

VICINITY MAP ZONE MAP NO. K-12-Z  
SCALE: N.T.S.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO EXISTING LOTS INTO ONE LOT AND GRANT ANY EASEMENT AS SHOWN.

**GENERAL NOTES**

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2010034445
- 4: BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "15-J12" AND "NM\_448\_C1".
- 5: BEARINGS ARE NMSP, GRID, NAD 83, DISTANCES ARE GROUND.
- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: SITE DATA: ZONING IS C-2.
- 8: WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATED WITH THE ABCWAU.
- 9: TOTAL AREA OF PROPERTY.....0.8464 ACRES.
- 10: NUMBER OF EXISTING TRACTS/LOTS.....2.
- 11: NUMBER OF TRACTS/LOTS CREATED.....1.
- 12: THIS PARCEL OF LAND SITUATE WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- 13: TO 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.

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS LOTS A AND B OF THE REPLAT OF PORTION OF LOTS 1 THROUGH 6, BLOCK 3, ZIMMERMAN ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 3, 1978 IN VOL. C12, FOLIO 198, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "15-JD12" BEARS N 61°26'15" E, A DISTANCE OF 2971.48 FEET;

THENCE S. 74°39'23" W, A DISTANCE OF 255.19 FEET TO SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND A POINT ON EASTERLY RIGHT-OF-WAY LINE OF 48TH STREET, SW;

THENCE N. 15°18'54" W, A DISTANCE OF 120.05 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY, 39.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N. 29°40'33" E., A DISTANCE OF 35.35 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, SW;

THENCE N. 74°40'00" E, A DISTANCE OF 230.15 FEET TO NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S. 15°20'00" E, A DISTANCE OF 145.00 FEET TO SOUTHEAST CORNER AND POINT OF BEGINNING CONTAINING 0.8464 ACRES (36,870.56 SQ.FT.), MORE OR LESS;

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Robert B. Feldman DATE: 2-3-2010

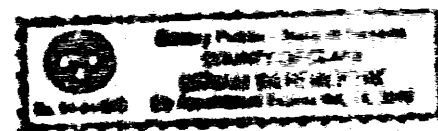
OWNER(S) PRINT NAME: Robert B. Feldman

**ACKNOWLEDGMENT**

STATE OF Nevada ) S.S.  
COUNTY OF Clark )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb

20 10 BY Robert B. Feldman



NOTARY

MY COMMISSION EXPIRES: Oct. 16/2010

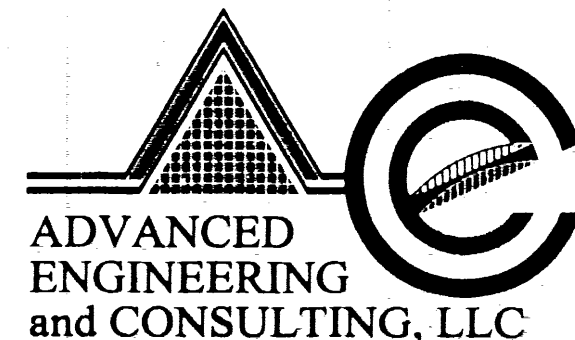
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 1012057-20554, 1012057-20555

PROPERTY OWNER OF RECORD: Auto Insurance America NM INC

BERNALILLO CO. TREASURER'S OFFICE: Richard 2/19/2010

DOCH 2010023334  
03/19/2010 03:09 PM Page: 1 of 2  
PLAT R:\$12.00 B: 2010C P: 0036 M. Toujous Oliveira, Bernalillo Co.  
DRAWING: 913-PLAT.DWG | DRAWN BY: SBB | DATE: 02-03-10



4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

**PLAT OF  
LOT A-1, BLOCK 3  
ZIMMERMAN ADDITION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2010**

PROJECT NO. 1CO8190

APPLICATION NO. 10DRB-70044

**UTILITY APPROVALS:**

Jermano Kipl 2-9-10  
DATE  
NEW MEXICO ELECTRIC SERVICES

Chubert 2/16/2010  
DATE  
NEW MEXICO GAS COMPANY

Carroll 2/16/10  
DATE  
QWEST TELECOMMUNICATIONS

Robert Manning 2-9-10  
DATE  
COMCAST

**APPROVALS:**

Robert B. Feldman 2-8-10  
DATE  
CITY SURVEYOR

Robert B. Feldman 02/17/10  
DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

Ulan Peter 02/17/10  
DATE  
ABCWAU

Christina Bandora 2/17/10  
DATE  
PARKS AND RECREATION DEPARTMENT

Bradley D. Bingham 2/17/10  
DATE  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

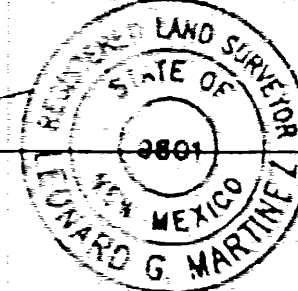
Bradley D. Bingham 2/17/10  
DATE  
CITY ENGINEER

Leonard Martinez 2/17/10  
DATE  
DRP CHAIRPERSON, PLANNING DEPARTMENT

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez 2/17/2010  
DATE  
LEONARD MARTINEZ P.S. # 9801



**PLAT OF  
LOT A-1, BLOCK 3  
ZIMMERMAN ADDITION**  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2010

L=39.26' (39.27')  
R=25.00' (25.00')  
DELTA=89°58'54" (90°00'00")  
CHORD BEARING=N 29°40'33" E  
(N 29°40'00" E)  
CHORD LENGTH=35.35' (35.36')

**CENTRAL AVENUE S.W.**  
100' ROW

3' PUBLIC SIDEWALK  
EASEMENT GRANTED TO  
CITY OF ALBUQUERQUE  
BY THIS PLAT

5' POWER &  
TELEPHONE EASEMENT  
FILED 2/03/78, Vol. C12, FOLIO 198

7' PUE  
GRANTED BY  
THIS PLAT

THE ELY. 45' OF LOT 1, BLOCK 3  
ZIMMERMAN ADDITION  
FILED 1/30/37, Vol. C, FOLIO 48

ACS MONUMENT "NM\_448\_C1"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1505010.213  
Y = 1435337.932-NAD 1983  
EL. = 5076.696 NAVD 1988  
G-G = 0.999682094  
DELTA ALPHA = -00°15'36.48"

**LOT A-1**  
AREA=0.8464 AC  
(36,870.56 SF)

FOUND NO. 4 REBAR  
W/ CAP "7002"

7' PUE  
GRANTED BY  
THIS PLAT

ELIMINATED BY THIS PLAT  
LOT LINE TO BE

5' DITCH EASEMENT  
FILED 1/30/37, Vol. C, FOLIO 48

P.O.B.

FOUND NO. 4 REBAR  
W/ TAG "7002"

ACS MONUMENT "15-J12"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1511214.742  
Y = 1487534.543-NAD 1983  
EL. = 4965.627 NAVD 1988  
G-G = 0.999685508  
DELTA ALPHA = -00°14'53.77"

255.19' (255.00')  
LOT A, BLOCK 3  
ZIMMERMAN ADDITION  
FILED 11/29/47, BOOK A,  
PAGE 62

LOT B, BLOCK 3  
ZIMMERMAN ADDITION  
FILED 11/29/47, BOOK A,  
PAGE 62

LOT 7, BLOCK 3  
ZIMMERMAN ADDITION  
FILED 1/30/37, Vol. C, FOLIO 48

**48TH STREET S.W.**  
50' ROW

N 15°18'54" W (N 15°20'00" W)  
120.05' (120.00')

S 74°39'23" W (S 74°40'00" W)

FOUND NO. 4 REBAR  
W/ CAP "7002"

**PUBLIC UTILITY EASEMENTS**

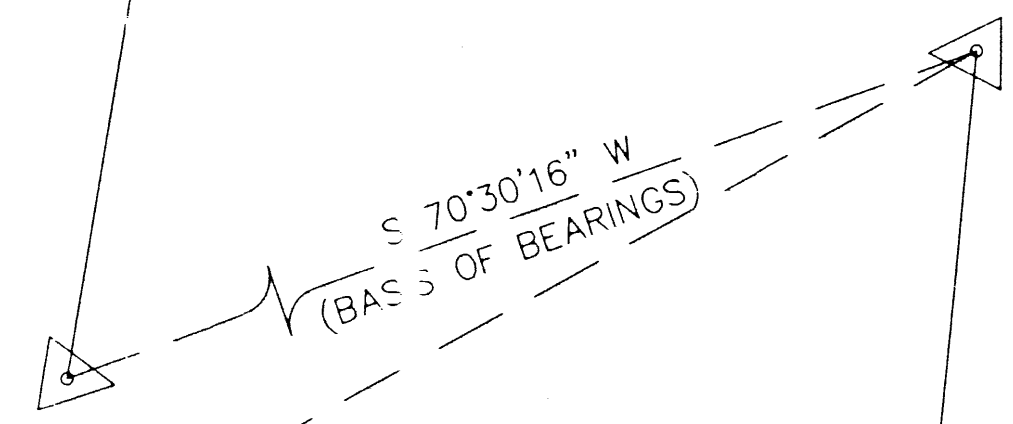
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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

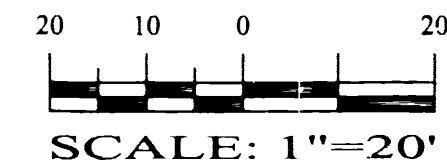
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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



**GRAPHIC SCALE**



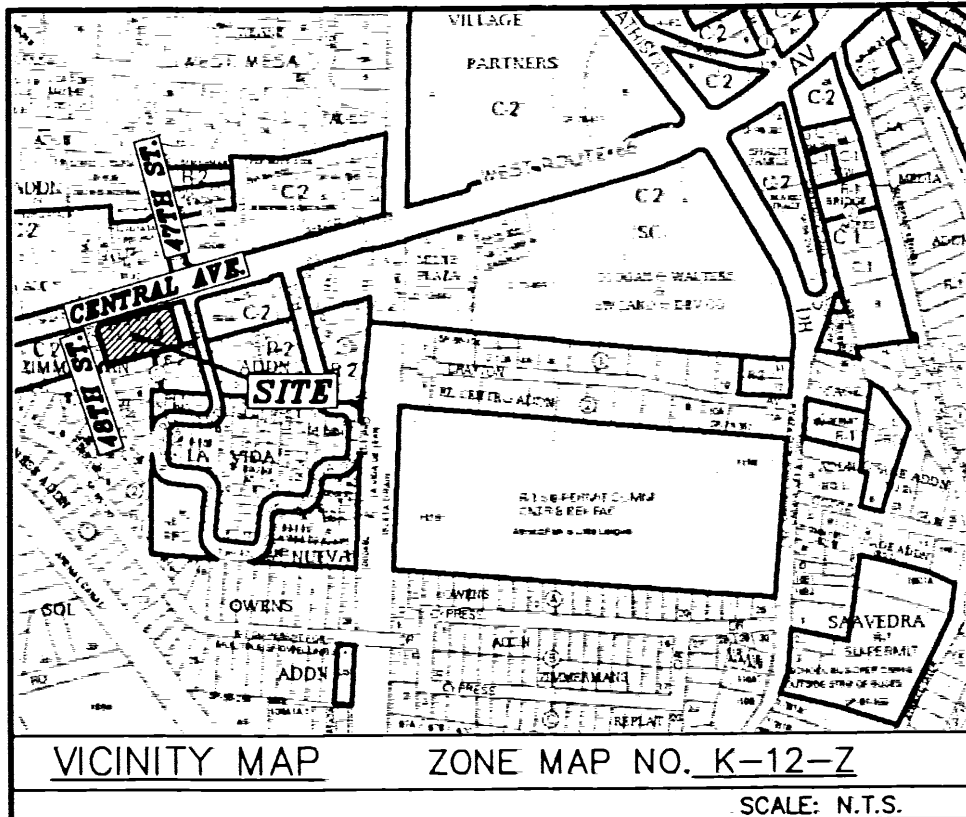
DOC# 2010023334

03/19/2010 03:09 PM Page: 2 of 2  
PLAT # 12 00 B: 2010C P: 0036 M. Toulous Olivere, Bernalillo Co.



**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS LOTS A AND B OF THE REPLAT OF PORTION OF LOTS 1 THROUGH 6, BLOCK 3, ZIMMERMAN ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 3, 1978 IN VOL. C12, FOLIO 198, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**PLAT OF  
LOT A-1, BLOCK 3  
ZIMMERMAN ADDITION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2010**

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

**UTILITY APPROVALS:**

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

NEW MEXICO GAS \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**APPROVALS:**

*[Signature]* \_\_\_\_\_ **2-8-10**  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

ABCWAJ \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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*Leonard Martinez* \_\_\_\_\_ **2/1/2010**  
LEONARD MARTINEZ P.S. # 9801 \_\_\_\_\_ DATE \_\_\_\_\_

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**GENERAL NOTES**

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
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- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
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OWNER(S) SIGNATURE: *Robert B. Feldman* \_\_\_\_\_ DATE: **2-3-2010**  
OWNER(S) PRINT NAME: **Robert B. Feldman** \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF Nevada )  
COUNTY OF Clark ) S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb.  
20 10, BY *William Kerasiuk* \_\_\_\_\_

\_\_\_\_\_  
NOTARY MY COMMISSION EXPIRES: **Oct. 16/2010**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**ADVANCED  
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4416 ANAHEIM AVE., NE  
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PLAT OF  
**LOT A-1, BLOCK 3**  
**ZIMMERMAN ADDITION**  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2010

L=39.26' (39.27')  
 R=25.00' (25.00')  
 DELTA=89°58'54" (90°00'00")  
 CHORD BEARING=N 29°40'33" E  
 (N 29°40'00" E)  
 CHORD LENGTH=35.35' (35.36')

FOUND NO. 4 REBAR  
 W/ CAP "7002"

48TH. STREET S.W.  
 50' ROW  
 N 15°18'54" W (N 15°20'00" W)  
 1200.05' (1200.00')

CENTRAL AVENUE S.W.  
 100' ROW

N 74°40'00" E (N 74°40'00" E)  
 230.15' (230.00')

5' POWER &  
 TELEPHONE EASEMENT  
 FILED 2/03/78, Vol. C12, FOLIO 198

**LOT A-1**  
 AREA=0.8464 AC  
 (36,870.56 SF)

ELIMINATED BY THIS PLAT  
 LOT LINE TO BE

5' DITCH EASEMENT  
 FILED 1/30/37, Vol. C, FOLIO 48

LOT A, BLOCK 3  
 ZIMMERMAN ADDITION  
 FILED 11/29/47, BOOK A,  
 PAGE 62

FOUND NO. 4 REBAR  
 W/ TAG "7002"  
 LOT B, BLOCK 3  
 ZIMMERMAN ADDITION  
 FILED 11/29/47, BOOK A,  
 PAGE 62

LOT 7, BLOCK 3  
 ZIMMERMAN ADDITION  
 FILED 1/30/37, Vol. C, FOLIO 48

FOUND NO. 4 REBAR  
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S 74°39'23" W (S 74°40'00" W)  
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S 15°20'00" E (S 15°20'00" E)  
 145.00' (145.00')

THE ELY. 45' OF LOT 1, BLOCK 3  
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 FILED 1/30/37, Vol. C, FOLIO 48

P.O.B.

N 61°26'15" E  
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 G-G = 0.999685508  
 DELTA ALPHA = -00°14'53.77"



GRAPHIC SCALE



SCALE: 1"=20'



ADVANCED  
 ENGINEERING  
 and CONSULTING, LLC

4416 ANAHEIM AVE, NE  
 ALBUQUERQUE, NEW MEXICO 87113  
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SHEET 2 OF 2