

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 EAST, N.M.P.M. COMPRISING OF TRACTS 2-A AND 2-B-1 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLATS THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1986 IN BOOK C32, PAGE 74 AND ON AUGUST 14, 1987 IN BOOK C34, PAGE 95, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE NAD-1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE NORTHERN MOST POINT OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF BUENA VISTA DRIVE, S.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "7\_L15" BEARS N 16°47'38" E, A DISTANCE OF 3545.44 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 00°11'40" W, A DISTANCE OF 38.83 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.21 FEET, AN ARC LENGTH OF 21.50 FEET, A DELTA ANGLE OF 50°53'10", A CHORD BEARING OF S 24°37'40" W, AND A CHORD LENGTH OF 20.80 FEET, TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.02 FEET, AN ARC LENGTH OF 198.32 FEET, A DELTA ANGLE OF 189°19'33", A CHORD BEARING OF S 45°00'51" E, AND A CHORD LENGTH OF 119.64 FEET, TO A POINT OF REVERSE CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "3243";

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF BERNARD PLACE S.E., ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.15 FEET, AN ARC LENGTH OF 21.60 FEET, A DELTA ANGLE OF 49°13'15", A CHORD BEARING OF N 64°54'27" E, AND A CHORD LENGTH OF 20.94 FEET, TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "4078";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°59'39" E, A DISTANCE OF 215.50 FEET, TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "10464";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.18 FEET, AN ARC LENGTH OF 39.38 FEET, A DELTA ANGLE OF 89°36'05", A CHORD BEARING OF S 44°50'49" E, AND A CHORD LENGTH OF 35.49 FEET, TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF BUENA VISTA DRIVE S.E., MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "LS 6401";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°28'17" W, A DISTANCE OF 891.72 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.72 FEET A DELTA ANGLE OF 88°43'58", A CHORD BEARING OF S 45°16'07" W, AND A CHORD LENGTH OF 34.96 FEET, TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF RANDOLPH ROAD, S.E., MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 89°52'55" W, A DISTANCE OF 8.25 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO 5 REBAR WITH PLASTIC CAP "LS 6401";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 582.39 FEET, AN ARC LENGTH OF 351.32 FEET, A DELTA ANGLE OF 34°33'49", A CHORD BEARING OF S 72°41'37" W, AND A CHORD LENGTH OF 346.02 FEET, TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 55°21'57" W, A DISTANCE OF 224.12 FEET, TO A POINT OF CURVATURE, MARKED BY A FOUND CHISELED "X" ON FACE OF CURB;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 698.76 FEET, AN ARC LENGTH OF 148.96 FEET, A DELTA ANGLE OF 12°12'50", A CHORD BEARING OF S 61°31'02" W, AND A CHORD LENGTH OF 148.68 FEET, TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "5110";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°12'00" E, A DISTANCE OF 216.61 FEET TO AN ANGLE POINT, MARKED BY A FOUND CHISELED "X";

THENCE S 79°30'43" W, A DISTANCE OF 243.07 FEET, TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 60 D NAIL SET IN A RAILROAD TIE;

THENCE N 27°42'36" W, A DISTANCE OF 304.51 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE S 62°36'05" W, A DISTANCE OF 93.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR (BENT);

THENCE N 27°22'32" W, A DISTANCE OF 250.28 FEET TO THE WESTERNMOST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE N 62°36'08" E, A DISTANCE OF 576.82 FEET, TO A POINT OF CURVATURE MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 707.93 FEET, AN ARC LENGTH OF 14.49 FEET, A DELTA ANGLE OF 0°10'22", A CHORD BEARING OF N 63°17'38" E, AND A CHORD LENGTH OF 14.49 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE S 86°26'38" E, A DISTANCE OF 62.30 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 00°21'10" W, A DISTANCE OF 263.16 FEET TO AN ANGLE POINT, MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°30'16" E, A DISTANCE OF 146.13 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE N 00°00'17" E, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°59'25" E, A DISTANCE OF 197.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22.6409 ACRES (986,217 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF TRACT 2-A-1 AND 2-B-1-A, NEWPORT INDUSTRIAL PARK WEST UNIT 1.

Plat of  
**Tracts 2-A-1 and 2-B-1-A**  
**Newport Industrial Park West, Unit 1**  
 Section 33, Township 10 North, Range 3 East  
 New Mexico Principal Meridian  
 City of Albuquerque, Bernalillo County, New Mexico  
 September 2016

Project No. **1011013**

Application No. **16DRB-70346**

**Utility Approvals**

<i>Fernando Vigil</i>	10-18-16
PNM	DATE
<i>Quintin Ballan</i>	10-13-16
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	10/11/2016
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>[Signature]</i>	10/13/16
COMCAST	DATE

**City Approvals**

<i>Soan H. Risenbawa</i> P.S.	9/12/16
CITY SURVEYOR	DATE
<i>[Signature]</i>	9/28/16
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	09/28/16
A.B.C.W.U.A.	DATE
<i>Carl S. Dumont</i>	9-28-16
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	9-28-16
AMATEA	DATE
<i>[Signature]</i>	9-28-16
CITY ENGINEER	DATE
<i>[Signature]</i>	12-20-16
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**Subdivision Data:**

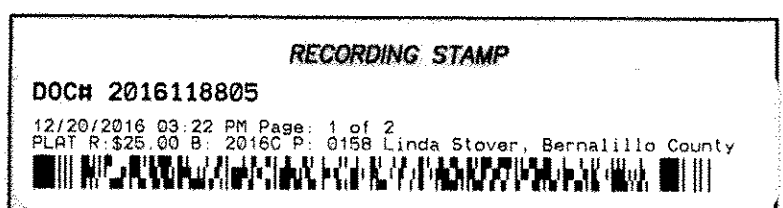
GROSS SUBDIVISION ACREAGE: 22.6446 ACRES±  
 ZONE ATLAS INDEX NO: M-15-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: JUNE 28, 2016

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS

**Notes:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.



**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 BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*[Signature]* 9/15/16  
 DATE

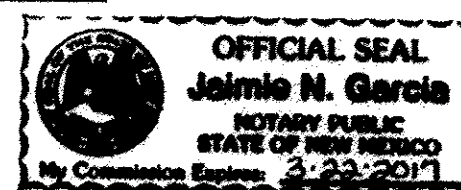
J.R. ORTON III,  
 MANAGER,  
 AOC NEW MEXICO, LLC

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF September, 2016 BY  
 J.R. ORTON III, MANAGER, AOC NEW MEXICO, LLC

*[Signature]* MY COMMISSION EXPIRES: 3-22-2017  
 NOTARY PUBLIC



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199  
 505.856.5700 PHONE  
 505.856.7900 FAX

**Public Utility Easements**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 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.
  - 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 WITHIN THE EASEMENT 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 GRANOR 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER AOC NEW MEXICO LLC  
 SECTION 33, TOWNSHIP 10 N, RANGE 03 E,  
 UPC NO. 101-505-539-140-410-408 (TR. 2-B-1)  
 UPC NO. 101-505-539-140-410-407 (TR. 2-A)  
 SUBDIVISION: NEWPORT INDUSTRIAL PARK-WEST UNIT 1

**Legend**

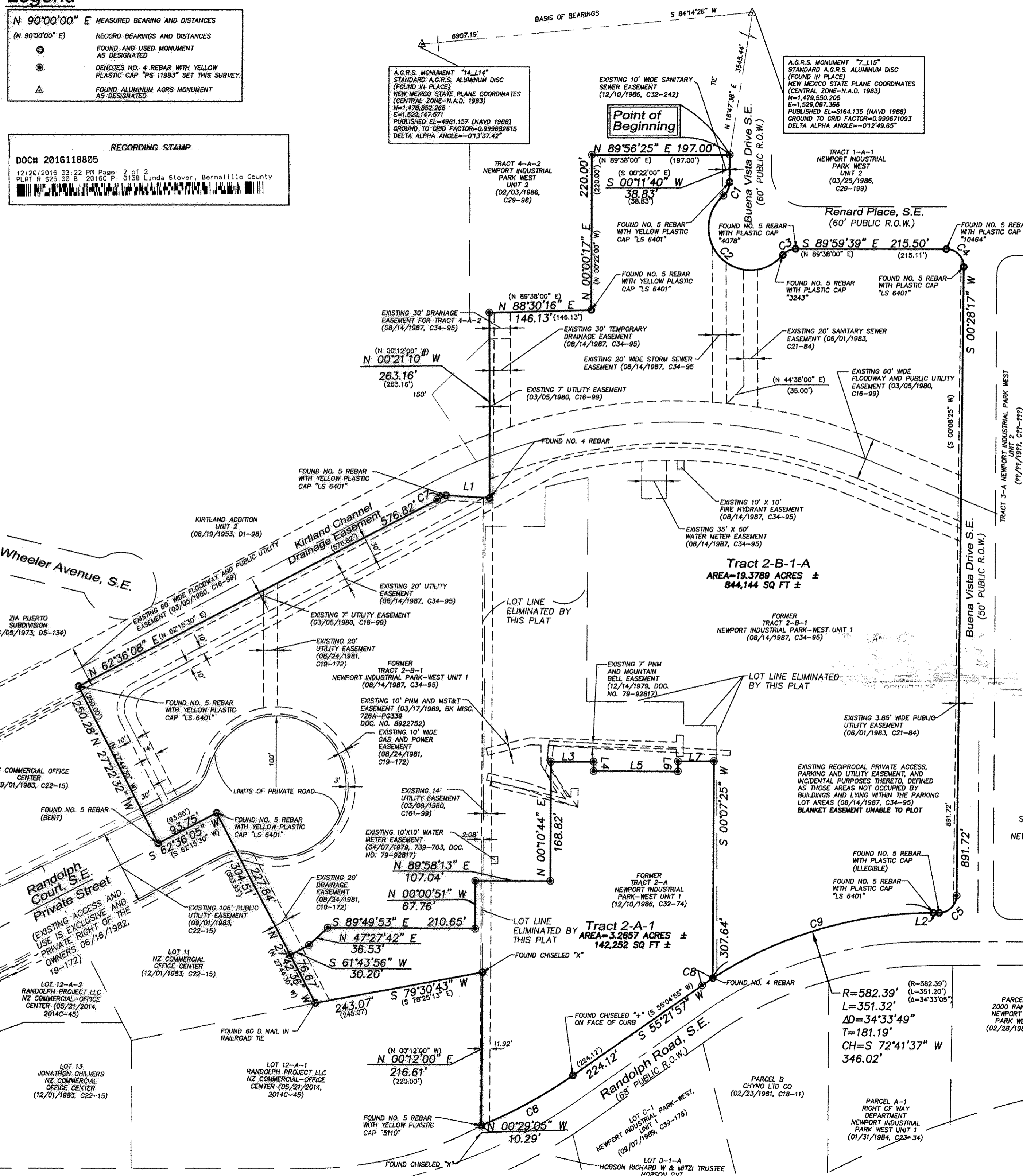
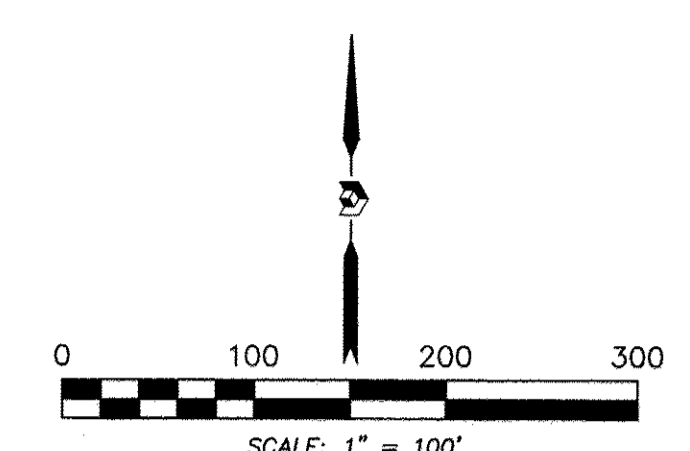
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**RECORDING STAMP**

DOC# 2016118805

12/20/2016 03:22 PM Page: 2 of 2  
 PLAT R: \$25.00 B: 2016C P: 0158 Linda Stover, Bernalillo County

Plat of  
**Tracts 2-A-1 and 2-B-1-A**  
**Newport Industrial Park West, Unit 1**  
 Section 33, Township 10 North, Range 3 East  
 New Mexico Principal Meridian  
 City of Albuquerque, Bernalillo County, New Mexico  
 September 2016



**Line Table**

LINE	BEARING	DISTANCE
L1	S 86°26'38" E	62.30'
	(S 89°48'00" W)	(59.93')
L2	S 89°52'55" W	8.25'
	(S 89°38'00" W)	(8.22')
L3	S 89°48'08" W	61.13'
L4	N 00°12'19" W	13.25'
L5	N 89°42'12" W	120.47'
L6	S 00°12'19" E	14.31'
L7	N 89°47'41" E	51.59'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.21'	21.50'	50°53'10"	11.52'	20.80'	S 24°37'40" W
	(25.00')	(21.68')	(49°40'47")	(11.57')	(21.00')	(S 24°28'24" W)
C2	60.02'	198.32'	189°19'33"	735.82'	119.64'	S 45°00'51" E
	(60.00')	(198.30')	(189°21'33")		(119.60')	(S 45°22'00" E)
C3	25.15'	21.60'	49°13'15"	11.52'	20.94'	N 64°54'27" E
	(25.00')	(21.68')	(49°40'47")	(11.57')	(21.00')	(N 64°47'36" E)
C4	25.18'	39.38'	89°36'05"	25.01'	35.49'	S 44°50'49" E
	(25.00')	(39.49')	(90°30'25")	(25.22')	(35.51')	(S 45°06'47" E)
C5	25.00'	38.72'	88°43'58"	24.45'	34.96'	S 45°16'07" W
	(25.00')	(39.05')	(89°29'35")	(24.78')	(35.20')	(S 44°53'12" W)
C6	698.76'	148.96'	12°12'50"	74.76'	148.68'	S 61°31'02" W
	(697.35')	(148.02')	(12°14'38")	(74.80')	(148.74')	(S 61°12'08" W)
C7	707.93'	14.49'	1°10'22"	7.25'	14.49'	N 63°17'38" E
	(707.93')	(14.46')	(1°10'13")	(7.23')	(14.48')	(N 62°50'36" E)
C8	582.39'	18.33'	1°48'13"	9.17'	18.33'	S 56°18'49" W
	(582.39')	(18.33')	(1°48'13")	(9.17')	(18.33')	(S 56°18'49" W)
C9	582.39'	332.99'	32°45'36"	171.19'	328.47'	S 73°35'44" W

**Notes**

1. TRACTS 2-A AND 2-B SHARE AN EXISTING RECIPROCAL PRIVATE ACCESS, PARKING AND UTILITY EASEMENT. THIS EASEMENT SHALL BE DEFINED AS THOSE AREAS NOT OCCUPIED BY BUILDINGS AND SHALL LIE WITHIN THE PARKING LOT AREAS. EASEMENT SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF EACH TRACT.
2. TRACTS 2-A AND 2-B SHARE EXISTING RECIPROCAL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONVEYING THAT DRAINAGE TO THE EXISTING CONCRETE DRAINAGE CHANNEL. CONVEYANCE WILL TAKE PLACE VIA PAVE SURFACES AND DRAINAGE SWALES AND CHANNELS, AND WILL CONSTITUTE PRIVATE DRAINAGE EASEMENTS, MAINTENANCE OF SAID EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF EACH TRACT.
3. ACCESS FROM TRACT 2B TO LOTS 5, 6, AND 7 AND SPENCE AVENUE/MESA DRIVE OF THE KIRTLAND ADDITION IS PROHIBITED.
4. TRACT 2-B SHALL ACCEPT DRAINAGE FROM TRACT 4-A-2 AS NOTED ON PLAT FIELD FEBRUARY 3, 1986, BOOK C-29, PAGE 96.



**OFFICE LOCATION:**  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113

**MAILING ADDRESS:**  
 PO Box 90636  
 Albuquerque, NM 87199

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