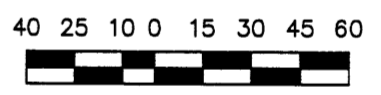
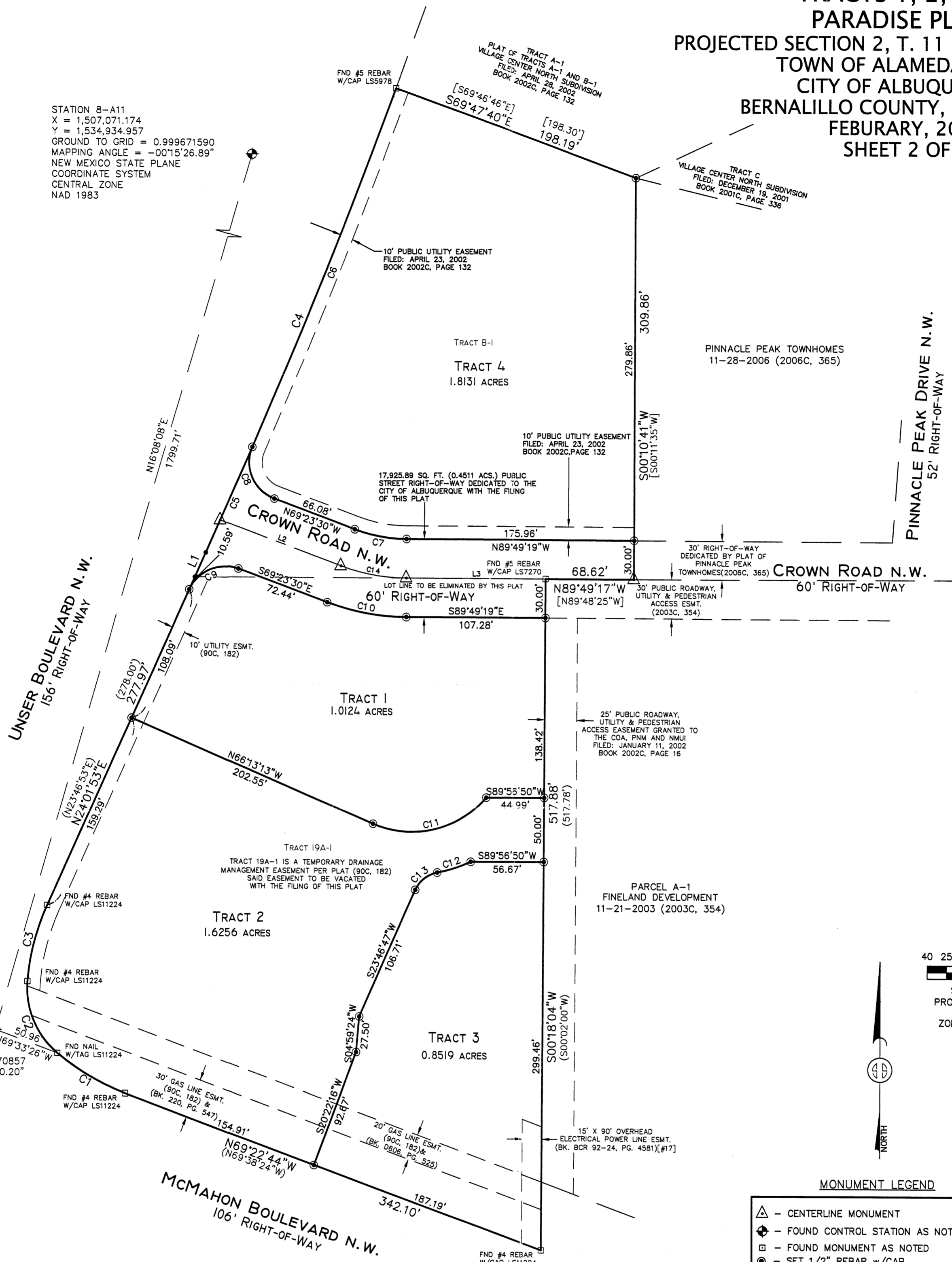


**PLAT OF
TRACTS 1, 2, 3 & 4
PARADISE PLAZA
PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2008
SHEET 2 OF 2**

STATION 8-A11
X = 1,507,071.174
Y = 1,534,934.957
GROUND TO GRID = 0.999671590
MAPPING ANGLE = -00°15'26.89"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

STATION 9-A11
X = 1,506,571.019
Y = 1,533,206.142
GROUND TO GRID = 0.999670857
MAPPING ANGLE = -00°15'30.20"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983



SCALE: 1" = 60'
PROJECT NO. 0712PB12
DRAWN BY PGB
ZONE ATLAS: A-11-Z
0712PB12.CRS



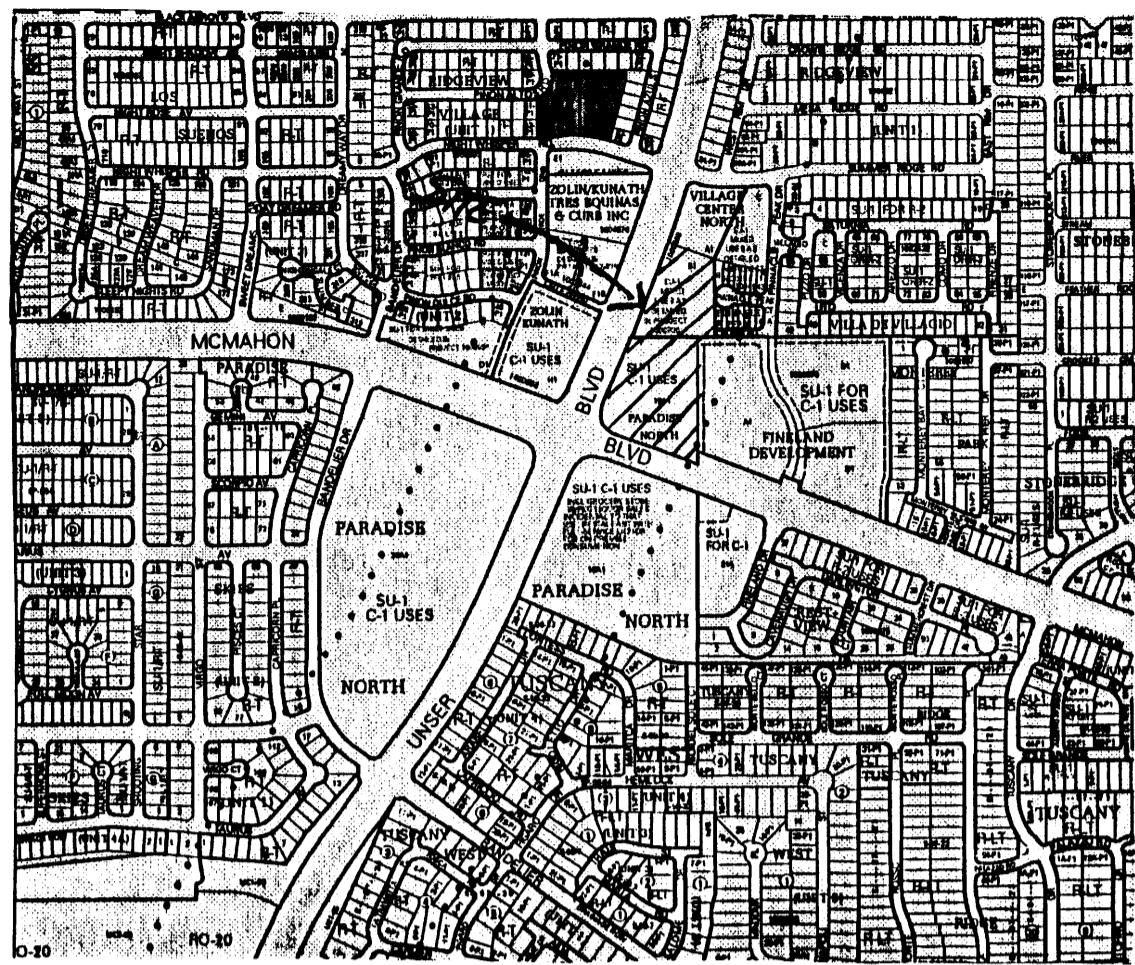
MONUMENT LEGEND

- △ - CENTERLINE MONUMENT
- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°42'43"W	60.45'
		(60.81')	(19°21'21")		
C2	65.00'	62.01'	54°39'37"	N22°42'53"W	59.69'
		(62.07')	(54°42'35")		
C3	180.00'	60.98'	19°24'38"	N14°19'15"E	60.69'
		(60.81')	(19°21'21")		
C4	5807.58'	386.84'	03°48'59"	N22°02'52"E	386.77'
		[387.13']	[03°49'09"]		
C5	5807.58'	88.54'	00°52'25"	N23°31'10"E	88.54'
C6	5807.58'	298.30'	02°56'34"	N21°36'40"E	298.27'
C7	115.00'	41.01'	20°25'49"	S79°36'25"E	40.79'
C8	30.00'	48.42'	92°28'28"	S23°09'16"E	43.33'
C9	30.00'	45.33'	86°34'37"	S67°19'11"W	41.14'
C10	175.00'	62.40'	20°25'49"	S79°36'25"E	62.07'
C11	74.00'	96.09'	74°24'09"	N76°34'42"E	89.48'
C12	107.00'	26.96'	14°26'18"	N72°11'53"E	26.89'
C13	23.00'	22.33'	55°38'15"	S51°35'54"W	21.47'
C14	145.00'	51.70'	20°25'49"	S79°36'25"E	51.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°57'22"E	20.54'
L2	S69°23'30"E	99.03'
L3	N89°49'19"W	107.28'

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 998-0303
FAX: (505) 998-0306
T11N R2E SEC. 2



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 8-A11 AND 9-A11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF PARADISE NORTH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN PLAT BOOK 90C, FOLIO 182.
6. BEARINGS AND DISTANCES IN BRACKETS [] ARE PER THE PLAT OF VILLAGE CENTER NORTH SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN PLAT BOOK 2002C, PAGE 132.
7. GROSS AREA: 5.7145 ACRES
8. NUMBER OF EXISTING TRACTS: 2
9. NUMBER OF TRACTS CREATED: 4
10. PROPERTY IS ZONED SU-1, C-1 USES. *
11. NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.
12. TRACTS 1, 2 AND 3 ARE SUBJECT TO RECIPROCAL CROSS ACCESS, DRAINAGE, UTILITIES AND PARKING AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

- * SU -1 for Mixed Use (for that portion of the site within the designated Village Center)
- SU - 1 for R-2 Uses (for that portion of the site outside of the designated Village Center)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

DESCRIPTION

Tract lettered B-1, plat of Tracts A-1 and B-1, VILLAGE CENTER NORTH SUBDIVISION, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 23, 2002 in Book 2002C, page 132 TOGETHER WITH Tract numbered Nineteen A-1 (19A-1) of the plat of PARADISE NORTH, within the Town of Alameda Grant in projected Section 2, Township 11 North, Range 2 East, N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 8, 1990 in Volume 90C, folio 180.

FREE CONSENT

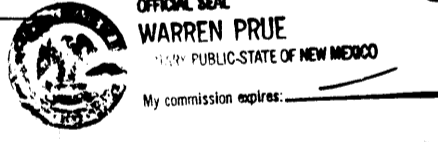
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: [Signature] DATE: 3-7-08
 OWNER(S) PRINT NAME: ROBERT W. KUWATH
 ADDRESS: 92 MARK DR, HAWTHORN WOODS 14 60047 TRACT: 4
 ACKNOWLEDGMENT
 STATE OF FLORIDA)
)SS
 COUNTY OF SARASOTA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF MARCH, 2008.
 BY: ROBERT W. KUWATH
 MY COMMISSION EXPIRES: _____
[Signature]
 NOTARY PUBLIC

OWNER(S) SIGNATURE: [Signature] DATE: 3/13/08
 OWNER(S) PRINT NAME: Tres P. ... LLC By Phillip Ward, Member
 ADDRESS: PO Box 6548, Albuquerque, NM 87197 TRACT: 1, 2, 3
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF MARCH, 2008.
 BY: PHIL WARD, Member of Tres Esquinas II, LLC, A d/b/a Limited Liability Company
 MY COMMISSION EXPIRES: 9-4-08
[Signature]
 NOTARY PUBLIC



PLAT OF
 TRACTS 1, 2, 3 & 4
 PARADISE PLAZA
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2008
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO FOUR (4) NEW TRACTS, TO DEDICATE PUBLIC STREET RIGHT-OF-WAY AND TO VACATE AN EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT AS SHOWN.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		<u>3-18-08</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

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

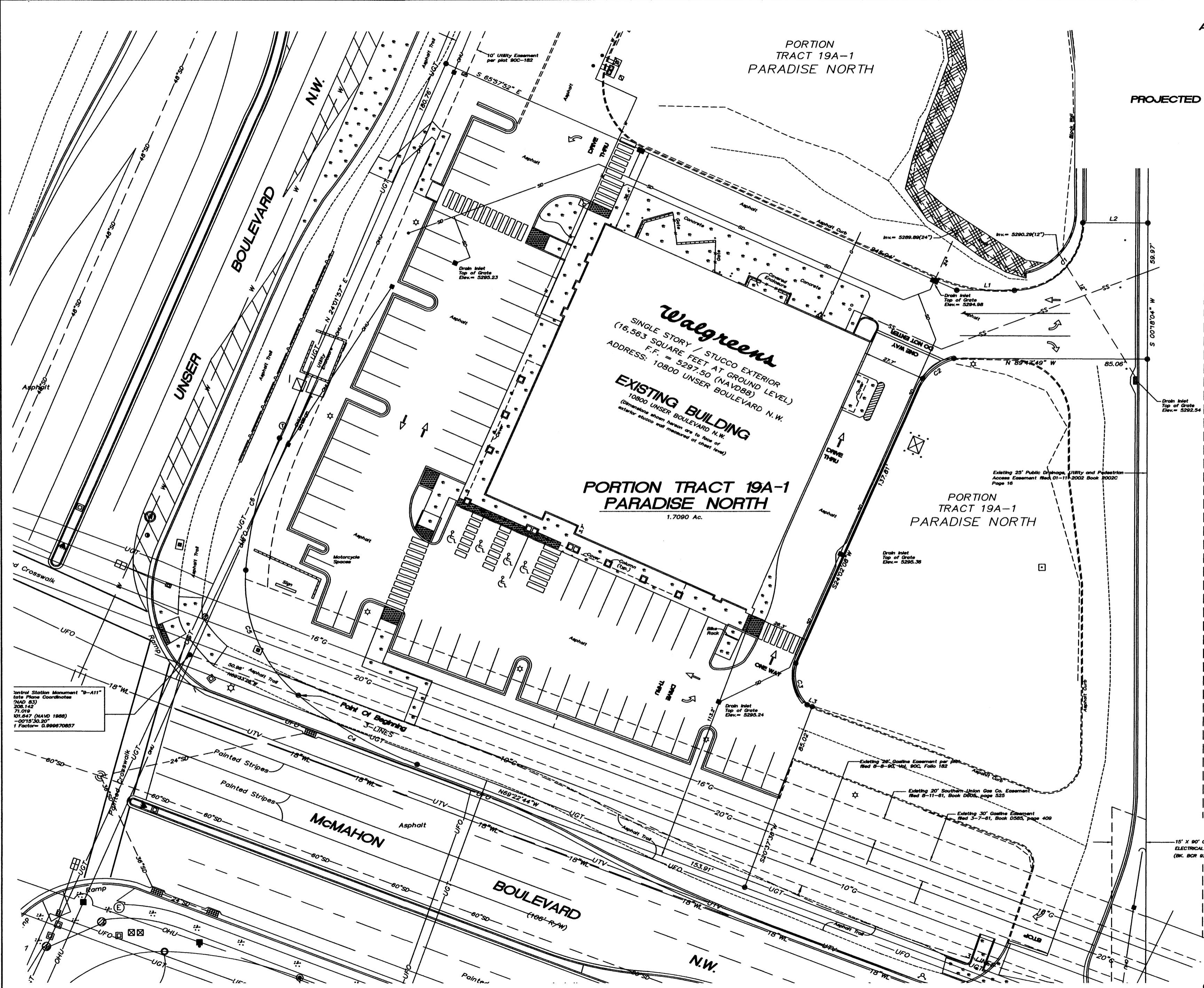


[Signature] 2-1-08
 Anthony L. Harris Date
 New Mexico Professional Surveyor, 11463

SURVEYS SOUTHWEST LTD.

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

ALTA/AC.S.M. LAND TITLE SURVEY OF
 A PORTION OF TRACT 19A-1
PARADISE NORTH
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2009



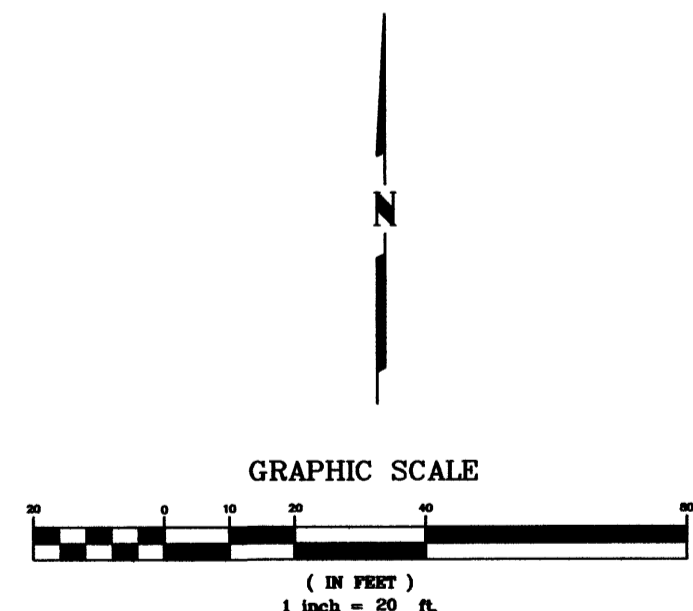
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.10'	30.00'	29.97'	42.41'	N45°3'47"E	89°56'50"
C2	17.32'	15.00'	9.77'	16.38'	S57°07'10"W	66°10'03"
C3	20.57'	15.00'	12.27'	19.00'	S15°15'04"E	78°34'24"
C4	60.74'	180.00'	30.66'	60.45'	S89°42'43"E	19°20'03"
C5	62.01'	65.00'	33.59'	59.69'	S22°42'53"E	54°39'37"
C6	60.99'	180.00'	30.78'	60.69'	S14°19'15"W	19°24'39"

LINE TABLE

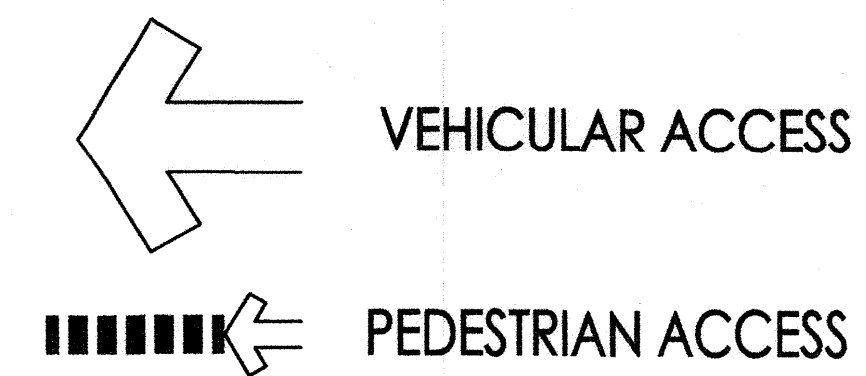
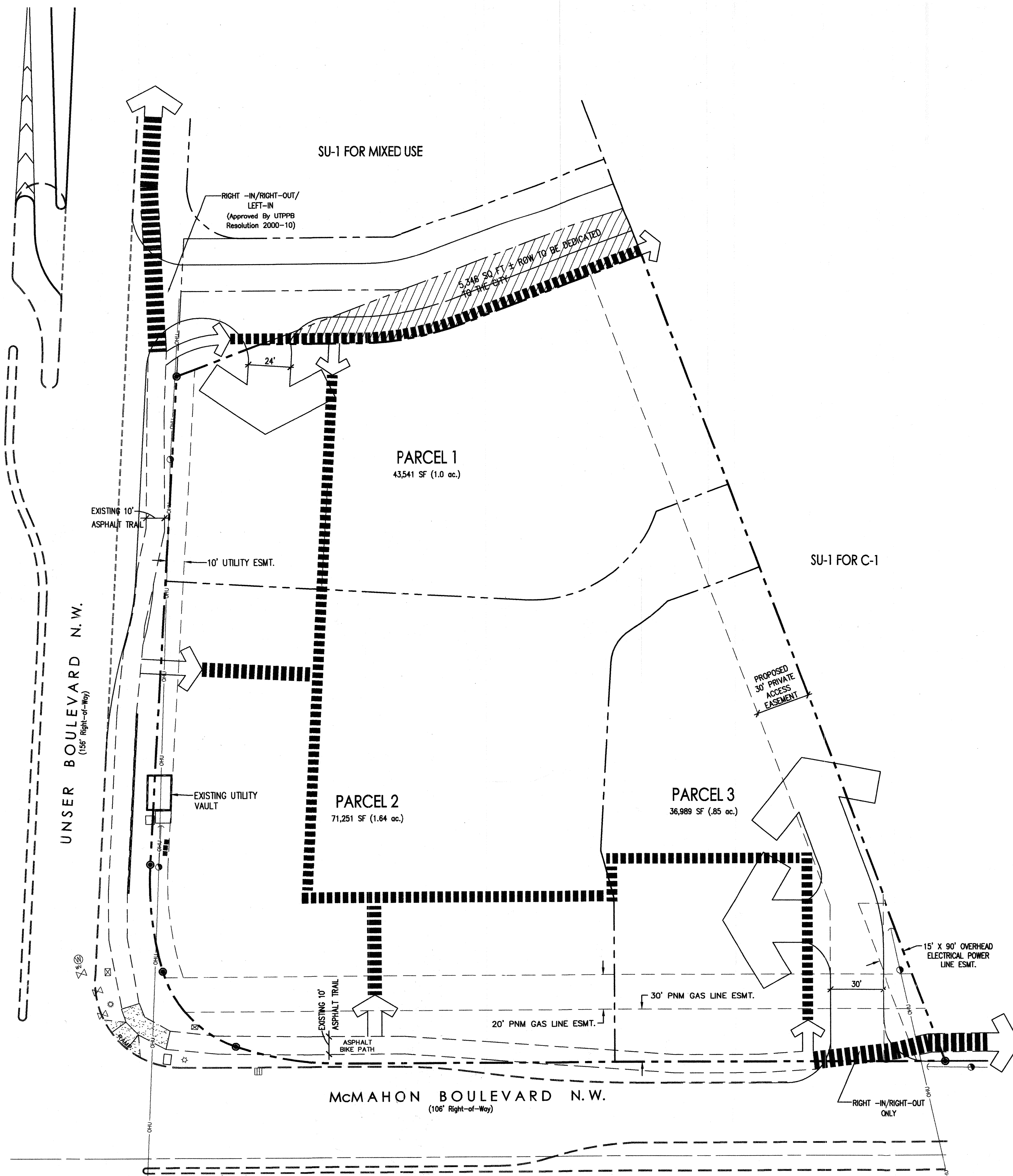
LINE	LENGTH	BEARING
L1	25.37'	S89°47'49"E
L2	28.60'	S89°47'49"E
L3	2.34'	S69°22'22"E

PARCEL A-1
 FINELAND DEVELOPMENT
 Filed November 21, 2003 in Volume 2003C, Folio 354

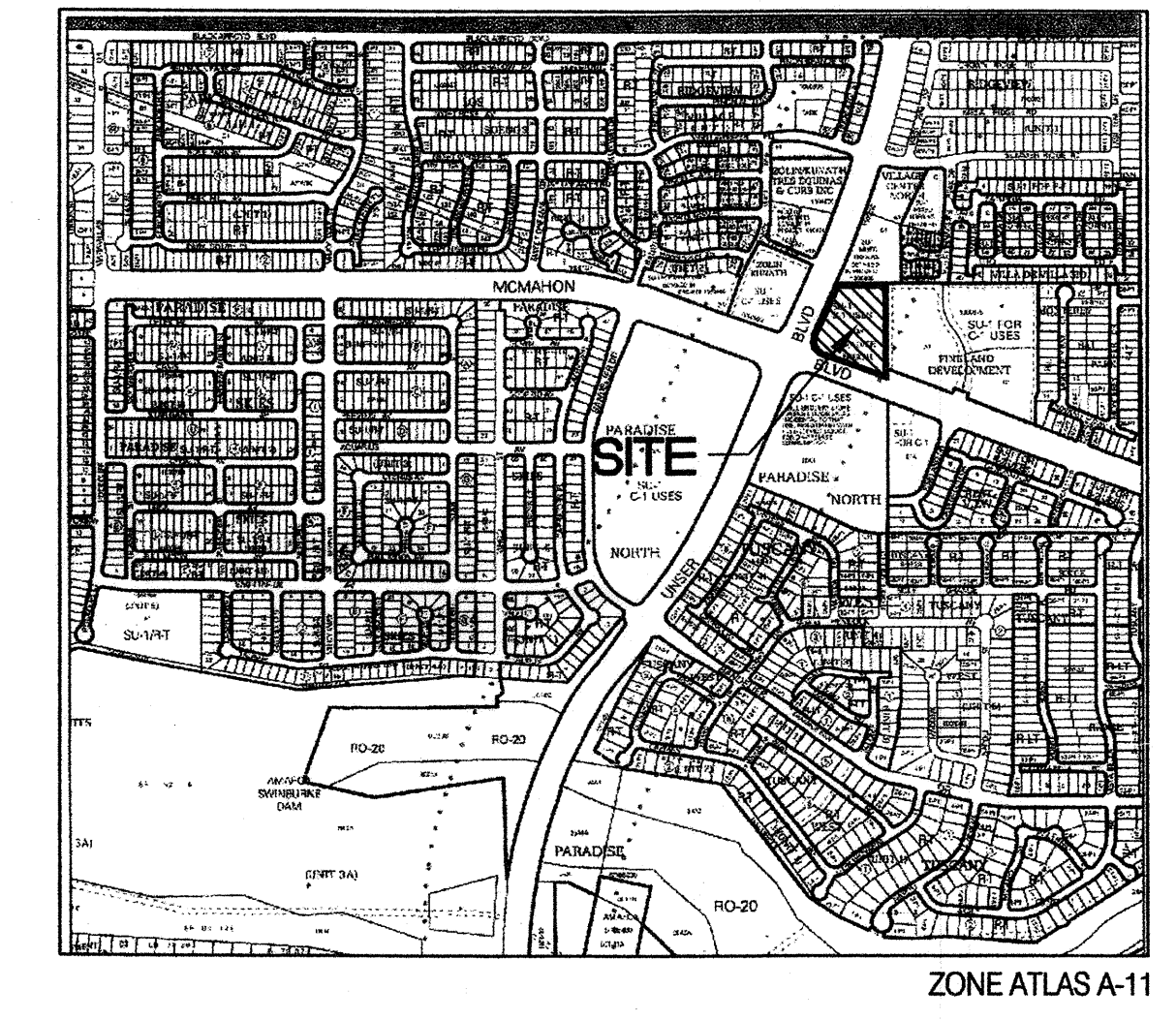


Control Station Monument "S-A111"
 State Plane Coordinates
 (NAD 83)
 208.142
 71.019
 101.647 (NAVD 1988)
 -0°11'52.20"
 1 Factor= 0.999670857

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.



SITE VICINITY



SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION

The Site:
The site consists of 3.6 acres located at the northeast corner of Unser and McMahon Boulevards. Legal description is Lot 19A/ Paradise North.

Proposed Use:
Existing zoning is SU-1 for C-1 Permissive Uses. Proposed zoning is SU-1 for C-1 Permissive Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet. Retail and Service Uses are proposed.

Pedestrian and Vehicular Ingress and Egress:
Trails: There is an existing 10' foot trail along Unser and McMahon Boulevards.

Vehicular Access and Circulation:
Access from Unser Boulevard is right-in/right-out/left-in only as approved by the Urban Transportation Planning Policy Board (UTPPB R-2000-10). Access at McMahon Boulevard is right-in/right-out only. Cross access between parcels 1, 2, and 3 shall be provided on the plat.

Pedestrian Access and Circulation:
Pedestrian access is provided from the Unser and McMahon trails in several locations into the site. Pedestrian access is also provided via the 30 foot private access easement to the east and the public right-of-way to the north. Internal circulation is provided via sidewalks connecting parcels 1, 2, and 3.

Transit Access:
There are no existing routes along Unser or McMahon Boulevards.

Building Heights and Setbacks:
Maximum building parapet height is 26 feet. Architectural accents such as towers and entry elements may extend above the maximum parapet height. Building setbacks are per the C-1 zone.

Maximum FAR:
The maximum floor area ratio is .30.

Landscape Plan:
The Landscape Plan shall be submitted with the Site Plan for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance. Turf is not allowed on the site.

PROJECT NUMBER: 1006973
Application Number: 07EPC-40091

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), January 17, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC 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
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SITE PLAN FOR SUBDIVISION PARADISE PLAZA

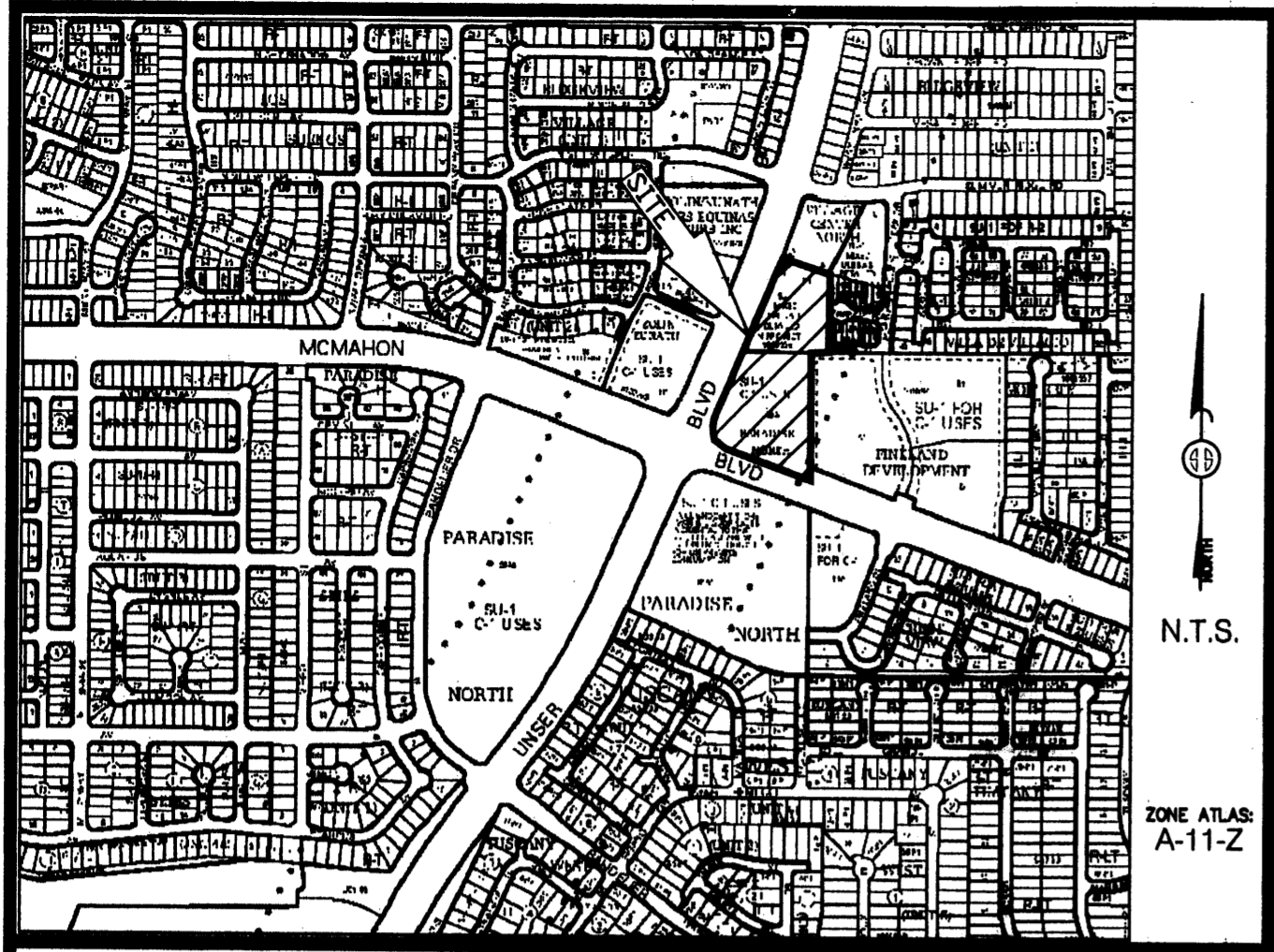
Prepared for:
Phillips Edison and Co.
11501 North Lake Drive
Cincinnati, OH 45249

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale 1" = 30'

February 25, 2008

Sheet 1 of 1



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 8-A11 AND 9-A11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF PARADISE NORTH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN PLAT BOOK 90C, FOLIO 182.
6. BEARINGS AND DISTANCES IN BRACKETS [] ARE PER THE PLAT OF VILLAGE CENTER NORTH SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN PLAT BOOK 2002C, PAGE 132.
7. GROSS AREA: 5.7145 ACRES
8. NUMBER OF EXISTING TRACTS: 2
9. NUMBER OF TRACTS CREATED: 4
10. PROPERTY IS ZONED SU-1 FOR MIXED USE (FOR THE PORTION OF THE SITE WITHIN THE DESIGNATED VILLAGE CENTER) AND SU-1 FOR R-2 USES (FOR THAT PORTION OF THE SITE OUTSIDE THE DESIGNATED VILLAGE CENTER)
11. NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.
12. TRACTS 1, 2 AND 3 ARE SUBJECT TO RECIPROCAL CROSS ACCESS, DRAINAGE, UTILITIES AND PARKING AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

0712PB12.DWG (SEPTEMBER, 2009)

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO FOUR (4) NEW TRACTS, DEDICATE PUBLIC STREET RIGHT-OF-WAY AND TO VACATE AN EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT AS SHOWN HEREON.

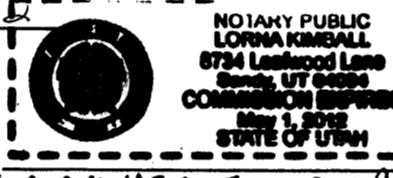
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: [Signature] DATE: 9/22/09
 OWNER(S) PRINT NAME: Unser - McMahon - Southwest LLC by James Shipman V.P.
 ADDRESS: 400 South 175 East SLC, UT 84111 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
Utah)SS
 COUNTY OF BERNALILLO)
Salt Lake)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2009.
 BY: James Shipman AS V.P. of Unser - McMahon - Southwest, LLC
 MY COMMISSION EXPIRES: 5-1-2015 [Signature]
 NOTARY PUBLIC



OWNER(S) SIGNATURE: [Signature] DATE: 9-24-09
 OWNER(S) PRINT NAME: Alexander Samuelsky S.V.G. P.O. Box 10114, M.R.
 ADDRESS: 92 Mark Drive Hawthorn Wds, IL 60647 TRACT: 4

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
ILLINOIS)SS
 COUNTY OF BERNALILLO)
Lake)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, 2009.
 BY: ROBERT W KUNATH
 MY COMMISSION EXPIRES: 11-28-2009 [Signature]
 NOTARY PUBLIC



DESCRIPTION

TRACT LETTERED B-1, PLAT OF TRACTS A-1 AND B-1, VILLAGE CENTER NORTH SUBDIVISION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN BOOK 2002C, PAGE 132 TOGETHER WITH TRACT NUMBERED NINETEEN A-1 (19A-1) OF THE PLAT OF PARADISE NORTH, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 3, 1990 IN VOLUME 90C, FOLIO 180. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 9-A11 HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,508,571.019 AND X=1,533,206.142 BEARS 69°33'26" W, A DISTANCE OF 59.96 FEET RUNNING THENCE 82.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°39'37", A RADIUS OF 65.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 22°42'53" W, 59.69 FEET TO A POINT OF CURVE LOCATED ON THE EASTERLY LINE OF UNSER BOULEVARD;
 THENCE ALONG THE EASTERLY LINE OF UNSER BOULEVARD FOR THE NEXT 4 CALLS:
 60.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°24'38" AND HAVING A CHORD BEARING AND DISTANCE OF N 14°19'15" E, 60.69 FEET TO A POINT OF TANGENCY;
 N 24°01'57" E, A DISTANCE OF 277.97 FEET;
 N 23°57'22" E, A DISTANCE OF 20.54 FEET;
 386.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5807.58 FEET, A CENTRAL ANGLE OF 03°48'59" AND HAVING A CHORD BEARING AND DISTANCE OF N 22°02'52" E, 386.77 FEET TO THE NORTH-WEST CORNER;
 THENCE LEAVING THE EASTERLY LINE OF UNSER BOULEVARD, S 69°47'40" E, A DISTANCE OF 198.19 FEET TO THE NORTHEAST CORNER;
 THENCE S 00°10'41" W, A DISTANCE OF 309.86 FEET TO A POINT;
 THENCE N 89°49'17" W, A DISTANCE OF 68.62 FEET TO A POINT;
 THENCE S 00°18'4" W, A DISTANCE OF 517.88 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD;
 THENCE N 69°22'44" W, ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD, A DISTANCE OF 342.10 FEET TO A POINT OF CURVE;
 THENCE CONTINUING ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD 60.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°20'03" AND HAVING A CHORD BEARING AND DISTANCE OF N 59°42'43" W, 60.45 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 5.7145 ACRES MORE OR LESS.

PLAT OF
TRACTS 1, 2, 3 & 4
PARADISE PLAZA
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 1 OF 2

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY APPROVALS:

for [Signature] October 16, 2009
 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

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 25th DAY OF Sept., 2009.

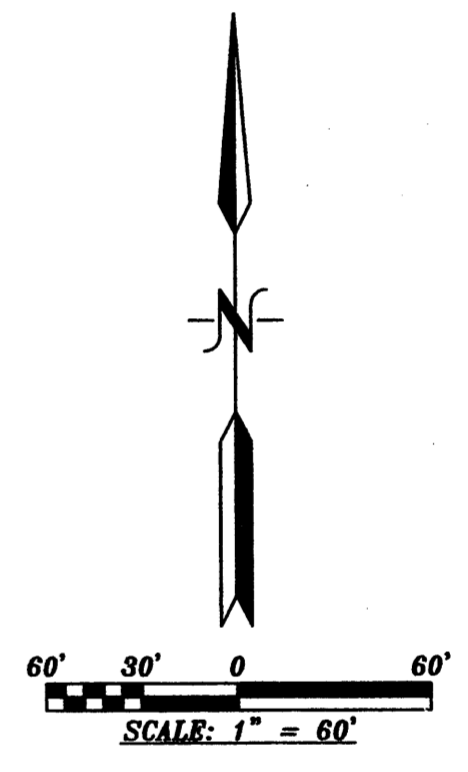
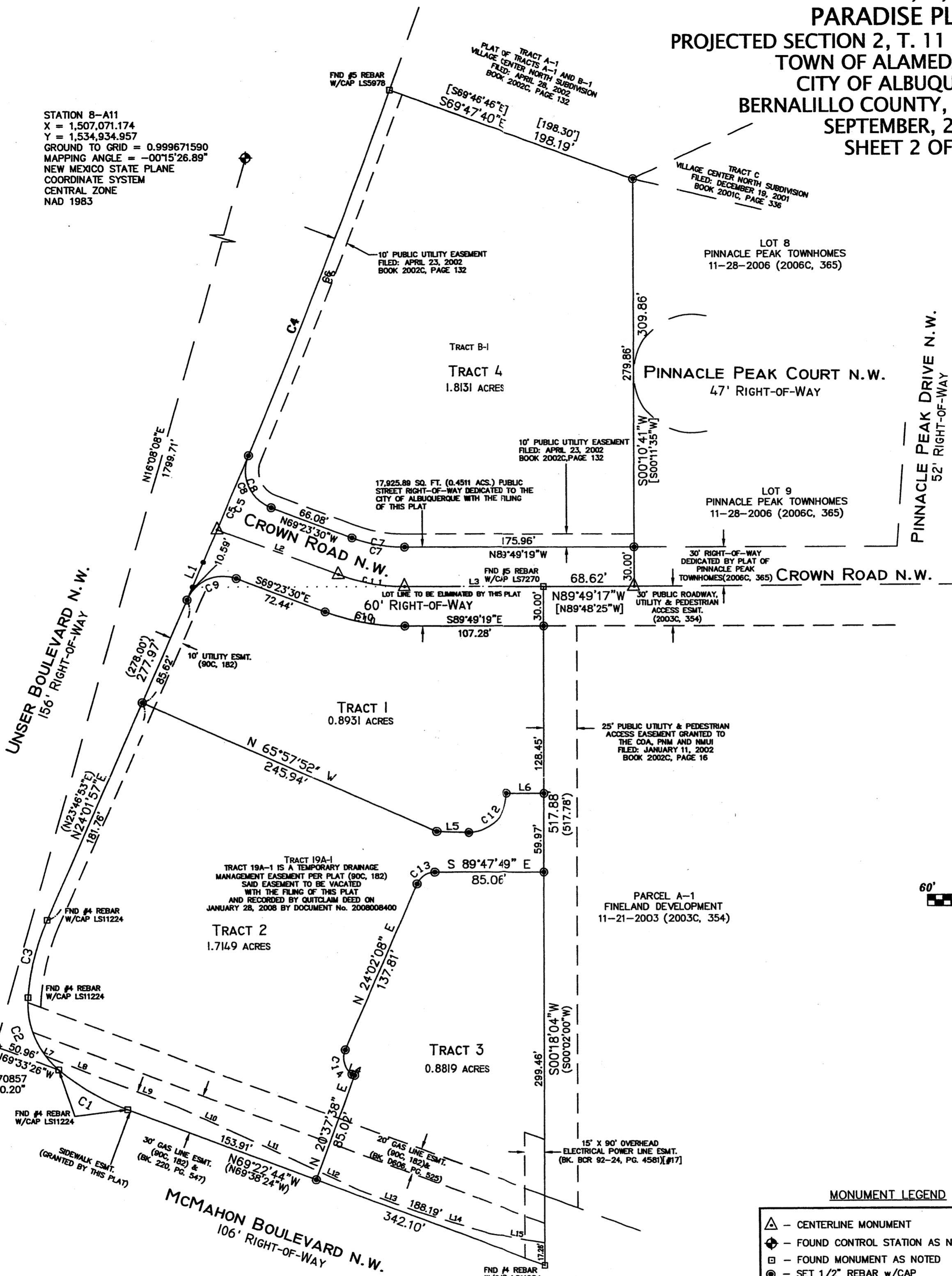
[Signature]
 ANTHONY L. HARRIS, P.S. # 11483



**PLAT OF
TRACTS 1, 2, 3 & 4
PARADISE PLAZA
PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009
SHEET 2 OF 2**

STATION 8-A11
X = 1,507,071.174
Y = 1,534,934.957
GROUND TO GRID = 0.999671590
MAPPING ANGLE = -00°15'26.89"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

STATION 9-A11
X = 1,506,571.019
Y = 1,533,206.142
GROUND TO GRID = 0.999670857
MAPPING ANGLE = -00°15'30.20"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983



MONUMENT LEGEND

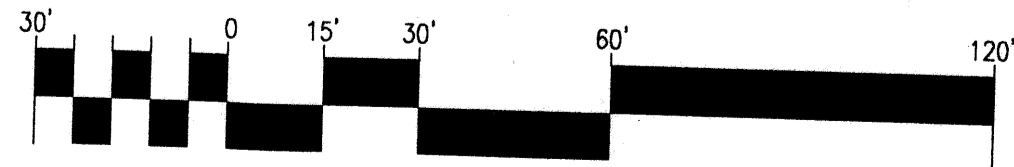
△	CENTERLINE MONUMENT
⊕	FOUND CONTROL STATION AS NOTED
⊠	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°20'03"	N 59°42'43" W	180.00	60.74	60.45
C2	54°39'37"	N 22°42'53" W	65.00	62.01	59.69
C3	19°24'38"	N 14°19'15" E	180.00	60.98	60.69
C4	03°48'59"	N 22°02'52" E	5807.58	386.84	386.77
C5	00°52'25"	N 23°31'10" E	5807.58	88.54	88.54
C6	02°56'35"	N 21°36'40" E	5807.58	298.30	298.27
C7	20°25'49"	S 79°36'25" E	115.00	41.01	40.79
C8	92°28'28"	S 23°09'16" E	30.00	48.42	43.33
C9	86°34'39"	S 67°19'12" W	30.00	45.33	41.14
C10	20°25'49"	S 79°36'25" E	175.00	62.40	62.07
C11	20°25'49"	S 79°36'25" E	145.00	51.70	51.43
C12	89°56'50"	N 45°13'47" E	30.00	47.10	42.41
C13	66°10'03"	S 57°07'10" W	15.00	17.32	16.38
C14	78°34'24"	S 15°15'04" E	15.00	20.57	19.00

NUMBER	DIRECTION	DISTANCE
L1	N 23°57'22" E	20.54'
L2	S 69°23'30" E	99.03'
L3	S 89°49'19" E	107.28'
L4	N 69°22'22" W	2.34'
L5	S 87°41'53" E	24.98'
L6	N 89°47'49" W	28.60'
L7	S 63°09'48" E	2.68'
L8	S 68°29'54" E	52.87'
L9	S 69°15'30" E	53.30'
L10	S 65°26'00" E	51.02'
L11	S 64°51'56" E	53.63'
L12	S 65°01'33" E	48.20'
L13	S 69°21'16" E	47.73'
L14	S 72°59'54" E	57.11'
L15	S 80°39'05" E	43.90'

0712PB12.DWG (SEPTEMBER, 2009)

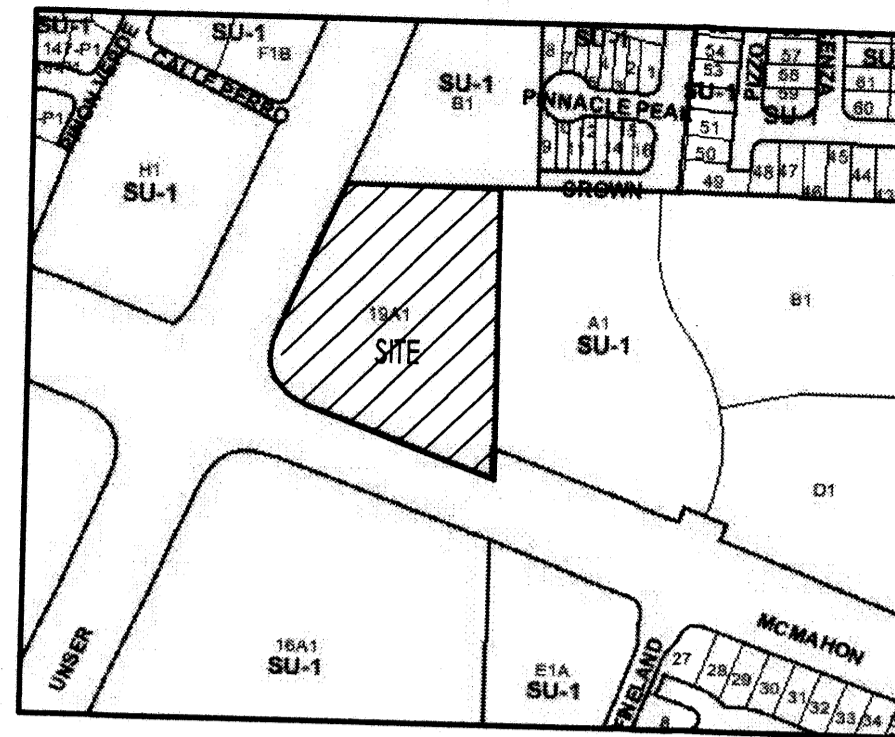
1 Site Development Plan for Building Permit
Scale: 1"=30'-0"



PARCEL B-1
VILLAGE CENTER NORTH
ZONING: SU-1 FOR MIXED USES

PARCEL A-1
FINELAND DEVELOPMENT
ZONING: SU-1 FOR C-1 USES

VICINITY MAP



AERIAL MAP



RADIUS INFORMATION:

- 1 = 2'-0" 7 = 20'-0" 13 = 105'-0"
- 2 = 3'-0" 8 = 25'-0" 14 = 160'-0"
- 3 = 4'-0" 9 = 30'-0"
- 4 = 5'-0" 10 = 50'-0"
- 5 = 10'-0" 11 = 75'-0"
- 6 = 15'-0" 12 = 100'-0"

GENERAL NOTES:

- [A] DRIVE WAY DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- [B] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. REPLAT MUST BE A CONCURRENT DRB ACTION.
- [C] REPLAT SHALL INCLUDE CROSS LOT ACCESS, UTILITY AND DRAINAGE AGREEMENT.

SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20 FEET.
- [C] LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

AMENITIES NOTES:

- [A] PLAZA SPACE IS PROVIDED NEXT TO EACH OF THE THREE BUILDINGS AT PARADISE PLAZA ALONG A PEDESTRIAN PATHWAY. DECIDUOUS SHADE TREES ARE PROVIDED, ALONG WITH BENCHES, TABLES, AND OTHER ORNAMENTAL PLANTINGS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°57'43"W	60.45'
C2	65.00'	62.01'	54°39'37"	N22°57'53"W	59.69'
C3	180.00'	60.98'	19°24'38"	N14°04'15"E	60.69'

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: TRACT 19-A-1, PARADISE NORTH SUBDIVISION
 LAND AREA: 3.8064 ACRES
 CURRENT ZONING: SU-1 FOR C-1 USES
 PROPOSED ZONING: SU-1 FOR C-1 USES INCLUDING PACKAGE LIQUOR SALES INCIDENTAL TO A PHARMACY USE OCCUPYING NOT LESS THAN 14,000 SF.
 ZONE ATLAS PAGE: A-11-Z
 BUILDING AREA: PARCEL 1- 5,000sf
 PARCEL 2- 16,500sf
 PARCEL 3- 5,000sf
 TOTAL AREA 26,500SF
 PARKING CALCULATIONS: RETAIL: 26,500 SF/200= 133 SPACES
 133 SPACES REQUIRED
 121 SPACES PROVIDED INCLUDING HANDICAP SPACES
 TOTAL HANDICAP SPACES REQUIRED: 8
 TOTAL HANDICAP SPACES PROVIDED: 8
 TOTAL MOTORCYCLE SPACES REQUIRED: 4
 TOTAL MOTORCYCLE SPACES PROVIDED: 4
 TOTAL BICYCLE SPACES REQUIRED: 7
 TOTAL BICYCLE SPACES PROVIDED: 15

KEYED NOTES:

- [1] PROPOSED CMU DUMPSTER ENCLOSURE.
- [2] EXISTING ASPHALT BIKE PATH TO REMAIN.
- [3] PROPOSED CONCRETE CURB CUT 30' WIDE (STD., DWG. 2420) TO BE CONSTRUCTED TO COA STANDARDS.
- [4] PROPOSED LANDSCAPING WITH DRIP IRRIGATION.
- [5] PROPOSED CONCRETE HC RAMP WITH TRAUATED DOMES (STD. DWG. 2440) CONSTRUCTED TO COA STANDARDS.
- [6] PROPOSED HANDICAP PAVEMENT SIGN.
- [7] PROPOSED ASPHALT CONCRETE PAVING.
- [8] PROPOSED HANDICAP AISLE STRIPING.
- [9] PROPOSED BIKE LIGHT. SEE 7/SHEET 6.
- [10] PROPOSED SITE BACK WITH 5 SPACES.
- [11] PROPOSED CONCRETE SIDEWALK.
- [12] PROPOSED 6' CONCRETE PEDESTRIAN CONNECTION TO CITY SIDEWALK.
- [13] PROPOSED SCORED CONCRETE PEDESTRIAN CONNECTION.
- [14] EXISTING 20' GAS LINE EASEMENT.
- [15] EXISTING 10' PUBLIC UTILITY EASEMENT.
- [16] PROPOSED CONCRETE CURB. SEE GRADING AND DRAINAGE PLAN.
- [17] EXISTING 30' GAS LINE EASEMENT.
- [18] REMOVE EXISTING CITY CURB AND GUTTER FOR NEW CURB CUT.
- [19] PROPOSED DECELERATION LANE.
- [20] EXISTING CITY CURB TO REMAIN.
- [21] NEW CONCRETE CURB & GUTTER TO COA STANDARDS (STD. DWG. 2415A). SEE GRADING AND DRAINAGE.
- [22] RELOCATING OVERHEAD ELECTRICAL POWER LINE EASEMENT.
- [23] RELOCATED EXISTING POWER POLE FOR CONSTRUCTION OF NEW DECELERATION LANE.
- [24] PROPOSED SURFACE LOADING AREA.
- [25] EXISTING UTILITY VAULT TO REMAIN.
- [26] EXISTING RETAINING WALL TO REMAIN. 5.5' MAX. HEIGHT
- [27] EXISTING CONCRETE MEDIAN TO REMAIN.
- [28] PROPOSED 6' CONCRETE CITY SIDEWALK (STD. DWG. 2430).
- [29] EXISTING HANDICAP RAMP TO REMAIN.
- [30] PROPOSED HANDICAP RAMP.
- [31] EXISTING UTILITY POLES TO REMAIN.
- [32] PROPOSED CITY STREET TO BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS. PAVEMENT WIDTH=30'-0". REMOVE EXISTING CURB AND GUTTER FOR CONSTRUCTION OF NEW MEDIAN PER CITY OF ALBUQUERQUE STANDARDS.
- [33] PROPOSED MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE (4 REQUIRED, 4 PROVIDED).
- [34] PROPOSED HANDICAP PARKING SIGNS. TYPICAL OF 6.
- [35] PROPOSED NEW PROPERTY LINE.
- [36] EXISTING PROPERTY LINE TO BE REMOVED.
- [37] PAINTED PARKING STRIPING.
- [38] STAMPED COLORED CONCRETE PLAZA AREA WITH BENCH SEATING AND FLOWER POTS. SEE LANDSCAPING PLAN.
- [39] 3'-0" HIGH CMU SCREEN WALL WITH STUCCO TO MATCH BUILDING COLOR.
- [40] PROPOSED MONUMENT SIGN AT PARCEL 1 75 SF. TOTAL SEE 6/SHEET 5.
- [41] PROPOSED MONUMENT SIGN AT PARCEL 2 75 SF. TOTAL SEE 5/SHEET 5.
- [42] PROPOSED MONUMENT SIGN AT PARCEL 3 75 SF. TOTAL SEE 6/SHEET 5.
- [43] SPLIT-FACE CMU RETAINING WALL. COLOR: TAN. HEIGHT VARIES FROM 24" TO 48" ABOVE GRADE. SEE CIVIL.
- [44] PROPOSED STOP SIGN.
- [45] EXISTING SIGNALIZED INTERSECTION TO REMAIN.

revision		
by	JDH	
date		12/13/07
rev	1	2

MH
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque, NM 87102
505 268 4144 [p]
505 268 4244 [f]

project title	07-35	JDH
job number		JDH
drawn by		JDH
project manager		JDH
date		12/16/07

Paradise Plaza
Northeast Corner of Unser Blvd. NW and McMahon Blvd. NW
Albuquerque, New Mexico

PLANNING
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

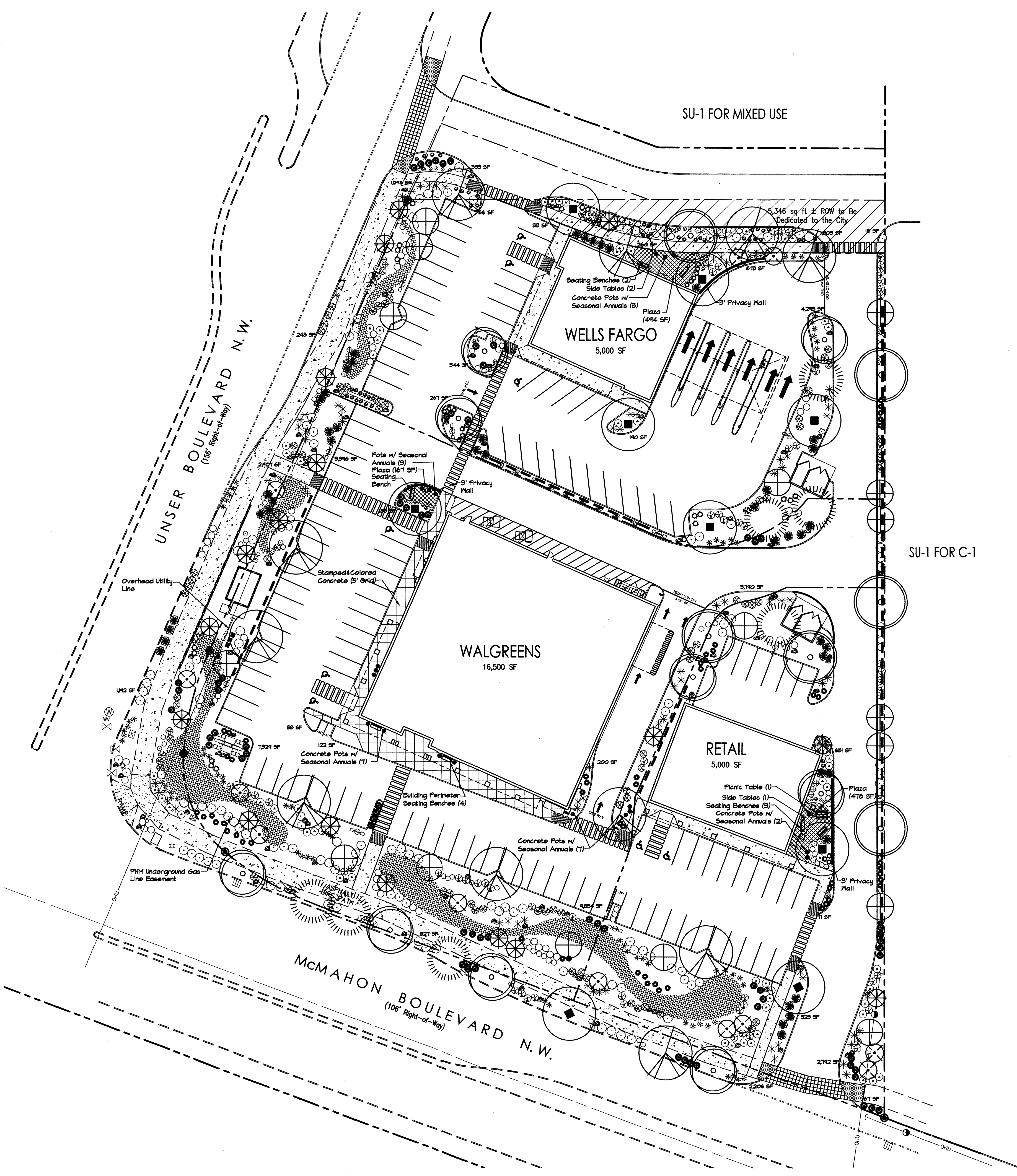
PROJECT NUMBER: 10006973 APPLICATION NUMBER:

THIS PLAN IS CONSISTANT 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 DRG 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 ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Michael Holton</i> SOLID WASTE MANAGEMENT	3/3/08 Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date



PLANT LEGEND

Qty.	Symbol	Common Name Scientific Name	Size	Installed Size Mature Size	Water Use
Trees					
6	○	Chitalpa Chitalpa tashkentensis	2" B&B	8' ht. x 4' spr. 30' ht. x 30' spr.	Medium
17	⊕	New Mexico Olive Forestiera neomexicana	15-Gal.	8' ht. x 4' spr. 15' ht. x 15' spr.	Medium
12	⊗	Purple Robe Locust Robinia ambigua 'Purple Robe'	2" B&B	16' ht. x 6' spr. 30' ht. x 30' spr.	Medium
6	○	Austrian Pine Pinus nigra	B&B	10' min. ht. 35' ht. x 25' spr.	Medium
9	⊕	Texas Honey Mesquite Prosopis glandulosa 'Maverick'	2" B&B	14' ht. x 6' spr. 25' ht. x 30' spr.	Low +
9	○	Mexican Elder Sambucus mexicana	15-Gal.	8' ht. x 3' spr. 20' ht. x 25' spr.	Low +
12	⊗	Coffeeberry Rhamnus californica	15-Gal.	6' ht. x 3' spr. 15' ht. x 10' spr.	Low +
17	⊗	Mexican Buckeye Ungnadia speciosa	15-Gal.	6' ht. x 3' spr. 15' ht. x 15' spr.	Medium
Shrubs/Ornamental Grasses/Desert Accents					
58	⊗	Apache Plume Fallugia paradoxa	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
20	⊗	Dwarf Butterfly Bush Buddleia davidii nanhoensis	5-Gal.	4' o.c. 5' ht. x 4' spr.	Medium
47	○	Chamisa Chrysothamnus nauseosus	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
36	○	Prickly Pear Opuntia macrocentra	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
77	⊗	Parry's Agave Agave parryi	1-Gal.	3' o.c. 1' ht. x 3' spr.	Low
55	⊗	Chihuahuan Sage Leucophyllum laevigatum	5-Gal.	4' o.c. 3' ht. x 4' spr.	Low+
75	○	Sugar Bush Rhus ovata	5-Gal.	5' o.c. 7' ht. x 5' spr.	Medium
58	○	Curve Leaf Yucca Yucca recurvifolia	5-Gal.	3' o.c. 3' ht. x 4' spr.	Low
33	⊗	Scotch Broom Cytisus scoparius	1-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
54	⊗	Muhly Grass Muhlenbergia cap. 'Regal Mist'	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
73	⊗	Threadgrass Nassella tenuissima	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
47	⊗	Fountain Grass Fennisetum Alopecuroides	5-Gal.	4' o.c. 4' ht. x 5' spr.	Low +
66	⊗	Maiden Hair Grass Miscanthus sinensis	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low
9	⊗	Silver Lacevine Polygonum aubertii	5-Gal.	20' o.c. 20' spr.	Low +
Flowering Perennials/Groundcovers					
53	⊗	Gayfeather Liatris spicata	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low +
24	⊗	Apricot Globemallow Sphaeralcea ambigua	1-Gal.	2' o.c. 1' ht. x 2' spr.	Low +
14	⊕	Winecups Callirhoe involucrata	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
21	⊕	Sand Penstemon Penstemon ambiguus	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
64	⊕	Mexican Evening Primrose Oenothera speciosa	1-Gal.	4' o.c. 1' ht. x 4' spr.	Low +
21	○	Guara Guara lindheimeri	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
13	○	Purple Cone Flower Echinacea purpurea	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
13	⊗	Blue Flax Linum lewisii	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
15	⊗	White Aster Aster ericoides	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +
82	⊗	Moss Rock Boulders, 3' X 3' (min.)			
37,147 SF	□	Gravel Mulch Mixture (On & Off Site Landscape Areas)			
5,482 SF	▨	Cobble Mulch (On & Off Site Landscape Areas)			
	▨	Stamped Colored Concrete - Plaza Surface			
	○	Concrete Pots w/ Seasonal Annuals			

GENERAL NOTES

MULCHES
All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines, 5/8" - 1" Amaretto Brown Rock Mulch, and 2" - 4" Santa Ana Tan Cobble. The Cobble should be used in areas that require accenting.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.M., shall be the responsibility of the Owner.

STATEMENT OF WATER WASTE
For the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Unser McMahon Towne Center is limited to using high water use turf over a maximum of 20 percent of the required landscape area. We are not providing any high water use turf on the Unser McMahon Towne Center landscape. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

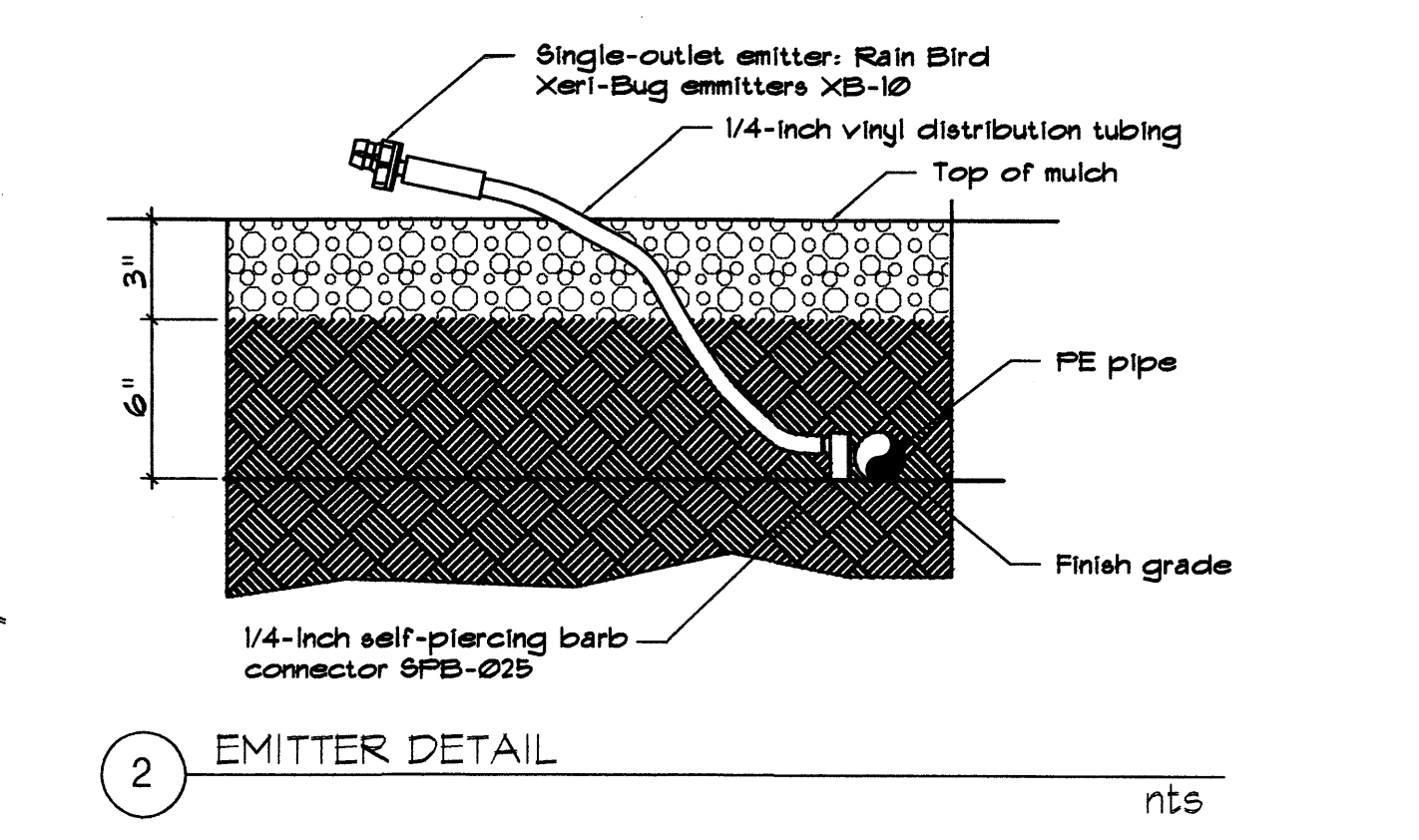
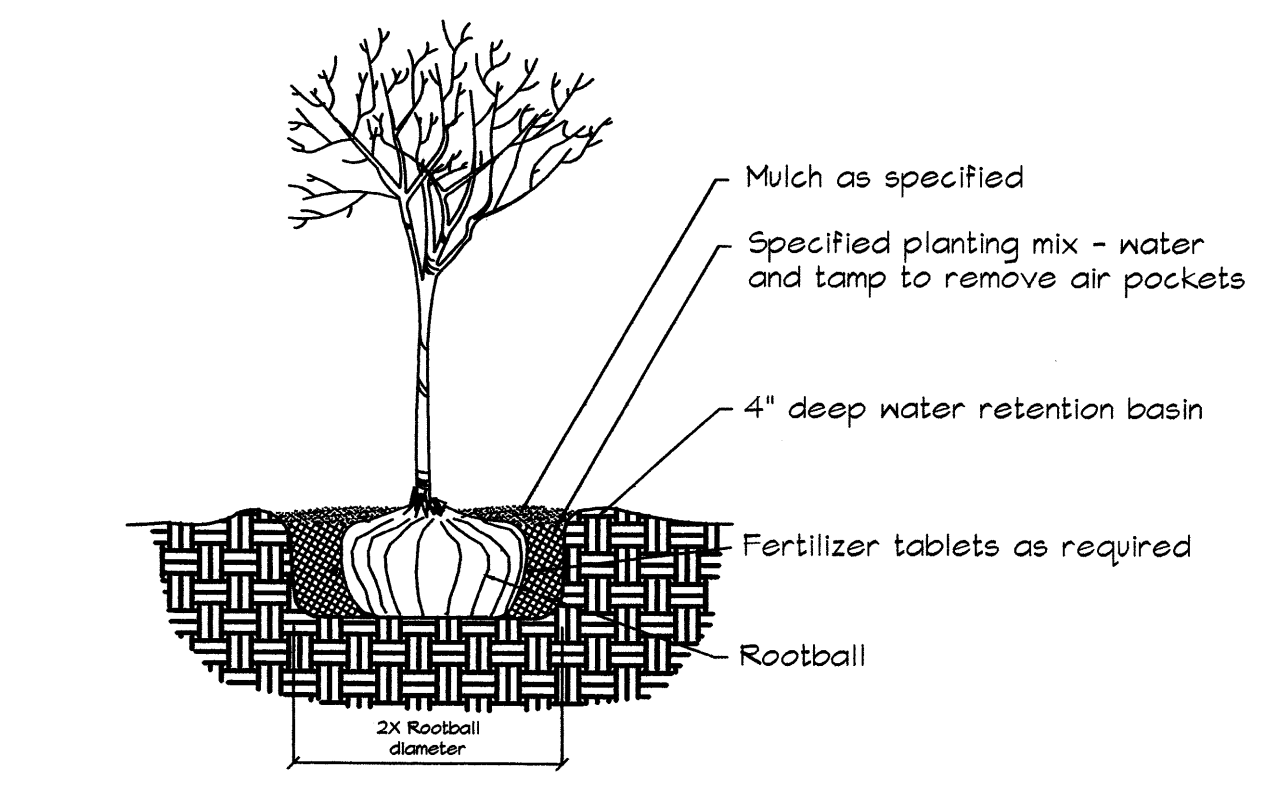
STREET TREES
There is 50 feet of PNM underground gas line easement (20 foot and 30 foot) along McMahon Boulevard and a 10 foot PNM easement with overhead utility line along Unser Boulevard. Large street trees are not permitted by PNM to be planted within its easements. To meet the intent of the City's Street Tree Ordinance, street trees smaller in stature and shrubs have been provided within the easements and larger trees outside of the easements either within the public right-of-way or within landscape islands have been provided. Several types of trees have been used to provide variety in color, texture, and form. New Mexico Olive, Coffeeberry, and Mexican Buckeye are provided in the landscape buffer along Unser Blvd. due to their maximum height and the limitations of plantings underneath overhead power lines.

ROOT BARRIER
Root barriers shall be provided adjacent to the utility easement where drainage, gas or sewer lines are in close proximity to the Texas Honey Mesquite.

LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

LANDSCAPE CALCULATIONS

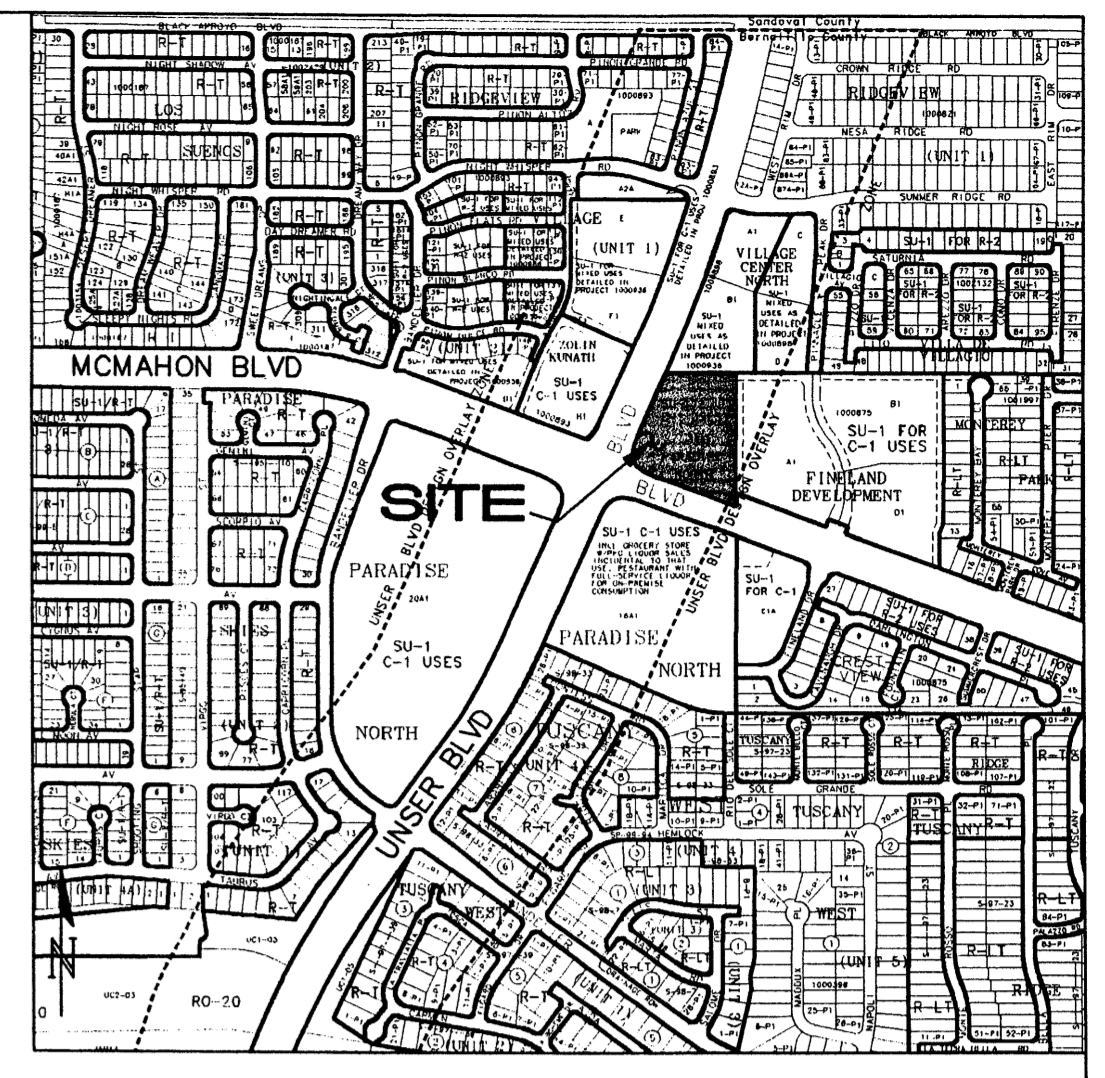
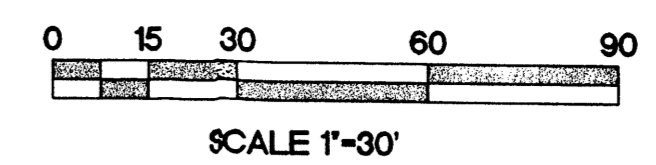
Site Area: (3.6 AC.)	156,816 S.F.
Building Area:	- 26,500 S.F.
Total	130,316 S.F.
Required Landscape: (15%)	19,547 S.F.
On-site	35,166 S.F. (28%)
Off-site	+ 9,160 S.F.
Total Provided:	44,326 S.F.



**LANDSCAPE PLAN
PARADISE PLAZA**

Prepared for:
Phillips Edison and Co.
11501 North Lake Drive
Cincinnati, OH 45249

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



MAP # A-11-Z VICINITY MAP 1"=750'±

Legal Description: Paradise North, Tract 19A-1
 Area: 3.60 Acres
 Parcel 1 Area= 1.060 AC, Parcel 2 Area= 1.569 AC
 Parcel 3 Area= 0.849 Access & R/W, Dedication= 0.123 Acres
 Surveyor: Surveys Southwest Dated September 2007

Benchmark: The basis of elevations for this survey is ACS Benchmark 5-A11, the published elevation of which is 5333.08, benchmark is located in the northwest quadrant of the intersection of Unser Boulevard NW and Bandelier Drive NW.

Temporary BM: Nail with tag set at SW corner of site as shown.
 Elevation= 5301.67

Stormwater Management Plan:
 The allowable discharge of 2.0 cfs/acre requires onsite detention which is shown on the plan. A total of 12,200 cubic feet of storage is needed onsite.

Drainage Discussion:

Existing Development:
 The property is an undeveloped commercial property located within C.O.A. Vicinity Map A-11. The property, which will be replatted into 3 tracts, is bound on the north by a 30' public roadway (unnamed), to the east by undeveloped commercial property, to the south by McMahon Blvd. NW and to the west by Unser Blvd. N.W.

Existing Drainage - Onsite:
 The undeveloped property consists of approx. 85% Treatment 'A' and 15% Treatment 'C' which discharges approximately 5.5 CFS to the northeast corner of the property where flow is carried overland following historic flowpaths.

Existing Drainage - Off-site:
 No off-site flow affects this property.

Flood Hazard:
 Per Bernalillo County FIRM Map #104, the site is located within Floodzone 'X' designated as areas 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood.

Proposed Conditions:
 The proposed development consists of the construction of three commercial buildings with associated paving and site landscaping.

The overall developed property is divided into two sub-basins (see Proposed Basin Map and associated calculations).

DEVELOPED BASIN A consists of the landscaped buffers between to the south and west of the development. Water harvesting detention basins will be constructed within these areas to capture the 100-year, 6-hour storm event. This basin will generate approximately 1.4 cfs.

DEVELOPED BASIN B will generate approximately 12.5 cfs. All discharge from Basin B basins will be detained with surface ponds and underground storage chambers to control the discharge from the site to 2.0 cfs / acre or 7.2 cfs. Discharged flow will continue northeast along historic discharge paths.

Total discharge (maximum) = 7.2 cfs

The total allowable discharge will be released using a combination of uncontrolled surface discharge (approximately 2 cfs) with the remaining site discharge being routed through surface and underground detention facilities with a proposed volume of approximately 12,200 cf.

- LEGEND**
- EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - ⊕ 98.0 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF = 5297.00 FINISH FLOOR ELEVATION
 - SIDEWALK CULVERT
 - TC 81.9
FL 81.4 TOP OF CURB FLOWLINE ELEVATION
 - ROOF DRAIN DIRECTION
 - - - PROPOSED RETAINING WALL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°57'43"W	60.45'
C2	65.00'	62.01'	54°39'37"	N22°57'53"W	59.69'
C3	180.00'	60.98'	19°24'38"	N14°04'15"E	60.69'

SCOTT M. MCGEE
NEW MEXICO
10519

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Tel: 505-268-8828 Fax: 505-268-2632

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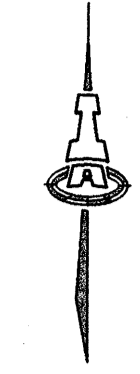
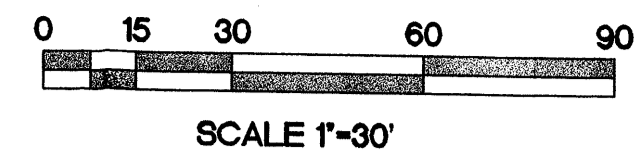
PARADISE PLAZA
 The Phillips Edison Group

EPC GRADING & DRAINAGE PLAN

Date:	No.:	Revisions:	Date:	Job No.:
12/05/07				1638
Drawn By:	thor			PAGE
Chk By:	SMM			SH. 3

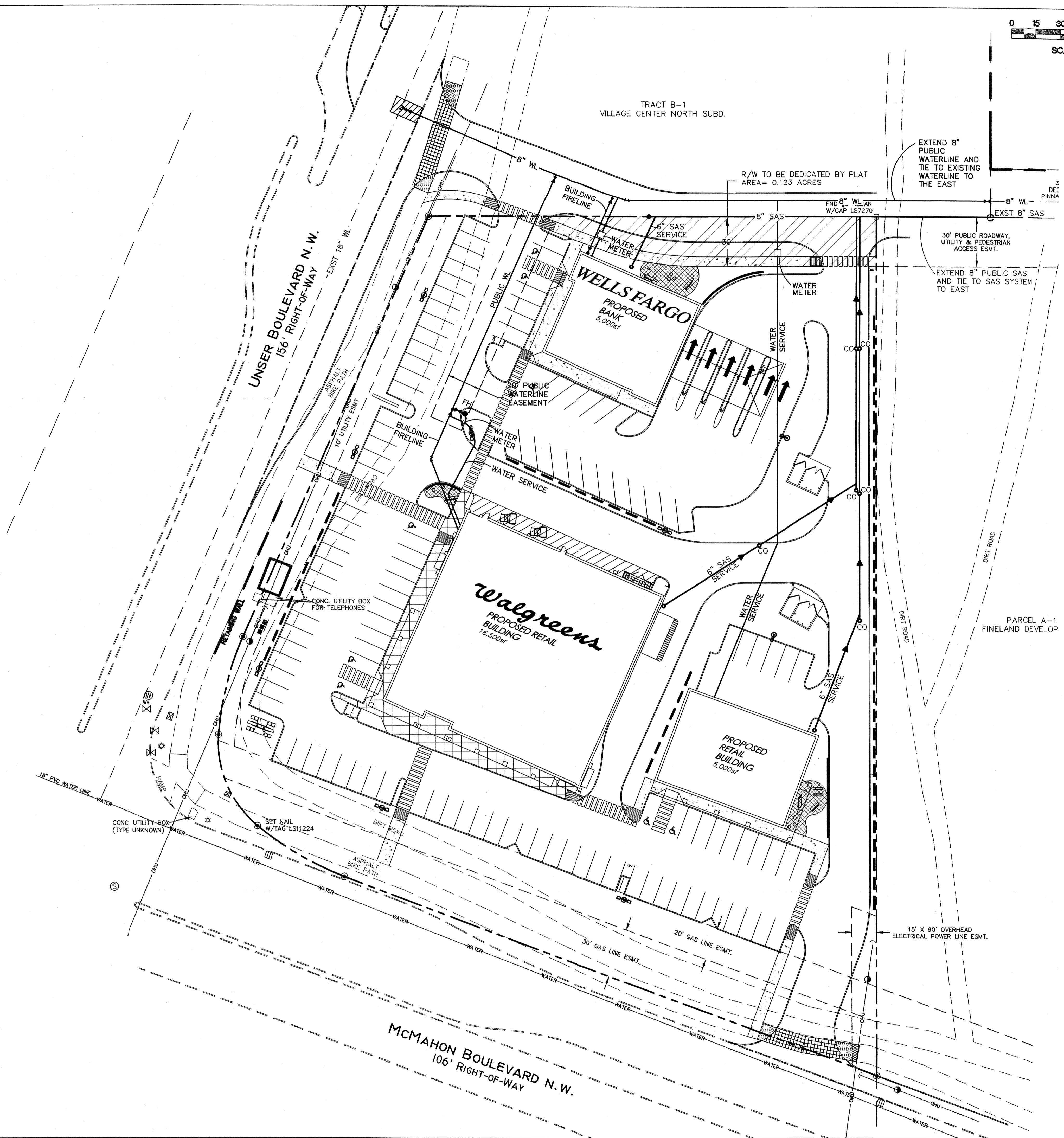
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GENERAL NOTES:

1. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHOWN SHALL MEET NMUI STANDARDS AND REQUIREMENTS.
2. CROSS-LOT UTILITY EASEMENTS SHALL BE GRANTED WITH PLAT.



LEGEND

- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- PAVEMENT REMOVAL & REPLACEMENT

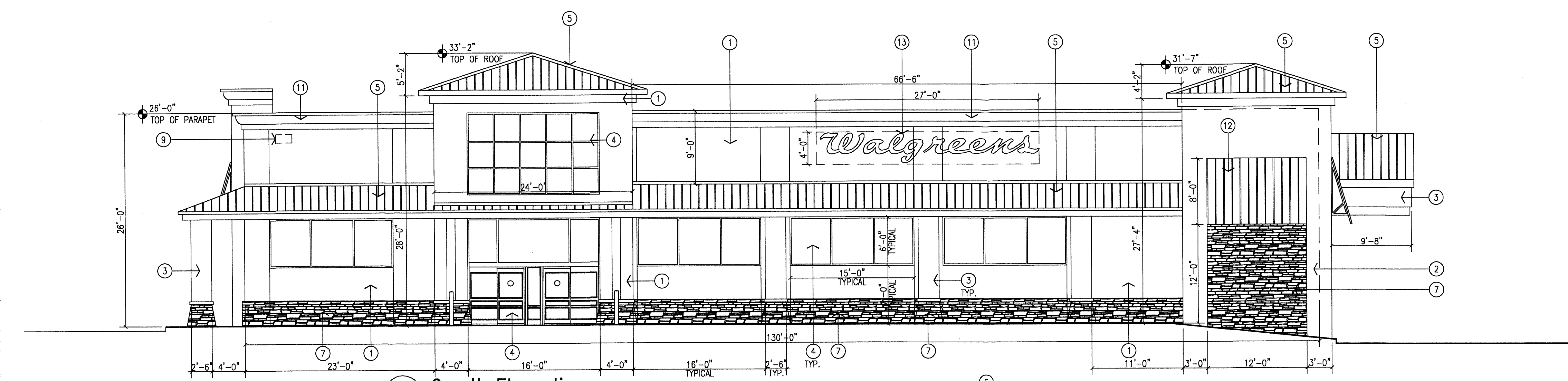
SCOTT M. MCGEE
NEW MEXICO
10519
LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
1638 CU-101.dwg
Mor 03,2008

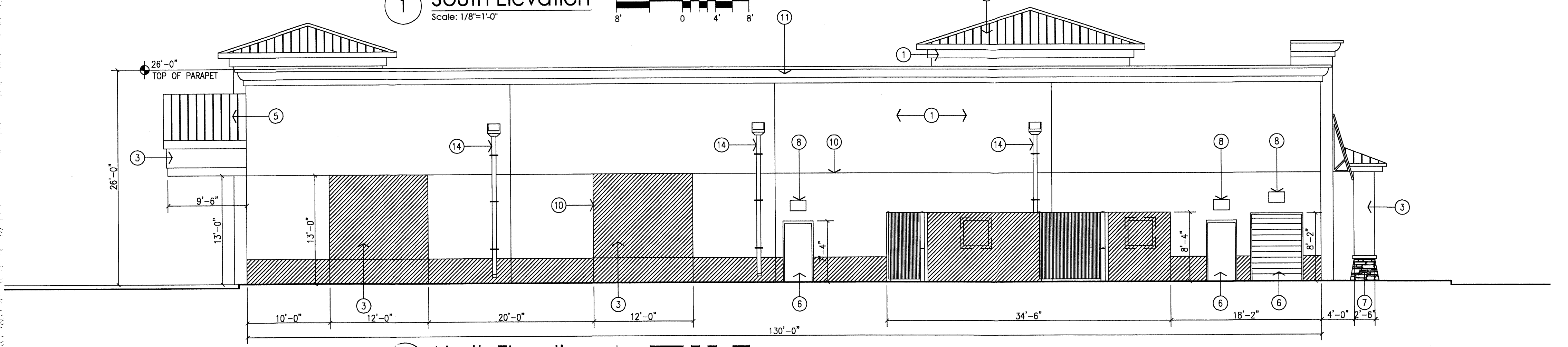
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PARADISE PLAZA			
EPC UTILITY PLAN			
Date:	No. Revision	Date	Job No. 1638
12/05/07			
Drawn By:			PAGE
thor			4
Clk By:			SH 4
SMM			

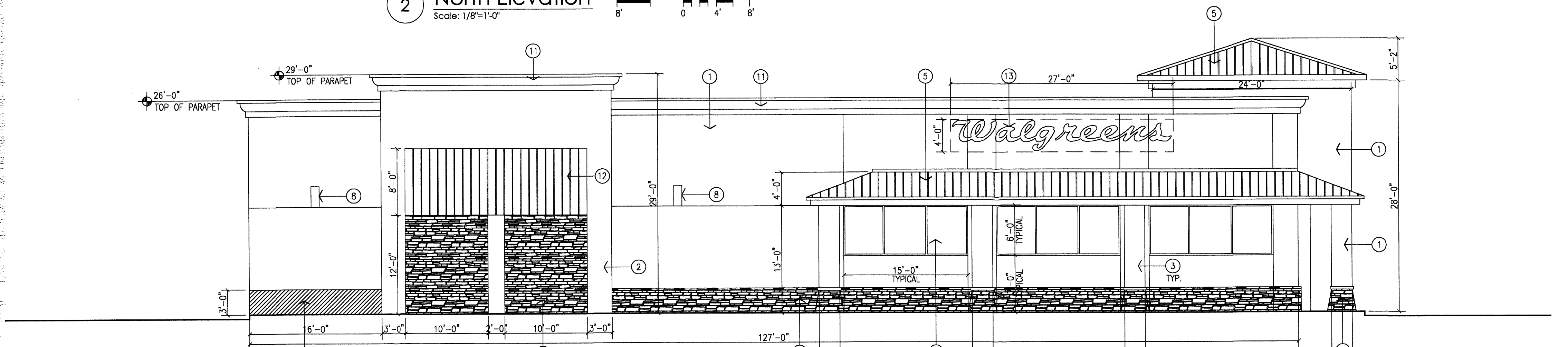
- EXTERIOR ELEVATION KEYED NOTES:
- [1] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: TAN.
 - [2] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT TAN.
 - [3] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: DARK GRAY.
 - [4] CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED INSULATED GLAZING.
 - [5] STANDING SEAM METAL ROOFING. COLOR: DARK GRAY.
 - [6] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STUCCO.
 - [7] CULTURED STONE VENEER. COLOR: TAN/GRAY/RED.
 - [8] EXTERIOR LIGHT FIXTURE.
 - [9] 12" HIGH ADDRESS CHANNEL LETTERS.
 - [10] STUCCO CONTROL JOINT, TYPICAL.
 - [11] FOAM STUCCO CORNICE, COLOR: DARK GRAY.
 - [12] STANDING SEAM ROOFING OVER STEEL CANOPY. COLOR: DARK GRAY.
 - [13] INTERNALLY ILLUMINATED SIGNAGE 108 SF.
 - [14] PRE FINISHED SHEET METAL DOWN SPOUT AND COLLECTOR BOX.
 - [15] 12" HIGH "DEVELOPMENT NAME" CHANNEL LETTERS.



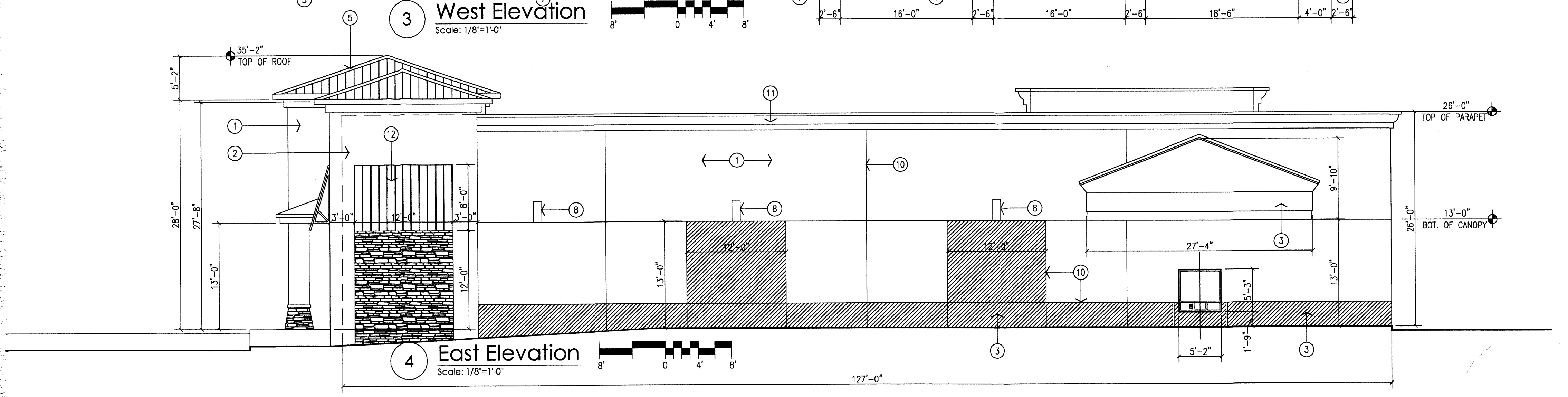
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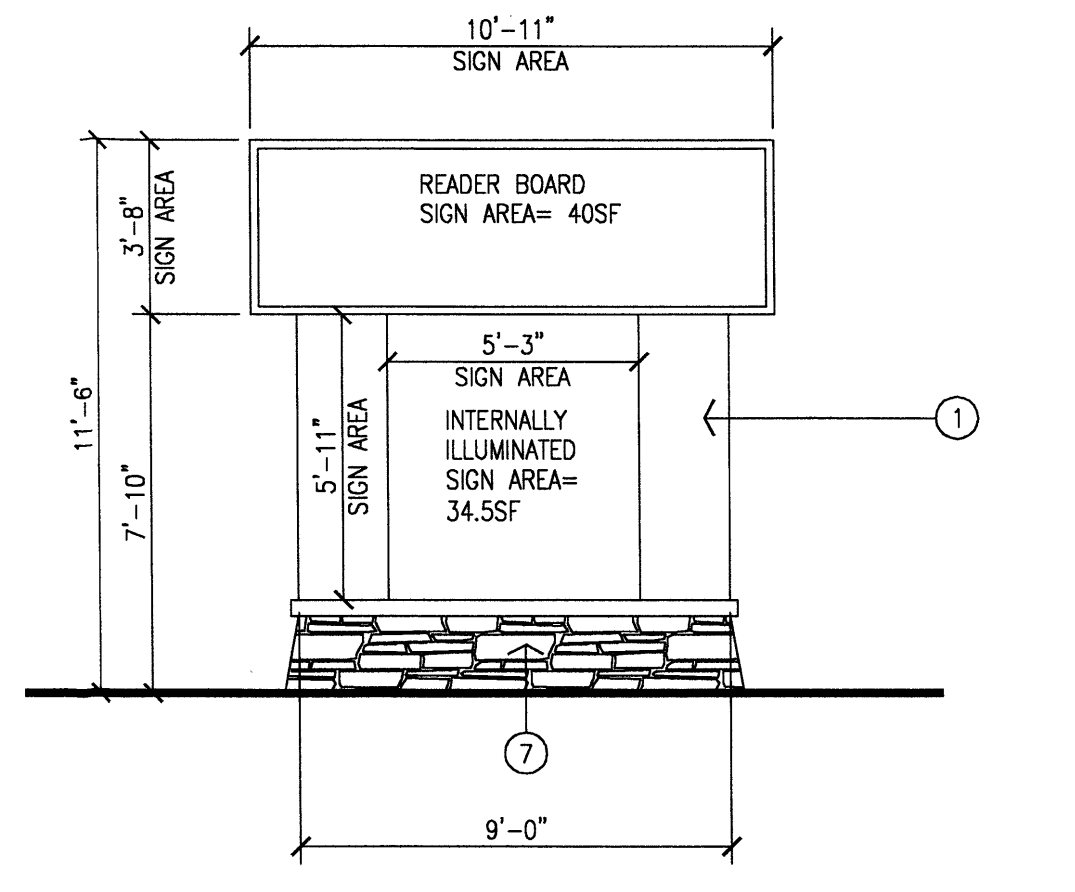
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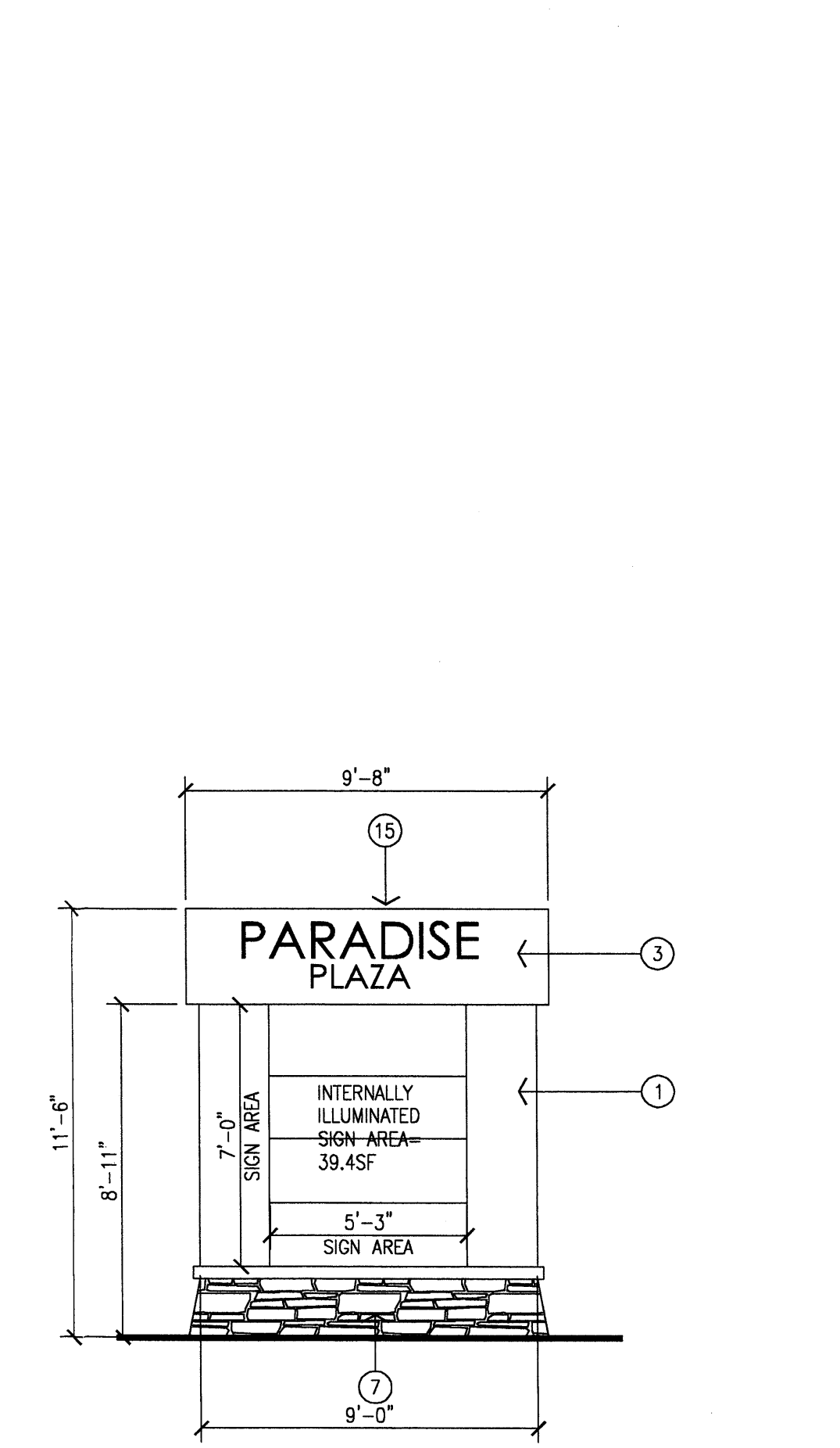
3 West Elevation
Scale: 1/8"=1'-0"



4 East Elevation
Scale: 1/8"=1'-0"



5 Sign Elevation
Scale: 1/4"=1'-0"

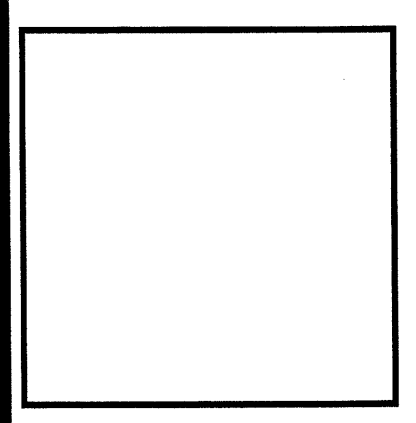


6 Sign Elevation
Scale: 1/4"=1'-0"

revision		
by	JDH	PER PLANNING COMMENTS
date	12/13/07	



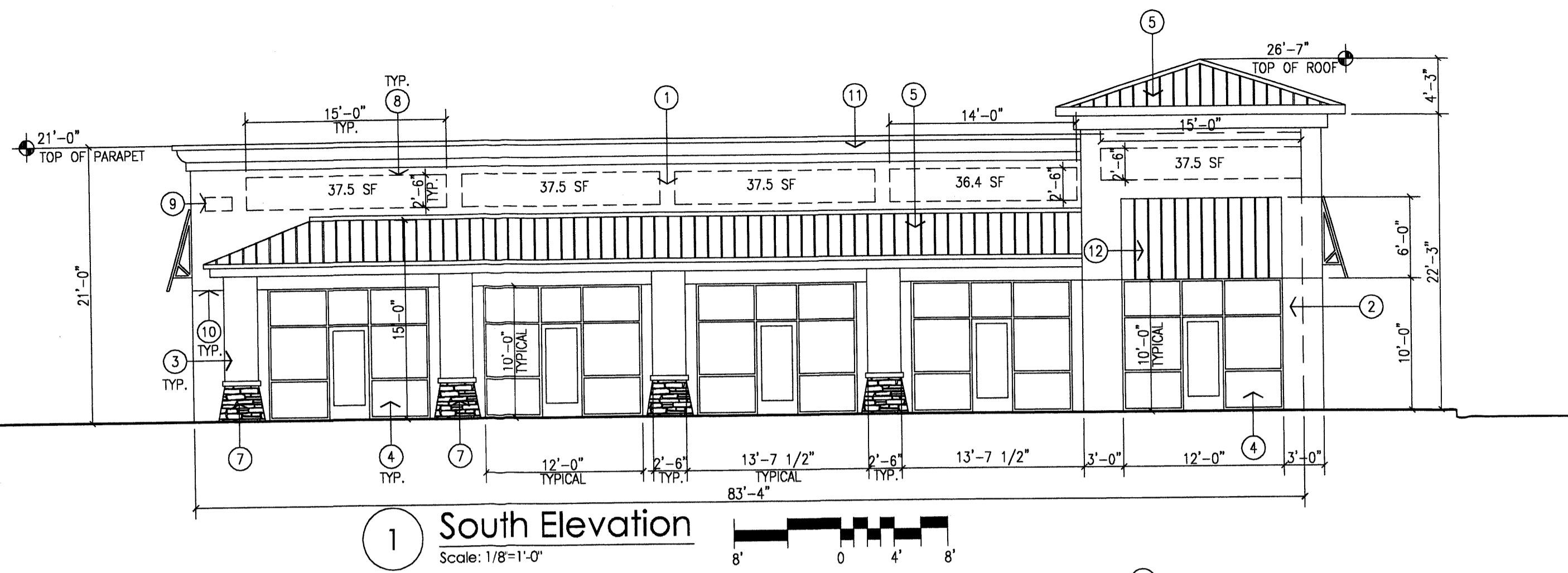
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque, NM 87102
505 268 4144 [p]
505 268 4244 [f]



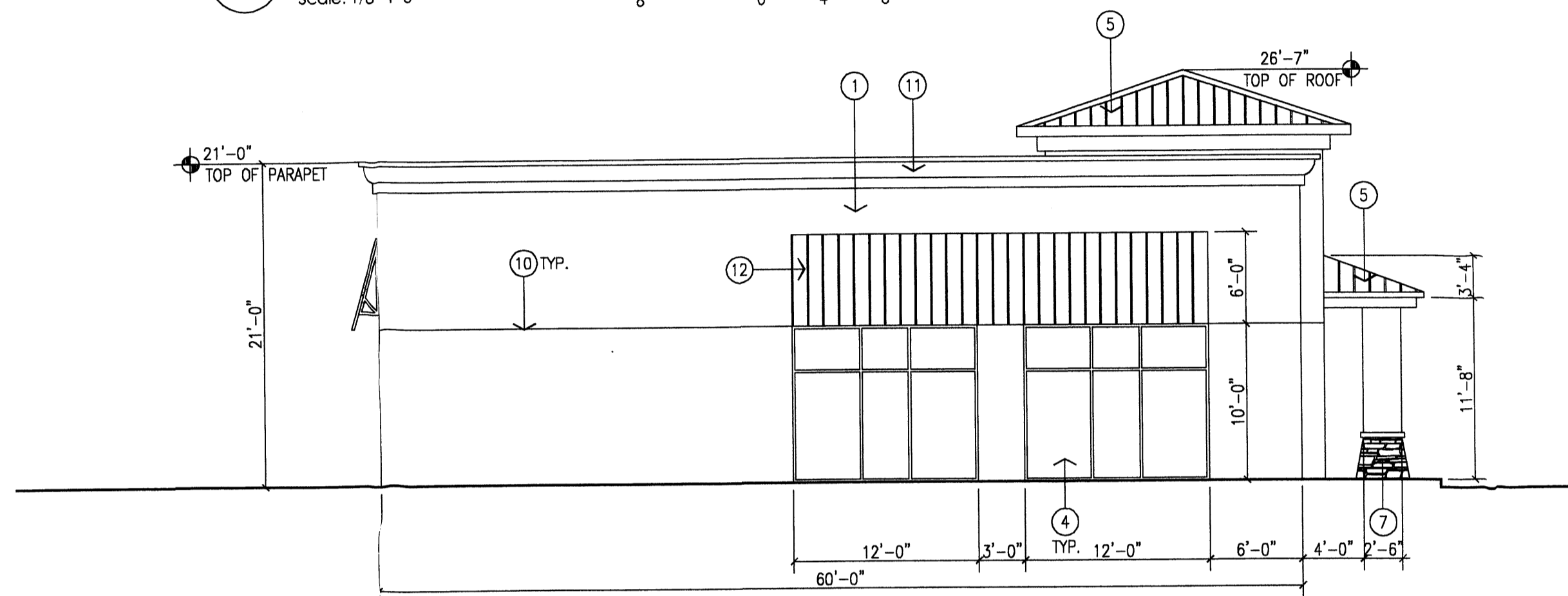
job number	07-35
drawn by	JDH
project manager	JDH
date	12/6/07

project title
Paradise Plaza
Southeast Corner of Unser Blvd. NW and McMahon Blvd. NW
Albuquerque, New Mexico

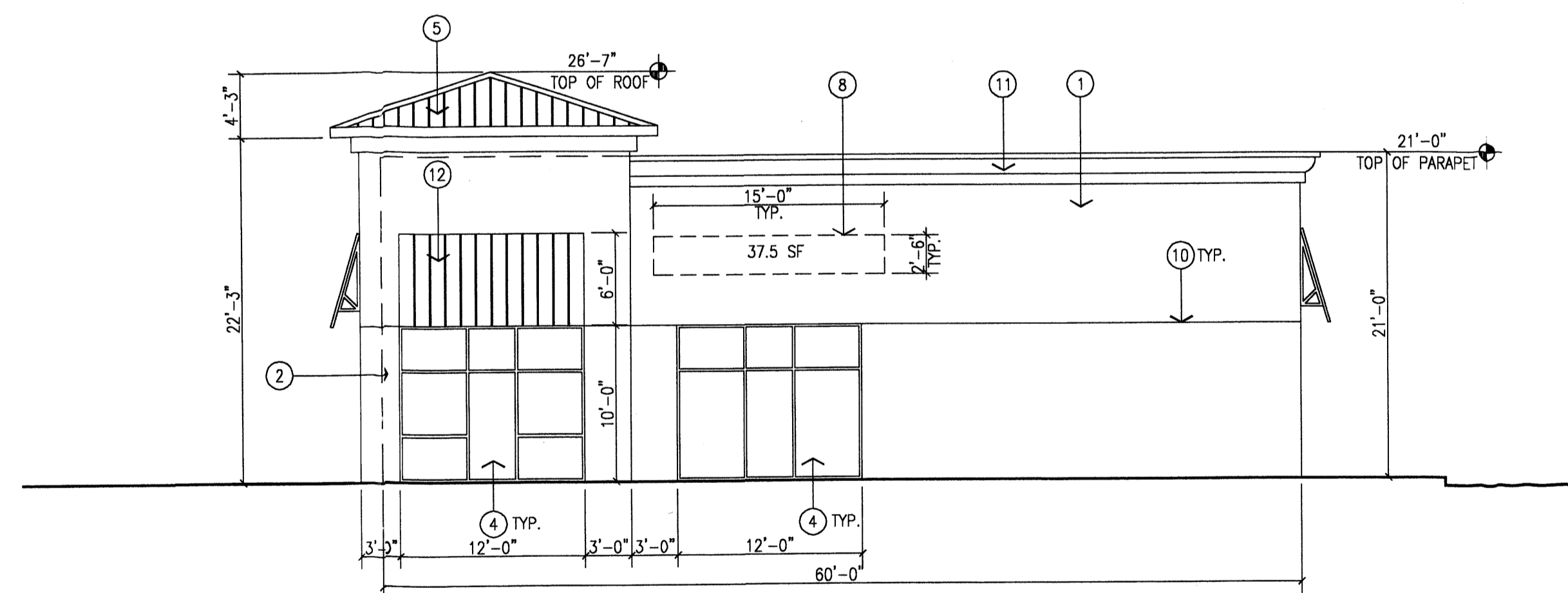
sheet title
Exterior Elevations



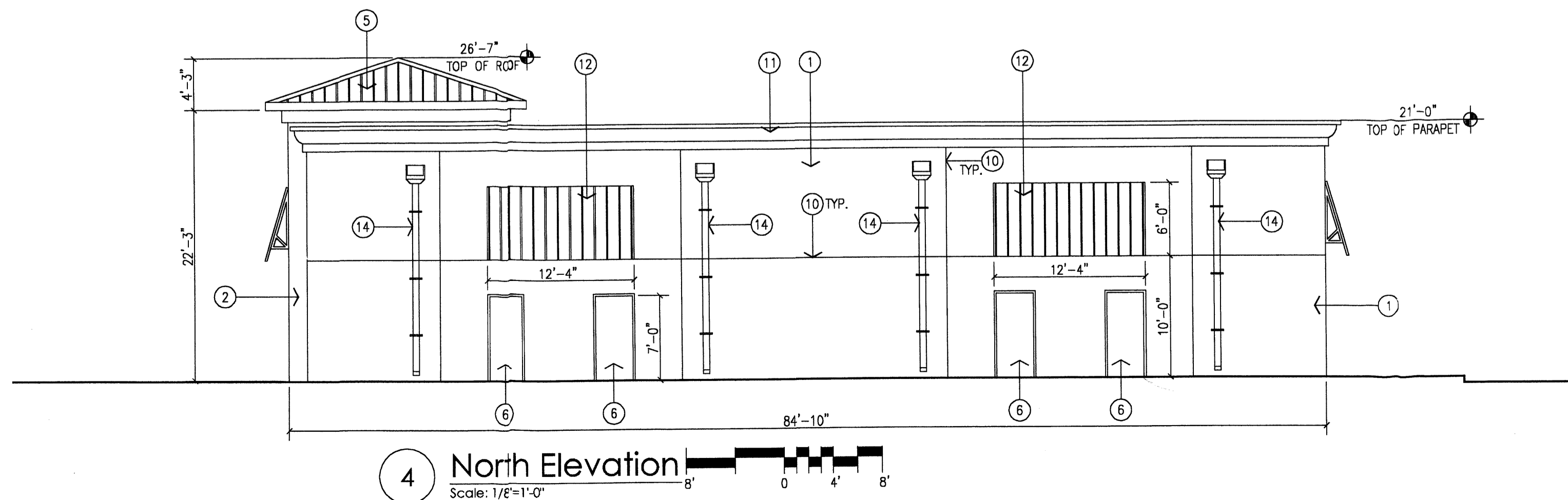
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Scale: 1/8"=1'-0"



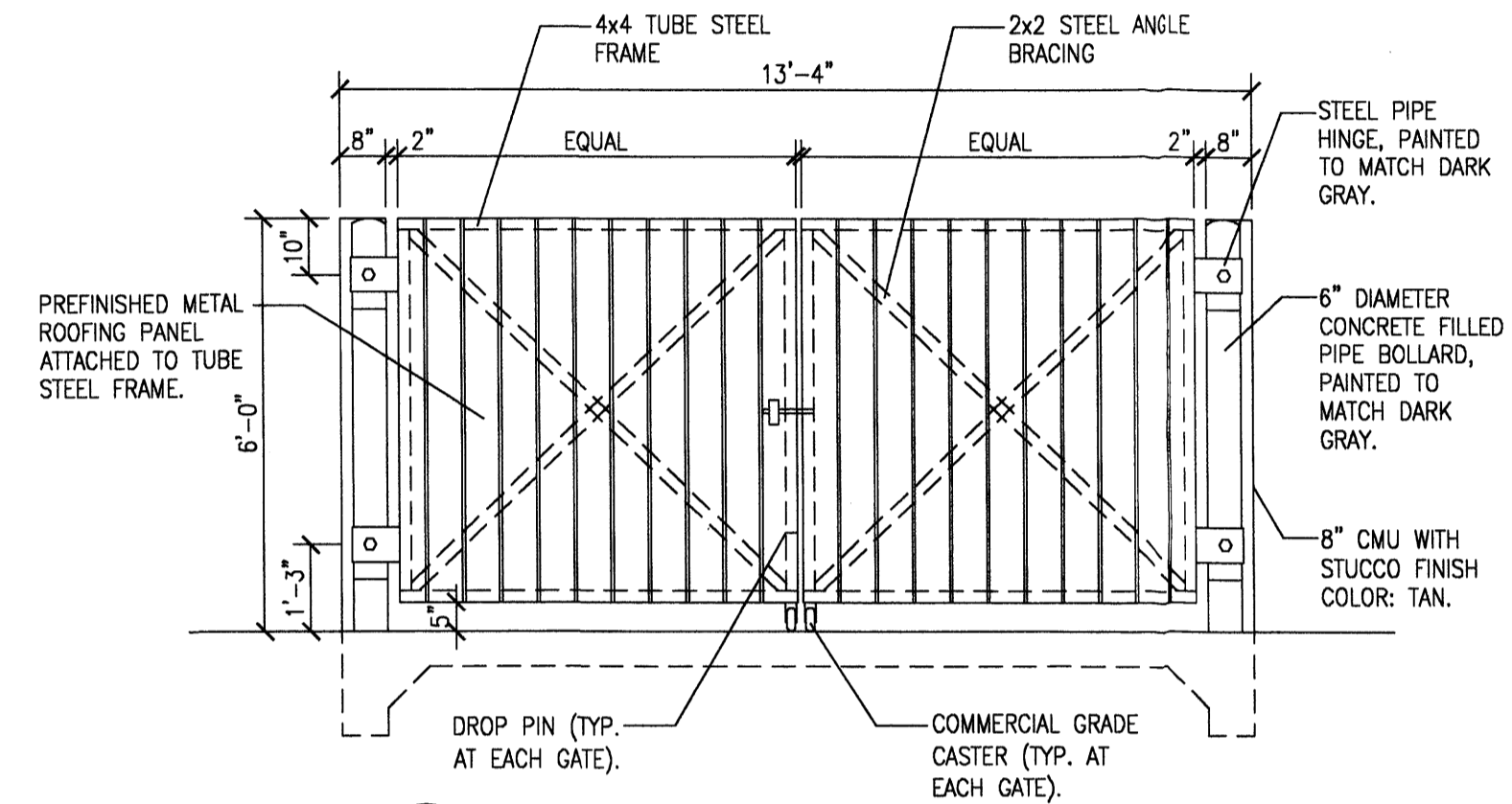
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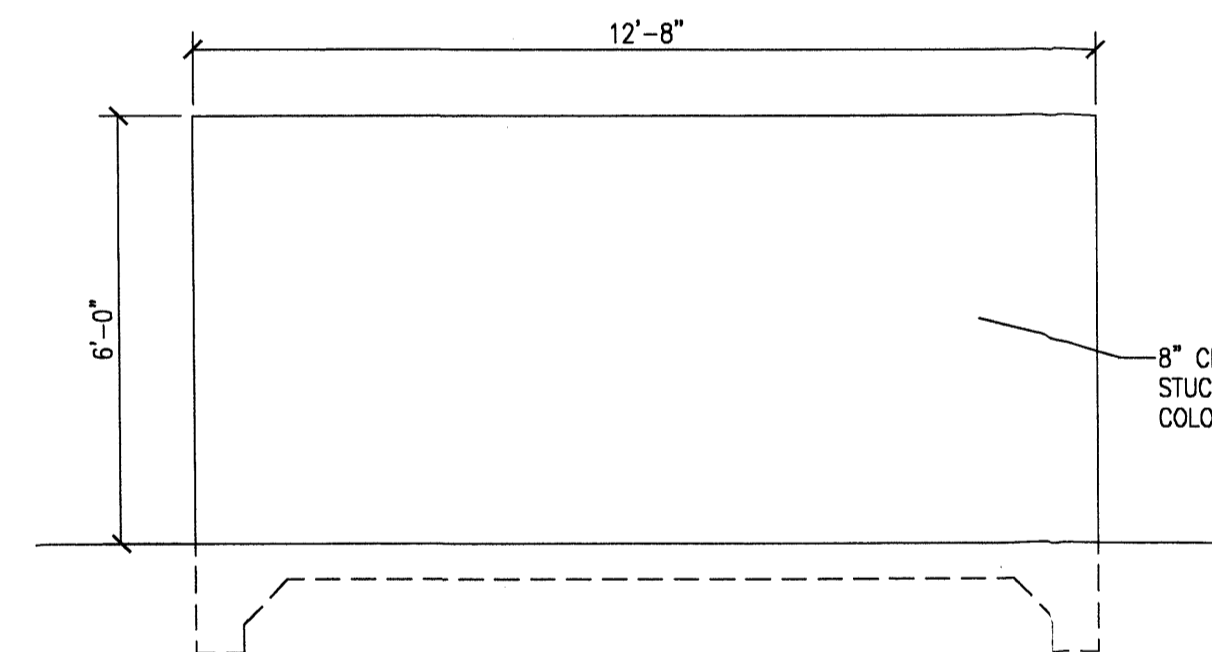
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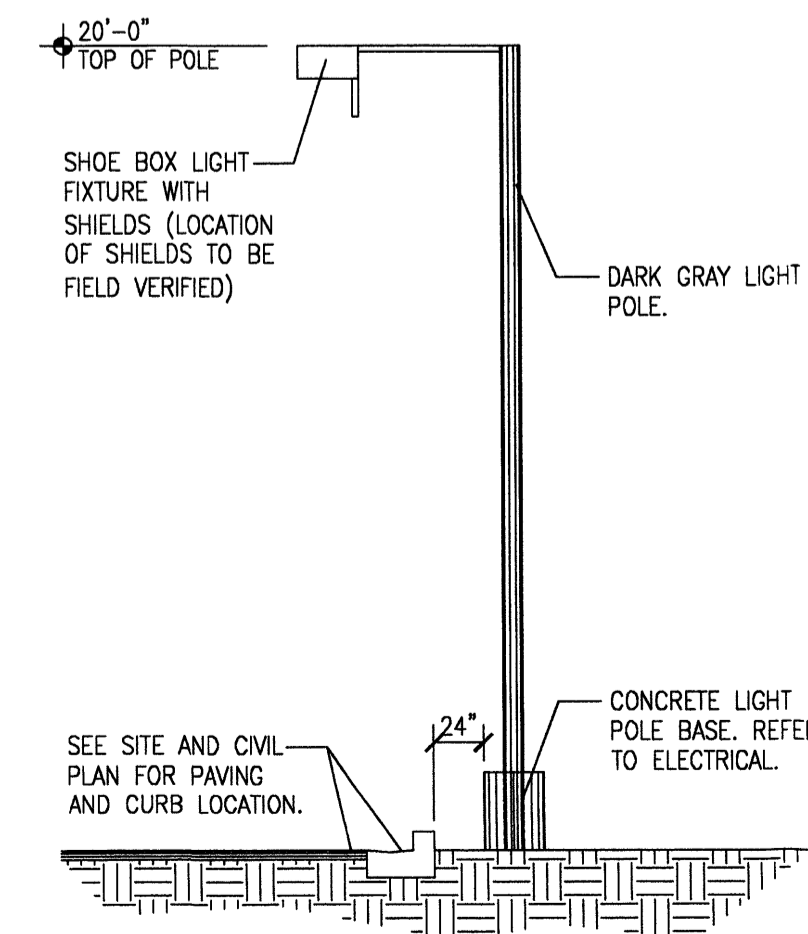
4 North Elevation
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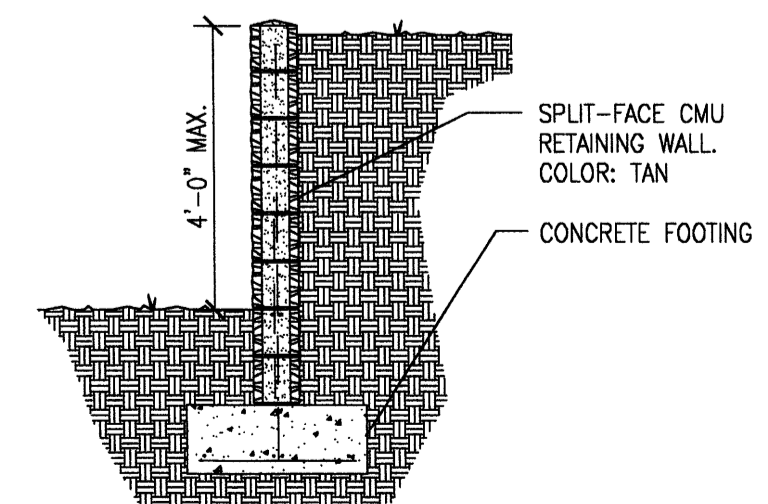
5 Dumpster Enclosure Front Elevation
Scale: 3/8"=1'-0"



6 Dumpster Enclosure Side Elevation
Scale: 3/8"=1'-0"



7 Site Lighting Elevation
Scale: Not to Scale



8 Retaining Wall Section
Scale: 3/8"=1'-0"

EXTERIOR ELEVATION KEYED NOTES:

- [1] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: TAN.
- [2] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT TAN.
- [3] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: DARK GRAY.
- [4] CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED INSULATED GLAZING.
- [5] STANDING SEAM METAL ROOFING. COLOR: DARK GRAY.
- [6] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STUCCO.
- [7] NOT USED.
- [8] INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE.
- [9] 12" HIGH ADDRESS CHANNEL LETTERS.
- [10] STUCCO CONTROL JOINT, TYPICAL.
- [11] FOAM STUCCO CORNICE. COLOR: DARK GRAY.
- [12] STANDING SEAM ROOFING OVER STEEL CANOPY. COLOR: DARK GRAY.
- [13] NOT USED.
- [14] PRE-FINISHED SHEET METAL DOWN SPOUT AND COLLECTOR BOX.

revision	
by	JDH
date	12/13/07
rev	5



Mullen Heller
Architecture P.C.

924 Park Avenue SW
Suite B
Albuquerque, NM 87102
505 268 4144 [p]
505 268 4244 [f]

job number	07-35
drawn by	JDH
project manager	JDH
date	12/6/07

project title
Paradise Plaza
Southeast Corner of Unser Blvd. NW and McMahon Blvd. NW
Albuquerque, New Mexico

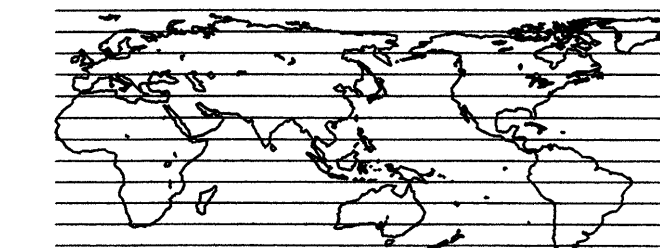
sheet title
Exterior Elevations



PROTOTYPE BRANCH
WELLS FARGO BANK
GREEN VALLEY & HORIZON

Prepared for
WELLS FARGO
NEVADA

Contract No:



HELLMUTH, OBATA + KASSABAUM, INC.

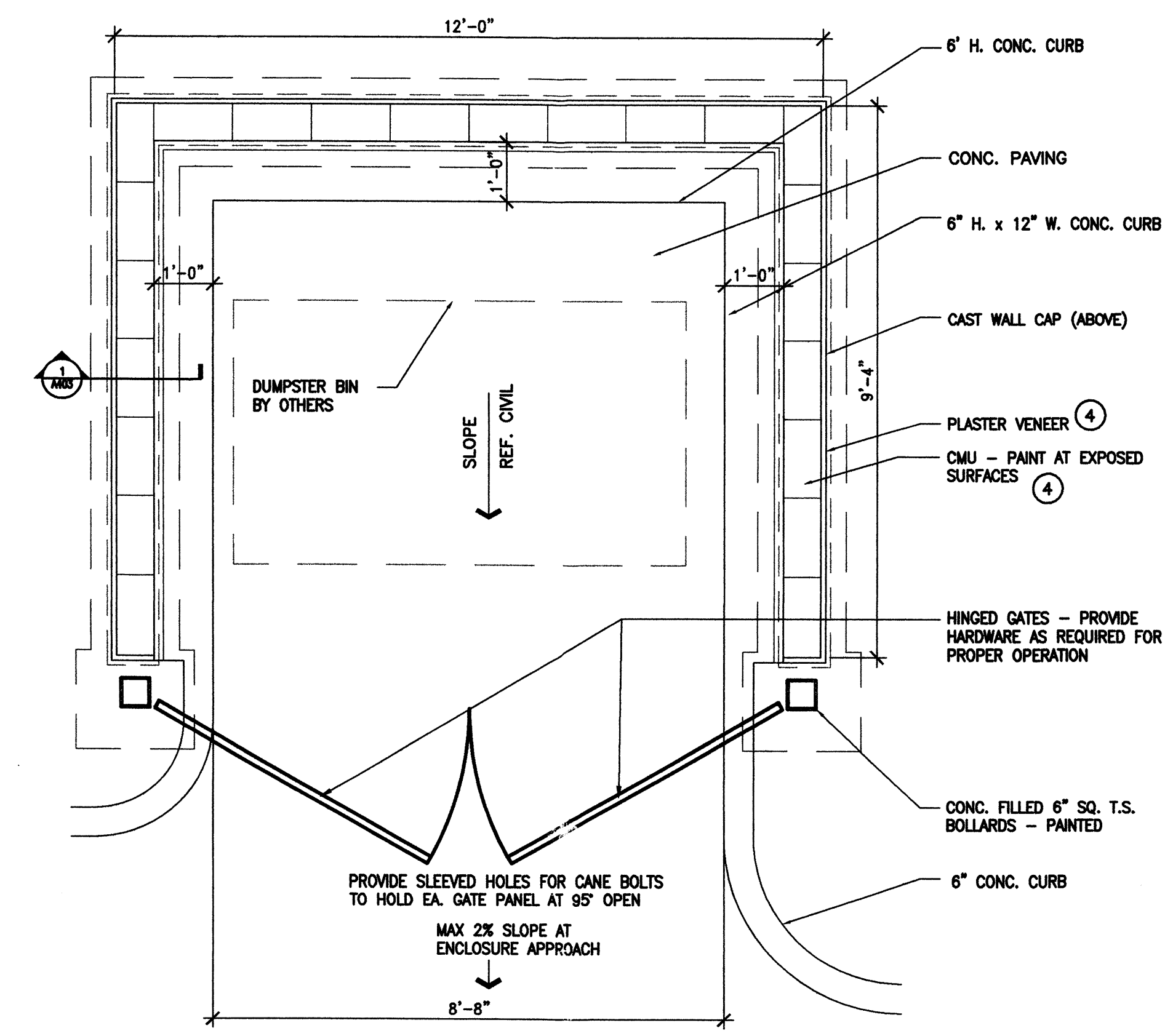


ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, GRAPHICS, CONSULTING

2001 Ross Avenue, Suite 2800, LB 106, Dallas, TX, 75201
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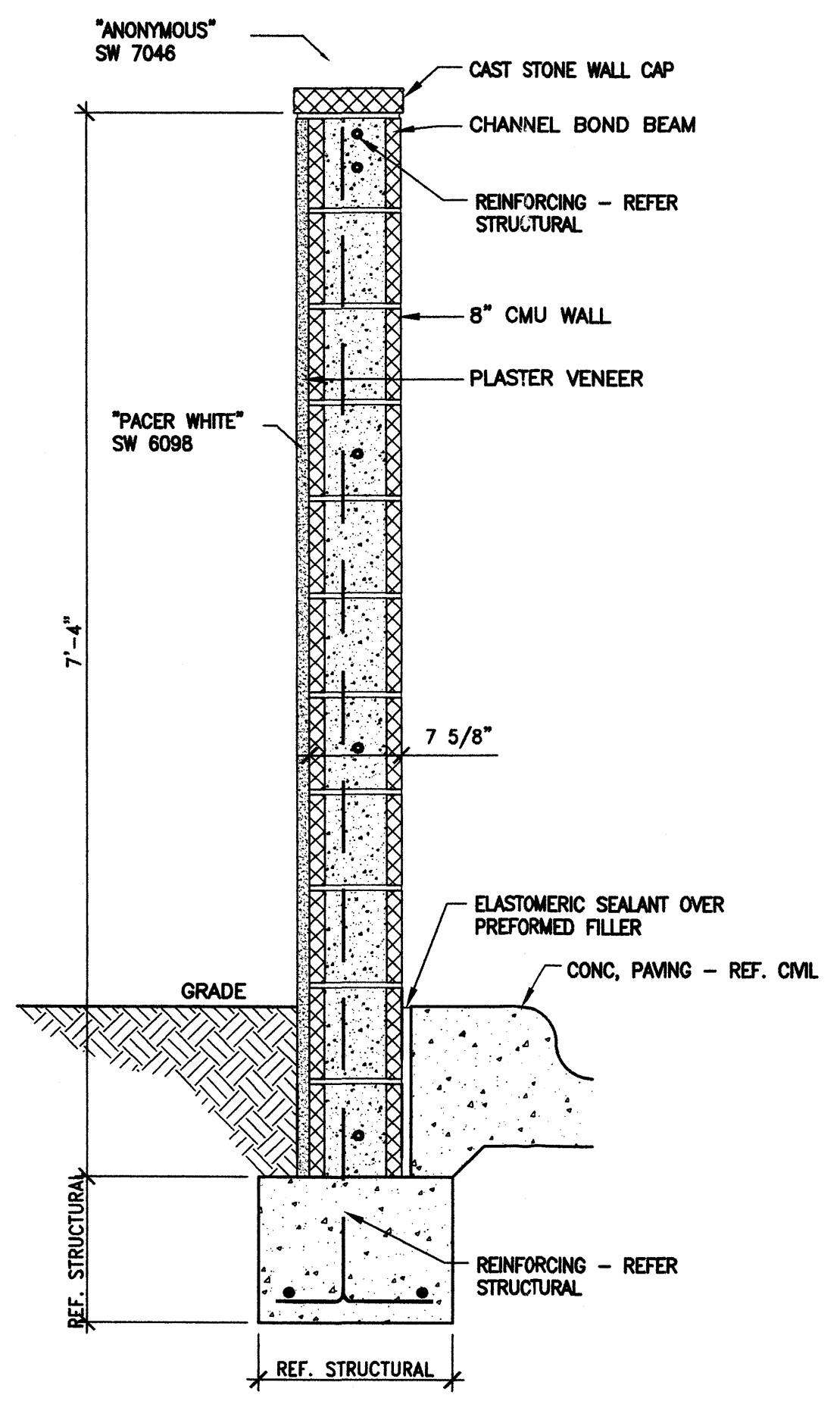
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Consultant Title
Consultant Address Line 1
Consultant Address Line 2

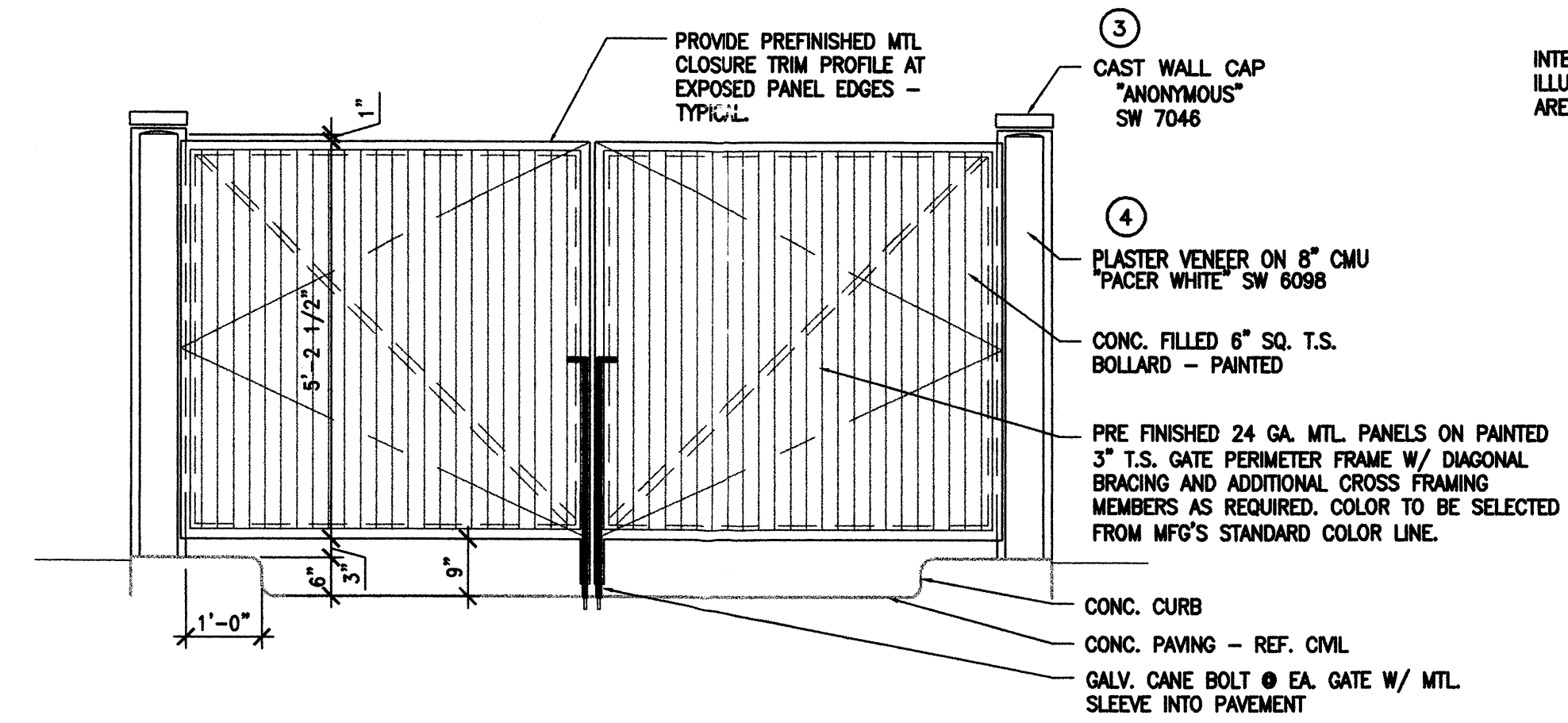


4 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"
0 1 2 4 FT

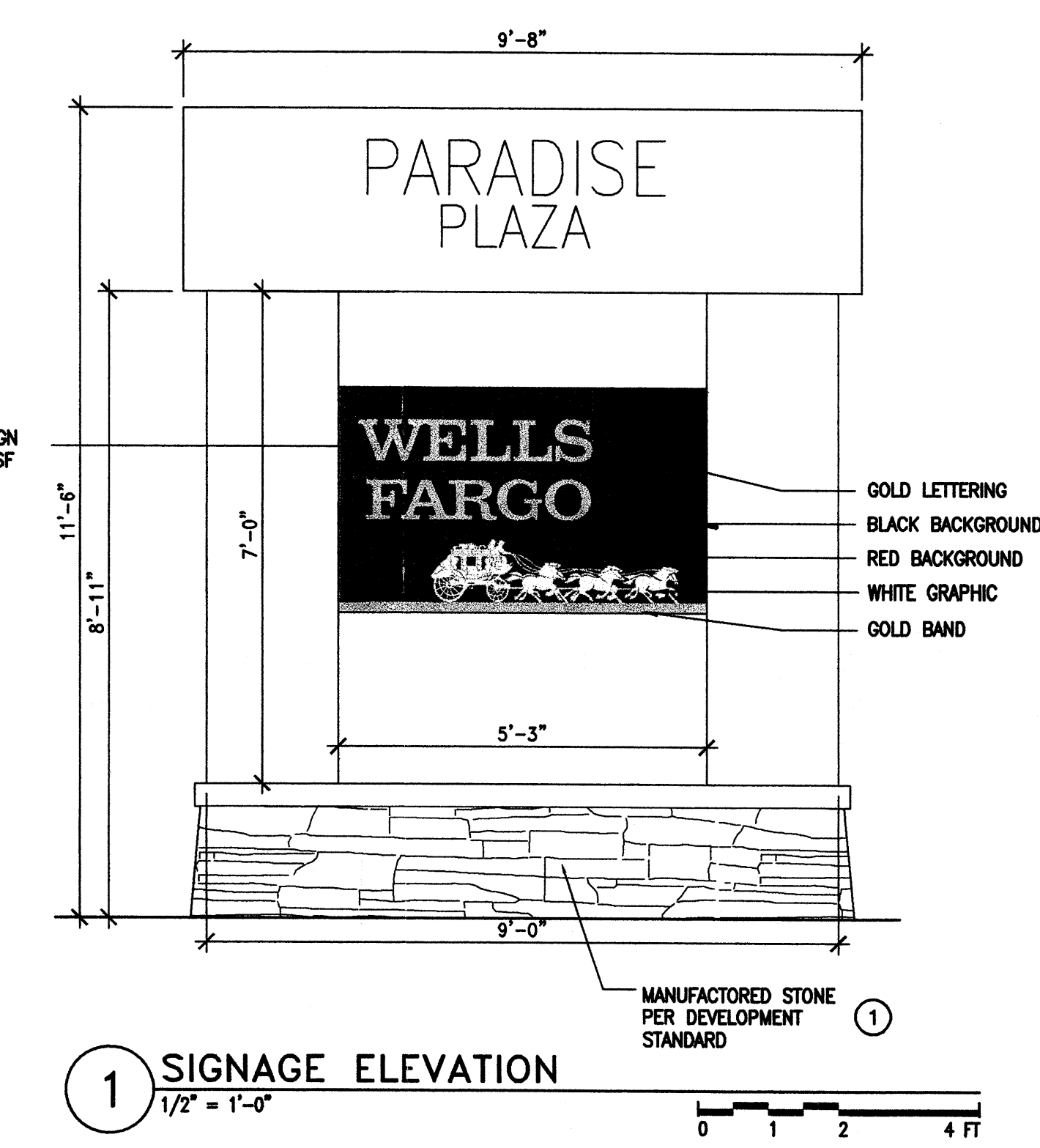
EXTERIOR FINISH LEGEND	
1	MANUFACTURED STONE VENEER: TAN/GRAY/RED
2	THREE COAT PLASTER SYSTEM DESCRIPTION: TAN COLOR: "LATTE" SW 6108
3	THREE COAT PLASTER SYSTEM DESCRIPTION: WARM GRAY COLOR: "ANONYMOUS" SW 7046
4	THREE COAT PLASTER SYSTEM DESCRIPTION: BEIGE COLOR: "PACER WHITE" SW 6098
5	STANDING SEAM GALVALUME METAL ROOF: GRAY
6	ARCADIA MEDIUM BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED, INSULATED, LOW-E GLAZING



5 WALL SECTION
1/2" = 1'-0"
0 1 2 4 FT



3 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"
0 1 2 4 FT



1 SIGNAGE ELEVATION
1/2" = 1'-0"
0 1 2 4 FT

No.	Issue Description	Date
1	SITE PLAN	MAY 3, 2007
2	DESIGN REVIEW REVISION	08/07/07
3	DESIGN REVIEW REVISION	02/28/08
4	SIGNAGE	03/03/08

Drawn by: _____ Reviewed by: _____ GW
Project No: XX-XXXX-XX

TRASH ENCLOSURE

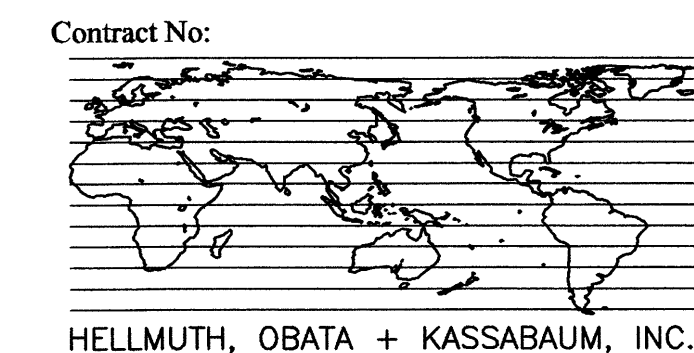
Original drawing is 24" x 36". Scale entities accordingly if reduced.

A402



BRANCH BANK
WELLS FARGO BANK
 Unser & MacMahon

Prepared for
WELLS FARGO
 Albuquerque, NM

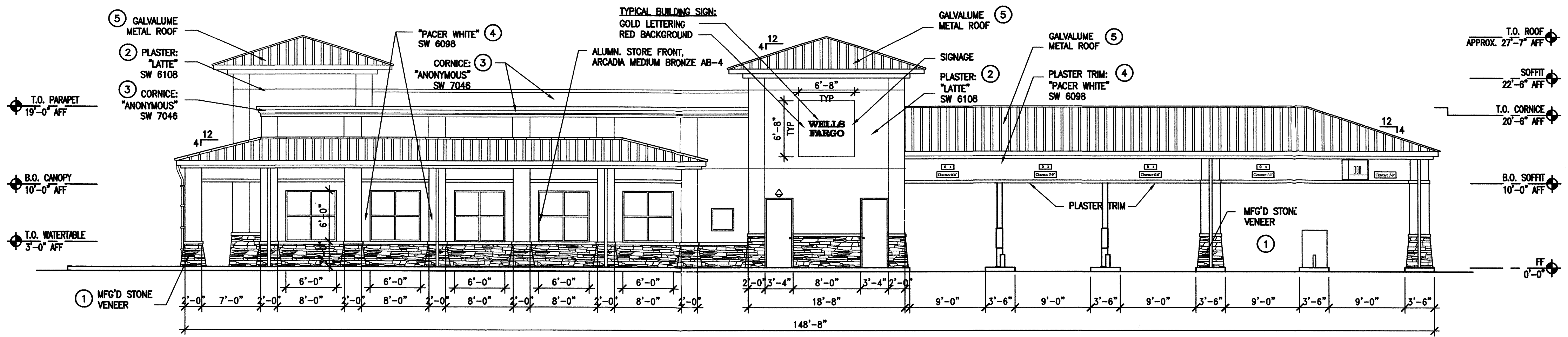


HELLMUTH, OBATA + KASSABAUM, INC.
 ARCHITECTURE, ENGINEERING, PLANNING,
 INTERIORS, GRAPHICS, CONSULTING

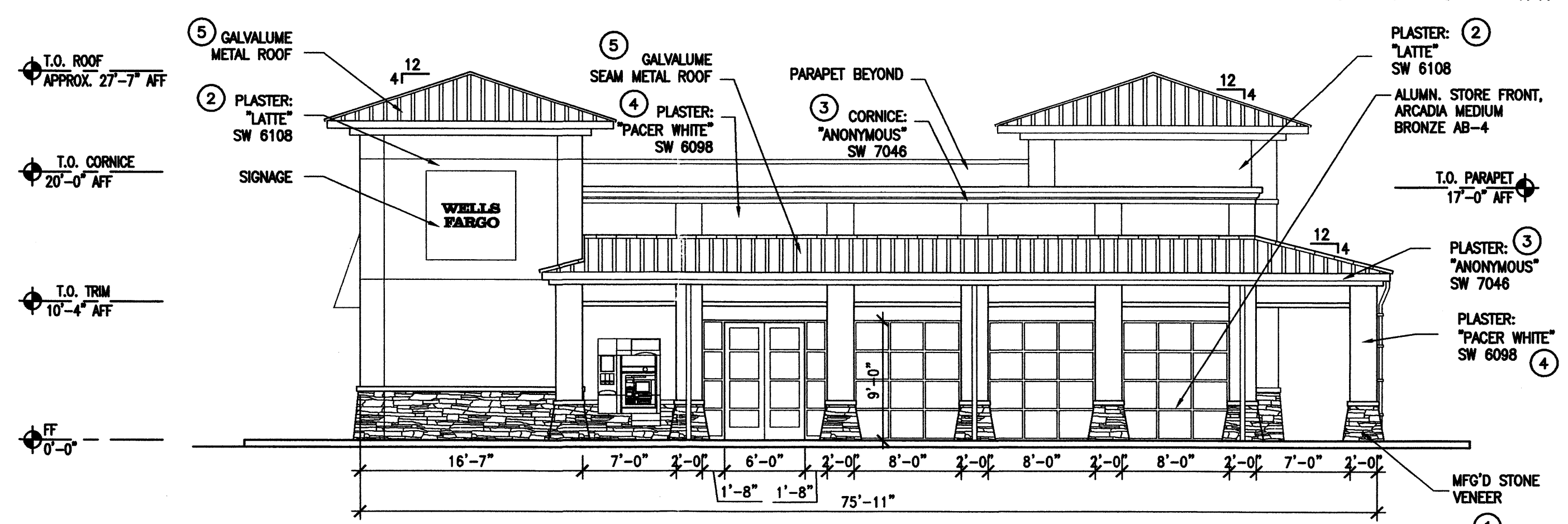
2711 North Haskell Avenue, Suite 2250, LB 26, Dallas, TX, 75204
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 Fax: 214 720-6005
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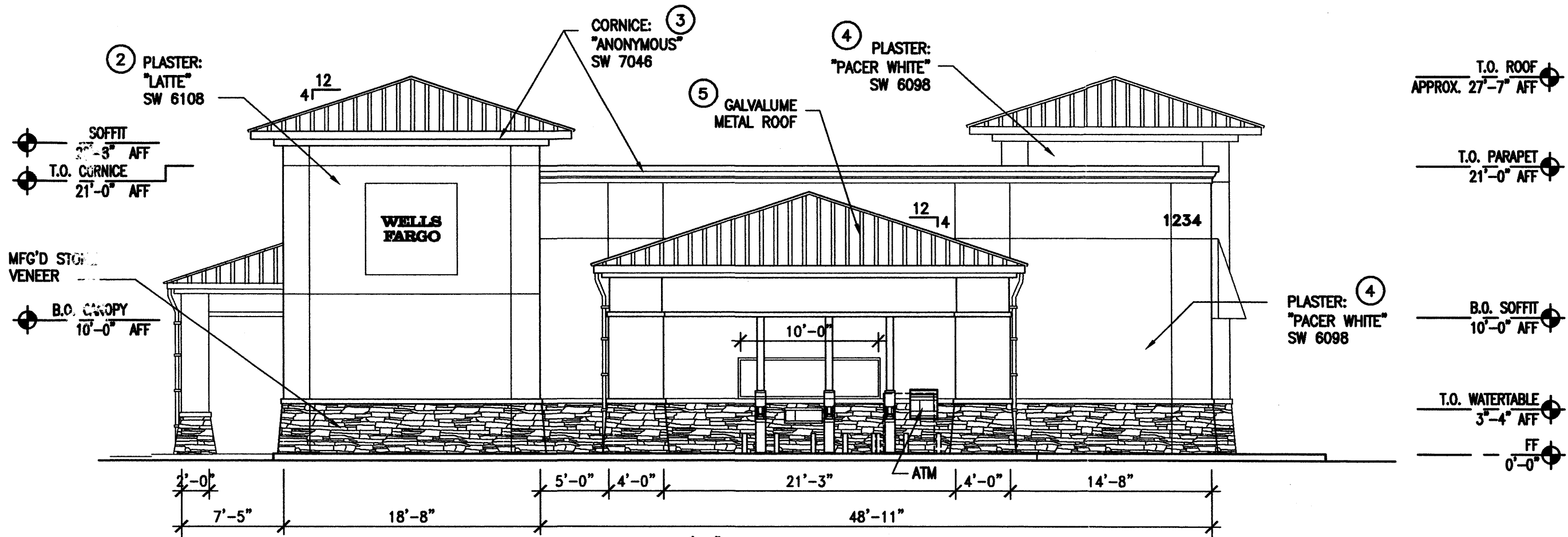
EXTERIOR FINISH LEGEND	
①	MANUFACTURED STONE VENEER: TAN/GRAY/RED
②	THREE COAT PLASTER SYSTEM DESCRIPTION: TAN COLOR: "LATTE" SW 6108
③	THREE COAT PLASTER SYSTEM DESCRIPTION: WARM GRAY COLOR: "ANONYMOUS" SW 7046
④	THREE COAT PLASTER SYSTEM DESCRIPTION: BEIGE COLOR: "PACER WHITE" SW 6098
⑤	STANDING SEAM GALVALUME METAL ROOF: GRAY
⑥	ARCADIA MEDIUM BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED, INSULATED, LOW-E GLAZING



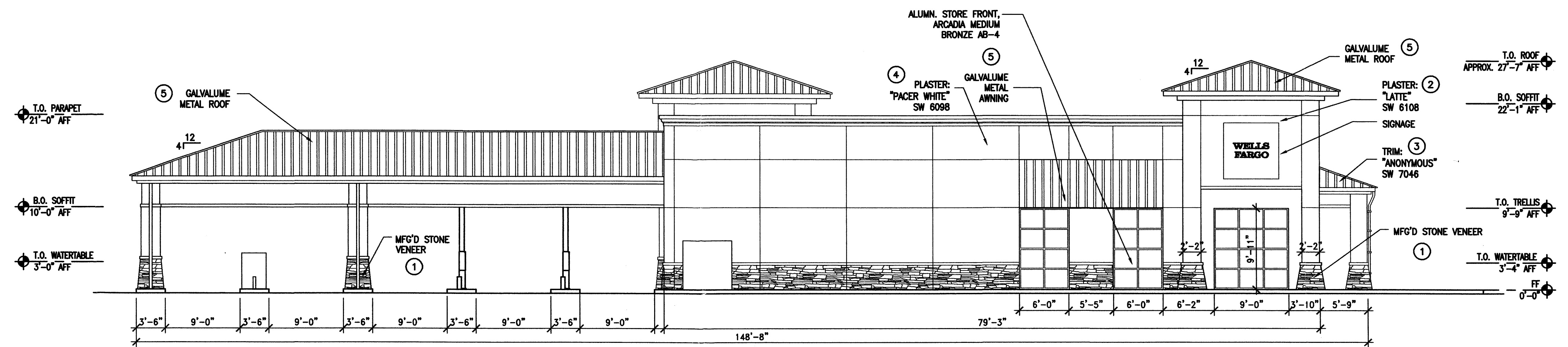
1 SOUTH ELEVATION
 NTS



2 WEST ELEVATION
 NTS



3 EAST ELEVATION
 NTS



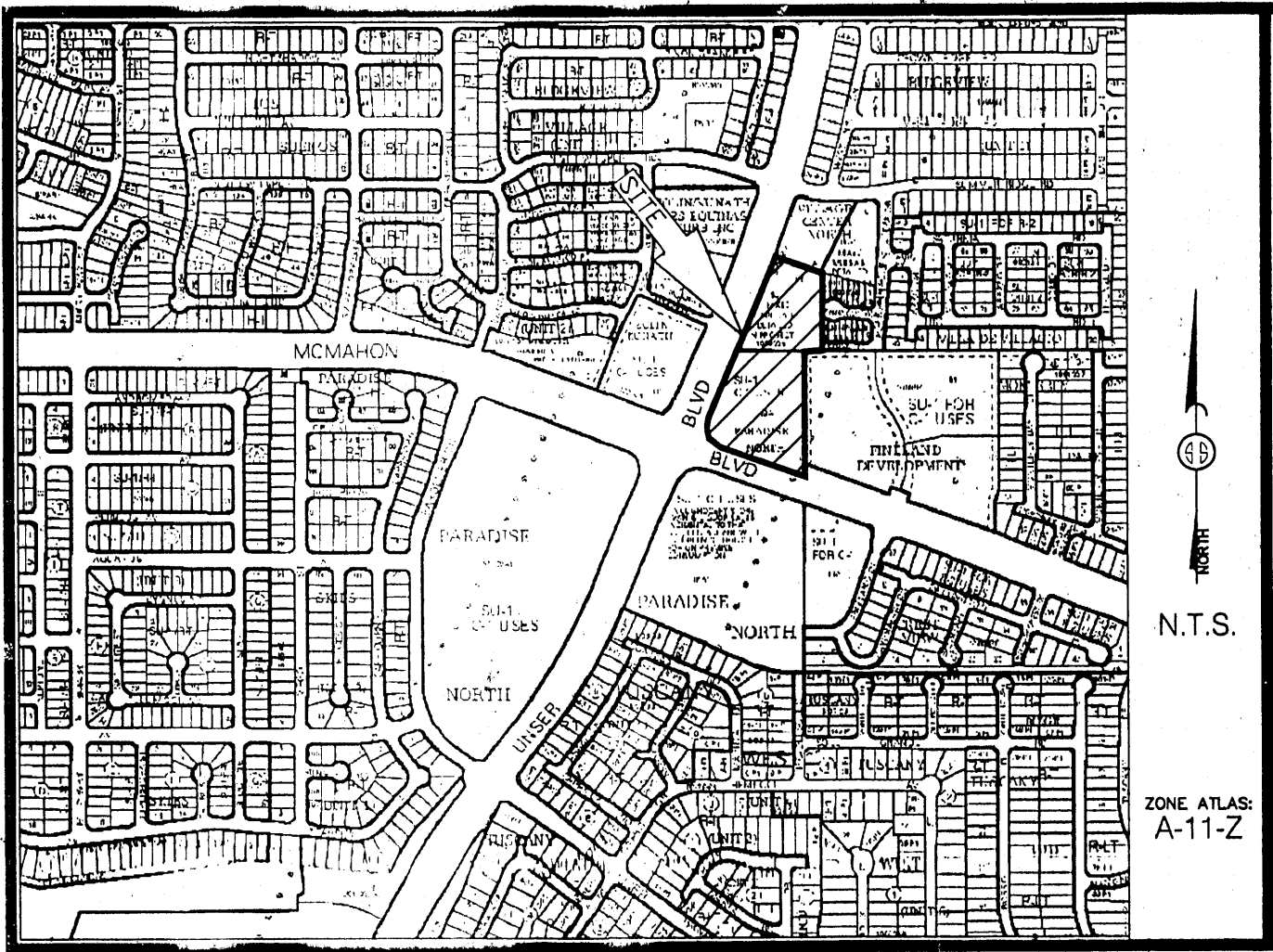
4 NORTH BACK ELEVATION
 NTS

No.	Issue Description	Date
1	SITE PLAN	MAY 3, 2007
2	DESIGN REVIEW REVISION	08/07/07
3	DESIGN REVIEW REVISION	02/28/08
4	SIGNAGE	03/03/08

Drawn by: GBW Reviewed by:
 Project No: 07.09005.00

EXTERIOR ELEVATIONS

Original drawing in 24" x 36". Scale entities accordingly if reduced.



Vicinity Map

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO FOUR (4) NEW TRACTS, DEDICATE PUBLIC STREET RIGHT-OF-WAY AND TO VACATE AN EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT AS SHOWN HEREON.

PLAT OF
TRACTS 1, 2, 3 & 4
PARADISE PLAZA
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 1 OF 2

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

PROJECT NUMBER: 1006973
 APPLICATION NUMBER: 09DEB-70330/70329

CITY APPROVALS:

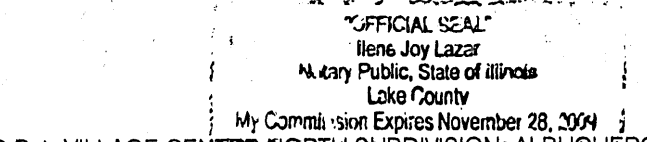
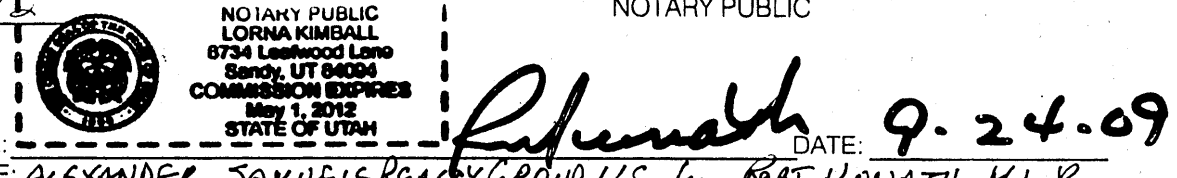
<u>R. Chaffin</u> CITY SURVEYOR	<u>October 16, 2009</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>12-01-09</u> DATE
<u>[Signature]</u> APCWJA	<u>11-12-09</u> DATE
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>11/2/09</u> DATE
<u>[Signature]</u> AMAFCA	<u>11-16-09</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>11/12/09</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>12-04-09</u> DATE

OWNER(S) SIGNATURE: [Signature] DATE: 9/22/09
 OWNER(S) PRINT NAME: Unser + McMahon - Southwest LLC by James Shipman v.p.
 ADDRESS: 400 South 175 East SLC, UT 84111 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
Utah)SS
 COUNTY OF BERNALILLO)
Salt Lake)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2009.
 BY: James Shipman AS V.P. of Unser + McMahon - Southwest, LLC.
 MY COMMISSION EXPIRES: 3-1-2015
[Signature] NOTARY PUBLIC

OWNER(S) SIGNATURE: [Signature] DATE: 9.24.09
 OWNER(S) PRINT NAME: Alexander Samuels Realty Group LLC by Robt Kunath, MGR
 ADDRESS: 92 Mark Drive Hawthorn Woods, IL 60047 TRACT: 4
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
ILLINOIS)SS
 COUNTY OF BERNALILLO)
Lake)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, 2009.
 BY: ROBERT W KUNATH
 MY COMMISSION EXPIRES: 11-28-2007
[Signature] NOTARY PUBLIC



DESCRIPTION

TRACT LETTERED B-1, PLAT OF TRACTS A-1 AND B-1, VILLAGE CENTER NORTH SUBDIVISION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN BOOK 2002C, PAGE 132 TOGETHER WITH TRACT NUMBERED NINETEEN A-1 (19A-1) OF THE PLAT OF PARADISE NORTH, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN VOLUME 90C, FOLIO 180. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 9-A11 HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,506,571.019 AND Y=1,533,206.142 BEARS N 69°33'26" W, A DISTANCE OF 59.90 FEET RUNNING THENCE 02.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°39'37", A RADIUS OF 65.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 22°42'53" W, 59.69 FEET TO A POINT OF CURVE LOCATED ON THE EASTERLY LINE OF UNSER BOULEVARD; THENCE ALONG THE EASTERLY LINE OF UNSER BOULEVARD FOR THE NEXT 4 CALLS:

60.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°24'38" AND HAVING A CHORD BEARING AND DISTANCE OF N 14°19'15" E, 60.69 FEET TO A POINT OF TANGENCY; N 24°01'57" E, A DISTANCE OF 277.97 FEET; N 23°57'22" E, A DISTANCE OF 20.54 FEET; 386.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5807.58 FEET, A CENTRAL ANGLE OF 03°48'59" AND HAVING A CHORD BEARING AND DISTANCE OF N 22°02'52" E, 386.77 FEET TO THE NORTHWEST CORNER; THENCE LEAVING THE EASTERLY LINE OF UNSER BOULEVARD, S 69°47'40" E, A DISTANCE OF 198.19 FEET TO THE NORTHEAST CORNER; THENCE S 00°10'41" W, A DISTANCE OF 309.86 FEET TO A POINT; THENCE N 89°49'17" W, A DISTANCE OF 68.62 FEET TO A POINT; THENCE S 00°18'4" W, A DISTANCE OF 517.88 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD; THENCE N 69°22'44" W, ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD, A DISTANCE OF 342.10 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD 60.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°20'03" AND HAVING A CHORD BEARING AND DISTANCE OF N 59°42'43" W, 60.45 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 5.7145 ACRES MORE OR LESS.

- SUBDIVISION DATA / NOTES**
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 8-A11 AND 9-A11, AS SHOWN HEREON.
 3. DISTANCES ARE GROUND DISTANCES.
 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF PARADISE NORTH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN PLAT BOOK 90C, FOLIO 182.
 6. BEARINGS AND DISTANCES IN BRACKETS [] ARE PER THE PLAT OF VILLAGE CENTER NORTH SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN PLAT BOOK 2002C, PAGE 132.
 7. GROSS AREA: 5.7145 ACRES
 8. NUMBER OF EXISTING TRACTS: 2
 9. NUMBER OF TRACTS CREATED: 4
 10. PROPERTY IS ZONED SU-1 FOR MIXED USE (FOR THE PORTION OF THE SITE WITHIN THE DESIGNATED VILLAGE CENTER) AND SU-1 FOR R-2 USES (FOR THAT PORTION OF THE SITE OUTSIDE THE DESIGNATED VILLAGE CENTER)
 11. NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.
 12. TRACTS 1, 2 AND 3 ARE SUBJECT TO RECIPROCAL CROSS ACCESS, DRAINAGE, UTILITIES AND PARKING AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
 13. MILEAGE OF FULL WIDTH STREETS CREATED: 0.0415
 14. THE 30' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS 1, 2, & 3. SAID EASEMENT IS TO BE MAINTAINED BY SAID OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1006-1004-1006-1010
 PROPERTY OWNER OF RECORD:
Unser + McMahon
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 12/7/09

SURVEYORS CERTIFICATE:

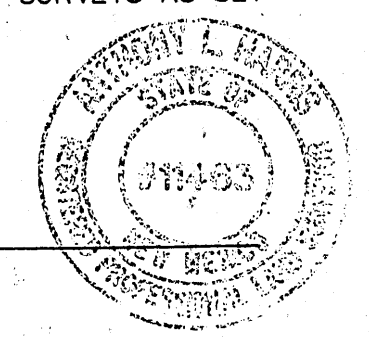
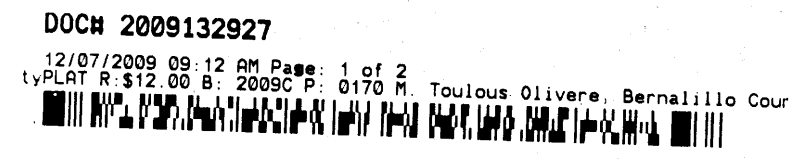
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 25th DAY OF Sept., 2009.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11463

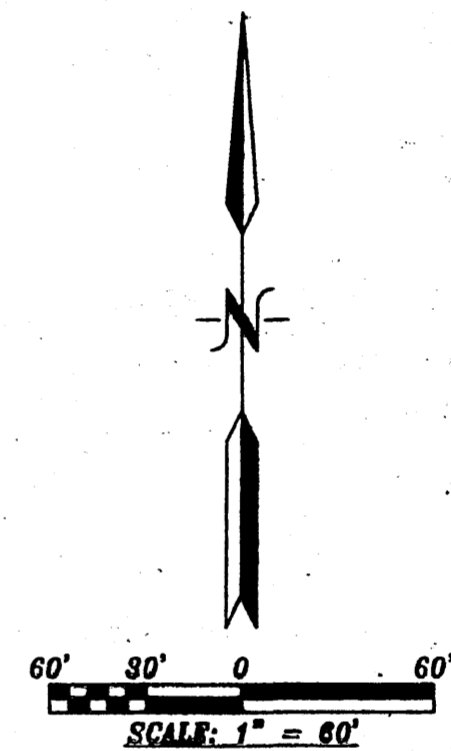
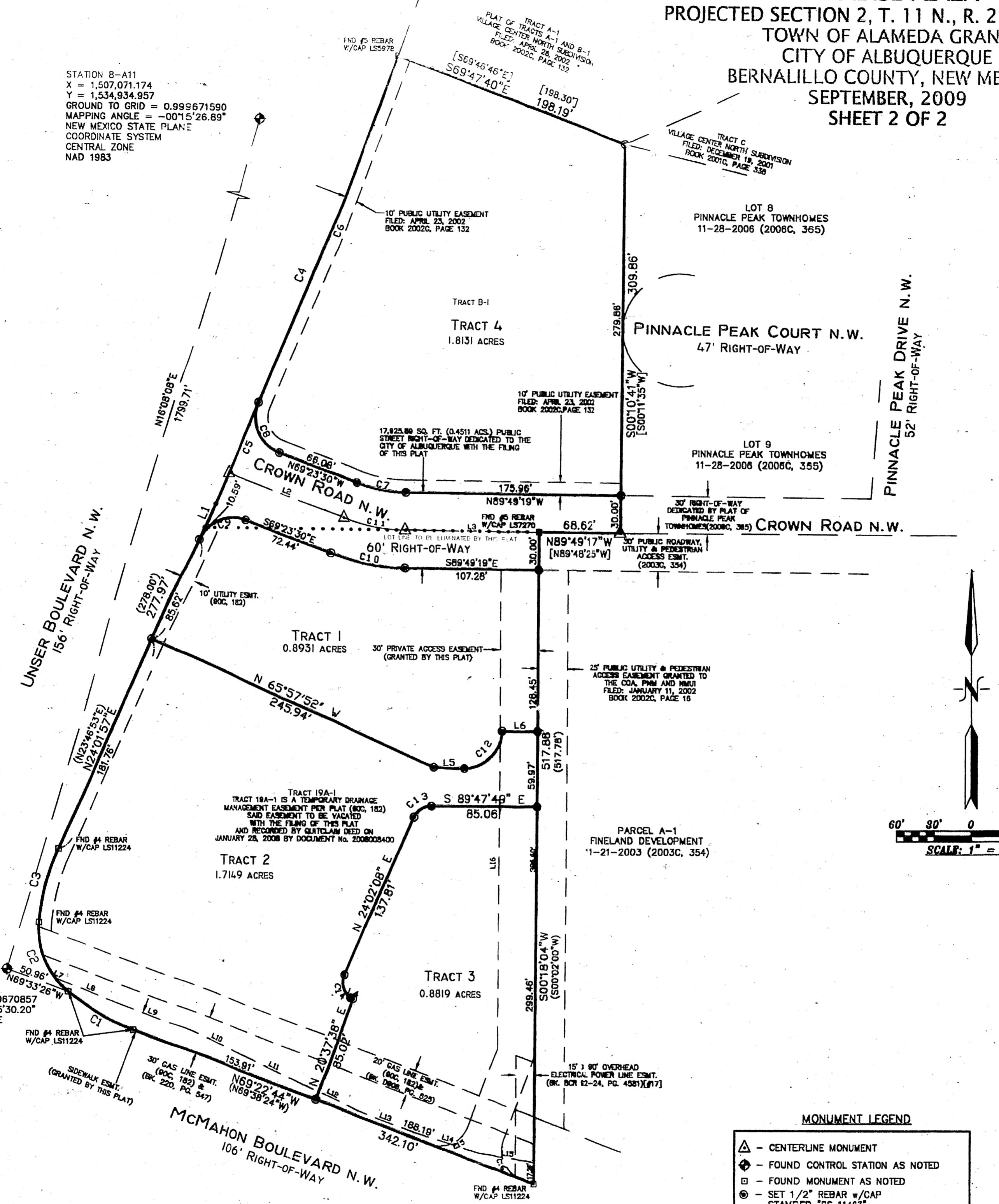
HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



0712PB12.DWG (SEPTEMBER, 2009)

**PLAT OF
TRACTS 1, 2, 3 & 4
PARADISE PLAZA
PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009
SHEET 2 OF 2**

STATION 8-A11
X = 1,507,071.174
Y = 1,534,934.957
GROUND TO GRID = 0.999671590
MAPPING ANGLE = -00°15'26.69"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983



MONUMENT LEGEND

	- CENTERLINE MONUMENT
	- FOUND CONTROL STATION AS NOTED
	- FOUND MONUMENT AS NOTED
	- SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

DOCH 2009132927
12/07/2009 08:12 AM Page 2 of 2
Total Area: 11.10 Acres
Bernalillo County

STATION 9-A11
X = 1,506,571.019
Y = 1,533,206.142
GROUND TO GRID = 0.999670857
MAPPING ANGLE = -00°15'30.20"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1983

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°20'03"	N 59°42'43" W	180.00	60.74	60.45
C2	54°39'37"	N 22°42'53" W	65.00	62.01	59.69
C3	19°24'38"	N 14°19'15" E	180.00	60.98	60.69
C4	03°48'59"	N 22°02'52" E	5807.58	386.84	386.77
C5	00°52'25"	N 23°31'10" E	5807.58	88.54	88.54
C6	02°56'35"	N 21°36'40" E	5807.58	298.30	298.27
C7	20°25'49"	S 79°36'25" E	115.00	41.01	40.79
C8	92°28'28"	S 23°09'16" E	30.00	48.42	43.33
C9	86°34'39"	S 67°19'12" W	30.00	45.33	41.14
C10	20°25'49"	S 79°36'25" E	175.00	62.40	62.07
C11	20°25'49"	S 79°36'25" E	145.00	51.70	51.43
C12	89°56'50"	N 45°13'47" E	30.00	47.10	42.41
C13	66°10'03"	S 57°07'10" W	15.00	17.32	16.38
C14	78°34'24"	S 15°15'04" E	15.00	20.57	19.00
C15	90°00'00"	N 65°37'16" E	25.00	39.27	35.36
C16	90°00'00"	S 24°22'44" E	25.00	39.27	35.36

NUMBER	DIRECTION	DISTANCE
L1	N 23°57'22" E	20.54'
L2	S 69°23'30" E	99.03'
L3	S 89°49'19" E	107.28'
L4	N 69°22'22" W	2.34'
L5	S 87°41'53" E	24.98'
L6	N 89°47'49" W	28.60'
L7	S 63°09'48" E	2.68'
L8	S 68°29'54" E	52.87'
L9	S 69°15'30" E	53.30'
L10	S 65°26'00" E	51.02'
L11	S 64°51'56" E	53.63'
L12	S 65°01'33" E	48.20'
L13	S 69°21'16" E	47.73'
L14	S 72°59'54" E	57.11'
L15	S 80°39'05" E	43.90'
L16	S 00°18'04" W	391.16'

0712PB12.DWG (SEPTEMBER, 2009)