

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 27-F21 AND 26-F21, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF ACADEMY KNOLLS SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 14, 1977 IN VOLUME D8, FOLIO 30.
6. GROSS AREA: 2.7630 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED O-1.
10. THE 20' NON- RESTRICTIVE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACT AK-2 AND IS TO BE MAINTAINED BY SAID OWNER.

N.T.S.

ZONE ATLAS:  
F-21-Z

LEGAL DESCRIPTION

Tract AK-1 of ACADEMY KNOLLS SUBDIVISION is the same as shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1977, in Map Book D8, Folio 30, LESS AND EXCEPTING THEREFROM that portion condemned by the City of Albuquerque, New Mexico in cause No. CV78-4463 in the District court in and for Bernalillo County, New Mexico as set forth in the Stipulated Judgment recorded in Book Misc. 751, page 589 as Document No. 80-7982, records of Bernalillo County, New Mexico, being more particularly described as follow:

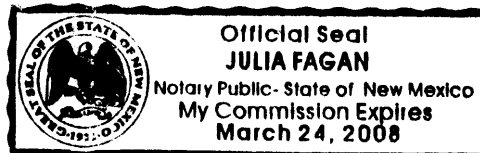
Beginning at the Northeast corner of said tract whence City of Albuquerque ACS monument station 27-F21 bears N 04° 21' 50" W, 590.74 feet distant; thence from said point of beginning S 73° 19' 12" W, 142.11 feet; thence S 27° 45' 54" W, 138.18 feet; thence S 16° 58' 01" E, 146.96; to the Southeast corner of said tract; thence S 73° 07' 32" W, 381.94 feet; thence N 57° 19' 34" W, 49.45 feet to the Southwest corner of said tract; being a point on the East right-of-way of Eubank Boulevard NE; thence along said right-of-way N 33° 09' 11" E, 633.57 feet to the Northwest corner of said tract; thence leaving said right-of-way S 56° 50' 00" E, 260.73 feet to the point of beginning, containing 2.7630 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*BBR Realty Partners, Limited Partnership  
by BBR Realty, Inc., its general partner*

OWNER(S) SIGNATURE: *Paul S. Gerwin* DATE: 3/15/07  
 OWNER(S) PRINT NAME: Paul S. Gerwin, Executive Vice President  
 ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF March, 2007.  
 BY: Paul S. Gerwin, Executive Vice President of BBR Realty, Inc.  
 MY COMMISSION EXPIRES: 3-24-08 NOTARY PUBLIC



OWNER(S) SIGNATURE: *Mark Sanchez* DATE: 4/10/07  
 OWNER(S) PRINT NAME: MARK SANCHEZ, ABWA DIRECTOR  
 ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF April, 2007.  
 BY: Mark S. Sanchez, Executive Director  
 MY COMMISSION EXPIRES: 2-11-09 Patricia A. Jenkins  
 NOTARY PUBLIC

NOTARY PUBLIC  
STATE OF NEW MEXICO  
2-11-09

PLAT OF  
TRACTS AK-1-A & AK-1-B  
ACADEMY KNOLLS SUBDIVISION  
PROJECTED SECTION 3, T. 11 N., R. 4 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2007  
SHEET 1 OF 2



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6855696  
Page: 1 of 2  
05/17/2007 09:16A  
Bk-2667C Pg-124

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

CITY APPROVALS: PROJECT NO.: 1005449 APPLICATION NO. 07DRB-00348

<u><i>M. W. Reynolds</i></u>	<u>3-19-07</u>
CITY SURVEYOR	DATE
<u><i>John D. ...</i></u>	<u>3-28-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoral</u>	<u>3/28/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Page A. Dean</u>	<u>4/16/07</u>
WATER UTILITIES DEPARTMENT	DATE
<u>Bradley L. Bingham</u>	<u>3/28/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>3/28/07</u>
CITY ENGINEER	DATE
<u>Andrew Garcia</u>	<u>4/16/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

*Mitchell W. Reynolds* 07-02-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



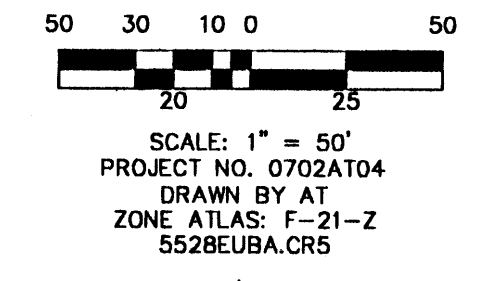
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

T11N R4E SEC. 3

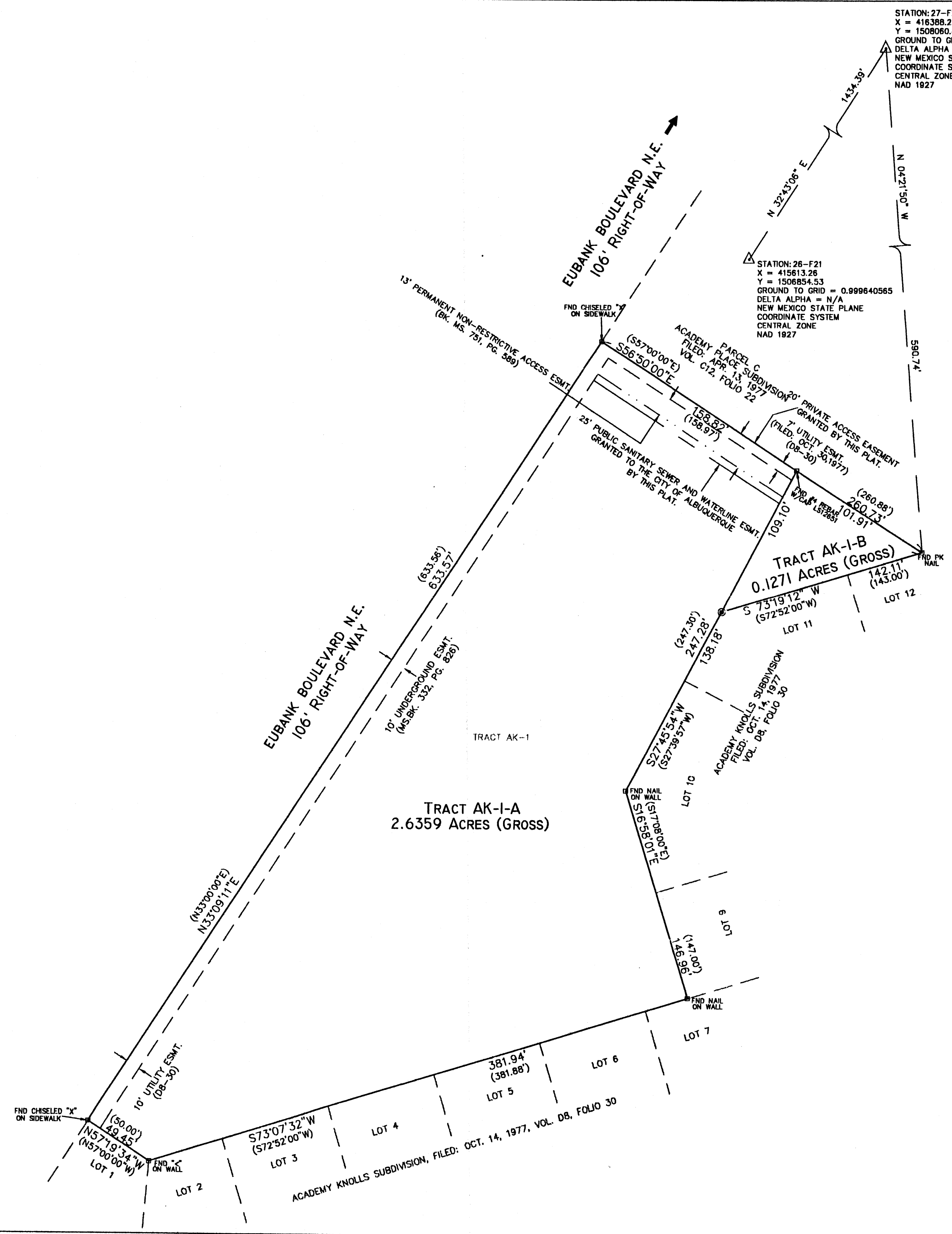
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 181-021 061-260445-21887  
 PROPERTY OWNER OF RECORD: BBR Realty Partners  
 BERNALILLO COUNTY TREASURERS OFFICE:  
P. Rodriguez 5/17/07

PLAT OF  
**TRACTS AK-1-A & AK-1-B**  
**ACADEMY KNOLLS SUBDIVISION**  
 PROJECTED SECTION 3, T. 11 N., R. 4 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2007  
 SHEET 2 OF 2

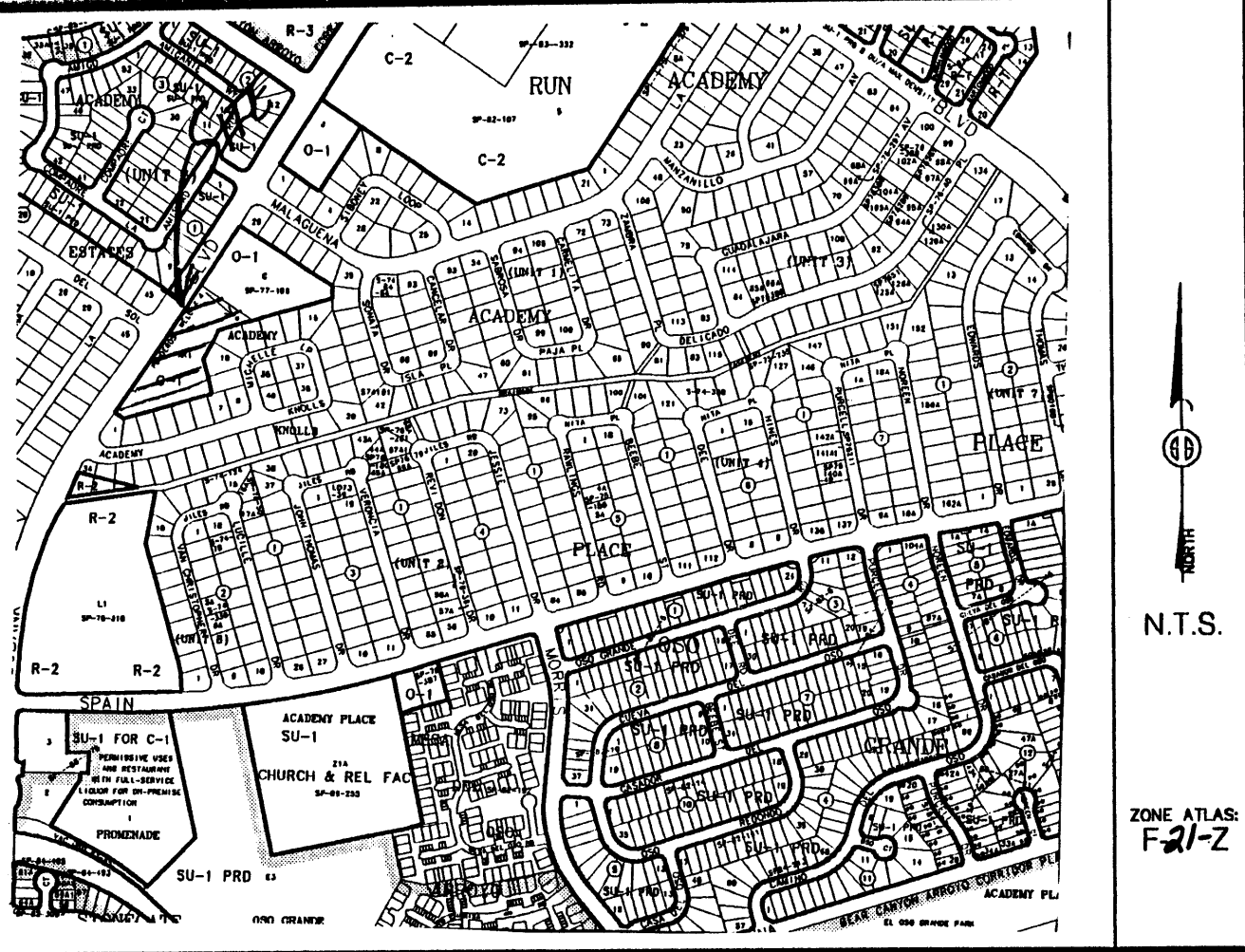


**MONUMENT LEGEND**

	- FOUND CONTROL STATION AS NOTED
	- FOUND MONUMENT AS NOTED
	- SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED



**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T11N R4E SEC. 3**



Vicinity Map

SUBDIVISION DATA / NOTES

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2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 27-F21 AND 26-F21, AS SHOWN HEREON.
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6. GROSS AREA: 2.7630 ACRES
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8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED O-1.
10. THE 13' NON- RESTRICTIVE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACT AK-2 AND IS TO BE MAINTAINED BY SAID OWNER.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

LEGAL DESCRIPTION

Tract AK-1 of ACADEMY KNOLLS SUBDIVISION is the same as shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1977, in Map Book D8, Folio 30, LESS AND EXCEPTING THEREFROM that portion condemned by the City of Albuquerque, New Mexico in cause No. CV78-4463 in the District court in and for Bernalillo County, New Mexico as set forth in the Stipulated Judgment recorded in Book Misc. 751, page 589 as Document No. 80-7982, records of Bernalillo County, New Mexico, being more particularly described as follows:

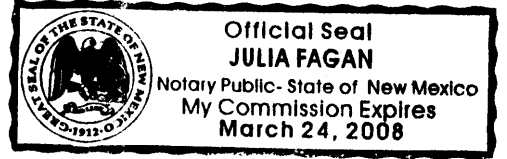
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FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*BBK Realty Partners, Limited Partnership  
 of BKK Realty, Inc., its general partner*

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: 3/15/07  
 OWNER(S) PRINT NAME: Paul S. Gerwin, Executive Vice President  
 ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF SANTA FE )SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF March, 2007.  
 BY: Paul S. Gerwin, Executive Vice President of BKK Realty, Inc.  
 MY COMMISSION EXPIRES: 3-24-08  
 \_\_\_\_\_ NOTARY PUBLIC



PLAT OF  
 TRACTS AK-1-A & AK-1-B  
 ACADEMY KNOLLS SUBDIVISION  
 PROJECTED SECTION 3, T. 11 N., R. 4 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2007  
 SHEET 1 OF 2

*Final*  
 PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 3/20/07

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		<u>3-19-07</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEPARTMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

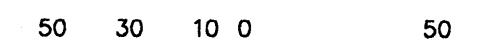
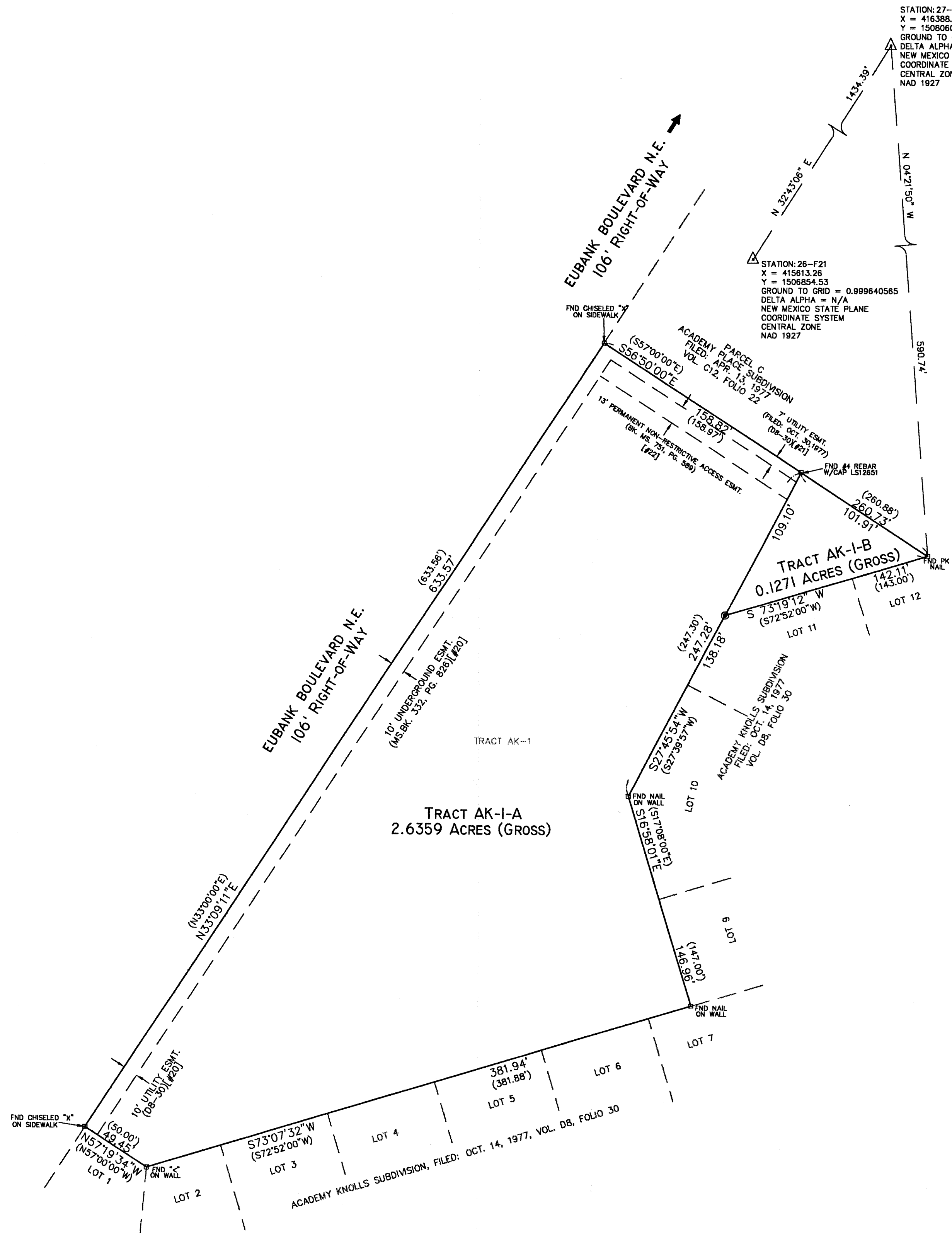
Mitchell W. Reynolds 03-02-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



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 87102  
 T11N R4E SEC. 3



**PLAT OF  
TRACTS AK-1-A & AK-1-B  
ACADEMY KNOLLS SUBDIVISION  
PROJECTED SECTION 3, T. 11 N., R. 4 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2007  
SHEET 2 OF 2**



SCALE: 1" = 50'  
 PROJECT NO. 0702AT04  
 DRAWN BY AT  
 ZONE ATLAS: F-21-Z  
 5528EUBA.CR5



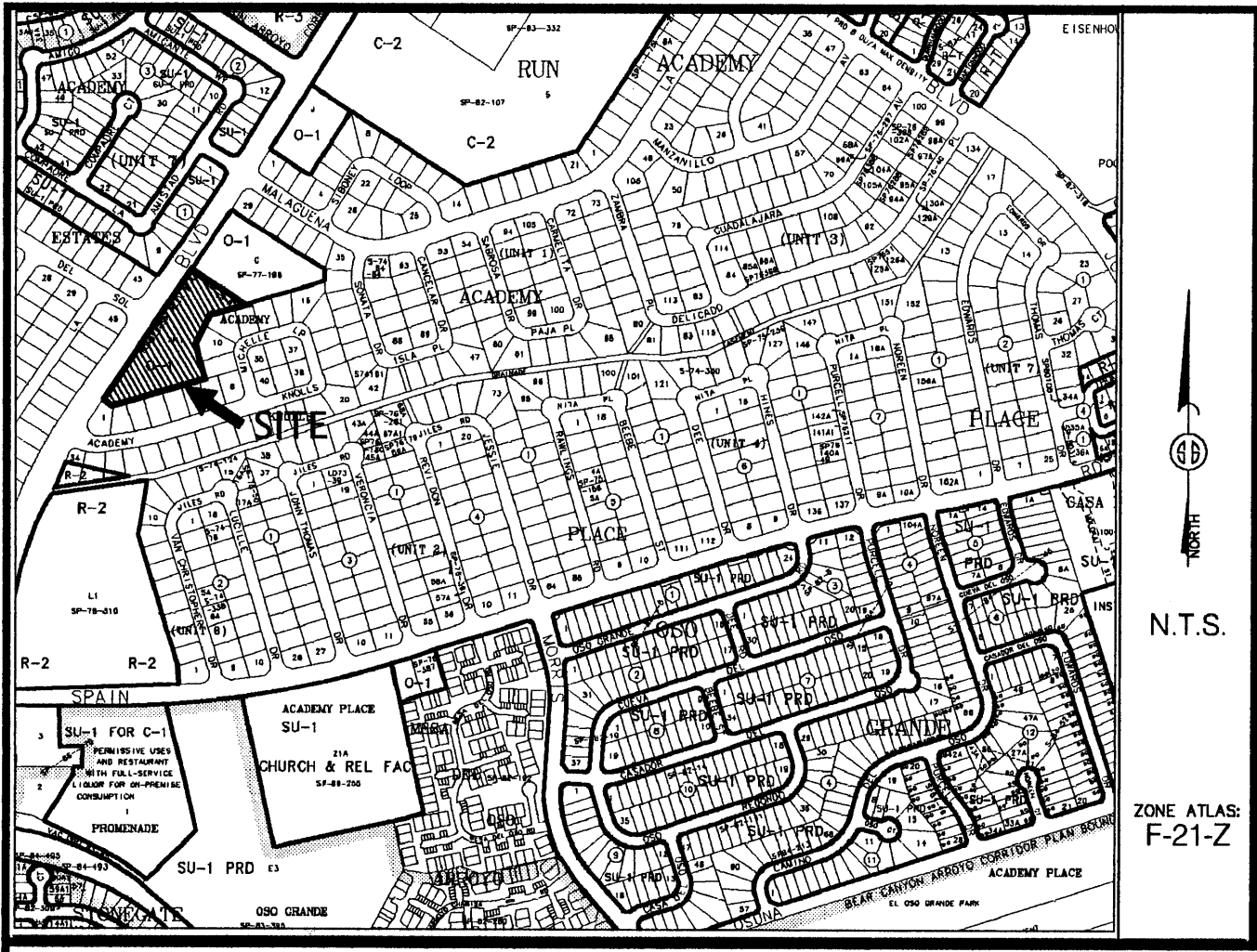
**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

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**T11N R4E SEC. 3**

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

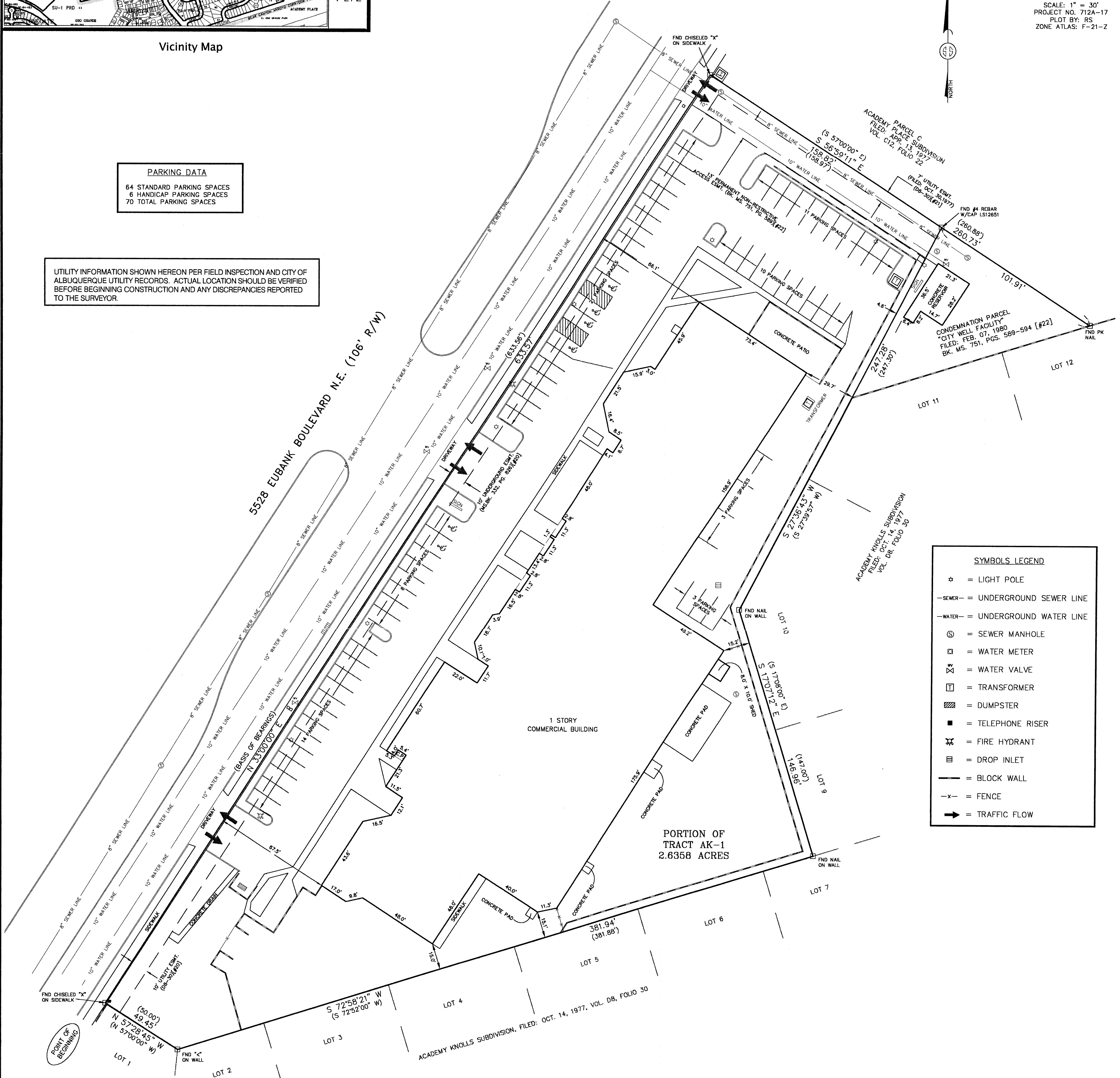
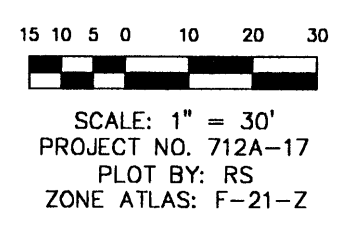
A PORTION OF TRACT AK-1  
 ACADEMY KNOLLS SUBDIVISION  
 SECTION 3, T. 11 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2006



Vicinity Map

**PARKING DATA**  
 64 STANDARD PARKING SPACES  
 6 HANDICAP PARKING SPACES  
 70 TOTAL PARKING SPACES

UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.



**SYMBOLS LEGEND**

- ☆ = LIGHT POLE
- SEWER— = UNDERGROUND SEWER LINE
- WATER— = UNDERGROUND WATER LINE
- ⊙ = SEWER MANHOLE
- ⊠ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = TRANSFORMER
- ⊞ = DUMPSTER
- ⊞ = TELEPHONE RISER
- ⊞ = FIRE HYDRANT
- ⊞ = DROP INLET
- = BLOCK WALL
- X- = FENCE
- = TRAFFIC FLOW

- NOTES**
- 1) Basis of bearings derived from plat of ACADEMY KNOLLS SUBDIVISION as filed October 14, 1977, Book D8, Page 30.
  - 2) Bearings and distances in parentheses ( ) per plat of record.
  - 3) Subject property is located within Zone X, designating areas determined to be outside the 0.2 % annual chance flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0144 E, effective date November 19, 2003.
  - 4) The 13 ft. permanent non-restrictive access easement (Bk. Misc. 751, Pg. 589) and the 7 ft. Utility easement (D8-30) combine to make a 20 ft. permanent utility and access easement which is identified as a separate tax lot with UPC No. 1-021-061-061-466-2-18-86.
  - 5) The condemnation parcel is identified by UPC No. 1-021-061-060-458-2-18-89 and is not a part of this survey.
  - 6) The remainder of TRACT AK-1 is identified by UPC No. 1-021-061-060-445-2-18-87.
  - 7) Documents used in preparation of survey:
    - a) Said plat of ACADEMY KNOLLS SUBDIVISION as filed October 14, 1977, Book D8, Page 30.
    - b) LandAmerica Title Co. commitment no. 6223000169 dated May 19, 2006.
    - c) Easement references are contained therein.
    - d) Stipulated Judgment Recorded in Book Misc. 751, Page 589, Doc No. 80-7982 (CV-78-04463).
    - e) Describes condemnation parcel and easements.
  - 8) The acreage shown includes the 20 feet permanent easement on the northerly end of TRACT AK-1. The condemnation parcel is not included.

**LEGAL DESCRIPTION**  
 Tract AK-1 of ACADEMY KNOLLS SUBDIVISION 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 October 14, 1977, in Map Book D8, Folio 30, LESS AND EXCEPTING THEREFROM that portion condemned by the City of Albuquerque, New Mexico in cause No. CV78-4463 in the District Court in and for Bernalillo County, New Mexico as set forth in the Stipulated Judgment recorded in Book Misc. 751, page 589 as document number 80-7982, records of Bernalillo County, New Mexico, being more particularly described as follows:

BEGINNING at a point on the North line of Lot 12 of replat of Tracts AK-1 and AK-2, Academy Knolls Subdivision filed with the Bernalillo County Clerk on October 14, 1977, from whence the northwest corner of said Tract AK-1 bears N. 57° 00' W., a distance of 250.88 feet; thence S 72° 52' 00" W., along the north line of Lots 12 and 11, a distance of 143.00 feet; thence N 27° 39' 57" E., a distance of 110.24 feet to a point on the most northeasterly line of said Tract AK-1; thence S 57° 00' 00" E., along said northeasterly line a distance of 101.91 feet to the point of beginning.

- EASEMENTS (per Schedule B Section I)**
20. Easement along the northwesterly Ten (10) feet of the subject Parcel granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded in Book Misc. 332, Page 826, and as shown on the plat recorded in Map Book D8, Folio 30, as said easement was modified by that Quitclaim Deed from Mountain States Telephone and Telegraph Company recorded in Book D12A, Page 759, records of Bernalillo County, New Mexico.
  21. Easement for maintenance of utilities along the northeasterly seven (7) feet of the insured premises as shown and provided for on the plat recorded in Map Book D8, Folio 30 records of Bernalillo County, New Mexico.
  22. Easements granted to the City of Albuquerque, New Mexico, a municipal corporation, by Stipulated Judgment filed in Cause No. CV-78-04463 in the District Court of Bernalillo County, New Mexico and recorded in Book Misc. 751, page 589, records of Bernalillo County, New Mexico.

**SURVEYORS CERTIFICATE**  
 This is to certify to Bank of America, N.A., its successors and assigns, BBR Realty Partners, Limited Partnership, a New Mexico limited partnership, LandAmerica Title Company, Commonwealth Land Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 2005, and pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification. The undersigned hereby certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. The undersigned further certifies that optional items numbers 1, 2, 4 (in square feet or acres), 6, 8, 10, 11(b), 14, 15, 16, and if buildings are located on the land, numbers 7(a), 7(b)(1), 7(b)(2) and 9 from Table A, Optional Survey Responsibilities and Specifications, of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are included in this survey. The undersigned additionally certifies that (a) this survey was made on the ground under my supervision; (b) I have received and examined a copy of each instrument listed therein, and the subject land and each tract or parcel thereof described in this survey is the same land as described in the Title Commitment; (c) if the subject land consists of two or more tracts or parcels having common boundaries, those tracts and parcels are contiguous along the common boundaries; (d) the subject land and each tract or parcel thereof has a tax map designation separate and distinct from that of any other land and the subject land and each tract or parcel thereof is a separate, legally subdivided parcel; (e) this survey correctly shows all matters of record, (and to the extent the can be located, their location and dimensions) of which I have been advised affecting the subject land according to the legal description in such matters (with instrument, book, and page number indicated); (f) except as shown on this survey, no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel # 35001C0139 E dated November 19, 2003, which such map panel covers the area in which the Property is situated and this survey correctly indicates the zone designation of any area as being in the 100-year Flood Plain or "flood prone area"; (g) to the best of my knowledge, this survey shows the relation of and distance of all substantial, visible buildings, sidewalks and other improvements to easements and setback lines; and (h) to the best of my knowledge, except as shown on this survey, neither the subject Property does not serve any adjoining premises for drainage, utilities, or ingress or egress.

*Mitchell W. Reynolds* 06-08-06  
 MITCHELL W. REYNOLDS, N.M.P.S. 1224 DATE



**SURVEYS SOUTHWEST, LTD.**  
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

T11N R4E SEC. 33