

PROJECT: 1010455
DATE: 12-2-15
APP: 70406, 70407, 70408
REQUEST: VPRE, VPE, P&F

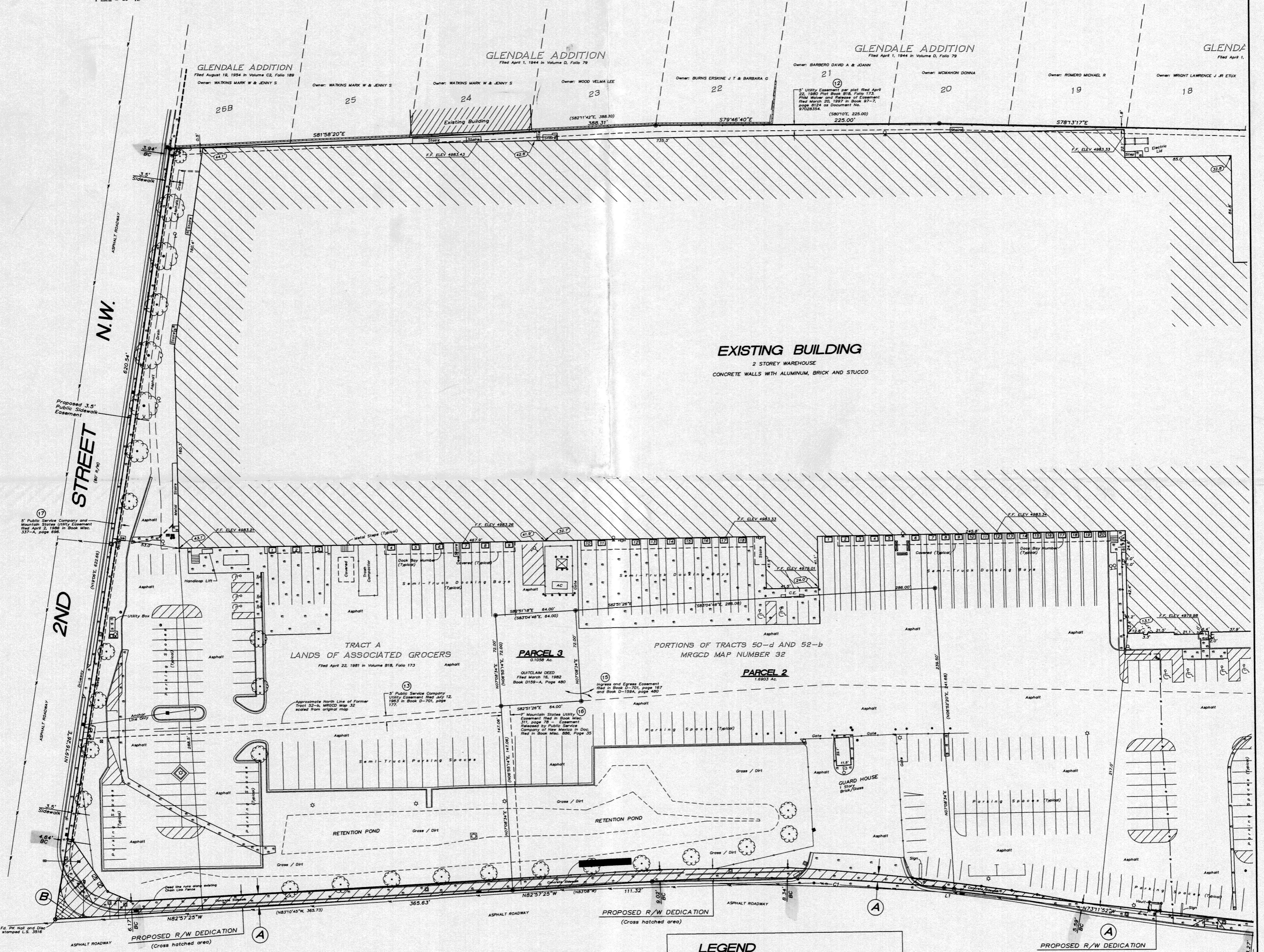
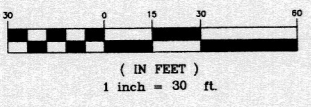
EXISTING CONDITIONS MAP
TRACT A
LANDS OF ASSOCIATED GROCERS, INC.
AND
PORTIONS OF TRACTS 50-d AND 52b
M.R.G.C.D. MAP NUMBER 32
WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015

LINE TABLE

LINE	LENGTH	BEARING
LT	7.91	N73°11'52"W
	(2.91)	(W73°11'52"W)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
CT	231.97	1361.88	116.27	231.65	N78°04'34"W	9°45'33"
	(231.97)	(1361.88)		(231.65)	(N78°04'34"W)	(9°45'33")



LEGEND

(A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)

(B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)

123 MONTANO ROAD N.W.
 (100' R/W)

123 MONT

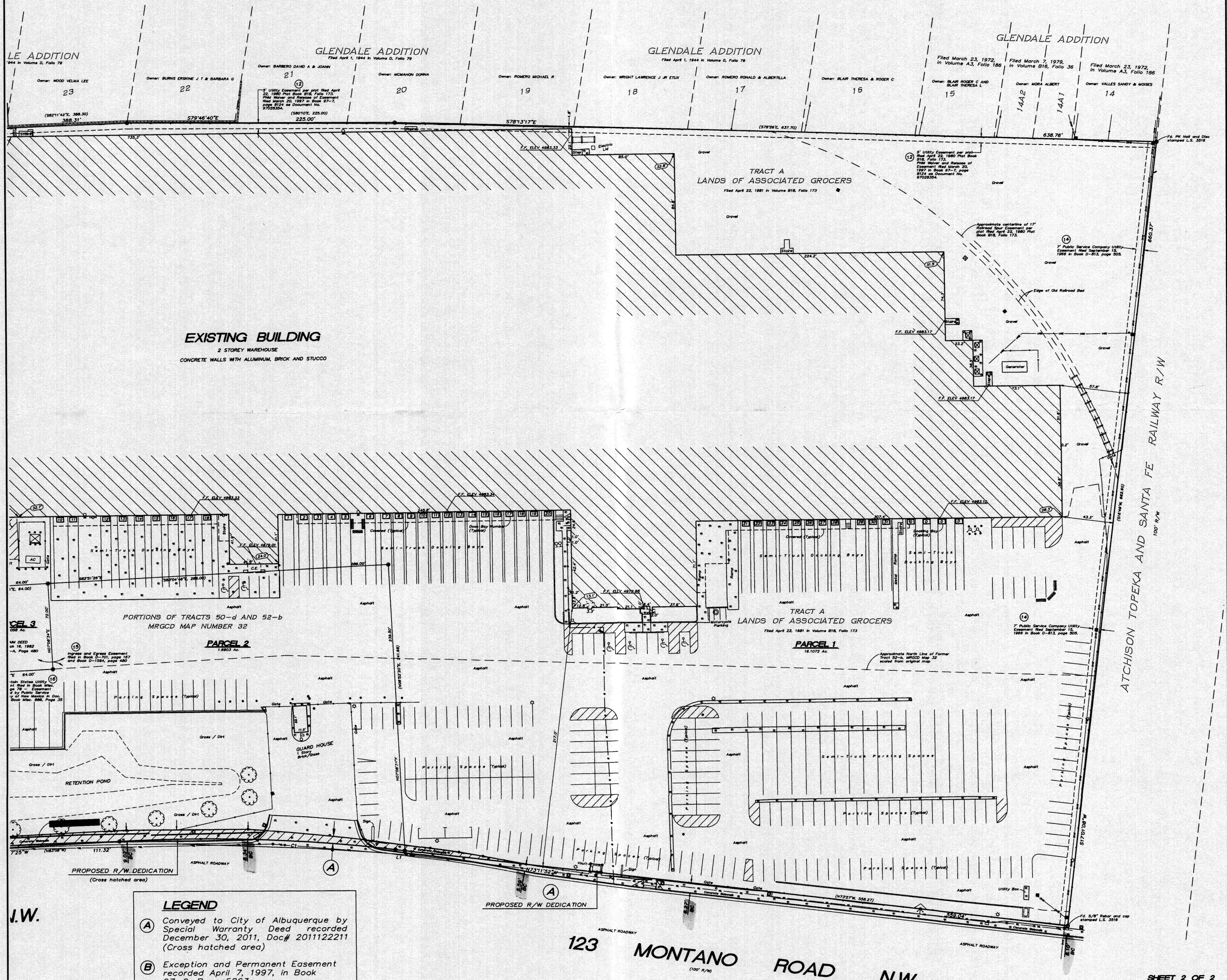
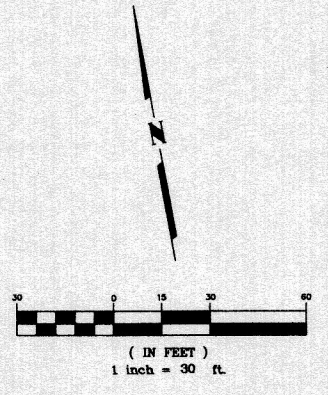
EXISTING CONDITIONS MAP
TRACT A
LANDS OF ASSOCIATED GROCERS, INC.
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PORTIONS OF TRACTS 50-d AND 52b
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 WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2015

LINE TABLE

LINE	LENGTH	BEARING
L1	7.91	N73°11'52"W
L2	(2.81)	(N73°11'52"W)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	231.97'	1361.88'	116.27'	231.69'	N78°04'34"W	9°45'33"
	(231.67')	(1361.88')		(231.69')	(N78°04'34"W)	(9°45'33")



LEGEND

(A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)

(B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page F-15-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 5
2. Number of Tracts created: 1
3. Public street R/W dedicated: 0.1864 Ac.
4. Gross Subdivision acreage: 17.9033 acres.

PROJECT: 1010455
DATE: 12-2-15
APP: 15-70408
REQUEST: P:F (PLAT)

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

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. Qwest Corporation d/b/a CenturyLink QC. 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 (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, 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.

PURPOSE OF PLAT:

The purpose of this Plat is to

1. Combine 5 existing tracts into One (1) tract as shown hereon.
2. Dedicate the Public street right of way as shown hereon to the City of Albuquerque by this plat.
3. Show the various Public Easements Vacated by 15DRB-----
4. Grant the new Public easements as shown hereon.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

PLAT OF TRACT A MONTANO DISTRIBUTION CENTER

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2015

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil 8-21-15
Public Service Company of New Mexico Date

Chi Gallegos 8-21-15
New Mexico Gas Company Date

Qwest Corporation d/b/a CenturyLink QC. _____ Date
[Signature] 8/21/15
Comcast Date

CITY APPROVALS:

Steven H. Richardson P.S. 8/7/15
City Surveyor Date
Department of Municipal Development

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true, correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMP S. No. 9750
July 20, 2015



LEGAL DESCRIPTION

That certain parcel of land situate within The Elena Gallegos Grant in projected Section 33, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract A, Lands of Associated Grocers, Inc. 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 April 22, 1981 in Volume B18, Folio 173 and Tracts 50-D-2, 50-D-3, 52-B-2 and 52-B-3, Middle Rio Grande Conservancy District Property Map Number 32, more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows: BEGINNING at the Northeast corner of said Tract A, Lands of Associated Grocers, Inc. (a PK Nail and disc stamped "L.S. 3516" found in place) whence the Albuquerque Control Survey Monument "NM-47-10" bears S 25° 13' 35"W, 6050.78 feet distant,

S 17° 01' 08"W , 660.37 feet along the Easterly line of said Tract A to a point on the Northerly right of way line of Montano Road N.W. (a 5/8" Rebar and cap stamped "L.S. 3516" found in place) said point being the Southeast corner of Tract A, Lands of Associated Grocers, Inc.; Thence Northwesterly along said Northerly right of way line of Montano Road N.W. for the following three (3) courses:

N 73° 11' 52"W , 566.95 to a point of curvature; Thence, Northwesterly ,231.87 feet on the arc of a curve to the left (said curve having a radius of 1361.88 feet, a central angle of 09°45'33" and a chord which bears N 78°04'34"W, 231.69 feet) to a point of tangency; Thence,

N 82° 57' 25"W , 476.95 feet to a point of intersection with the Easterly right of way line of Second Street N.W. (a PK Nail and disc stamped "L.S. 3516" found in place) said point being the Southwest corner of said Tract A, Lands of Associated Grocers, Inc.; Thence,

N 19° 16' 26"E , 620.54 feet along said Easterly right of way line of Second Street N.W. to the Northwest corner of said Tract A, Lands of Associated Grocers, Inc. (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being a point on the Southerly line of Glendale Addition 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 April 1, 1944 in Volume D, Folio 79; Thence Southeasterly along a line common to said Glendale Addition and Tract A, Lands of Associated Grocers, Inc. for the following three (3) courses:

S 81° 58' 20"E , 388.31 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 79° 46' 40"E , 225.00 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 78° 13' 17"E , 638.76 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 17.9033 acres, more or less.

LESS THAN AND EXCEPTING:

Those certain parcels of land conveyed to the City of Albuquerque as described in Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2011 as Document Number 201122211 and Exception and Permanent Easement document filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1997 in Book 97-9, Page 5863.

Said parcel contains 0.1864 acres, more or less.

Total parcel less exception contains 17.7169 acres, more or less.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- a. Plat entitled "SUMMARY PLAT OF TRACT A OF LAND OF ASSOCIATED GROCERS, INCORPORATED, ALBUQUERQUE, NEW MEXICO, COMPRISING TRACTS 50-C, 50-D-1 AND A PORTION OF 52-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 32", filed April 22, 1961, Volume B18, Folio 173, records of Bernalillo County, New Mexico.
- b. Plat entitled "SUMMARY PLAT, LOT 14-A, NOW TRACTS 14-A-1 & 14-A-2, OF GLENDALE ADDITION, ALBUQUERQUE, N. M.", filed March 7, 1979, Volume B16, Folio 36, records of Bernalillo County, New Mexico.
- c. Plat entitled "REDIVISION, LOTS 14 & 15, GLENDALE ADDITION, ALBUQUERQUE, NEW MEXICO", filed May 23, 1972, Volume A3, Folio 186, records of Bernalillo County, New Mexico.
- d. Plat entitled "PLAT OF GLENDALE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 2, 1945, Volume D, Folio 79A, records of Bernalillo County, New Mexico.
- e. Survey entitled "TRACT A, LANDS OF ASSOCIATED GROCERS, PORTIONS TRACTS 50D & 52B, MRGCD MAP NO. 32, SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", dated March 13, 2007, prepared by Ronald E. Tyree of Tyree Surveying, Inc., Albuquerque, New Mexico, NMPS No. 3516.
- f. Map entitled "MIDDLE RIO GRANDE CONSERVANCY DISTRICT 2012 PROPERTY MAP, BERNALILLO COUNTY, MAP 32", records of the Middle Rio Grande Conservancy District.
- g. Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-1996271-AL01, dated December 23, 2014.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, " PLAT OF TRACT A, MONTANO DISTRIBUTION CENTER (BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32) SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Herbert L. Krumsick

Herbert L. Krumsick, Trustee of the Herbert L. Krumsick Revocable Trust under agreement dated July 10, 2002, as amended and restated, as to an undivided Forty-eight (48%) interest.

ER Investments, LLC

Ross G. Tidemann

Ross G. Tidemann, Managing Member as to an undivided Twenty-seven (27%) interest

Nestor R. Weigand, Jr.

Nestor R. Weigand, Jr., a single man, as to an undivided Twenty-five (25%) interest

FREE CONSENT

The replat shown hereon is with the free consent and in accordance with the desires of the undersigned owner of public right of way as shown hereon which comprises a portion of Tract A, Lands of Associated Grocers, Inc. previously conveyed to the City of Albuquerque by Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2011 as Document Number 201122211 and Exception and Permanent Easement filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1997 in Book 97-9, Page 5863. Said owner does hereby certify that this subdivision is its free act and deed.

CITY OF ALBUQUERQUE

By: Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

Notary Public My commission expires _____

**PLAT OF
TRACT A
MONTANO DISTRIBUTION CENTER**

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

**SITUATE WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST**

**NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE**

BERNALILLO COUNTY, NEW MEXICO

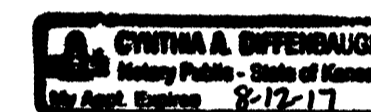
JULY, 2015

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF SEDGWICK SS

The foregoing instrument was acknowledged before me this 3rd day of AUGUST, 2015, by Herbert L. Krumsick.

Cynthia A. Diefenbaugh AUGUST 12, 2017
Notary Public My commission expires _____



ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF SEDGWICK SS

The foregoing instrument was acknowledged before me this 3rd day of AUGUST, 2015, by Ross G. Tidemann

Cynthia A. Diefenbaugh AUGUST 12, 2017
Notary Public My commission expires _____

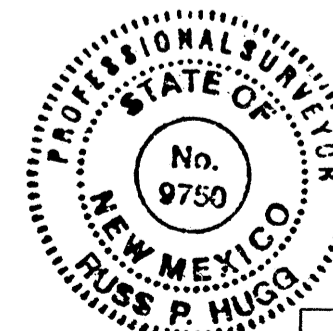
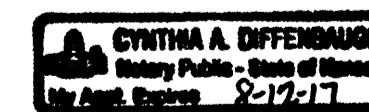


ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF SEDGWICK SS

The foregoing instrument was acknowledged before me this 3rd day of AUGUST, 2015, by, Nestor R. Weigand

Cynthia A. Diefenbaugh AUGUST 12, 2017
Notary Public My commission expires _____



PLAT OF
TRACT A
MONTANO DISTRIBUTION CENTER

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2015

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	231.97' (231.97')	1361.88' (1361.88')	116.27'	231.69' (231.69')	N78°04'34"W (N78°04'34"W)	9°45'33" (9°45'33")
C2	99.25'	1962.00'	49.64'	99.24'	N74°37'30"W	2°53'54"

GLENDALE ADDITION
Filed March 7, 1979,
in Volume B16, Folio 36

Filed March 23, 1972,
in Volume A3,
Folio 186

Filed March 23, 1972,
in Volume A3,
Folio 186

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed August 19, 1954 in
Volume C2, Folio 189

Existing 5' Utility Easement per plat filed April 22, 1980 Plat Book B18, Folio 173.
PNM Waiver and Release of Easement filed March 20, 1997 in Book 97-7, page 8124 as Document No. 97028354.
East 488.95 feet VACATED BY 15DRB-----
(Cross hatched area)

Approximate centerline of Existing 17" Railroad Spur Easement per plat filed April 22, 1980 Plat Book B18, Folio 173.
VACATED BY 15DRB-----

Tract A, Montano Distribution Center shall be subject to that certain existing "DECLARATION OF RECIPROCAL EASEMENT", filed April 7, 1997 in Book 97-9, Pages 5849-5862.

Albuquerque Control Survey Monument "NM-47-10"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Y= 1,500,810.208
X= 1,523,633.488
Ground to grid factor= 0.999681770
Delta Alpha= -00'13"28.69"
Elevation= 4970.252 (NAVD88)

Existing 7' Public Service Company Utility Easement filed September 15, 1966 in Book D-813, page 505.

TRACT A
17.7169 Ac.

TRACT A
LANDS OF ASSOCIATED GROCERS
Filed April 22, 1981 in Volume B18, Folio 173

TRACT A
LANDS OF ASSOCIATED GROCERS
Filed April 22, 1981 in Volume B18, Folio 173

LINE TABLE

LINE	LENGTH	BEARING
L1	64.47	N19°16'26"E
L2	6.35	N16°48'08"E
L3	9.72	N73°11'52"W
L4	6.35	S16°48'08"W
L5	36.84	N69°14'56"W
L6	20.48	N70°02'35"W
L7	24.36	N71°43'17"W
L8	55.29	N72°23'51"W
L9	9.97	N81°59'01"W
L10	19.93	N56°15'15"W
L11	49.67	N23°39'16"W
L12	4.00	N70°37'50"W

TRACT 50-D-2

QUITCLAIM DEED
Filed March 16, 1982
Book D159-A, Page 480

TRACT 50-D-3

Existing Ingress and Egress Easement
filed in Book D-701, page 167 and
Book D-159A, page 480.
VACATED BY 15DRB

TRACT 52-B-2

TRACT 52-B-3
MRGCD MAP NUMBER 32

Existing 5' Public Service Company
Utility Easement filed July 12, 1963
in Book D-701, page 177.
VACATED BY 15DRB-----

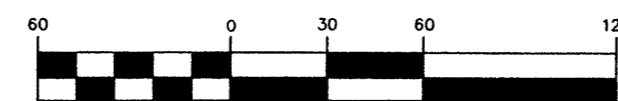
Existing 7' Mountain States Utility Easement
filed in Book Misc. 311, page 78 - Easement
Released by Public Service Company of New
Mexico in Doc. filed in Book Misc. 886, Page
35 - VACATED BY 15DRB-----

Set 5/8" Rebar and cap
stamped "L.S. 9750"
(Typical)

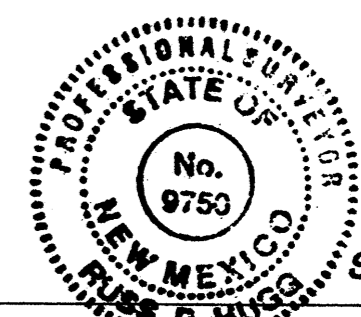
123 MONTANO ROAD N.W.
(100' R/W)

LEGEND

- (A) Right of way previously Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)
- (B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863. (Cross hatched area)



(IN FEET)
1 inch = 60 ft.



SHEET 3 OF 3

SURV+TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

PROJECT: 1010455
 DATE: 12-2-16
 APP: VACATION EXHIBIT

VACATION EXHIBIT

TRACT A
MONTANO DISTRIBUTION CENTER

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2015

CURVE TABLE

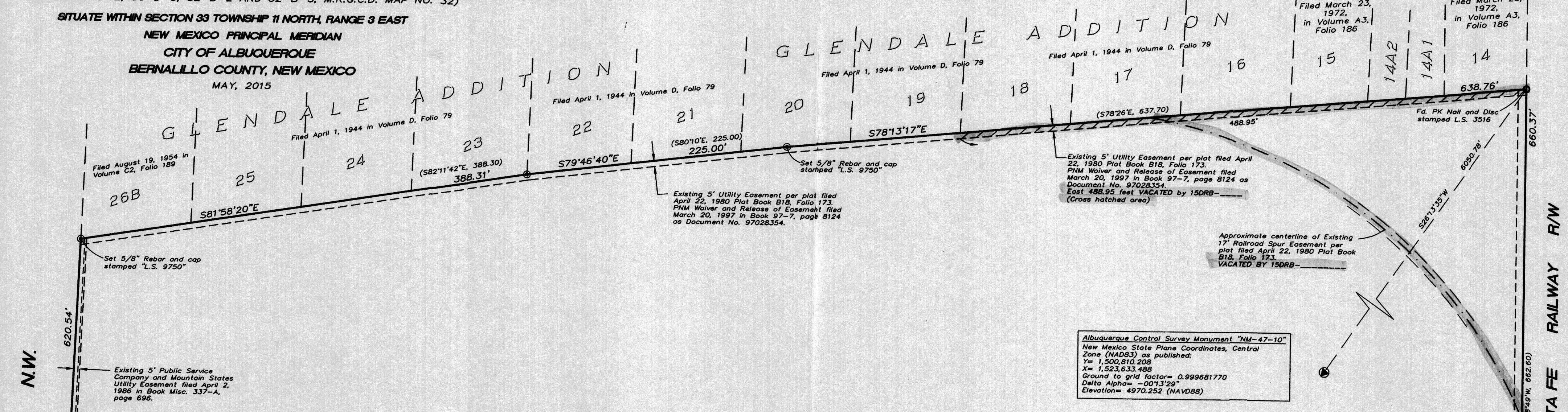
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C2	99.25'	1962.00'	49.64'	99.24'	N74°37'30"W	2°53'54"

GLENDALE ADDITION

Filed March 7, 1979,
 in Volume B16, Folio 36

Filed March 23,
 1972,
 in Volume A3,
 Folio 186

Filed March 23,
 1972,
 in Volume A3,
 Folio 186



TRACT A

17.7169 Ac.

TRACT A
LANDS OF ASSOCIATED GROCERS

Filed April 22, 1981 in Volume B18, Folio 173

TRACT A
LANDS OF ASSOCIATED GROCERS

Filed April 22, 1981 in Volume B18, Folio 173

SECOND STREET (80' R/W)

ATCHISON TOPEKA AND SANTA FE RAILWAY R/W (100' R/W)

Albuquerque Control Survey Monument "NM-47-10"
 New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
 Y= 1,500,810.208
 X= 1,523,633.488
 Ground to grid factor= 0.999681770
 Delta Alpha= -0013'29"
 Elevation= 4970.252 (NAVD88)

LINE TABLE

LINE	LENGTH	BEARING
L1	64.47	N19°16'26"E
L2	6.35	N16°48'08"E
L3	9.72	N73°11'52"W
L4	6.35	S16°48'08"W
L5	36.84	N69°14'56"W
L6	20.48	N70°02'35"W
L7	24.36	N71°43'17"W
L8	55.29	N72°23'51"W
L9	9.97	N81°59'01"W
L10	19.93	N56°15'15"W
L11	49.67	N23°39'16"W
L12	4.00	N70°37'50"W

TRACT 50-D-2

QUITCLAIM DEED
 Filed March 16, 1982
 Book D159-A, Page 480

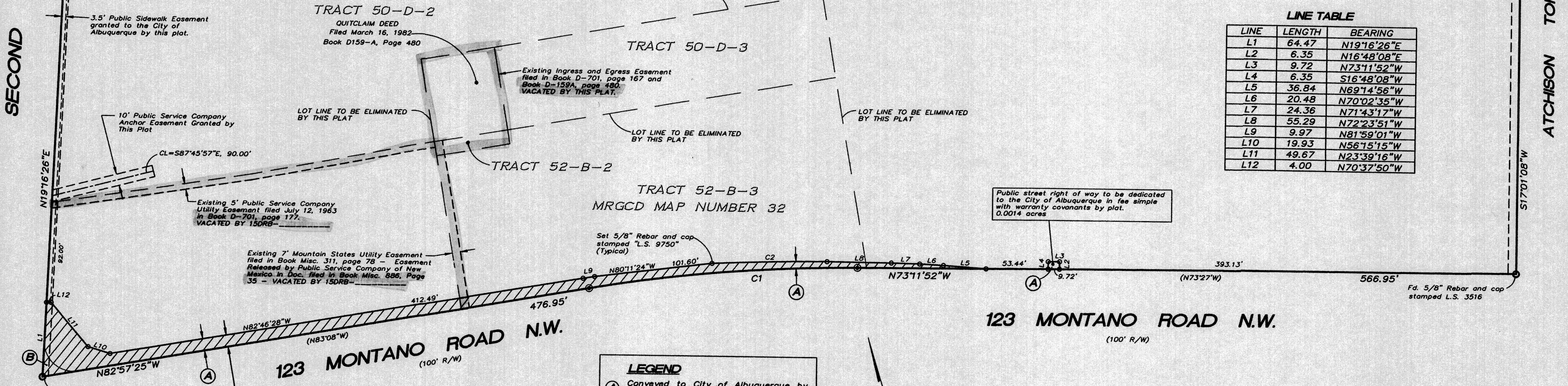
TRACT 50-D-3

Existing Ingress and Egress Easement
 filed in Book D-701, page 167 and
 Book D-159A, page 480.
 VACATED BY THIS PLAT.

TRACT 52-B-2

TRACT 52-B-3

MRGCD MAP NUMBER 32



123 MONTANO ROAD N.W.

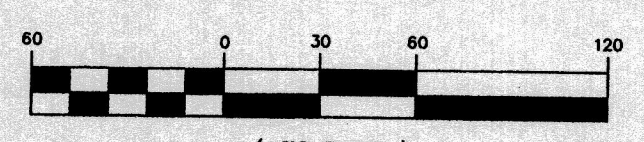
(100' R/W)

123 MONTANO ROAD N.W.

(100' R/W)

LEGEND

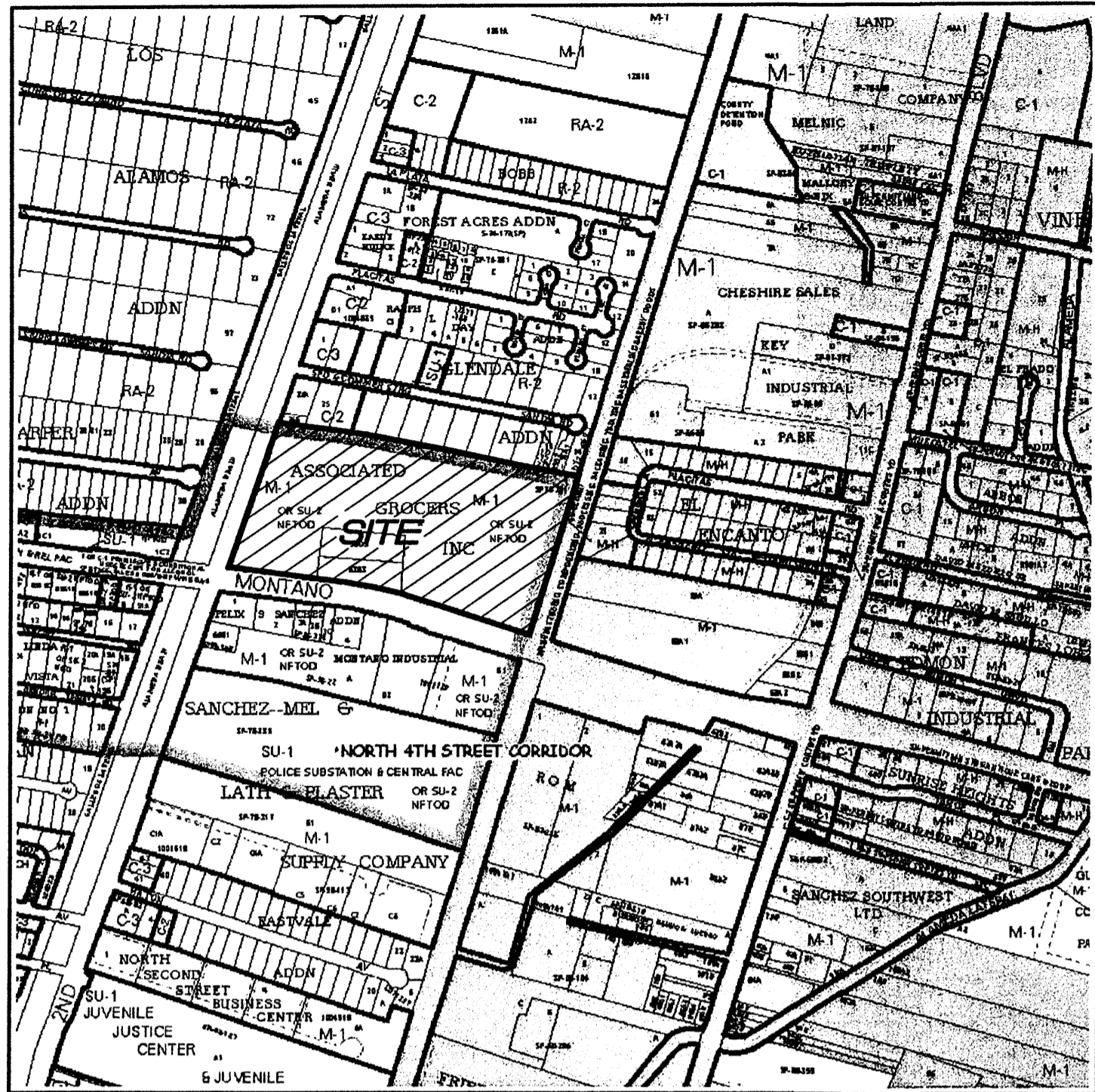
- (A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)
- (B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)



(IN FEET)
 1 inch = 60 ft.

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3368
 Fax: 505-897-3377



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page F-15-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 5
2. Number of Tracts created: 1
3. Public street R/W dedicated: 0.1864 Ac.
4. Gross Subdivision acreage: 17.9033 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

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. Qwest Corporation d/b/a CenturyLink QC. 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 (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, 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.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Combine 5 existing tracts into One (1) tract as shown hereon.
2. Dedicate the Public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
3. Show the various Public Easements Vacated by 15DRB-_____
4. Grant the new Public easements as shown hereon.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**SKETCH PLAT OF
TRACT A
MONTANO DISTRIBUTION CENTER**

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC. _____ Date _____

Comcast _____ Date _____

CITY APPROVALS:

City Surveyor _____ Date _____
Department of Municipal Development

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWJA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

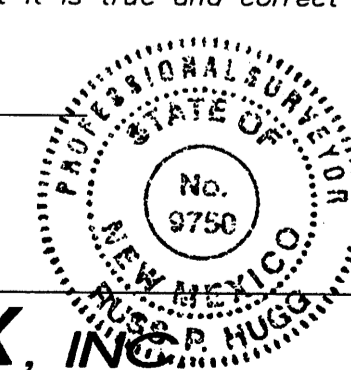
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
April 24, 2015



SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

PROJECT: 1010455
 DATE: 5-10-15
 APP: 15-70178 (SK)

**SKETCH PLAT OF
TRACT A
MONTANO DISTRIBUTION CENTER**

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST

**NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

APRIL, 2015

LEGAL DESCRIPTION

That certain parcel of land situate within Section 33, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract A, Lands of Associated Grocers, Inc. 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 April 22, 1981 in Volume B18, Folio 173 and Tracts 50-D-2, 50-D-3, 52-B-2 and 52-B-3, Middle Rio Grande Conservancy District Property Map Number 32, more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows: BEGINNING at the Northeast corner of said Tract A, Lands of Associated Grocers, Inc. (a PK Nail and disc stamped "L.S. 3516" found in place) whence the Albuquerque Control Survey Monument "NM-47-10" bears S 25° 13' 35" W, 6050.78 feet distant,

S 17° 01' 08" W, 660.37 feet along the Easterly line of said Tract A to a point on the Northerly right of way line of Montano Road N.W. (a 5/8" Rebar and cap stamped "L.S. 3516" found in place) said point being the Southeast corner of Tract A, Lands of Associated Grocers, Inc.; Thence Northwesterly along said Northerly right of way line of Montano Road N.W. for the following three (3) courses:

N 73° 11' 52" W, 566.95 to a point of curvature; Thence, Northwesterly, 231.87 feet on the arc of a curve to the left (said curve having a radius of 1361.88 feet, a central angle of 09° 45' 33" and a chord which bears N 78° 04' 34" W, 231.69 feet) to a point of tangency; Thence,

N 82° 57' 25" W, 476.95 feet to a point of intersection with the Easterly right of way line of Second Street N.W. (a PK Nail and disc stamped "L.S. 3516" found in place) said point being the Southwest corner of said Tract A, Lands of Associated Grocers, Inc.; Thence,

N 19° 16' 26" E, 620.54 feet along said Easterly right of way line of Second Street N.W. to the Northwest corner of said Tract A, Lands of Associated Grocers, Inc. (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being a point on the Southerly line of Glendale Addition 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 April 1, 1944 in Volume D, Folio 79; Thence Southeasterly along a line common to said Glendale Addition and Tract A, Lands of Associated Grocers, Inc. for the following three (3) courses:

S 81° 58' 20" E, 388.31 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 79° 46' 40" E, 225.00 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 78° 13' 17" E, 638.76 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 17.9033 acres, more or less.

LESS THAN AND EXCEPTING:

Those certain parcels of land conveyed to the City of Albuquerque as described in Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2011 as Document Number 201122211 and Exception and Permanent Easement document filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1997 in Book 97-9, Page 5863.

Said parcel contains 0.1864 acres, more or less.

Total parcel less exception contains 17.7169 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising," PLAT OF TRACT A, MONTANO DISTRIBUTION CENTER (BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32) SITUATE WITHIN SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Herbert L. Krumsick, Trustee of the Herbert L. Krumsick Revocable Trust under agreement dated July 10, 2002, as amended and restated, as to an undivided Forty-eight (48%) interest.

ER Investments, LLC

Ross G. Tidemann, Managing Member
as to an undivided Twenty-seven (27%) interest

Nestor R. Weigand, Jr., a single man, as to an undivided Twenty-five (25%) interest

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- a. Plat entitled "SUMMARY PLAT OF TRACT A OF LAND OF ASSOCIATED GROCERS, INCORPORATED, ALBUQUERQUE, NEW MEXICO, COMPRISING TRACTS 50-C, 50-D-1 AND A PORTION OF 52-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 32", filed April 22, 1961, Volume B18, Folio 173, records of Bernalillo County, New Mexico.
- b. Plat entitled "SUMMARY PLAT, LOT 14-A, NOW TRACTS 14-A-1 & 14-A-2, OF GLENDALE ADDITION, ALBUQUERQUE, N. M.", filed March 7, 1979, Volume B16, Folio 36, records of Bernalillo County, New Mexico.
- c. Plat entitled "REDIVISION, LOTS 14 & 15, GLENDALE ADDITION, ALBUQUERQUE, NEW MEXICO", filed May 23, 1972, Volume A3, Folio 186, records of Bernalillo County, New Mexico.
- d. Plat entitled "PLAT OF GLENDALE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 2, 1945, Volume D, Folio 79A, records of Bernalillo County, New Mexico.
- e. Survey entitled "TRACT A, LANDS OF ASSOCIATED GROCERS, PORTIONS TRACTS 50D & 52B, MRGCD MAP NO. 32, SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", dated March 13, 2007, prepared by Ronald E. Tyree of Tyree Surveying, Inc., Albuquerque, New Mexico, NMPS No. 3516.
- f. Map entitled "MIDDLE RIO GRANDE CONSERVANCY DISTRICT 2012 PROPERTY MAP, BERNALILLO COUNTY, MAP 32", records of the Middle Rio Grande Conservancy District.
- g. Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-1996271-AL01, dated December 23, 2014.

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Herbert L. Krumsick.

Notary Public

My commission expires

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Ross G. Tidemann

Notary Public

My commission expires

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by, Nestor R. Weigand

Notary Public

My commission expires

SHEET 2 OF 3

SKETCH PLAT OF
TRACT A
MONTANO DISTRIBUTION CENTER

(BEING A REPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. AND TRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, M.R.G.C.D. MAP NO. 32)

SITUATE WITHIN SECTION 33 TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	231.97' (231.97')	1361.88' (1361.88')	116.27'	231.69' (231.69')	N78°04'34"W (N78°04'34"W)	9°45'33" (9°45'33")
C2	99.25'	1962.00'	49.64'	99.24'	N74°37'30"W	2°53'54"

GLENDALE ADDITION
Filed March 7, 1979,
in Volume B16, Folio 36

Filed March 23, 1972,
in Volume A3,
Folio 186

Filed March 23, 1972,
in Volume A3,
Folio 186

GLENDALE ADDITION
Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed March 23, 1972,
in Volume A3,
Folio 186

Filed March 23, 1972,
in Volume A3,
Folio 186

GLENDALE ADDITION
Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed April 1, 1944 in Volume D, Folio 79

Filed March 23, 1972,
in Volume A3,
Folio 186

Filed March 23, 1972,
in Volume A3,
Folio 186

N.W.

STREET
(80' R/W)

SECOND
(80' R/W)

TRACT A-1

17.7169 Ac.

TRACT A
LANDS OF ASSOCIATED GROCERS

Filed April 22, 1981 in Volume B18, Folio 173

TRACT A
LANDS OF ASSOCIATED GROCERS

Filed April 22, 1981 in Volume B18, Folio 173

Albuquerque Control Survey Monument "NM-47-10"
New Mexico State Plane Coordinates, Central
Zone (NAD83) as published:
Y= 1,500,810.208
X= 1,523,633.488
Ground to grid factor= 0.999681770
Delta Alpha= -00'13'29"
Elevation= 4970.252 (NAVD88)

LINE TABLE

LINE	LENGTH	BEARING
L1	64.47	N19°16'26"E
L2	6.35	N16°48'08"E
L3	9.72	N73°11'52"W
L4	6.35	S16°48'08"W
L5	36.84	N69°14'56"W
L6	20.48	N70°02'35"W
L7	24.36	N71°43'17"W
L8	55.29	N72°23'51"W
L9	9.97	N81°59'01"W
L10	19.93	N56°15'15"W
L11	49.67	N23°39'16"W
L12	4.00	N70°37'50"W

LOT LINE TO BE ELIMINATED
BY THIS PLAT

TRACT 50-D-3

Existing Ingress and Egress Easement
filed in Book D-701, page 167 and
Book D-159A, page 480.
VACATED BY THIS PLAT.

LOT LINE TO BE ELIMINATED
BY THIS PLAT

TRACT 52-B-2

TRACT 52-B-3
MRGCD MAP NUMBER 32

Existing 7' Mountain States Utility Easement
filed in Book Misc. 311, page 78 - Easement
Released by Public Service Company of New
Mexico in Doc. filed in Book Misc. 886, Page
35 - VACATED BY 15DRB-

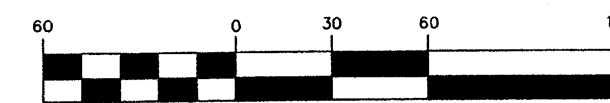
Public street right of way to be dedicated
to the City of Albuquerque in fee simple
with warranty covenants by plat.
0.0014 acres

Set 5/8" Rebar and cap
stamped "L.S. 9750"
(Typical)

Fd. 5/8" Rebar and cap
stamped L.S. 3516

LEGEND

- (A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 201122211 (Cross hatched area)
- (B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)



(IN FEET)
1 inch = 60 ft.

SHEET 3 OF 3

SURV+TEK, INC.

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377

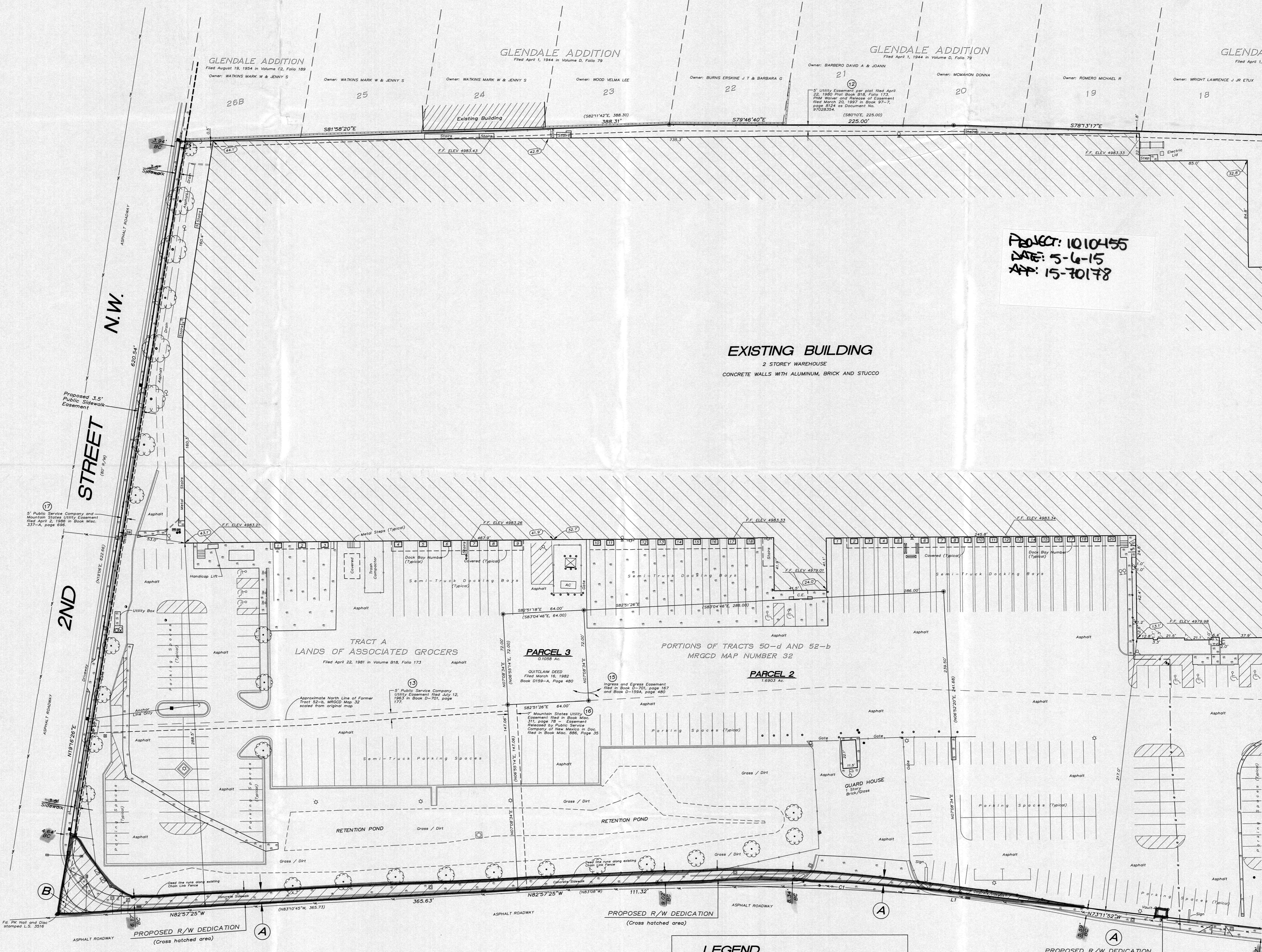
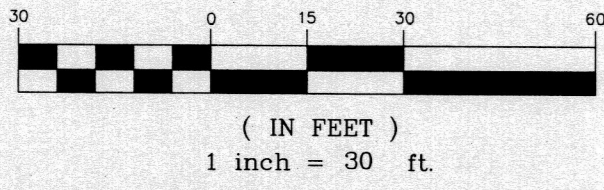
EXISTING CONDITIONS MAP
 TRACT A
 LANDS OF ASSOCIATED GROCERS, INC.
 AND
 PORTIONS OF TRACTS 50-d AND 52b
 M.R.G.C.D. MAP NUMBER 32
 WITHIN
 SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2015

LINE TABLE

LINE	LENGTH	BEARING
LT	7.91	N73°11'52"W
	(7.91)	(N73°11'52"W)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	231.97'	1361.88'	116.27'	231.69'	N78°04'34"W	9°45'33"
	(231.97')	(1361.88')	(116.27')	(231.69')	(N78°04'34"W)	(9°45'33")



PROJECT: 1010455
 DATE: 5-6-15
 APP: 15-70178

EXISTING BUILDING
 2 STOREY WAREHOUSE
 CONCRETE WALLS WITH ALUMINUM, BRICK AND STUCCO

TRACT A
 LANDS OF ASSOCIATED GROCERS
 Filed April 22, 1981 in Volume B18, Folio 173

PARCEL 3
 0.1008 Ac.

PARCEL 2
 1.6903 Ac.

PORTIONS OF TRACTS 50-d AND 52-b
 MRGCD MAP NUMBER 32

LEGEND

(A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)

(B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)

123 MONTANO ROAD N.W.
 (100' R/W)

123 MONTANO ROAD N.W.

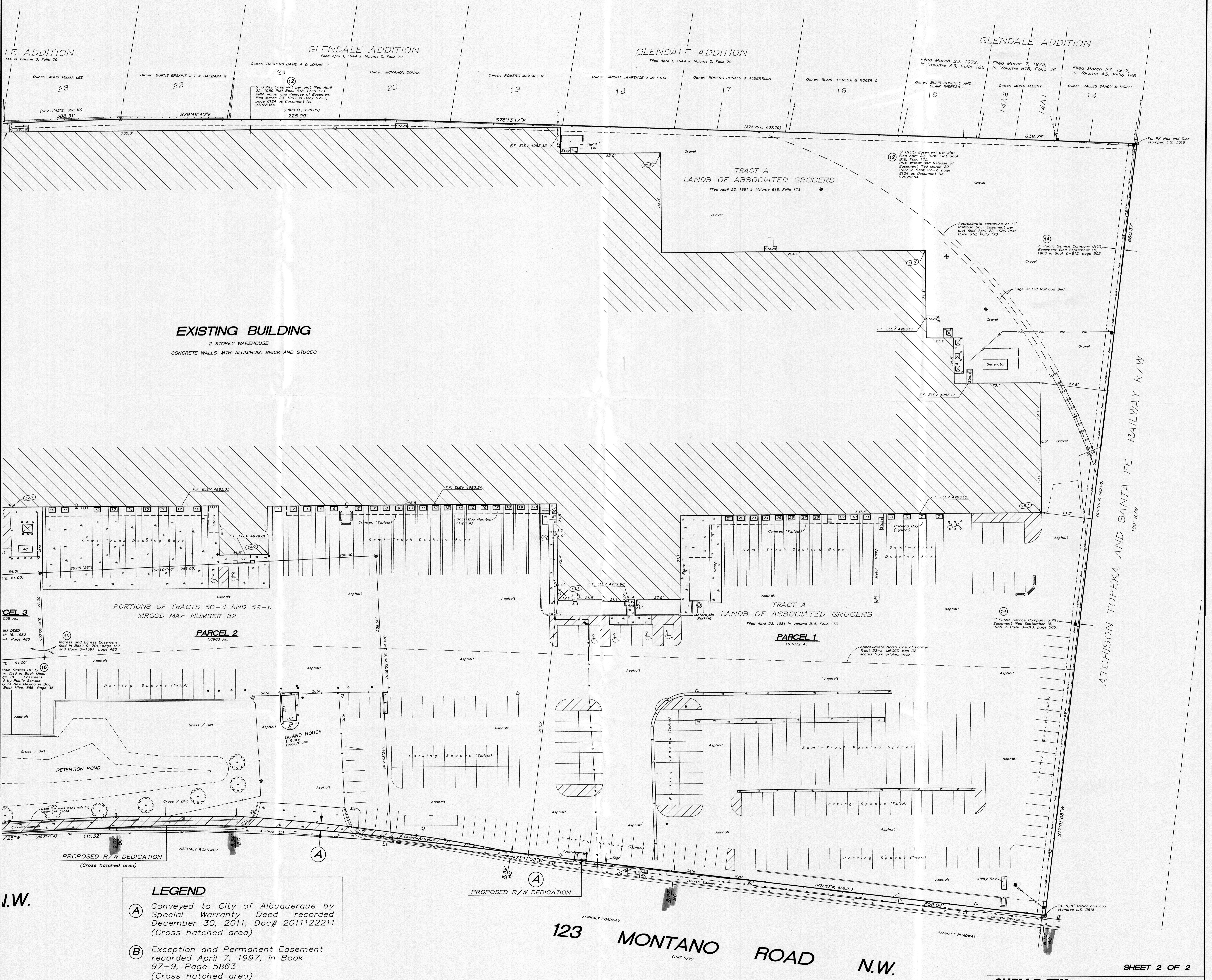
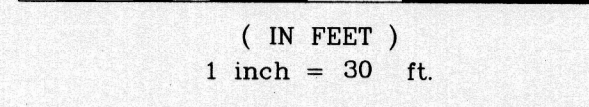
EXISTING CONDITIONS MAP
TRACT A
LANDS OF ASSOCIATED GROCERS, INC.
 AND
PORTIONS OF TRACTS 50-d AND 52-b
M.R.G.C.D. MAP NUMBER 32
 WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO
 APRIL, 2015

LINE TABLE

LINE	LENGTH	BEARING
L1	7.91	N73°11'52"W
L2	7.91	N73°11'52"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	231.97'	1361.68'	116.27'	231.63'	N73°04'34"W	9°45'33"
	(231.97')	(1361.68')		(231.63')	(N73°04'34"W)	(9°45'33")



LEGEND

(A) Conveyed to City of Albuquerque by Special Warranty Deed recorded December 30, 2011, Doc# 2011122211 (Cross hatched area)

(B) Exception and Permanent Easement recorded April 7, 1997, in Book 97-9, Page 5863 (Cross hatched area)

J.W.