

**LOCATION MAP**

ZONE ATLAS INDEX MAP Nos. Q-15 & Q-16  
NOT TO SCALE

**SUBDIVISION DATA**

- 1. DRB No.
- 2. Zone Atlas Index Nos. Q-15 and Q-16.
- 3. Zoning: PC.
- 4. Gross Subdivision Acreage: 41.2085 Acres.
- 5. Total number of tracts Created: Six (6) Tracts.
- 6. No public street right-of-way is created.
- 7. Date of Survey: December, 2007.
- 8. Plat is located within Section 15, 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 Tracts 1 and 2 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 259 as Document No. 2007131551 together with vacated public street right-of-way into six (6) new tracts, to vacate easements, grant new easements and vacate public street right-of-way.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (dry 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, towers, 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. Time Warner 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/switchgears, 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 being a portion of the southwest 1/4 of Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1 and 2 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 together with Canyon Mesa Avenue SE right-of-way and a northerly portion of Turing Drive SE right-of-way, and being more particularly described by New Mexico State Plane Grid Bearings NAD83 (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, identical to the northwest corner of said Tract 1, WHENCE the City of Albuquerque survey Monument "3-Q16", having New Mexico State Plane Grid Coordinates NAD83 (Central Zone) X=1,533,498.782 and Y=1,457,045.094 bears S85°13'30"E a distance of 3824.69 feet;

THENCE along the northerly boundary line of the tract herein described, coincident with the northerly boundary of said Tracts 1 & 2 and crossing said Canyon Mesa Avenue SE RW, S52°53'55"E a distance of 1180.45 feet to the northeast corner of the tract herein described, identical to the northeast corner of said Tract 2;

THENCE along the easterly boundary line of the tract herein described, coincident with the easterly boundary of said Tract 2 and the westerly right-of-way of Watson Drive SE, S14°03'20"E a distance of 660.47 feet to a point of curvature at the north northwest point of return at the intersection of Watson Drive SE and Crick Avenue SE;

THENCE coincident with said return, 21.88 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°32'55" and a chord bearing S30°43'07"W a distance of 19.72 feet to a point of reverse curvature on the northerly right-of-way of said Crick Avenue SE;

THENCE along said right-of-way, coincident with the southerly boundary of said Tract 2, 645.43 feet along the arc of a curve to the left having a radius of 6332.32 feet, a central angle of 5°50'24" and a chord bearing S72°34'23"W a distance of 645.15 feet to a point of reverse curvature;

THENCE 333.34 feet along the arc of a curve to the right having a radius of 940.00 feet, a central angle of 20°19'05" and a chord bearing S79°48'43"W a distance of 331.59 feet to a point of tangency;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tracts 1 and 2 and crossing said Turing Drive SE, S89°58'16"W a distance of 702.45 feet to a point of curvature at the east northeast point of return at the intersection of said Crick Avenue SE and University Boulevard SE;

THENCE coincident with said return 22.24 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 91°01'09" and a chord bearing N44°31'10"W a distance of 19.97 feet to a point of tangency on the easterly right-of-way of said University Boulevard SE, identical to the southwest corner of said Tract 1;

THENCE along said easterly right-of-way of University Boulevard SE, coincident with the westerly boundary of said Tract 1, N00°59'25"E a distance of 385.81 feet to a point;

THENCE leaving said easterly right-of-way of University Boulevard along the westerly boundary of said Tract 1 the following three (3) courses;

N89°58'16"E a distance of 47.50 feet;

N17°28'56"E a distance of 608.42 feet;

N32°01'06"E a distance of 737.94 feet to the POINT OF BEGINNING

This tract contains 41.2085 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.
- 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°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 14-4-4-7 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. Tracts OS-5 and OS-6 are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and are subject to a public pedestrian access and public drainage easement granted with the filing of this plat.
- 9. Mesa del Sol, LLC shall be obligated to dedicate to the City by plat, street right-of-way having at least 78,004 square feet in exchange for the vacated Canyon Mesa Ave. and Turing Dr. right of way, within one year of the filing of this plat, or Mesa del Sol, LLC shall be obligated to pay to the City fair market value for the vacated Canyon Mesa right-of-way.

**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 existing easements as shown on the plats 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: February 6, 2008



**FREE CONSENT AND DEDICATION**

The foregoing plat of that certain tract of land situate within Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1 and 2 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 together with a portion of vacated public street right-of-way, now comprising Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6 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 (permanent), 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, an 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: [Signature] Harry Reikin  
VICE - President

State of New Mexico )  
County of Bernalillo )  
Harry Reikin - Vice President

This instrument was acknowledged before me on the 11th day of FEBRUARY 2008, by Michael E. Daly, President 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  
[Signature] Notary Public



DOC# 2008041551

04/11/2008 04:08 PM Page 1 of 2  
PLAT R \$12.00 B 2008C P 0069 M Toulouse, Bernalillo County

PLAT OF  
**TRACTS 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6**  
**MESA DEL SOL INNOVATION PARK**  
( A REPLAT OF TRACTS 1 & 2, MESA DEL SOL INNOVATION PARK )

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008

PROJECT NUMBER 1006200

APPLICATION NUMBER 08DRB-70159

**PLAT APPROVAL**

UTILITY APPROVALS:

TELECOMMUNICATIONS	[Signature]	4-11-08
COMCAST CABLE	[Signature]	4-11-08
PNM ELECTRIC SERVICES	[Signature]	4-11-08
PNM GAS SERVICES	[Signature]	4-11-08
TIME WARNER	[Signature]	4-11-08

CITY APPROVALS:

CITY SURVEYOR	[Signature]	2-8-08
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	[Signature]	4-9-08
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	[Signature]	4-9-08
PARKS & RECREATION DEPARTMENT	[Signature]	4/9/08
A.M.A.F.C.A. CITY ENGINEER	[Signature]	4/9/08
DEPT CHAIRPERSON, PLANNING DEPARTMENT	[Signature]	4-11-08
REAL PROPERTY DIVISION	[Signature]	4-11-08

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

101405017836820101

PROPERTY OWNER OF RECORD MESA DEL SOL LLC

[Signature] BERNALILLO COUNTY TREASURER'S OFFICE DATE 4/10/08

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

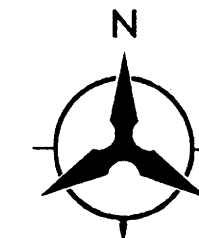
[Signature] Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: February 6, 2008

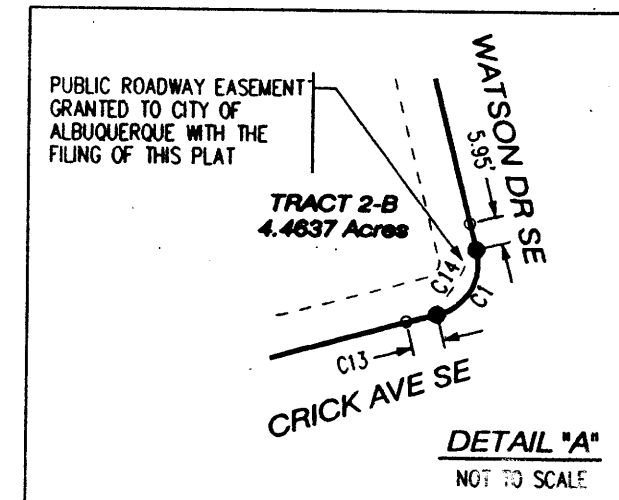
**Bohannon & Huston**

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

PLAT OF  
**TRACTS 1-A, 1-B, 2-A, 2-B, OS-5  
 & OS-6**  
**MESA DEL SOL  
 INNOVATION PARK**  
 (A REPLAT OF TRACTS 1 & 2, MESA DEL SOL  
 INNOVATION PARK)  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2008



200 100 0 200  
 SCALE: 1" = 200'



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 = -001'27.33"  
 NAVD 1988 ELEVATION = 5310.390

APPROXIMATE LOCATION ARCHAEOLOGICAL SITE LA 158331  
 SITE IS FENCED WITH A 100' BUFFER AND MONITORED  
 DURING THE GRADING PROCESS. THE SITE WILL CONTINUE  
 TO BE PROTECTED DURING CONSTRUCTION AND THEN  
 WILL BE PRESERVED IN PLACE.

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°32'55"	13.89'	21.88'	14.00'	19.72'	S30°43'07"W
C2	05°50'24"	322.99'	645.43'	6332.32'	645.15'	S72°34'23"W
C3	20°19'05"	168.44'	333.34'	940.00'	331.59'	S79°48'43"W
C4	91°01'09"	14.25'	22.24'	14.00'	19.97'	N44°31'10"W
C5	05°59'11"	353.75'	706.86'	6765.32'	706.54'	S72°38'47"W
C6	20°19'05"	90.85'	179.79'	507.00'	178.85'	S79°48'43"W
C7	10°47'45"	60.47'	120.59'	640.00'	120.41'	N84°34'23"E
C8	11°49'39"	97.37'	194.04'	940.00'	193.70'	S84°03'26"W
C9	05°35'59"	324.36'	648.21'	6632.32'	647.95'	N72°50'01"E
C10	05°44'26"	317.49'	634.44'	6332.32'	634.18'	S72°37'22"W
C11	00°05'58"	5.49'	10.99'	6332.32'	10.99'	S69°42'10"W
C12	08°29'25"	69.77'	139.29'	940.00'	139.17'	S73°53'54"W
C13	00°03'13"	2.97'	5.93'	6332.32'	5.93'	S75°27'58"W
C14	89°29'42"	19.82'	31.24'	20.00'	28.16'	N30°41'31"E
C15	91°01'09"	30.54'	47.66'	30.00'	42.80'	N44°31'10"W

Tangent Data		
ID	BEARING	DISTANCE
T1	N89°58'16"E	47.50'
T2	S89°58'16"W	50.00'
T3	S11°28'56"W	33.68'

EXISTING SLOPE EASEMENT 2-SLE-4  
 IN ACCORDANCE WITH UNFILED RW  
 MAPS OF UNIVERSITY BOULEVARD  
 EXTENSION PROJECT DATED JULY, 2005  
 GRANTED TO CITY OF ALBUQUERQUE  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259)

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

HORNE-STEWART, LLC  
 WARRANTY DEED  
 1/2 UNDIVIDED INTEREST  
 FILED: MAY 30, 1997  
 (BK 97-14, PGS 8778-8780)  
 DOCUMENT NO. 97055255  
 1/2 UNDIVIDED INTEREST  
 FILED: MAY 30, 1997  
 (BK 97-14, PGS 8781-8783)  
 DOCUMENT NO. 97055256

EXISTING PUBLIC DRAINAGE  
 EASEMENT  
 FILED: NOVEMBER 17, 2006  
 (BK A127, PG 3265)  
 DOCUMENT NO. 2006173742

EXISTING RW ENCROACHMENT  
 AGREEMENT BETWEEN THE  
 COUNTY OF BERNALILLO, NEW  
 MEXICO & MESA DEL SOL, LLC  
 FILED: AUGUST 31, 2006  
 (BK A123, PG 2579)

UNIVERSITY BOULEVARD IS SUBJECT  
 TO THE TERMS AND CONDITIONS OF  
 THE STIPULATED PARTIAL JUDGMENT  
 FILED: APRIL 7, 1998 (BK 9808, PG 518)  
 DOCUMENT NO. 1998 042037

TRACT OS-4  
 MESA DEL SOL  
 INNOVATION PARK  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259)

TRACT 12  
 MESA DEL SOL  
 FILED: JUNE 21, 2006  
 (2006C-195)

TRACT 1  
 MESA DEL SOL  
 FILED: JUNE 21, 2006  
 (2006C-195)

TRACT 3  
 MESA DEL SOL  
 INNOVATION PARK  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259)

TRACT 4  
 MESA DEL SOL  
 INNOVATION PARK  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259)

TRACT 5  
 MESA DEL SOL  
 INNOVATION PARK  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259)

TRACT 2-A  
 2.2472 Acres  
 EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259) TO REMAIN

TRACT 2-B  
 4.4637 Acres  
 EXISTING 10' PUBLIC UTILITY  
 EASEMENT  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259) TO REMAIN

EXISTING PUBLIC DRAINAGE  
 EASEMENT & PUBLIC PEDESTRIAN  
 ACCESS EASEMENT  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259) VACATED BY  
 VACATION ACTION 080RB-70060

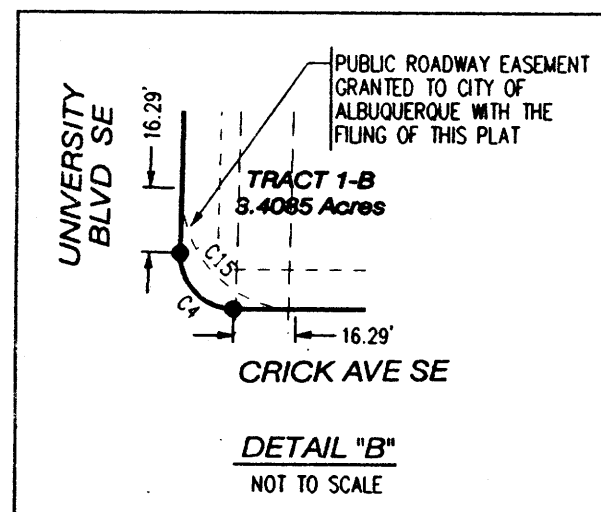
EXISTING PUBLIC DRAINAGE  
 EASEMENT & PUBLIC PEDESTRIAN  
 ACCESS EASEMENT  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259) VACATED BY  
 VACATION ACTION 080RB-70060

EXISTING TRACT LINES  
 TO BE ELIMINATED  
 WITH THE FILING OF  
 THIS PLAT

HATCHED AREA DESIGNATES  
 1.7907 AC. EXISTING PUBLIC  
 STREET RW VACATED BY  
 VACATION ACTION  
 080RB-70061

EXISTING 10' PUBLIC UTILITY EASEMENT  
 FILED: SEPTEMBER 13, 2007  
 (2007C-259) SHADED PORTION  
 VACATED BY VACATION ACTION  
 080RB-70060

CROSS HATCHED AREA DESIGNATES  
 50' x 433' PRIVATE VEHICULAR AND  
 PEDESTRIAN ACCESS EASEMENT, PUBLIC  
 WATERLINE EASEMENT AND PUBLIC SANITARY  
 SEWER EASEMENT GRANTED TO CITY OF  
 ALBUQUERQUE WITH THE FILING OF THIS  
 PLAT. EASEMENT IS RETAINED IN PLACE OF  
 VACATED PUBLIC STREET RIGHT-OF-WAY  
 FOR THE BENEFIT OF TRACTS OS-5, 1-A,  
 2-A, & 1-B. MAINTENANCE RESPONSIBILITY  
 IS TRACT 1-A.

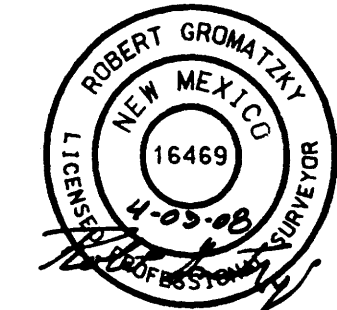


**LEGEND**

- BOUNDARY LINE
- - - EXISTING (OLD) TRACT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOC# 2008041551

04/11/2008 04:08 PM Page 2 of 2  
 PLAT R \$12.00 B 2006C P 8059 R Toulouse, Bernalillo County



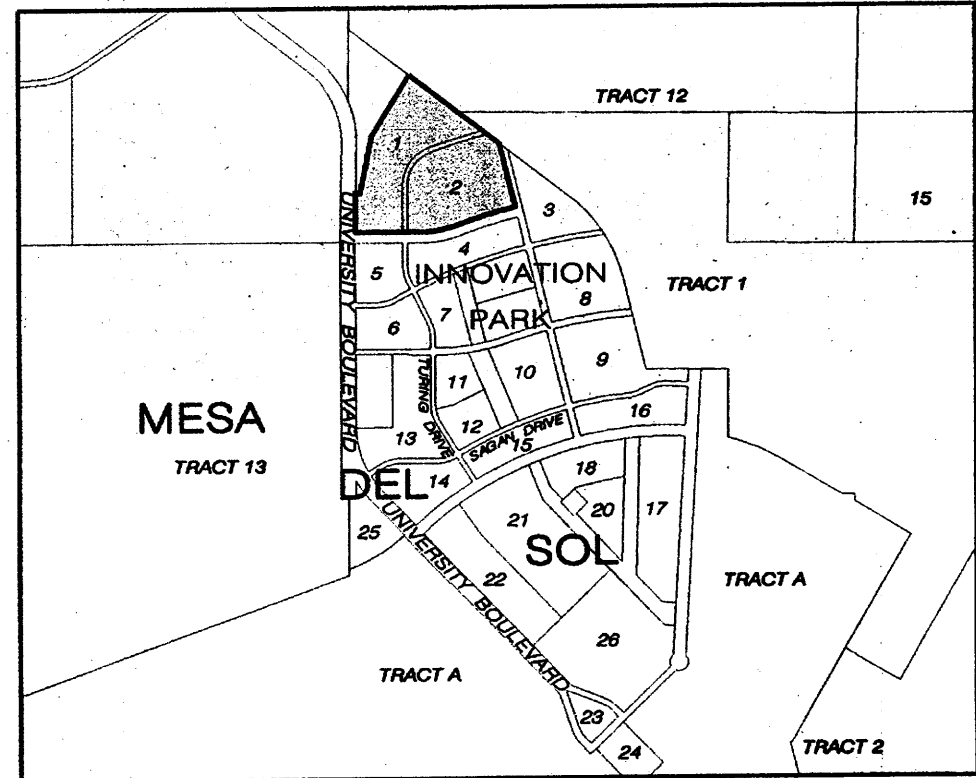
**Bohannon & Huston**

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

SHEET 2 OF 2

PRELIMINARY PLAT  
APPROVED BY DRB  
ON \_\_\_\_\_

SP-2008022725



LOCATION MAP  
ZONE ATLAS INDEX MAP Nos. Q-15 & Q-16  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index Nos. Q-15 and Q-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 41.2085 Acres.
5. Total number of tracts Created: Six (6) Tracts.
6. No public street right-of-way is created.
7. Date of Survey: December, 2007.
8. Plat is located within Section 15, 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 Tracts 1 and 2 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 259 as Document No. 2007131551 together with vacated public street right-of-way into six (6) new tracts, to vacate easements, grant new easements and vacate public street right-of-way.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (dry utilities only), including but not limited to:

- 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.
- PNM Gas services** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 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.
- 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.
- Time Warner** for the installation, maintenance, and service of all buried communication lines 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 being a portion of the southwest 1/4 of Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1 and 2 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 together with Canyon Mesa Avenue SE right-of-way and a northerly portion of Turing Drive SE right-of-way, and being more particularly described by New Mexico State Plane Grid Bearings NAD83 (Central Zone) and ground distances as follows:

- BEGINNING** at the northwest corner of the tract herein described, identical to the northwest corner of said Tract 1, WHENCE the City of Albuquerque survey Monument "3-Q16", having New Mexico State Plane Grid Coordinates NAD83 (Central Zone) X=1,533,498.782 and Y=1,457,045.094 bears S85°13'30"E a distance of 3824.69 feet;
- THENCE** along the northerly boundary line of the tract herein described, coincident with the northerly boundary of said Tracts 1 & 2 and crossing said Canyon Mesa Avenue SE RW, S52°53'55"E a distance of 1180.45 feet to the northeast corner of the tract herein described, identical to the northeast corner of said Tract 2;
- THENCE** along the easterly boundary line of the tract herein described, coincident with the easterly boundary of said Tract 2 and the westerly right-of-way of Watson Drive SE, S14°03'20"E a distance of 680.47 feet to a point of curvature at the north northwest point of return at the intersection of Watson Drive SE and Crick Avenue SE;
- THENCE** coincident with said return, 21.88 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°32'55" and a chord bearing S30°43'07"W a distance of 19.72 feet to a point of reverse curvature on the northerly right-of-way of said Crick Avenue SE;
- THENCE** along said right-of-way, coincident with the southerly boundary of said Tract 2, 645.43 feet along the arc of a curve to the left having a radius of 6332.32 feet, a central angle of 5°50'24" and a chord bearing S72°34'23"W a distance of 645.15 feet to a point of reverse curvature;
- THENCE** 333.34 feet along the arc of a curve to the right having a radius of 940.00 feet, a central angle of 20°19'05" and a chord bearing S79°48'43"W a distance of 331.59 feet to a point of tangency;
- THENCE** along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tracts 1 and 2 and crossing said Turing Drive SE, S89°58'16"W a distance of 702.45 feet to a point of curvature at the east northeast point of return at the intersection of said Crick Avenue SE and University Boulevard SE;
- THENCE** coincident with said return 22.24 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 91°01'09" and a chord bearing N44°31'10"W a distance of 19.97 feet to a point of tangency on the easterly right-of-way of said University Boulevard SE, identical to the southwest corner of said Tract 1;
- THENCE** along said easterly right-of-way of University Boulevard SE, coincident with the westerly boundary of said Tract 1, N00°59'25"E a distance of 385.81 feet to a point;
- THENCE** leaving said easterly right-of-way of University Boulevard along the westerly boundary of said Tract 1 the following three (3) courses;
- N89°58'16"E a distance of 47.50 feet;  
N11°28'56"E a distance of 608.42 feet;  
N32°01'06"E a distance of 737.94 feet to the POINT OF BEGINNING

This tract contains 41.2085 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.
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°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 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. Tracts OS-5 and OS-6 are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and are subject to a public pedestrian access and public drainage easement granted with the filing of this plat.
9. Mesa del Sol, LLC shall be obligated to dedicate to the City by plat, street right-of-way having at least 78,004 square feet in exchange for the vacated Canyon Mesa Ave. and Turing Dr. right of way, within one year of the filing of this plat, or Mesa del Sol, LLC shall be obligated to pay to the City fair market value for the vacated Canyon Mesa right-of-way.

**SURVEYORS 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 existing easements as shown on the plats 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: February 6, 2008



**FREE CONSENT AND DEDICATION**

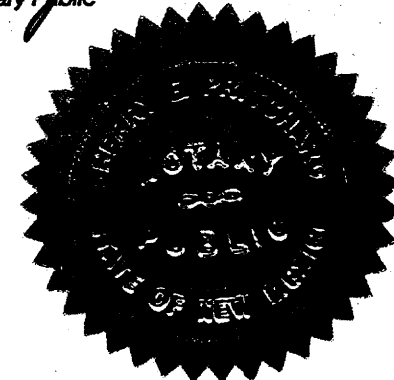
The foregoing plat of that certain tract of land situate within Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1 and 2 of the Summary Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same 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 together with a portion of vacated public street right-of-way, now comprising Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6 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 (permanent), 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. Day* Harry Reikin  
VICE - President  
State of New Mexico )  
                                  ) SS  
County of Bernalillo )  
                                  ) Harry Reikin - Vice President

This instrument was acknowledged before me on the 7<sup>th</sup> day of FEBRUARY 2008, by Michael D. Day, President 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 *Angie E. Hitchcock*  
Notary Public



PLAT OF  
**TRACTS 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6**  
**MESA DEL SOL INNOVATION PARK**  
(A REPLAT OF TRACTS 1 & 2, MESA DEL SOL INNOVATION PARK)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008

PROJECT NUMBER _____	
APPLICATION NUMBER _____	
<b>PLAT APPROVAL</b>	
UTILITY APPROVALS:	
QWEST TELECOMMUNICATIONS _____	DATE _____
COMCAST CABLE _____	DATE _____
PNM ELECTRIC SERVICES _____	DATE _____
PNM GAS SERVICES _____	DATE _____
TIME WARNER _____	DATE _____
CITY APPROVALS:	
<i>[Signature]</i> _____	2-8-08
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 _____

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.

**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: February 6, 2008

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
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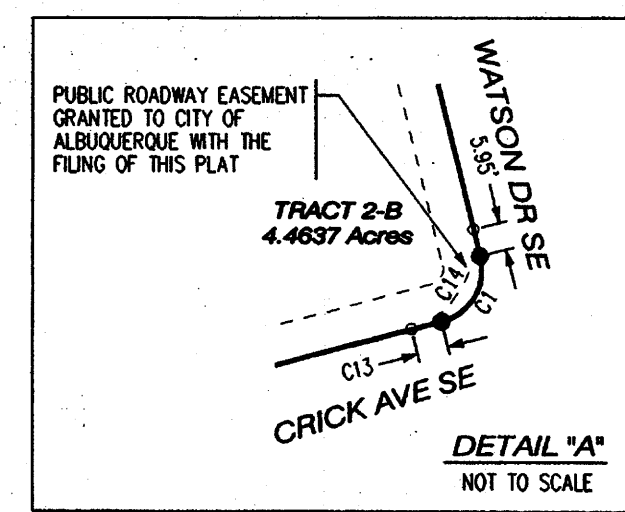
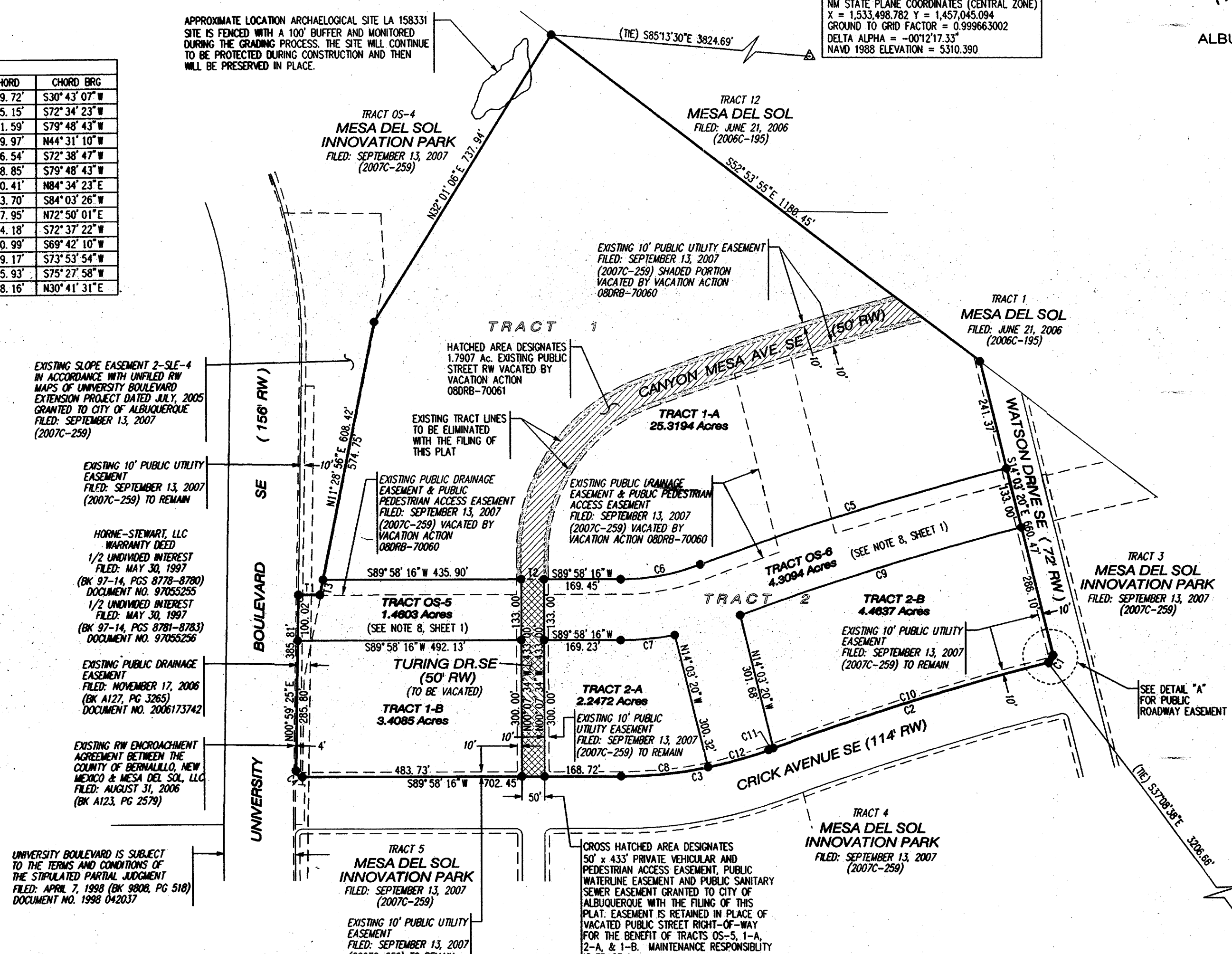
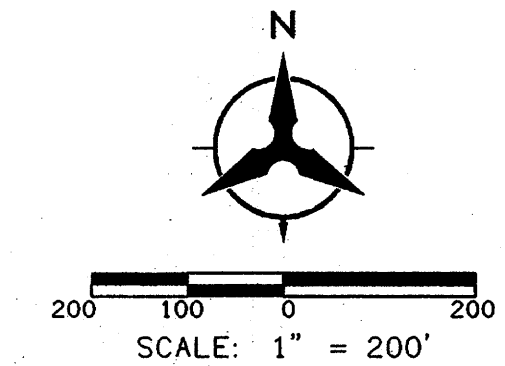
PLAT OF  
**TRACTS 1-A, 1-B, 2-A, 2-B, OS-5  
 & OS-6**  
**MESA DEL SOL  
 INNOVATION PARK**  
 (A REPLAT OF TRACTS 1 & 2, MESA DEL SOL  
 INNOVATION PARK)  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2008

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°32'55"	13.89'	21.88'	14.00'	19.72'	S30°43'07"W
C2	05°50'24"	322.99'	645.43'	6332.32'	645.15'	S72°34'23"W
C3	20°19'05"	168.44'	333.34'	940.00'	331.59'	S79°48'43"W
C4	91°01'09"	14.25'	22.24'	14.00'	19.97'	N44°31'10"W
C5	05°59'11"	353.75'	706.86'	6765.32'	706.54'	S72°38'47"W
C6	20°19'05"	90.85'	179.79'	507.00'	178.85'	S79°48'43"W
C7	10°47'45"	60.47'	120.59'	640.00'	120.41'	N84°34'23"E
C8	11°49'39"	97.37'	194.04'	940.00'	193.70'	S84°03'26"W
C9	05°35'59"	324.36'	648.21'	6632.32'	647.95'	N72°50'01"E
C10	05°44'26"	317.49'	634.44'	6332.32'	634.18'	S72°37'22"W
C11	00°05'58"	5.49'	10.99'	6332.32'	10.99'	S69°42'10"W
C12	08°29'25"	69.77'	139.29'	940.00'	139.17'	S73°53'54"W
C13	00°03'13"	2.97'	5.93'	6332.32'	5.93'	S75°27'58"W
C14	89°29'42"	19.82'	31.24'	20.00'	28.16'	N30°41'31"E

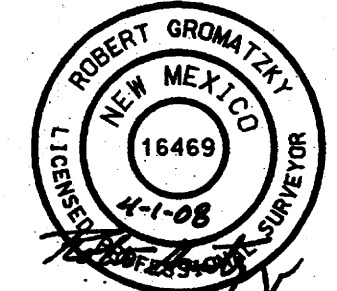
Tangent Data		
ID	BEARING	DISTANCE
T1	N89°58'16"E	47.50'
T2	S89°58'16"W	50.00'
T3	S11°28'56"W	33.68'

APPROXIMATE LOCATION ARCHAEOLOGICAL SITE LA 158331  
 SITE IS FENCED WITH A 100' BUFFER AND MONITORED  
 DURING THE GRADING PROCESS. THE SITE WILL CONTINUE  
 TO BE PROTECTED DURING CONSTRUCTION AND THEN  
 WILL BE PRESERVED IN PLACE.

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 = -0012'17.33"  
 NAVD 1988 ELEVATION = 5310.390



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 = 0.999664099  
 DELTA ALPHA = -0012'22.46"  
 NAVD 1988 ELEVATION = 5291.451



LEGEND	
	BOUNDARY LINE
	EXISTING (OLD) TRACT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT.
	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 I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES