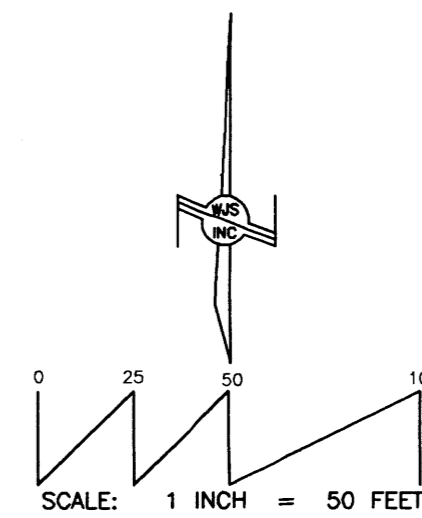


PLAT OF
LOT 8-A
BLOCK C
SOUTH BROADWAY ACRES
UNIT 1

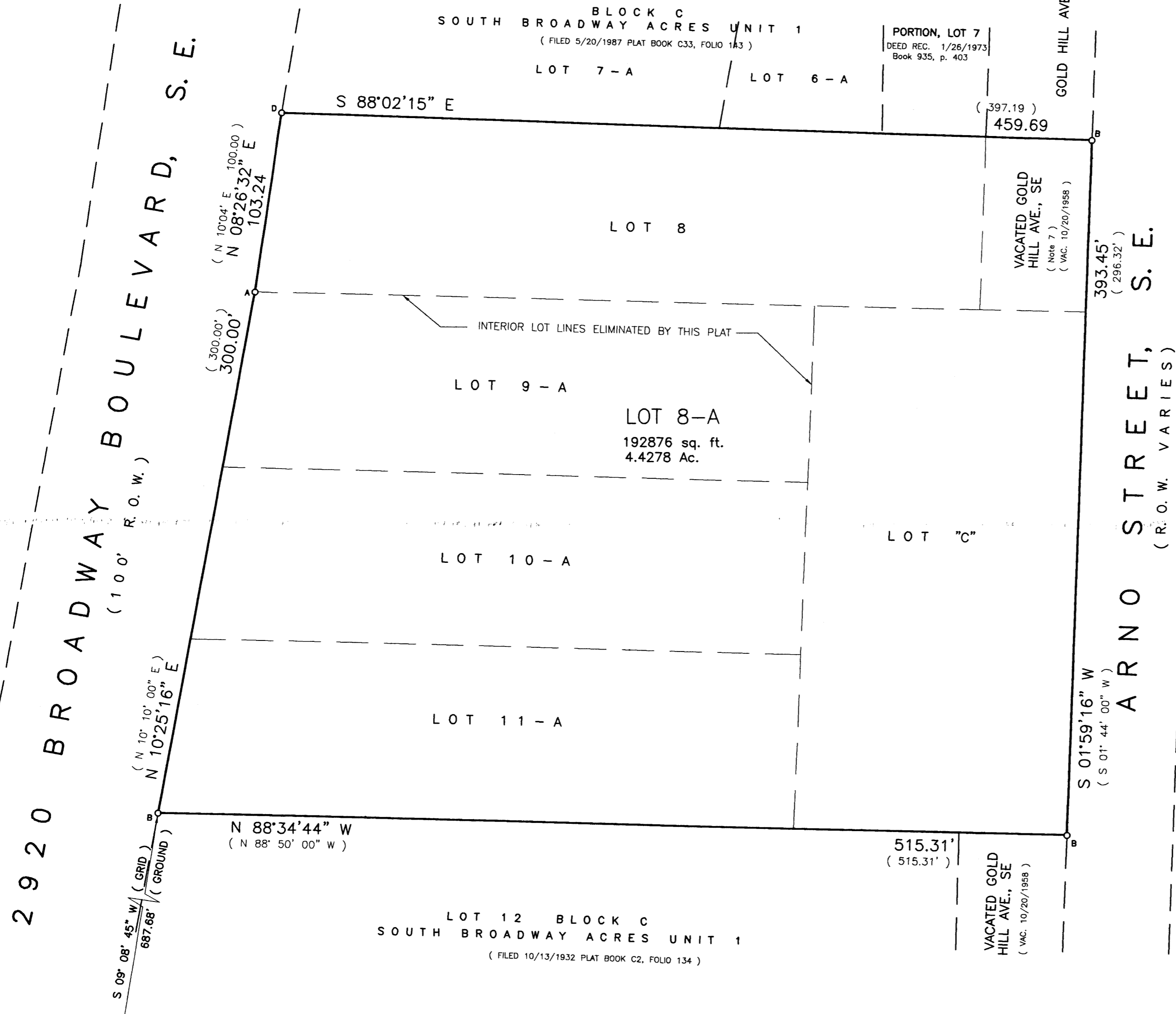
A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C, SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE

WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2008



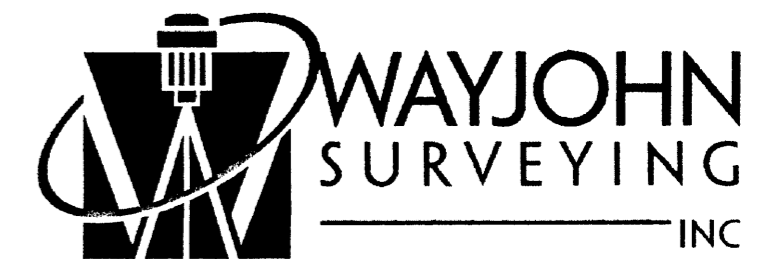
COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "5-M14"
 x=1,521,790.762
 y=1,473,329.790
 Delta Alpha: -00°13'39.43"
 Ground-to-grid: 0.999683708
 NMSP CENTRAL ZONE NAD 83
 ELEV. 4940.240 NAVD 1988

MONUMENTATION LEGEND

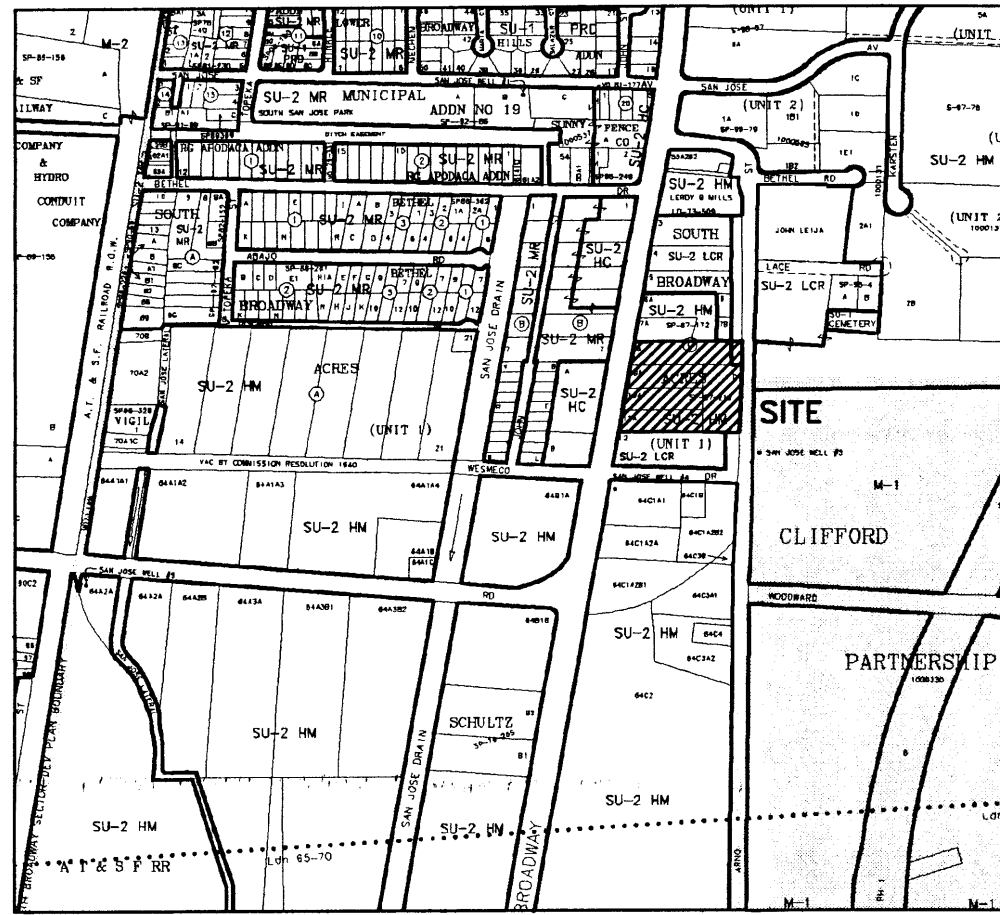
- A FOUND 2" IRON PIPE
- B SET#4 REBAR AND CAP "WAYJOHN PS 14269"



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: DFA, LLC LOCATION: SEC. 32 T.10 N., R.3 E., N.M.P.M. SOUTH BROADWAY ACRES, UNIT 1	DRAWN: E W K	SCALE:	FILE NO.
	CHECKED: T D J	1" = 50'	AL-7-05-2007A
	DRAWING NO. AL70507A.DWG	3 JAN 2008	SHEET 2 OF 2

VICINITY MAP (M-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Nine-A, (9A), Ten-A, (10A) and Eleven-A, (11A) and Lot lettered "C" (C) in Block lettered "C", of SOUTH BROADWAY ACRES UNIT NO. 1, as the same are shown and designated on the Replat of a portion of Vacated Gold Hill Avenue, and Lots 9, 10, and 11, in Block lettered "C" of South Broadway Acres, Unit 1, being filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1987, in Plat Book C34, folio 2.

AND

A certain tract of land being known as Lot numbered Eight (8) in Block lettered "C" of South Broadway Acres Unit No. 1, an Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 1932, in Map Book C2, folio 134.

AND

A vacated portion of Gold Hill Avenue SE, adjoining the easterly boundary of Lot 8, Block "C", SOUTH BROADWAY ACRES, UNIT 1, as shown on the plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 13, 1932.

Said land being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described land, said corner being a point on the East right-of-way line of Broadway Boulevard, SE, from which point ACS Monument "5-M14" (x=1,521,790.762, y=1,473,329.790, New Mexico State Plane, Central Zone, NAD 83), bears S 09°08'45" E, a distance of 687.68 feet, running from said beginning point, following said East right-of-way line of Broadway Boulevard SE, N 10°25'16" E, a distance of 300.00 feet; thence, continuing along said right-of-way line, N 08°26'32" E, a distance of 103.24 feet to the Northeast corner of the herein described land; thence, S 88°02'15" E, a distance of 459.69 feet to the Northeast corner of the herein described land, said corner being a point on the West right-of-way line of Arno Street, SE; thence, following said right-of-way line, S 01°59'16" W, a distance of 393.45 feet to the Southeast corner of the herein described land; thence, N 88°34'44" W, a distance of 515.31 feet to the Southwest corner of the herein described land and the place of beginning, containing 4.4278 acres, more or less.

PLAT OF
LOT 8-A
BLOCK C
SOUTH BROADWAY ACRES
UNIT 1

A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C, SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE

WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2008

PROJECT NUMBER: X

Application Number:

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. M-14
3. Current Zoning SU-2 HM
4. Gross acreage 4.4278 Ac.
5. Existing number of lots and deeded parcels 5
Replatted number of lots 1

LOG NO. 2008010939

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested final action shall at any time 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 requirement shall be a condition to approval of this plat or site development plan for subdivision.
5. No easements have been granted by this plat.
6. No right-of-way has been dedicated by this plat.
7. Gold Hill Avenue right-of-way vacation by Bernalillo County Commission, dated October 20, 1958; Quitclaim Deed from City of Albuquerque, New Mexico to DFA, LLC, filed November 16, 2007, Doc. No. 2007158223, records of Bernalillo County, New Mexico.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Rick Cooley, President, DFA, LLC, a Nevada Limited Liability Company, on behalf of said company.

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) ss

On this day of , 2008, the foregoing instrument was acknowledged before me by Rick Cooley, President, DFA, LLC, a Nevada Limited Liability Company, on behalf of said company.

My Commission expires

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date

PURPOSE OF PLAT

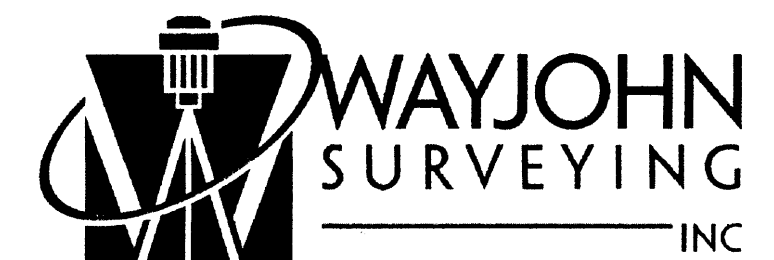
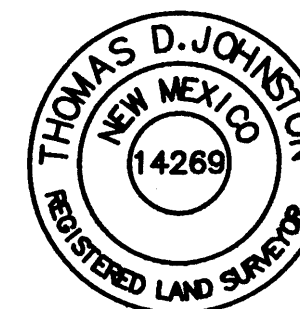
This plat has been prepared for the purpose of eliminating interior lot and parcel lines and to incorporate vacated right of way.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY

OWNER: DFA, LLC
LOCATION: SEC. 32
T.10 N., R.3 E., N.M.P.M.
SOUTH BROADWAY ACRES, UNIT 1

DRAWN: E W K

CHECKED: T D J

DRAWING NO.
AL70507A.DWG

SCALE:

1" = 50'

3 JAN 2008

FILE NO.

AL-7-05-2007A

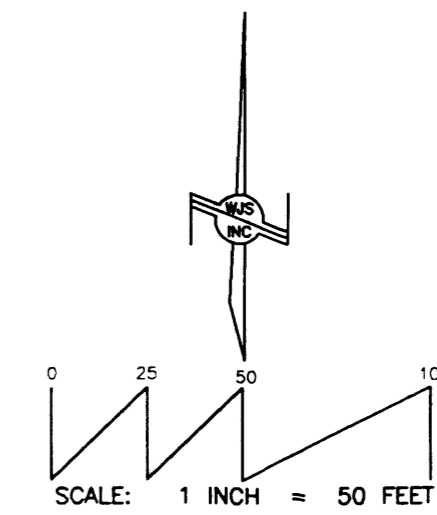
SHEET 1 OF 2

PLAT OF
LOT 8-A
BLOCK C
SOUTH BROADWAY ACRES
UNIT 1

A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C, SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE

WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2008



EXISTING CONDITIONS

COUNTY CLERK RECORDING LABEL HERE

BLOCK C
 SOUTH BROADWAY ACRES UNIT 1
 (FILED 5/20/1987 PLAT BOOK C33, FOLIO 1A3)

PORTION, LOT 7
 DEED REC. 1/26/1973
 Book 935, p. 403

(397.19)
 459.69

VACATED GOLD HILL AVE., SE
 (Note 7)
 (Vac. 10/20/1988)

ARNOLD STREET, S. E.
 (R.O.W. VARIES)

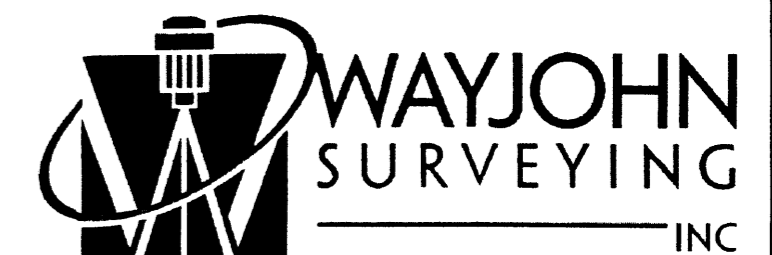
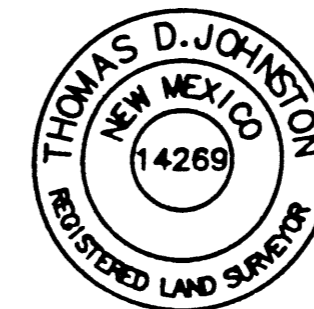
VACATED GOLD HILL AVE., SE
 (Vac. 10/20/1988)

LOT 12 BLOCK C
 SOUTH BROADWAY ACRES UNIT 1
 FILED 10/11/1932 PLAT BOOK C2, FOLIO 124

ACS MONUMENT "5-M14"
 x=1,521,790.762
 y=1,473,329.790
 Delta Alpha: -00°13'39.43"
 Ground-to-grid: 0.999683708
 NMSP CENTRAL ZONE NAD 83
 ELEV. 4940.240 NAVD 1988

MONUMENTATION LEGEND

- A FOUND 2" IRON PIPE
- B SET#4 REBAR AND CAP "WAYJOHN PS 14269"



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY

OWNER: DFA, LLC
 LOCATION: SEC. 32
 T.10 N., R.3 E., N.M.P.M.
 SOUTH BROADWAY ACRES, UNIT 1

DRAWN: E W K

CHECKED: T D J

DRAWING NO.
 AL70507A.DWG

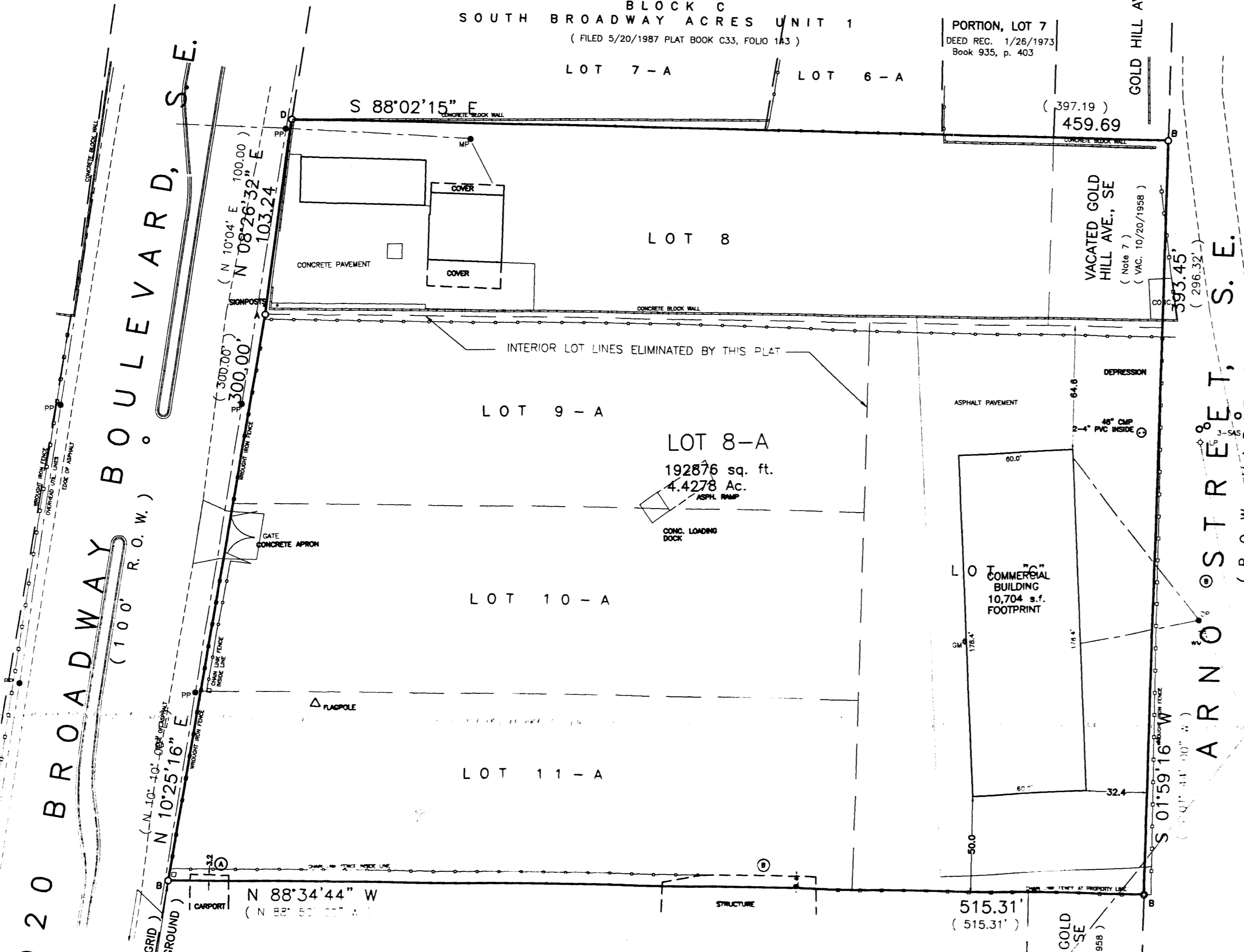
SCALE:

1" = 50'

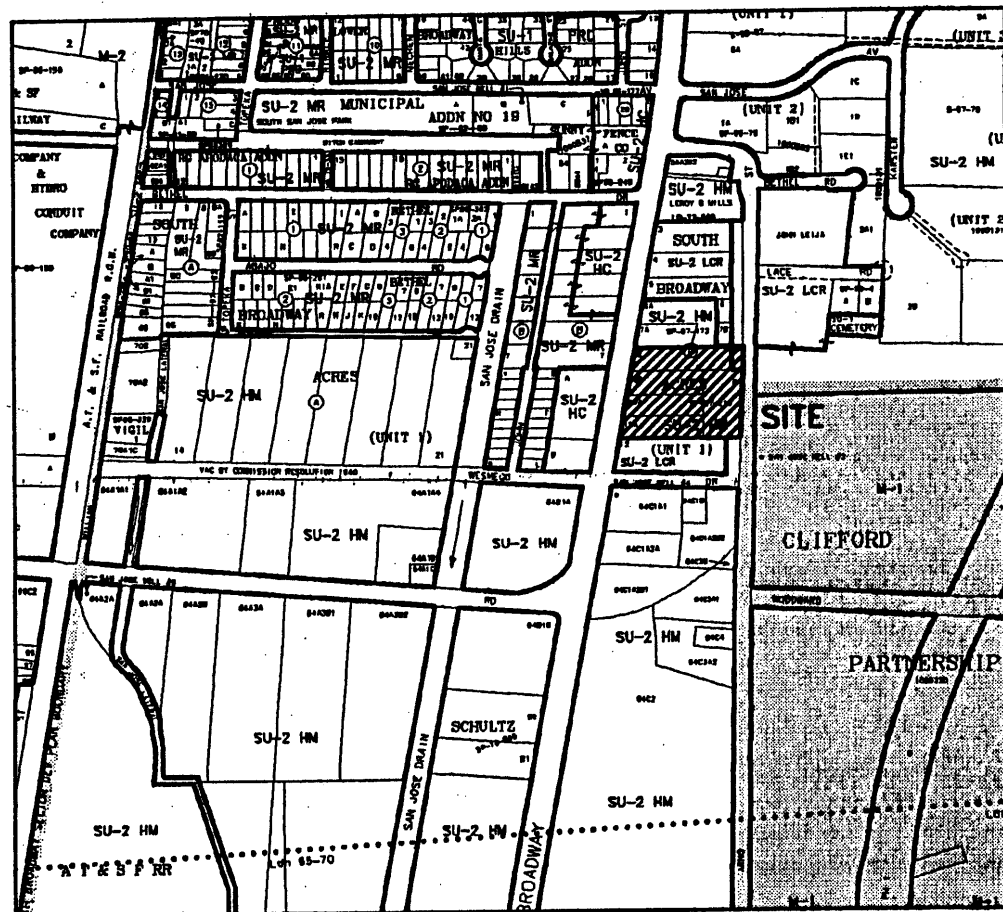
3 JAN 2008

FILE NO.

AL-7-05-2007A



VICINITY MAP (M-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
**LOT 8-A
 BLOCK C
 SOUTH BROADWAY ACRES
 UNIT 1**

DESCRIPTION
 Lots numbered Nine-A, (9A), Ten-A, (10A) and Eleven-A, (11A) and Lot lettered "C" (C) in Block lettered "C", of SOUTH BROADWAY ACRES UNIT NO. 1, as the same are shown and designated on the Replat of a portion of Vacated Gold Hill Avenue, and Lots 9, 10, and 11, in Block lettered "C" of South Broadway Acres, Unit 1, being filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1987, in Plat Book C34, folio 2.

A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C, SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE

WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2008

PROJECT NUMBER: 1006819

Application Number: _____

City Approval: *[Signature]*
 City Surveyor

3-7-08
 Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

SUBMISSION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. M-14
3. Current Zoning SU-2 HM
4. Gross acreage 4.4278 Ac.
5. Existing number of lots and deeded parcels 5
 Replatted number of lots 1

LOG NO. 2008010939

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grd, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time 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 requirement shall be a condition to approval of this plat.
5. No easements have been granted by this plat.
6. No right-of-way has been dedicated by this plat.
7. Gold Hill Avenue right-of-way vacation by Bernalillo County Commission, dated October 20, 1958; Quitclaim Deed from City of Albuquerque, New Mexico to DFA, LLC, filed November 16, 2007, Doc. No. 2007158223, records of Bernalillo County, New Mexico.

FREE CONSENT

The platting of the property as described above and dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

[Signature: Don Ahern]

Don Ahern, President, Ahern Rentals, a Nevada Corporation, on behalf of said corporation.

ACKNOWLEDGMENT

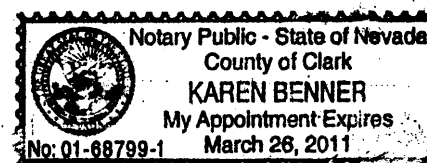
STATE OF NEVADA)
 COUNTY OF CLARK) ss

On this 04th day of MARCH, 2008, the foregoing instrument was acknowledged before me by Don Ahern, President, Ahern Rentals, a Nevada corporation, on behalf of said corporation.

My Commission expires March 26, 2011

[Signature: Karen Benner]

Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature: Thomas D. Johnston]
 Thomas D. Johnston, N.M.P.S. No. 14269

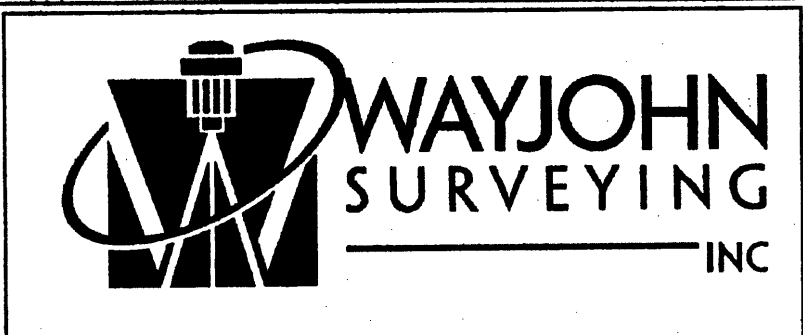
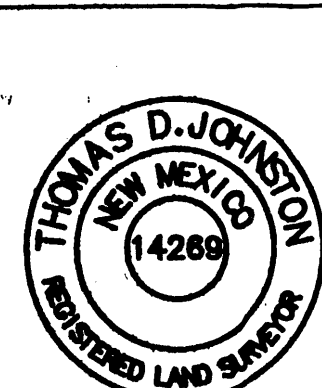
2-22-08
 Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of eliminating interior lot and parcel lines, incorporating vacated right of way and dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 101405537125310228, 101405525326410212, 101405535025410211
 101405534924410210, 101405535526610213

PROPERTY OWNER OF RECORD:
 DFA, LLC, COOK, LW
 BERNALILLO COUNTY TREASURER'S OFFICE

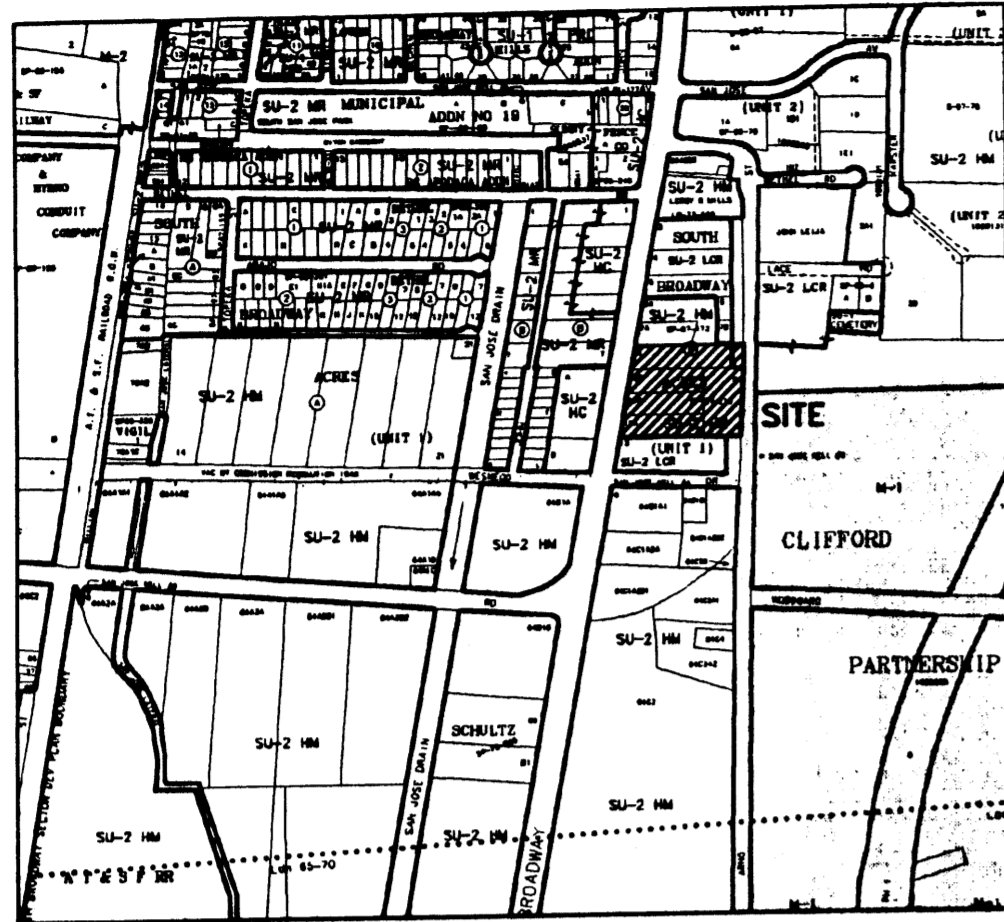


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY
 OWNER: DFA, LLC
 LOCATION: SEC. 32
 T.10 N., R.3 E., N.M.P.M.
 SOUTH BROADWAY ACRES, UNIT 1

DRAWN: E W K	SCALE: 1" = 50'	FILE NO. AL-7-05-2007A
CHECKED: T D J	DRAWING NO. AL70507A.DWG	SHEET 1 OF 2
3 JAN 2008		

VICINITY MAP (M-14) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. M-14
3. Current Zoning SU-2 HM
4. Gross acreage 4.4278 Ac.
5. Existing number of lots and deeded parcels 5
Replatted number of lots 1

LOG NO. 2008010939

NOTES

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PURPOSE OF PLAT

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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101405537125310228, 101405525326410212, 101405535025410211
101405634924410210, 101405535626610213

PROPERTY OWNER OF RECORD:
DFA LLC, COOK, LW
BERNALILLO COUNTY TREASURER'S OFFICE

4-23-08

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Nine-A, (9A), Ten-A, (10A) and Eleven-A, (11A) and Lot lettered "C" (C) in Block lettered "C", of SOUTH BROADWAY ACRES UNIT NO. 1, as the same are shown and designated on the Replat of a portion of Vacated Gold Hill Avenue, and Lots 8, 10, and 11, in Block lettered "C" of South Broadway Acres, Unit 1, being filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1987, in Plat Book C34, folio 2.

AND

A certain tract of land being known as Lot numbered Eight (8) in Block lettered "C" of South Broadway Acres Unit No. 1, an Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 1932, in Map Book C2, folio 134.

AND

A vacated portion of Gold Hill Avenue SE, adjoining the easterly boundary of Lot 8, Block "C", SOUTH BROADWAY ACRES, UNIT 1, as shown on the plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 13, 1932.

Said land being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described land, said corner being a point on the East right-of-way line of Broadway Boulevard, SE, from which point ACS Monument "5-M14" (x=1,521,790.782, y=1,473,329.790, New Mexico State Plane, Central Zone, NAD 83), bears S 06°06'45" W, a distance of 887.68 feet, running from said beginning point, following said East right-of-way line of Broadway Boulevard SE, N 10°25'16" E, a distance of 300.00 feet; thence, continuing along said right-of-way line, N 06°26'32" E, a distance of 103.24 feet to the Northeast corner of the herein described land; thence, S 85°02'15" E, a distance of 458.88 feet to the Northeast corner of the herein described land, said corner being a point on the West right-of-way line of Arno Street, SE; thence, following said right-of-way line, S 01°56'16" W, a distance of 363.45 feet to the Southeast corner of the herein described land; thence, N 88°34'44" W, a distance of 515.31 feet to the Southwest corner of the herein described land and the place of beginning, containing 4.4278 acres, more or less.

FREE CONSENT

The platting of the property as described above and dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Don Ahern

Don Ahern, President, Ahern Rentals, a Nevada Corporation, on behalf of said corporation.

ACKNOWLEDGMENT

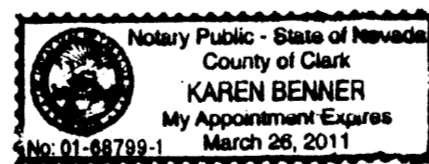
STATE OF NEVADA)
COUNTY OF CLARK) ss

On this 01st day of MARCH, 2008, the foregoing instrument was acknowledged before me by Don Ahern, President, Ahern Rentals, a Nevada corporation, on behalf of said corporation.

My Commission expires MARCH 26, 2011

Karen Benner

Notary Public



PLAT OF
**LOT 8-A
BLOCK C
SOUTH BROADWAY ACRES
UNIT 1**

A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C, SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE

WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2008

PROJECT NUMBER: 1006819

Application Number: 08-70136

City Approvals:

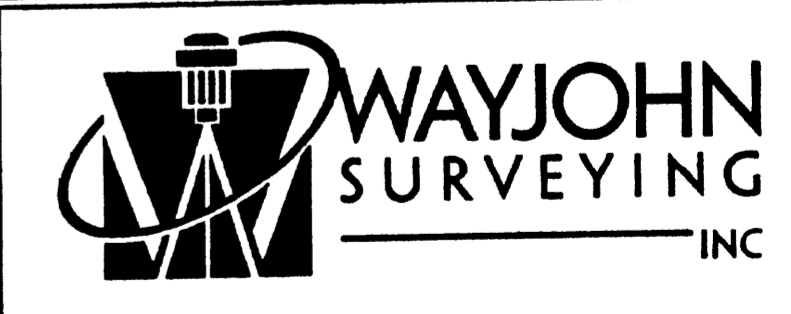
<i>[Signature]</i>	<u>3-7-08</u>
City Surveyor	Date
<i>[Signature]</i>	<u>3-19-08</u>
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	<u>3-19-08</u>
ABCMUA	Date
<i>[Signature]</i>	<u>3/19/08</u>
Parks and Recreation Department	Date
<i>[Signature]</i>	<u>3/19/08</u>
AMAFCA	Date
<i>[Signature]</i>	<u>3/19/08</u>
City Engineer	Date
<i>[Signature]</i>	<u>3/19/08</u>
DOB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas D. Johnston, N.M.P.S. No. 14269

2-22-08
Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

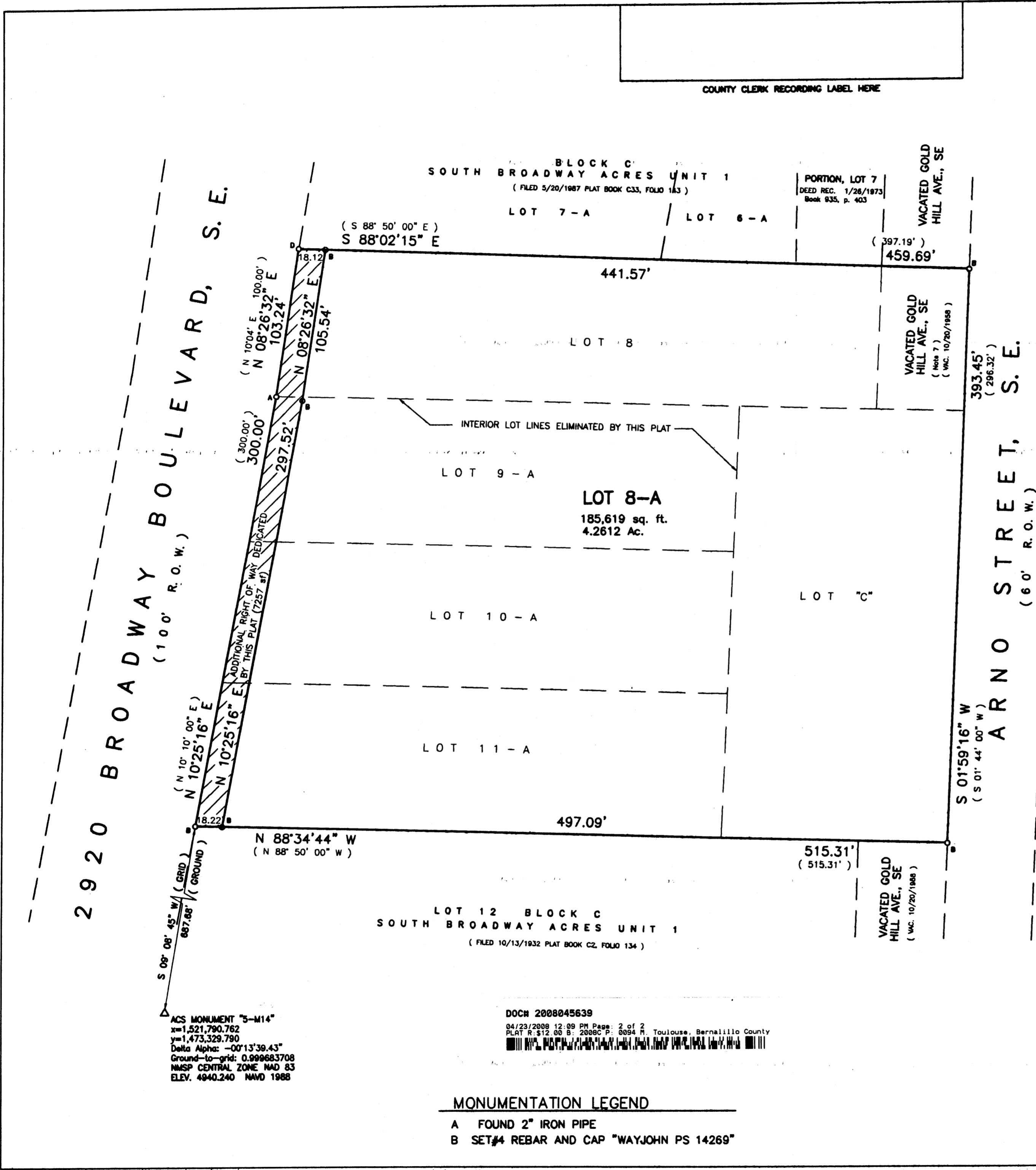
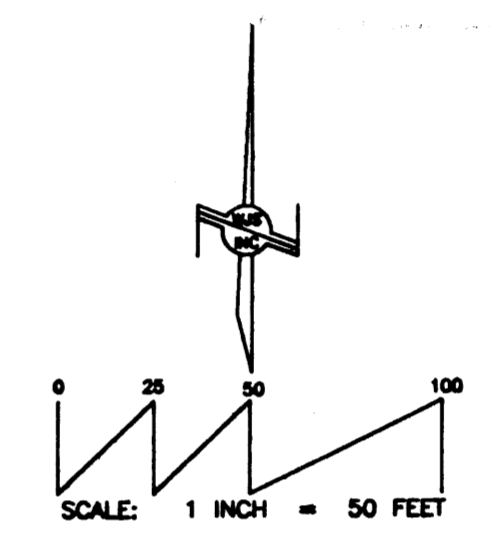
DRAWING INFORMATION FOR COUNTY	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. AL-7-05-2007A
	CHECKED: T D J		
	DRAWING NO. AL70507A.DWG	3 JAN 2008	SHEET 1 OF 2

OWNER: DFA, LLC
LOCATION: SEC. 32
T.10 N., R.3 E., N.M.P.M.
SOUTH BROADWAY ACRES, UNIT 1

DOC# 2008045639
04/23/2008 12:09 PM Page: 1 of 2
PLAT R:\$12.00 B: 2008C P: 0094 M. Toulouse, Bernalillo County

PLAT OF
LOT 8-A
BLOCK C
SOUTH BROADWAY ACRES
UNIT 1

A REPLAT OF LOTS 8, 9-A, 10-A, 11-A, BLOCK C; SOUTH BROADWAY ACRES UNIT 1, AND VACATED PORTION OF GOLD HILL ROAD, SE
 WITHIN SECTION 32, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2008



COUNTY CLERK RECORDING LABEL HERE

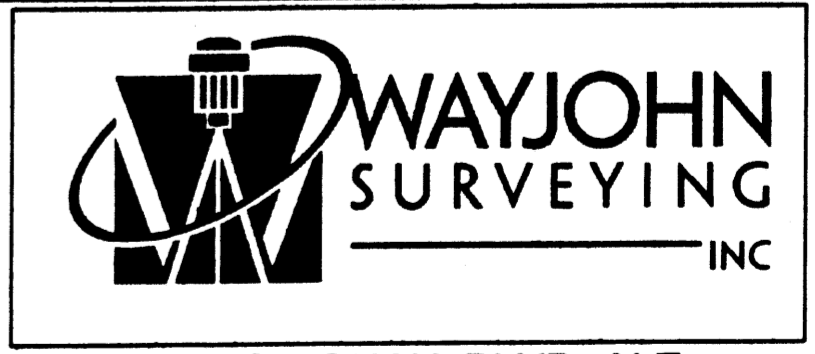
2920 BROADWAY BOULEVARD, S.E.
 (100' R.O.W.)

ARNO STREET, S.E.
 (60' R.O.W.)

ACS MONUMENT "5-M14"
 x=1,521,790.762
 y=1,473,329.790
 Delta Alpha: -00°13'39.43"
 Ground-to-grid: 0.999683708
 NAD83 CENTRAL ZONE
 ELEV. 4940.240 NAVD 1988

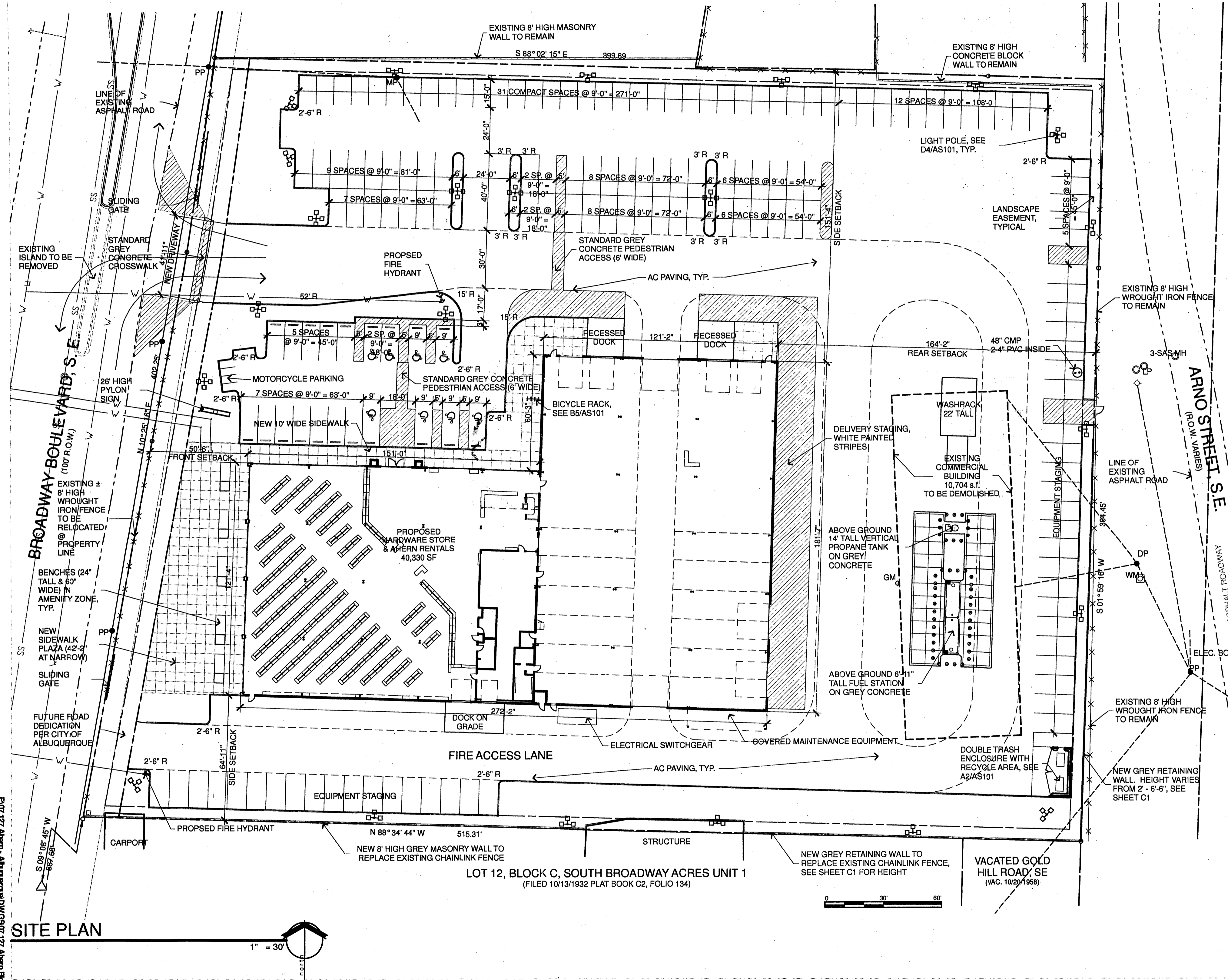
DOCH 2008045639
 04/23/2008 12:09 PM Page: 2 of 2
 PLAT R: \$12.00 B: 2008C P: 0094 M. Toulouse, Bernalillo County

MONUMENTATION LEGEND
 A FOUND 2" IRON PIPE
 B SET#4 REBAR AND CAP "WAYJOHN PS 14269"

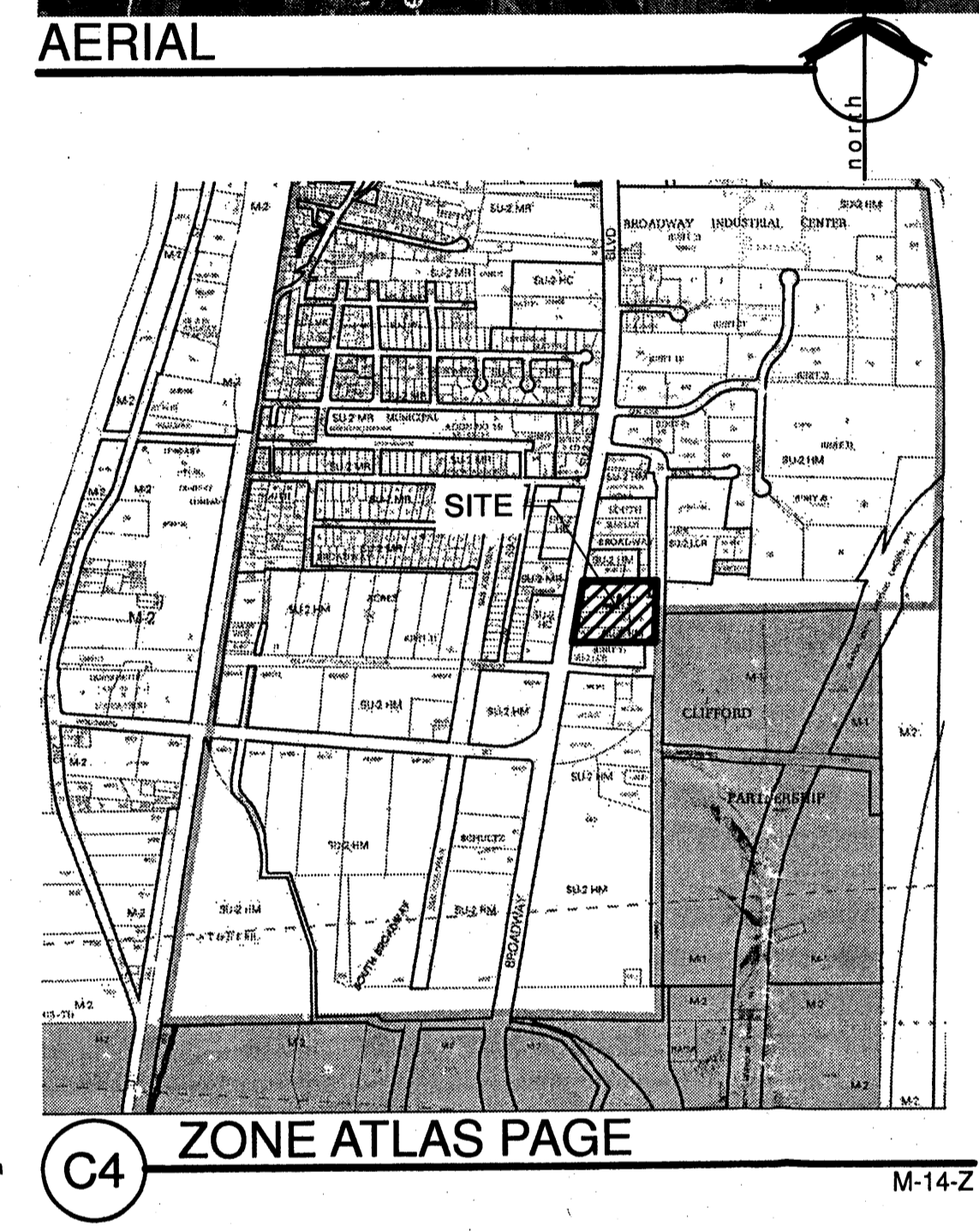
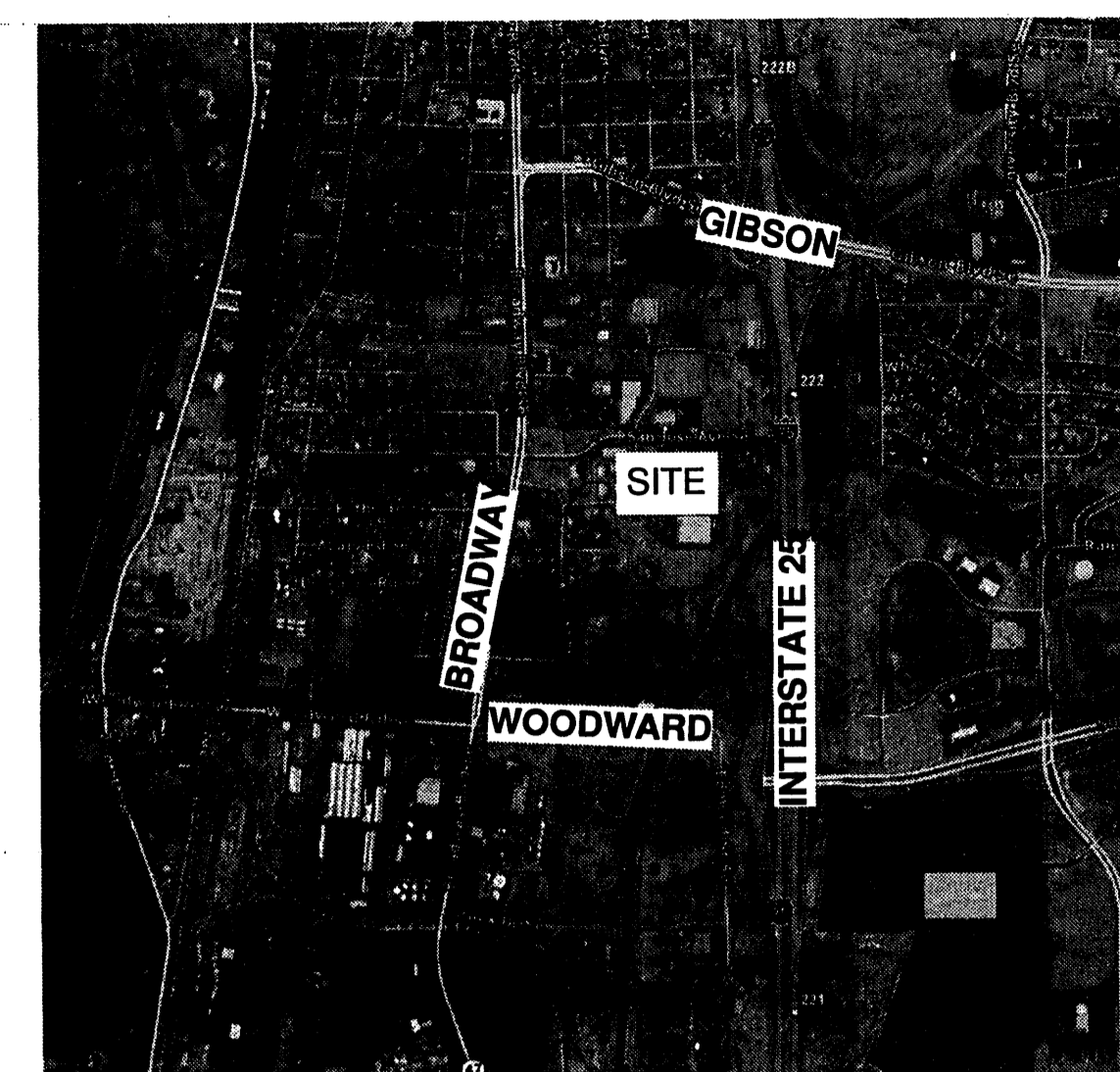


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. AL-7-05-2007A
	CHECKED: T D J		
OWNER: DFA, LLC LOCATION: SEC. 32 T.10 N., R.3 E., N.M.P.M. SOUTH BROADWAY ACRES, UNIT 1	DRAWING NO. AL70507A.DWG	3 JAN 2008	SHEET 2 OF 2



SITE PLAN
1" = 30'



SITE ZONING & DATA

SITE DATA:

UNIFORM PROPERTY CODE	10140553526610213 101405525328410212 101405535025410211 101405534924410210 101405537125310228
JURISDICTION	CITY OF ALBUQUERQUE - 87102
ZONING	SU-2
EXISTING	SU-1 HC AND SALES, RENTAL
PROPOSED	REPAIR AND OUTDOOR STORAGE OF HEAVY EQUIPMENT
CONSTRUCTION TYPE	TYPE II-B
SITE AREA	185,383.81 SF 4.28 ACRES
SETBACKS -	
FRONT	REQ'D 21'-2" PROVIDED 65'-1"
INTERIOR SIDE	---
SIDE STREET	---
REAR	REQ'D 151'-4" PROVIDED 164'-2"
MAX HEIGHT & STORIES	---
ACUTAL HEIGHT & STORIES	30' & 1 STORY

BUILDING AREA:

HARDWARE STORE RETAIL	11,103 sf
AHERN SHOWROOM	3,645 sf
OFFICE CORE	5,578 sf
STORAGE	1,000 sf
HARD GOODS DISPLAY	8,701 sf
REPAIR SHOP	13,301 sf
TOTAL	40,330 sf (+ 2,991 sf upstairs)

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED	
RETAIL	
HARDWARE STORE RETAIL	11,103 @ 200 = 56
AHERN SHOWROOM	3,645 @ 200 = 18
OFFICE	
1st FLOOR	3,587 @ 200 = 18
2nd FLOOR	1,991 @ 300 = 7
HARD GOODS DISPLAY	1,000 @ 2,000 = 1
STORAGE	8,701 @ 2,000 = 5
REPAIR SHOPS	13,301 @ 1,000 = 14
PARKING REQUIRED - 10% BUS ROUTE REDUCTION (ROUTE 16/18)	119 - 12 = 107
HANDICAPPED PARKING REQUIRED	8
STANDARD PARKING PROVIDED	77
COMPACT PARKING PROVIDED	31
HANDICAPPED PARKING PROVIDED	8
TOTAL PARKING PROVIDED	116

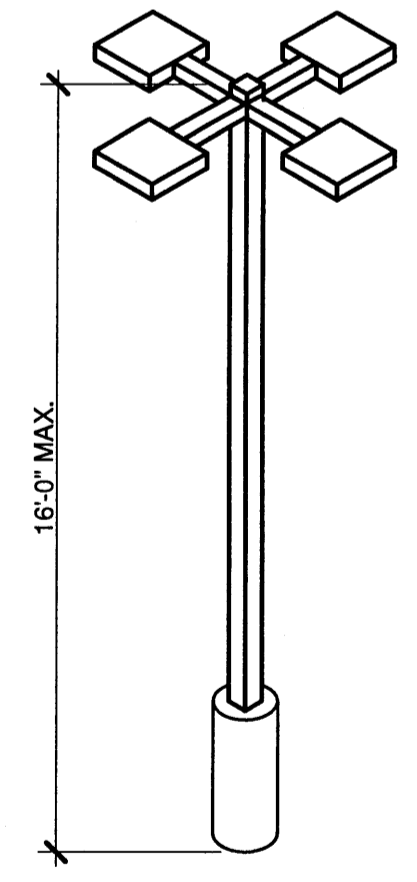
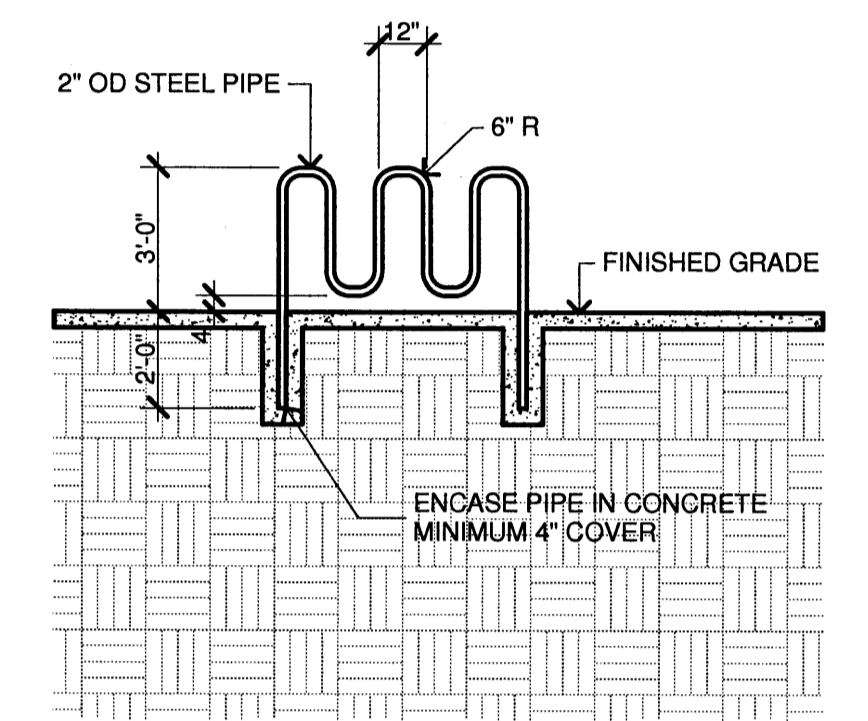
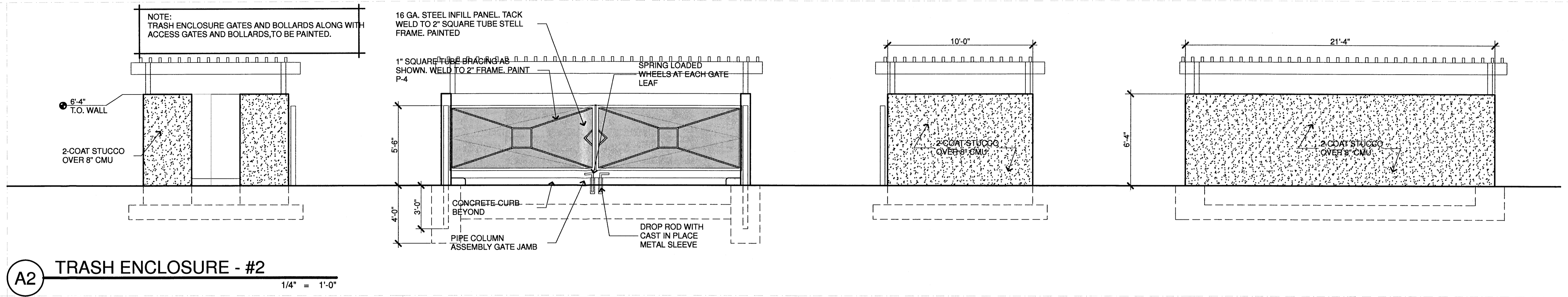
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

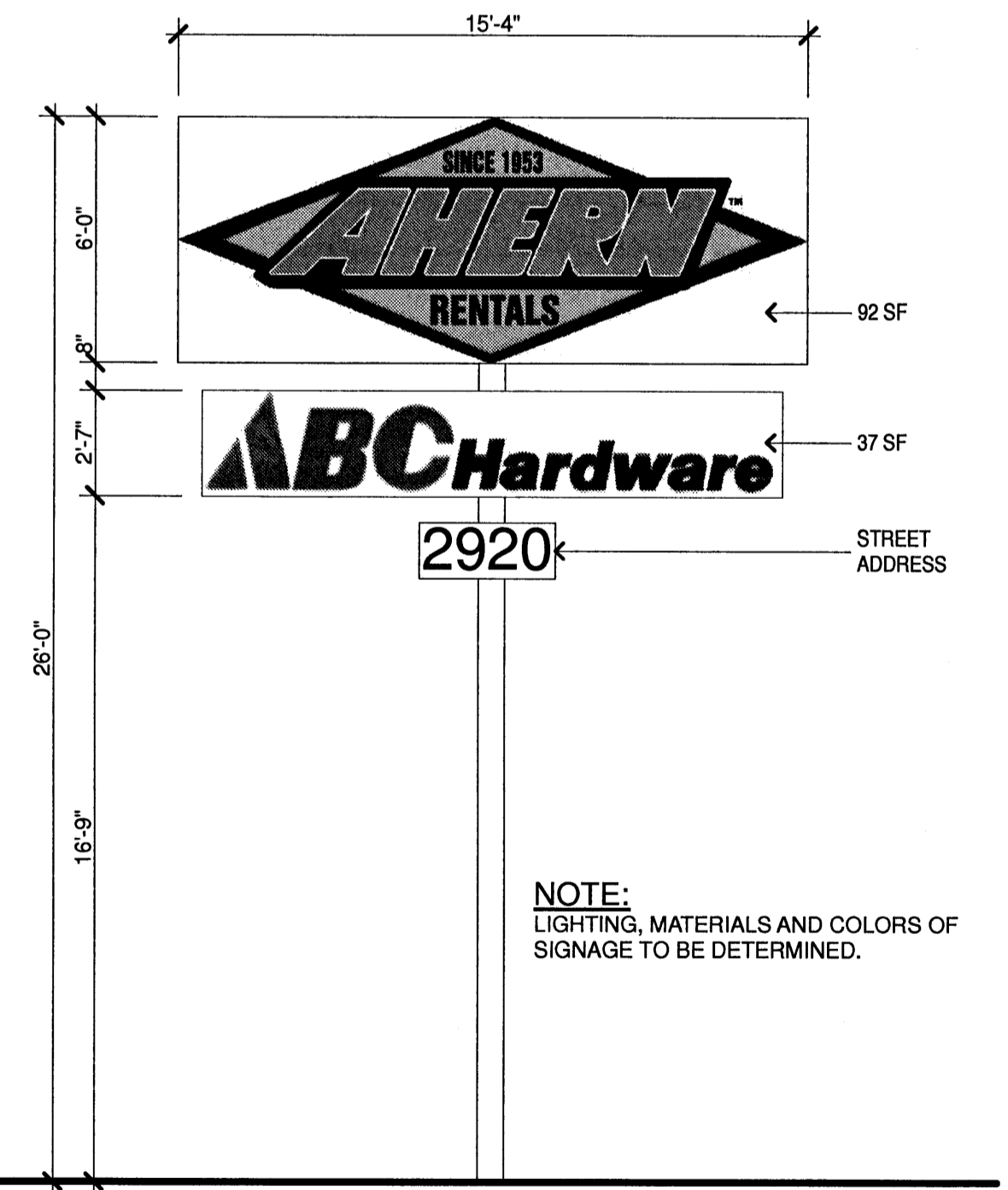
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

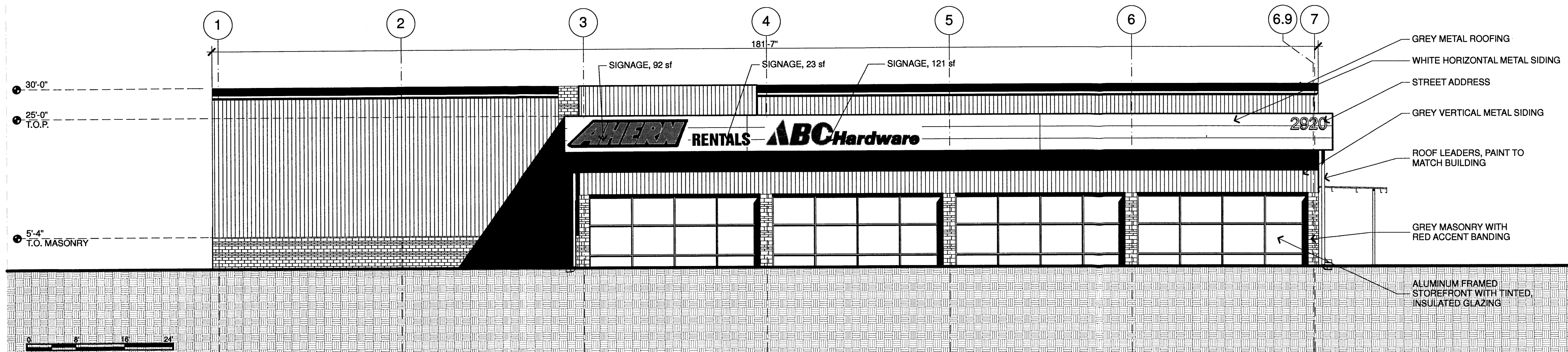
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
<i>Michael Holton</i> Solid Waste Management	_____	Date	3/10/08
DRB Chairperson, Planning Department	_____	Date	_____



NUMBER OF LIGHT FIXTURES ON POLE VARIES. SEE SITE PLAN. USE SHARP CUT-OFF FIXTURES AT PROPERTY LINES. LIGHT FIXTURES SHALL BE FULLY HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. LIGHTING SHALL COMPLY WITH SECTION 14-16-3-9 OF THE COMPREHENSIVE CITY ZONING CODE.

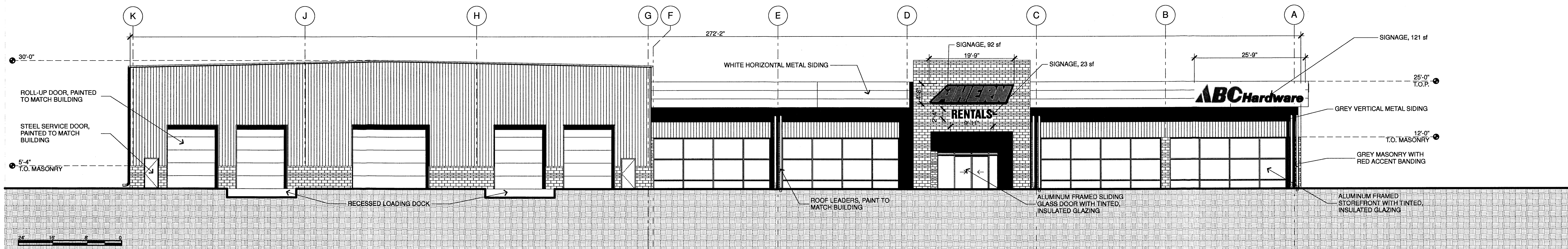


P:07/127 Ahern - Albuquerque DW:GS07/127 Ahern Bldg:04/24/14 227/008 749 AM:9/26



B1 WEST ELEVATION

3/32" = 1'-0"



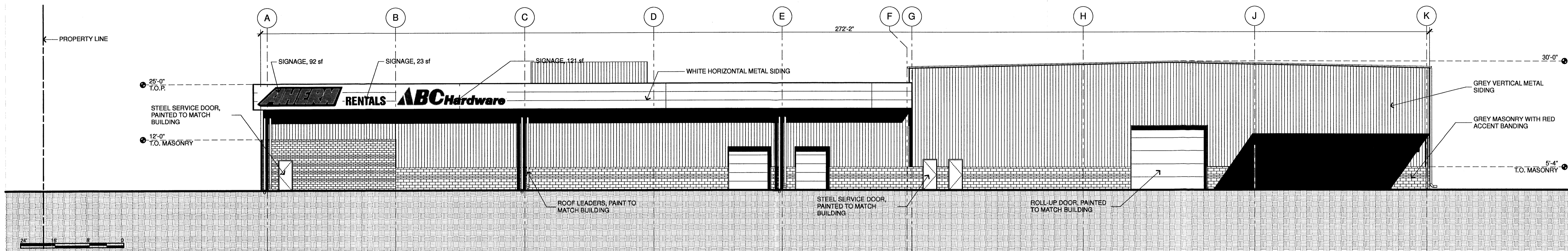
D1 NORTH ELEVATION

3/32" = 1'-0"

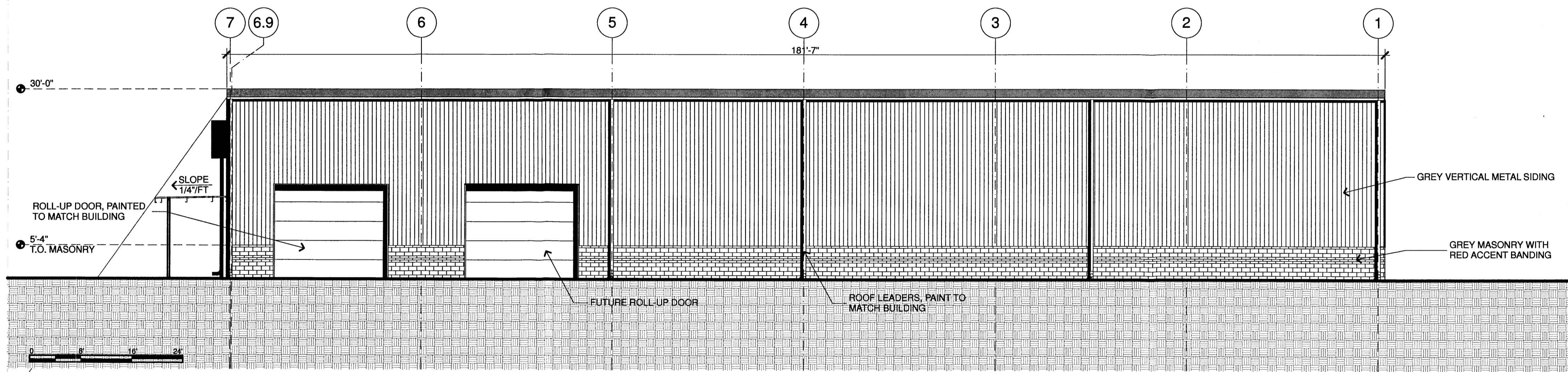
Ahern Rentals
Site Development Plan for Building Permit
 2920 Broadway Boulevard SE
 Albuquerque, NM 87102

**BUILDING
 ELEVATIONS**

A200



B1 SOUTH ELEVATION
3/32" = 1'-0"

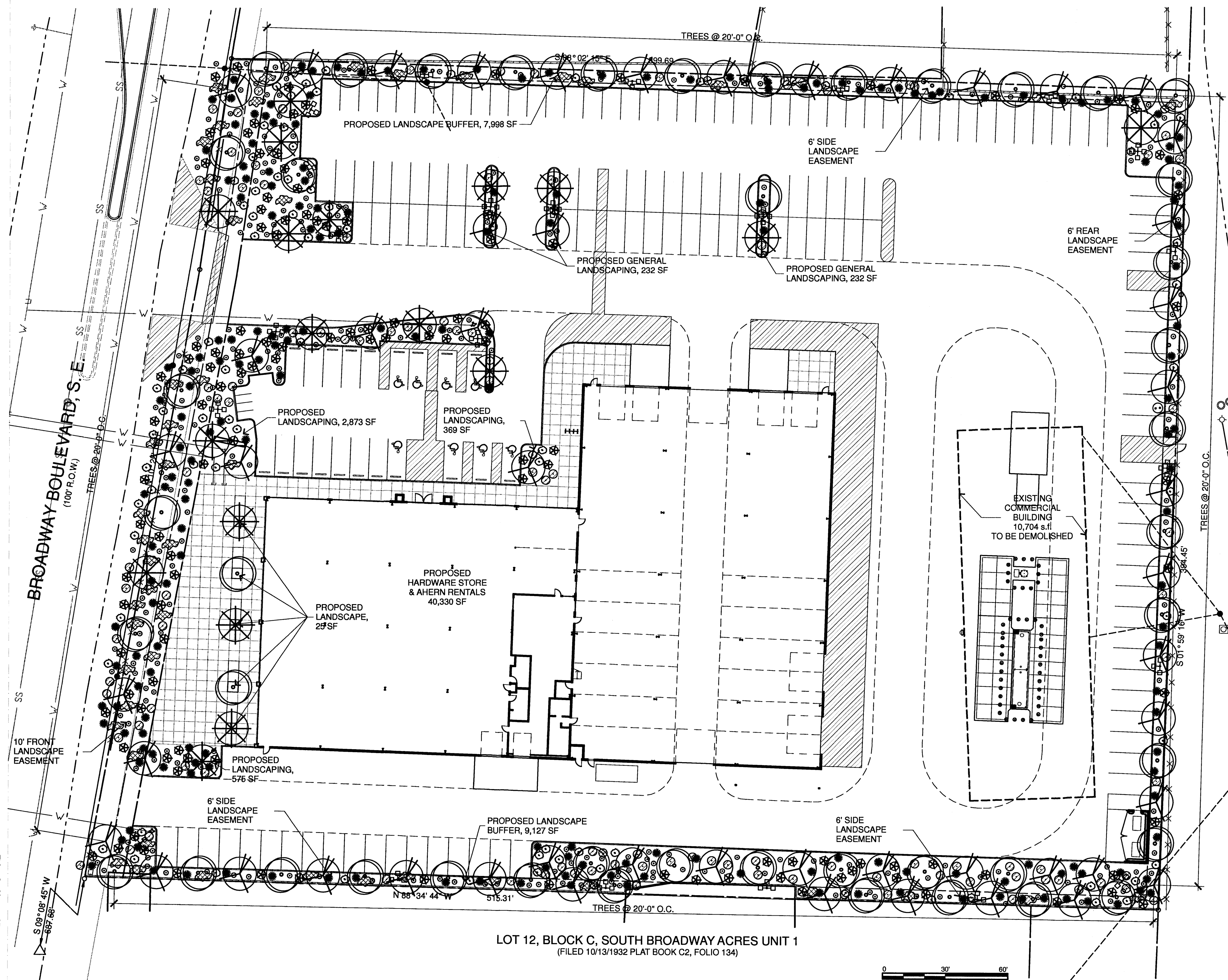


D1 EAST ELEVATION
3/32" = 1'-0"

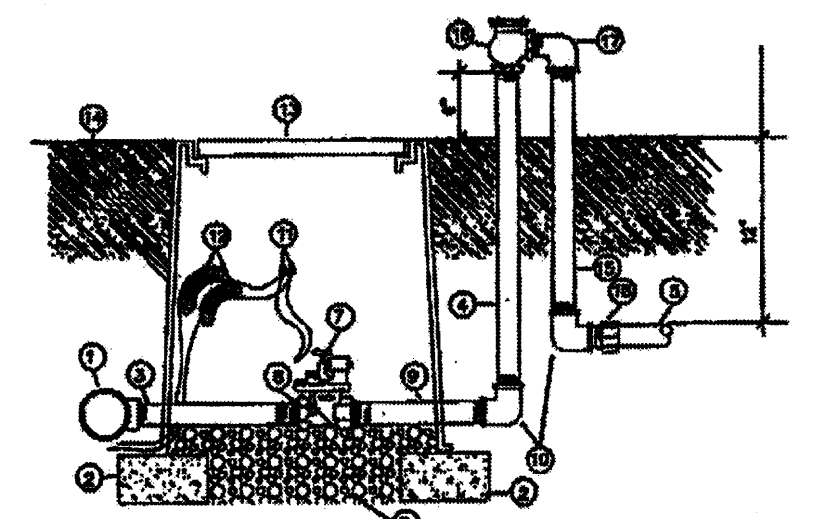
Ahern Rentals
Site Development Plan for Building Permit
 2920 Broadway Boulevard SE
 Albuquerque, NM 87102

**BUILDING
ELEVATIONS**

A201

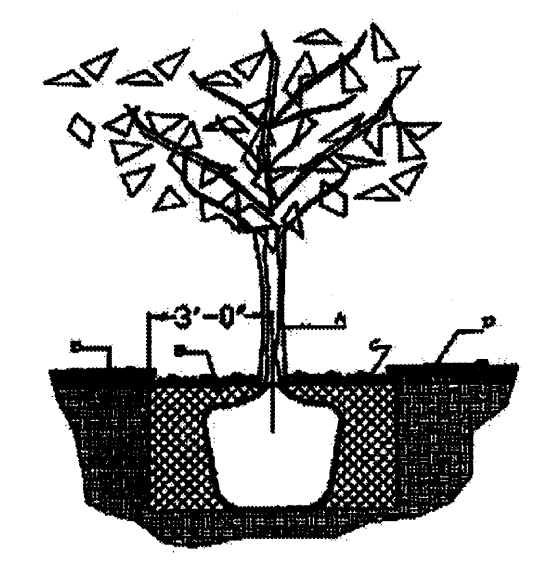


LANDSCAPE PLAN
1" = 30'



- 1. MARKING FITTING
- 2. GRI BLOCK
- 3. GALVANIZED HIPPLE
- 4. 2" TO 3" GALVANIZED HIPPLE
- 5. LATERAL PIPE
- 6. REDUCER BUSHING
- 7. AUTOMATIC VALVE (SEE LEGEND)
- 8. GRAVEL
- 9. GALVANIZED HIPPLE
- 10. GALVANIZED ELBOW
- 11. GALVANIZED WIRE CONNECTOR
- 12. WIRE EXPANSION LOOPS
- 13. VALVE BOX
- 14. FIBER BRACE
- 15. GALVANIZED HIPPLE - 18" TO 24" LENGTH
- 16. ATMOSPHERIC VACUUM BREAKER
- 17. GALVANIZED STREET BALL
- 18. TEE HIPPLE OR MALE ADAPTER

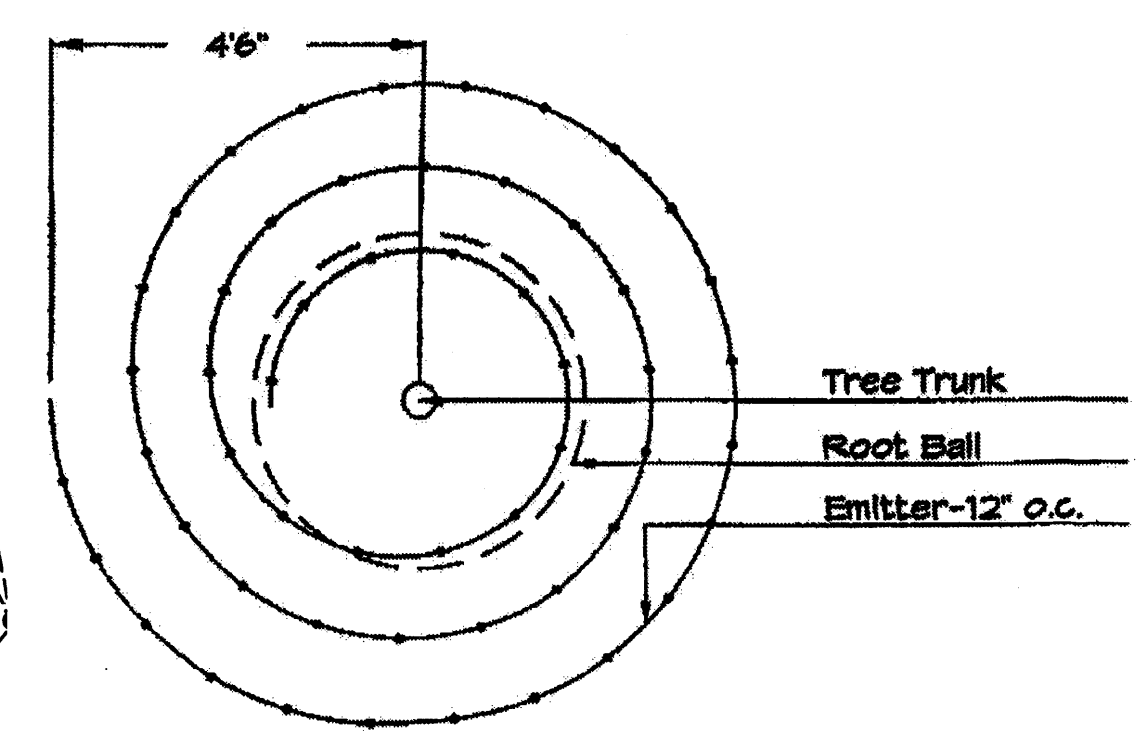
A3 AUTOMATIC VALVE W/ VACUUM BREAKER
N.T.S.



- NOTES:**
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL
 - C. 4" DEPTH BARK MULCH
 - D. TURF AT EXISTING GRADE
 - E. UNDISTURBED SOIL

- GENERAL NOTES:**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF ROOTBALL.

C3 TREE PLANTING DETAIL
N.T.S.



D3 NETAFIM SPIRAL DETAIL
N.T.S.

LANDSCAPE BUFFERS

FRONT	REQ'D 10'-0" + 1'-0"	PROVIDED 11'-0"
INTERIOR SIDE	6'-0"	6'-0"
SIDE STREET	6'-0"	6'-0"
REAR	6'-0"	6'-0"

SITE AREAS

GROSS TOTAL	185,383.81 SF
NET LOT	145,053.81 SF
REQUIRED LANDSCAPE (15%)	21,758 SF
PROVIDED LANDSCAPE	21,784 SF
PERCENTAGE OF NET LOT AREA	15%
HIGH WATER USE TURF	0 SF

LANDSCAPE NOTES:

ALL LANDSCAPE MAINTENANCE AND WASTE WATER RESPONSIBILITIES WILL BE WITH THE OWNER'S GROUNDS MAINTENANCE PERSONNEL.

IT IS THE INTEND OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

PROVIDE GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER GROUND COVER. (SEE LANDSCAPE PLAN AND SCHEDULE).

IRRIGATION NOTES:

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE 1 NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4'-6" FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 gph. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END. TREES AND SHRUBS SHALL BE ON SEPARATE VALVES.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

LANDSCAPE SCHEDULE

TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
		COMMON HACKBERRY	<i>celtis occidentalis</i>	24" Box	49
		CHINESE PISTACHE	<i>platanus chinensis</i>	24" Box	45
		BUR OAK	<i>quercus marocarpa</i>	24" Box	18
SHRUBS	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
		APACHE PLUM	<i>fraxinus paradoxa</i>	5 gal	124
		CREEPING ROSEMARY	<i>rosemarinus officinalis lavandulaceus</i>	5 gal	71
		INDIA HAWTHORN	<i>rhamnus indica</i>	5 gal	99
GROUND COVER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
		MAT DAISY	<i>anacyclus depressus</i>	5 gal	48
		YELLOW ICEPLANT	<i>delosperma nultigenum</i>	3 gal	191
		REGAL MIST FOUNTAIN GRASS	<i>muhlenbergia capillaris 'regal mist'</i>	5 gal	189
ROCK MULCH	SIZE	COLOR	DEPTH		
	SANTA FE CRUSHER FINES	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP		

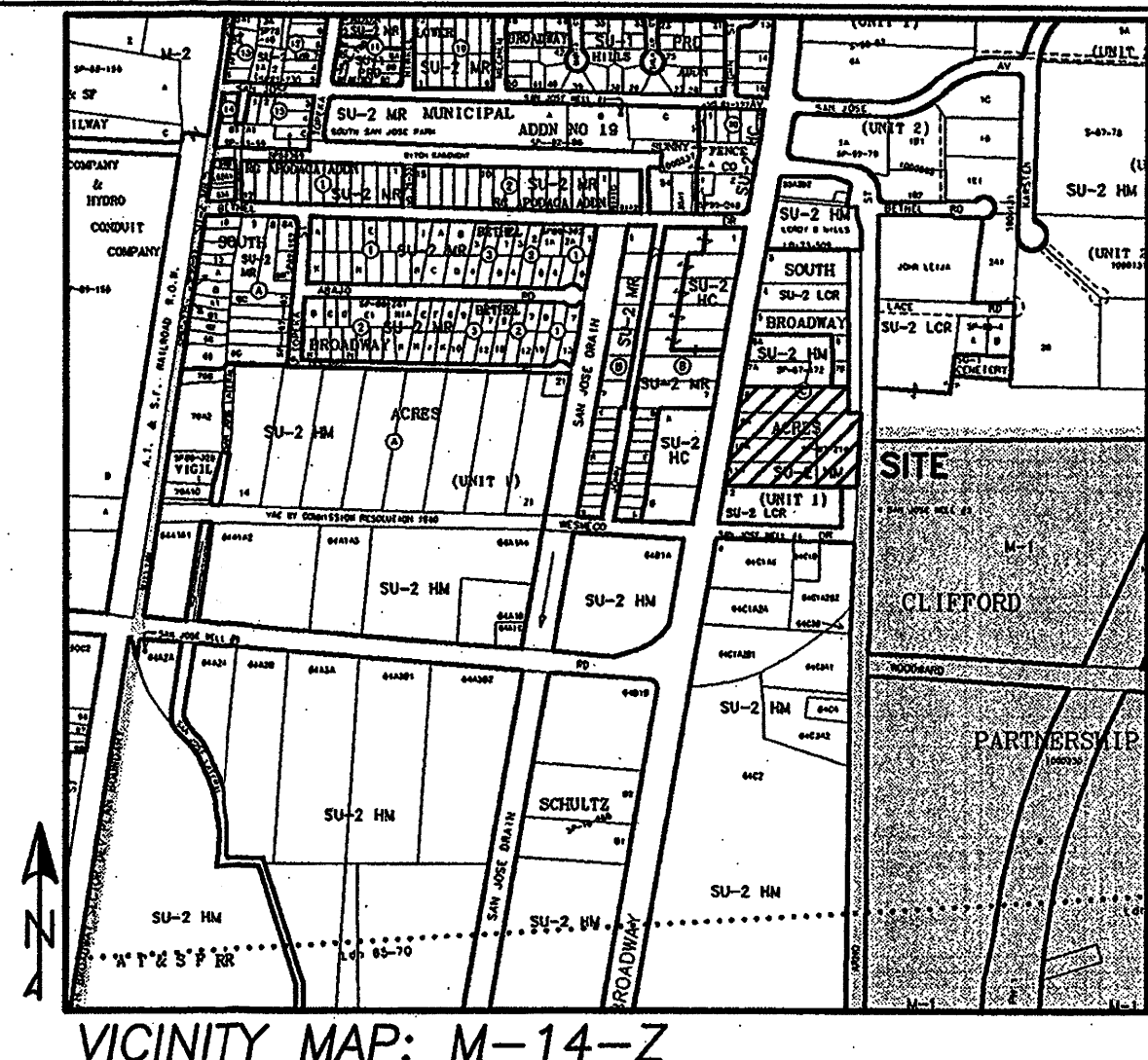
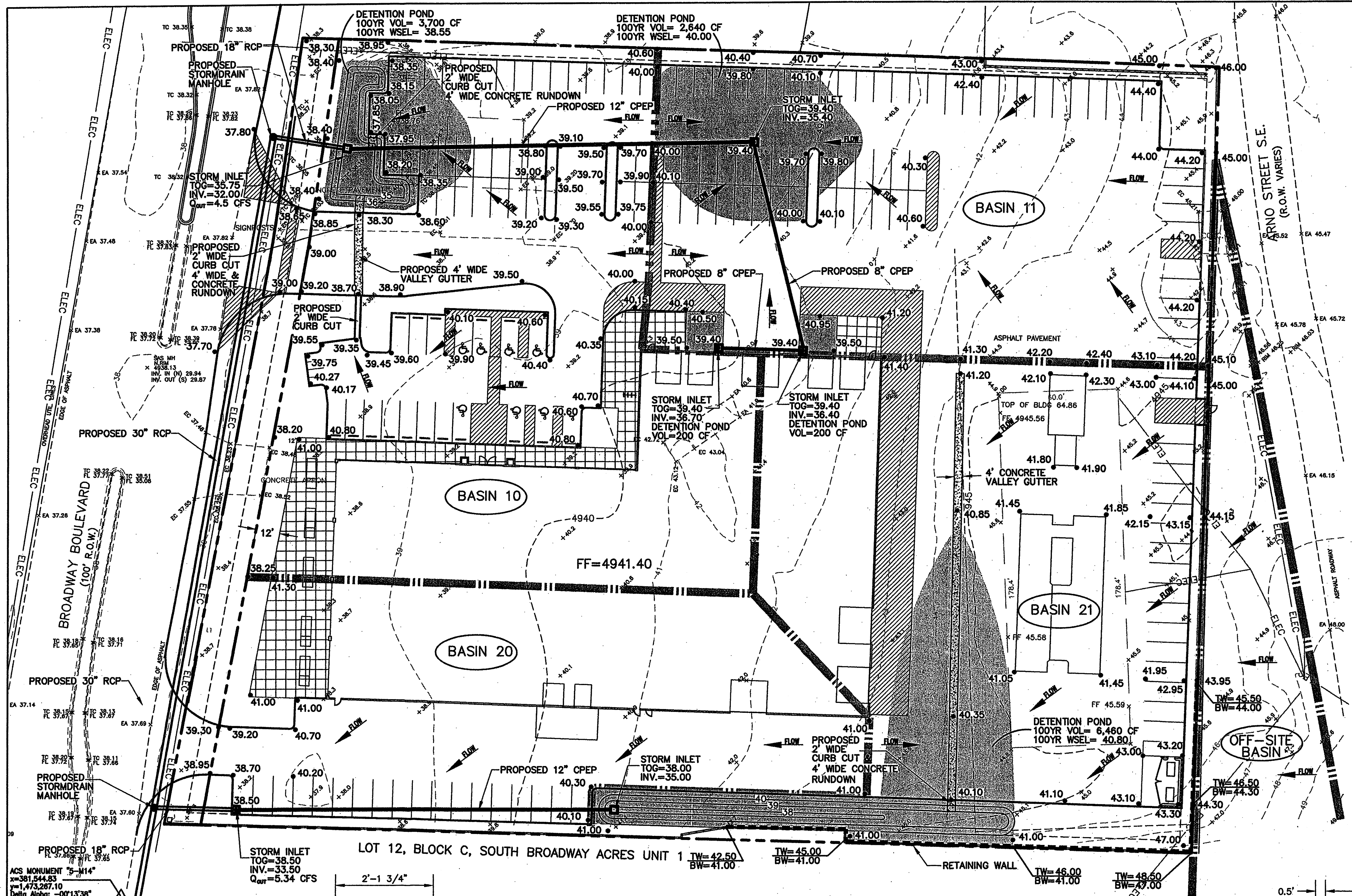
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2920 Broadway Boulevard SE
Albuquerque, NM 87102

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

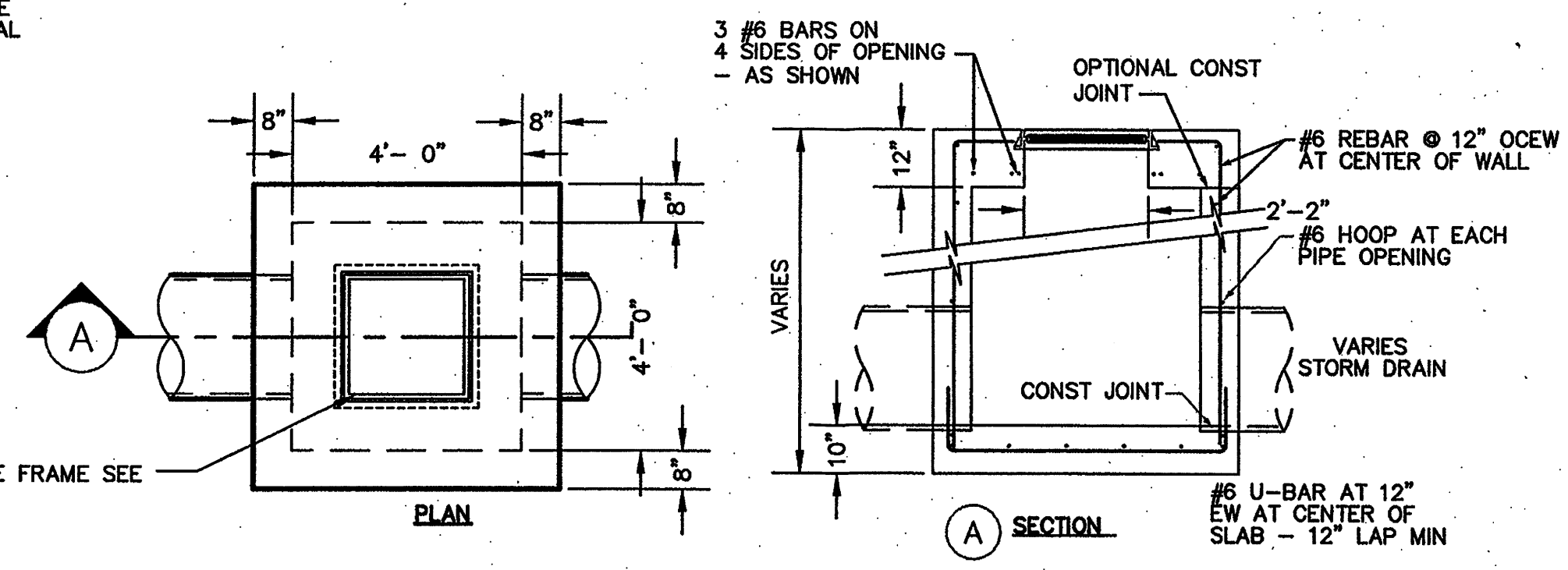
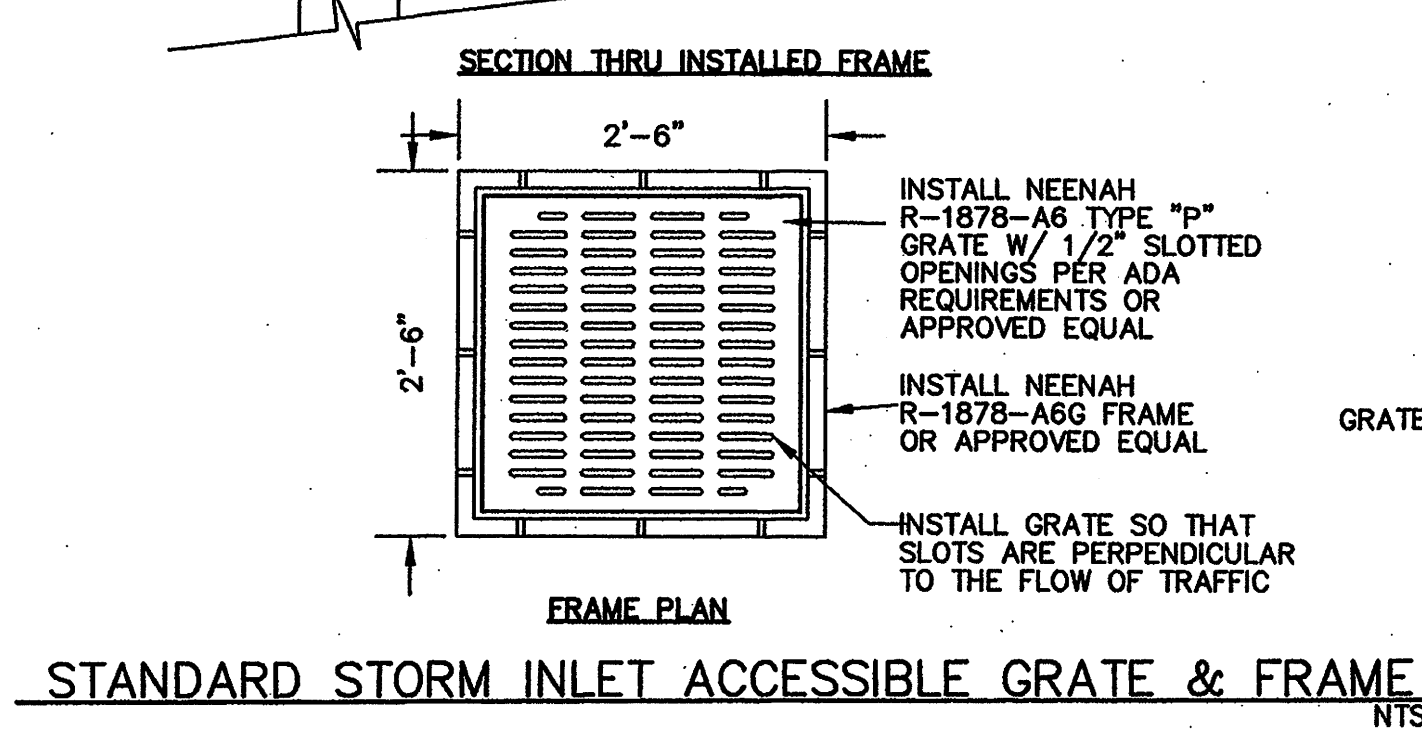
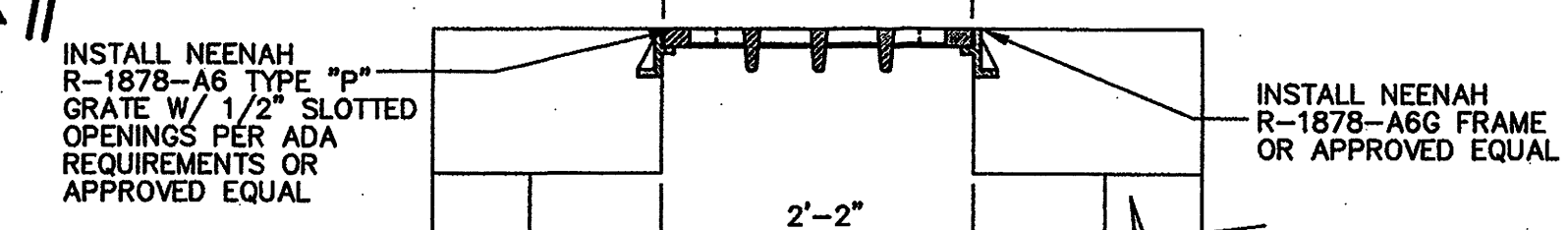
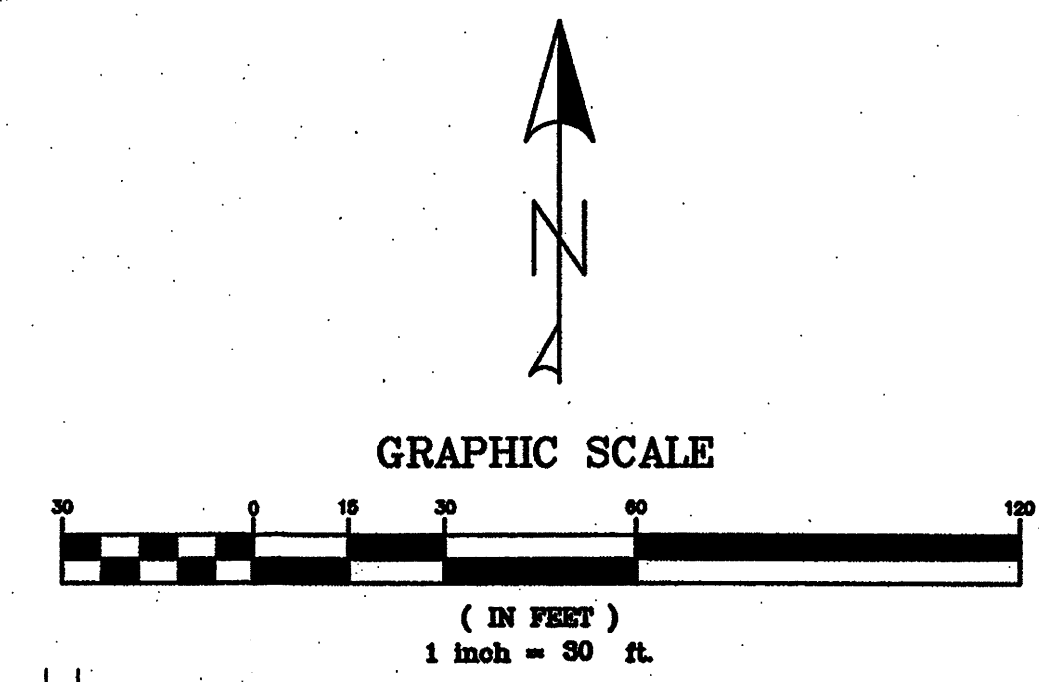
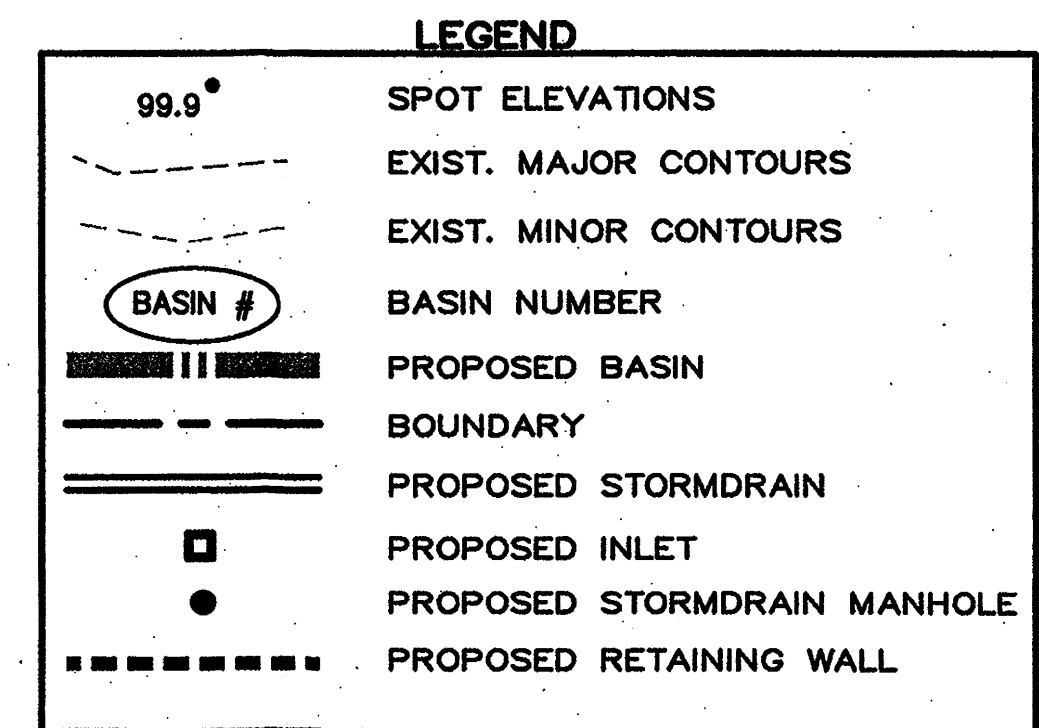
City of Albuquerque Site Development Plan for Building Permit Submittal	11.01.07
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	11.09.07
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	12.11.07
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	12.19.07
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	01.02.08
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	02.01.08
City of Albuquerque Site Development Plan for Building Permit Submittal (Rev)	02.12.08

PLANTING PLAN

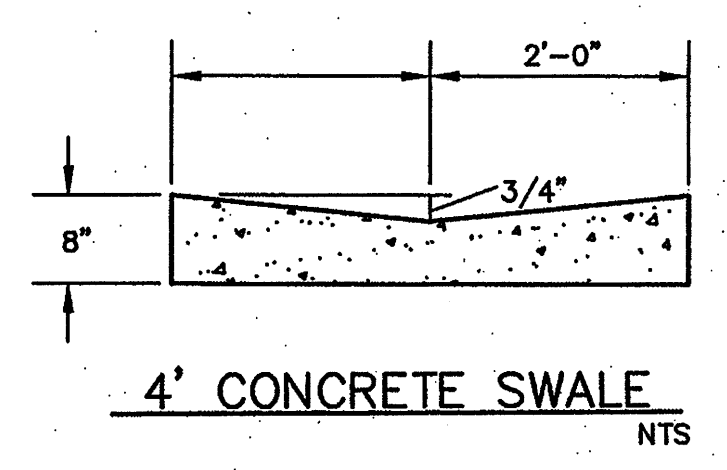
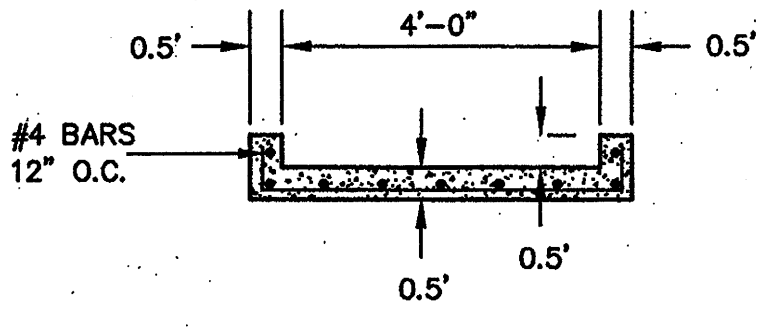
L100



LEGAL DESCRIPTION: LOTS 9A, 10A, 11A, C; BLOCK C, SOUTH BROADWAY ACRES, UNIT 1
 SITE AREA: 4.35 ACRES
 BENCHMARK: ACS STATION "5-M14"



STANDARD STORM INLET WITH ACCESSIBLE GRATE NTS



Thompson Engineering Consultants, Inc.
 tecm@yahoo.com
 P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9246

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT			
AHERN RENTALS 2920 BROADWAY BOULEVARD GRADING & DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MC/DAY/YR	MC/DAY/YR
City Project No.	Zone Map No.	Sheet	
	M-14-Z	C1	

AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S NAME	DATE	BY	DATE	BY	DATE
FIELD VERIFICATION BY	DATE	REMARKS	DESIGN	DESIGNED BY DBT	DATE 3-7-08
CORRECTED BY	DATE	NO.	DATE	DRAWN BY DBM	DATE 3-7-08
MICRO-FILM INFORMATION	DATE	NO.	DATE	CHECKED BY DBT	DATE 3-7-08
RECORDED BY	DATE	NO.	DATE		

