

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

BGC
 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.

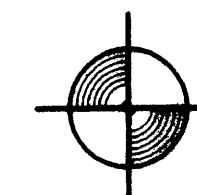
PLAT APPROVAL

Utility Approvals:

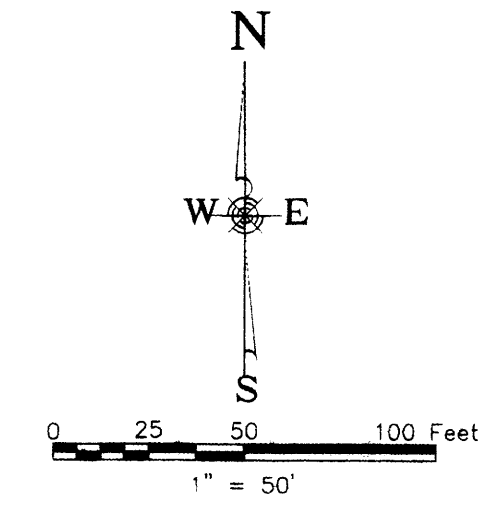
PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST, INC. _____ DATE _____

City Approvals:

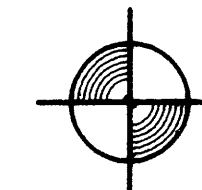
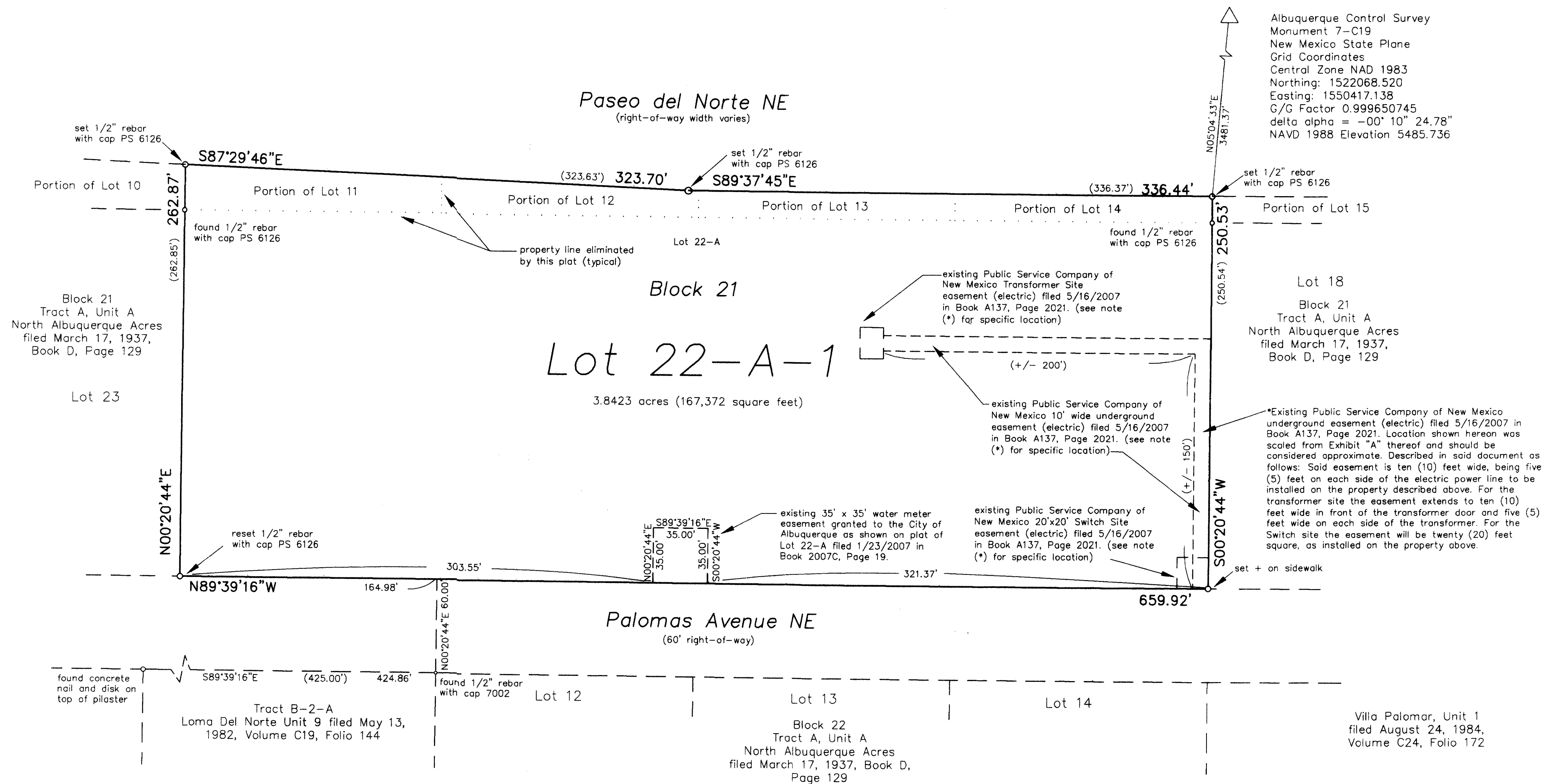
CITY SURVEYOR _____ DATE _____
 REAL PROPERTY DIVISION _____ DATE _____
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWJA _____ DATE _____
 PARKS & RECREATION DEPARTMENT _____ DATE _____
 A.M.A.F.C.A. _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



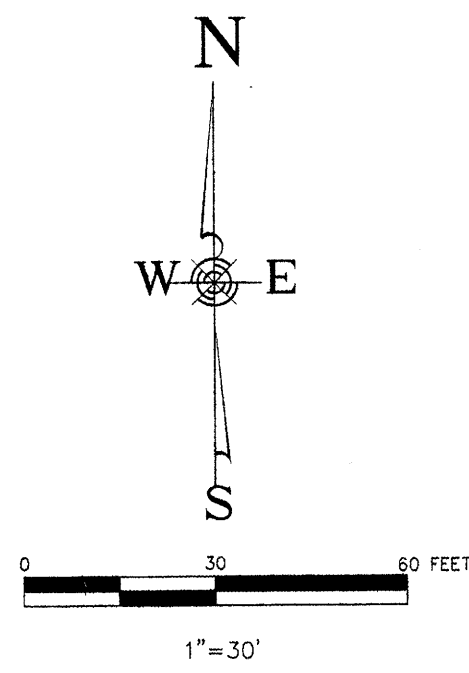
Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032



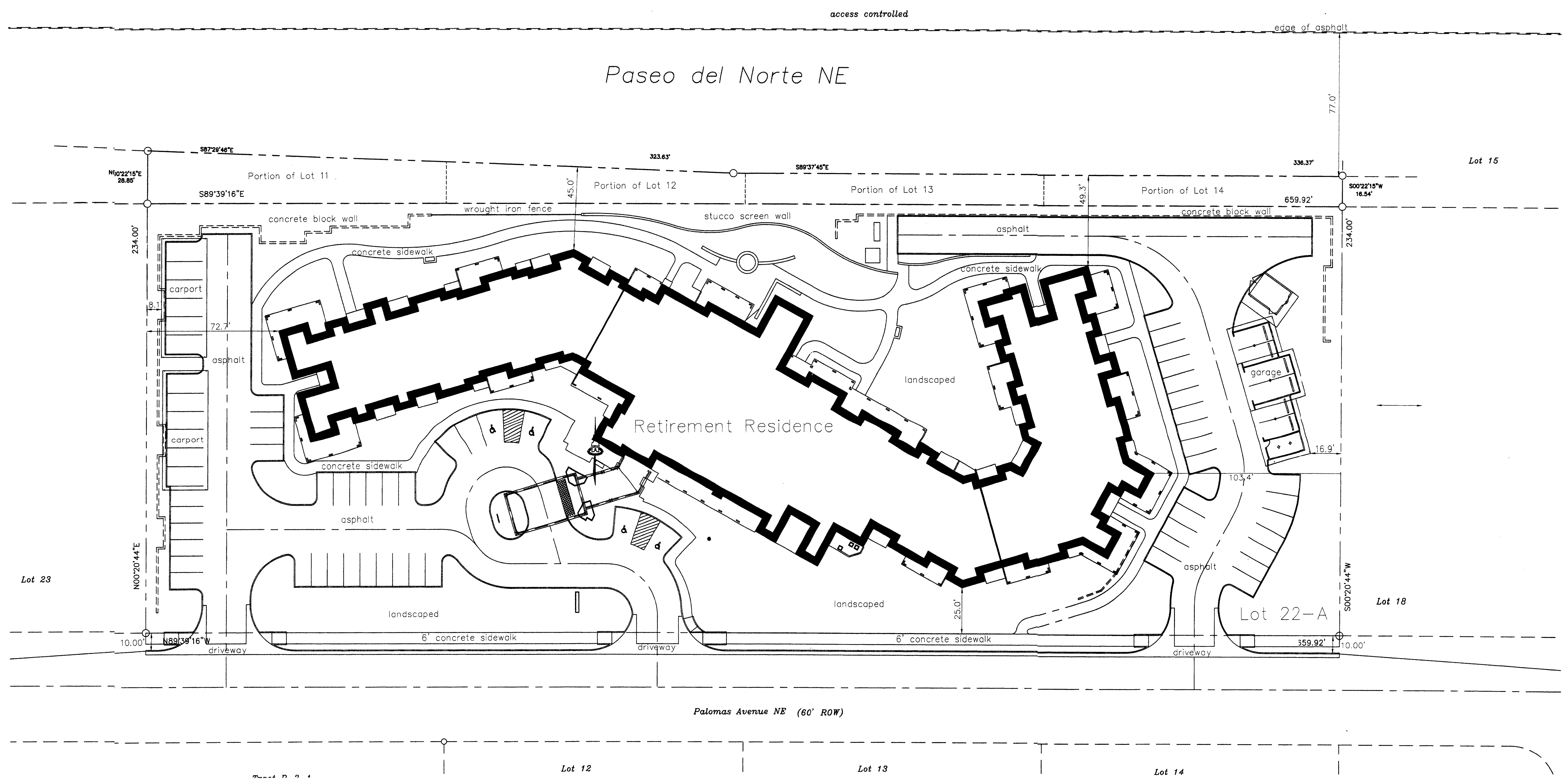
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 May 2008



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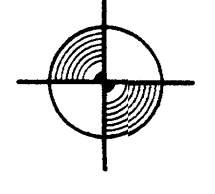
Improvement sketch



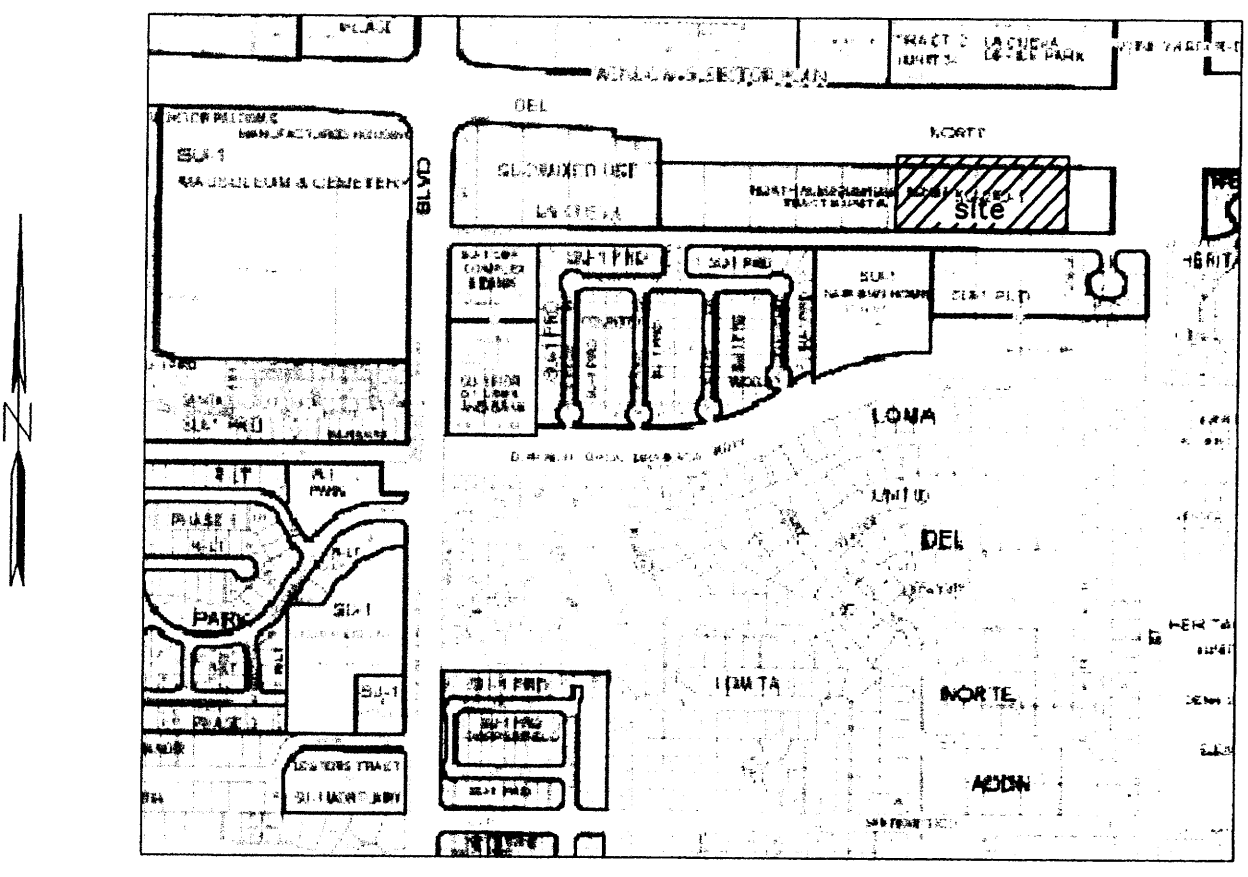
Curry
Architecture LLC
471 High Street SE, Suite 10 • Salem, Oregon 97301
503.399.1590 • Fax 503.399.0265
2007 Curry Architecture / Green & Cotton Construction Company

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
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Zone Atlas Page Number D-19
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Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

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NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

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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:

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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
 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

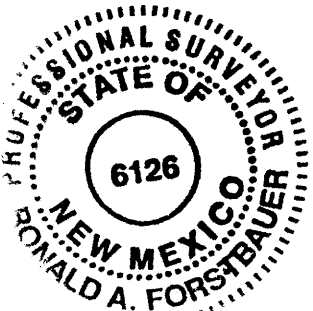
This instrument was acknowledged before me this 11th day of September, 2008 by Barton G. Colson, President of XL Management Services Corp., a Washington corporation, the Manager of Paloma Landing Retirement Residence LLC, a Washington limited liability company.

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



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # *10190034414210511*

PROPERTY OWNER OF RECORD:
Continental Retirement Group
 BERNALILLO COUNTY TREASURER'S OFFICE

Andrew 6/10/09

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 09-70161

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:

<i>N/A</i>	PNM ELECTRIC SERVICES	DATE
<i>N/A</i>	PNM GAS SERVICES	DATE
<i>N/A</i>	QWEST TELECOMMUNICATIONS	DATE
<i>N/A</i>	COMCAST, INC.	DATE

City Approvals:

<i>[Signature]</i>	CITY SURVEYOR	10-15-08	DATE
<i>N/A</i>	REAL PROPERTY DIVISION	DATE	
<i>N/A</i>	ENVIRONMENTAL HEALTH DEPARTMENT	DATE	
<i>[Signature]</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	06/10/09	DATE
<i>[Signature]</i>	ABCWA	6-10-09	DATE
<i>Christina Sandoval</i>	PARKS & RECREATION DEPARTMENT	6/10/09	DATE
<i>Bradley L. Bingham</i>	A.M.A.F.C.A.	6/10/09	DATE
<i>Bradley L. Bingham</i>	CITY ENGINEER	6/10/09	DATE
<i>Jack Clark</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	6/10/09	DATE

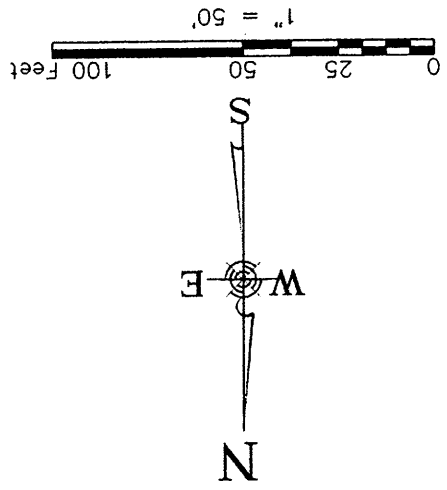
DOCH 2009065001
 06/10/2009 10:57 AM Page: 1 of 2
 CityPLAT R \$12.00 B: 2009C P: 0090 M: Toulouse Olivere, Bernalillo Cou

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

Lot 22-A-1

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

Albuquerque Control Survey
 Monument 7-C19
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1983
 Northing: 1522068.520
 Easting: 1550417.138
 G/G Factor 0.999650745
 delta alpha = -00° 10' 24.78"
 NAVD 1988 Elevation 5485.736



Existing Public Service Company of New Mexico underground easement (electric) filed 5/16/2007 in Book A137, Page 2021. Described in said document as follows: Said easement is ten (10) feet wide, being five (5) feet on each side of the electric power line to be installed on the property described above. For the transformer site the easement extends to ten (10) feet wide in front of the transformer door and five (5) feet wide on each side of the transformer. For the Switch site the easement will be twenty (20) feet square, as installed on the property above. The location shown hereon was determined from the actual as-built location of the transformer and from the easement exhibit.

Block 21
 Tract A, Unit A
 North Albuquerque Acres
 filed June 11, 2008,
 Book 2008C, Page 0131

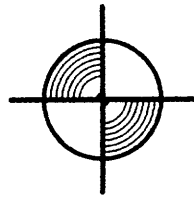
Existing Public Service Company of New Mexico Transformer Site easement (electric) filed 5/16/2007 in Book A137, Page 2021. (see note) (*) for specific location)

Existing Public Service Company of Albuquerque as shown on plat of Lot 22-A filed 1/23/2007 in Book A137, Page 2021. (see note) (*) for specific location)

existing 35' x 35' water meter easement granted to the City of Albuquerque as shown on plat of Lot 22-A filed 1/23/2007 in Book 2007C, Page 19. (see note) (*) for specific location)

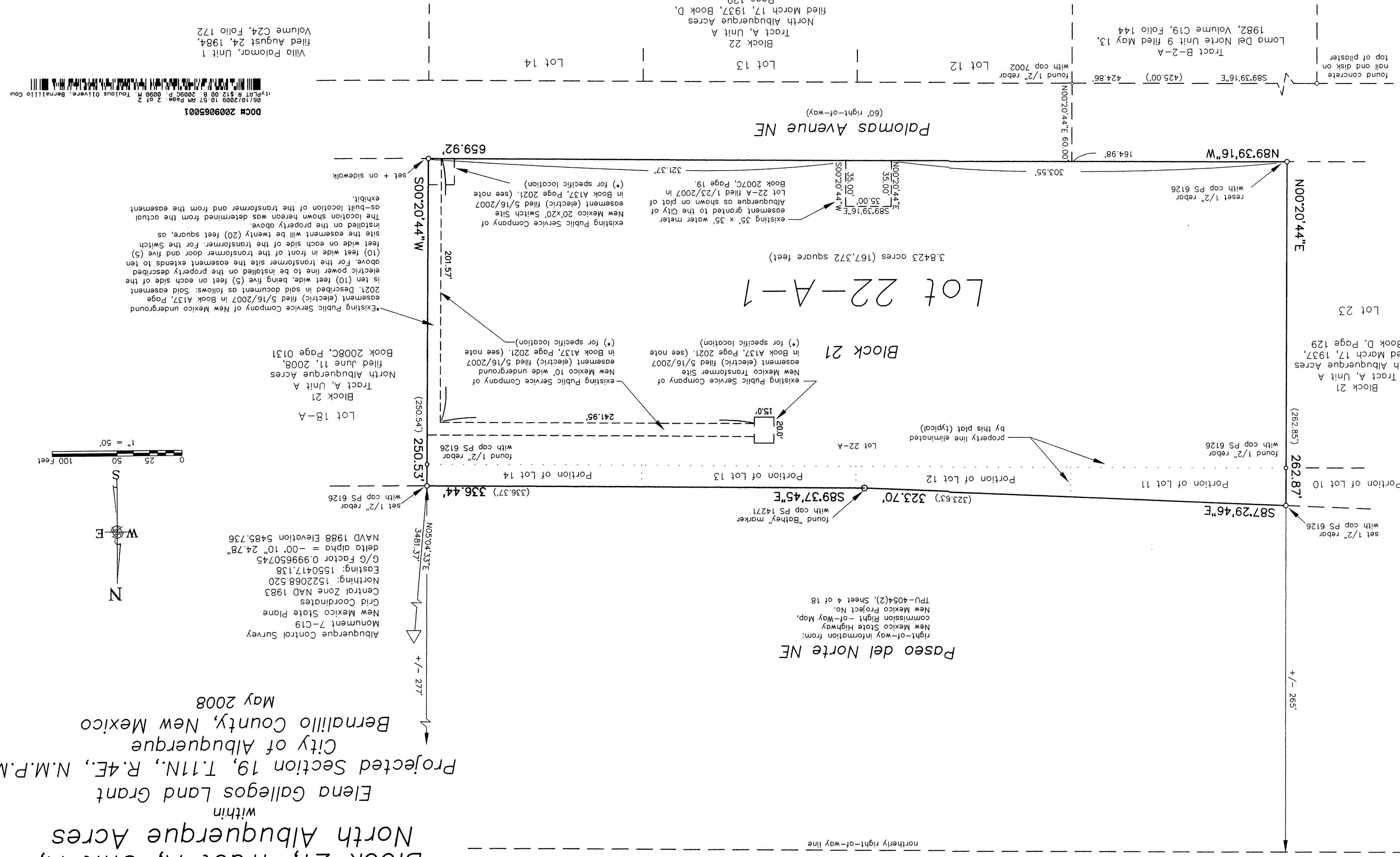
right-of-way information from:
 New Mexico State Highway
 Commission Right-of-Way Map,
 New Mexico Project No.
 TPU-4034(2), Sheet 4 of 18

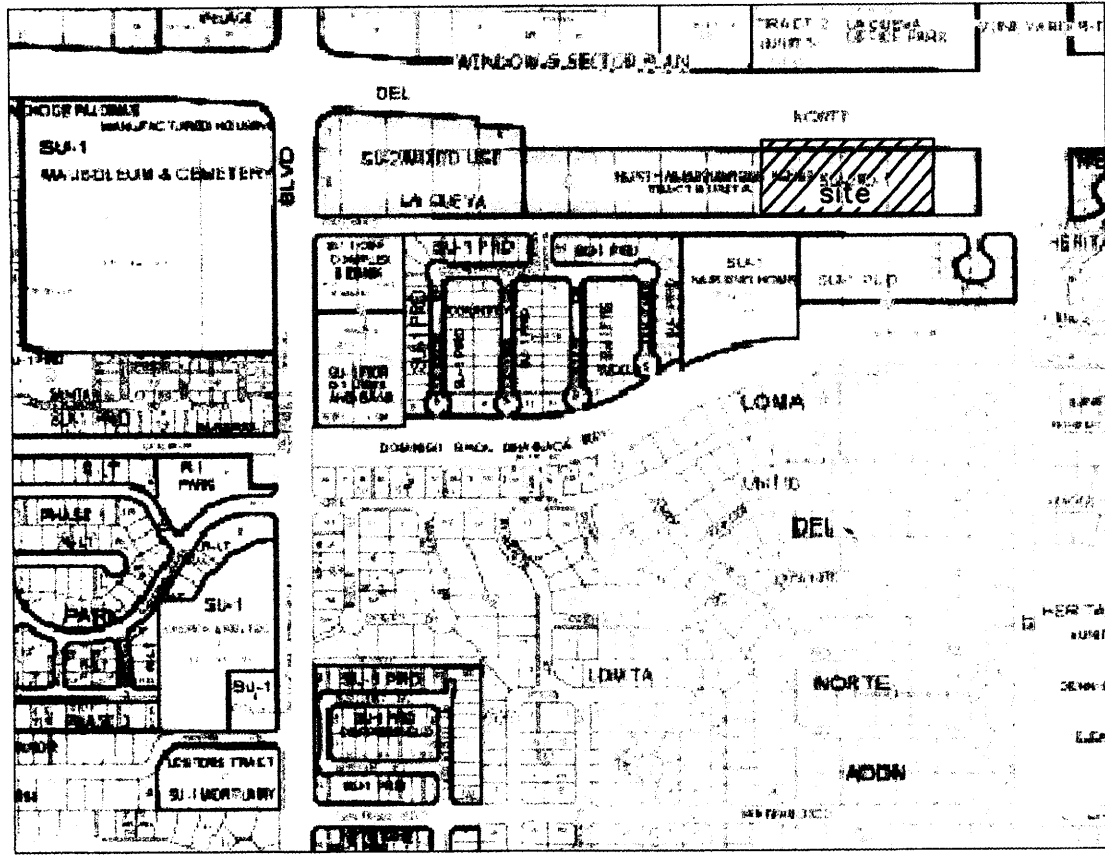
Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2



Villio Palomar, Unit 1
 filed August 24, 1984,
 Volume C24, Folio 172

DCH 2009065001
 06/10/2009 10:57 AM Page: 2 of 2
 t:\PLAT R.512.00 B. 2009C P. 0090 M. Tolous Olive, Bernalillo Co.





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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
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

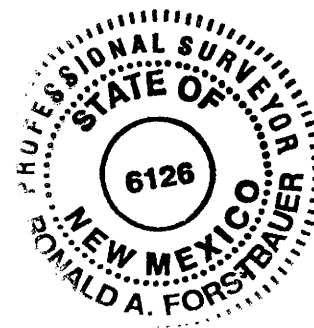
This instrument was acknowledged before me this 11th day of September, 2008 by Barton G. Colson, President of XL Management Services Corp., a Washington corporation, the Manager of Paloma Landing Retirement Residence LLC, a Washington limited liability company.

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 Oct 13, 2008
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: *[Signature]* 10-15-08
CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

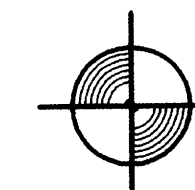
ABCWUA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

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

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

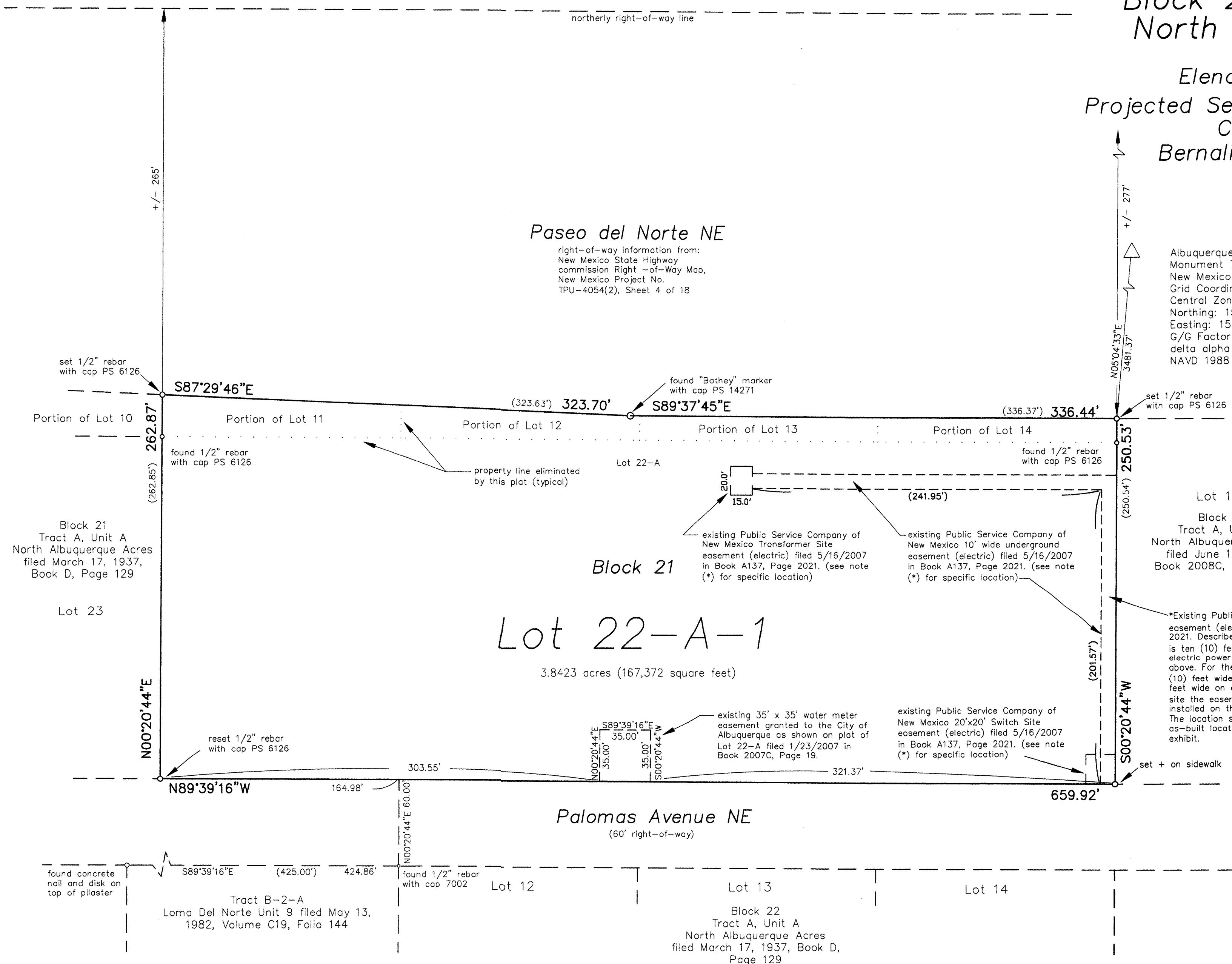
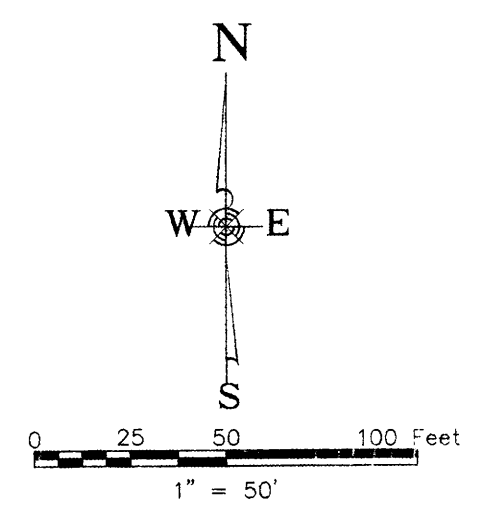


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

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

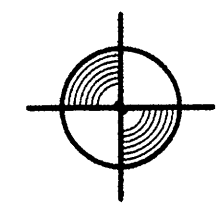
Paseo del Norte NE
 right-of-way information from:
 New Mexico State Highway
 Commission Right-of-Way Map,
 New Mexico Project No.
 TPU-4054(2), Sheet 4 of 18

Albuquerque Control Survey
 Monument 7-C19
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1983
 Northing: 1522068.520
 Easting: 1550417.138
 G/G Factor 0.999650745
 delta alpha = -00° 10' 24.78"
 NAVD 1988 Elevation 5485.736



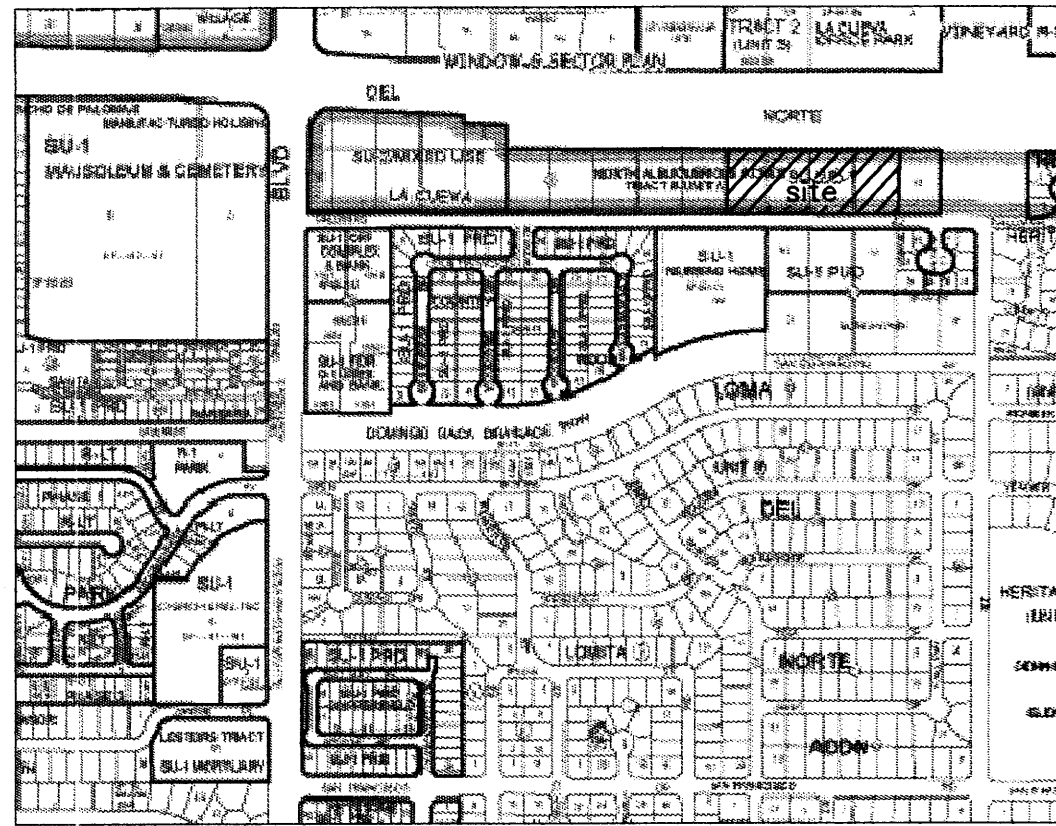
*Existing Public Service Company of New Mexico underground easement (electric) filed 5/16/2007 in Book A137, Page 2021. Described in said document as follows: Said easement is ten (10) feet wide, being five (5) feet on each side of the electric power line to be installed on the property described above. For the transformer site the easement extends to ten (10) feet wide in front of the transformer door and five (5) feet wide on each side of the transformer. For the Switch site the easement will be twenty (20) feet square, as installed on the property above. The location shown hereon was determined from the actual as-built location of the transformer and from the easement exhibit.

Villa Palomar, Unit 1
 filed August 24, 1984,
 Volume C24, Folio 172



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: ~~6-3 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 () indicates 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 Albuquerque 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, 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. 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 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.

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.

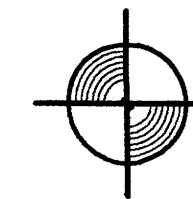
APPROVED AND ACCEPTED BY:

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

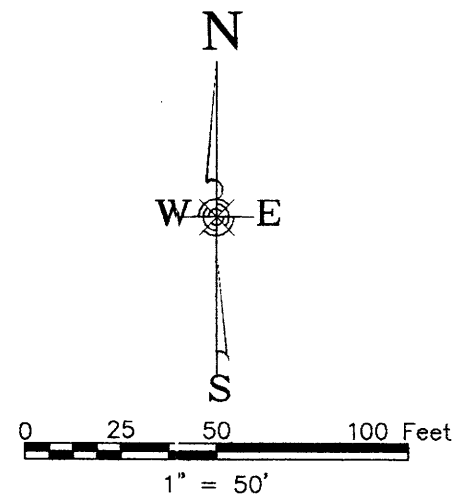
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and 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 American 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

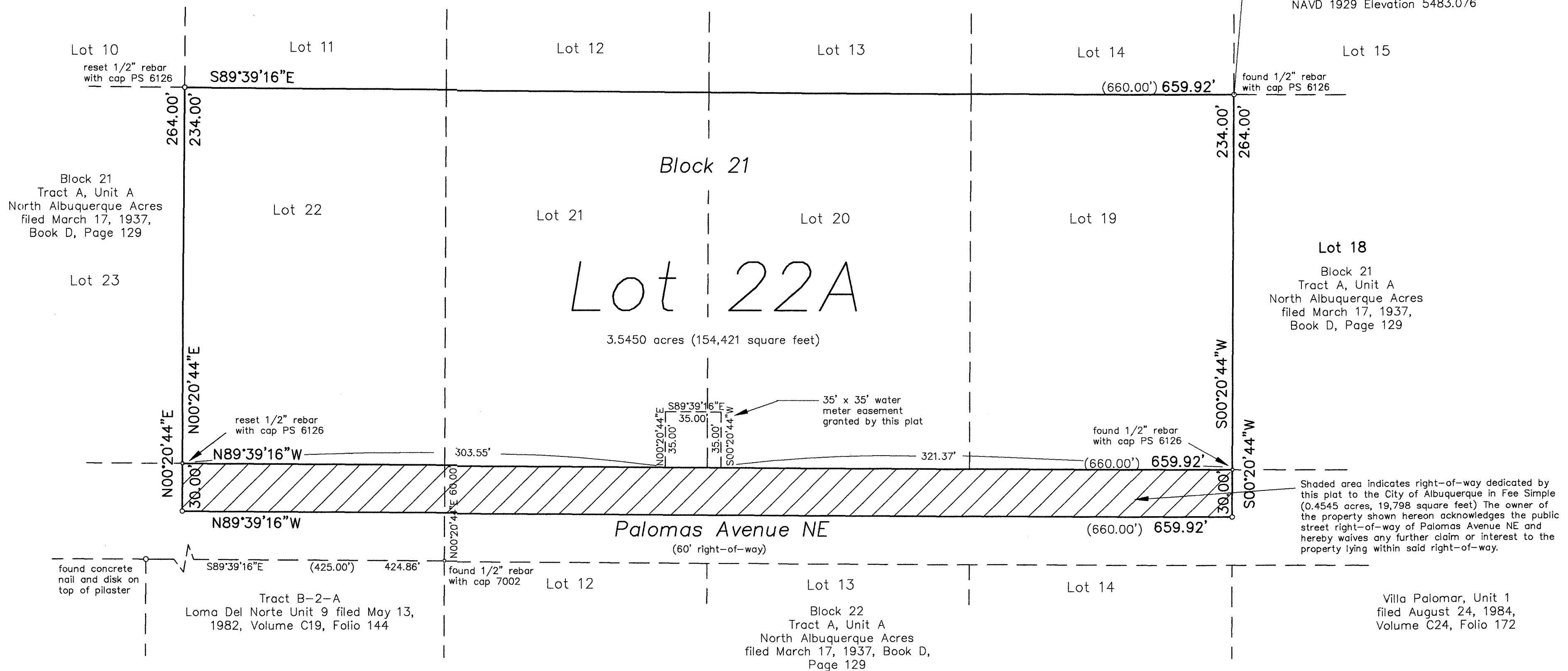


Note: Lots 10-17, Block 21 conveyed to the County of Bernalillo by Warranty Deed recorded August 4, 1997, Book 97-21, Page 1548-1564. The City of Albuquerque website shows this property as right-of-way.

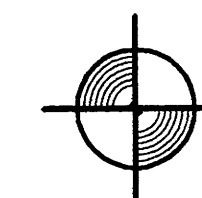
Paseo del Norte
 access controlled
 (right-of-way varies)

Block 21
 Tract A, Unit A
 North Albuquerque Acres
 filed March 17, 1937,
 Book D, Page 129

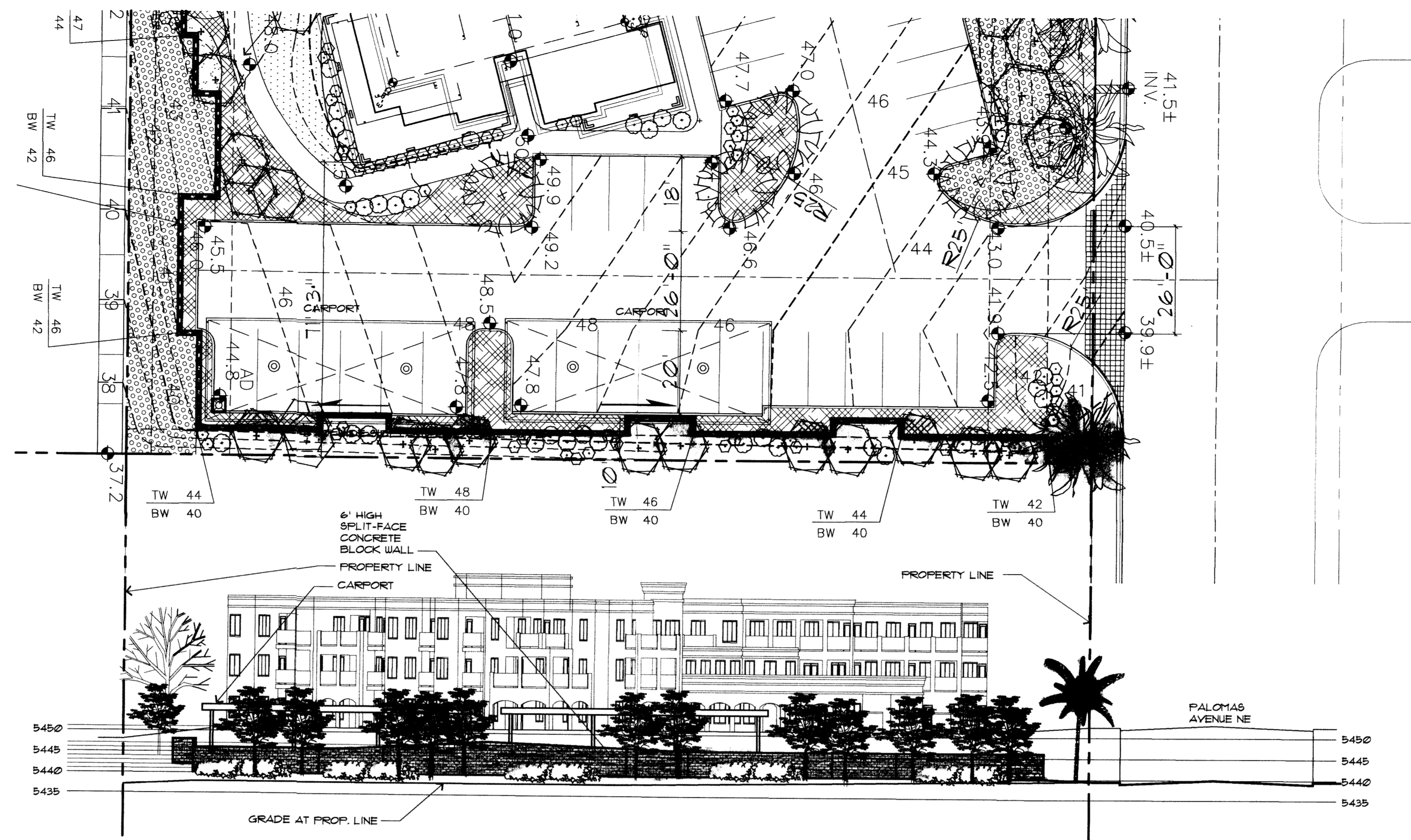
Albuquerque Control Survey
 Monument 7-C19
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 410,171.36
 Y = 1,522,006.02
 G/G Factor 0.999647055
 delta alpha = not published
 NAVD 1929 Elevation 5483.076



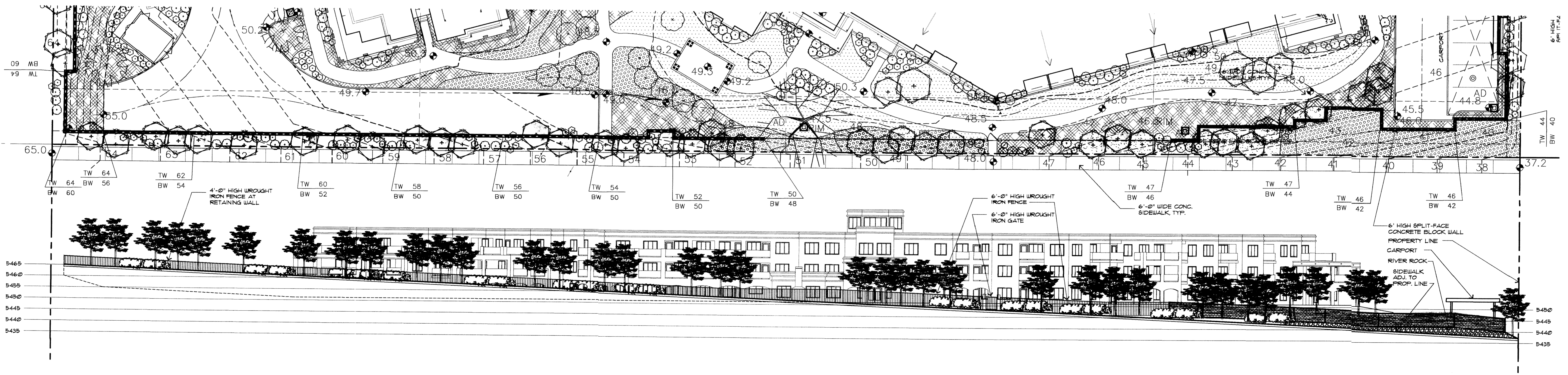
Villa Palomar, Unit 1
 filed August 24, 1984,
 Volume C24, Folio 172



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



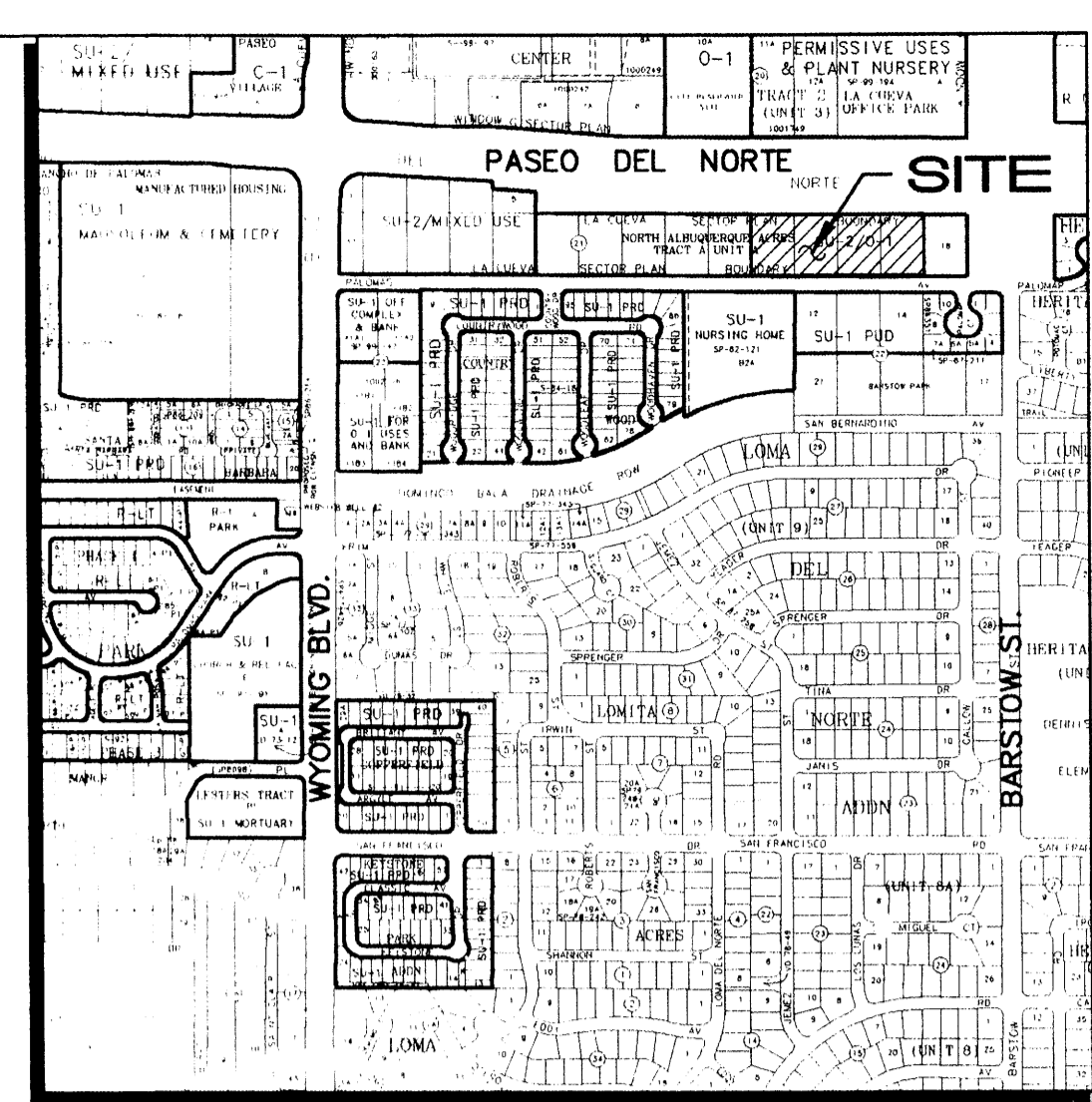
B WEST ELEVATION
 SCALE: 1/4"=20'-0" (TYP. ALL DRUG'S THIS SHEET UON)



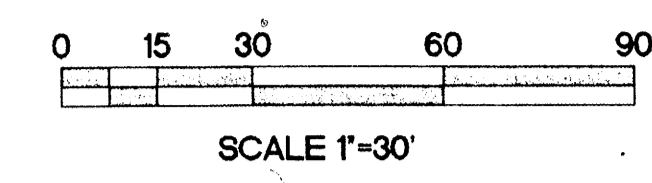
A NORTH ELEVATION
 SCALE: 1/4"=20'-0" (TYP. ALL DRUG'S THIS SHEET UON)



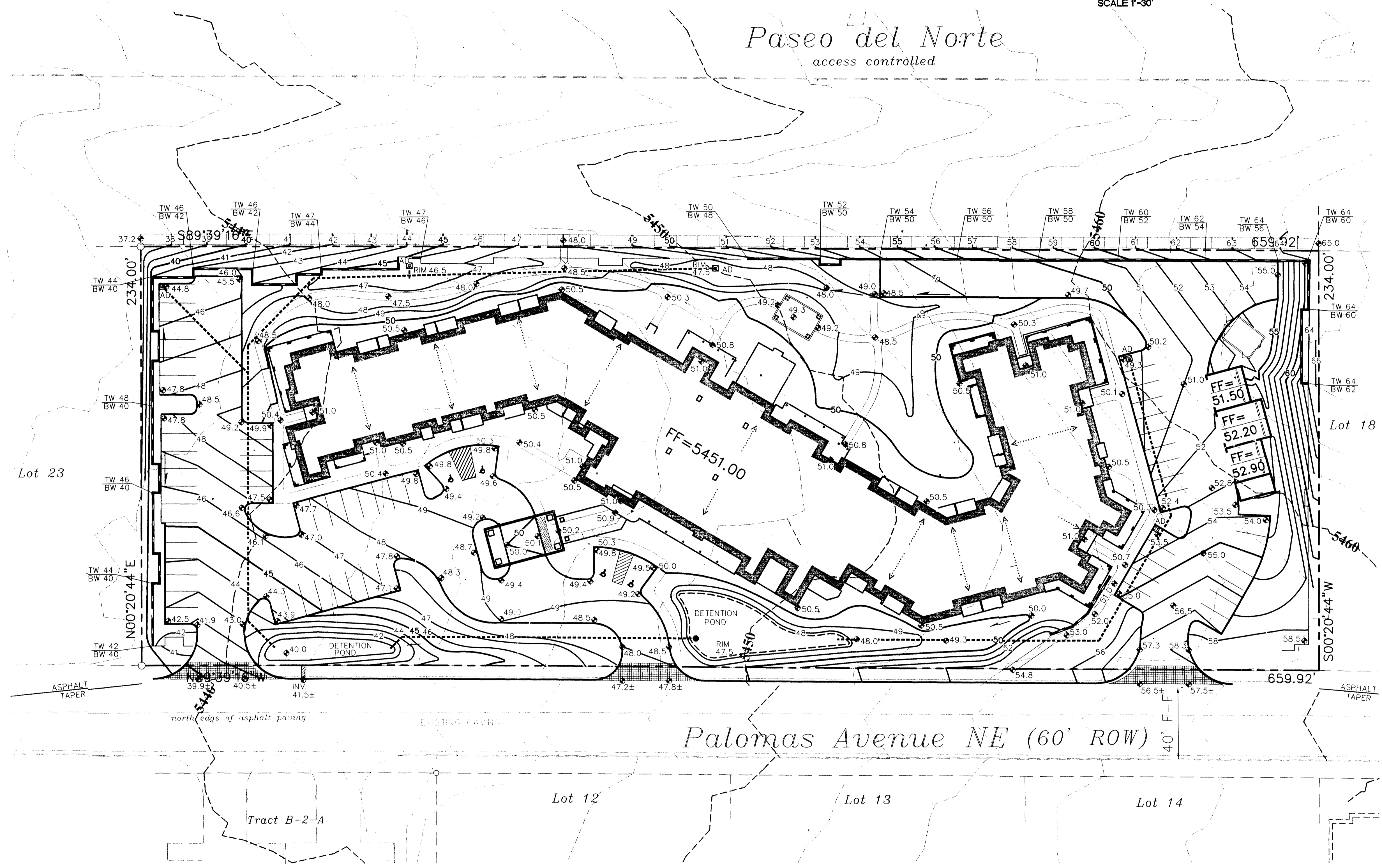
Perspective View at Front Entry



D-19-Z 1"=750'±



Paseo del Norte
access controlled



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
 $Q_{100} = (3.55)(1.87 \text{ cfs/Ac}) = 6.6 \text{ cfs}$

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
 $Q_{100} = (0.53)(2.60) + (1.10)(3.45) + (1.91)(5.02) = 14.8 \text{ cfs}$

- 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 ELEVATION
 - ▬▬▬ 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.

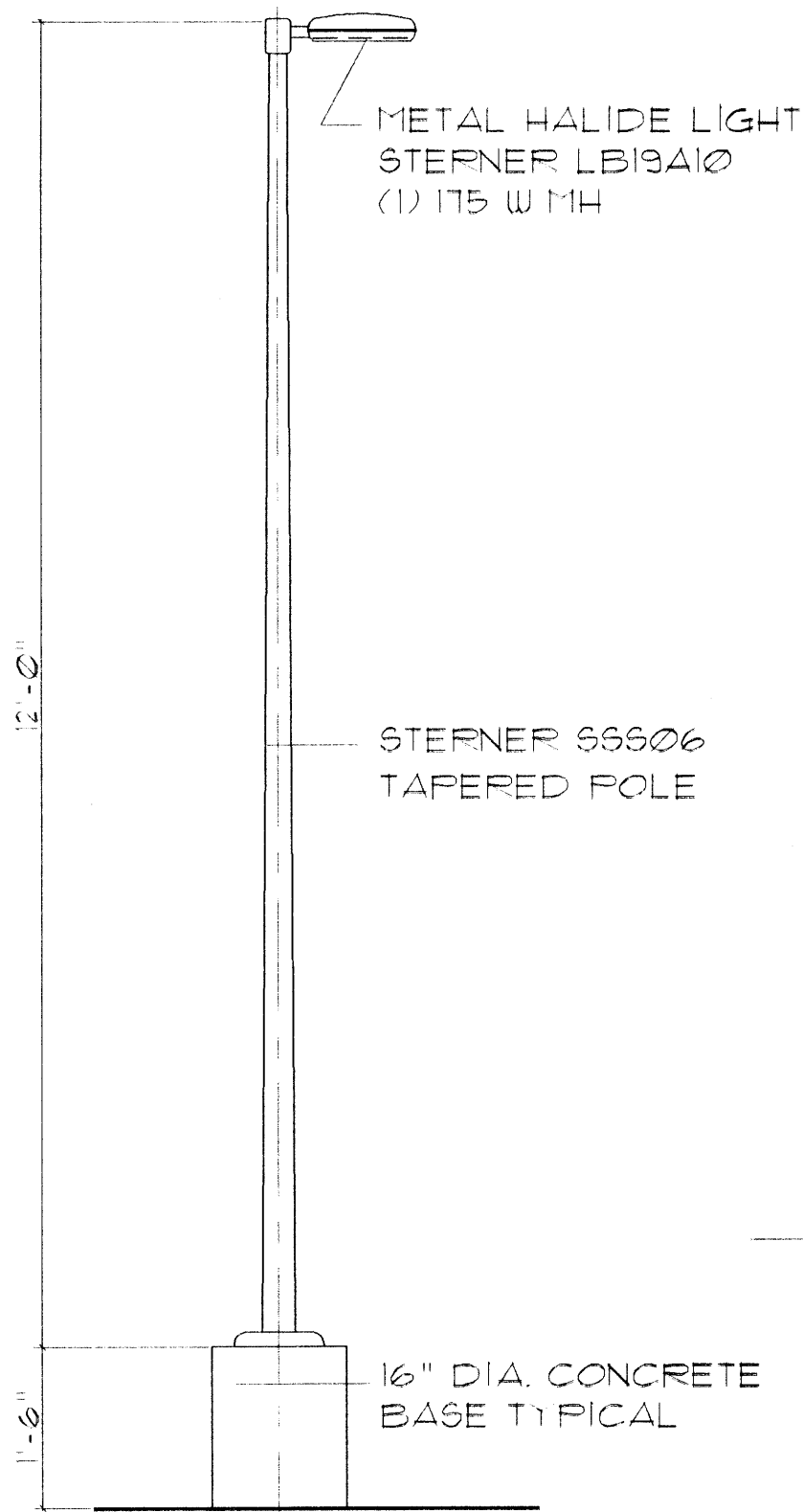
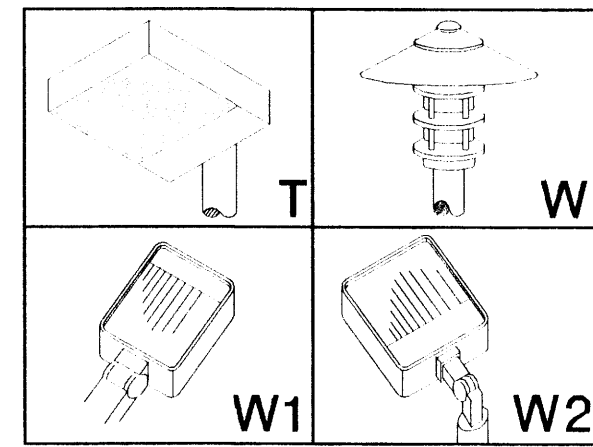
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1499GRD.DWG

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
Chk By: SMM			51 OF

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	CARPET CEILING MOUNT HID WIDE ANGLE



PARKING LIGHT



WALK LIGHT

PROJECT NUMBER: _____

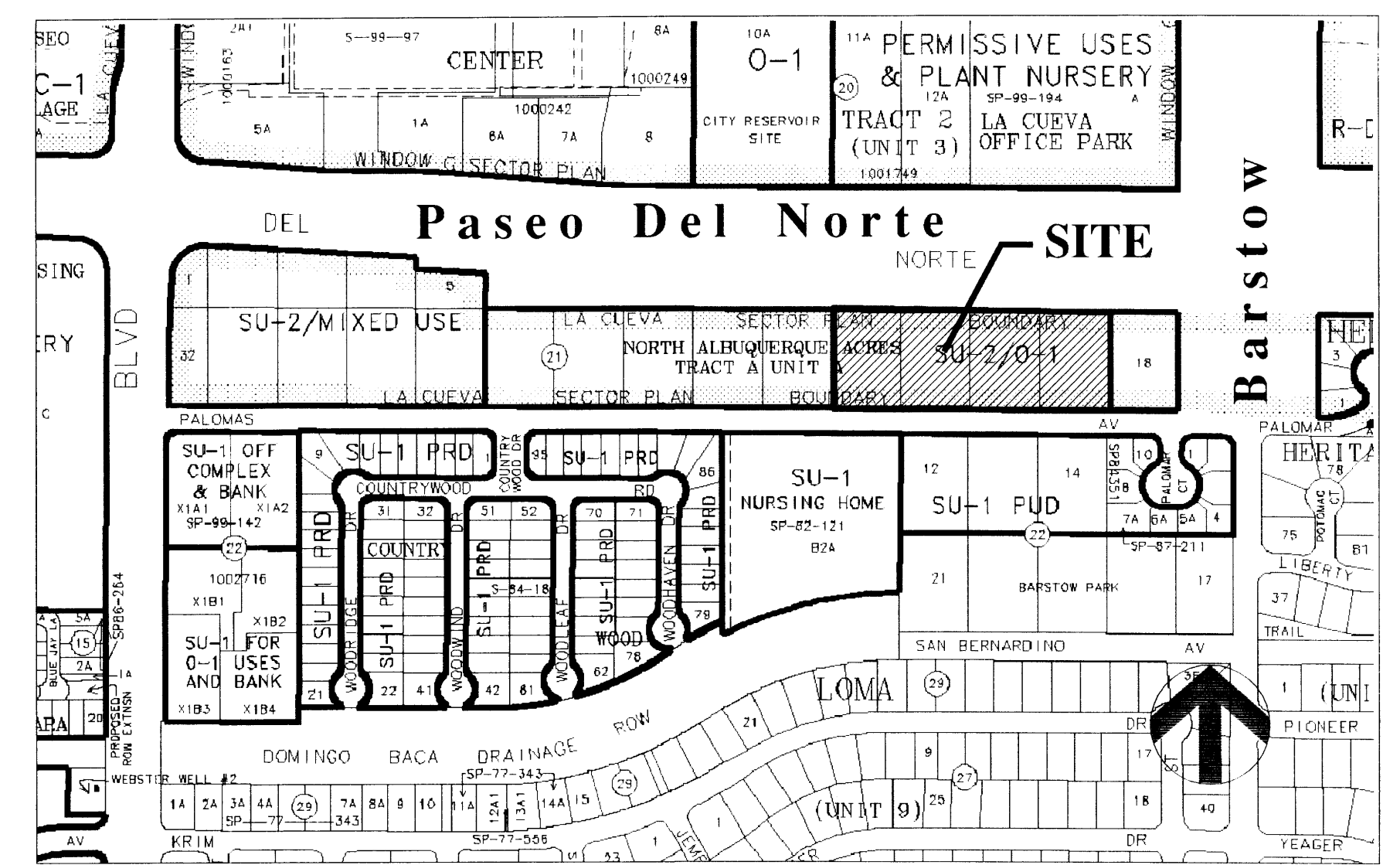
Application Number: _____

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.

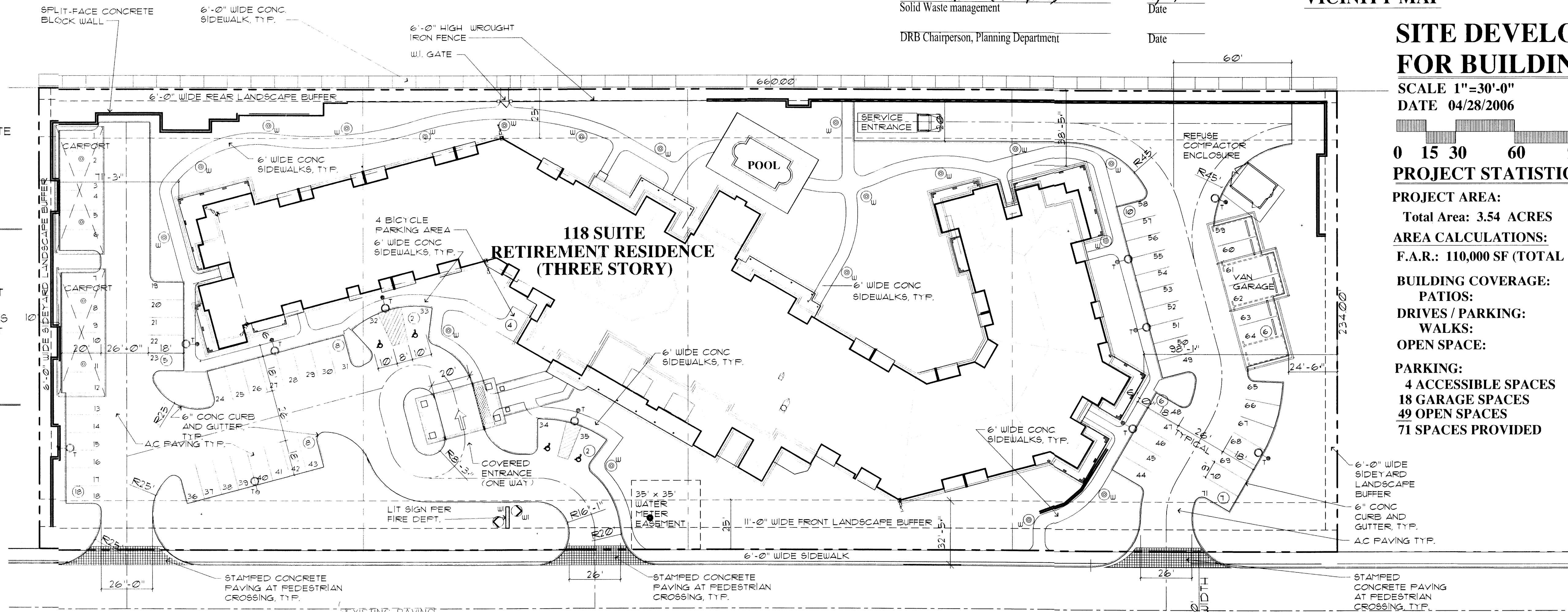
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Michael Helton (24" Computer)	8/23/06
Solid Waste management	Date
DRB Chairperson, Planning Department	Date



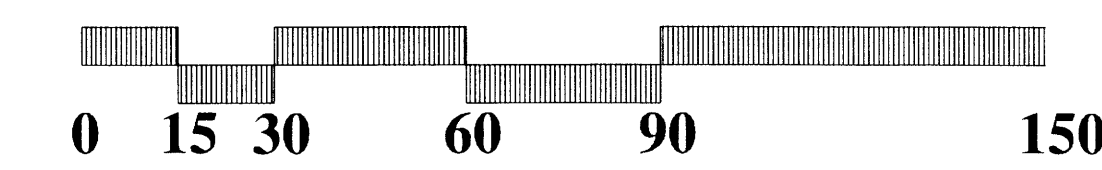
VICINITY MAP

Paseo Del Norte



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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



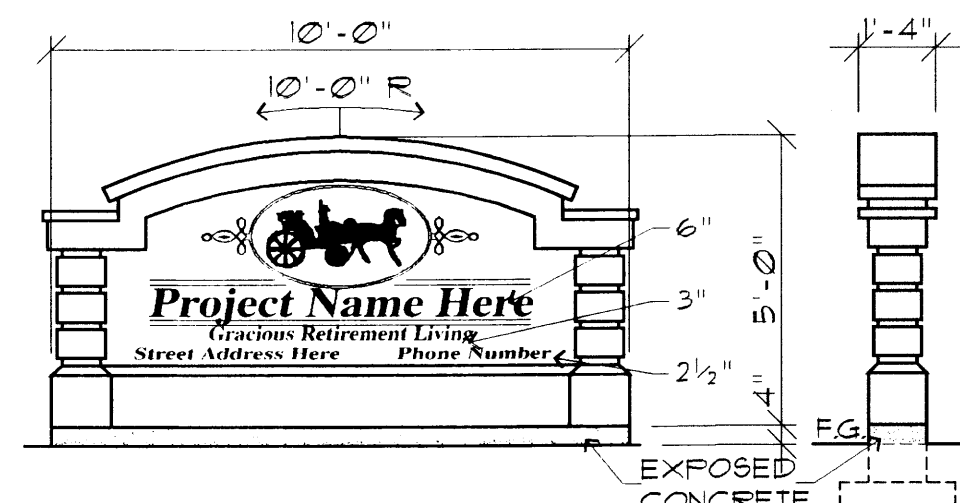
PROJECT STATISTICS:

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	1 SPACE PER 2 BEDS
	18 GARAGE SPACES	136 BEDS / 2 = 68 SPACES
	49 OPEN SPACES	
	71 SPACES PROVIDED	
PARKING REQUIRED:	BIKE PARKING: 1 PER 20 SPACES = 4	

Palomas Avenue NE

GENERAL NOTES:

- PERIMETER WALLS AND REFUSE ENCLOSURE WALLS TO MATCH BUILDING COLOR AND MATERIALS.
- 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:**
- MANUFACTURER: SIGN-A-RAMA
 - LETTERING: ALL RAISED (SIGN FONT-CUSTOM PAINTED)
 - ACRYLIC OVAL SHAPE W/VINYL LETTERS (2nd SURFACE)
 - 8"x24" CONTINUOUS FOOTING WITH 2 - #4 CONT. REBAR
 - SIGN MATERIALS AND COLORS SHALL BE COMPATIBLE/MATCH BUILDING EXTERIOR

Albuquerque Retirement Residence

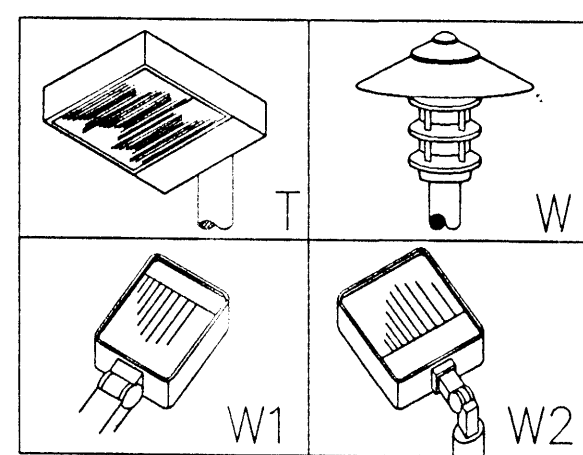
Albuquerque, New Mexico

Curry Brandaw Architects
PARTNERSHIP
2601 25th Street SE, Suite 300 Salem, Oregon 97302
503.399-1090 Street 503.399-1144 Fax 503.399-0965

Holiday RETIREMENT CORP.
2500 McCluer St. S.E. Suite 300 Salem, OR 97302
P.O. Box 14111 Salem, OR 97309-5028
(503)370-7070 Fax(503)384-6716

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	CARPORIT CEILING MOUNT HID WIDE ANGLE



20'-0" MAX
METAL HALIDE LIGHT
STERNER LB19A10
(1) 115 W MH

STERNER 55506
TAPERED POLE

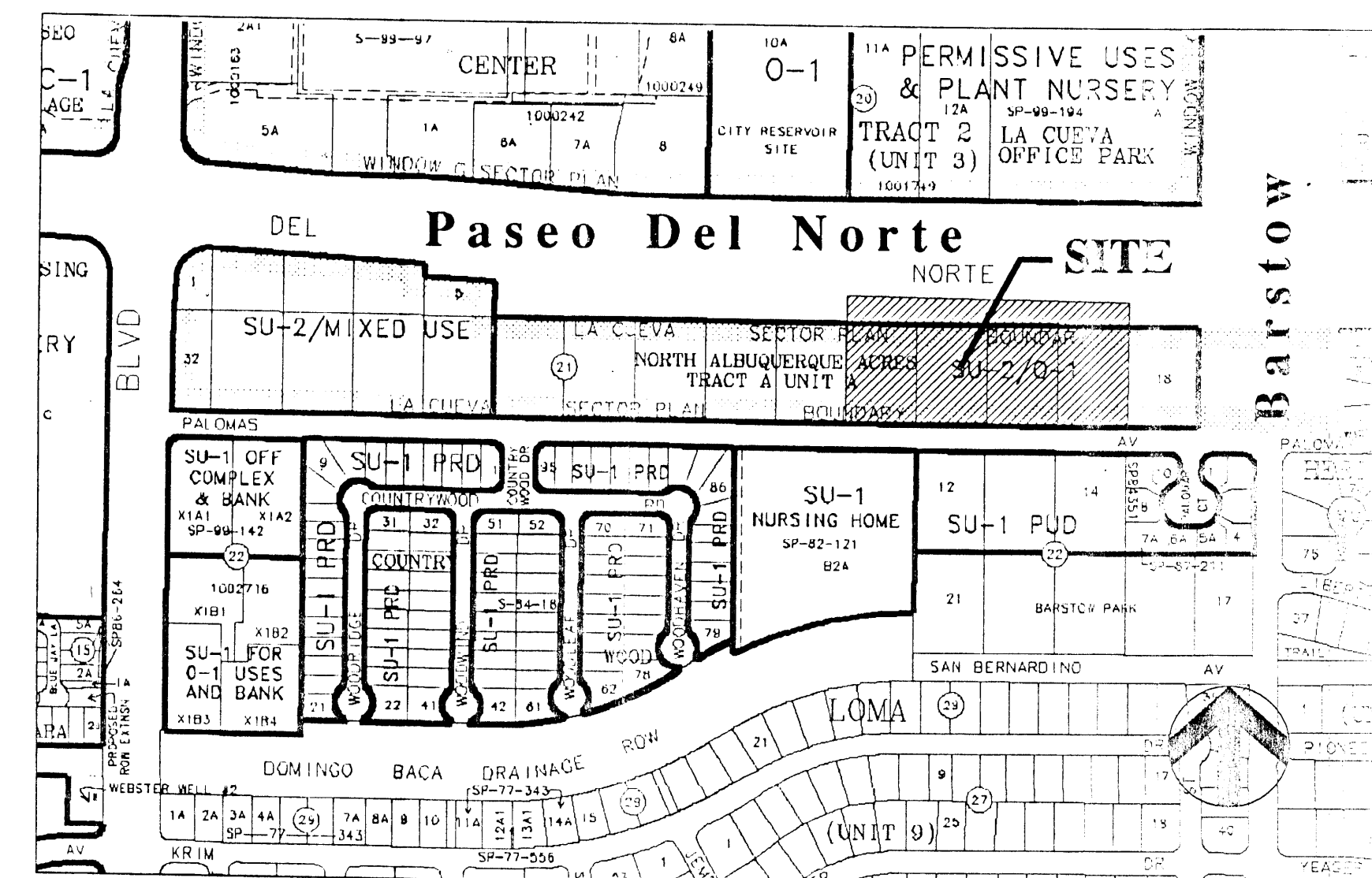
PARKING LIGHT

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

**SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT**

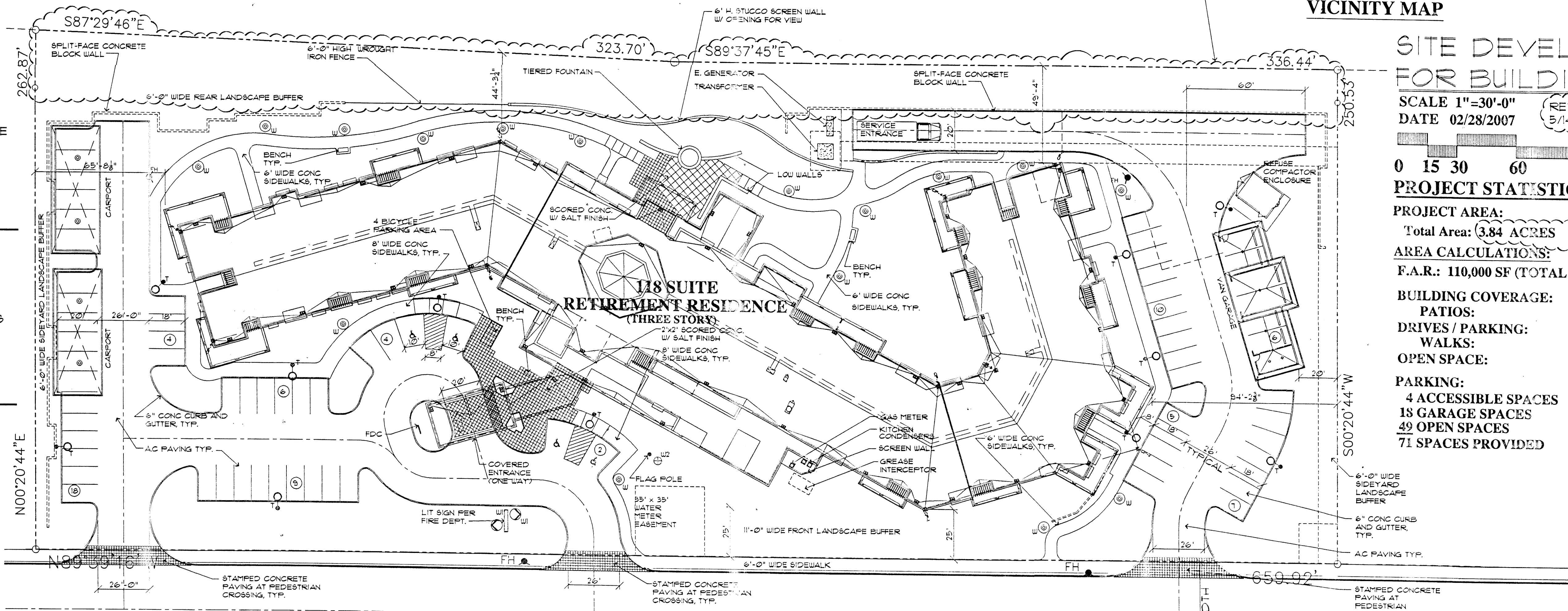
SCALE 1"=30'-0"
DATE 02/28/2007

REVISED
5/14/09

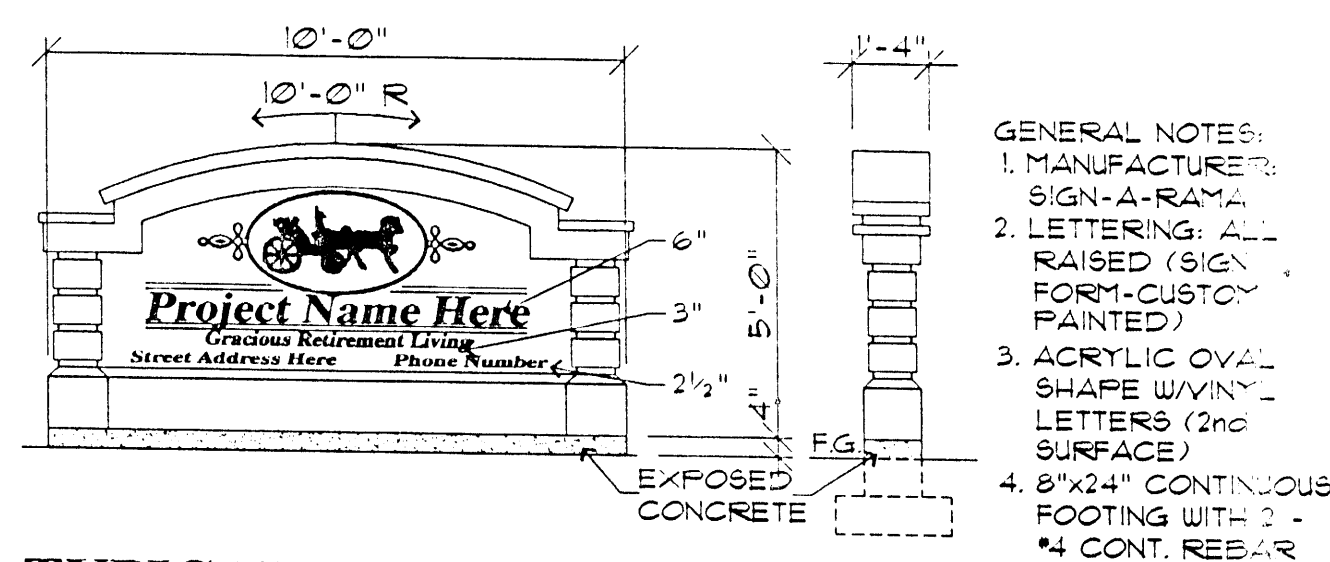
0 15 30 60 90 150

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	PARKING REQUIRED:
	18 GARAGE SPACES	1 SPACE PER 2 BEDS
	49 OPEN SPACES	136 BEDS / 2 = 68 SPACES
	71 SPACES PROVIDED	BIKE PARKING:
		1 PER 20 SPACES = 4



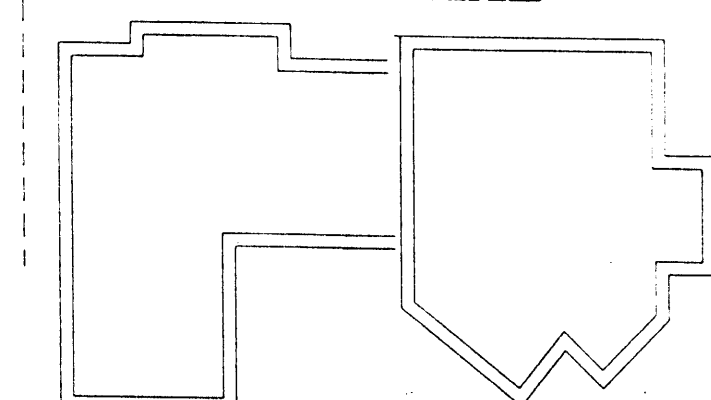
Palomas Avenue NE



TYPICAL PROJECT SIGN

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

RESIDENTIAL



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

APPROVED BY: *Russell B. ...* DATE: 05 June 2009

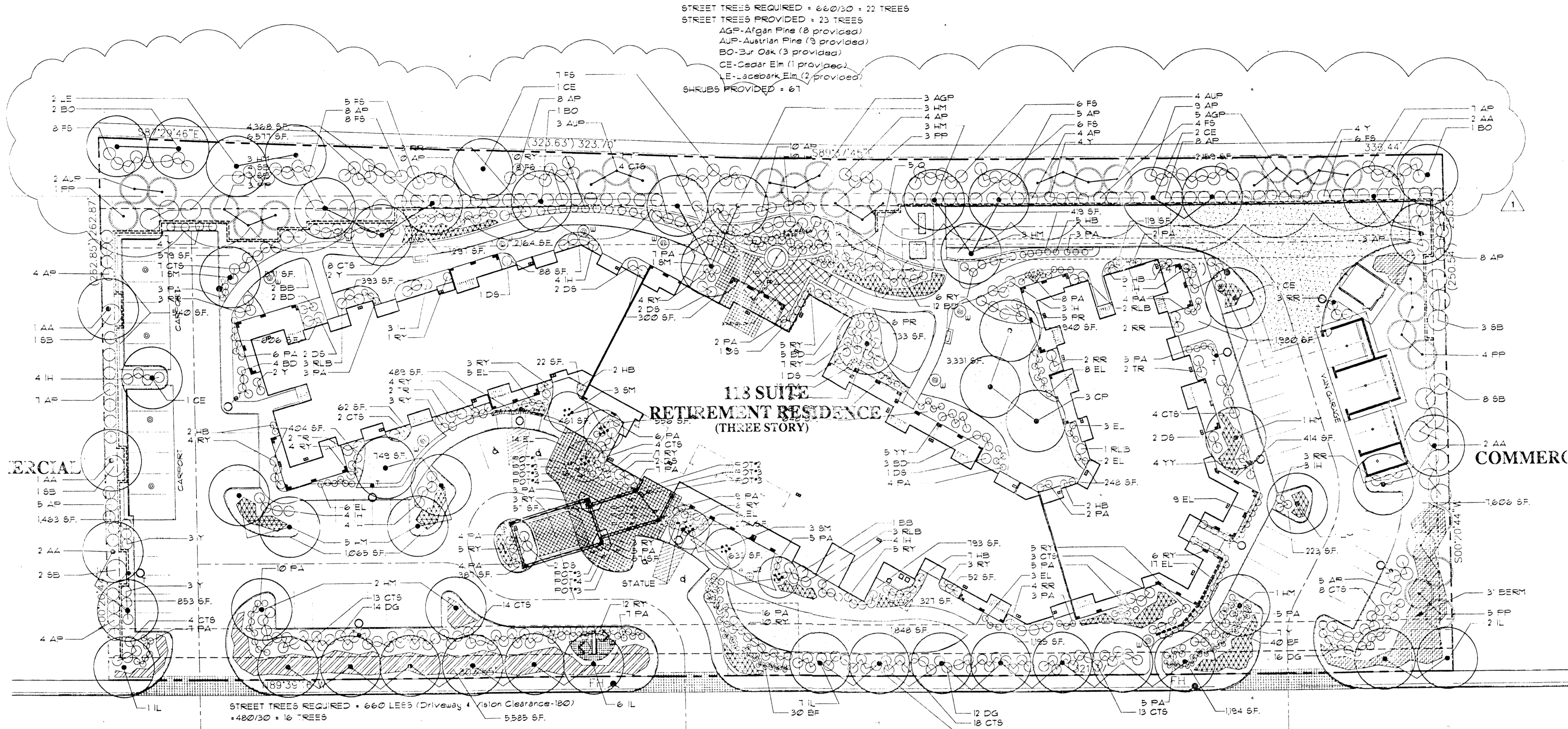
Albuquerque Retirement Residence

Albuquerque, New Mexico

ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
14995REPLAN.dwg May 14, 2009

Paseo Del Norte

STREET TREES REQUIRED = 660/30 = 22 TREES
 STREET TREES PROVIDED = 23 TREES
 AGP-Afghan Pine (8 provided)
 AUP-Austrian Pine (3 provided)
 BO-Bur Oak (3 provided)
 CE-Cedar Elm (1 provided)
 LE-Lacebark Elm (2 provided)
 SHRUBS PROVIDED = 67



STREET TREES REQUIRED = 660 LEES (Driveway + Vision Clearance=180)
 +480/30 = 16 TREES
 STREET TREES PROVIDED = 16 TREES
 IL-Isaro Locust (16 provided)
 SHRUBS PROVIDED = 28

Palomas Avenue NE

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
TREES				
AA	Arizona Ash	Fraxinus velutina	2" Cal.	as shown
AGP	Afghan Pine	Pinus Eiderica	2" Cal.	as shown
AUP	Austrian Pine	Pinus Eiderica	2" Cal.	as shown
BO	Bur Oak	Quercus Macrocarpa	2" Cal.	as shown
CE	Cedar Elm	Ulmus crassifolia	2" Cal.	as shown
CP	Chinese Pistache	Platanus chinensis	2" Cal.	30' o.c.
HM	Honey Mesquite	Prosopis glandulosa	2" Cal.	as shown
IL	Isaro Locust	Rosaia x sinigalia	2" Cal.	30' o.c.
LE	Lacebark Elm	Ulmus parvifolia	2" Cal.	as shown
OP	Osage	Quercus sp.	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	Faliqia parsonsia	5 gal.	6' o.c.
BB	Buddleia	Buddleia davidii 'Indigo'	5 gal.	as shown
BD	Black Dalia	Dahlia 'Black'	5 gal.	5' o.c.
BF	Blue Fescue	Festuca ovina 'Glaucia'	5 gal.	18' o.c.
CT5	Compact Texas Sage	Leucophyllum frutescens compacta	5 gal.	5' o.c.
DG	Dear Grass	Muhlenbergia rigens	5 gal.	4' o.c.
DS	Desert Spoon	Dasylirion wheeleri	5 gal.	5' o.c.
EL	English Lavender	Lavandula angustifolia	5 gal.	3' o.c.
FS	Fourwing Saltbush	Atriplex canescens	5 gal.	6' o.c.
HB	Heavenly Bamboo	Nandina domestica 'Compacta'	5 gal.	35' o.c.
IL	Isaro Locust	Rosaia x sinigalia	5 gal.	5' o.c.
PA	Perry's Agave	Agave perryi	5 gal.	3' o.c.
FR	Prostrate Rosemary	Rosmarinus prostratus	5 gal.	5' o.c.
ELB	Red Leaf Berberry	Berberis thunbergii 'Rose Glow'	5 gal.	5' o.c.
RR	Rock Rose	Cistus purpureus	5 gal.	5' o.c.
RY	Red Yucca	Hesperaloe parviflora - Red	5 gal.	4' o.c.
SB	Sugar Bush	Rhus ovata	5 gal.	10' o.c.
TR	Texas Rosemary	Rosmarinus officinalis 'Tuscan Blue'	5 gal.	5' o.c.
Y	Yucca Spanish Bayonet	Yucca aloifolia	5 gal.	4'-5' o.c.
YY	Yellow Yucca	Hesperaloe parviflora - Yellow	5 gal.	4' o.c.
GROUNDCOVER				
[Hatched]	Anna Ficus	Ficus as per owner	4" pot	8' o.c.
[Hatched]	Ti-Os in bloom at time of grand opening			
[Hatched]	Sandpaper Verbena	Verbena rigida	4" pot	3' o.c.
[Hatched]	Purple Iceplant	Delosperma cooperi	4" pot	12' o.c.
[Hatched]	Dwarf Coyotebush	Baccharis x Cantamita	1 gal.	4' o.c.
[Hatched]	Sod Lawn	drought tolerant fescue		

GENERAL NOTES

- Installation must fully comply with all landscape code requirements and any City of Albuquerque conditions of approval.
- Provide 2" non-layer of decomposed granite in all planting areas. Submit sample of decomposed granite to project superintendent for approval.
- Provide bid alternates to provide 1/4" x 6" steel edging between all lawn and planting beds.
- PLANTER ENTRY POTS**
Provide bid alternates to provide planter pots as specified. Final color of planter pots to be submitted by architect.
 POT #1 - 28" D. x 12" H - Ribbed Series - Model RS-12 TOTAL OF 2
 POT #2 - 36" D. x 23" H - Dura 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 8" H - Max Bold Series - Model MB-8 TOTAL OF 2
 Pots as available from: Korngay Design 202 S. Farmer Avenue Suite 2, Tempe, Arizona 85281 email: www.korngaydesign.com, telephone: (888) 861-5161
- Provide bid alternates to provide irrigation control and annual flowers in entry planter pots.
- Verify location of all utilities and easements. do not plant trees in public utility easements.

IRRIGATION NOTES

- 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.
- Contractor must submit a proposed irrigation plan for approval by the architect prior to any work in compliance with the irrigation specifications.
- The Landscape Contractor shall comply with all irrigation specifications (Section 02150) and irrigation details.

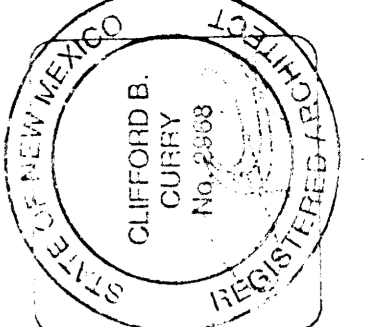
LANDSCAPE NOTES

- The Landscape Contractor shall comply with all Landscape Specifications (Section 02150) and Landscape Details.
- Keep plants minimum 12" feet from all in-wall air conditioning units.
- Contractor shall verify survival/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:	384 ACRES	167312 SQFT.
LESS BUILDING		37125 SQFT.
NET LOT AREA:		130287 SQFT.
REQUIRED LANDSCAPE (15% NET)		19540 SQFT.
PROPOSED LANDSCAPE AREA		75488 SQFT.
PERCENT OF NET LOT AREA:		58%
HIGH WATER USE TURF ALLOWED:		12581 SQFT.
(MAX 70% OF LANDSCAPE AREA)		
PROPOSED HIGH WATER USE TURF:		10216 SQFT.
PERCENT OF LANDSCAPE AREA:		143%
PARKING SPACES		
PARKING LOT TREES REQUIRED		7
(1 TREE PER 10 STALLS)		
PARKING LOT TREES PROVIDED		13
STREET TREES REQUIRED		16
STREET TREES PROVIDED		16

LANDSCAPE PLAN
 SCALE: 1"=30'-0"



Clifford B. Curry
 Registered Professional Landscape Architect
 No. 2839
 State of New Mexico

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

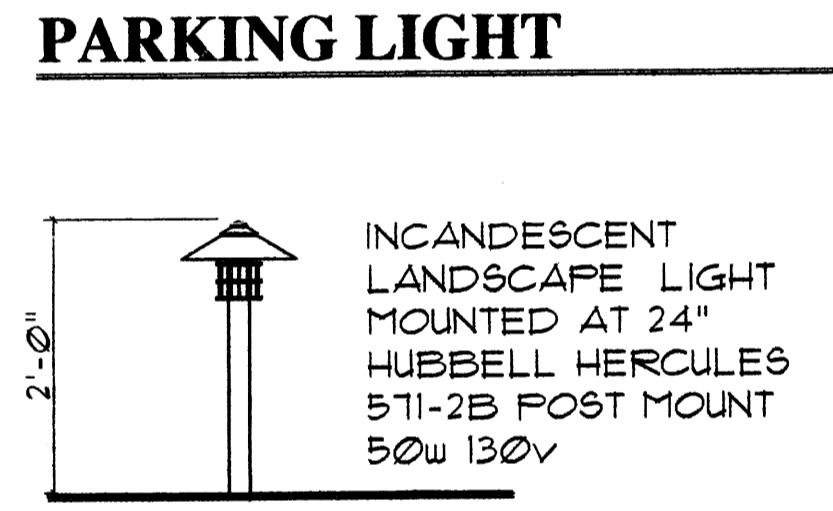
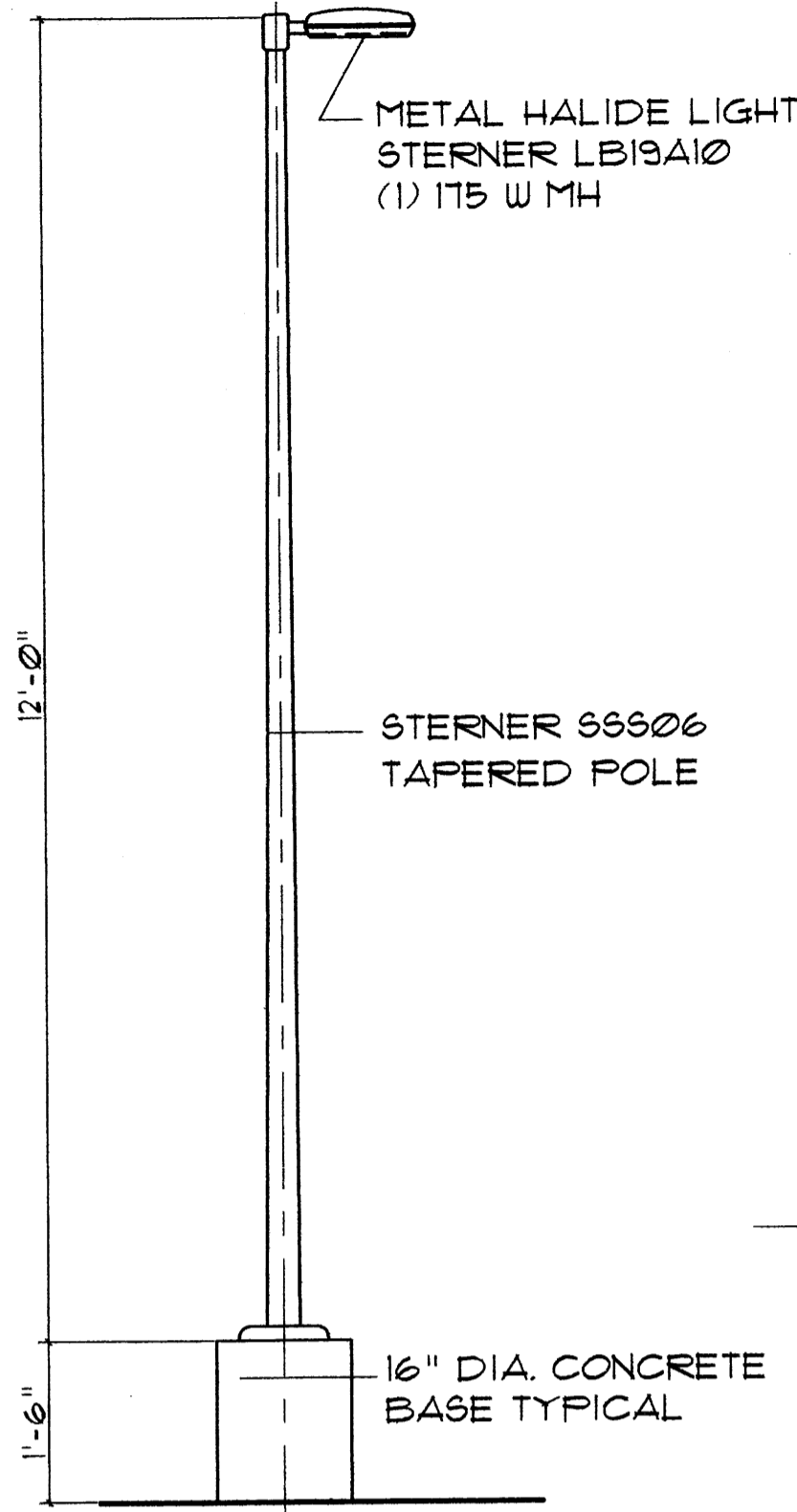
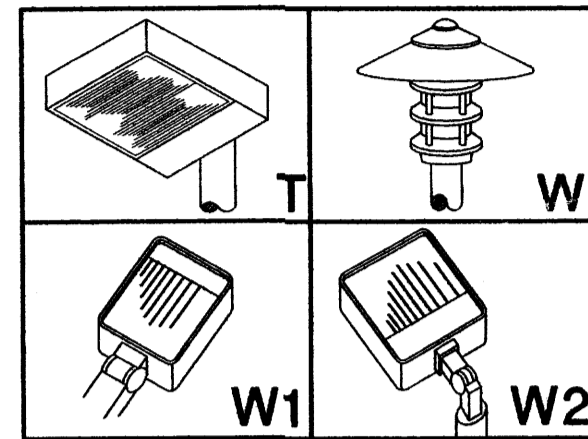
ALBUQUERQUE
 RETIREMENT RESIDENCE
 ALBUQUERQUE, N.M.

LANDSCAPE PLAN

DATE: 11/01/06
 REVISED DATE: 03/13/08
 SHEET: A
 11

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
Y	CARPET CEILING MOUNT HID WIDE ANGLE



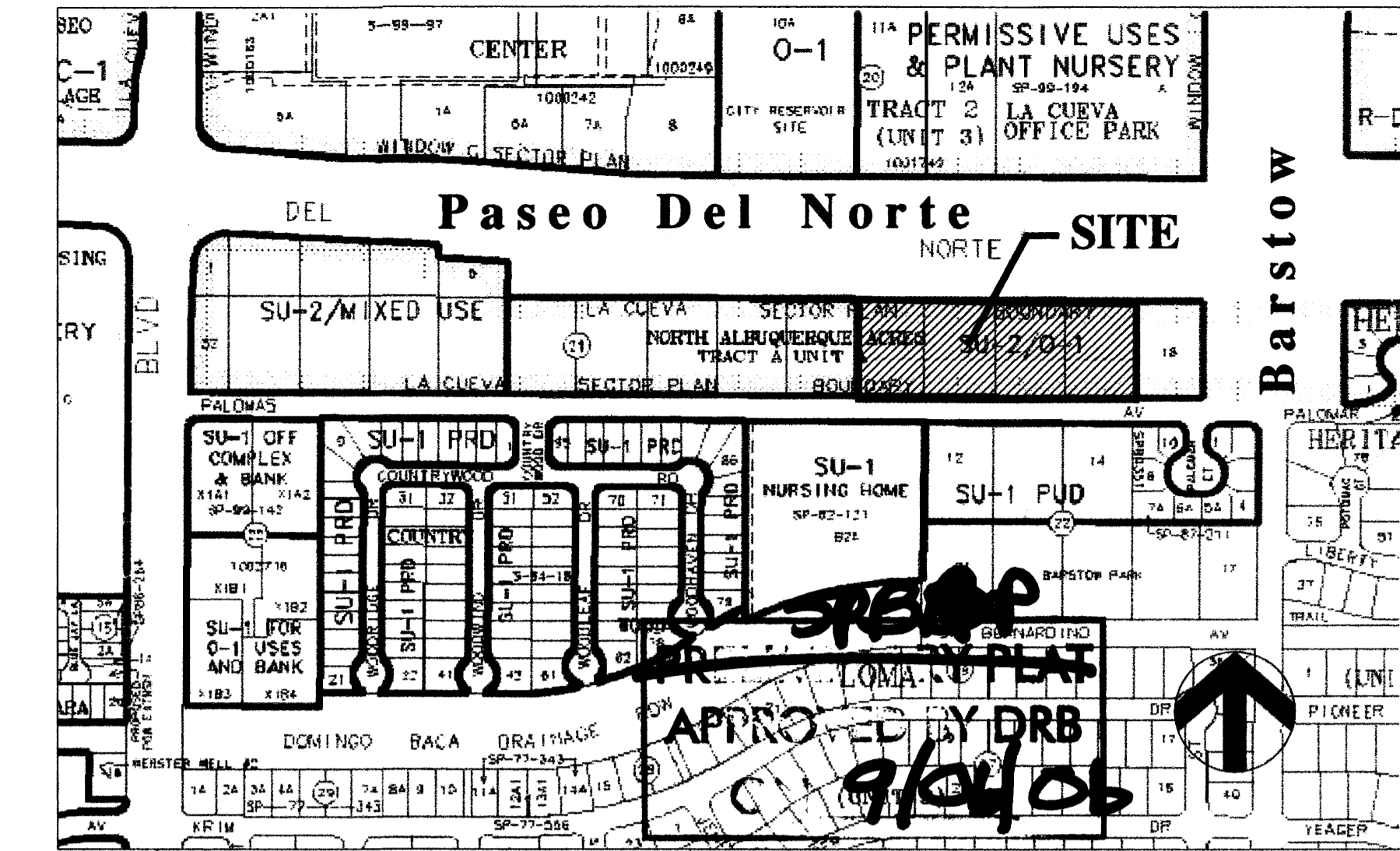
PROJECT NUMBER: _____
 Application Number: _____

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.

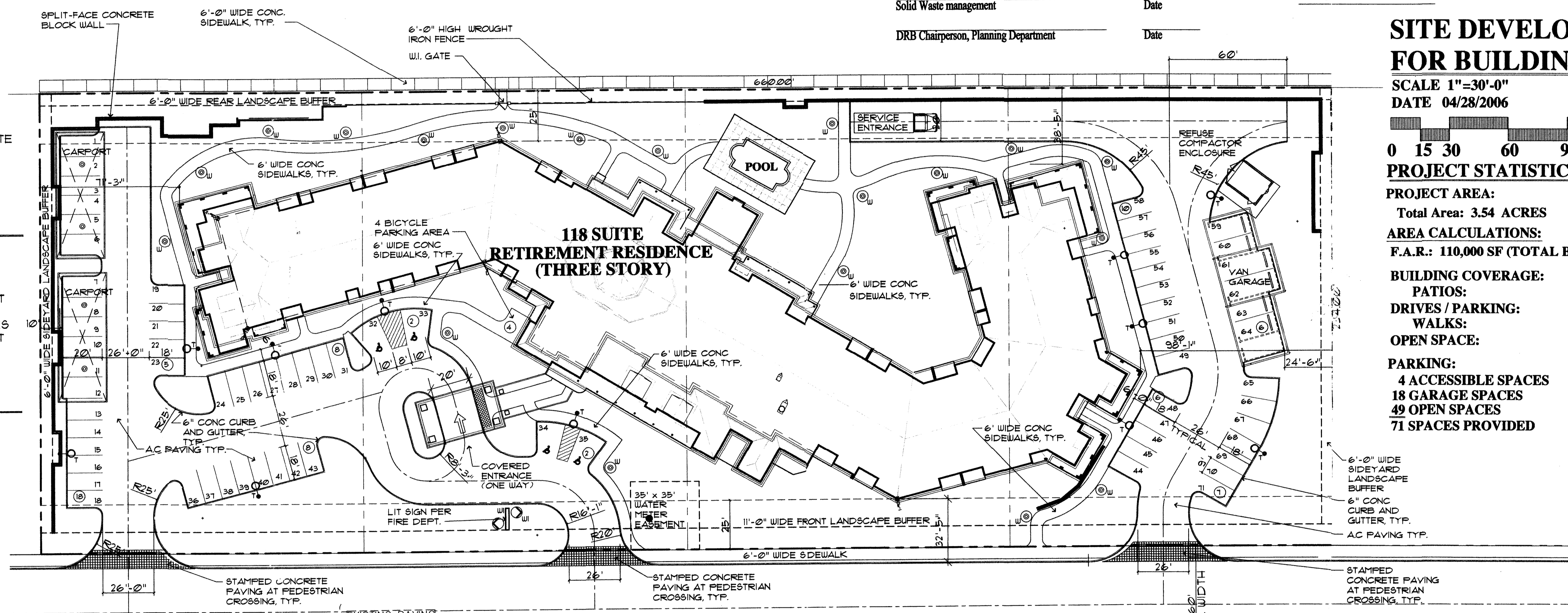
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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



Paseo Del Norte



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

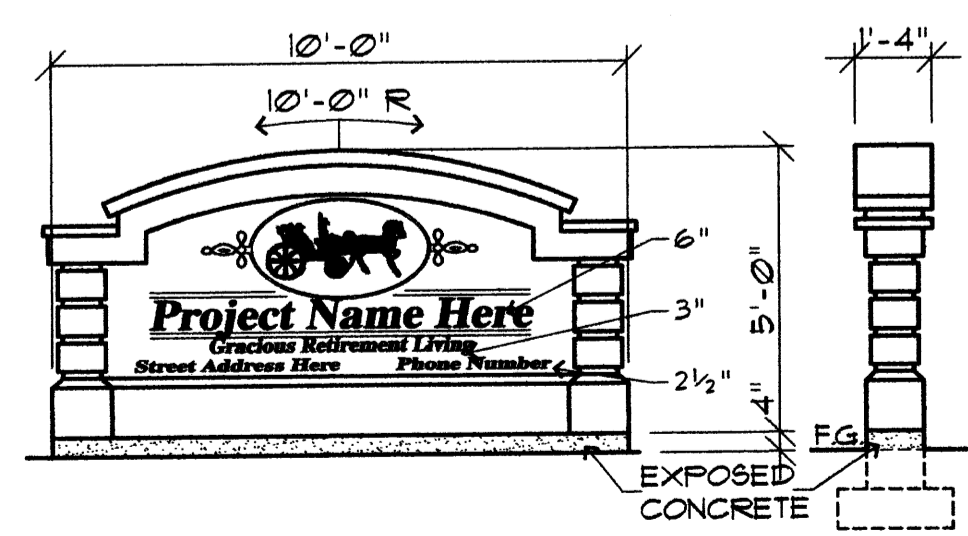
SCALE 1"=30'-0"
 DATE 04/28/2006

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	1 SPACE PER 2 BEDS
18 GARAGE SPACES	136 BEDS / 2 = 68 SPACES
49 OPEN SPACES	
71 SPACES PROVIDED	
BIKE PARKING:	1 PER 20 SPACES = 4

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



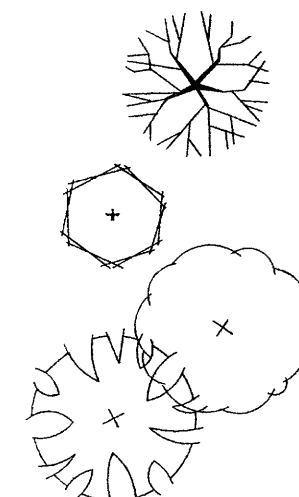
TYPICAL PROJECT SIGN

Albuquerque Retirement Residence

Albuquerque, New Mexico

LANDSCAPE LEGEND

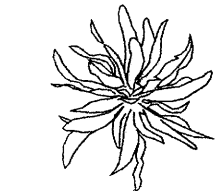
SHADE TREES



TYPICAL OF, BUT NOT LIMITED TO:

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

STREET TREES



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USE
Purple Robe Locust	Robinia Ambigua 'Purple Robe'	Medium

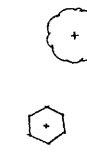
NOTE:

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	Artemisia filifolia	Low
Blue Mist	Caryopteris caldonensis	Medium

NOTE:

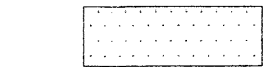
ALL SHRUBS 5 GAL. MIN. THREE SHRUBS REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE, MINIMUM. ALL GROUNDCOVER 1 GAL. 3' O.C.

GROUNDCOVER



Trailing Acacia
Acacia redolens
'Desert Carpet'
Low

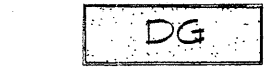
LAWN



RIVER ROCK (6" Cobble)



DECOMPOSED GRANITE (2" DEPTH)



NOTE:

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

Paseo Del Norte

PARKING & LOADING LANDSCAPE SCREENING

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

IRRIGATION SYSTEM

IRRIGATION WILL BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. ALL LAWN AREA WILL 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 MEANT 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 15% 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% OF THE PLANTINGS SHALL BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

STANDARD LANDSCAPE BUFFER:

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

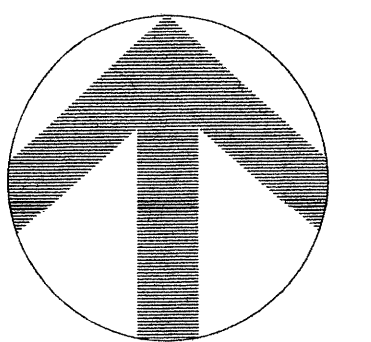
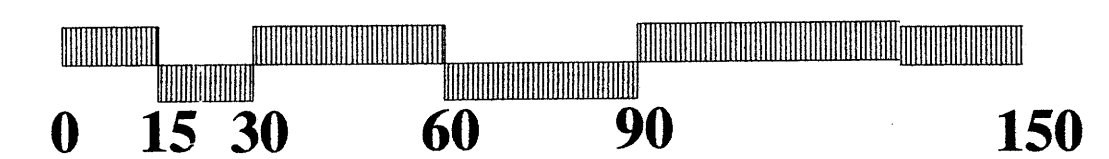
BUFFER LANDSCAPING SHALL CONSIST PRIMARILY OF TREE. TREES SHALL BE MINIMUM OF 8'-0" HIGH AT TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25'-0"

TREE SPACING SHALL BE EQUAL TO 15% OF THE MATURE CANOPY.

LANDSCAPE PLAN

SCALE 1"=30'-0"

DATE 04/28/2006



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.

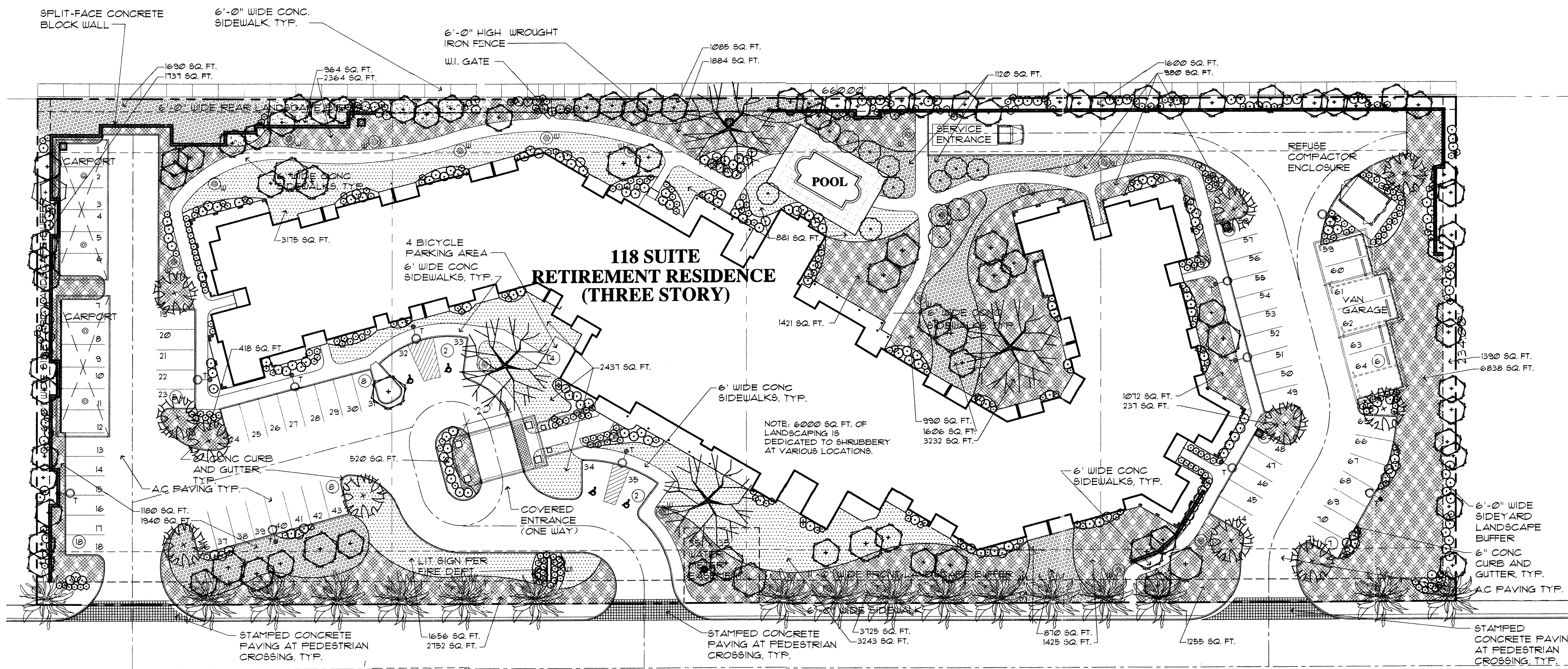
Required Landscape (15% Net)	17,597 SQ. FT.
Proposed Landscape area	62,537 SQ. FT.
Percent of net lot area:	53%

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 Trees Provided:	17



RETIREMENT CORP.
2550 McGilchrist St. S.E., Suite 200 Salem, OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)570-7070 Fax(503)564-5716



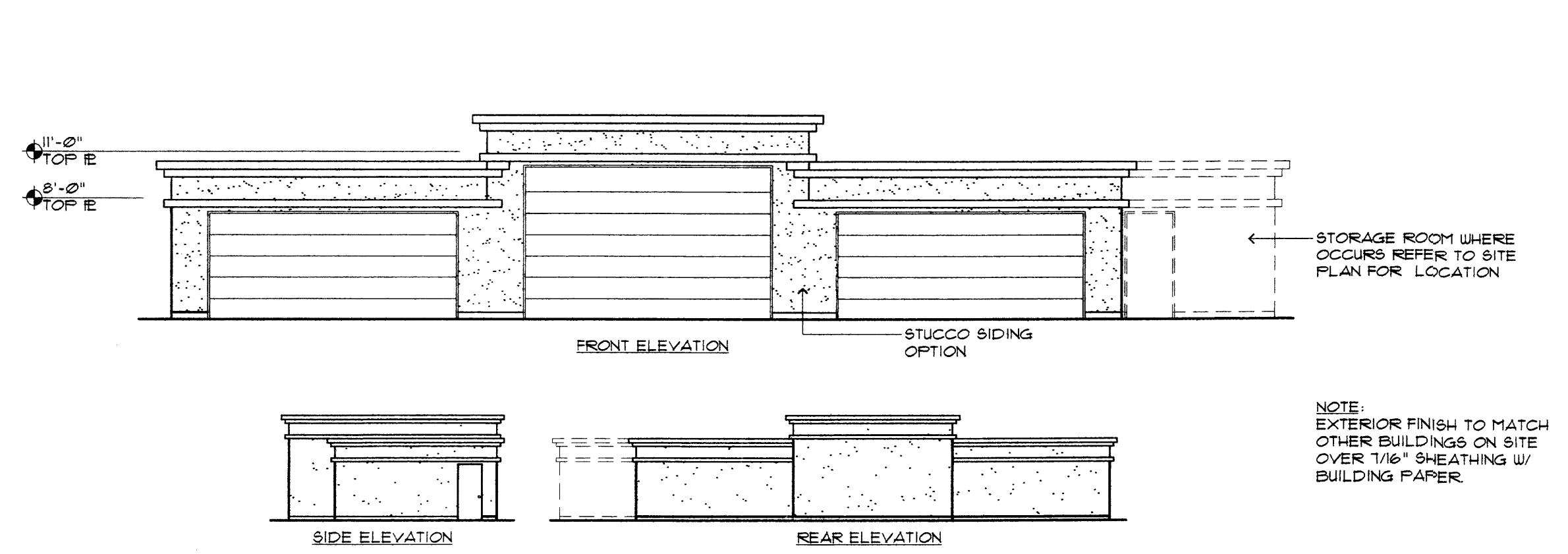
Palomas Avenue NE

Albuquerque Retirement Residence

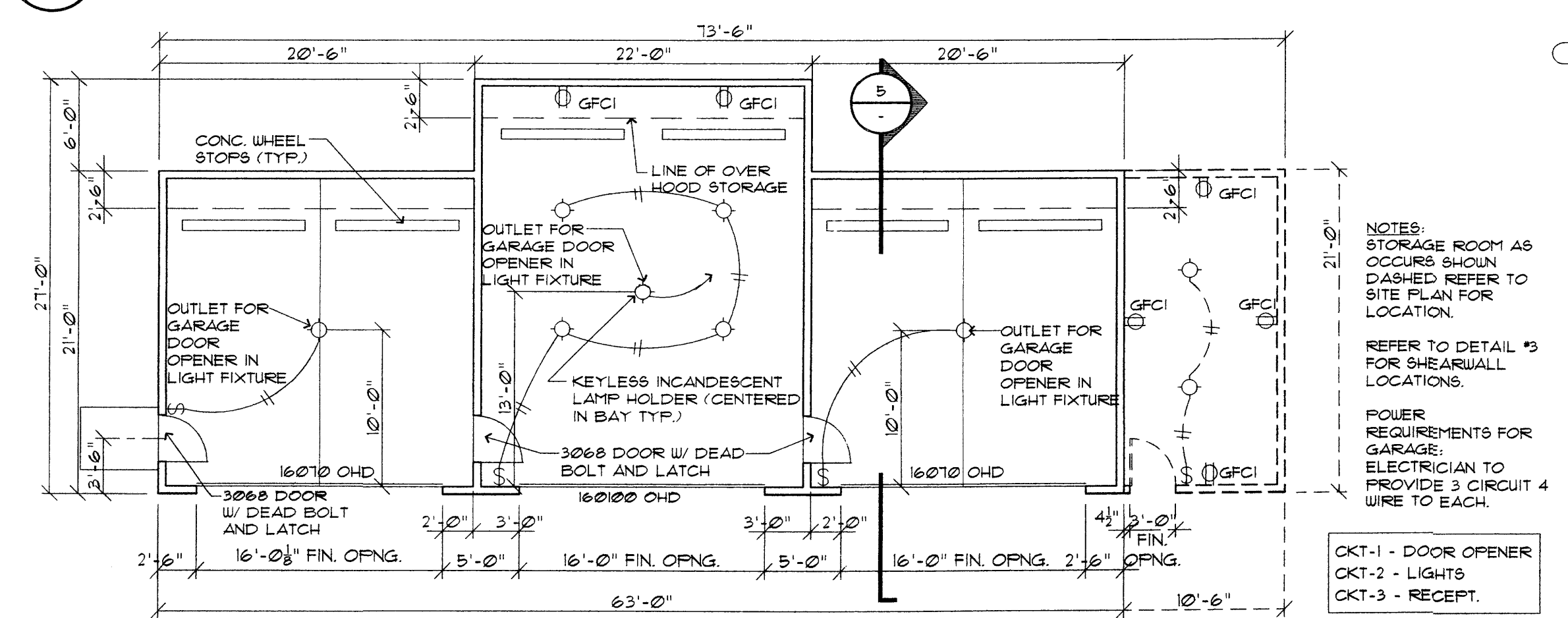
Albuquerque, New Mexico

Curry Brandaw Architects

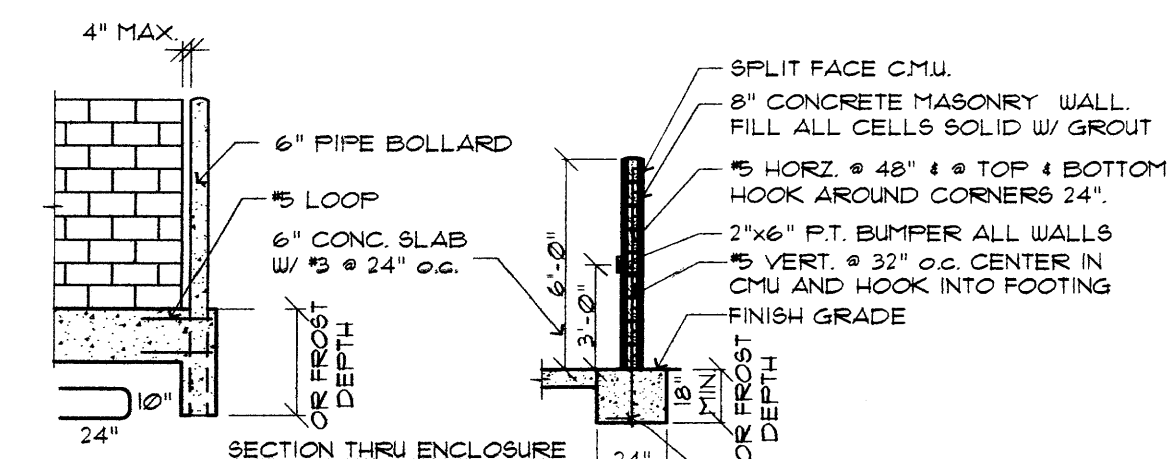
2501 25th Street SE, Suite 300 - Salem, Oregon 97302
503.399-1060 - Direct 503.399-1844 - Fax 503.399-0565



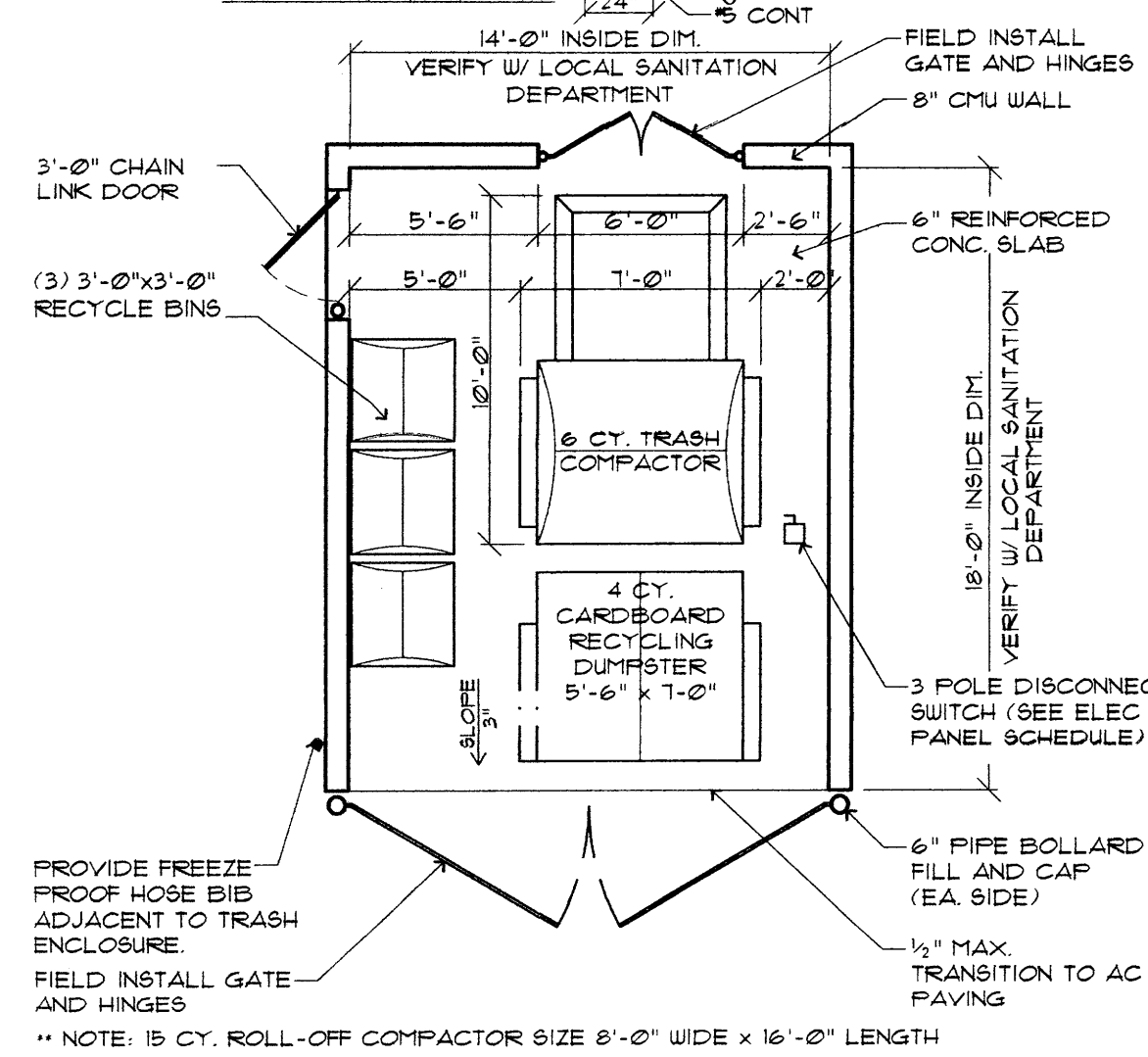
ELEVATIONS
(GARAGE WITH VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"



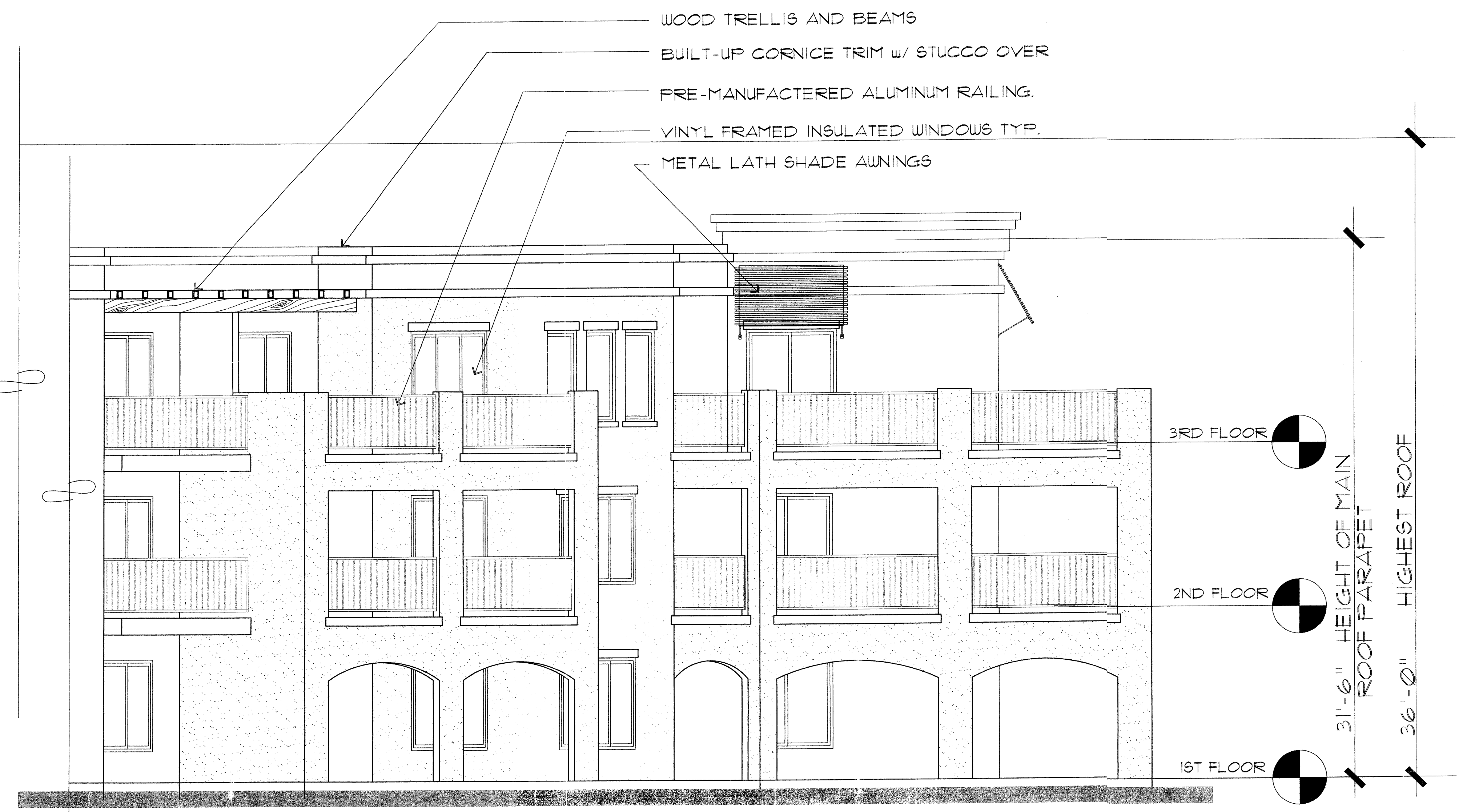
PLAN
(GARAGE W/ REAR PUSHOUT VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"



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.



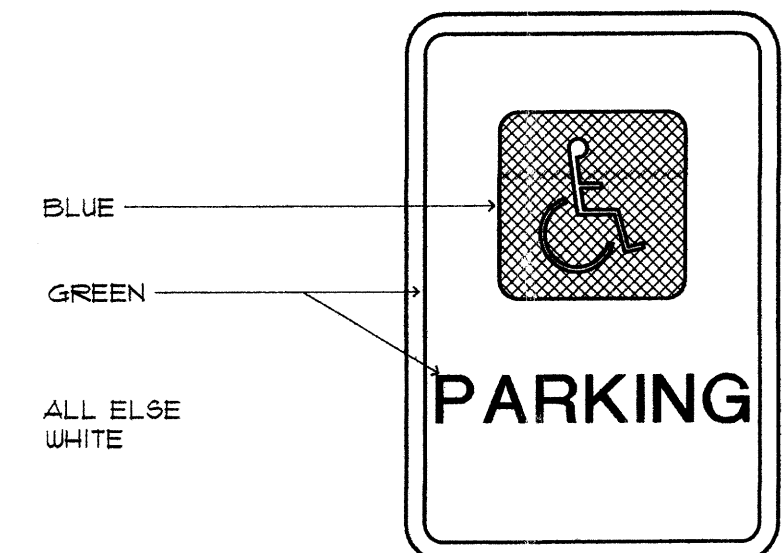
ENCLOSURE
TRASH & RECYCLING
SCALE: 3/16" = 1'-0"



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	



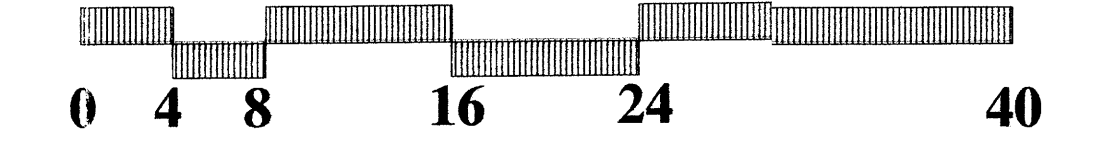
A STANDARD R1-8 ACCESSIBLE PARKING SIGN SHALL BE USED TO MARK EACH PARKING SPACE. MINIMUM SIGN SIZE SHALL BE 12"x18". ALL SIGNS MUST BE PERMANENTLY MOUNTED IN THE GROUND OR ON A WALL. PORTABLE SIGNS SHALL NOT BE PERMITTED. THE ACCESSIBLE PARKING SIGN SHALL BE LOCATED ON A FOOT AT THE FRONT OF EACH PARKING 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.

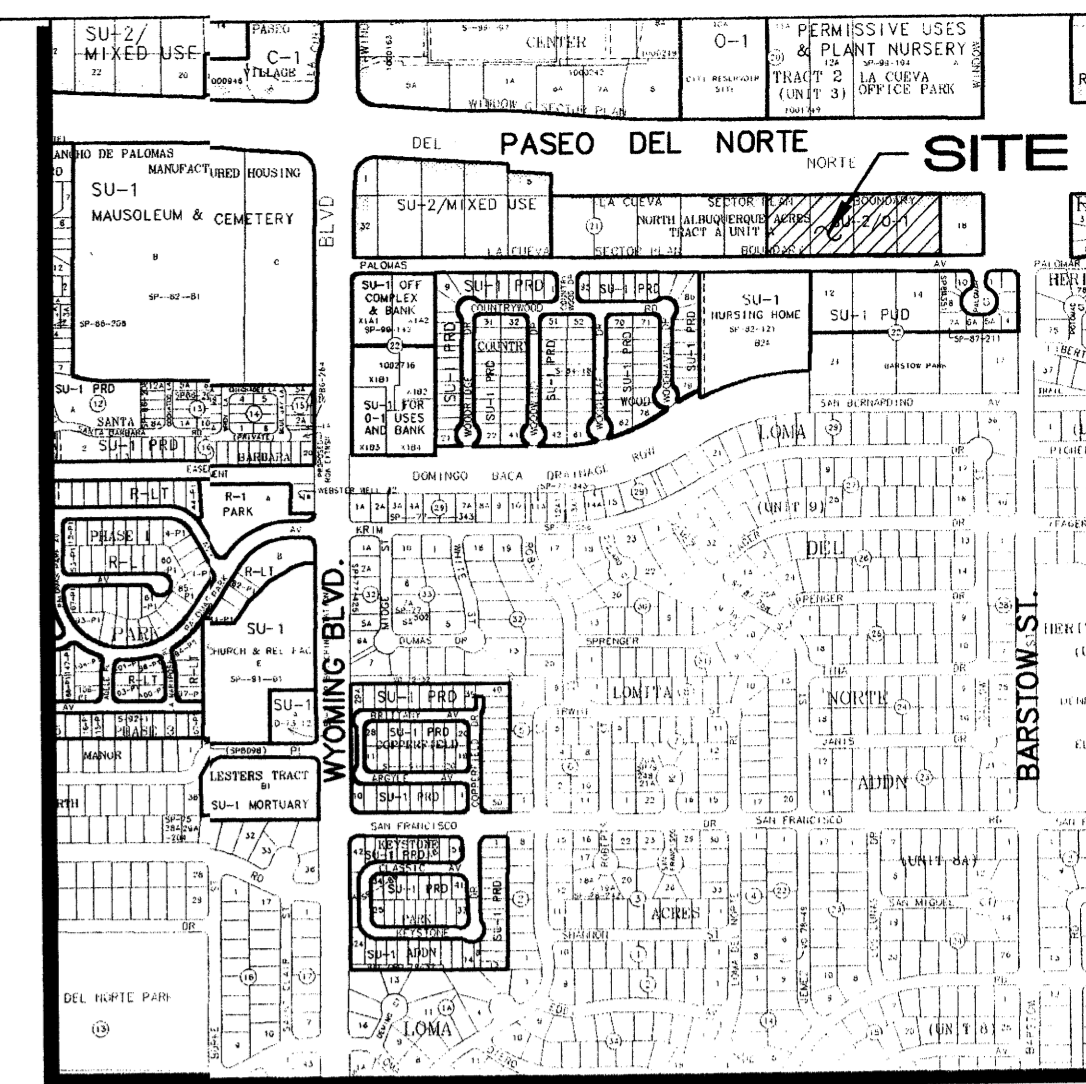
PARKING SIGN

SCALE: NOT TO SCALE (1:4)

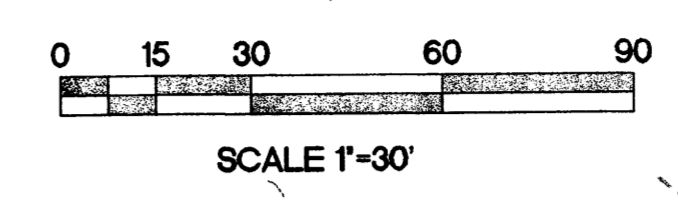
Exterior Elevations / Details

SCALE AS NOTED
DATE 04/28/2006

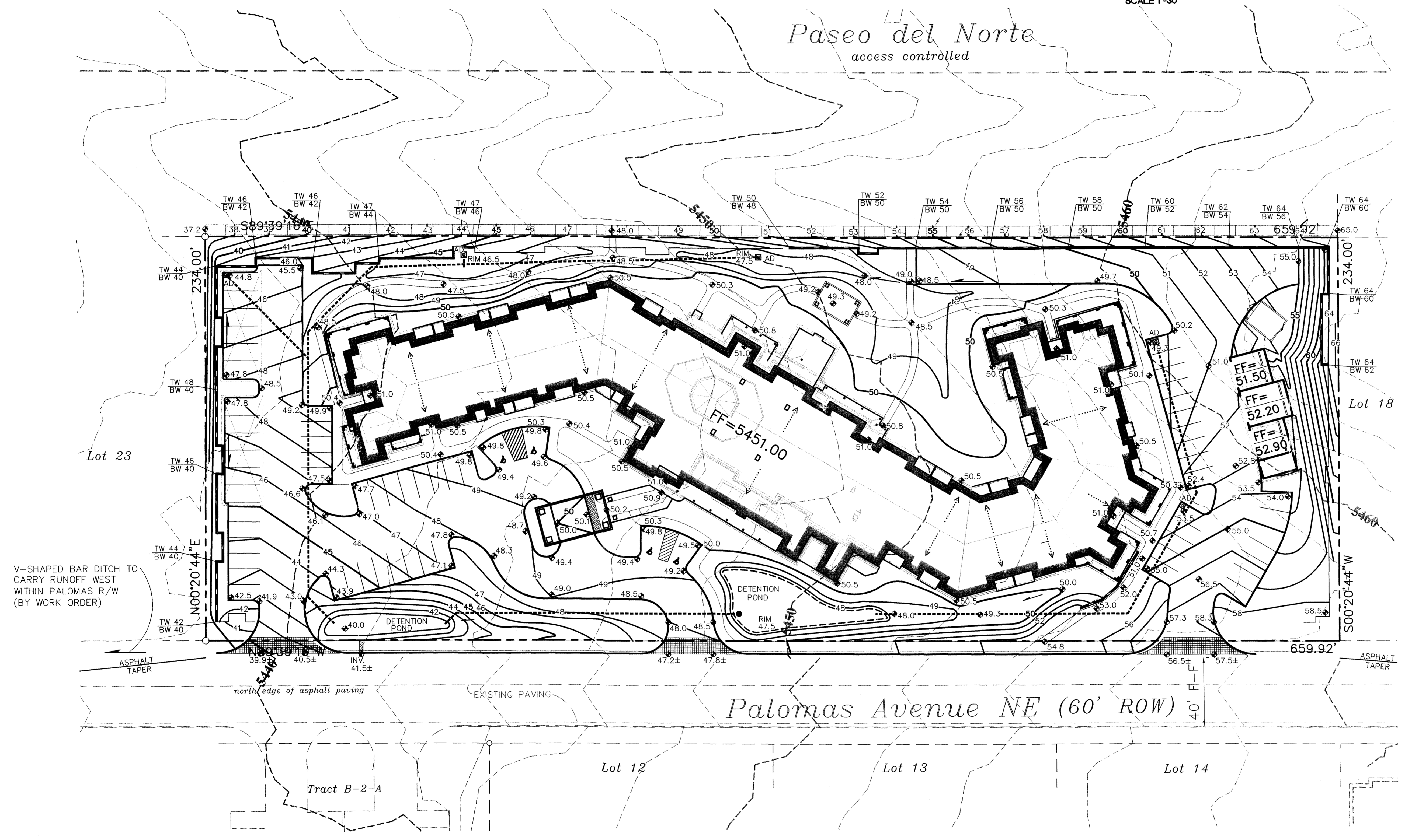




D-19-Z VICINITY MAP 1"=750'±



Paseo del Norte
access controlled



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
 $Q_{100} = (3.55)(1.87 \text{ cfs/Ac}) = 6.6 \text{ cfs}$

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
 $Q_{100} = (0.53)(2.60) + (1.10)(3.45) + (1.10)(5.02) = 14.8 \text{ cfs}$

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.

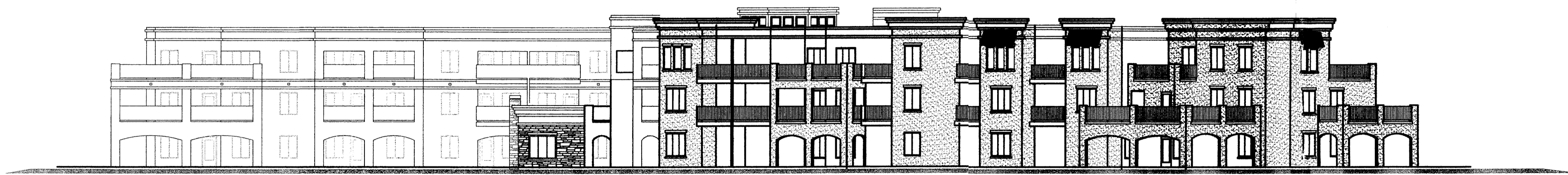
SCOTT M. MCGEE
NEW MEXICO
10519
PROFESSIONAL ENGINEER
8/18/06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1499GRD.DWG 08.18.06

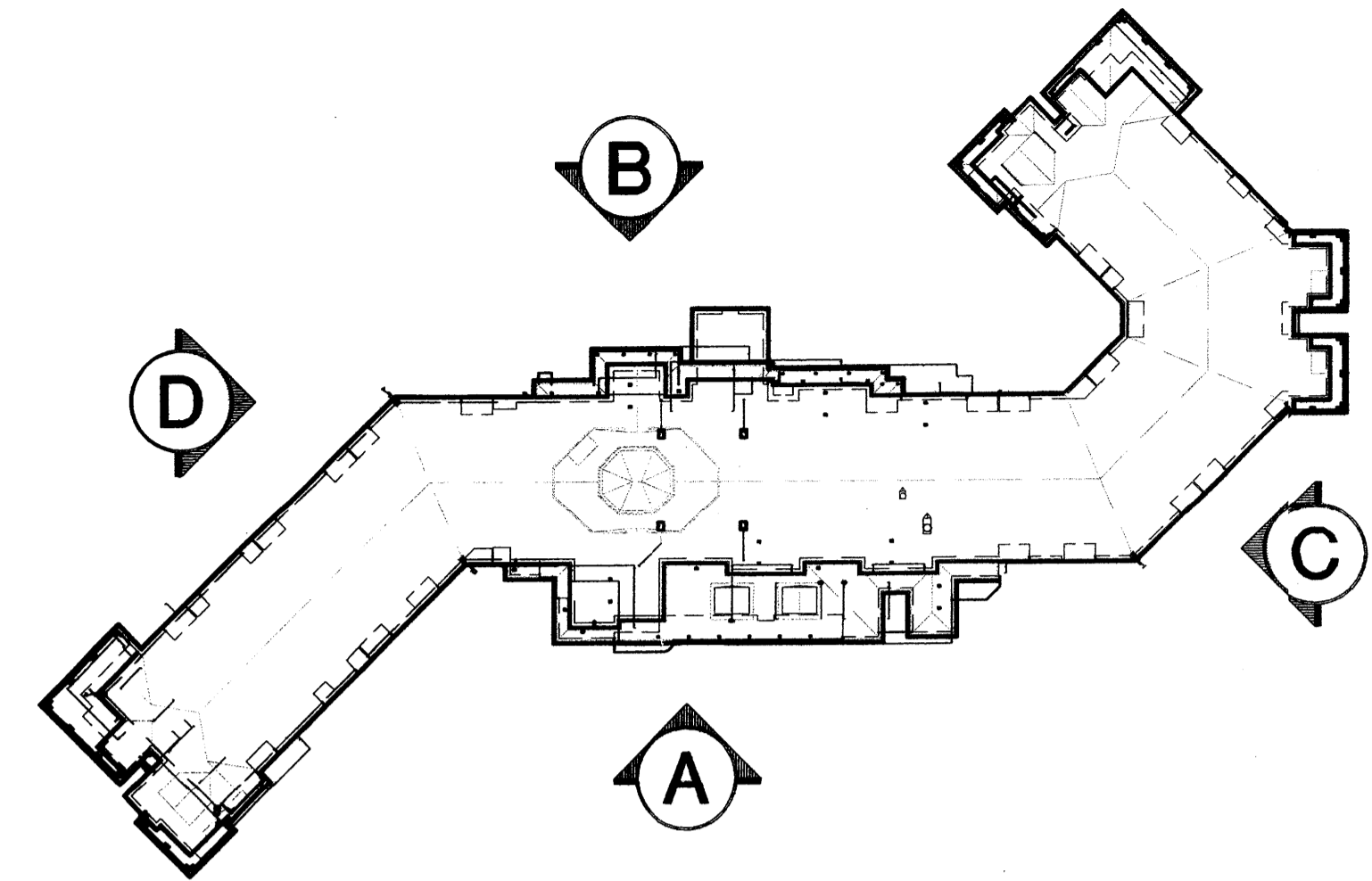
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Albuquerque Retirement Residence			
Curry Brandaw Architects			
CONCEPTUAL GRADING AND DRAINAGE PLAN			
Date: 11/28/05	No. Revision:	Date:	Job No. 1499
Drawn By: thor			PAGE
Chk By: SMM			SH. OF

M:\ACTIVE\DLA\1499\dwg\1499GRD.dwg, 6/18/2006 8:50:11 AM



D WEST ELEVATION
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)



C EAST ELEVATION
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)

Exterior Elevations

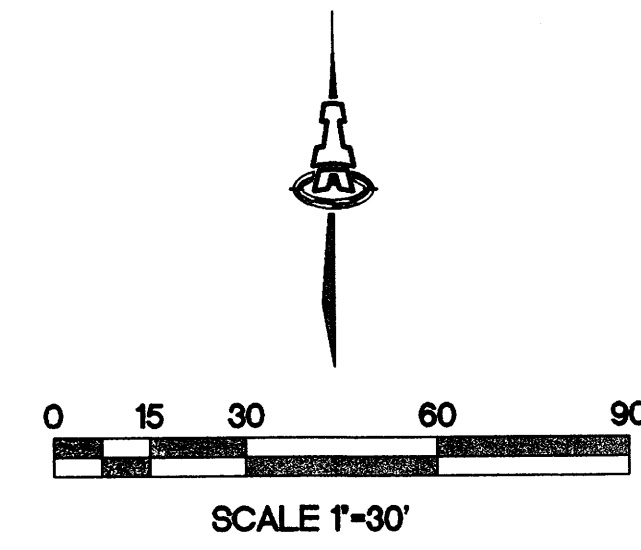
SCALE 1"=16'-0"
DATE 04/28/2006



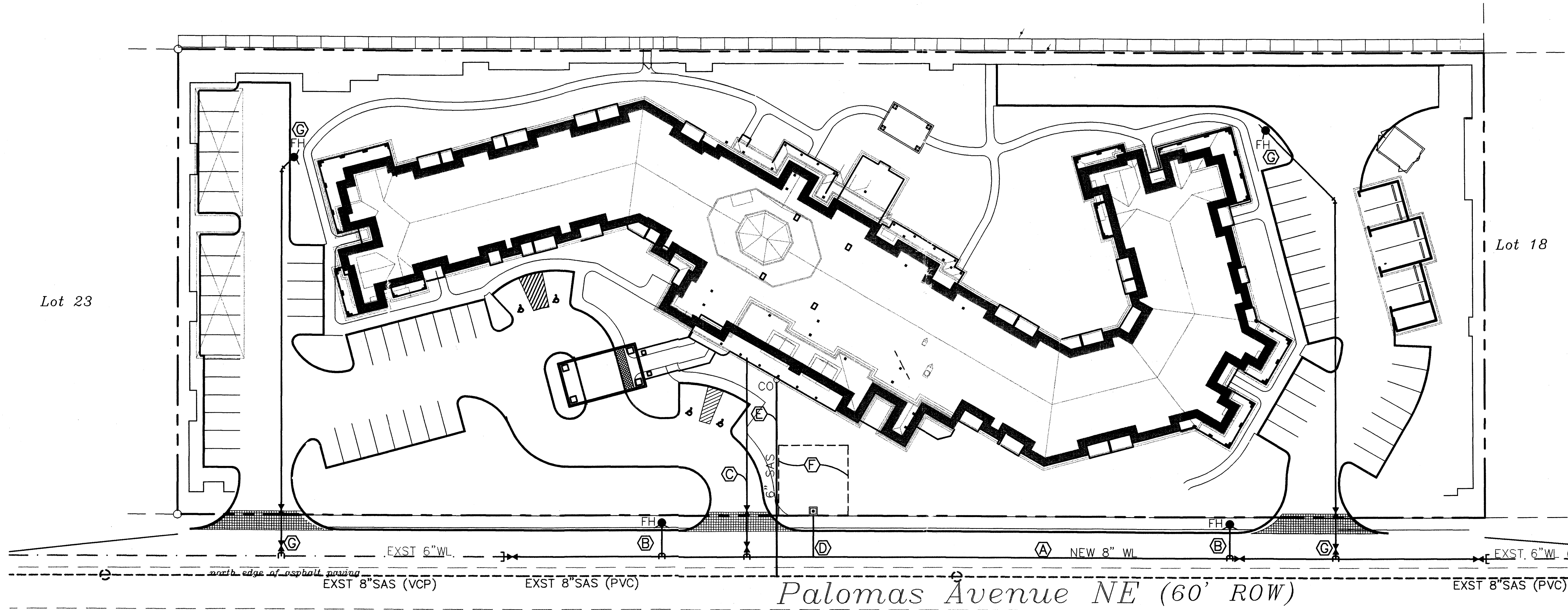
B NORTH ELEVATION
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)



A SOUTH ELEVATION
SCALE: 1"=16'-0" (TYP. ALL DRAW'GS THIS SHEET UON.)



Paseo del Norte
access controlled



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. MCGETTE
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

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Abuquerque Retirement Residence
Curry Brandaw Architects

CONCEPTUAL UTILITY PLAN

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

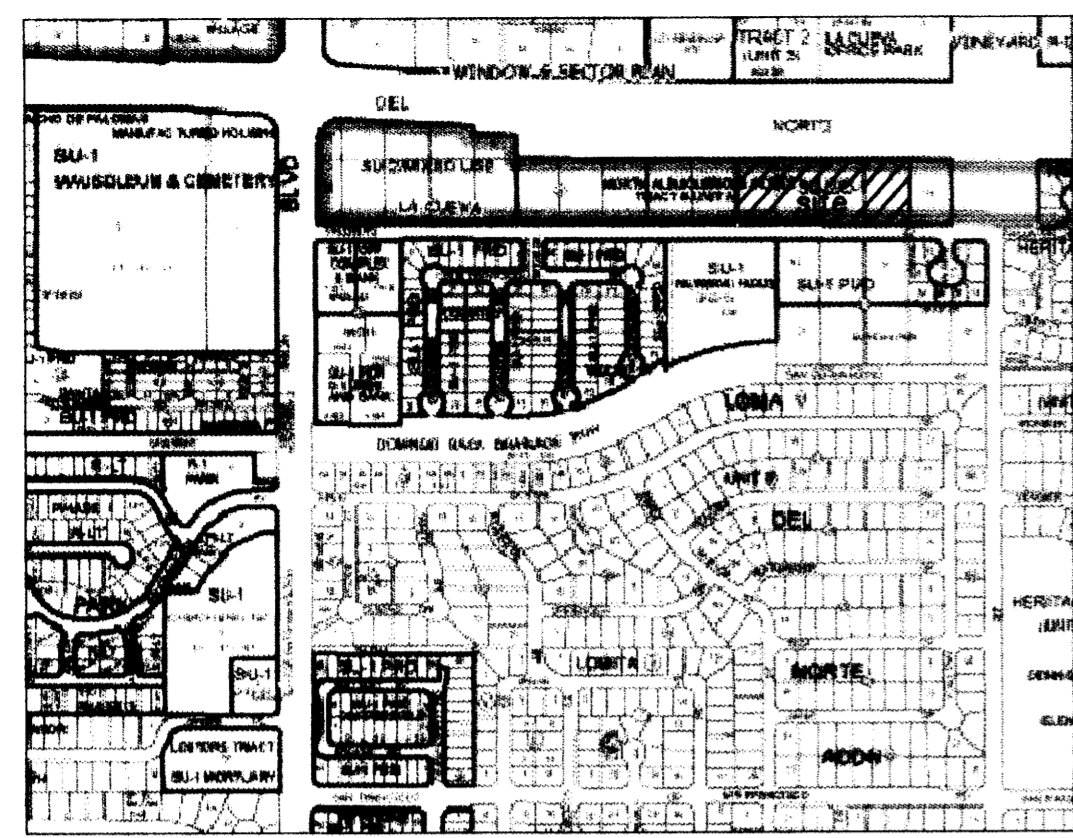
M:\ACTIVELD\1499\dwg\1499UMSTR.dwg - 11/3/2006 10:21:21 AM

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
PRELIMINARY PLAT
APPROVED BY DRB
ON 12/06/06

PROJECT NUMBER _____
 Application Number _____

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.



Vicinity Map
 no scale

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

Subdivision Data

- Total gross acreage: 3.9995 acres
- Zoning: SU2/D-1
- Total number of lots created by this plat is 1.
- Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
- 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.
- Where record distances and measured distances differ () indicates record distance. The plat of North Albuquerque Acres has no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: 1/13/06
- Documents used:
 Plat of Tract A, Unit A, North Albuquerque 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:

- 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.
- 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.
- 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.
- 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 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.

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.

HOLDINGS
 Continental Retirement Group, Inc., a Texas corporation
 Sumalia Hasso, President

ACKNOWLEDGMENT

State of CALIFORNIA
 County of ORANGE } SS
 This instrument was acknowledged before me this 31ST day of OCTOBER, 2006 by Sumalia Hasso, President of Continental Retirement Group, Inc., a Texas corporation, on behalf of said corporation.
 Notary Public Grace A. Chow My Commission expires AUGUST 3, 2008



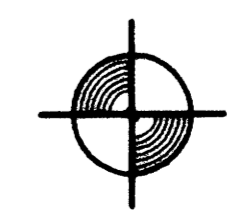
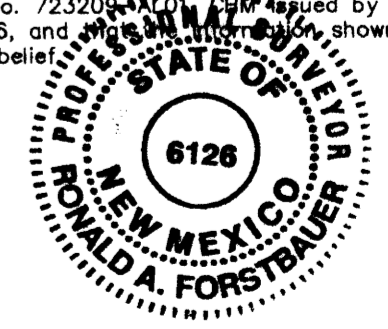
APPROVED AND ACCEPTED BY:

<u>[Signature]</u>	11-6-06
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

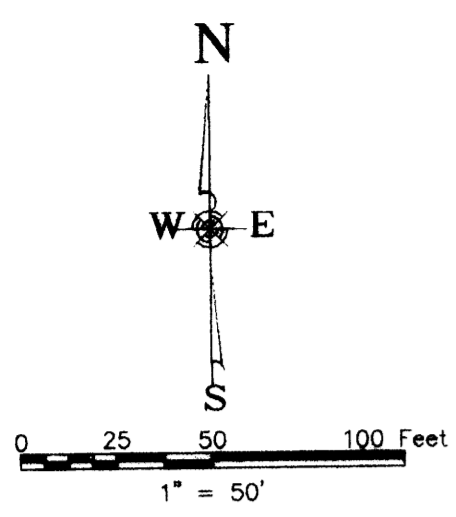
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and 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, issued by First American Title Insurance Company on October 23, 2006, and the same are shown hereon is true and correct to the best of my knowledge and belief.

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



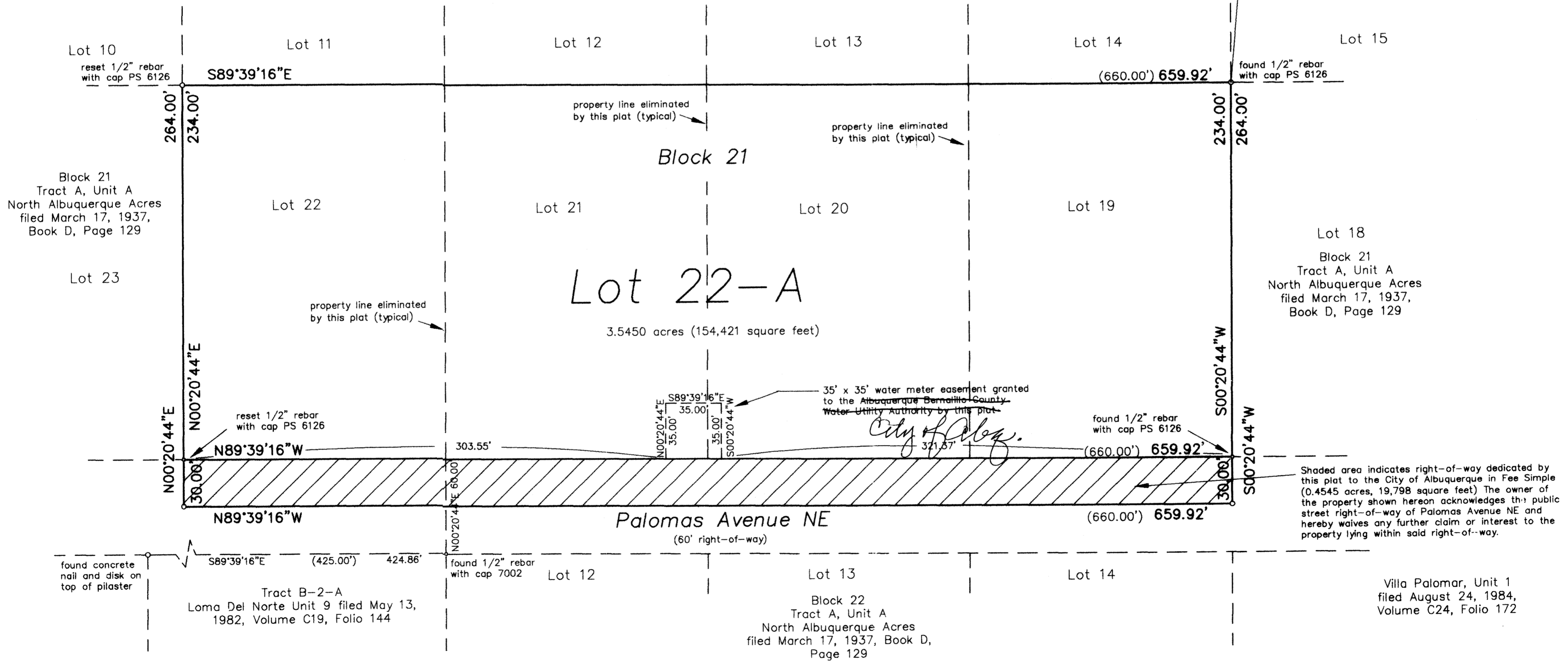
Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Lot 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



A portion of Lots 11 - 17, Block 21
 as shown on Warranty Deed
 filed 5/23/06, Book A117, Page 4741

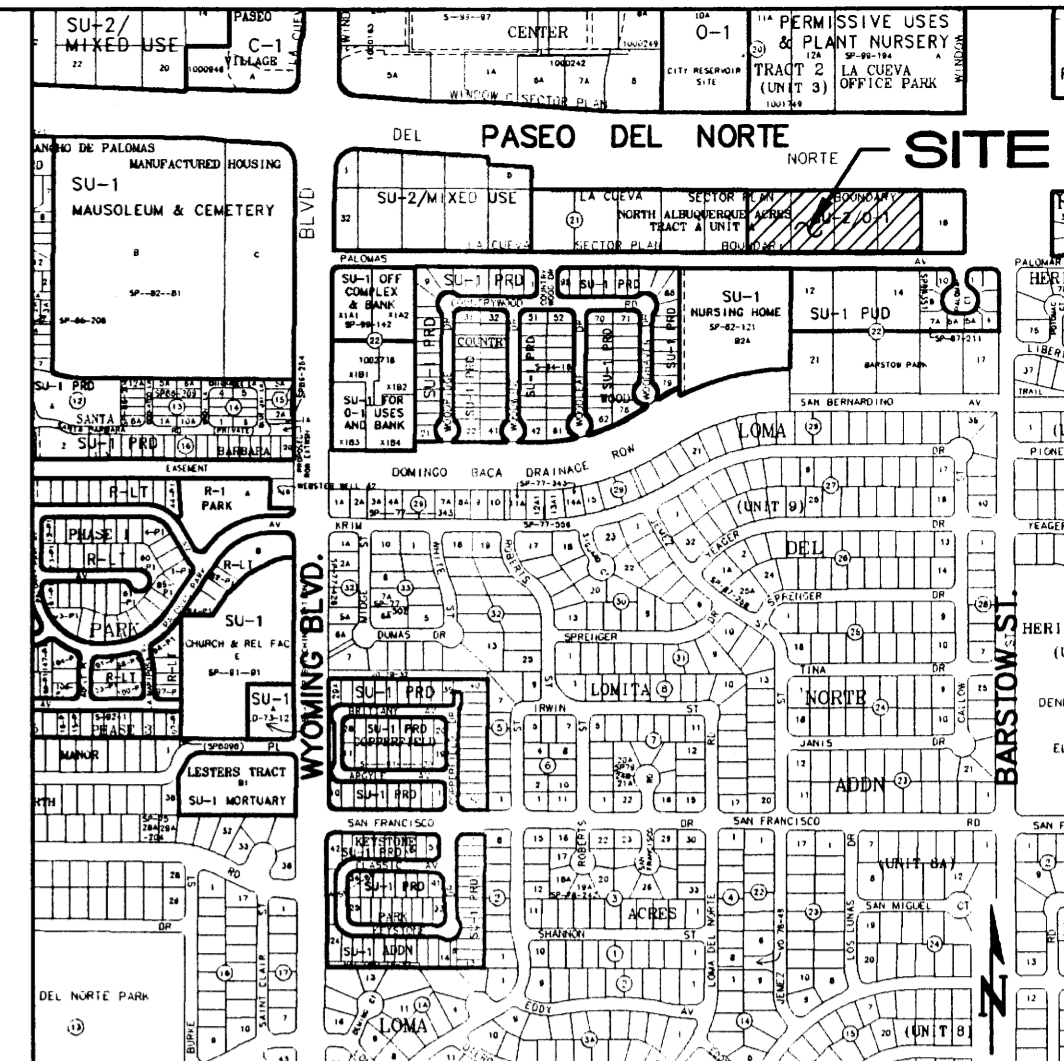
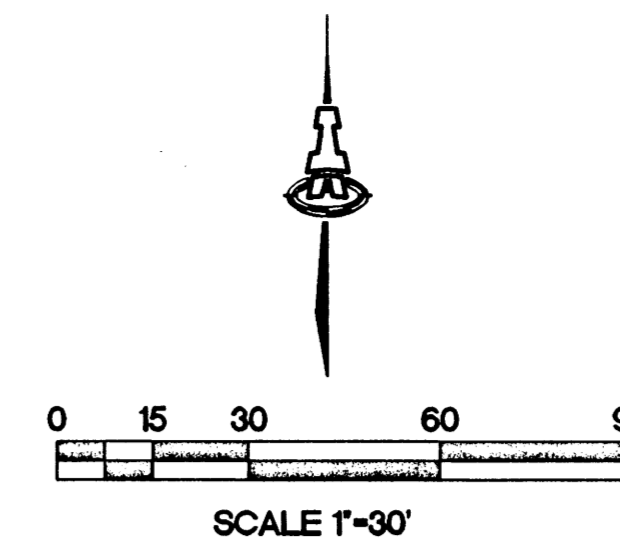
Albuquerque Control Survey
 Monument 7-C19
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 410,171.36
 Y = 1,522,006.02
 G/G Factor 0.999647055
 delta alpha = not published
 NAVD 1929 Elevation 5483.076



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2

Paseo del Norte

access controlled



D-19-Z VICINITY MAP 1"=750'±

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

SURVEYOR: FORSTBAUER SURVEYING CO. DATED MARCH, 2006.

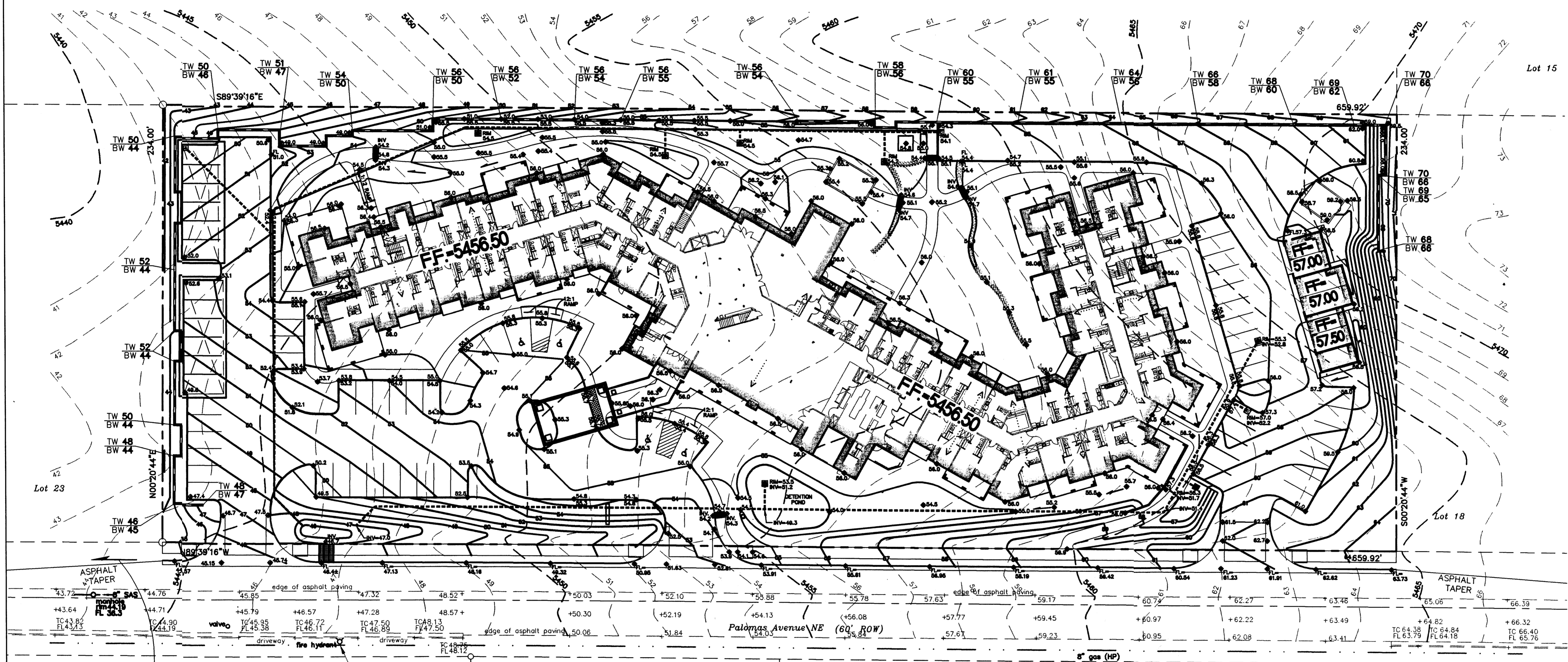
AREA: 3.55 ACRES (154,420 SF)

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
 $Q_{100} = (3.55)(1.87 \text{ cfs/Ac}) = 6.6 \text{ cfs}$

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
 $Q_{100} = (0.53)(2.60) + (1.10)(3.45) + (1.91)(5.02) = 14.8 \text{ cfs}$

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 TOP OF WALL ELEVATION
 - BW 42 BOTTOM OF WALL ELEVATION
 - RETAINING WALL
 - AD □ AREA DRAIN
 - IN=72.5 INVERT ELEVATION
 - 12" DRAIN LINE WITH SIZE
 - FLOW ARROW (PROPOSED, ROOF)



V-SHAPED BAR DITCH TO CARRY RUNOFF WEST WITHIN PALOMAS R/W (WORK ORDER 796781)

Tract B-2-A

Lot 12

Lot 13

Lot 14

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

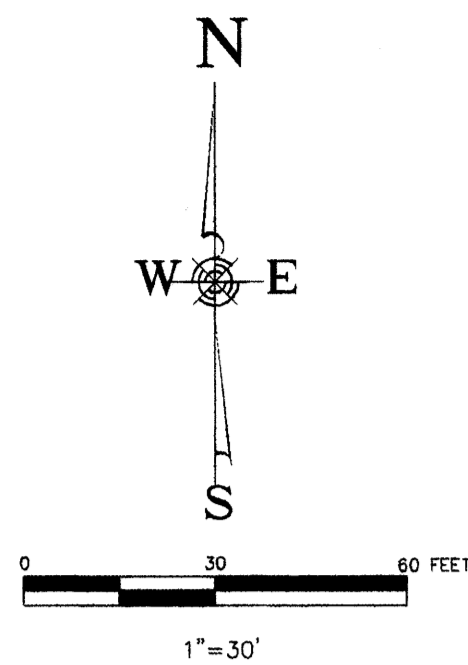
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1499GRD.DWG:thor 11.27.06

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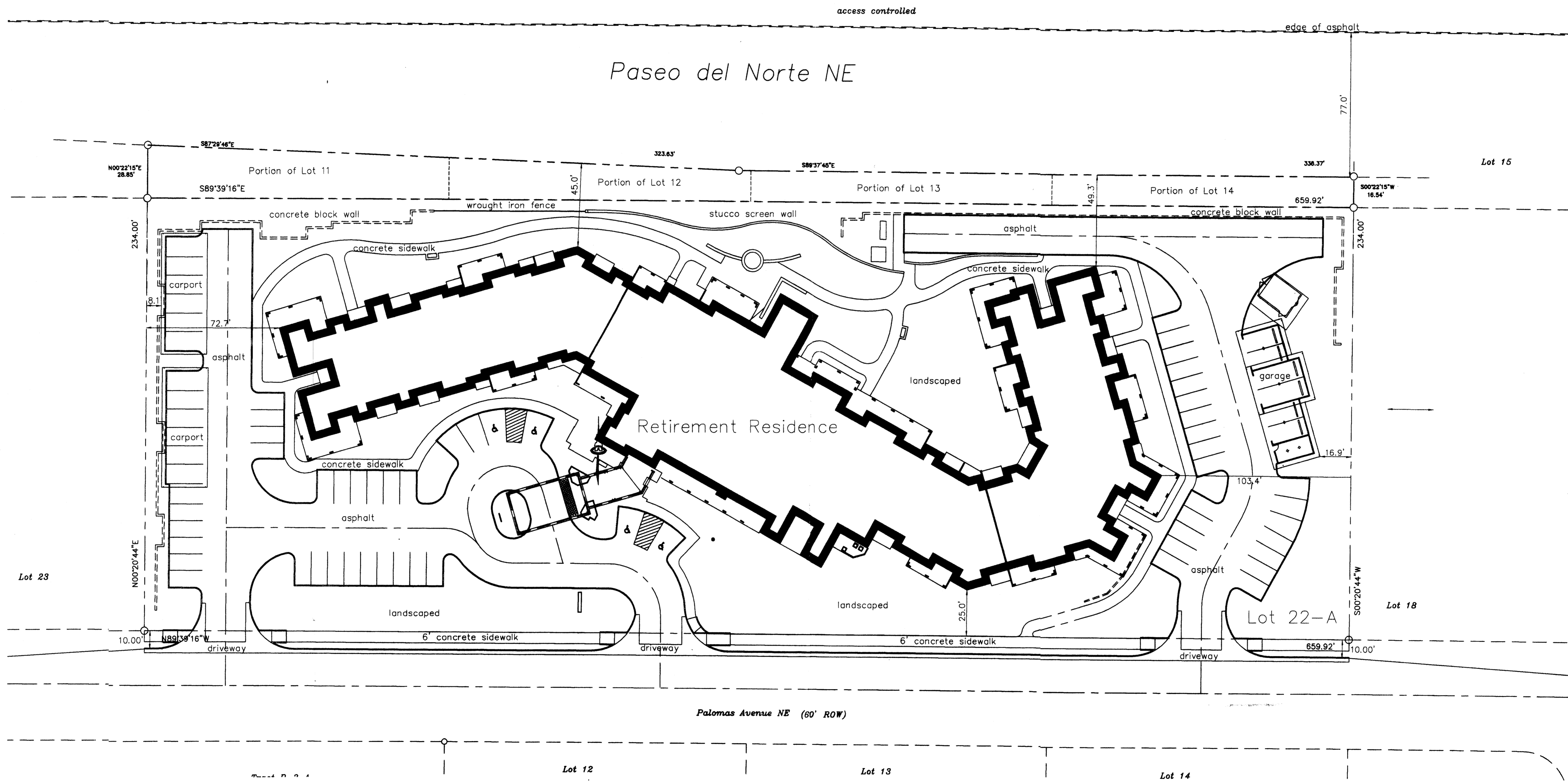
Albuquerque Retirement Residence
Curry Brandaw Architects

GRADING AND DRAINAGE PLAN

Date:	No.	Revised:	Date:	Job No.
11/28/05				1499
Drawn By:				PAGE 81 OF
thor				
Ckd By:				
SMM				



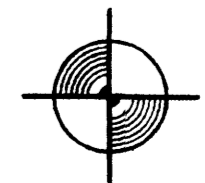
Improvement sketch



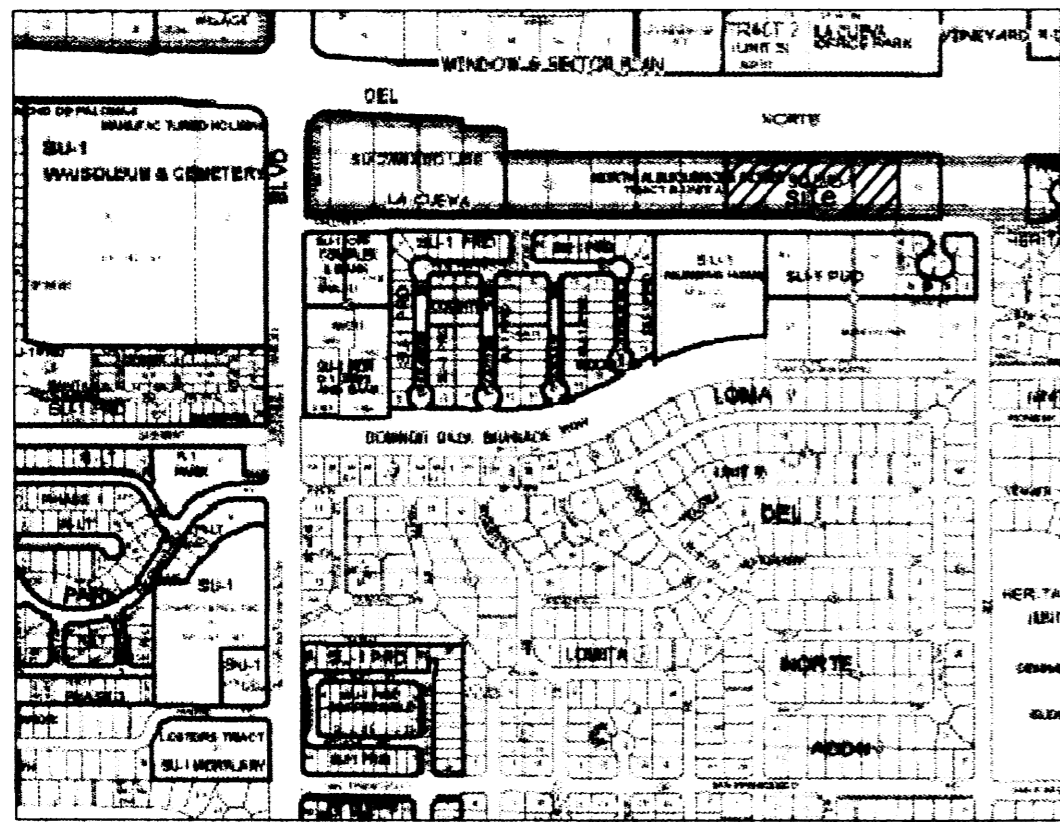
**Curry
Architecture** LLC
 471 High Street SE, Suite 10 •• Salem, Oregon 97301
 503.399.1090 •• Fax 503.399.0863
 2007 Curry Architecture / Cohen & Cohen Construction Company

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

- Total gross acreage: 3.9995 acres
- Zoning: SU2/O-1
- Total number of lots created by this plat is 1.
- Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
- 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.
- Where record distances and measured distances differ () indicates record distance. The plat of North Albuquerque Acres has no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: 1/13/06
- Documents used:
Plat of Tract A, Unit A, North Albuquerque 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

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- 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.
- 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.
- 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	DATE
PNM ELECTRIC SERVICES	
N/A	DATE
PNM GAS SERVICES	
N/A	DATE
QWEST TELECOMMUNICATIONS	
N/A	DATE
COMCAST, INC.	

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.



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.

LEGAL DESCRIPTION

Lots numbered Nineteen (19) through Twenty-two (22) 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.

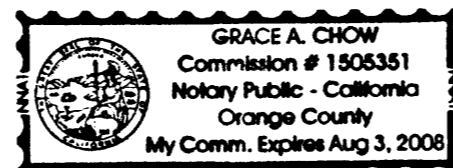
FREE CONSENT AND DEDICATION

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.

S.H.
HOLDINGS
Continental Retirement Group, Inc., a Texas corporation
Sumaia Hasso, President
Sumaia Hasso, President

ACKNOWLEDGMENT

State of CALIFORNIA)
County of ORANGE)
This instrument was acknowledged before me this 31ST day of OCTOBER, 2006 by Sumaia Hasso, President of Continental Retirement Group, Inc., a Texas corporation, on behalf of said corporation.
Notary Public *Bruce A. Chow* My Commission expires AUGUST 3, 2008



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-019-063-486485-108-14
PROPERTY OWNER OF RECORD
Sumaia Hasso
BERNALILLO COUNTY TREASURER'S OFFICE

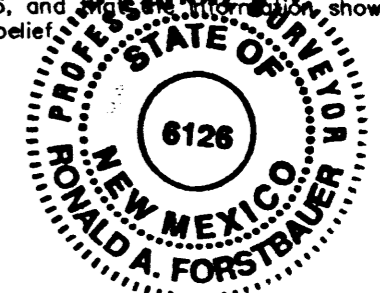
APPROVED AND ACCEPTED BY:

M. B. Faust 11-6-06
CITY SURVEYOR DATE
N/A
REAL PROPERTY DIVISION DATE
N/A
ENVIRONMENTAL HEALTH DEPARTMENT DATE
H. H. H. 12-6-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
William J. Baker 12/6/06
WATER UTILITY DEPARTMENT DATE
Christina Sambrano 12/6/06
PARKS & RECREATION DEPARTMENT DATE
Bradley J. Bingham 12/6/06
A.M.A.F.C.A. DATE
Bradley J. Bingham 1/23/07
CITY ENGINEER DATE
Ronald A. Forstbauer 1-23-07
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

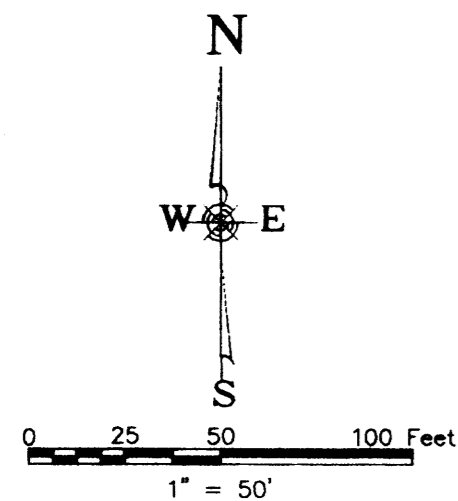
SURVEYOR'S AFFIDAVIT

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 American 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.

Ronald A. Forstbauer 11/6/06
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

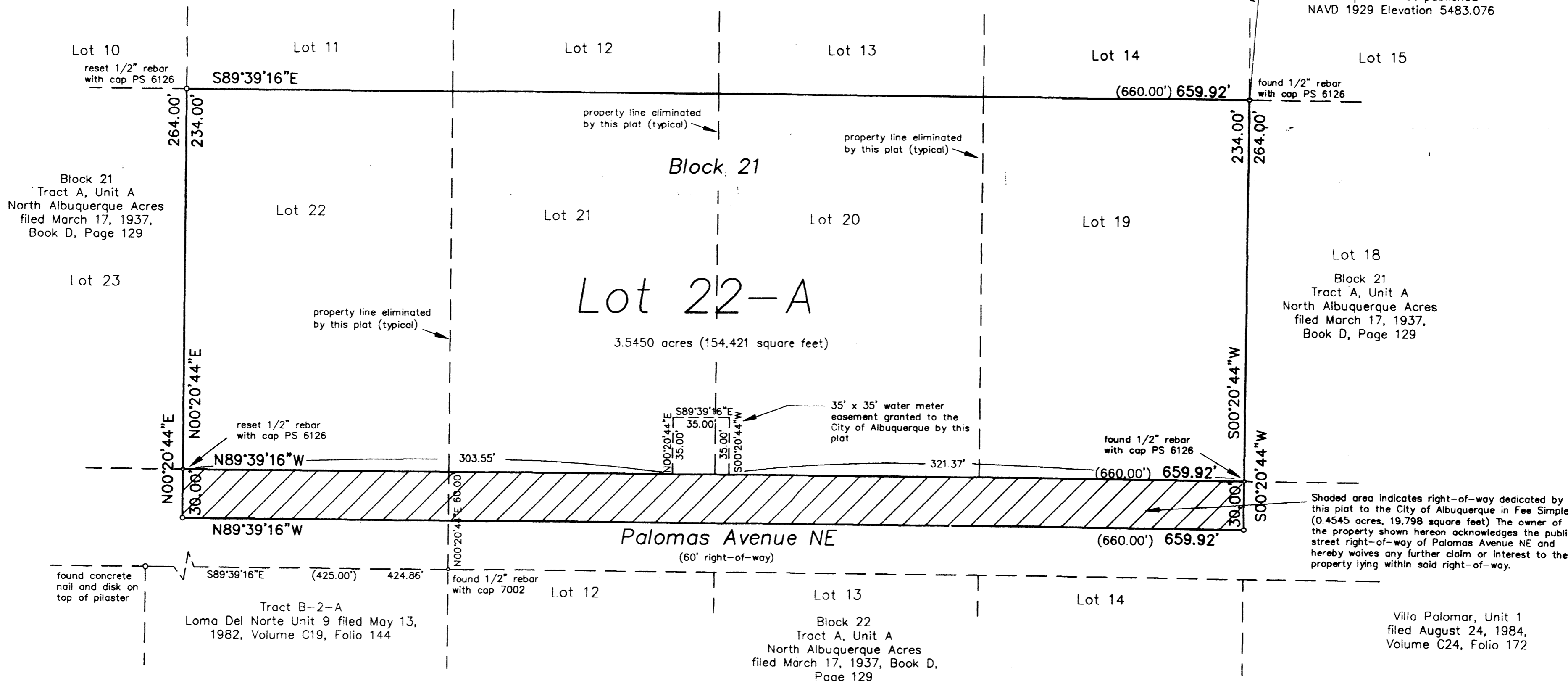


2887811588
6584515
Page: 2 of 2
01/23/2007 03:59P
Bk-2887C Pg-19
aggie Toulouse Bern. Co. PLAT R 12.00

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

A portion of Lots 11 - 17, Block 21
as shown on Warranty Deed
filed 5/23/06, Book A117, Page 4741

Albuquerque Control Survey
Monument 7-C19
New Mexico State Plane
Grid Coordinates
Central Zone NAD 1927
X = 410,171.36
Y = 1,522,006.02
G/G Factor 0.999647055
delta alpha = not published
NAVD 1929 Elevation 5483.076



Shaded area indicates right-of-way dedicated by this plat to the City of Albuquerque in Fee Simple (0.4545 acres, 19,798 square feet) The owner of the property shown hereon acknowledges the public street right-of-way of Palomas Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way.

Villa Palomar, Unit 1
filed August 24, 1984,
Volume C24, Folio 172

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