

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

SUBMISSION DATA

- 1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 0.5786 Acre.
5. Total number of Lots/Tracts Created: Six (6) Lots and one (1) Tract.
6. No street right-of-way created.
7. Date of Survey: July, 2012.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lots 19-25 and Tract B, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 into 6 lots and 1 tract and to grant new easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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

DESCRIPTION

A 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 Lots 19 thru 25 and Tract B, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and being more particularly described by New Mexico State Plane grid bearings (NAD 83, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, identical to the northeast corner of said Lot 19, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, WHENCE the ACS Control Monument "1-R16", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates, (NAD 83 Central Zone) N=1453438.899 and E=1532715.669, bears N32°35'03"E a distance of 3020.00 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundaries of Lots 19 thru 25 and the westerly boundary of Tract 1, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942, the following three (3) courses;

S43°57'36"E a distance of 33.72 feet to a point of curvature; 30.54 feet along the arc of a curve to the right having a radius of 70.00 feet, a central angle of 25°00'00" and a chord bearing S31°27'36"E a distance of 30.30 feet to a point of tangency; S18°57'36"E a distance of 237.32 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Lot 25 and the southwest corner of said Tract 1, also being a point on the northerly right-of-way of Stieglitz Drive SE;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Lot 25 and the northerly right-of-way of Stieglitz Drive SE, S71°02'24"W a distance of 79.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Tract B, also being the northeast point of intersection of Stieglitz Drive SE and Witkin Street SE;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract B and the easterly right-of-way of Witkin Street SE, the following five (5) courses;

N18°57'36"W a distance of 140.61 feet to a point of curvature; 91.50 feet along the arc of a curve to the left having a radius of 201.00 feet, a central angle of 26°04'57" and a chord bearing N32°00'05"W a distance of 90.71 feet to a point of tangency; N45°02'33"W a distance of 72.35 feet to a point of curvature; 10.82 feet along the arc of a curve to the right having a radius of 13.00 feet, a central angle of 47°41'03" and a chord bearing N21°12'02"W a distance of 10.51 feet to a point of reverse curvature; 17.44 feet along the arc of a curve to the left having a radius of 53.00 feet, a central angle of 18°51'29" and a chord bearing N06°47'15"W a distance of 17.37 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract B;

THENCE leaving said right-of-way along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract B the following four (4) courses;

S47°48'04"E a distance of 32.97 feet; N42°44'39"E a distance of 14.85 feet; S43°57'36"E a distance of 35.01 feet; N46°02'24"E a distance of 70.00 feet to the POINT OF BEGINNING.

This tract contains 25,202 square feet or 0.5786 acre, more or less.

NOTES

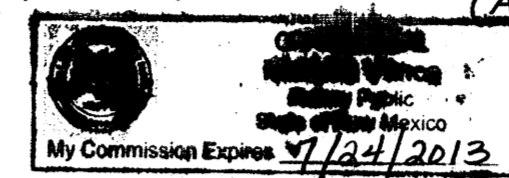
- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942
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. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pts". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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."
8. Adjoining Tract 1 is subject to a blanket PUE, blanket private access and blanket private drainage easements filed December 15, 2012 in Book 2012C, page 136, records of Bernalillo County, New Mexico. Blanket private access and blanket private drainage easements were granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easement was granted to the designated franchised utility companies.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent.

RACHEL MATTHEW HOMES, INC. (Owner of Lot 19)

By: Steve Nakamura



State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 1st day of August 2012, by Steve Nakamura of Rachel Matthew Homes, Inc.

My Commission Expires: 7/24/2013 Notary Public

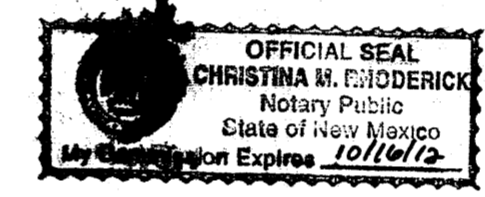
FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company (Owner of Lots 20-25 & Tract B)

By: Brent F. Dupes

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 2nd day of August 2012, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 10/16/12 Notary Public



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 City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: July 30, 2012



PLAT OF
LOTS 19-A THRU 24-A
& TRACT B-1 BLOCK 1
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 1

(A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2012

PLAT APPROVAL

PROJECT NUMBER

APPLICATION NUMBER

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

TW TELECOM DATE

CITY APPROVALS:
CITY SURVEYOR: [Signature] 8/7/12 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

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TAX CERTIFICATION

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

PARCEL #

BERNALILLO COUNTY TREASURERS OFFICE DATE

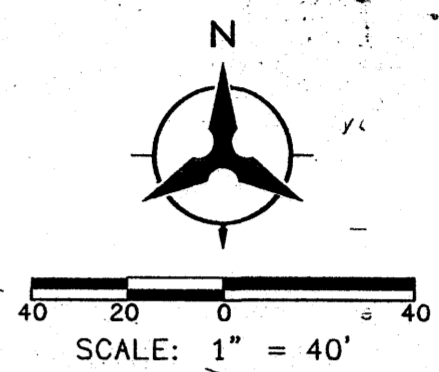


LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ BLOCK DESIGNATION
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

PLAT OF
**LOTS 19-A THRU 24-A
 & TRACT B-1 BLOCK 1
 MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1**

(A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2012



ACS BRASS TABLET STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,532,715.869 Y = 1,453,438.899
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -00°2'22.46"
 NAVD 1988 ELEVATION = 5291.451

MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

HATCHED AREA DESIGNATES
 EXISTING TRACT B AND
 EXISTING BLANKET PRIVATE
 DRAINAGE, WATER AND
 SANITARY SEWER EASEMENT
 FILED: DECEMBER 15, 2011
 (2011C-136)
 EASEMENT TO REMAIN

MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

23-A
 MESA DEL SOL
 INNOVATION PARK
 FILED: JANUARY 16, 2009
 (2009C-14)

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25° 00' 00"	15.52'	30.54'	70.00'	30.30'	S31° 27' 36" E
C2	26° 04' 57"	46.56'	91.50'	201.00'	90.71'	N32° 00' 05" W
C3	47° 41' 03"	5.75'	10.82'	13.00'	10.51'	N21° 12' 02" W
C4	18° 51' 29"	8.80'	17.44'	53.00'	17.37'	N06° 47' 15" W
C5	09° 42' 20"	17.07'	34.05'	201.00'	34.01'	N23° 48' 47" W
C6	16° 22' 37"	28.92'	57.45'	201.00'	57.26'	N36° 51' 15" W

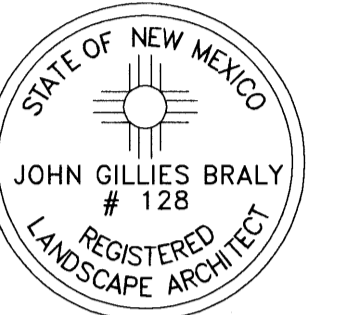
Tangent Data

ID	BEARING	DISTANCE
T1	S43° 57' 36" E	33.72'
T2	S47° 48' 04" E	32.97'
T3	N42° 44' 39" E	14.85'
T4	S43° 57' 36" E	35.01'
T5	N00° 45' 12" W	4.21'
T6	N18° 57' 36" W	6.13'
T7	S46° 02' 24" W	15.23'
T8	N00° 45' 12" W	8.42'

Replat Note RE: drainage Eas



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

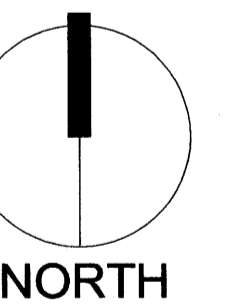


Date: 12/20/2011

- Revisions:
- ▲ 01/10/12
 - ▲ 01/25/12
 - ▲ 02/7/12
 - ▲
 - ▲

Drawn by: mw
Reviewed by: jb

Mesa del Sol
First Neighborhood
Albuquerque, New Mexico



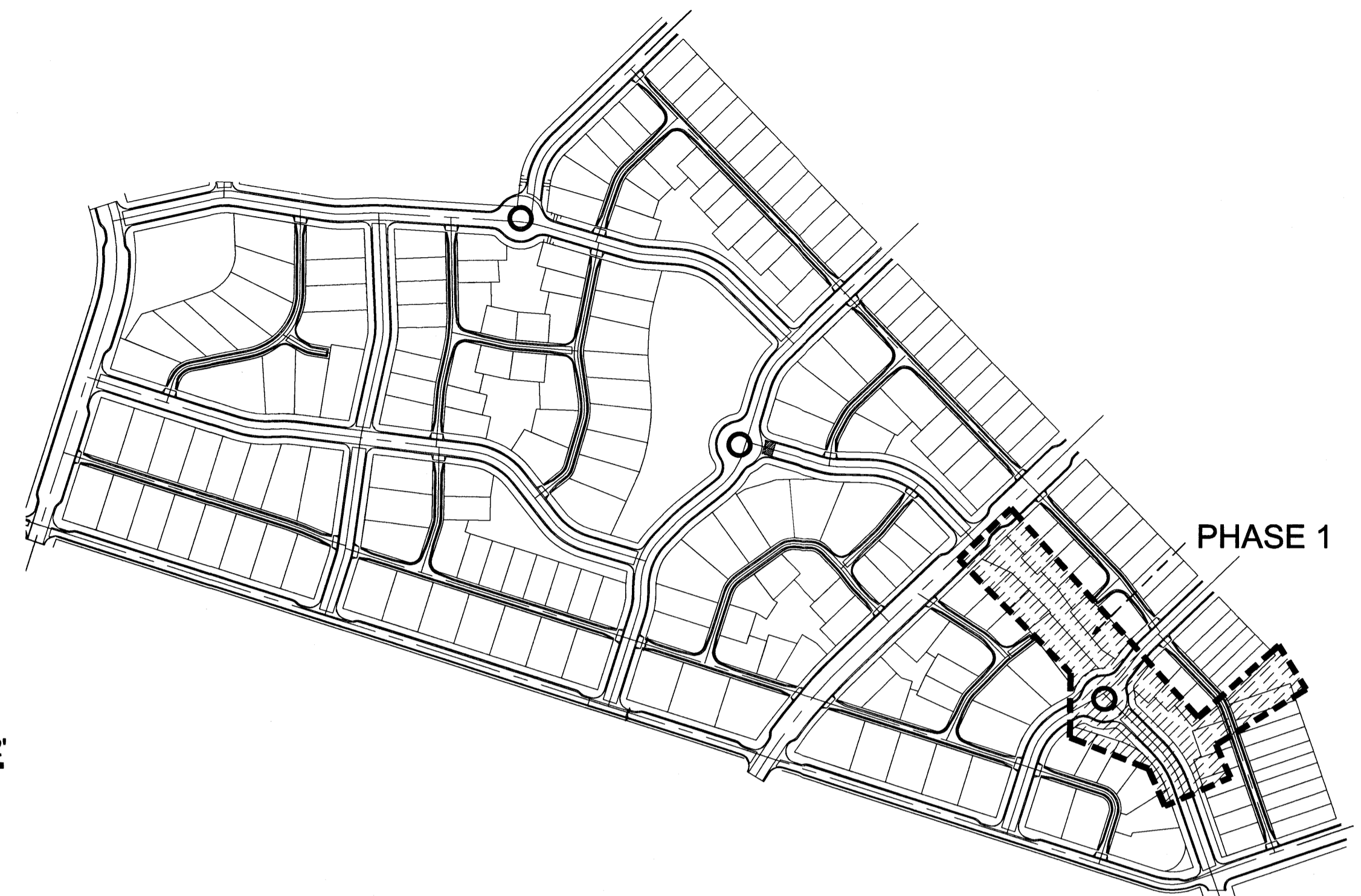
Scale: 1" = 20'



Sheet Title:
Landscape
Plan

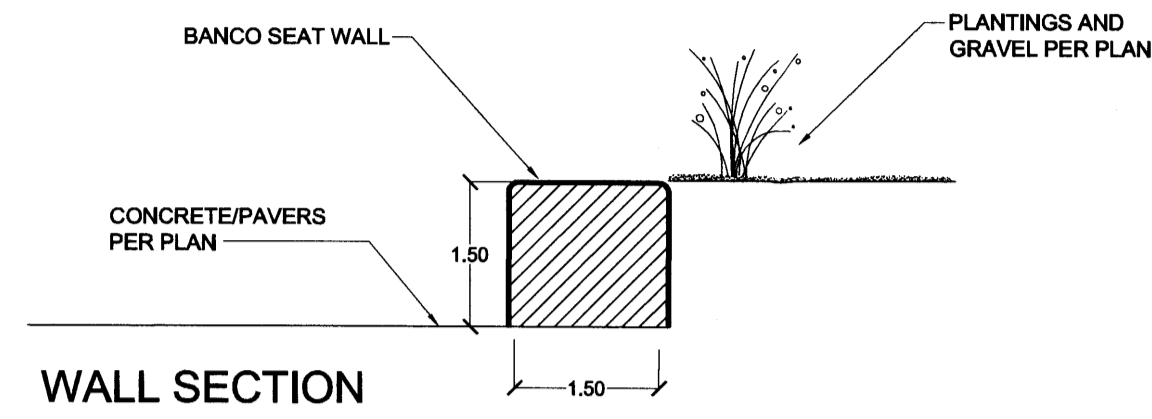
Sheet Number:

LS-01



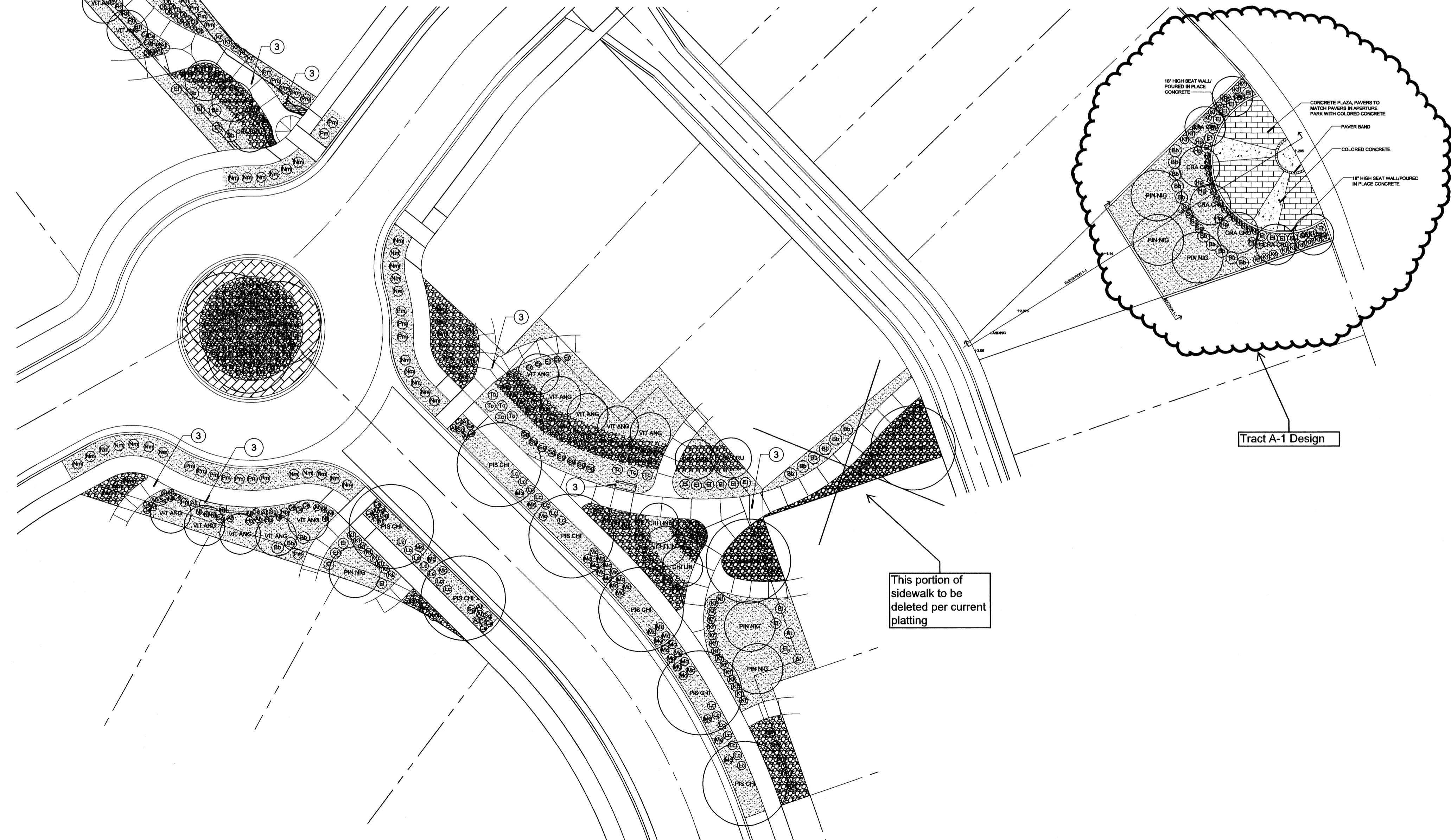
KEY MAP

SCALE: 1"=200'



WALL DETAILS

SCALE: 1"=2'



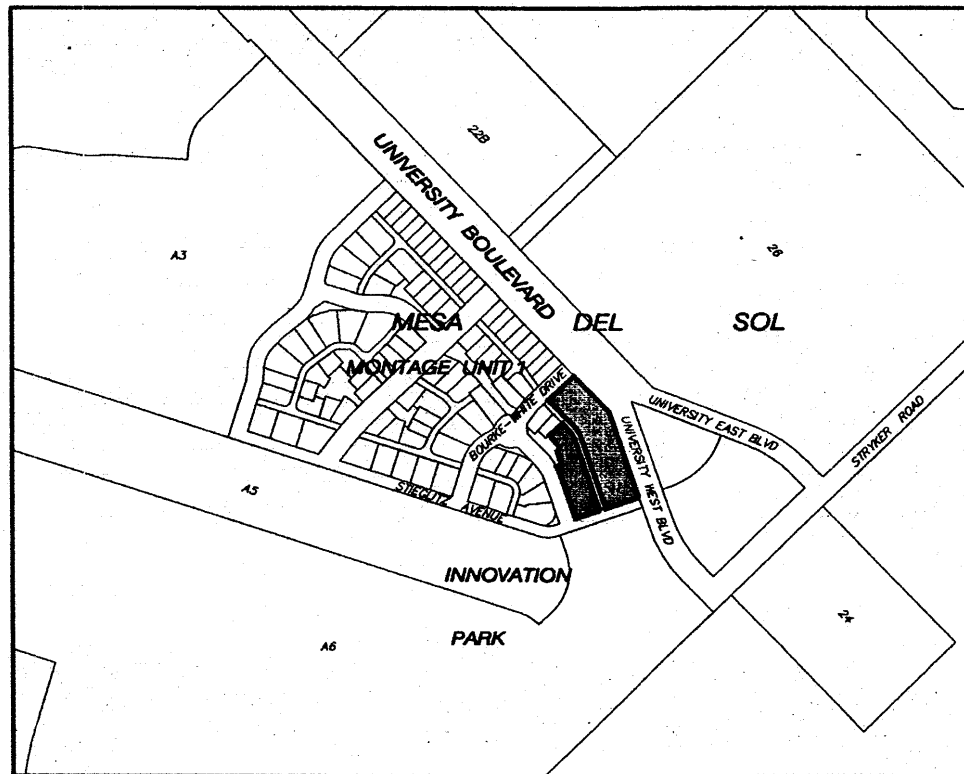
REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| ① | CONCRETE WALK, BROOM FINISHED, COLOR TO MATCH OTHER CONCRETE WORK AT MESA DEL SOL |
| ② | 18" HIGH CONCRETE SEAT WALL |
| ③ | BENCH |
| ④ | CONCRETE PLAZA, PAVERS TO MATCH PAVERS IN APERTURE PARK WITH COLORED CONCRETE BANDS |
| ⑤ | RETAINING WALL |
| ⑥ | BANCO SEAT WALL BUILT INTO RETAINING WALL |

- | SYMBOL | DESCRIPTION |
|-----------|--|
| [Pattern] | 2-4" SAN LAZARUS COBBLE AT 4" DEPTH |
| [Pattern] | 5/8" AMARETTO BROWN GRAVEL AT 3" DEPTH |
| [Pattern] | AMARETTO BROWN CRUSHER FINES AT 3" DEPTH |

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
CHI LIN	11	Chilopsis linearis	24"box
CRA CRU	15	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	2" B&B
PIN NIG	6	Pinus nigra / Austrian Pine	6" B&B
PIS CHI	7	Pistacia chinensis / Chinese Pistache	3" B&B
ULM PAR	5	Ulmus parviflora 'Allee' / Allee Tree	2" B&B
VIT ANG	15	Vitex angus-castus / Chaste Tree	24"box
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT
Kf	101	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal
Mc	52	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Grass	5 gal
Nm	77	Nolina microcarpa / Beargrass	5 gal
NATIVE PLANTS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Af	42	Achillea filipendulina 'Moonshine' / Moonshine Yarrow	1 gal
Ec	5	Echinacea purpurea / Purple Coneflower	1 gal
Ei	39	Ericameria laricifolia / Turpentine Bush	5 gal
Hp	89	Hesperaloe parviflora / Red Yucca	5 gal
Oh	24	Oryzopsis hymenoides / Indian Rice Grass	1 gal
SHRUBS/GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Bb	42	Buddleja davidii 'Nanho Blue' / Dwarf Butterfly Bush	5 gal
Ce	38	Centranthus ruber / Jupiters Beard	1 gal
Rh	11	Kniphofia uvaria / Red Hot Poker	1 gal
Nf	36	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal
Pm	81	Pinus mugo mugo / Dwarf Mugo Pine	5 gal
Sg	24	Salvia greggii / Autumn Sage Cherry	5 gal
Lc	79	Santolina chamaecyparissus / Lavender Cotton	1 gal
Tc	25	Teucrium chamaedrys / Germander	1 gal



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

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 1.5270 Acres.
5. Total number of Lots/Tracts Created: Fifteen (15) Lots and one (1) Tract.
6. No street right-of-way created.
7. Date of Survey: July, 2012.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lots 1-16 and Tract A, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and Lots 19-A thru 24-A, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 11, 2012 in Book 2012C, Page 105 as Document 2012093580 into 15 lots and 1 tract and to vacate easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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DESCRIPTION - LOTS 1 THRU 16 & TRACT A

A 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 Lots 1 thru 16 and Tract A, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and being more particularly described by New Mexico State Plane grid bearings (NAD 83, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, identical to the northeast corner of said Lot 16, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1 and the southerly point of intersection of University Boulevard SE and Bourke-White Drive SE, WHENCE the ACS Control Monument "1-R16", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates, (NAD 83 Central Zone) N=1453438.899 and E=1532715.669, bears N33°33'46"E a distance of 2875.00 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Block 1, Mesa Del Sol Neighborhood Montage Unit 1 and the westerly right-of-way of University Boulevard SE, the following two (2) courses;

S43°57'36"E a distance of 159.66;
S18°57'36"E a distance of 281.66 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Lot 1, also being the northwest point of intersection of University West Boulevard SE and Stieglitz Drive SE;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Block 1 and the northerly right-of-way of Stieglitz Drive SE, S71°02'24"W a distance of 110.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Lot 1 and the southeast corner of Tract 1, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Lots 1 thru 16 and Tract A and the easterly boundary of said Tract 1, the following three (3) courses;

N18°57'36"W a distance of 237.32 feet to a point of curvature;
39.27 feet along the arc of a curve to the left having a radius of 90.00 feet, a central angle of 25°00'00" and a chord bearing N31°27'36"W a distance of 38.96 feet to a point of tangency;
N43°57'36"W a distance of 115.32 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Lot 16, also being a point on the southerly right-of-way of Bourke-White Drive SE;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 16 and the southerly right-of-way of Bourke-White Drive SE, N46°02'24"E a distance of 110.00 feet to the POINT OF BEGINNING.

This tract contains 1.0535 acres, more or less.

DESCRIPTION - LOTS 19-A THRU 24-A

A 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 Lots 19-A thru 24-A, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 11, 2012 in Book 2012C, page 105 as Document No. 2012093580 and being more particularly described by New Mexico State Plane grid bearings (NAD 83, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, identical to the northeast corner of said Lot 19-A, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, WHENCE the ACS Control Monument "1-R16", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates, (NAD 83 Central Zone) N=1453438.899 and E=1532715.669, bears N32°35'03"E a distance of 3020.00 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundaries of Lots 19-A thru 24-A and the westerly boundary of Tract 1, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942, the following three (3) courses;

S43°57'36"E a distance of 33.72 feet to a point of curvature;
30.54 feet along the arc of a curve to the right having a radius of 70.00 feet, a central angle of 25°00'00" and a chord bearing S31°27'36"E a distance of 30.30 feet to a point of tangency;
S18°57'36"E a distance of 237.32 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Lot 25-A and the southwest corner of said Tract 1, also being a point on the northerly right-of-way of Stieglitz Drive SE;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Lot 25-A and the northerly right-of-way of Stieglitz Drive SE, S71°02'24"W a distance of 79.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Lot 25-A, also being the northeast point of intersection of Stieglitz Drive SE and Witkin Street SE;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Lots 21-A thru 25-A and the easterly right-of-way of Witkin Street SE, the following two (2) courses;

N18°57'36"W a distance of 140.61 feet to a point of curvature;
34.05 feet along the arc of a curve to the left having a radius of 201.00 feet, a central angle of 9°42'20" and a chord bearing N23°48'47"W a distance of 34.01 feet to the northwest corner of said Lot 21-A;

THENCE leaving said right-of-way and continuing along the westerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 21-A, N71°02'24"E a distance of 17.88 feet to the southwest corner of Lot 20-A;

THENCE continuing along the westerly boundary of the tract herein described, coincident with the westerly boundary of Lots 20-A and 19-A the following three (3) courses;

N18°57'36"W a distance of 43.68 feet;
N23°00'29"E a distance of 15.90 feet;
N40°02'24"W a distance of 47.49 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Lot 19-A;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 19-A, N46°02'24"E a distance of 54.77 feet to the POINT OF BEGINNING.

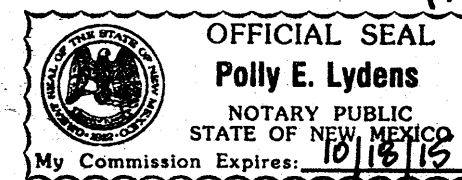
This tract contains 0.4735 acre, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company (Owner of Lots 1-16 and 20-A thru 25-A, Block 1)

By: *Brent F. Dupes*
Brent F. Dupes



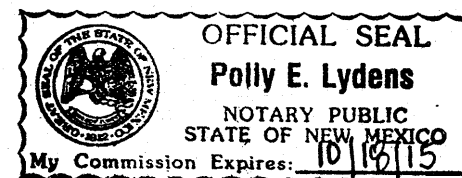
State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 20 day of Sept 2012, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: Oct 18, 2015 *Polly E. Lydens*
Notary Public

RACHEL MATTHEW HOMES, INC. (Owner of Lot 19-A)

By: *Steve Nakamura*
Steve Nakamura



State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 26 day of September 2012, by Steve Nakamura of Rachel Matthew Homes, Inc.

My Commission Expires: Oct 18, 2015 *Polly E. Lydens*
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and the Plat of Lots 19-A thru 24-A & Tract B-1 Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 11, 2012 in Book 2012C, page 105 as Document No. 2012093580.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and 3-C16". Bearing = N12°15'06"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pts". A witness corner projected along the property line being a chiseled "L" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the plan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "16 only".
7. Pursuant to section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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."
8. Adjoining Tract 1 is subject to a blanket PUE, blanket private access and blanket private drainage easements filed December 15, 2012 in Book 2012C, page 136, records of Bernalillo County, New Mexico. Blanket private access and blanket private drainage easements were granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easement was granted to the designated franchised utility companies.
9. Tract A-1 and adjoining Tract B-1 are subject to an existing Blanket Private Drainage, Water and Sanitary Sewer Easement filed December 15, 2011 in Book 2011C, page 136.
10. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107179.

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 City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

By: *Robert Gromatzky*
Robert Gromatzky
New Mexico Professional Surveyor 16469



Date: September 20, 2012

PLAT OF
LOTS 1-A THRU 9-A, 19-A-1 THRU 24-A-1
& TRACT A-1 BLOCK 1
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 1

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

PLAT APPROVAL

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
TIME WARNER	DATE

CITY APPROVALS: *[Signature]* 9-28-12
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
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

TAX CERTIFICATION

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

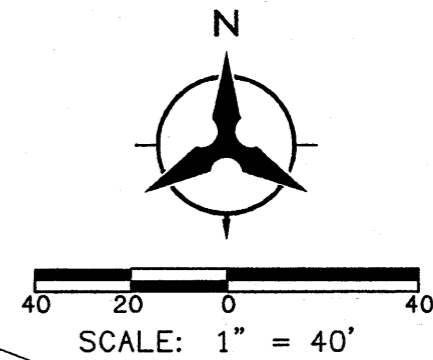
PARCEL # _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

PLAT OF
**LOTS 1-A THRU 9-A, 19-A-1 THRU 24-A-1
 & TRACT A-1 BLOCK 1
 MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1**

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1
 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2012



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT LINE ELIMINATED WITH THE FILING OF THIS PLAT
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	BLOCK DESIGNATION
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NW STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,532,715.669 Y = 1,453,438.899
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -0012'22.46"
 NAVD 1988 ELEVATION = 5291.451

MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

EXISTING PUBLIC UTILITY EASEMENT
 FILED: DECEMBER 15, 2011
 (2011C-136)

EXISTING PUBLIC UTILITY EASEMENT
 FILED: DECEMBER 15, 2011
 (2011C-136)

SHADED AREAS DESIGNATE PORTIONS
 OF EXISTING BLANKET PRIVATE DRAINAGE,
 WATER AND SANITARY SEWER EASEMENT
 FILED: DECEMBER 15, 2011 (2011C-136)
 VACATED BY VACATION ACTION
 012DRB-

SHADED AREAS DESIGNATE PORTIONS
 OF EXISTING BLANKET PRIVATE DRAINAGE,
 WATER AND SANITARY SEWER EASEMENT
 FILED: DECEMBER 15, 2011 (2011C-136)
 VACATED BY VACATION ACTION
 012DRB-

MESA DEL SOL
 INNOVATION PARK
 FILED: JANUARY 16, 2009
 (2009C-14)

MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

SHADED AREAS DESIGNATE PORTIONS
 OF EXISTING BLANKET PRIVATE DRAINAGE,
 WATER AND SANITARY SEWER EASEMENT
 FILED: DECEMBER 15, 2011 (2011C-136)
 VACATED BY VACATION ACTION
 012DRB-

EXISTING PUBLIC UTILITY EASEMENT
 FILED: DECEMBER 15, 2011 (2011C-136)
 VACATED BY VACATION ACTION
 012DRB-

EXISTING PUBLIC UTILITY EASEMENT
 FILED: DECEMBER 15, 2011 (2011C-136)
 VACATED BY VACATION ACTION
 012DRB-

EXISTING 10' PUBLIC UTILITY EASEMENT
 FILED: SEPTEMBER 13, 2007
 (2007C-259)

Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'36"W	20.32'
T2	S43°57'36"E	33.72'
T3	N71°02'24"E	17.88'
T4	N23°00'29"E	15.90'
T5	S23°00'29"W	6.16'
T6	S23°00'29"W	9.74'
T7	N18°57'36"W	6.13'
T8	S71°02'24"W	20.00'
T9	N33°08'19"W	34.06'
T10	N33°08'19"W	17.03'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	19.95'	39.27'	90.00'	38.96'	N31°27'36"W
C2	07°08'10"	5.61'	11.21'	90.00'	11.20'	N22°31'40"W
C3	17°51'50"	14.15'	28.06'	90.00'	27.95'	N35°01'42"W
C4	25°00'00"	15.52'	30.54'	70.00'	30.30'	S31°27'36"E
C5	09°42'20"	17.07'	34.05'	201.00'	34.01'	N23°48'47"W

NOTES

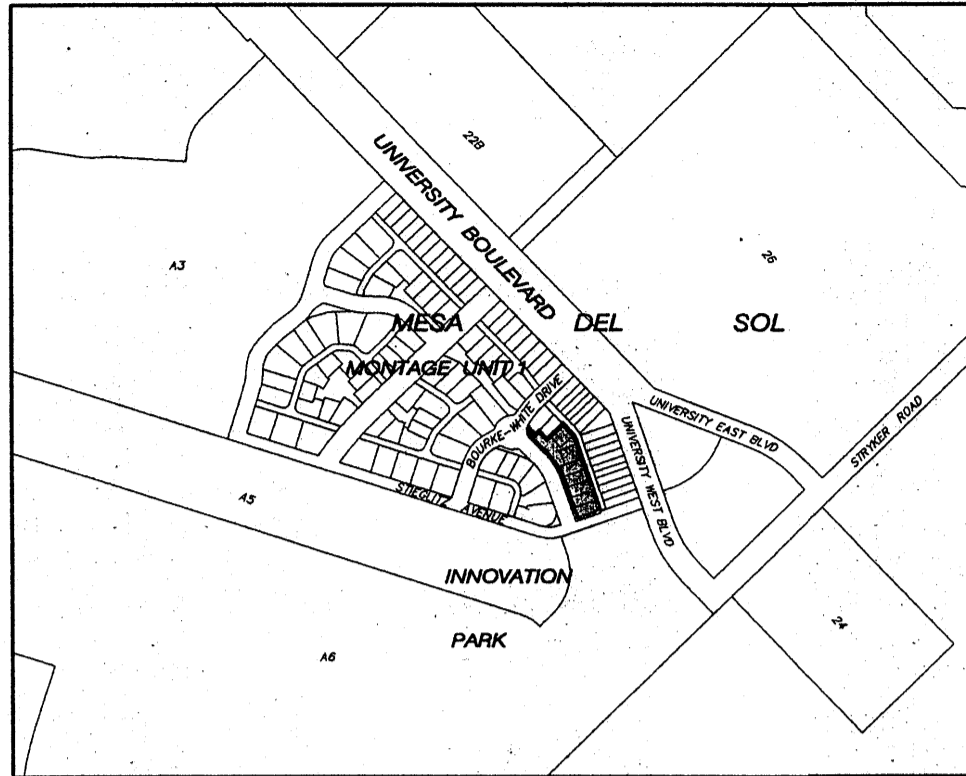
1. Existing 5' shared private drainage easements as shown on Sheet 4, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 and as shown on Sheet 2, Note 1 of the plat filed September 11, 2012 in Book 2012C, Page 105, are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 1-A thru 9-A and 19-A-1 thru 24-A-1 granted with the filing of this Plat, except over existing PUE's and PUEs granted by this plat.

2. Existing Tract A, now Tract A-1, is a private common area tract to be owned and maintained by the Homeowners Association.



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

SHEET 2 OF 2



LOCATION MAP

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

SUBDMISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 0.5786 Acre.
5. Total number of Lots/Tracts Created: Seven (7) lots and one (1) Tract.
6. No street right-of-way created.
7. Date of Survey: July, 2012.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lots 19-25 and Tract B, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 into 7 lots and 1 tract and to grant new easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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

DESCRIPTION

A 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 Lots 19 thru 25 and Tract B, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and being more particularly described by New Mexico State Plane grid bearings (NAD 83, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, identical to the northeast corner of said Lot 19, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, WHENCE the ACS Control Monument "1-R16", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates, (NAD 83 Central Zone) N=1453438.899 and E=1532715.669, bears N32°35'03"E a distance of 3020.00 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundaries of Lots 19 thru 25 and the westerly boundary of Tract 1, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942, the following three (3) courses;

S43°57'36"E a distance of 33.72 feet to a point of curvature;
30.54 feet along the arc of a curve to the right having a radius of 70.00 feet, a central angle of 25°00'00" and a chord bearing S31°27'36"E a distance of 30.30 feet to a point of tangency;
S18°57'36"E a distance of 237.32 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Lot 25 and the southwest corner of said Tract 1, also being a point on the northerly right-of-way of Stieglitz Drive SE;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Lot 25 and the northerly right-of-way of Stieglitz Drive SE, S71°02'24"W a distance of 79.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Tract B, also being the northeast point of intersection of Stieglitz Drive SE and Witkin Street SE;

THENCE along the westerly boundary of said Tract B and the easterly right-of-way of Witkin Street SE, the following five (5) courses;

N18°57'36"W a distance of 140.61 feet to a point of curvature;
91.50 feet along the arc of a curve to the left having a radius of 201.00 feet, a central angle of 26°04'57" and a chord bearing N32°00'05"W a distance of 90.71 feet to a point of tangency;
N45°02'33"W a distance of 72.35 feet to a point of curvature;
10.82 feet along the arc of a curve to the right having a radius of 13.00 feet, a central angle of 47°41'03" and a chord bearing N21°12'02"W a distance of 10.51 feet to a point of reverse curvature;
17.44 feet along the arc of a curve to the left having a radius of 53.00 feet, a central angle of 18°51'29" and a chord bearing N06°47'15"W a distance of 17.37 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract B;

THENCE leaving said right-of-way along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract B the following four (4) courses;

S47°48'04"E a distance of 32.97 feet;
N42°44'39"E a distance of 14.85 feet;
S43°57'36"E a distance of 35.01 feet;
N46°02'24"E a distance of 70.00 feet to the POINT OF BEGINNING.

This tract contains 25,202 square feet or 0.5786 acre, more or less.

NOTES

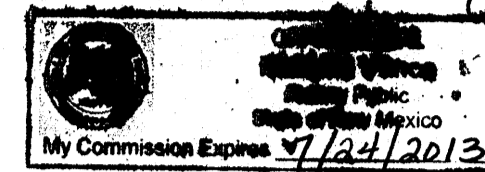
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942
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. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pts". A witness corner projected along the property line being a chiseled "4" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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."
8. Adjoining Tract 1 is subject to a blanket PUE, blanket private access and blanket private drainage easements filed December 15, 2012 in Book 2012C, page 136, records of Bernalillo County, New Mexico. Blanket private access and blanket private drainage easements were granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easement was granted to the designated franchised utility companies.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent.

RACHEL MATTHEW HOMES, INC. (Owner of Lot 19)

By: *Steve Nakamura*
Steve Nakamura



State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 1st day of August 2012, by Steve Nakamura of Rachel Matthew Homes, Inc.

My Commission Expires: 7/24/2013 *Marlene Vance*
Notary Public

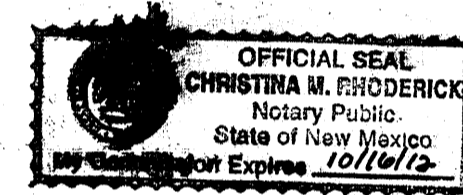
FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company (Owner of Lots 20-25 & Tract B)

By: *Brent F. Dupes*
Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 2nd day of August 2012, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 10/16/12 *Christina M. Phade*
Notary Public



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 City of 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: July 30, 2012



**PLAT OF
LOTS 19-A THRU 25-A
& TRACT B-1 BLOCK 1
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 1**

(A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2012

PLAT APPROVAL

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:
Rockelle O'Neil 8-15-12
QWEST CORPORATION d/b/a CENTURYLINK QC DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

TW TELECOM DATE

CITY APPROVALS:
Christina M. Phade 8/7/12
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

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TAX CERTIFICATION

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

PARCEL # _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

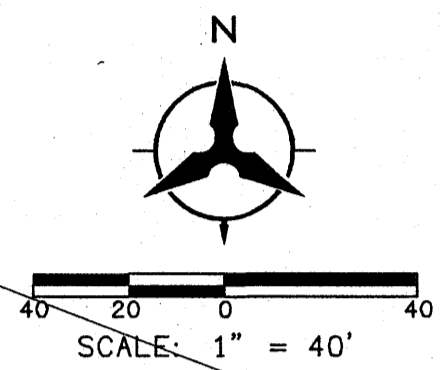


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	BLOCK DESIGNATION
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,532,715.669 Y = 1,453,438.899
 GROUND TO GRID FACTOR = 0.999864099
 DELTA ALPHA = -00°12'22.46"
 NAVD 1988 ELEVATION = 5291.451

PLAT OF
**LOTS 19-A THRU 25-A
 & TRACT B-1 BLOCK 1
 MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1**

(A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2012



MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

HATCHED AREA DESIGNATES
 EXISTING TRACT B AND
 EXISTING BLANKET PRIVATE
 DRAINAGE, WATER AND
 SANITARY SEWER EASEMENT
 FILED: DECEMBER 15, 2011
 (2011C-136)
 EASEMENT TO REMAIN

MESA DEL SOL NEIGHBORHOOD
 MONTAGE UNIT 1
 FILED: DECEMBER 15, 2011
 (2011C-136)

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25° 00' 00"	15.52'	30.54'	70.00'	30.30'	S31° 27' 36" E
C2	26° 04' 57"	46.56'	91.50'	201.00'	90.71'	N32° 00' 05" W
C3	47° 41' 03"	5.75'	10.82'	13.00'	10.51'	N21° 12' 02" W
C4	18° 51' 29"	8.80'	17.44'	53.00'	17.37'	N06° 47' 15" W
C5	16° 22' 37"	28.92'	57.45'	201.00'	57.26'	N36° 51' 15" W
C6	09° 42' 20"	17.07'	34.05'	201.00'	34.01'	N23° 48' 47" W

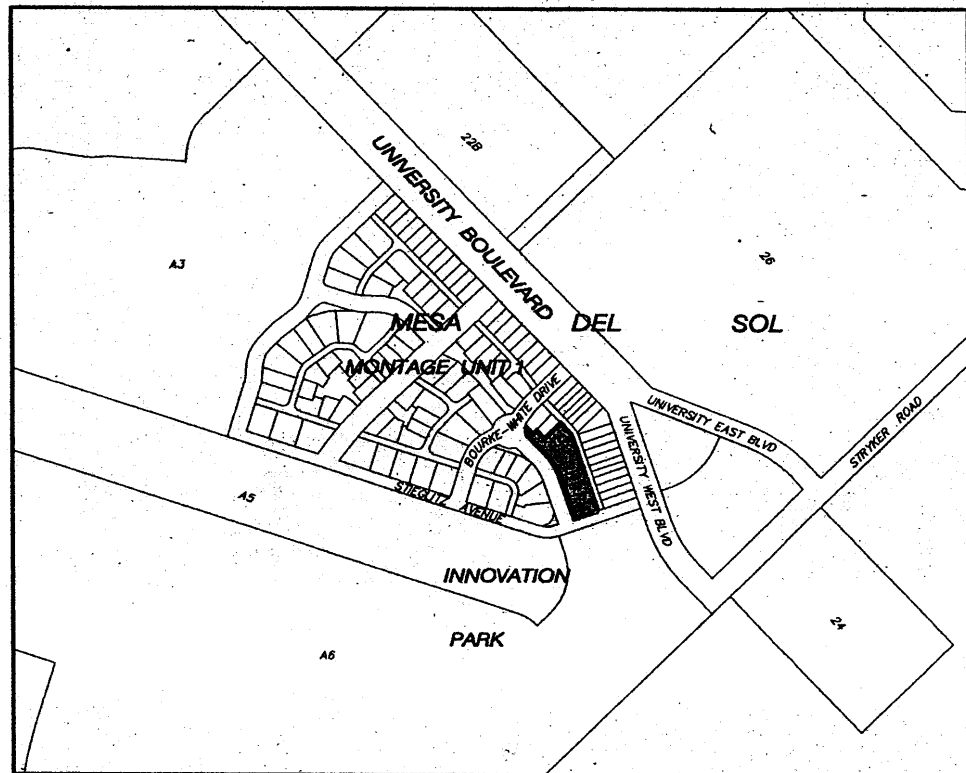
Tangent Data		
ID	BEARING	DISTANCE
T1	S43° 57' 36" E	33.72'
T2	S47° 48' 04" E	32.97'
T3	N42° 44' 39" E	14.85'
T4	S43° 57' 36" E	35.01'
T5	N46° 02' 24" E	15.23'
T6	S23° 00' 29" W	15.90'
T7	S71° 02' 24" W	17.88'
T8	S23° 00' 29" W	6.16'
T9	S23° 00' 29" W	9.74'
T10	N18° 57' 36" W	6.13'

NOTES

1. Lots 19-A thru 25-A are subject to an existing 5' shared Private Drainage Easement centered on the side yard lot line (2.5' each side) of Lots 19 thru 25, filed December 15, 2011 in Book 2011C, page 136.
2. Lots 19-A thru 25-A shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' each side) granted with the filing of this Plat.



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



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

SUBDIVISION DATA

- DRB No.
- Zone Atlas Index Number: R-16
- Zoning: PC
- Gross Subdivision Acreage: 0.5786 Acre.
- Total number of Lots/Tracts Created: Seven (7) lots and one (1) Tract.
- No street right-of-way created.
- Date of Survey: July, 2012.
- Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Lots 19-25 and Tract B, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 into 7 lots and 1 tract and to grant new easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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

DESCRIPTION

A 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 Lots 19 thru 25 and Tract B, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942 and being more particularly described by New Mexico State Plane grid bearings (NAD 83, Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, identical to the northeast corner of said Lot 19, Block 1 Mesa Del Sol Neighborhood Montage Unit 1, WHENCE the ACS Control Monument "1-R16", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates, (NAD 83 Central Zone) N=1453438.899 and E=1532715.609, bears N32°35'03"E a distance of 3020.00 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundaries of Lots 19 thru 25 and the westerly boundary of Tract 1, Block 1 of Mesa Del Sol Neighborhood Montage Unit 1, 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 December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942, the following three (3) courses;

S43°57'36"E a distance of 33.72 feet to a point of curvature;
30.54 feet along the arc of a curve to the right having a radius of 70.00 feet, a central angle of 25°00'00" and a chord bearing S31°27'36"E a distance of 30.30 feet to a point of tangency;
S16°57'36"E a distance of 237.32 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Lot 25 and the southwest corner of said Tract 1, also being a point on the northerly right-of-way of Stieglitz Drive SE;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Lot 25 and the northerly right-of-way of Stieglitz Drive SE, S71°02'24"W a distance of 79.00 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Tract B, also being the northeast point of intersection of Stieglitz Drive SE and Witkin Street SE;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract B and the easterly right-of-way of Witkin Street SE, the following five (5) courses;

N18°57'36"W a distance of 140.61 feet to a point of curvature;
91.50 feet along the arc of a curve to the left having a radius of 201.00 feet, a central angle of 26°04'57" and a chord bearing N32°00'05"W a distance of 90.71 feet to a point of tangency;
N45°02'33"W a distance of 72.35 feet to a point of curvature;
10.82 feet along the arc of a curve to the right having a radius of 13.00 feet, a central angle of 47°41'03" and a chord bearing N21°12'02"W a distance of 10.51 feet to a point of reverse curvature;
17.44 feet along the arc of a curve to the left having a radius of 53.00 feet, a central angle of 18°51'29" and a chord bearing N06°47'15"W a distance of 17.37 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract B;

THENCE leaving said right-of-way along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract B the following four (4) courses;

S47°48'04"E a distance of 32.97 feet;
N42°44'39"E a distance of 14.85 feet;
S43°57'36"E a distance of 35.01 feet;
N46°02'24"E a distance of 70.00 feet to the POINT OF BEGINNING.

This tract contains 25,202 square feet or 0.5786 acre, more or less.

NOTES

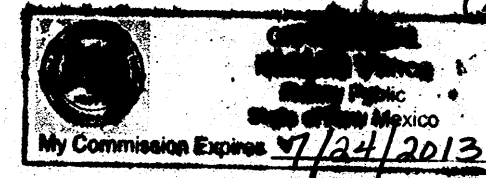
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol Neighborhood Montage Unit 1, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2011 in Book 2011C, page 136 as Document No. 2011115942
- Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'08"E.
- Distances are ground distances.
- Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
- The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pts". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the par. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
- Pursuant to section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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."
- Adjoining Tract 1 is subject to a blanket PUE, blanket private access and blanket private drainage easements filed December 15, 2012 in Book 2012C, page 136, records of Bernalillo County, New Mexico. Blanket private access and blanket private drainage easements were granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easement was granted to the designated franchised utility companies.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent.

RACHEL MATTHEW HOMES, INC. (Owner of Lot 19)

By: *Steve Nakamura*
Steve Nakamura



State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 1st day of August 2012, by Steve Nakamura of Rachel Matthew Homes, Inc.

My Commission Expires: 7/24/2013 *Marlene Vance*
Notary Public

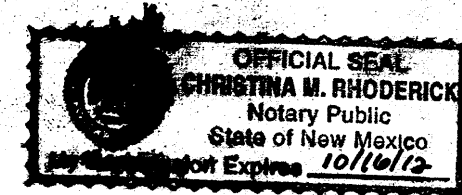
FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company (Owner of Lots 20-25 & Tract B)

By: *Brent F. Dupes*
Brent F. Dupes

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 2nd day of August 2012, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

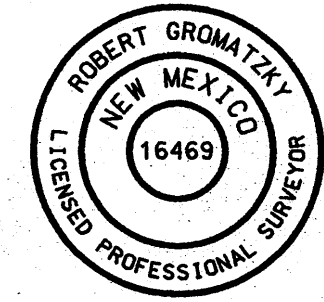
My Commission Expires: 10/16/12 *Christina M. Rhoderick*
Notary Public



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 City of 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: July 30, 2012

PLAT OF
**LOTS 19-A THRU 25-A
& TRACT B-1 BLOCK 1
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 1**

(A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2012

PLAT APPROVAL

PROJECT NUMBER 1006006

APPLICATION NUMBER

UTILITY APPROVALS:	DATE
<i>Bochelle Ochs</i> QWEST CORPORATION d/b/a CENTURYLINK QC	8-15-12
<i>Bochelle Ochs</i> COMCAST CABLE	8-27-12
<i>Tomato Vind</i> PNM ELECTRIC SERVICES	9-16-12
<i>Tomato Vind</i> NEW MEXICO GAS COMPANY	8/27/2012
<i>Tomato Vind</i> TW TELECOM	9/10/2012

CITY APPROVALS:	DATE
<i>Bob Hart</i> CITY SURVEYOR	8/7/12
<i>Bob Hart</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	08-29-12
<i>Allen Pater</i> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	08/29/12
<i>Carl S. Dumont</i> PARKS & RECREATION DEPARTMENT	8-29-12
<i>Carl S. Chen</i> A.M.A.F.C.A.	8-29-12
<i>Carl S. Chen</i> CITY ENGINEER	8-29-12
<i>Carl S. Chen</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	9-11-12
<i>Carl S. Chen</i> REAL PROPERTY DIVISION	DATE
<i>Carl S. Chen</i> ENVIRONMENTAL HEALTH DEPARTMENT	DATE

TAX CERTIFICATION

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

101605116 006 730130

PARCEL # *Mesa Del Sol LLC*
2012 9-11-12
BERNALILLO COUNTY TREASURER'S OFFICE DATE

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09/11/2012 11:36 AM Page: 1 of 2
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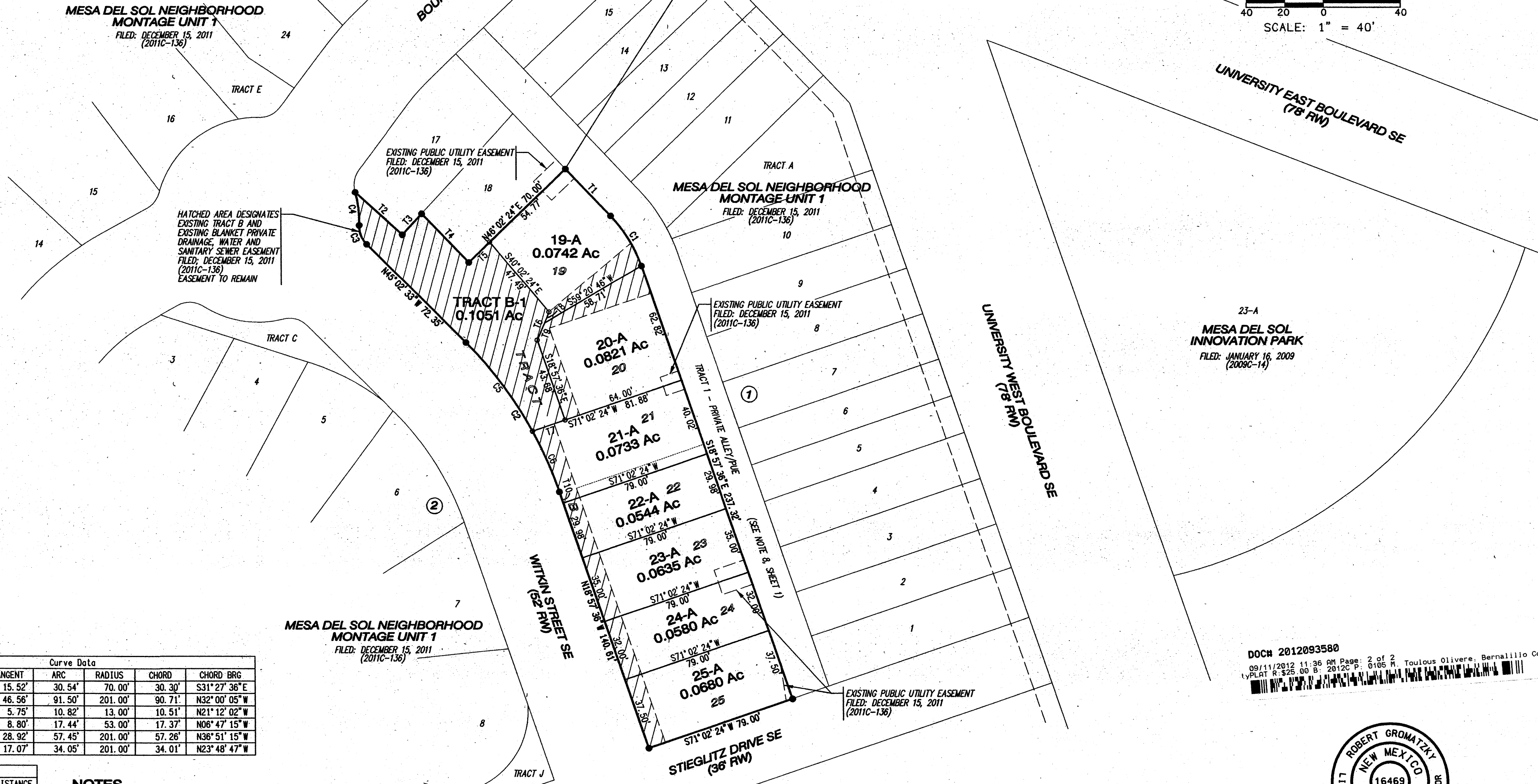
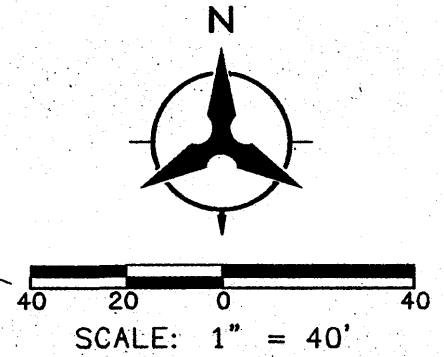


Courtyard I 7500 Jefferson St NE Albuquerque, NM 87108-4335

LEGEND	
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	NEW LOT LINE
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	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
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	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

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PLAT OF
**LOTS 19-A THRU 25-A
 & TRACT B-1 BLOCK 1**
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 1
 (A REPLAT OF LOTS 19-25 & TRACT B, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2012



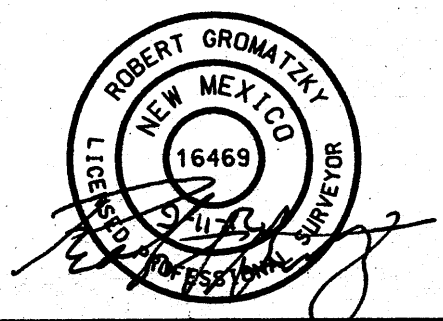
HATCHED AREA DESIGNATES EXISTING TRACT B AND EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) EASEMENT TO REMAIN

Curve Data						
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- NOTES**
- Existing 5' shared private drainage easements as shown on Sheet 3, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 19-A thru 25-A granted with the filing of this Plat, except over existing PUE's.
 - Existing Tract B, now Tract B-1, is a private common area tract to be owned and maintained by the Homeowners Association.

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Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4935