BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. ALL LAWN AREA WILLL BE IRRIGATED BY POP UP SPRAY HEADS, ALL OTHER PLANTINGS WILL BE IRRIGATED BY DRIP IRRIGATION SYSTEM.

PROVIDE BACK FLOW PREVENTION DEVICES AT IRRIGATION. AND DOMESTIC WATER SYSTEMS.

LANDSCAPE NOTES:

MAINTENANCE OF LANDSCAPE TO BE PROVIDED BY OWNER.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
THIS PLAN IS MENT TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH.

IT IS THE INTENT OF THIS PLAN TO PROVIDE A MINIMUM OF 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY.

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHED FINES AT 2" -3" DEPTH UNLESS NOTED OTHERWISE ON THE PLAN.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WASTE WATER ORDINANCE.

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

PLANTING RESTRICTIONS APPROACH:

A MINIMUM OF 80% OT THE PLANTINGS SHALL BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF HTE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

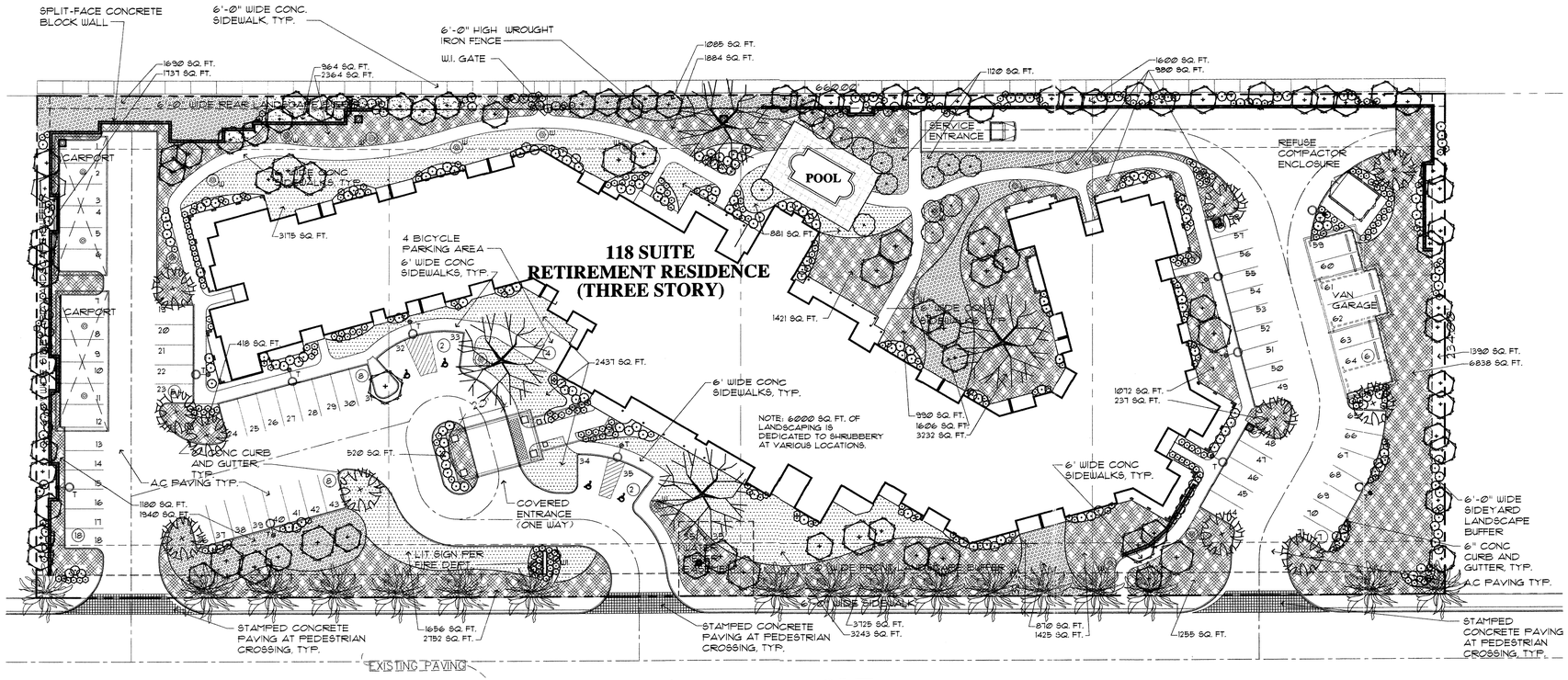
STANDARD LANDSCAPE BUFFER:

A STANDARD LANDSCAPE BUFFER SHALL BE PROVIDED AT ALL PROPERTY BOUNDRARIES. FRONT BUFFER SHALL BE 11'-0" WIDE. SIDE AND REAR BUFFERS SHALL BE 6'-0" WIDE.

BUFFER LANDSCAPING SHALL CONSIST PRIMARILY OF TREE. TREES SHALL BE MINIMUM OF 8'-0" HIGH AT TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25'-0"

TREE SPACING SHALL BE EQUAL TO 75% OF THE MATURE CANOPY.

Paseo Del Norte



Palomas Avenue NE

LANDSCAPE PLAN

SCALE 1"=30'-0"
DATE 04/28/2006

0 15 30 60 90 150

SITE DATA:

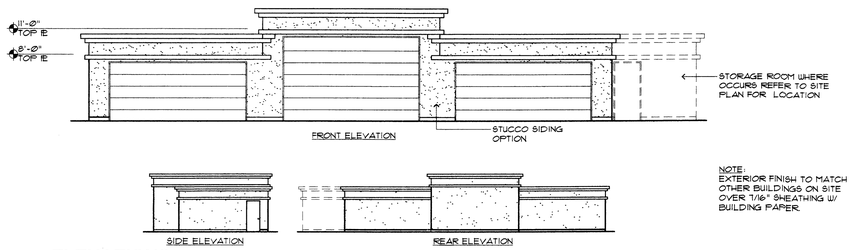
Gross Lot Area: 3.54 ACRES	154,421 SQ. FT.	
Less Building:	37,105 SQ. FT.	24.0%
Net Lot Area:	117,316 SQ. FT.	
Required Landscape (15% Net)	17,597 SQ. FT.	
Proposed Landscape area	62,537 SQ. FT.	
Percent of net lot area:	53%	
High water use turf allowed: (Max 20% of landscape area)	12,507 SQ. FT.	
Proposed High water use turf:	12,488 SQ. FT.	
Percent of Landscape Area:	19.9%	
Parking Spaces:	71	
Parking Lot Trees Required: (10 per Space)	8	
Parking Lot Trees Provided:	15	
Street Trees Required:	17	
Street Prees Provided:	17	

Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 - - Salem, Oregon 97302
503 399-1090 - - Street 503 399-1944 - - Fax 503 399-0565

Albuquerque Retirement Residence

Albuquerque, New Mexico

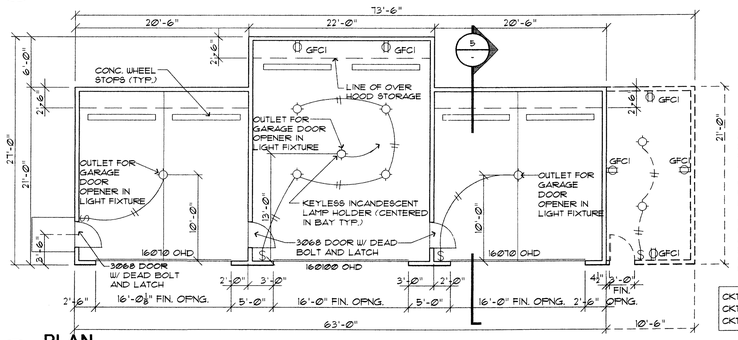
Holiday RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem,OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)370-7070 Fax(503)364-0716



NOTE:
EXTERIOR FINISH TO MATCH OTHER BUILDINGS ON SITE OVER 7/16" SHEATHING W/ BUILDING PAPER.

ELEVATIONS
(GARAGE WITH VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"

T:\1050PECLT\B32GARG\1053200D3



NOTES:
STORAGE ROOM AS OCCURS SHOWN DASHED REFER TO SITE PLAN FOR LOCATION.

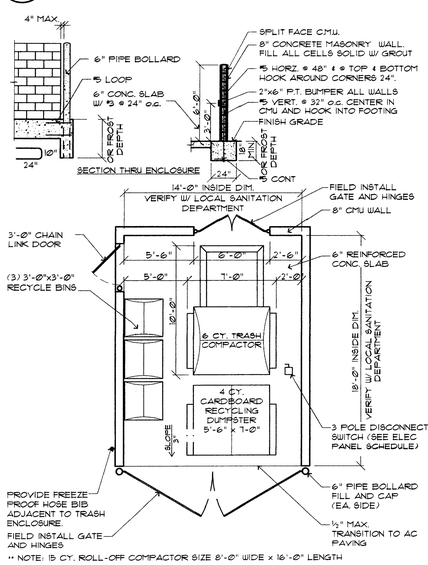
REFER TO DETAIL #3 FOR SHEARWALL LOCATIONS.

POWER REQUIREMENTS FOR GARAGE:
ELECTRICIAN TO PROVIDE 3 CIRCUIT 4 WIRE TO EACH.

CKT-1 - DOOR OPENER
CKT-2 - LIGHTS
CKT-3 - RECEPT.

PLAN
(GARAGE W/ REAR PUSHOUT VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"

T:\1050PECLT\B32GARG\1053200D5

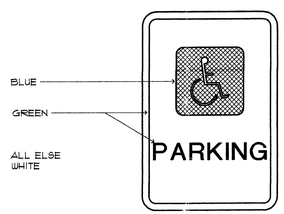


** NOTE: 15 CY. ROLL-OFF COMPACTOR SIZE 8'-0" WIDE x 16'-0" LENGTH

ENCLOSURE
TRASH & RECYCLING
SCALE: 3/16" = 1'-0"

T:\0281TELK\8TTTRASH\0287TD16

NOTE:
6'-0" HIGH SPLIT FACE BLOCK WALL AT PROPERTY LINE LANDSCAPE BUFFER SHALL BE OFF-SET MINIMUM OF 18" AS INDICATED ON SITE PLAN.



A STANDARD R7-8 ACCESSIBLE PARKING SIGN SHALL BE USED TO MARK EACH PARKING SPACE. MINIMUM SIGN SIZE SHALL BE 12"x18". ALL SIGNS MUST BE PERMANENTLY MOUNTED IN THE GROUND OR ON A WALL. PORTABLE SIGNS SHALL NOT BE PERMITTED. THE ACCESSIBLE PARKING SIGN SHALL BE LOCATED ON A POST AT THE FRONT OF EACH PARKING SPACE. THE BOTTOM OF THE SIGN SHOULD BE A MAXIMUM HEIGHT OF SIX FEET FROM THE GROUND. IF THE PARKING SPACE IS HEADED INTO A BUILDING THE SIGN MAY BE FASTENED TO THE SIDE OF THE STRUCTURE.

PARKING SIGN
SCALE: NOT TO SCALE (1:4)

T:\0281TELK\84DAPPND\0284D001

Partial Elevation
SCALE 1/4" = 1'-0"

COLOR LEGEND
STUCCO COLOR
OMEGA - #14 CREAM
OMEGA - #22 HARVEST GOLD
OMEGA - #62 PECAN
PAINTED METAL RAILING, SHADE TRELLIS, AND AWNINGS
COLOR - BONE CHINA
MANUFACTURED STONE VENEER
STYLE - CLIFFSTONE
COLOR - MESQUITE

Exterior Elevations / Details
SCALE AS NOTED
DATE 04/28/2006

0 4 8 16 24 40

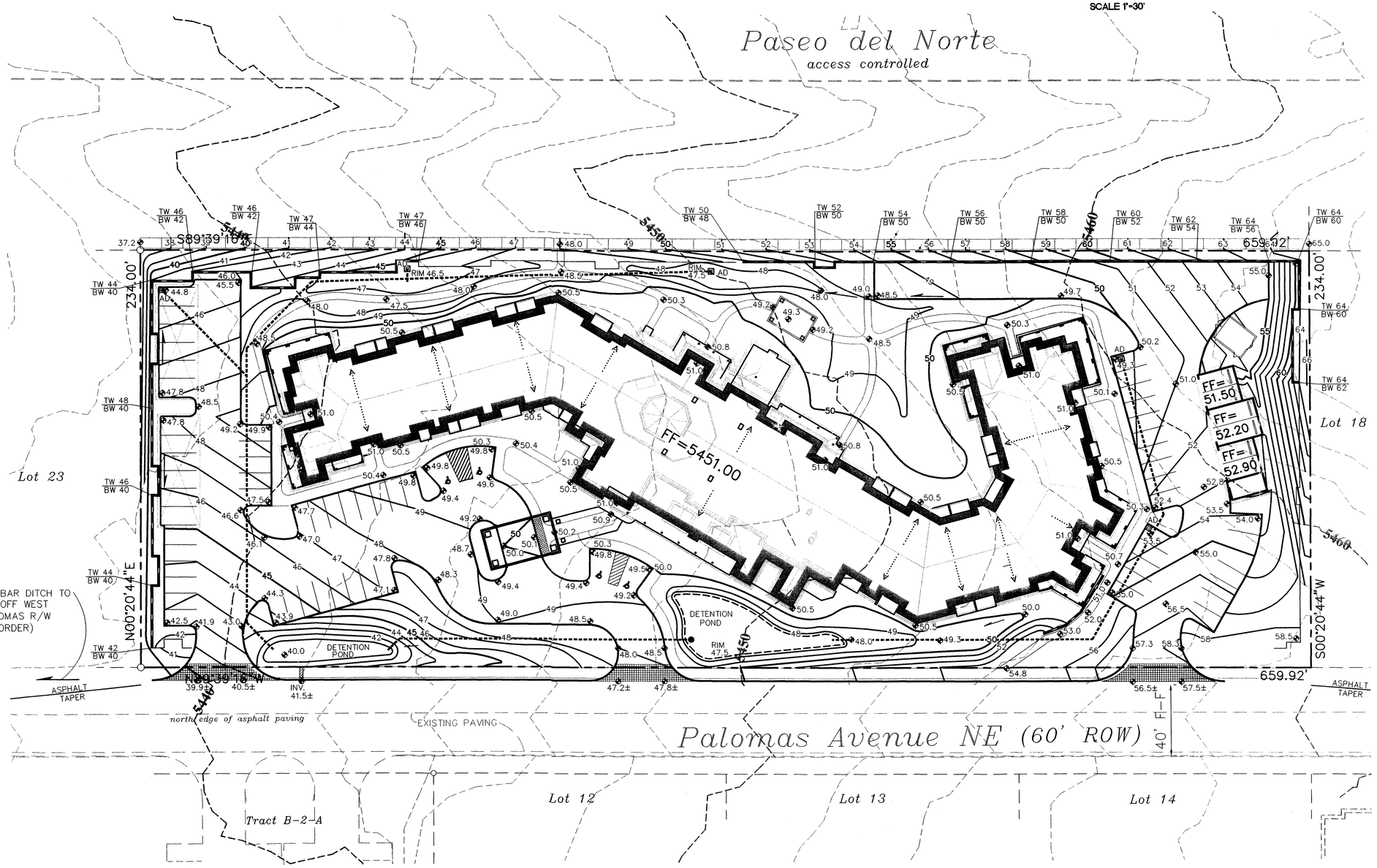
Xref P:\Albuquerque\bldg\02580001-REV.dwg

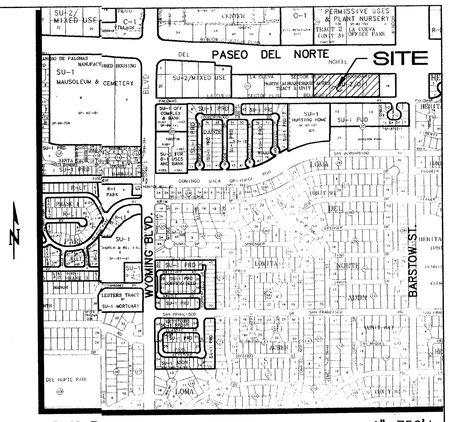
Curry Brandaw Architects
PARTNERSHIP
2601 25th Street, SE, Suite 300 • Salem, Oregon 97302
503. 399-1090 • Direct 503. 399-1944 • Fax 503. 399-0565

Albuquerque Retirement Residence
Albuquerque, New Mexico

Holiday RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem,OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)370-7070 Fax(503)364-5716

3





VICINITY MAP

LEGAL: LOTS 19-22, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES.

SURVEYOR: FORSTBAUER SURVEYING CO. DATED JULY 18, 2005.

AREA: 3.55 ACRES (154,420 SF)

EXISTING CONDITIONS: SITE SLOPES DOWN FROM EAST TO WEST AT APPROXIMATELY 4%. THE SITE IS UNDEVELOPED AND COVERED WITH NATIVE VEGETATION.
ZONE: 3 LAND TREATMENT: 100% A
Q_{100}= (3.55)(1.87 cfs/Ac)= 6.6 cfs

PROPOSED CONDITIONS: PROPOSED DEVELOPMENT OF A RETIREMENT RESIDENCE INCLUDES 118 UNITS WITH PAVED PARKING/ACCESS AND LANDSCAPING. DEVELOPED RUNOFF WILL BE DISCHARGED TO PALOMAS AVENUE NE.
LAND TREATMENT: 15% B, 31% C, & 54% D
Q_{100}= (0.53)(2.60)+(1.10)(3.45)+(1.91)(5.02)= 14.8 cfs

DEVELOPED RUNOFF WILL BE DETAINED ONSITE AND RELEASED AT A CONTROLLED RATE TO PALOMAS AVENUE NE. A V-SHAPED BAR DITCH WILL BE CONSTRUCTED WITHIN THE NORTH HALF OF THE PALOMAS R/W FROM THE SITE WEST 825 FT TO THE COMMERCIAL DEVELOPMENT CURRENTLY BEING BUILT AT THE SE CORNER OF WYOMING AND PASEO DEL NORTE NE. RUNOFF WILL BE ACCEPTED AND ROUTED THROUGH THAT SITE TO PUBLIC STORM DRAIN FACILITIES.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
FF = 5451.00	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
TW 44 / BW 42	TOP OF WALL / BOTTOM OF WALL ELEVATION
	RETAINING WALL
AD	AREA DRAIN
INV=72.5	INVERT ELEVATION
12"	DRAIN LINE WITH SIZE
	FLOW ARROW (PROPOSED, ROOF)

NOTE: PUBLIC IMPROVEMENTS WITHIN PALOMAS NE WILL BE CONSTRUCTED BY PUBLIC WORK ORDER.

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER 8/18/06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1499GRD.DWGthor 08.18.06

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

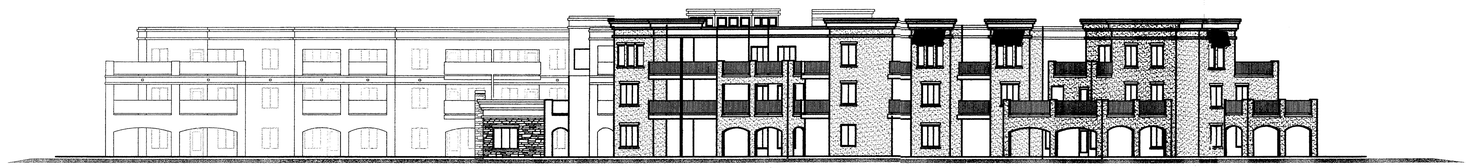
Albuquerque Retirement Residence

Curry Brandaw Architects

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 11/28/05	No.	Revision	Date	Job No. 1499
Drawn By: thor				PAGE
Ckd By: SMM				SH. OF

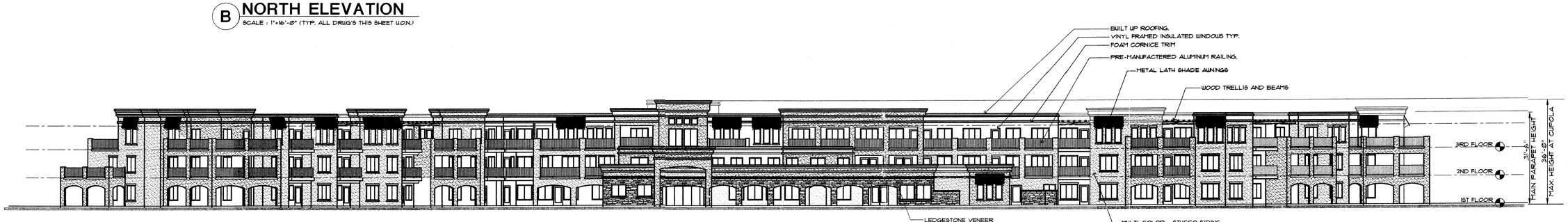
M:\ACTIVELDA\1499\dwg\1499GRD.dwg, 8/18/2006 8:50:11 AM



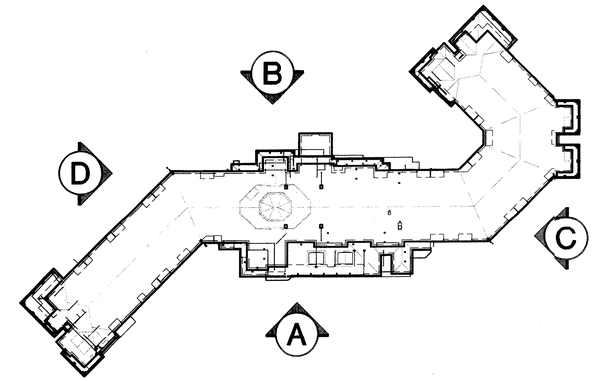
D WEST ELEVATION
SCALE : 1"=16'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)

C EAST ELEVATION
SCALE : 1"=16'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)

B NORTH ELEVATION
SCALE : 1"=16'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)



A SOUTH ELEVATION
SCALE : 1"=16'-0" (TYP. ALL DRWG'S THIS SHEET U.O.N.)



Exterior Elevations

SCALE 1"=16'-0"
DATE 04/28/2006

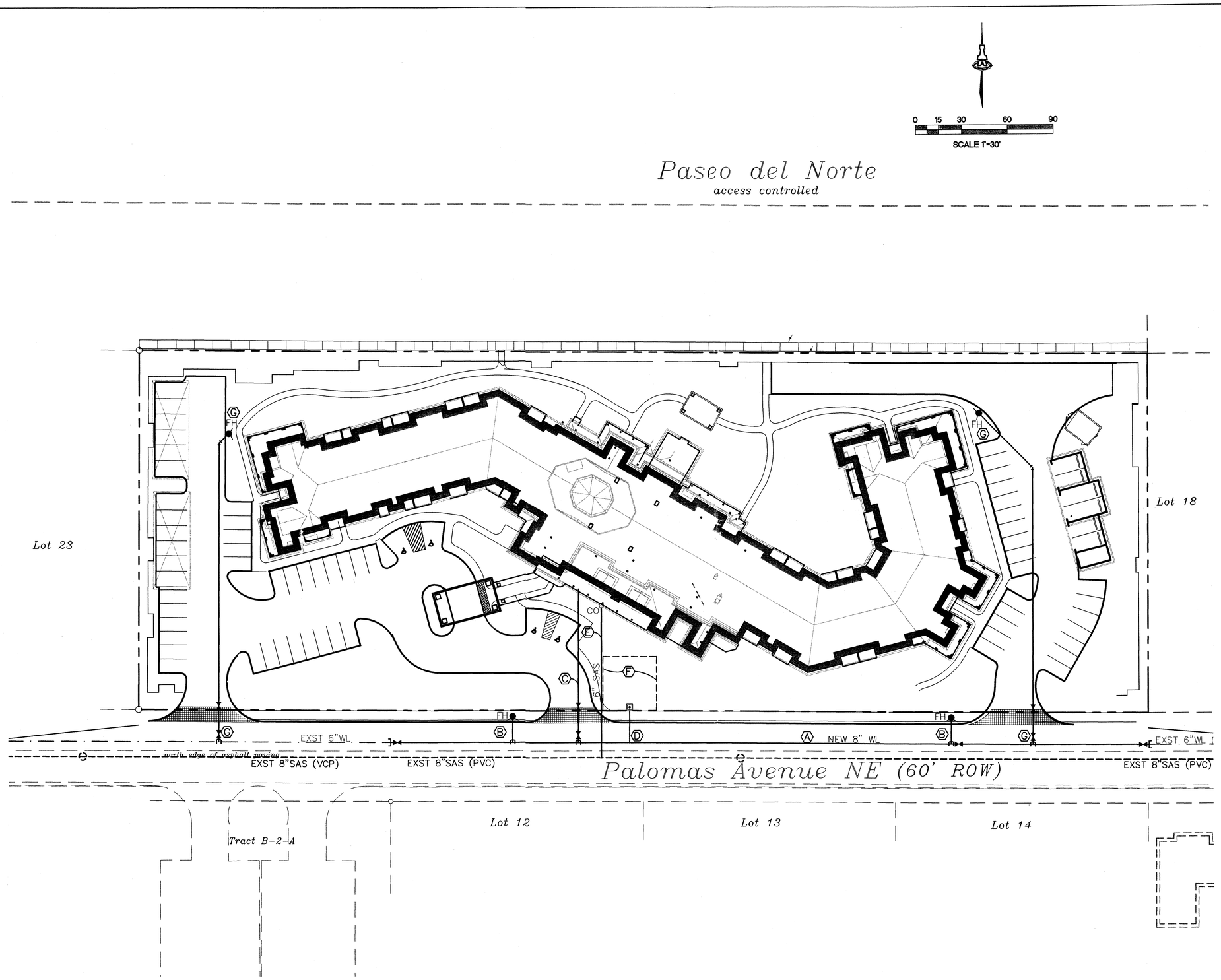
0 8 16 32 48 80

Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 • Salem, Oregon 97302
503. 399-1090 • Direct 503. 399-1944 • Fax 503. 399-0565

Albuquerque Retirement Residence

Albuquerque, New Mexico

Holiday
RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem, OR 97302
P.O. Box 14111 Salem, OR 97309-5025
(503)370-7070 Fax(503)364-5716



KEYED NOTES

A. NEW 8" PUBLIC WATERLINE.
B. NEW PUBLIC FIRE HYDRANT.
C. NEW 6" PRIVATE FIRELINE.
D. NEW 3" WATER SERVICE.
E. NEW 6" PRIVATE SANITARY SEWER SERVICE.
F. NEW 35'x35' WATER METER EASEMENT.
G. NEW PRIVATE FIRE HYDRANT.

LEGEND

EXISTING WATERLINE
EXISTING SANITARY SEWER
SINGLE WATER METER & BOX
GATE VALVE W/ VALVE BOX
FIRE HYDRANT
PROPOSED WATER LINE W/ FITTING

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1499UMSTR.DWG thor 11.28.05

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

Albuquerque Retirement Residence

Curry Brandaw Architects

CONCEPTUAL UTILITY PLAN

Date: 11/28/05	No.	Revisions	Date	Job No. 1499
Drawn By: thor				PAGE
Ckd By: SMM				SH. OF

M:\ACTIVE\LD4\1499dwg\1499UMSTR.dwg, 4/13/2006 10:21:21 AM

6

Lot 22–A, Block 21

being a replat of

Lots 19 Through 22 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

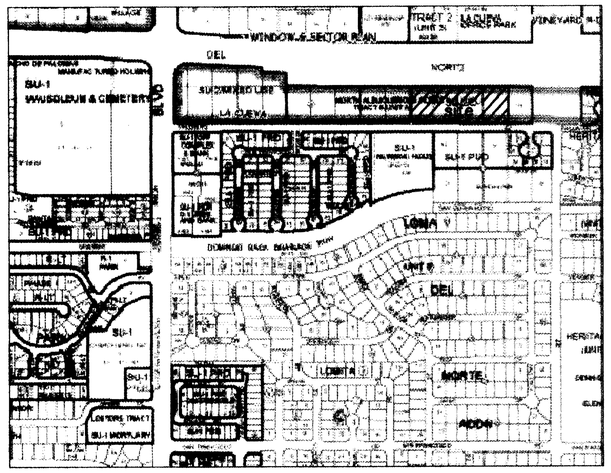
Elena Gallegos Land Grant

Projected Section 19, T.11N., R.4E., N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

October 2006



Vicinity Map
no scale

Zone Atlas Page Number D–19
Talos Log Number 2006 112125

Subdivision Data

1. Total gross acreage: 3.9995 acres
2. Zoning: SU2/O–1
3. Total number of lots created by this plat is 1.
4. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
5. The purpose of this plat is to consolidate Lots 19 through 22 into 1 lot, grant a water meter easement and dedicate the right–of–way on Palomas Avenue NE.
6. Where record distances and measured distances differ ( ) indcates record distance. The plat of North Albuquerque Acres has no bearings.
7. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
8. Date of field survey: 1/13/06
9. Documents used:
   Plat of Tract A, Unit A, North Abuquerque Acres, filed March 17, 1937, Book D, Page 129.
   Title commitment No. 723209–AL01, CHM
   Warranty deed filed 3/31/06, Book A114, Page 6222

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenenace, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST, INC. DATE

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.

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

Lots numbered Nineteen (19) through Twenty–two (22) inclusive, Block 21, Tract A, Unit A, North Albuqueruque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22–A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners do hereby dedicate the 30' right–of–way of Palomas Avenue NE as shown hereon to the City of Albuquerque in Fee Simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Continental Retirement ~~Group~~ S.A. HOLDINGS, Inc., a Texas corporation

Sumaia Hasso, President
Sumaia Hasso, President

ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE) SS

This instrument was acknowledged before me this 31ST day of OCTOBER, 2006 by Sumaia Hasso, President of Continental Retirement ~~Group~~ Holdings, Inc., a Texas corporation, on behalf of said corporation.

Notary Public Grace A Chow My Commission expires AUGUST 3, 2008

GRACE A. CHOW
Commission # 1505351
Notary Public - California
Orange County
My Comm. Expires Aug 3, 2008

PROJECT NUMBER
Application Number

PRELIMINARY PLAT
APPROVED BY DRB
ON 12/06/06

The purpose of this plat is to consolidate Lots 19 through 22 into one (1) lot, grant a water meter easement and dedicate the right–of–way on Palomas Avenue NE.

APPROVED AND ACCEPTED BY:

CITY SURVEYOR 11-6-06 DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hersby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 723209–AL01, CHM issued by First Americon Title Insurance Company on October 23, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

11/6/06
Ronald A. Forstbauer Date
N.M.L.S. No. 6126

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
6126
RONALD A. FORSTBAUER

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22–A, Block 21

being a replat of

Lots 19 Through 22 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

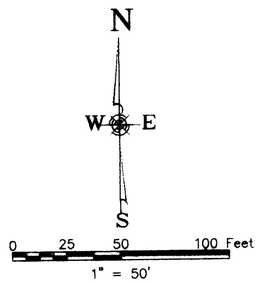
Elena Gallegos Land Grant

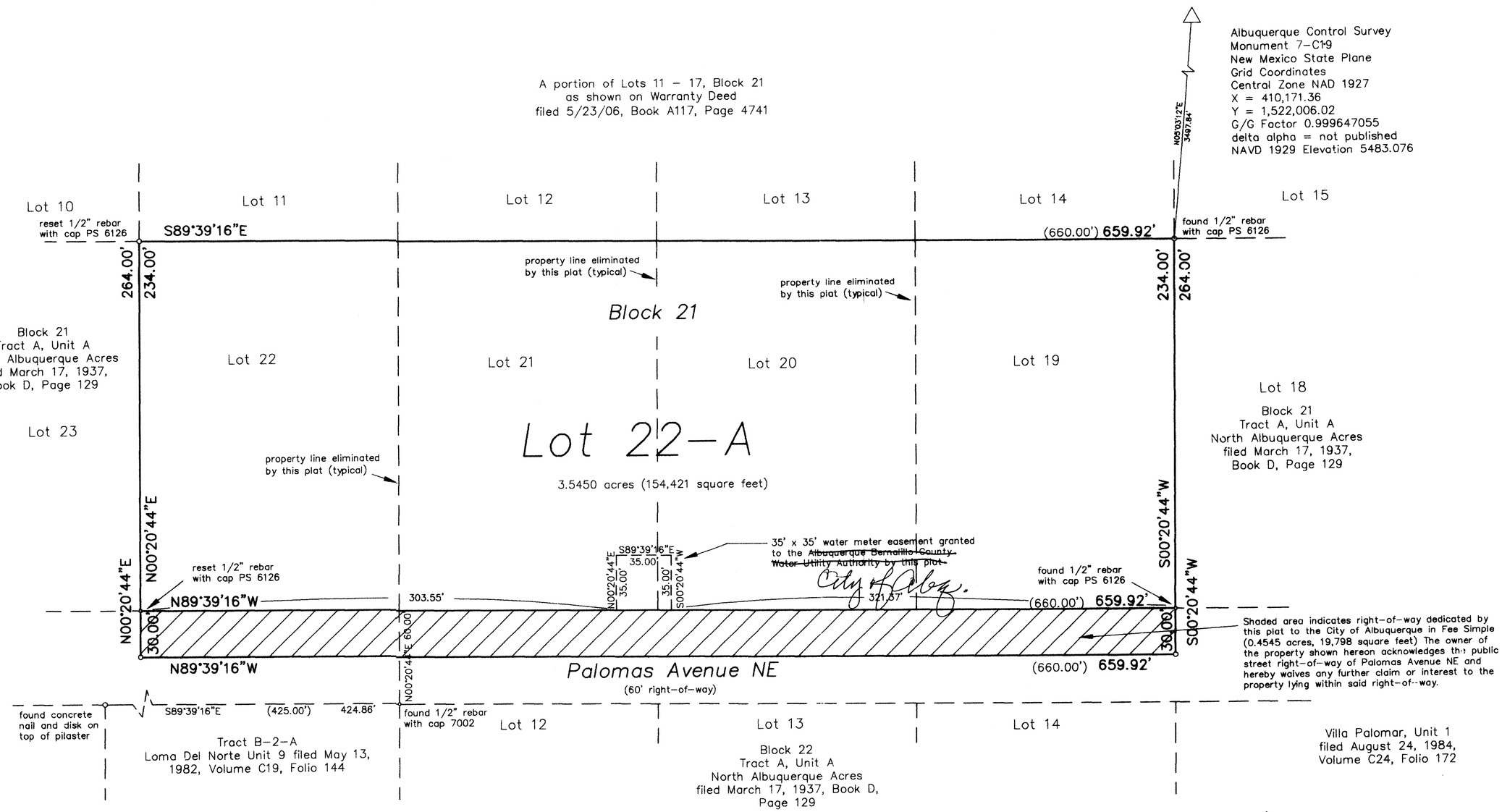
Projected Section 19, T.11N., R.4E., N.M.P.M.

City of Albuquerque

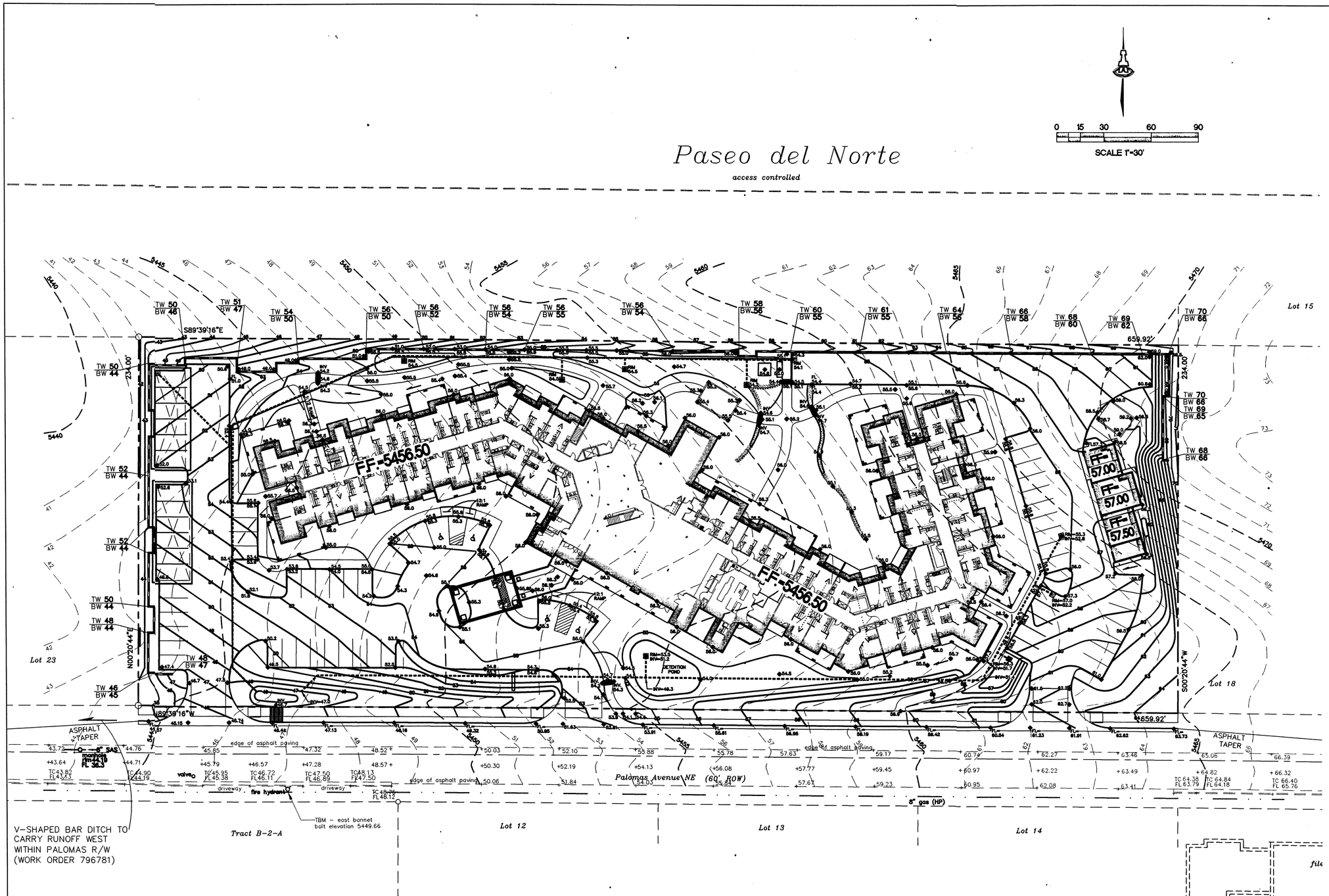
Bernalillo County, New Mexico

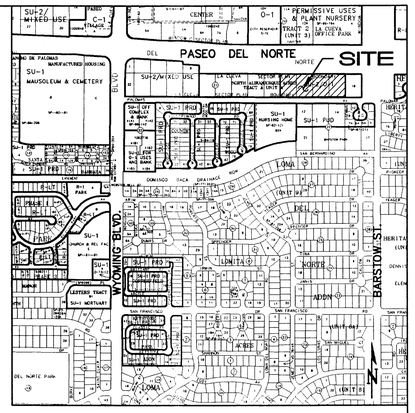
October 2006





Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032





VICINITY MAP

LEGAL: LOTS 19-22, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES.

SURVEYOR: FORSTBAUER SURVEYING CO. DATED MARCH, 2006.

AREA: 3.55 ACRES (154,420 SF)

EXISTING CONDITIONS: SITE SLOPES DOWN FROM EAST TO WEST AT APPROXIMATELY 4%. THE SITE IS UNDEVELOPED AND COVERED WITH NATIVE VEGETATION.
ZONE: 3 LAND TREATMENT: 100% A
Q_{100}= (3.55)(1.87 cfs/Ac)= 6.6 cfs

PROPOSED CONDITIONS: PROPOSED DEVELOPMENT OF A RETIREMENT RESIDENCE INCLUDES 118 UNITS WITH PAVED PARKING/ACCESS AND LANDSCAPING. DEVELOPED RUNOFF WILL BE DISCHARGED TO PALOMAS AVENUE NE.
LAND TREATMENT: 15% B, 31% C, & 54% D
Q_{100}= (0.53)(2.60)+(1.10)(3.45)+(1.91)(5.02)= 14.8 cfs

DEVELOPED RUNOFF WILL BE DETAINED ONSITE AND RELEASED AT A CONTROLLED RATE TO PALOMAS AVENUE NE. A V-SHAPED BAR DITCH WILL BE CONSTRUCTED WITHIN THE NORTH HALF OF THE PALOMAS R/W FROM THE SITE WEST 825 FT TO THE COMMERCIAL DEVELOPMENT CURRENTLY BEING BUILT AT THE SE CORNER OF WYOMING AND PASEO DEL NORTE NE. RUNOFF WILL BE ACCEPTED AND ROUTED THROUGH THAT SITE TO PUBLIC STORM DRAIN FACILITIES.

LEGEND

— — —	EXISTING CONTOUR
———	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 5456.50	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
TW 44 / BW 42	TOP OF WALL / BOTTOM OF WALL ELEVATION
———	RETAINING WALL
AD	AREA DRAIN
INV=72.5	INVERT ELEVATION
12"	DRAIN LINE WITH SIZE
	FLOW ARROW (PROPOSED, ROOF)

NOTE: PUBLIC IMPROVEMENTS WITHIN PALOMAS NE WILL BE CONSTRUCTED BY PUBLIC WORK ORDER 796781.

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER
11/27/06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
PH. 505-268-8828 Fax. 505-268-2632

1499GRD.DWGthor 11.27.06

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

Albuquerque Retirement Residence

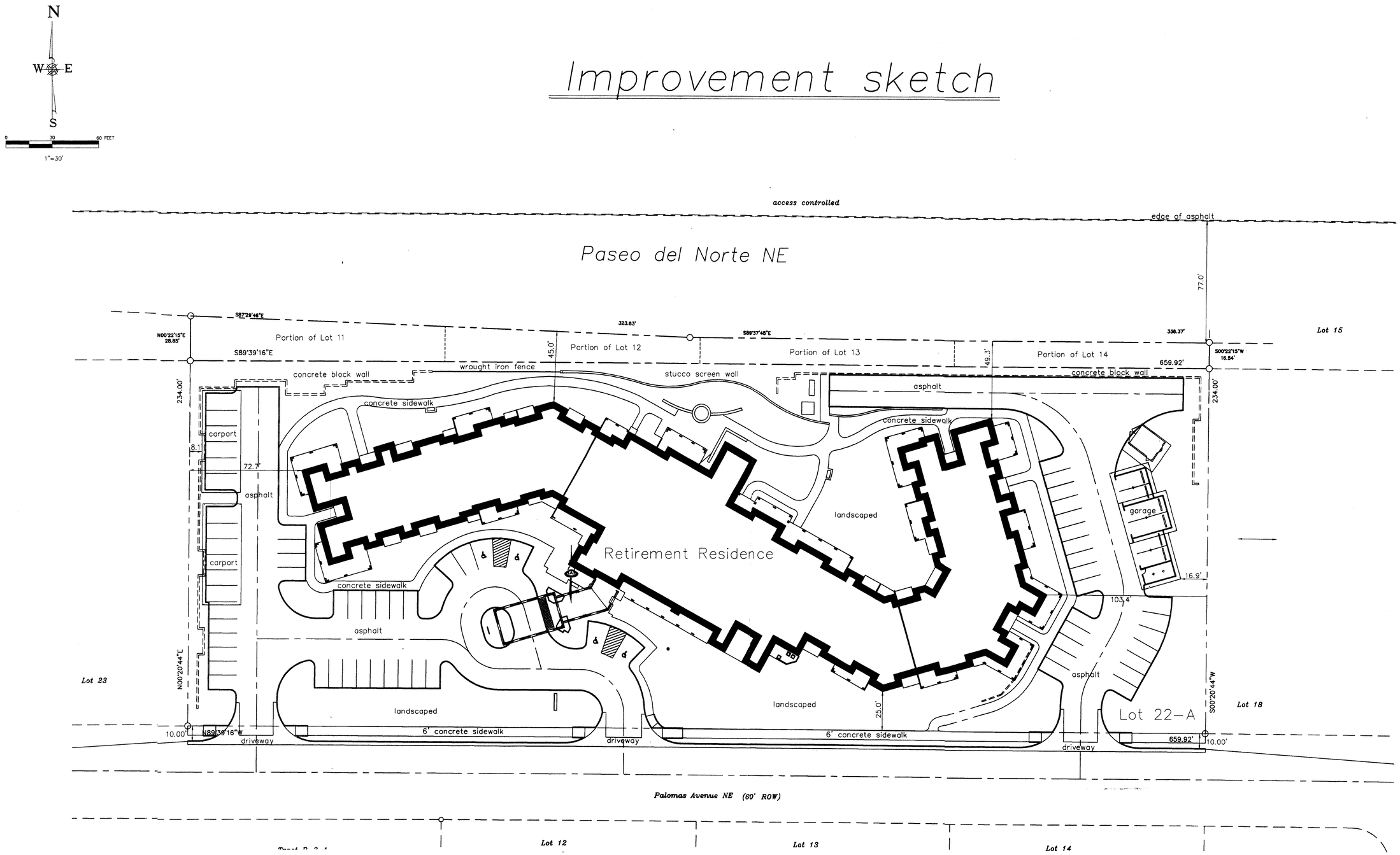
Curry Brandaw Architects

GRADING AND DRAINAGE PLAN

Date: 11/28/05	No.	Revisions	Date	Job No. 1499
Drawn By: thor				PAGE
Ckd By: SMM				SH. OF

M:\ACTIVE\D4\1499\dwg\1499GRD.dwg, 11/27/2006 2:59:54 PM

Improvement sketch

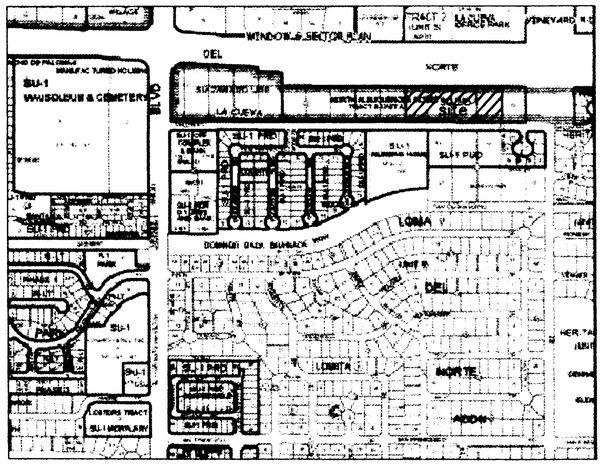


Curry Architecture LLC
471 High Street SE, Suite 10 • • Salem, Oregon 97301
503.399.1090 • • • Fax 503.399.0865
2007 Curry Architecture / Colson & Colson Construction Company

Albuquerque Retirement Residence

Albuquerque, New Mexico

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032



Vicinity Map
no scale

Zone Atlas Page Number D-19
Talos Log Number 2006 112125

Subdivision Data

1. Total gross acreage: 3.9995 acres
2. Zoning: SU2/O-1
3. Total number of lots created by this plat is 1.
4. Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
5. The purpose of this plat is to consolidate Lots 19 through 22 into 1 lot, grant a water meter easement and dedicate the right-of-way on Palomas Avenue NE.
6. Where record distances and measured distances differ ( ) indcates record distance. The plat of North Albuquerque Acres has no bearings.
7. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
8. Date of field survey: 1/13/06
9. Documents used:
   Plat of Tract A, Unit A, North Abuquerque Acres, filed March 17, 1937, Book D, Page 129.
   Title commitment No. 723209-AL01, CHM
   Warranty deed filed 3/31/06, Book A114, Page 6222

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services for the installation, maintenenace, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.

3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

N/A
PNM ELECTRIC SERVICES DATE

N/A
PNM GAS SERVICES DATE

N/A
QWEST TELECOMMUNICATIONS DATE

N/A
COMCAST, INC. DATE

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.

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.

aggie Toulouse Bern. Co. PLAT R 12.00 2007011568 6594515 Page: 1 of 2 01/23/2007 03:59P Bk-2007C Pg-19

LEGAL DESCRIPTION

Lots numbered Nineteen (19) through Twenty-two (22) inclusive, Block 21, Tract A, Unit A, North Albuqueruque Acres, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Map Book D, Page 129.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners do hereby dedicate the 30' right-of-way of Palomas Avenue NE as shown hereon to the City of Albuquerque in Fee Simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Continental Retirement ~~Group~~ S.R. HOLDINGS, Inc., a Texas corporation

Sumaia Hasso, President

Sumaia Hasso, President

ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE) SS

This instrument was acknowledged before me this 31ST day of OCTOBER, 2006 by Sumaia Hasso, President of Continental Retirement ~~Group~~ Holdings, Inc., a Texas corporation, on behalf of said corporation.

Notary Public Grace A. Chow My Commission expires AUGUST 3, 2008

GRACE A. CHOW
Commission # 1505351
Notary Public - California
Orange County
My Comm. Expires Aug 3, 2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-019.063.456.435.105-14
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Lot 22-A, Block 21

being a replat of
Lots 19 Through 22 Inclusive
Block 21, Tract A, Unit A,
North Albuquerque Acres
within
Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
October 2006

PROJECT NUMBER 1004564
Application Number 06DRB-01691

The purpose of this plat is to consolidate Lots 19 through 22 into one (1) lot, grant a water meter easement and dedicate the right-of-way on Palomas Avenue NE.

APPROVED AND ACCEPTED BY:

11-6-06
CITY SURVEYOR DATE

N/A
REAL PROPERTY DIVISION DATE

N/A
ENVIRONMENTAL HEALTH DEPARTMENT DATE

12-6-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

William J. Balch 12/6/06
WATER UTILITY DEPARTMENT DATE

Christina Sandoval 12/6/06
PARKS & RECREATION DEPARTMENT DATE

Bradley L. Bingham 12/6/06
A.M.A.F.C.A. DATE

Bradley L. Bingham 1/23/07
CITY ENGINEER DATE

1-23-07
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 723209-AL01, CHM issued by First Americon Title Insurance Company on October 23, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

11/6/06
Ronald A. Forstbauer Date
N.M.L.S. No. 6126

STATE OF NEW MEXICO PROFESSIONAL SURVEYOR 6126 RONALD A. FORSTBAUER

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Lot 22–A, Block 21

being a replat of

Lots 19 Through 22 Inclusive

Block 21, Tract A, Unit A, North Albuquerque Acres

within

Elena Gallegos Land Grant

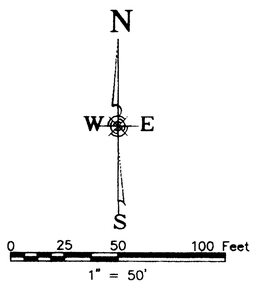
Projected Section 19, T.11N., R.4E., N.M.P.M.

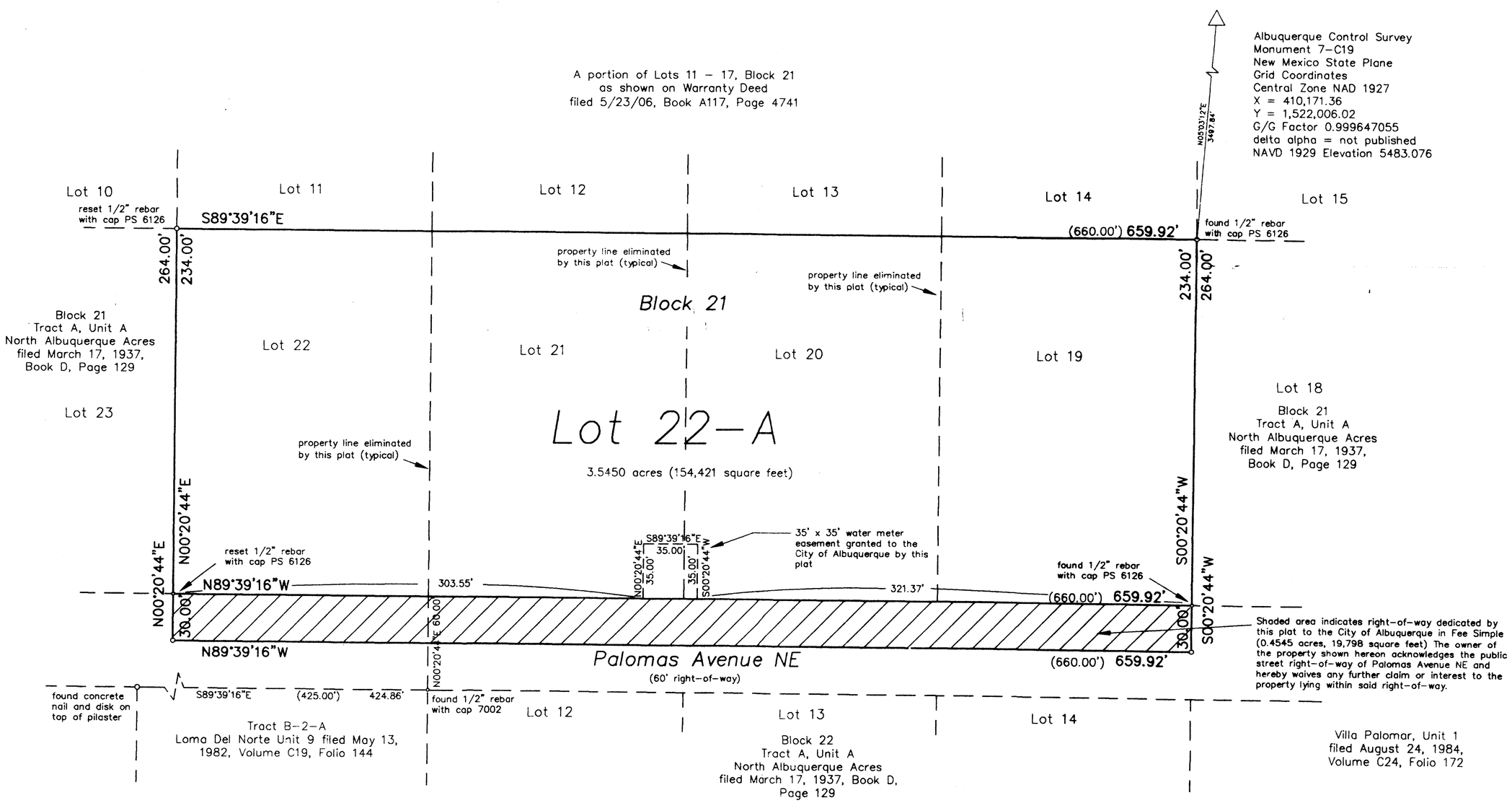
City of Albuquerque

Bernalillo County, New Mexico

October 2006

2007011568
6594515
Page: 2 of 2
01/23/2007 03:59P
aggie Toulouse Bern. Co. PLAT R 12.00 Bk-2007C Pg-19





Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032