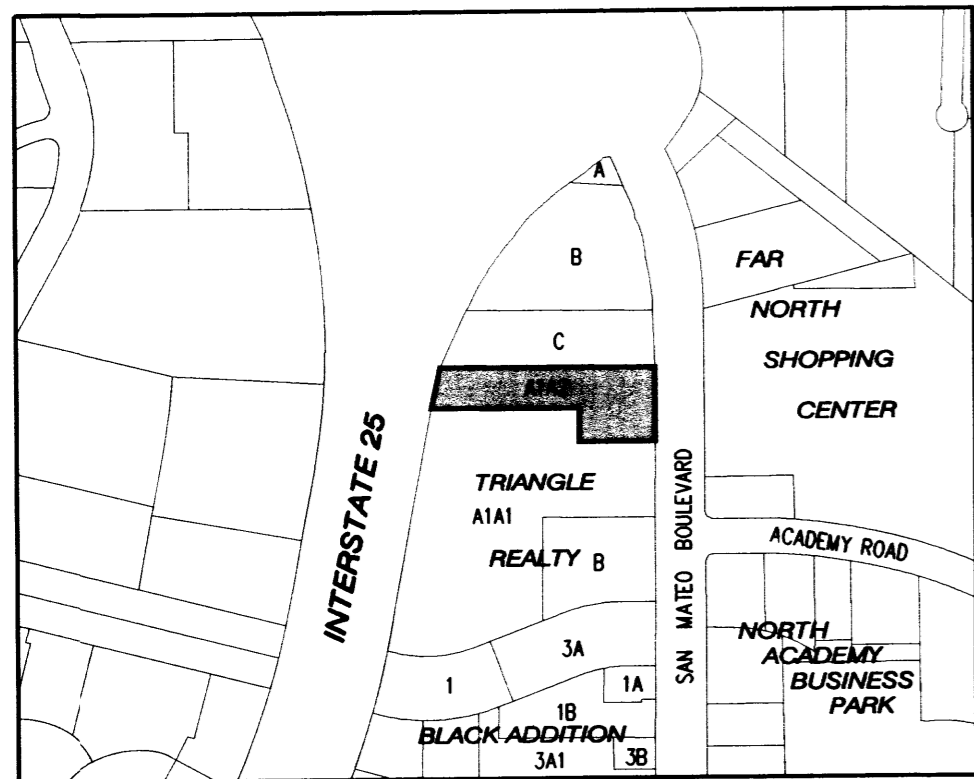
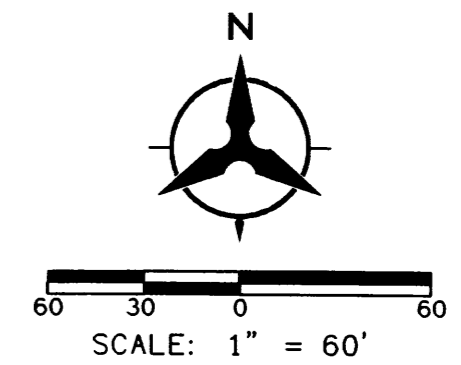


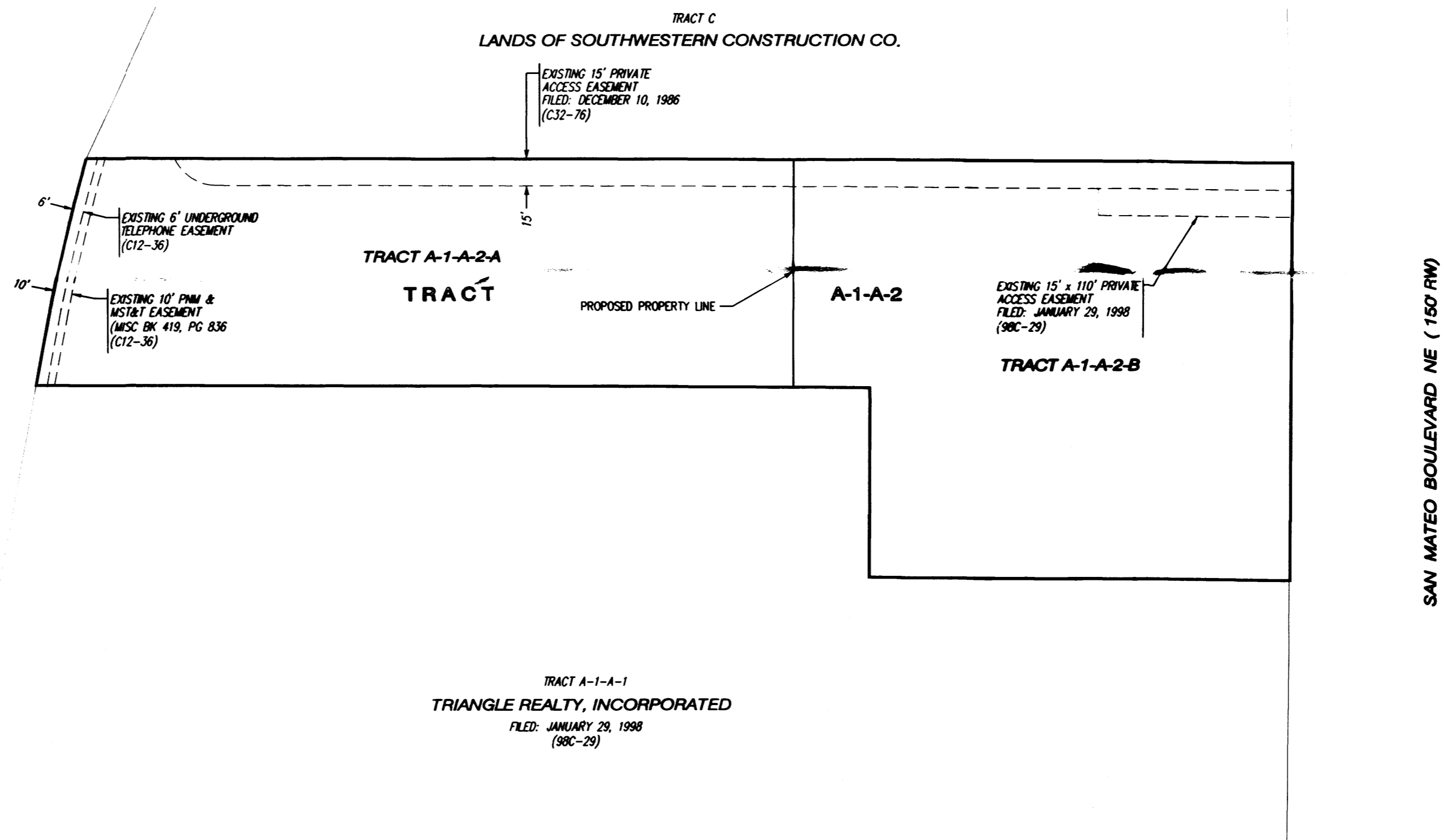
SKETCH PLAT OF  
**TRACTS A-1-A-2-A & A-1-A-2-B**  
**TRIANGLE REALTY, INC.**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2010



**LOCATION MAP**

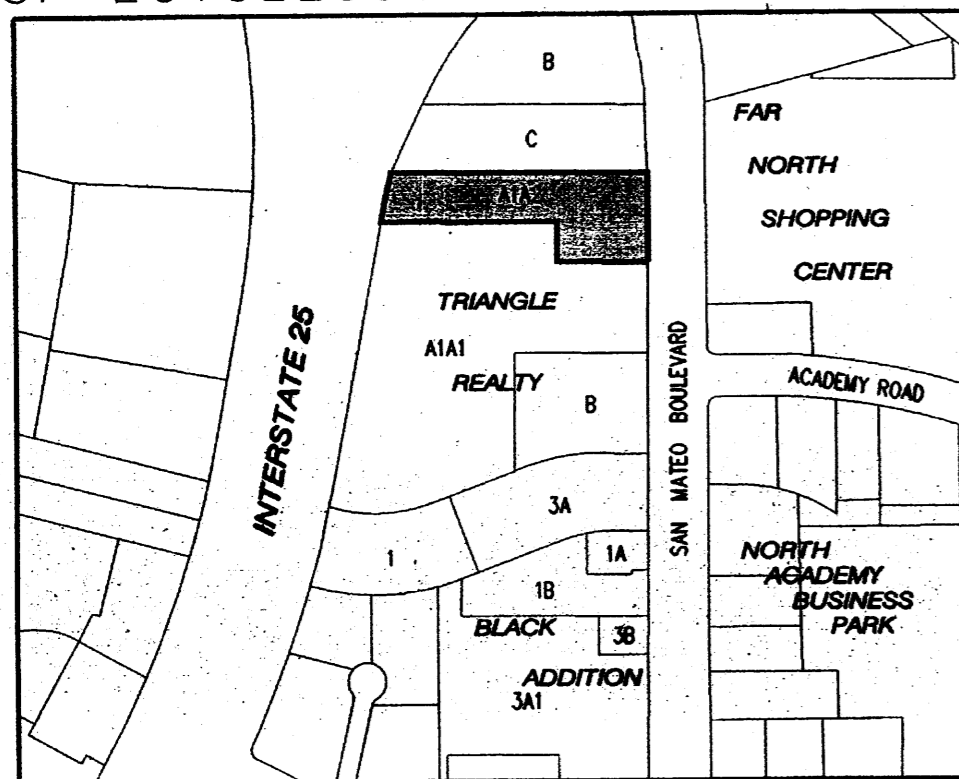
ZONE ATLAS INDEX MAP No. E-17  
 NOT TO SCALE



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 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SP-2010223395



LOCATION MAP  
ZONE ATLAS INDEX MAP No. E-17  
NOT TO SCALE

DESCRIPTION

A certain tract of land located within the Elena Gallegos Grant, within Projected Section 26, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1-A-2, Triangle Realty, Incorporated, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 29, 1998 in Book 98C, page 29 as Document Number 98009724.

Tract contains 2.5884 acres of land, more or less.

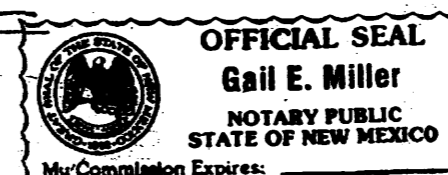
FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situated within the Elena Gallegos Grant, within Projected Section 26, Township 11 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1-A-2, Triangle Realty, Incorporated, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1998 in Book 98C, page 29, now comprising Tracts A-1-A-2-A and A-1-A-2-B, Triangle Realty, Incorporated, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) hold complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of Bernalillo County and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

SANDIA FOUNDATION

BY: Robert M. Goodman, President & CEO  
Sandia Foundation

State of New Mexico )  
County of Bernalillo )



This instrument was acknowledged before me on 7 day of June, 2010, by Robert M. Goodman, President and CEO of Sandia Foundation.

My Commission Expires: 6/22/2013 Gail E. Miller  
Notary Public

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is the Inverse between City of Albuquerque Control Monuments "NM 387-1" and "9-F18". Bearing = S00°18'53"E
- 2. Record Bearings and distances of the Plat of Tracts A-1-A-1 & A-1-A-2, Triangle Realty, Incorporated, filed on January 29, 1998 in Book 98C, Page 29 are shown in parenthesis ( ).
- 3. Distances are ground distances.
- 4. All interior tract corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMTATZKI PS 16469".
- 5. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
- 6. A Private Reciprocal Cross Lot Drainage Easement upon Tracts A-1-A-2-A and A-1-A-2-B is granted with the filing of this plat for the benefit of Tracts A-1-A-2-A and A-1-A-2-B. Each lot owner will be responsible for the maintenance of this easement.
- 7. Tract is subject to existing Reciprocal Easements for access, utilities, and drainage between Tracts A-1-A-1 & A-1-A-2 filed January 30, 1993, pages 386-394 as Document No. 98011185, records of Bernalillo County, NM.
- 8. Tract is subject to an agreement between Sunwest Bank of Albuquerque and Sandia Foundation to create an access easement on Tract B, Triangle Realty, Inc. serving Tract A-1-A upon start of construction, filed April 29, 1998 in Misc. Book 346A, pages 335-351.
- 9. There is no access to tract A-1-A-2A from the NMSHTD frontage road, unless granted by NMSHTD.
- 10. Plat was prepared with Title Commitment issued by Stewart Title Company, File Number 10050304 Effective Date: May 13, 2010 at 8:00 a.m.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: June 7, 2010



PLAT OF  
TRACTS A-1-A-2-A & A-1-A-2-B  
TRIANGLE REALTY, INC.

(A REPLAT OF TRACT A-1-A-2, TRIANGLE REALTY, INC.)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2010

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

PLAT APPROVAL

UTILITY APPROVALS:

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

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

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

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

TIME WARNER \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
CITY SURVEYOR \_\_\_\_\_ DATE 6-7-10

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

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

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

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

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATION

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

PARCEL # \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION DATA

- 1. DRB No.
- 2. Zone Atlas Index Nos. E-17.
- 3. Gross Subdivision Acreage: 2.5884 Acres
- 4. Total Number of Tracts Created: Two (2) Tracts.
- 5. No Streets were created.
- 6. Date of Survey: May, 2010.
- 7. Plat is located within the Elena Gallegos Grant, Projected Section 26, T11N, R3E, NMPM., City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-1-A-2, Triangle Realty, Incorporated, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1998 in Book 98C, page 29 into two (2) Tracts and to grant easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

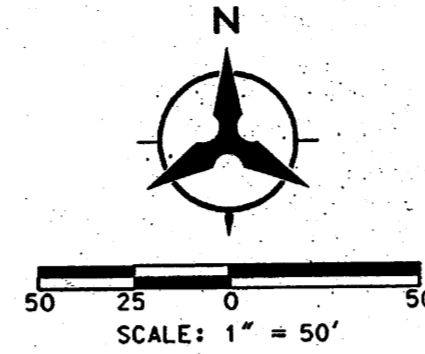
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

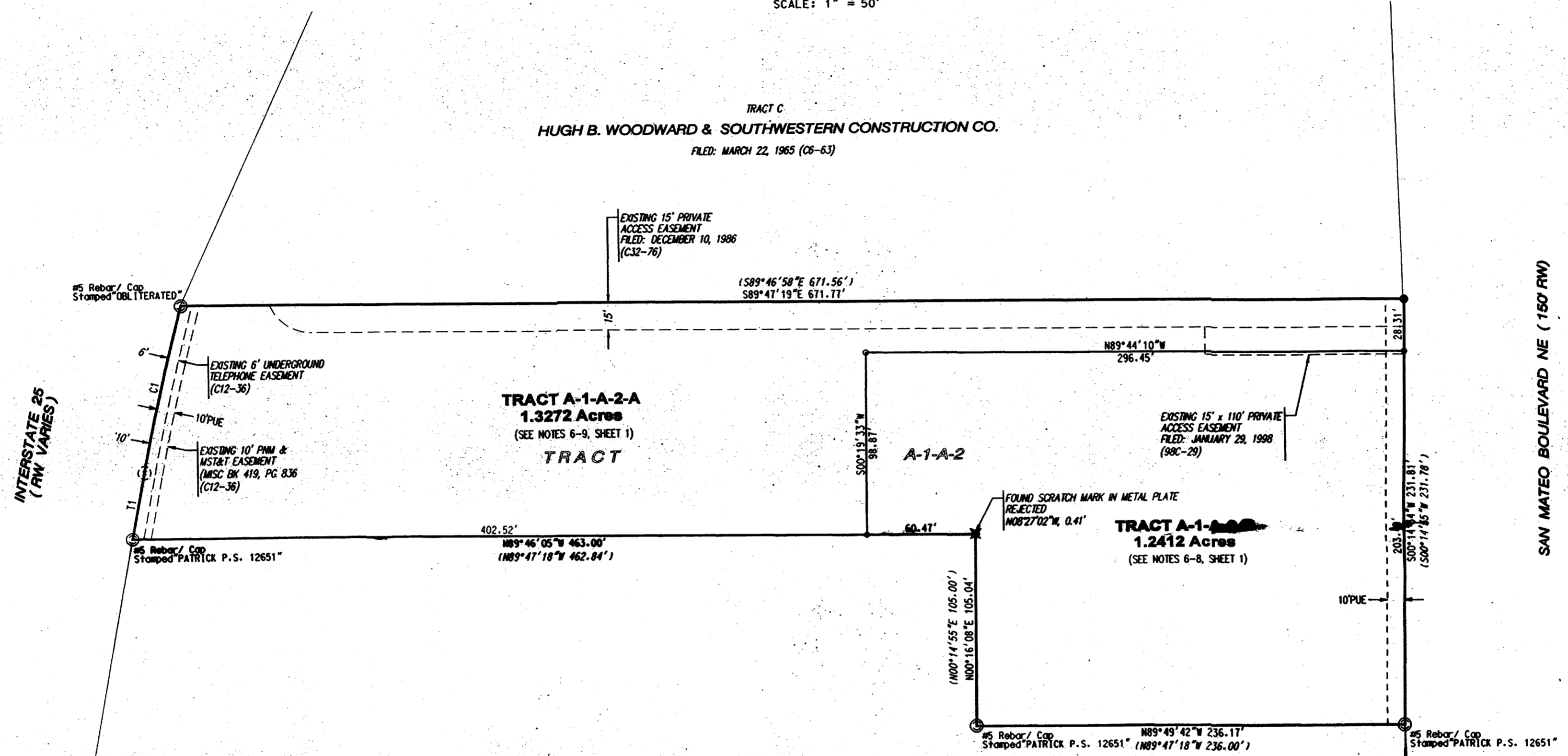
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

**Bohannon & Huston**  
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF  
**TRACTS A-1-A-2-A & A-1-A-2-B**  
**TRIANGLE REALTY, INC.**  
 (A REPLAT OF TRACT A-1-A-2, TRIANGLE REALTY, INC.)  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2010



TRACT C  
**HUGH B. WOODWARD & SOUTHWESTERN CONSTRUCTION CO.**  
 FILED: MARCH 22, 1965 (06-63)



**TRACT A-1-A-2-A**  
**1.3272 Acres**  
 (SEE NOTES 6-9, SHEET 1)  
**TRACT**

**A-1-A-2**

**TRACT A-1-A-2-B**  
**1.2412 Acres**  
 (SEE NOTES 6-8, SHEET 1)

TRACT A-1-A-1  
**TRIANGLE REALTY, INCORPORATED**  
 FILED: JANUARY 29, 1998  
 (98C-29)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #6 REBAR/ NO CAP
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	SCRATCH MARK AS NOTED
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	04°50'48"	46.38'	92.70'	1095.92'	92.68'	N13°03'03"E
	(04°50'25")	(46.32')	(92.58')	(1093.92')	(92.55')	(N13°02'45"E)

Tangent Data		
ID	BEARING	DISTANCE
T1	N10°50'02"E	37.04'
T1	(N10°44'25"E)	(37.23')

NMSHC BRASS DISC STAMPED "NM 367-1"  
 GEOGRAPHIC POSITION (NAD83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N=1,508,250.871 E=1,539,848.309  
 GROUND TO GRID FACTOR = 0.999666098  
 DELTA ALPHA = -011'37.16"  
 NAVD 1988 ELEVATION = 5213.212



SHEET 2 OF 2

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES