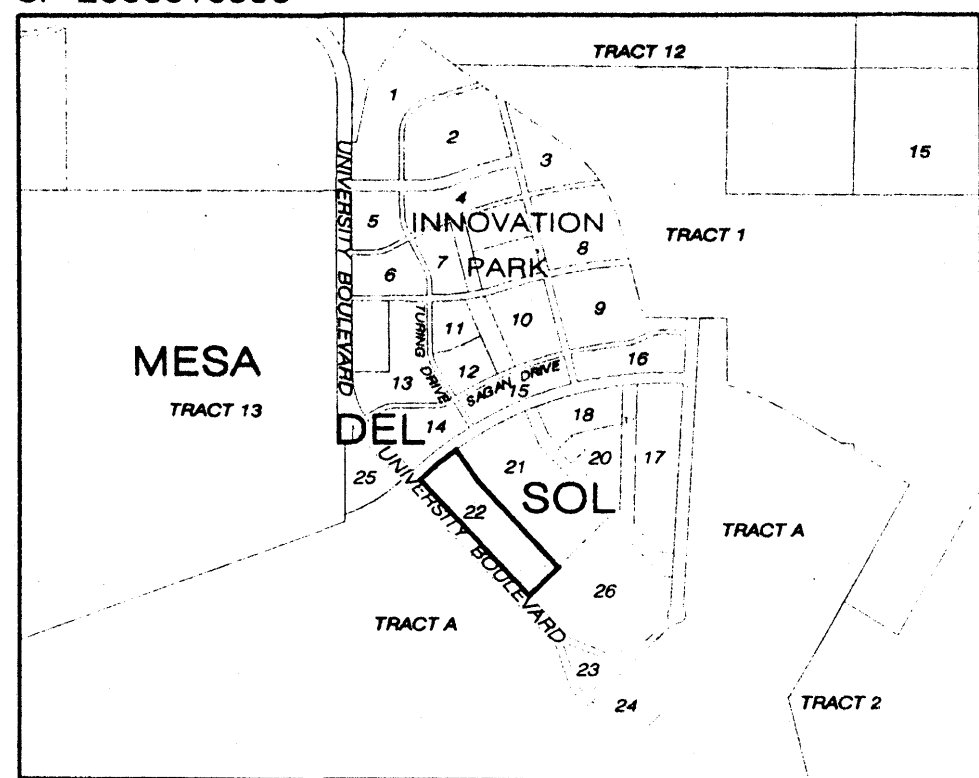


SP-2008010990



LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index No. R-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 15.8242 Acres.
5. No right-of-way is created.
6. Date of Survey: December, 2007.
7. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract 22 of the Plat of Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 0259 as Document No. 2007131551 into three (3) new tracts and to vacate easements.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (city utilities only), including but not limited to:
A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. Time Warner for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities and cable and other related equipment and facilities reasonably necessary to provide communication services and cable TV service including but not limited to above ground pedestals and closures.

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, (above ground 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 of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgear, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

DESCRIPTION

A certain tract of land within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 22 of the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551.

Tract contains 15.8242 acres, more or less.



NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, Page 259 as Document No. 2007131551.
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3. Basis of Bearings is between City of Albuquerque Control Stations \*1-R16 and \*3-Q16. Bearing = N12°15'06"E.
4. Distances are ground distances.
5. All easements of record are as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties.
6. All interior tract corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of requested final action shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat or site development plan for subdivision."

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 22 of the Summary Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as document No. 2007131551, now comprising Tracts 22-A, 22-B and 22-C Mesa Del Sol Innovation Park, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

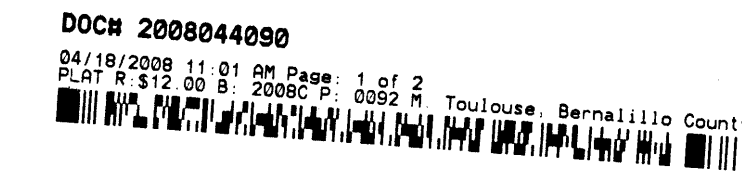
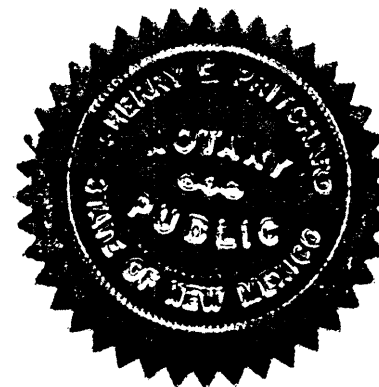
MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: Michael D. Daly
Chief Operating Officer

State of New Mexico )
) SS
County of Bernalillo )

This instrument was acknowledged before me on the 4th day of JANUARY 2008, by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 12/20/09 Notary Public



PLAT OF TRACTS 22-A, 22-B & 22-C MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22 MESA DEL SOL INNOVATION PARK) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

PROJECT NUMBER 1006001

APPLICATION NUMBER 08 DRB-70161

PLAT APPROVAL

Table with utility approvals: UTILITY APPROVALS, QWEST TELECOMMUNICATIONS, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, TIME WARNER. Includes signatures and dates.

Table with city approvals: CITY APPROVALS, CITY SURVEYOR, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, PARKS & RECREATION DEPARTMENT, CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT, REAL PROPERTY DIVISION. Includes signatures and dates.

TAX CERTIFICATION

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

10660018362001

PROPERTY OWNER OF RECORD Mesa Del Sol LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE 4/18/08

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.

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: January 3, 2008

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: January 3, 2008

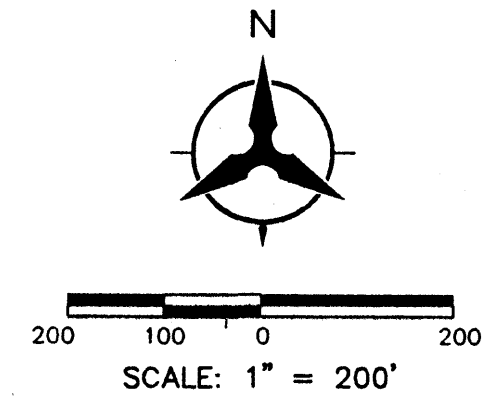



Bohannon & Huston

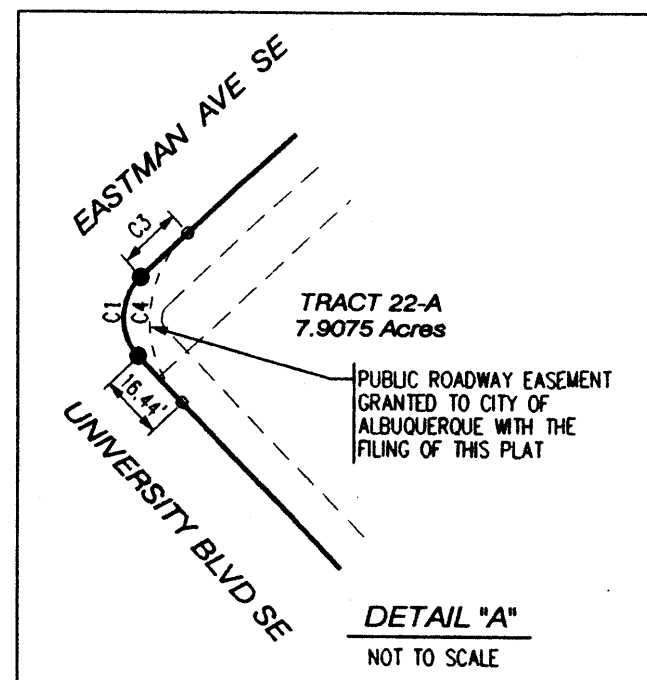
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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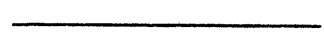




PLAT OF  
**TRACTS 22-A, 22-B & 22-C**  
**MESA DEL SOL**  
**INNOVATION PARK**  
 (A REPLAT OF TRACT 22  
 MESA DEL SOL INNOVATION PARK)  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

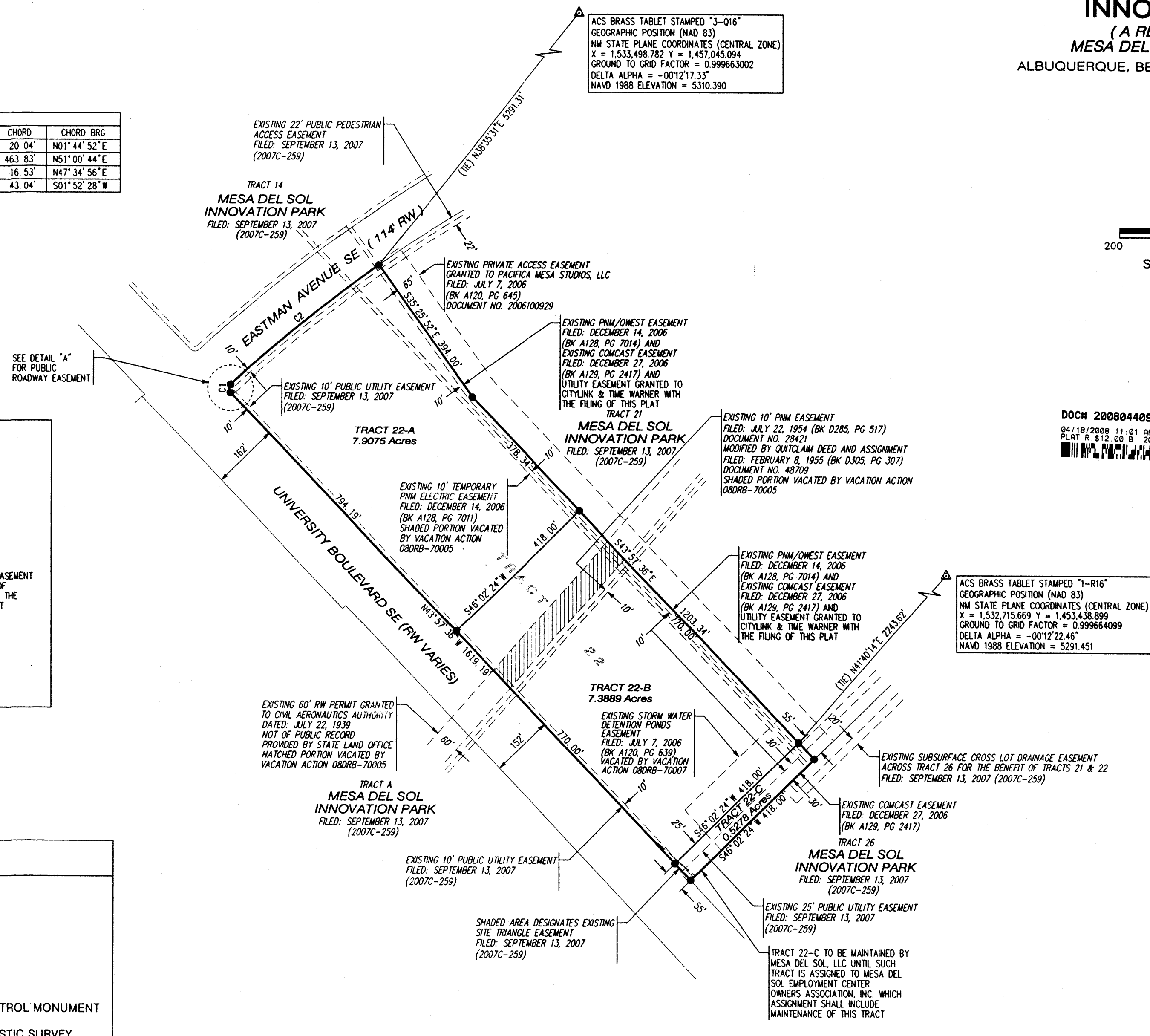
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
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C4	91°40'08"	30.89'	48.00'	30.00'	43.04'	S01°52'28"W



DOCH 2008044090  
 04/18/2008 11:01 AM Page 2 of 2  
 PLAT R: \$12.00 B: 2008C P: 0092 H: Toulouse, Bernalillo County  


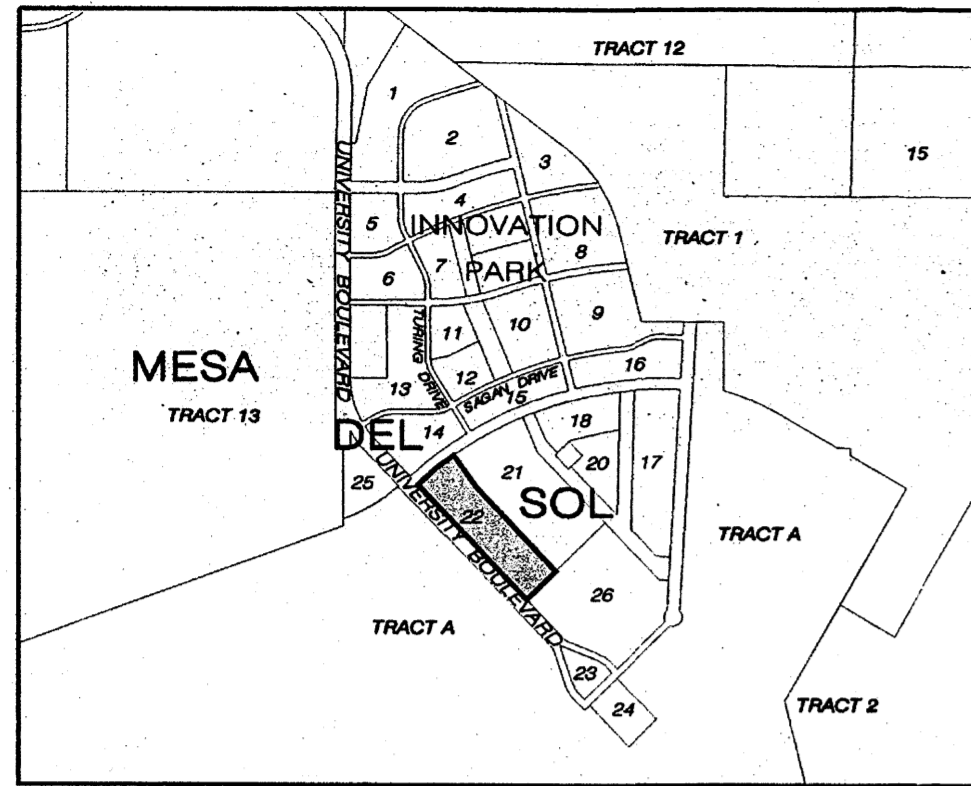


LEGEND	
	BOUNDARY LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
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SP-2008010990



LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16  
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
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SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: January 3, 2008



FREE CONSENT AND DEDICATION

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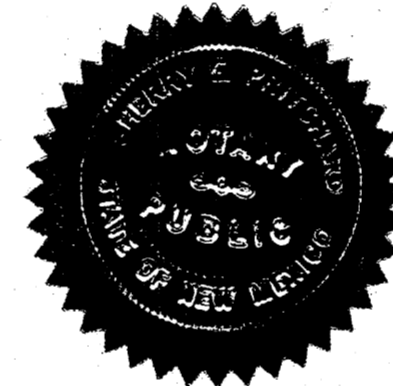
MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: Michael D. Daly
Chief Operating Officer

State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on the 4th day of JANUARY 2008, by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 12/20/09



JURISDICTIONAL AFFIDAVIT

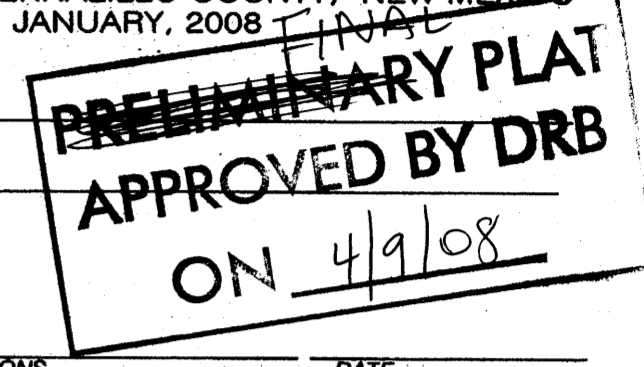
I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: January 3, 2008

PLAT OF TRACTS 22-A, 22-B & 22-C MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008



PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

TIME WARNER DATE

CITY APPROVALS: DATE

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

PARKS & RECREATION DEPARTMENT DATE

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

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD

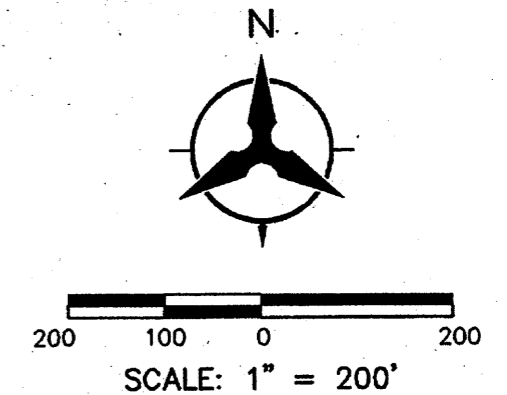
BERNALILLO COUNTY TREASURERS OFFICE DATE

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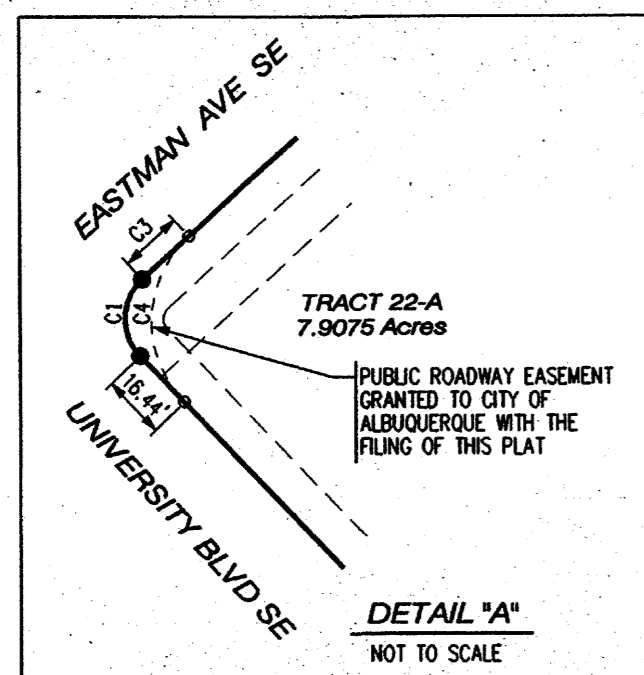
Bohannon & Huston

Courtyard | 7500 Jefferson St. NE. Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

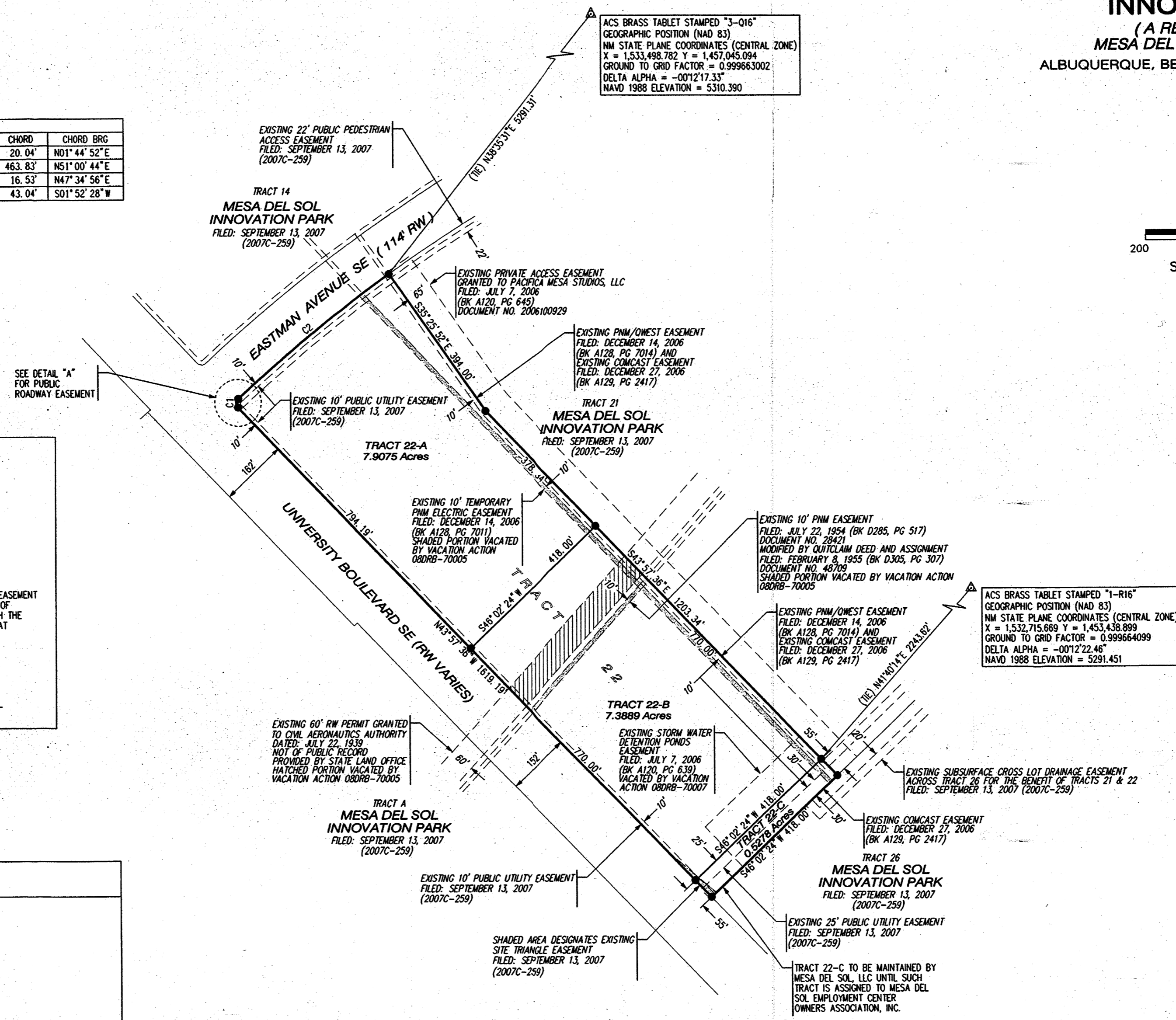
PLAT OF  
**TRACTS 22-A, 22-B & 22-C**  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
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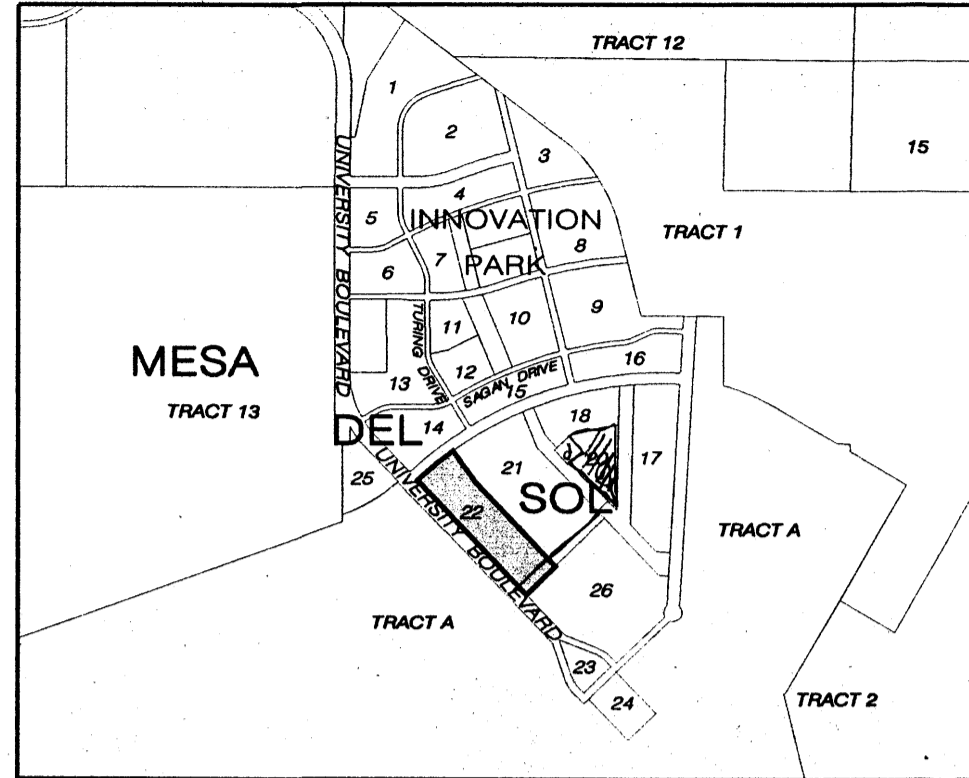


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	NEW LOT LINE
	EXISTING EASEMENT LINE
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**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SP-2008010990



**LOCATION MAP**

ZONE ATLAS INDEX MAP No. R-16  
NOT TO SCALE

**SUBDIVISION DATA**

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**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is the Bulk land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, Page 259 as Document No. 2007131551.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, Page 259 as Document No. 2007131551.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°16'06"E.
4. Distances are ground distances.
5. All easements of record are as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties.
6. All interior tract corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469".
7. Pursuant to section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of requested final action shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat." The foregoing requirements shall be a condition to approval of this plat or site development plan for subdivision."

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: January 3, 2008



**FREE CONSENT AND DEDICATION**

The foregoing plat of that certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 22 of the Summary Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as document No. 2007131551, now comprising Tracts 22-A, 22-B and 22-C Mesa Del Sol Innovation Park, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

MESA DEL SOL, LLC, a New Mexico Limited Liability Company  
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member  
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: *Michael D. Daly*  
Michael D. Daly  
Chief Operating Officer

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on the 4<sup>th</sup> day of JANUARY 2008 by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 12/20/09 *Steve E. Spitchard*  
Notary Public



**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: January 3, 2008

PLAT OF  
**TRACTS 22-A, 22-B & 22-C**  
**MESA DEL SOL**  
**INNOVATION PARK**  
(A REPLAT OF TRACT 22  
MESA DEL SOL INNOVATION PARK)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

TIME WARNER \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
*Michael B. Juhl* 1-7-08  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

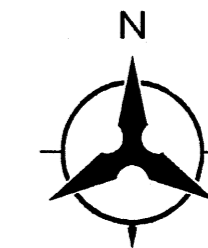
BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

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.



Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
**ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES**

PLAT OF  
**TRACTS 22-A, 22-B & 22-C**  
**MESA DEL SOL**  
**INNOVATION PARK**  
 (A REPLAT OF TRACT 22  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

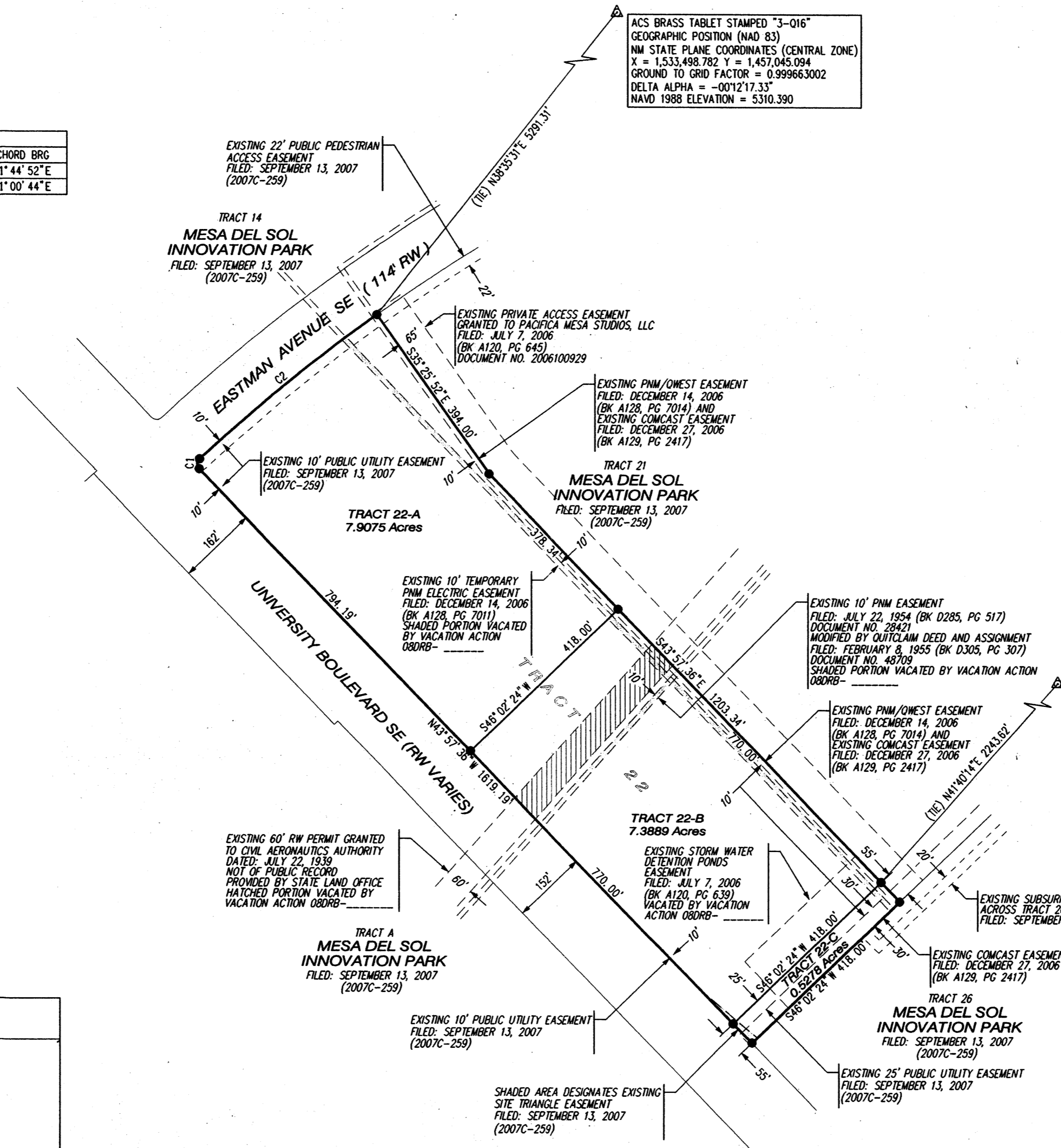


200 100 0 200  
 SCALE: 1" = 200'

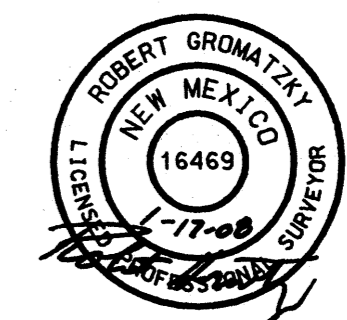
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°24'56"	14.35'	22.34'	14.00'	20.04'	N01°44'52"E
C2	07°06'49"	232.36'	464.13'	3738.32'	463.83'	N51°00'44"E

ACS BRASS TABLET STAMPED "3-016"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 1,533,498.782 Y = 1,457,045.094  
 GROUND TO GRID FACTOR = 0.999663002  
 DELTA ALPHA = -00°12'17.33"  
 NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLET STAMPED "1-116"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 1,532,715.669 Y = 1,453,438.899  
 GROUND TO GRID FACTOR = 0.999664099  
 DELTA ALPHA = -00°12'22.46"  
 NAVD 1988 ELEVATION = 5291.451



LEGEND	
	BOUNDARY LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
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