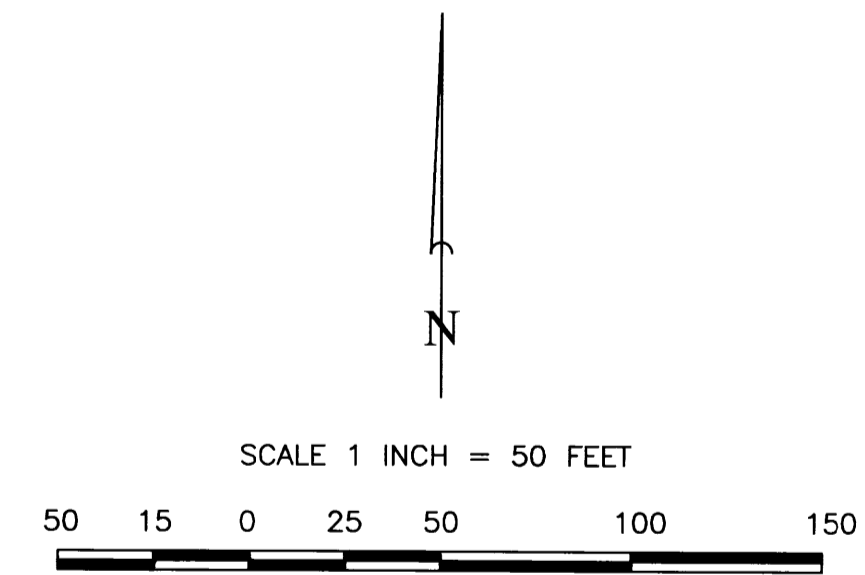
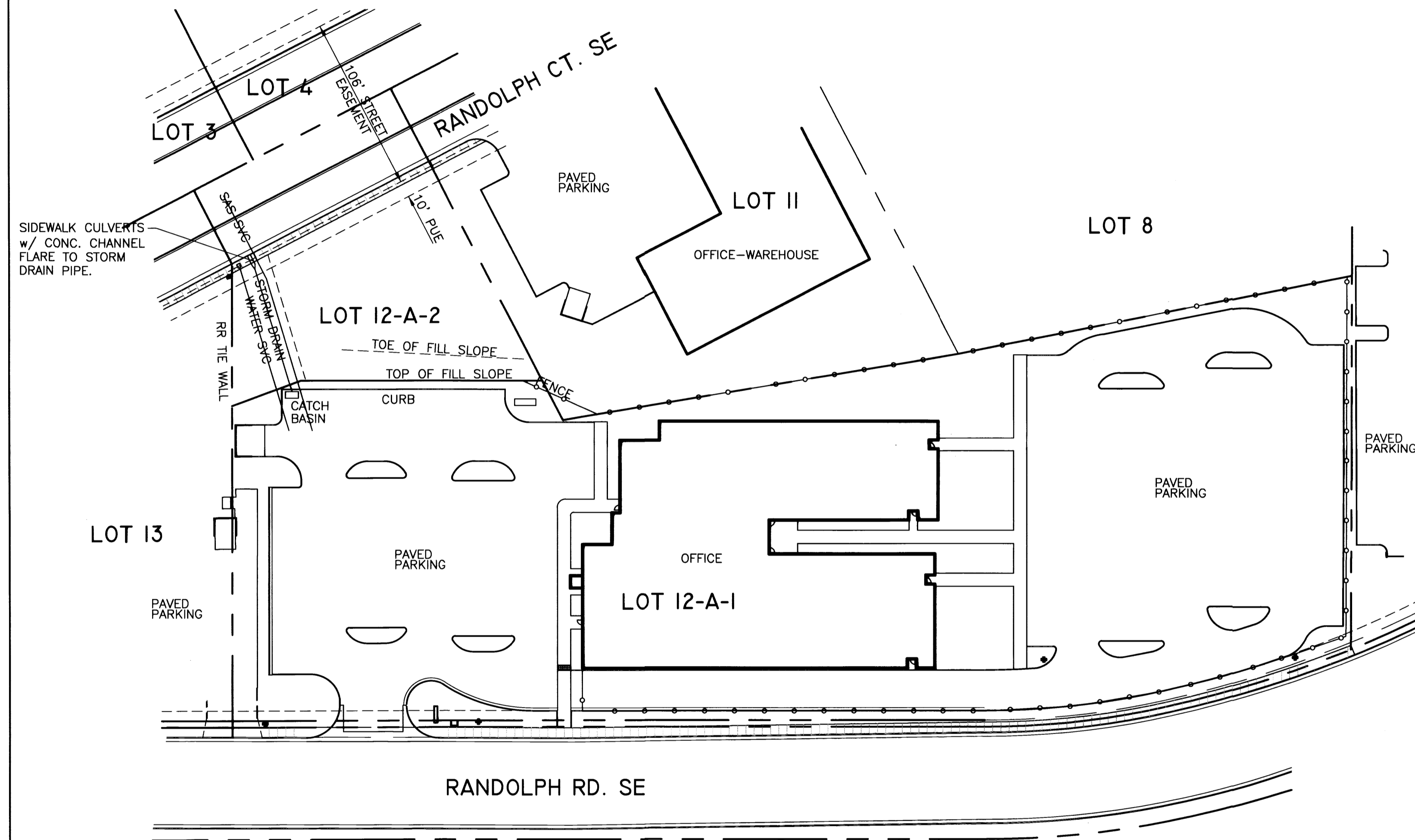
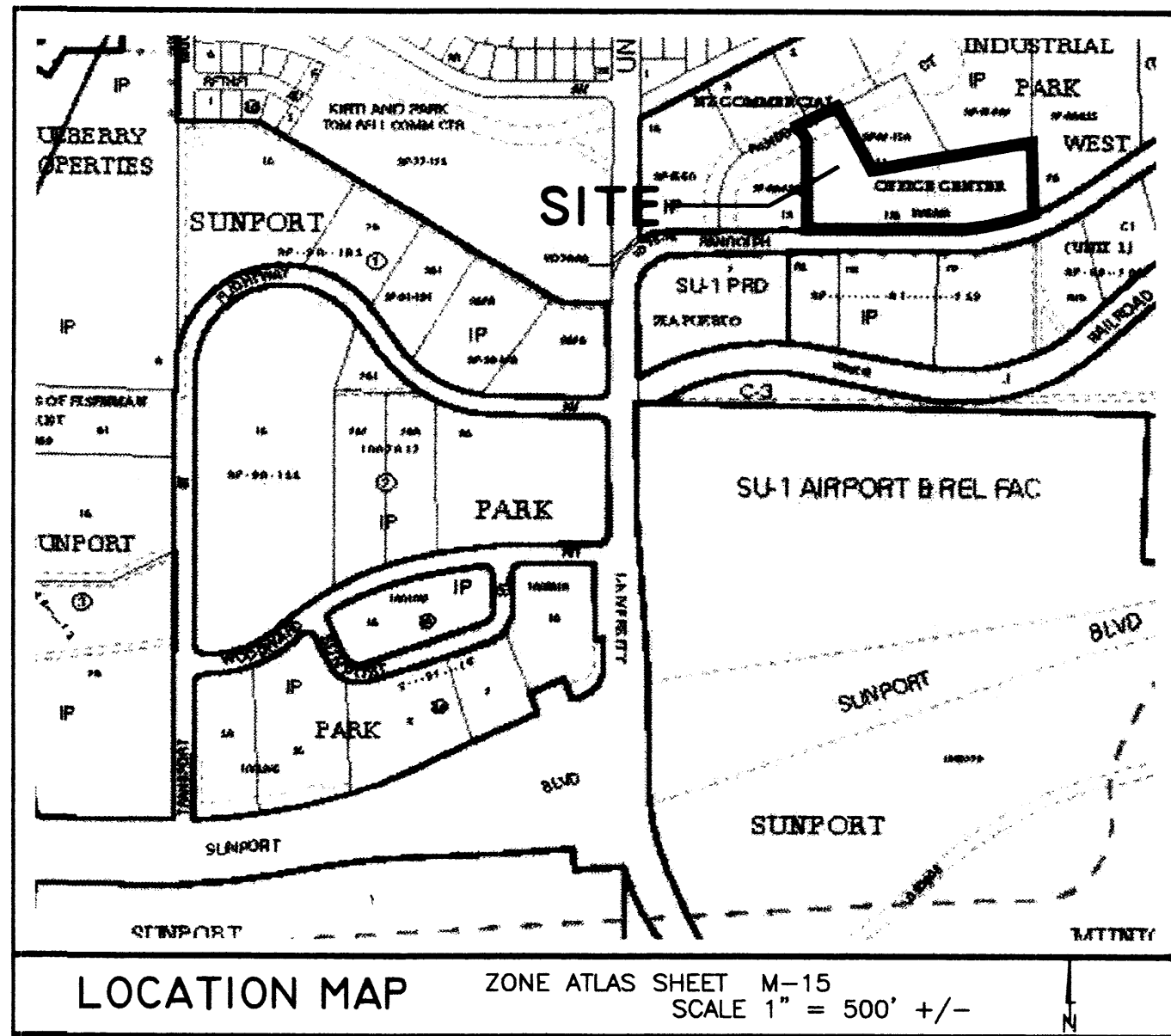


TOPO MAP OF
 LOTS 12-A-1 AND 12-A-2
 NZ COMMERCIAL -
 OFFICE CENTER





LOCATION MAP ZONE ATLAS SHEET M-15 SCALE 1" = 500' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-015-065-26532210403

PROPERTY OWNER OF RECORD:

Randolph Project LLC

BERNALILLO COUNTY TREASURER'S OFFICE:

Heidi Skow 5-21-14

PUBLIC UTILITY EASEMENT APPROVALS

<u>[Signature]</u>	9/17/13
QWEST COMMUNICATIONS / d/b/a CENTURYLINK	DATE
<u>[Signature]</u>	9-17-13
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
<u>[Signature]</u>	12/11/2013
NEW MEXICO GAS COMPANY	DATE
<u>[Signature]</u>	12/12/13
COMCAST CABLE	DATE

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

QWEST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services. 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 the 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 purposes set forth herein. No building, sign, 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 the transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF CITY OF ALBUQUERQUE, IN PROJECTED SECTION 33, T10N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT 12-A, NZ COMMERCIAL - OFFICE CENTER FILED IN OF THE COUNTY CLERK OF BERNALILLO ON JUNE 04, 2007 IN BOOK 2007C, PAGE 154 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 83) GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12-A FROM WHENCE THE ACS MONUMENT 1-25-30 BEARS N51°07'42"W A DISTANCE OF 3629.78 FEET; THENCE,

N62°35'40"E, 132.49 FEET ALONG THE CENTER OF EASEMENT OF RANDOLPH CT. SE TO A POINT; THENCE DEPARTING THE CENTER OF EASEMENT, S27°24'20"E, 229.02 FEET TO A POINT; THENCE, N80°31'36"E, 243.31' TO A POINT; THENCE, N78°45'19"E, 245.08' FEET TO POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12-A; THENCE, S00°08'10"W, 220.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 12-A AND ON THE NORTHERLY RIGHT-OF-WAY OF RANDOLPH RD. SE; THENCE, SOUTHWESTERLY, 118.74 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 697.35 FEET AND A LONG CHORD OF 118.60 FEET BEARING S72°32'25"W TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF RANDOLPH RD. SE; THENCE, SOUTHWESTERLY, 111.44 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 507.97 FEET AND A LONG CHORD OF 111.22 FEET BEARING S83°42'11"W TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF RANDOLPH RD. SE; THENCE, S89°59'17"W, 456.12' TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF RANDOLPH RD. SE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF RANDOLPH RD. SE, N00°00'46"W, 277.99' TO A POINT; THENCE, N27°24'20"W, 50.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.8379 ACRES MORE OR LESS.

NOTES

1. MILES OF FULL WIDTH STREETS CREATED BY THIS PLAT: 0.0000 MILES.
2. CURRENT SUBDIVISION ZONING: IP
3. TOTAL NUMBER OF LOTS: EXISTING - 1, PROPOSED - 2
4. MONUMENT DATA & BASIS OF BEARINGS; (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 1983 AND NAVD 1988.)
 ACS "1-25-30"
 N = 1,477,335.008 MAPPING ANGLE = -00°13'23.37"
 E = 1,524,161.652 GROUND TO GRID
 ELEVATION = 5041.300 FACTOR = 0.999678244

 ACS "KOAT"
 N = 1,533,533.274
 E = 1,580,452.068

5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
6. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 1983) GRID BEARINGS.
7. SEE PAGE 2 FOR LOT CORNER IDENTIFICATION.
8. NO STREET CENTERLINE MONUMENTATION IS INSTALLED.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE CITY OF 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; SHOWS ALL EASEMENTS OF RECORD OR SHOWN IN THE TITLE POLICY PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO. (27-041-92-1386459) OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 08/15/13
 JEAN J. BORDENAVE, NMPE&LS NO. 15110



PLAT OF
LOTS 12-A-1 AND 12-A-2
NZ COMMERCIAL -
OFFICE CENTER
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013

APPROVALS

PROJECT NO. 1009536	APPLICATION NO. 13-70674
<u>[Signature]</u>	7-9-13
CITY OF ALBUQUERQUE SURVEYOR	DATE
<u>[Signature]</u>	9-18-13
PARKS AND RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	9-18-13
AMAFCA	DATE
<u>[Signature]</u>	9-18-13
CITY ENGINEER	DATE
<u>[Signature]</u>	09/18/13
ABCWUA	DATE
<u>[Signature]</u>	12-16-13
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	12-17-13
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 12-A INTO 2 LOTS, DENOTED LOTS 12-A-1 AND 12-A-2 AND GRANT A PRIVATE UTILITY AND DRAINAGE EASEMENT.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED;

GRANT A SPECIFIC PRIVATE UTILITY AND DRAINAGE EASEMENT AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO.

RANDOLPH PROJECT, LLC

[Signature] 8/15/13
 TIMOTHY C. THOMPSON, MANAGING MEMBER

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS



NOTARY PUBLIC:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/23/2013

BY [Signature], MANAGING MEMBER OF RANDOLPH PROJECT, LLC

MY COMMISSION EXPIRES: 9/11/2016

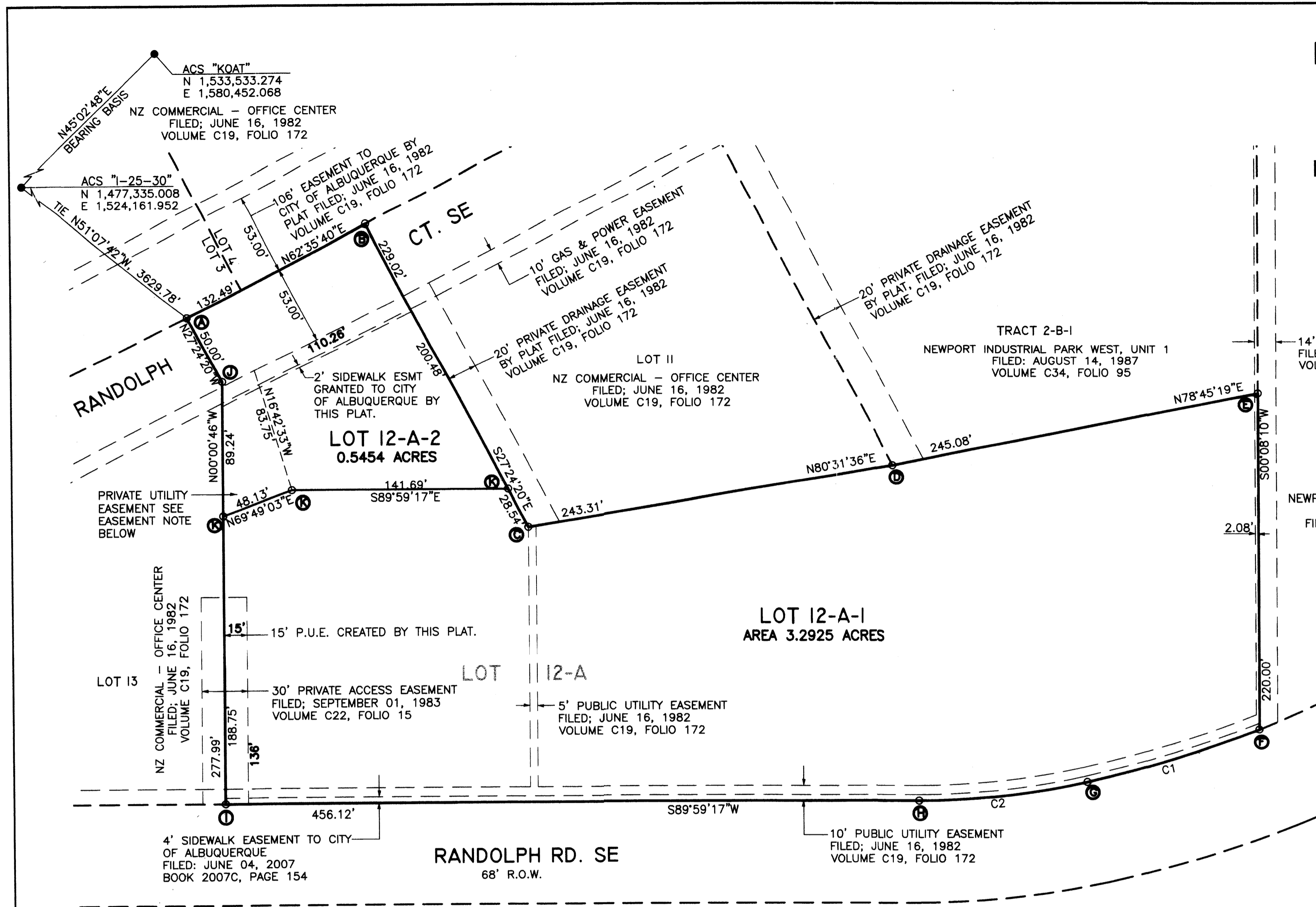
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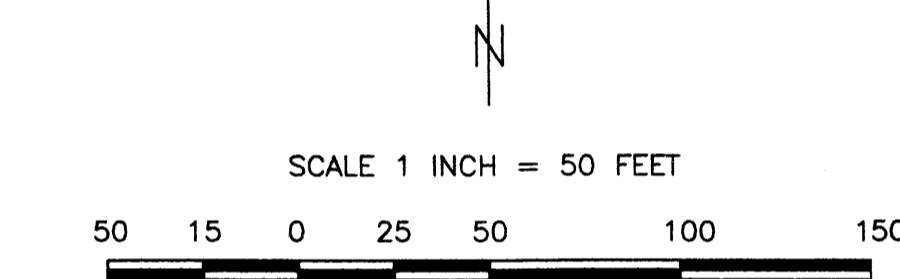
BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199-1194
 OFFICE(505)823-1344 FAX (505)821-9105
 CELL(505)480-6812 jakebordenave@comcast.net

PLAT OF
LOTS 12-A-1 AND 12-A-2
NZ COMMERCIAL -
OFFICE CENTER
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013



TRACT 2-B-1
 NEWPORT INDUSTRIAL PARK WEST, UNIT 1
 FILED: AUGUST 14, 1987
 VOLUME C34, FOLIO 95

TRACT 2A
 NEWPORT INDUSTRIAL PARK-WEST
 UNIT 1
 FILED: DECEMBER 10, 1986
 VOLUME C32, FOLIO 74



- PROPERTY CORNER IDENTIFICATION**
- Ⓐ FOUND REBAR w/ CAP #5110
 - Ⓑ FOUND BENT REBAR, w/ TAG #5110
 - Ⓒ FOUND BENT REBAR w/ TAG #5110
 - Ⓓ FOUND BENT REBAR w/ TAG #5110
 - Ⓔ FOUND REBAR w/ CAP #1817, w/ TAG #5110
 - Ⓕ FOUND REBAR w/CAP #5110
 - Ⓖ FOUND REBAR w/CAP #5110
 - Ⓗ FOUND BENT REBAR w/ CAP #1817 w/ TAG #5110
 - Ⓘ FOUND PK NAIL IN ASPHALT
 - Ⓚ FOUND CURB SCRATCH
 - Ⓛ SET REBAR w/ CAP BORDENAVE #5110

EASEMENT NOTE:
 PRIVATE EASEMENT ON LOT 12-A-2 FOR PRIVATE UTILITIES FOR THE BENEFIT OF LOT 12-A-1 CREATED BY THIS PLAT. MAINTENANCE OF UTILITIES AND REPAIR OF SURFACE FACILITIES, INCLUDING THE SIDEWALK CULVERT, (DUE TO UTILITY MAINTENANCE) IS THE RESPONSIBILITY OF THE OWNER OF LOT 12-A-1.

SURVEY NOTE:
 RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN {}.

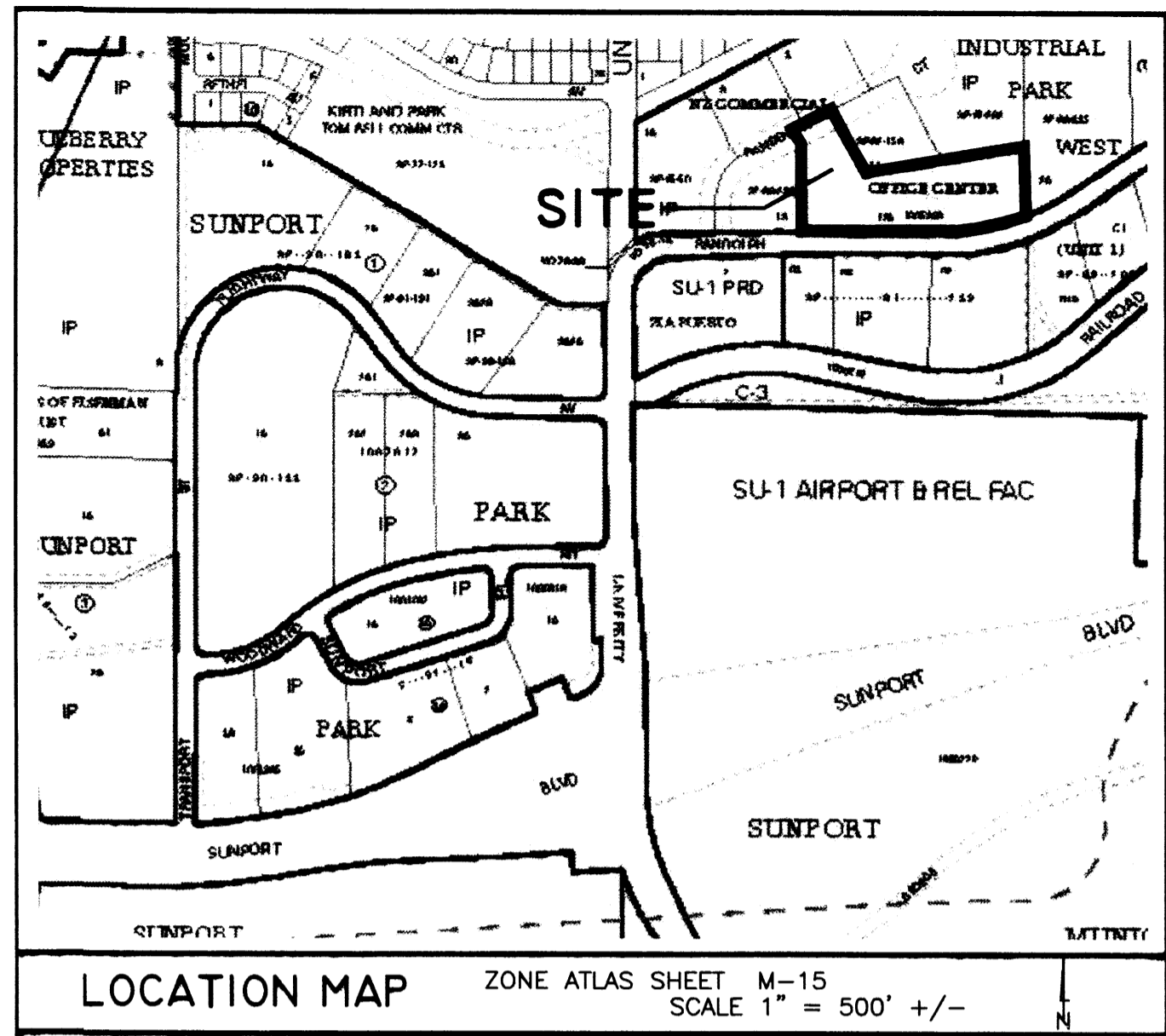
SOLAR NOTE:
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	09°45'22"	697.35'	118.74'	118.60'	S72°32'25"W
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DOC# 2014040661
 08/21/2014 03:39 PM Page 2 of 2
 L:\PLAT\14040661\14040661.dwg P. 0045 R. Toulous Olivero, Bernalillo Cour

B BORDENAVE DESIGNS
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PLAT OF
LOTS 12-A-1 AND 12-A-2
NZ COMMERCIAL -
OFFICE CENTER
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013

APPROVALS

PROJECT NO. 1009536	APPLICATION NO. _____
<i>Daniel P. Acosta</i> CITY OF ALBUQUERQUE SURVEYOR	7-9-13 DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

PUBLIC UTILITY EASEMENT APPROVALS

QWEST COMMUNICATIONS /d/b/a CENTURYLINK	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
COMCAST CABLE	DATE

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Jean J. Bordenave 08/15/13
 JEAN J. BORDENAVE, NMPE&LS NO. 5110



PURPOSE OF PLAT

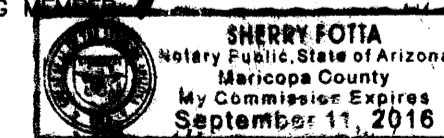
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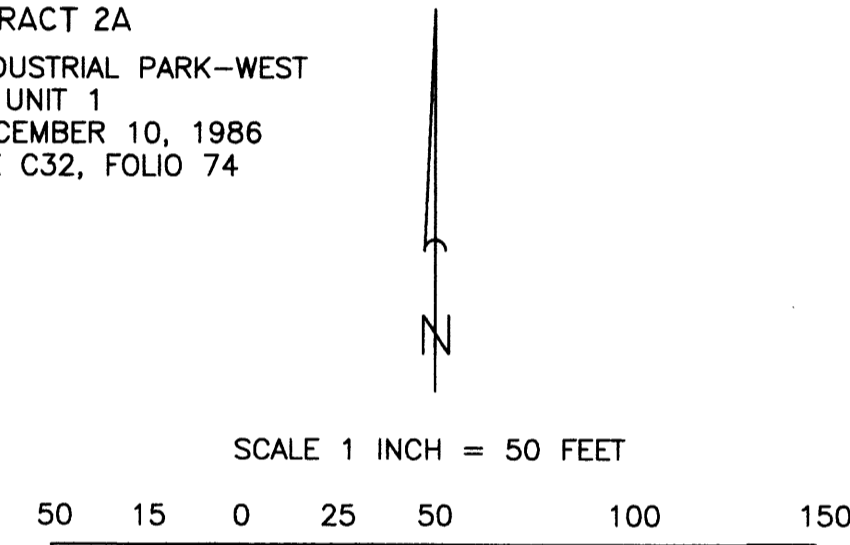
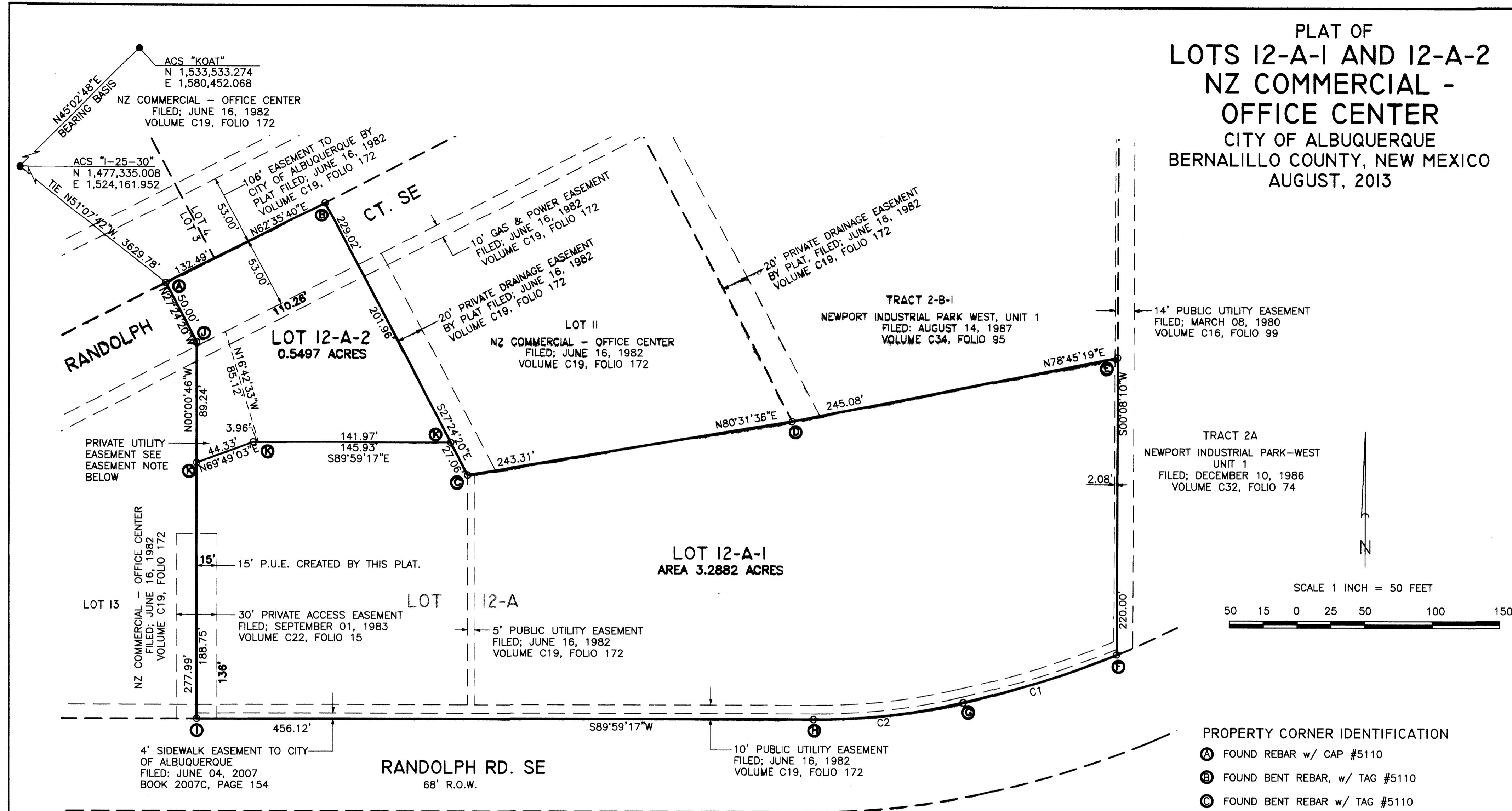
RANDOLPH PROJECT, LLC

Timothy D. Thompson
 TIMOTHY D. THOMPSON, MANAGING MEMBER
 STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS
 NOTARY PUBLIC:
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/23/2013 BY
 _____, MANAGING MEMBER OF RANDOLPH PROJECT, LLC
 MY COMMISSION EXPIRES: 9/11/2016



B BORDENAVE DESIGNS
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PLAT OF
LOTS 12-A-1 AND 12-A-2
NZ COMMERCIAL -
OFFICE CENTER
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013



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- Ⓐ FOUND REBAR w/ CAP #5110
 - Ⓑ FOUND BENT REBAR, w/ TAG #5110
 - Ⓒ FOUND BENT REBAR w/ TAG #5110
 - Ⓓ FOUND BENT REBAR w/ TAG #5110
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EASEMENT NOTE:
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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	09°45'22"	697.35'	118.74'	118.60'	S72°32'25"W
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