

October 8, 2019

DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Innovation Park Bulk Land Plat Submittal

Dear DRB Chair:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Seven (7) copies of each of the Bulk Land Plat
- Certificate of No Effect documentation (Form P3)
- Subdivision of Land - Minor Actions (Form S2)
- Zone Atlas Maps
- Submittal Fees

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development and Planning

MJB/jcm
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC
Mike Fietz, Westway Homes
Steve Chavez, MDS Investments, LLC



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| | | |
|---|---|--|
| Administrative Decisions | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) |
| <input checked="" type="checkbox"/> Archaeological Certificate (Form P3) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | Policy Decisions |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) |
| <input type="checkbox"/> WTF Approval (Form W1) | <input type="checkbox"/> Site Plan – DRB (Form P2) | <input type="checkbox"/> Amendment of IDO Text (Form Z) |
| <input type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2) | <input type="checkbox"/> Annexation of Land (Form Z) |
| Decisions Requiring a Public Meeting or Hearing | <input type="checkbox"/> Subdivision of Land – Major (Form S1) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| <input type="checkbox"/> Conditional Use Approval (Form ZHE) | <input type="checkbox"/> Vacation of Easement or Right-of-way (Form V) | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) |
| <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input checked="" type="checkbox"/> Variance – DRB (Form V) | Appeals |
| <input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE) | <input type="checkbox"/> Variance – ZHE (Form ZHE) | <input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A) |

| | | |
|---|-------------------------|---|
| APPLICATION INFORMATION | | |
| Applicant: Corazon del Mesa 4, LLC / MDS Investments, LLC | | Phone: 505-212-7000 (Corazon) / 505-884-3503 (MDS) |
| Address: 9600 Tennyson St. NE (Corazon) / 4020 Vassar Drive, Ste. H (MDS) | | Email: mfieltz@thewestway.com(Corazon) steve@sc3intl.com(MDS) |
| City: Albuquerque, NM | State: NM | Zip: 87109 (Corazon) / 87107 (MDS) |
| Professional/Agent (if any): Bohannon Huston Inc. | | Phone: (505) 823-1000 |
| Address: 7500 Jefferson St. NE | | Email: mbalaskovits@bhinc.com |
| City: Albuquerque | State: NM | Zip: 87109 |
| Proprietary Interest in Site: Owner | List <u>all</u> owners: | |

| |
|-------------------------------------|
| BRIEF DESCRIPTION OF REQUEST |
| Bulk Plat Approval |

| | | |
|--|-----------------------|---|
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: Tract A-6-C, A-1-A | Block: | Unit: |
| Subdivision/Addition: Mesa del Sol Innovation Park | MRGCD Map No.: | UPC Code: 101605026127520101 / 101605004849020130 |
| Zone Atlas Page(s): R-15, R-16, S-15, S-16M S-17, T-16, T-17 | Existing Zoning: PC | Proposed Zoning: |
| # of Existing Lots: 2 | # of Proposed Lots: 6 | Total Area of Site (acres): 1,779.75 acres |

| | | |
|--|----------|------|
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: | Between: | and: |

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

| | |
|--|---|
| Signature: | Date: 10-08-19 |
| Printed Name: Michael Baskovits, P.E. | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| | | |
|------------------------------|------------|-----------|
| FOR OFFICIAL USE ONLY | | |
| Case Numbers | Action | Fees |
| - | | |
| - | | |
| - | | |
| Meeting/Hearing Date: | Fee Total: | |
| Staff Signature: | Date: | Project # |

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

| | |
|--|--|
| <p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p> | |
| <p>Signature: </p> | <p>Date: 10/8/19</p> |
| <p>Printed Name: MICHAEL BALASKOVITS</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Project Number:</p> | <p>Case Numbers</p> |
| <p> </p> | <p>-</p> |
| <p> </p> | <p>-</p> |
| <p> </p> | <p>-</p> |
| <p>Staff Signature:</p> | |
| <p>Date:</p> | |

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

| | | |
|--|--|--|
| <p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p> | | |
| <p>Signature: </p> | <p>Date: 10/8/19</p> | |
| <p>Printed Name: MICHAEL BARASKOVITS</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> | |
| <p>FOR OFFICIAL USE ONLY</p> | | |
| <p>Project Number:</p> | <p>Case Numbers</p> | |
| <p> </p> | <p>-</p> | |
| <p> </p> | <p>-</p> | |
| <p> </p> | <p>-</p> | |
| <p>Staff Signature:</p> | | |
| <p>Date:</p> | | |



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 10/8/2019

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Bohannon Huston, Inc.
Applicant: Corazon del Mesa 3B and MDS Investment, LLC
Legal Description: Tract A-6-C and A-1-A
Zoning: PC
Acreage: 1,779.75
Zone Atlas Page(s): R15, R16, S15, S16M, S17, T16, T17

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

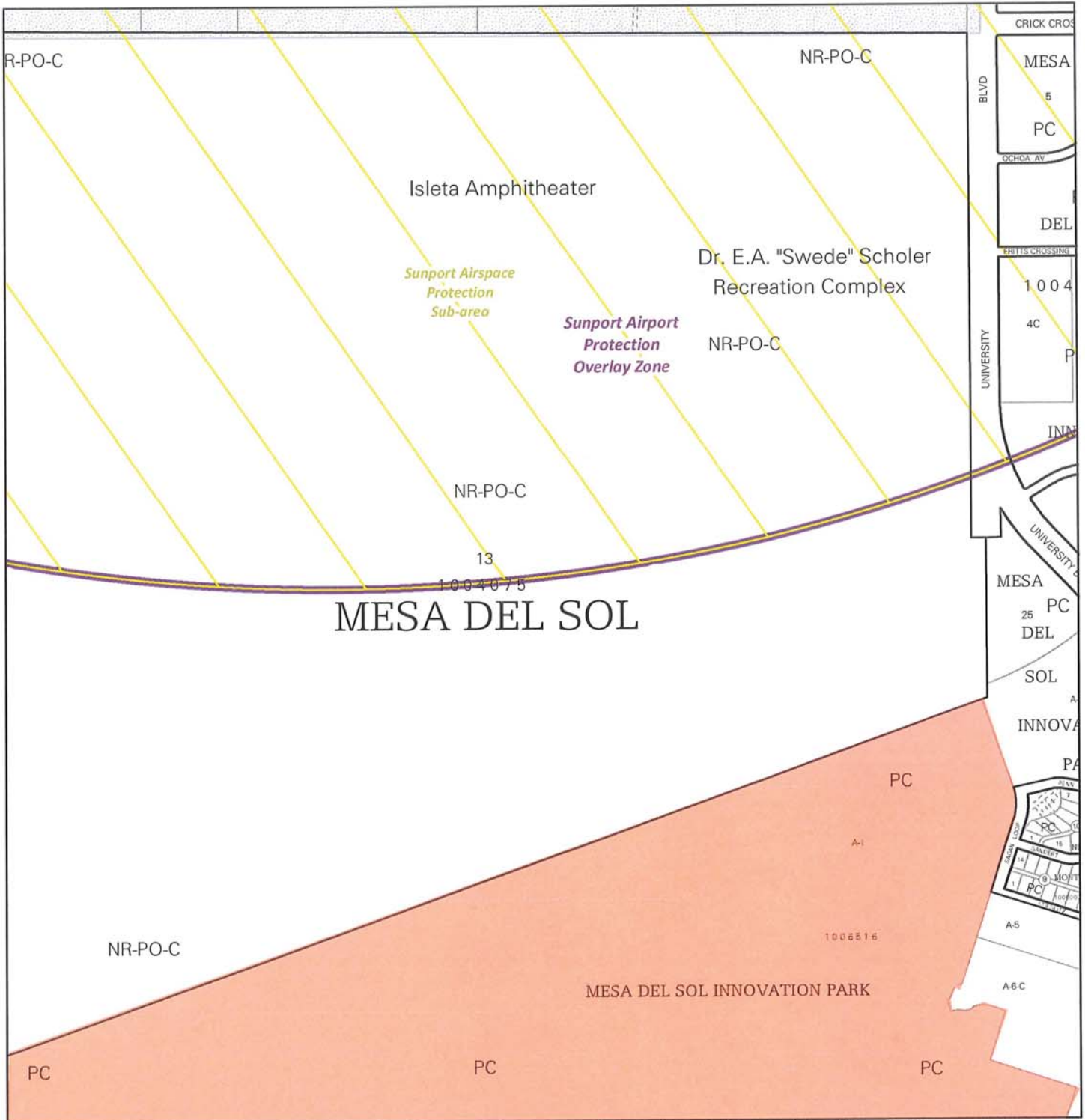
SUBMITTED BY:

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department


Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

Date

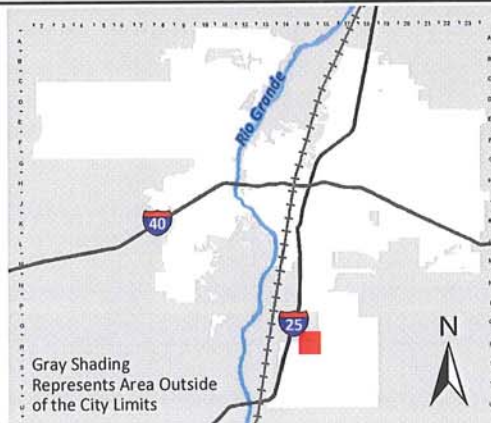


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

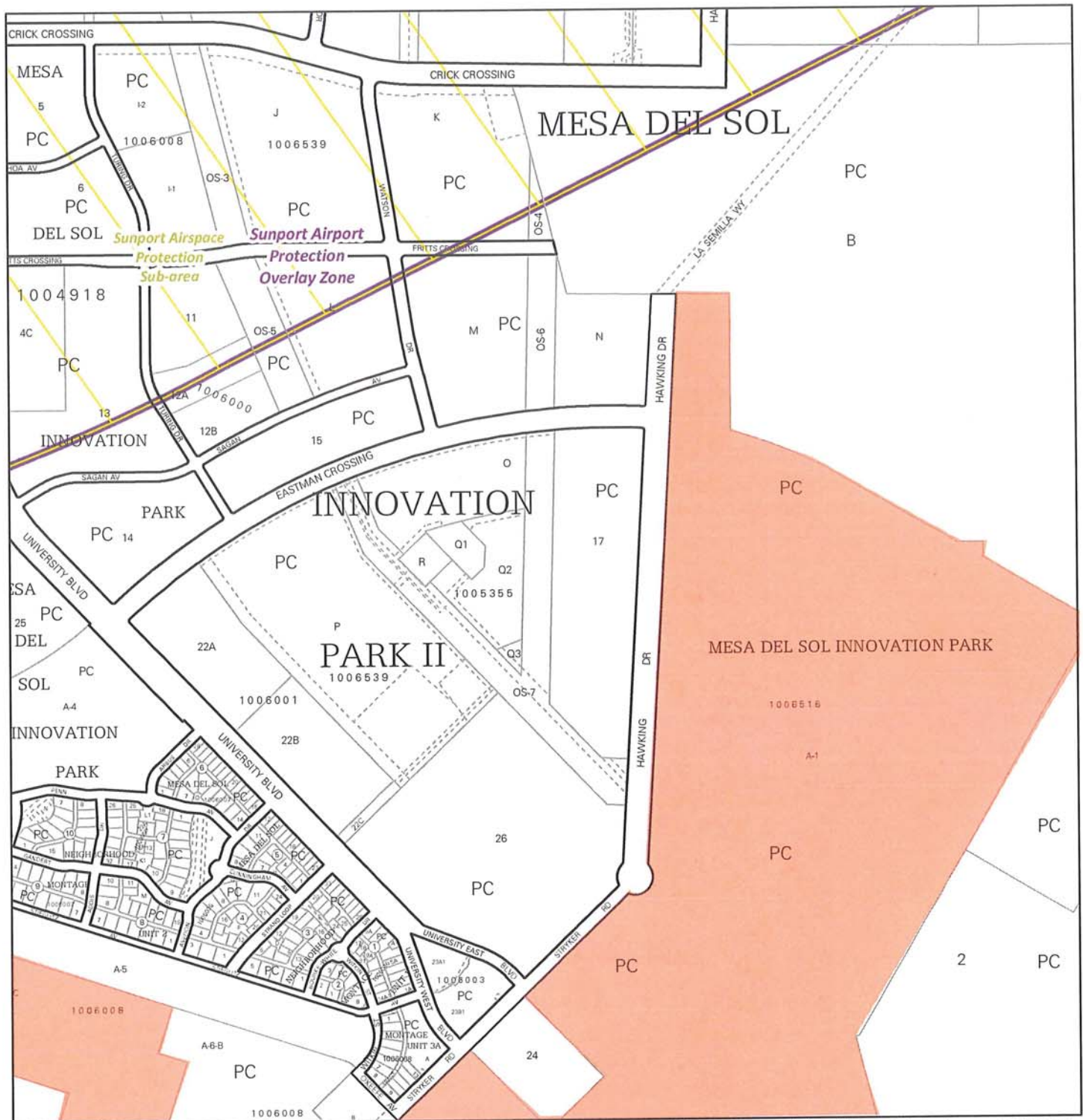


Gray Shading
Represents Area Outside
of the City Limits

**Zone Atlas Page:
R-15-Z**

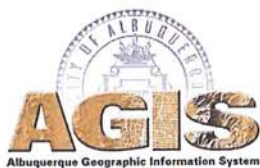
| | | | |
|--|---|--|------------|
| | Easement | | Escarpment |
| | Petroglyph National Monument | | |
| | Areas Outside of City Limits | | |
| | Airport Protection Overlay (APO) Zone | | |
| | Character Protection Overlay (CPO) Zone | | |
| | Historic Protection Overlay (HPO) Zone | | |
| | View Protection Overlay (VPO) Zone | | |

0 250 500 1,000 Feet

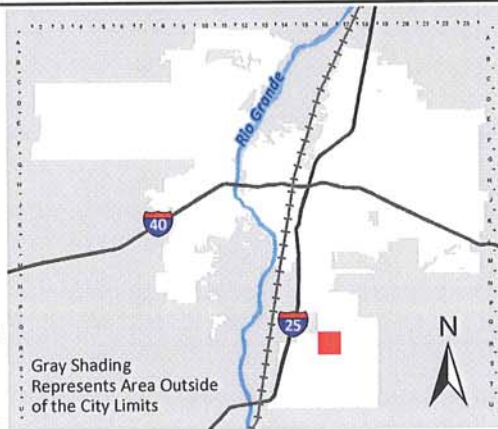


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

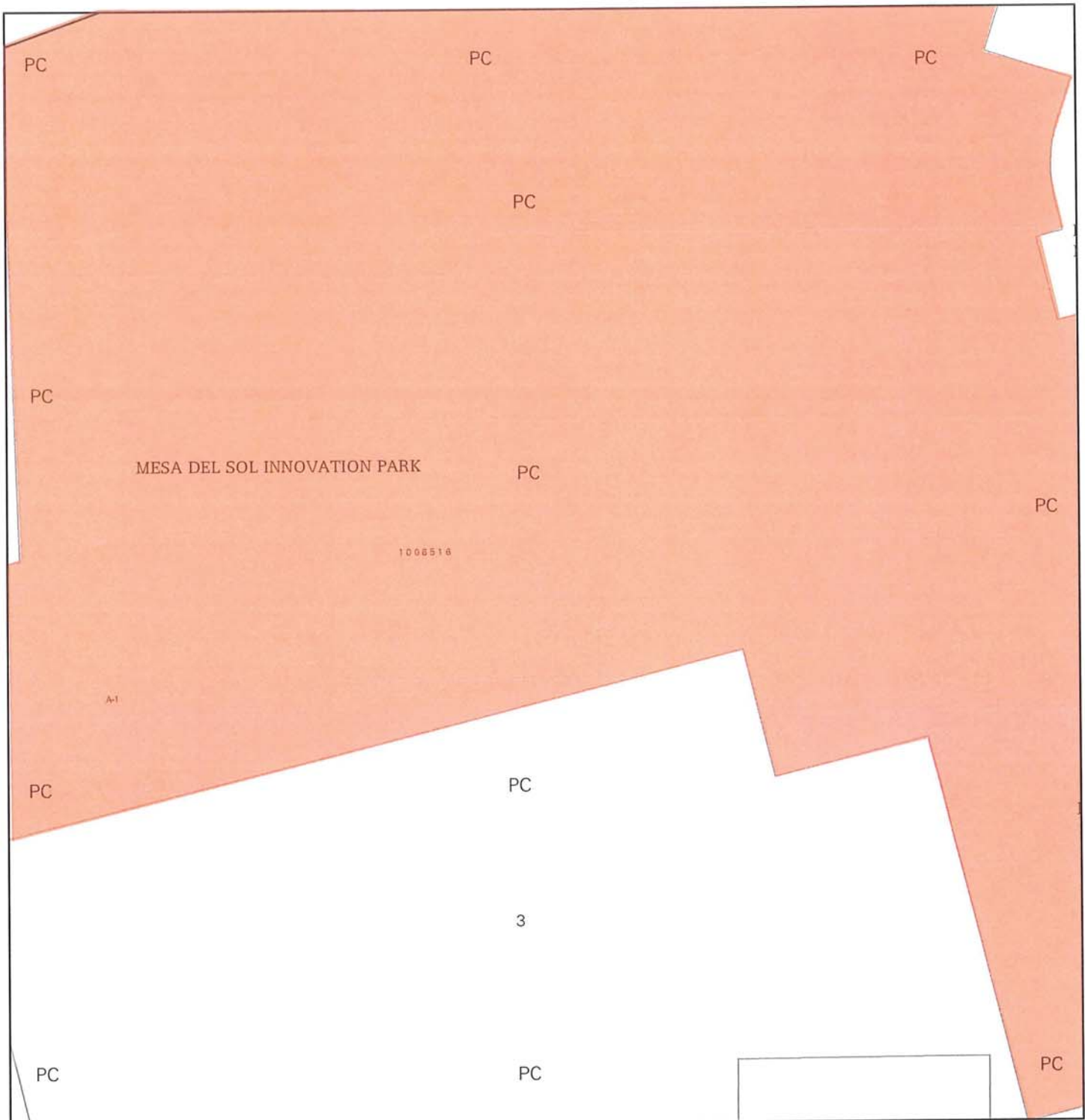


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



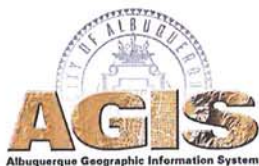
Zone Atlas Page:
R-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

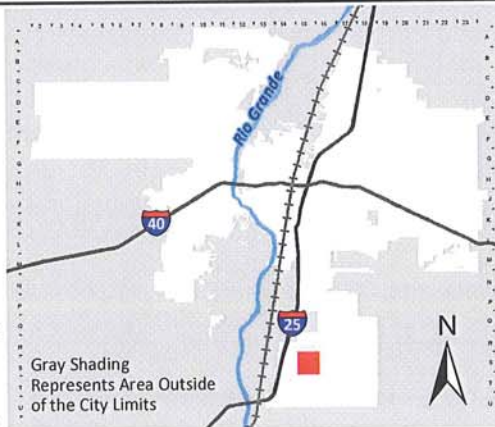


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

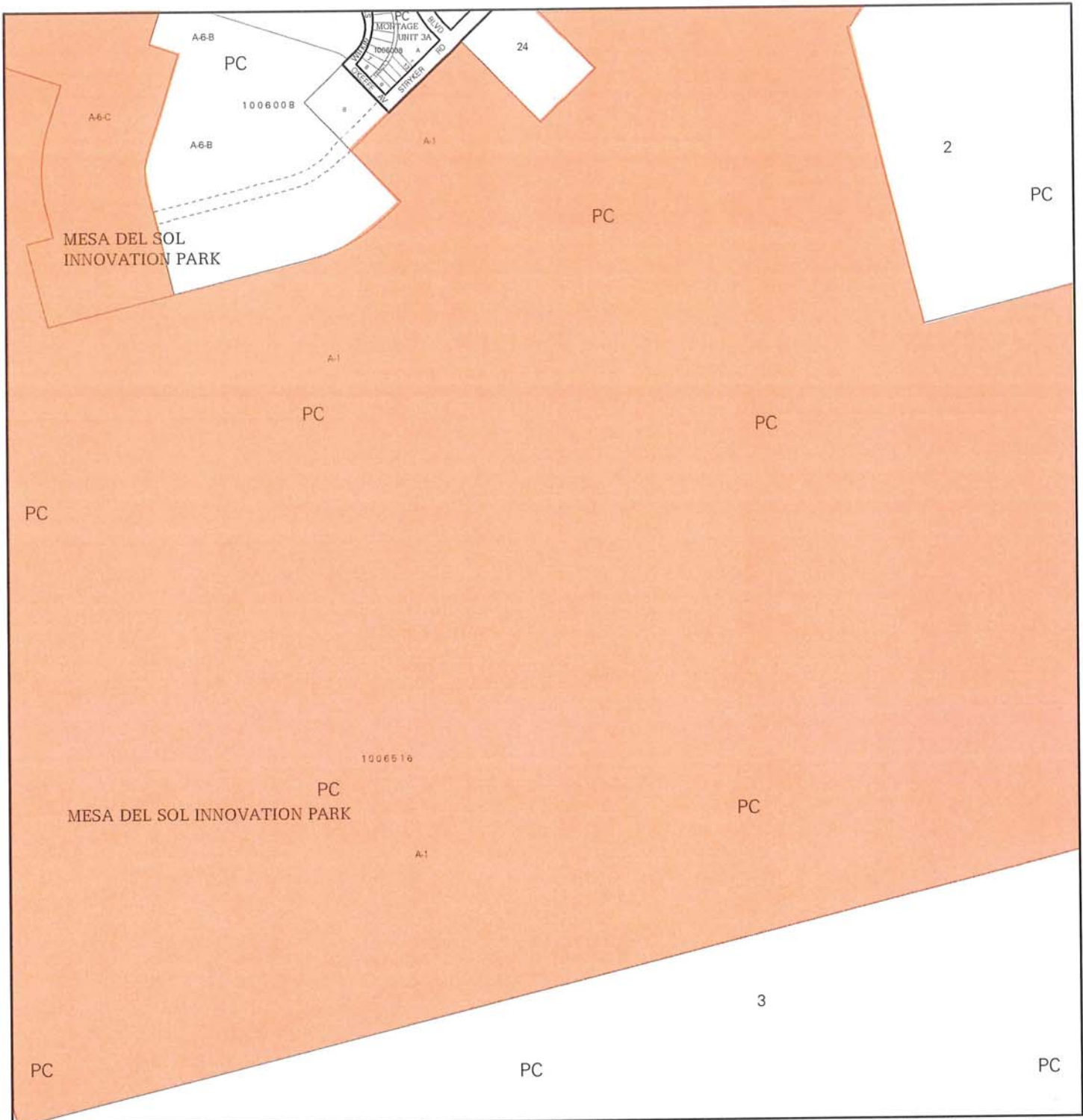


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



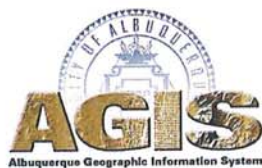
Zone Atlas Page:
S-15-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

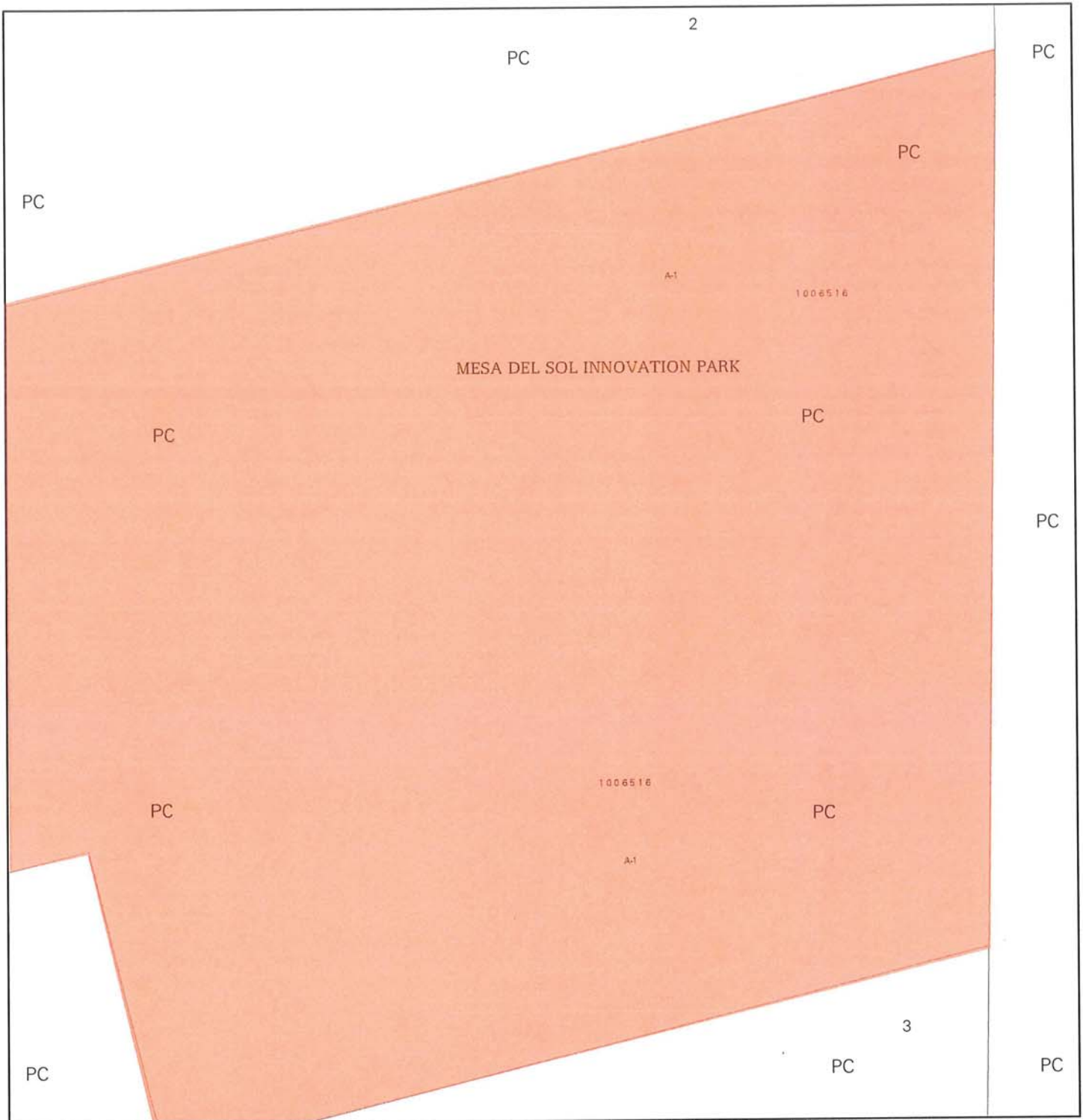


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



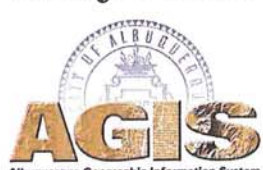
Zone Atlas Page:
S-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



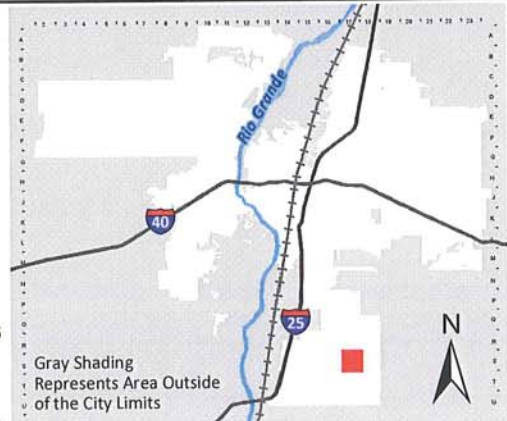
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018











IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
S-17-Z



Gray Shading
Represents Area Outside
of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

PC

PC

PC

PC

PC

PC

PC

3

1004075

MESA DEL SOL

PC

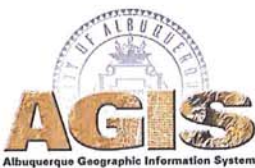
PC

PC

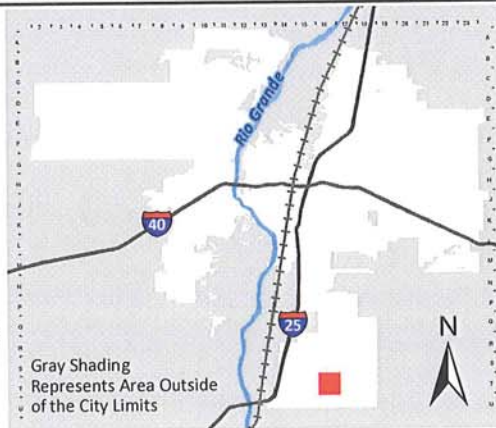
PC

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



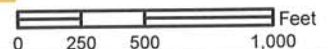
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

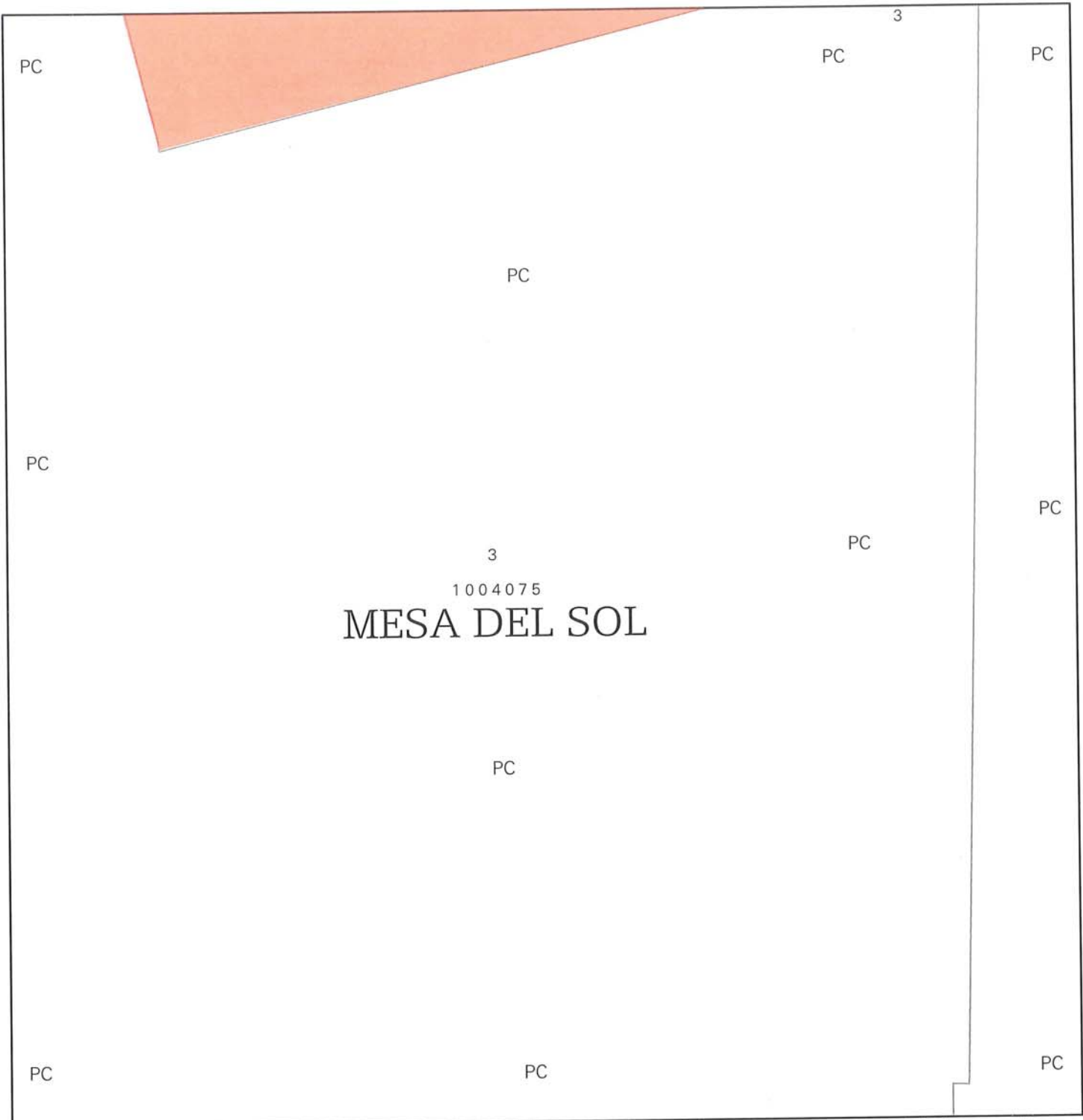


Zone Atlas Page:

T-16-Z

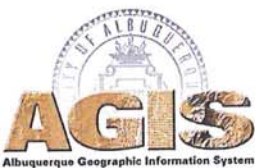
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



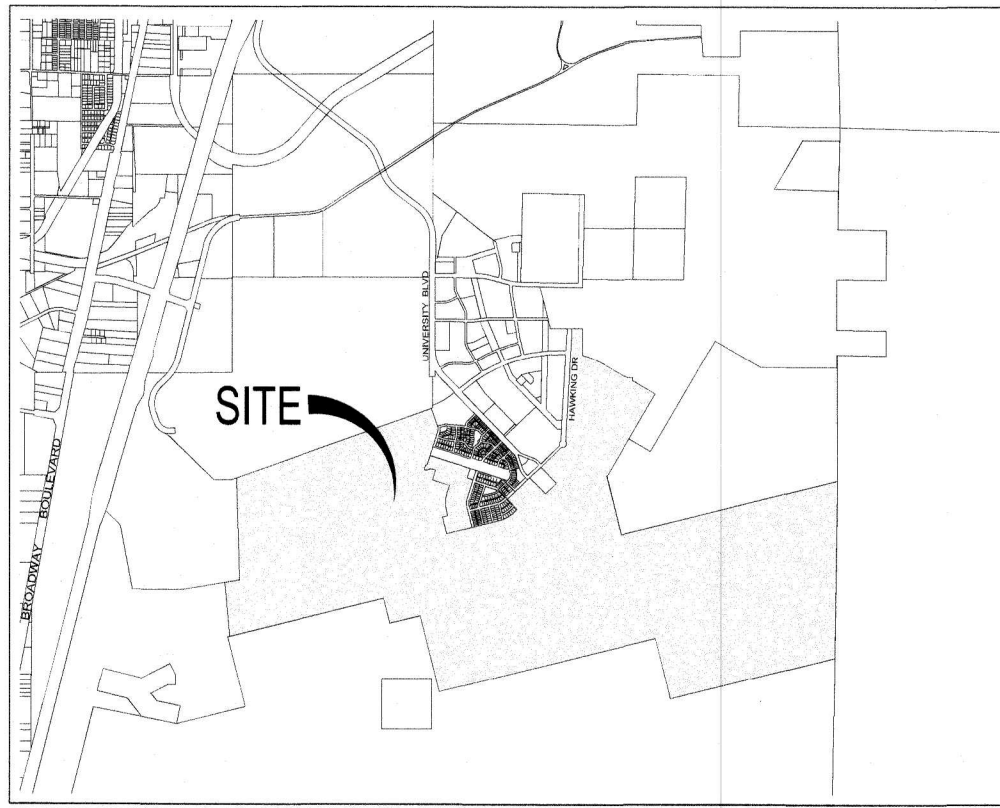
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
T-17-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





LOCATION MAP
NOT TO SCALE

COA ZONE ATLAS PAGE:
R-15, R-16, S-15, S-16, S-17, T-16, T-17

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Nos.: R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 AND T-17.
3. Gross Subdivision Acreage: 1,779.7457 Acres
4. Number of Existing Tracts: 2, Tracts Created: 6 Tracts
5. No full width public right-of-way created
6. Plat is located within Sections 21, 22, 23, 26, 27 28 and 26,T9N, R3 N.M.P.M. Bernalillo County, New Mexico
7. No public streets were created.
8. Zoning: PC
9. Date of Survey: September 2019

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract A-1-A as the same is shown and designated on the plat thereof filed 5/25/2018, as Document No. 2018045772, and Tract A-6-C as the same is shown and designated on the plat thereof filed 07/11/2011 in Book 2011C, Page 0066 as Document No. 2011063035, into six (6) tracts. Grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.
2. Special Warranty deed for Tract A-6-C, Mesa Del Sol Innovation Park, filed in the Bernalillo County Clerks office on 19th of June, 2019 as Document No. 2019050848.

LEGAL DESCRIPTION

Tract A-1-A of the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No 2007131551 and Tract A-6-C as the same is shown and designated on the plat thereof filed 07/11/2011 in Book 2011C, Page 0066 as Document No. 2011063035.

Tract contains 1,779.7457 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "1_R16 and 3_Q16" Bearing = N12°15'07"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
3. Distances are ground distances "US SURVEY FOOT".
4. Record easements taken from record data as shown hereon.
5. Pursuant to Section 14-14-4-7of the City of Albuquerque Code of Ordinances, "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 of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

BULK LAND VARIANCE NOTE

Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Bernalillo County, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

Steve B. Chavez October 8, 2019
Steve B. Chavez, Date
MDS INVESTMENSTS, LLC a New Mexico limited liability company

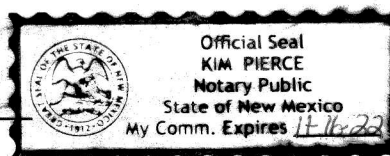
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 8th day of October 2019

by Steve B. Chavez, MDS INVESTMENSTS, LLC

My Commission Expires: Nov 16, 2022 Kim Pierce
Notary Public



W. Michael Fietz October 7, 2019
W. Michael Fietz, as Managing Member Date
Corazon Del Mesa 4 LLC, a New Mexico limited liability company

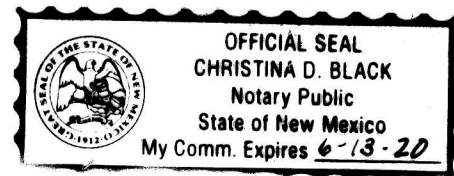
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 7th day of October 2019,

by W. Michael Fietz, as Managing Member, Corazon Del Mesa 4 LLC,

My Commission Expires: 6-13-20 Christina D. Black
Notary Public



JURISDICTIONAL AFFIDAVIT

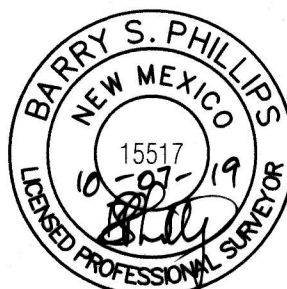
I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
Barry S. Phillips
New Mexico Professional Surveyor 15517

SURVEYOR'S CERTIFICATION:

I, BARRY S. PHILLIPS 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 is true and accurate to the best of my knowledge and belief.

Barry S. Phillips 10-07-2019
BARRY S. PHILLIPS Date:
New Mexico Professional Surveyor 15517



BULK LAND PLAT
TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 AND A-1-A-5

(A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28 AND A-1-A, MESA DEL SOL INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2019

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

Century Link _____ Date _____

Comcast _____ Date _____

City Approvals:
Sam M. Richards P.S. 10/8/19
City Surveyor Date

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer/Hydrology _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

TAX CERTIFICATION

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

TRACT A-1-A:UPC #101605026127520101
TRACT A-6-C: UPC #101605004849020130

PROPERTY OWNER OF RECORD: TRACT A-1-A: MDS INVESTMENTS, LLC
TRACT A-6-C CORAZON DEL MESA 4, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE



BULK LAND PLAT
TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 AND A-1-A-5

(A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C
 MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA
 DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28
 AND A-1-A, MESA DEL SOL INNOVATION PARK)

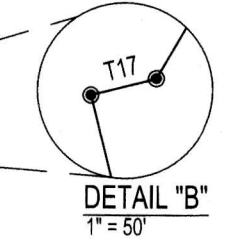
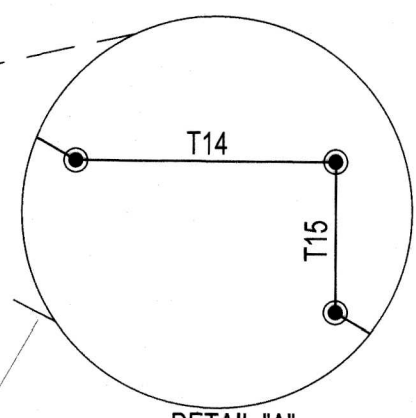
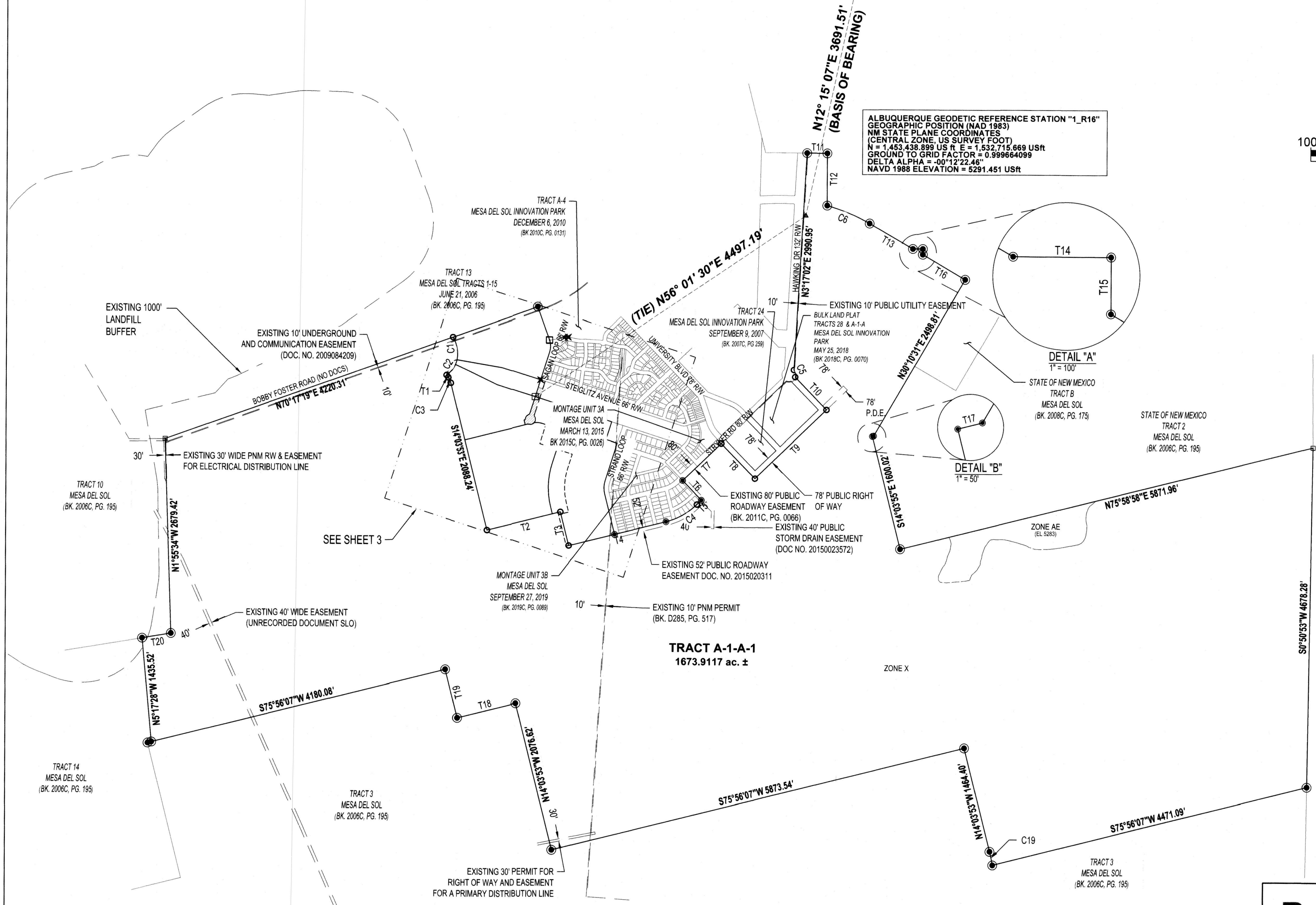
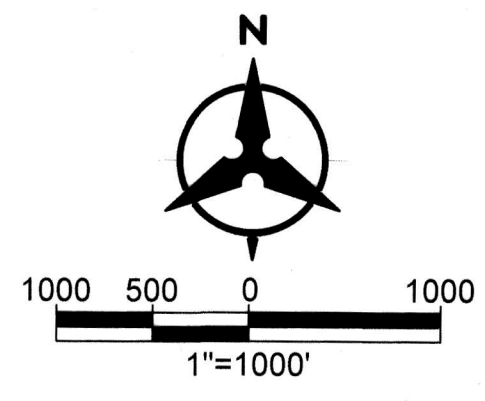
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2019

LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/
PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE

ALBUQUERQUE GEODETIC REFERENCE STATION "3_Q16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1,457,045.094 USft E = 1,533,498.782 USft
 GROUND TO GRID FACTOR = 0.999663002
 DELTA ALPHA = -00°12'17.33"
 NAVD 1988 ELEVATION = 5310.390 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "1_R16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1,453,438.898 USft E = 1,532,715.669 USft
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -00°12'22.46"
 NAVD 1988 ELEVATION = 5291.451 USft



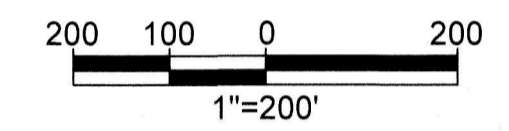
Bohannon & Huston
 www.bhinc.com 800.877.5332

Mon, 7/03/2019 - 1:32 pm. Plotted by: RGAUNA
 P:\20200116\SURVEY\02_OFFICE\06_PLAT\20200116_PLAT.dwg

BULK LAND PLAT
TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 AND A-1-A-5

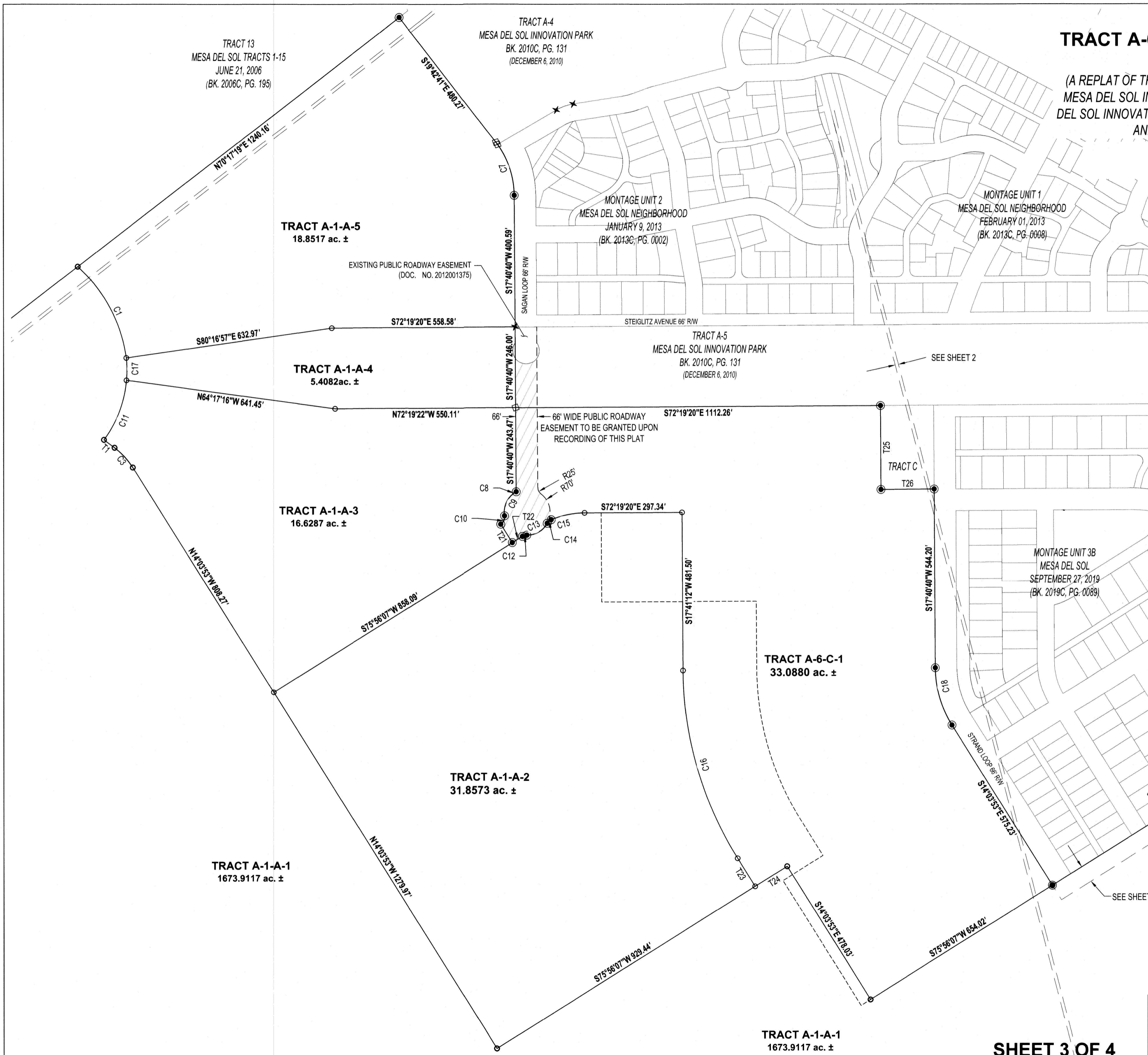
(A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C
 MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA
 DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28
 AND A-1-A, MESA DEL SOL INNOVATION PARK)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2019



LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/
PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE



SEE SHEET 2

SHEET 3 OF 4



Bohannon & Huston
 www.bhinc.com 800.877.5332

Mon, 7-Oct-2019 - 1:32 pm, Plotted by: RGAUNA
 P:\2020\116\SURVEY\02_OFFICE\06_PLAT\2020\116_PLAT.dwg

| TANGENT DATA | | |
|--------------|---------------|----------|
| ID | BEARING | LENGTH |
| T1 | S35° 21' 22"E | 40.36' |
| T2 | N75° 56' 07"E | 1044.42' |
| T3 | S14° 03' 53"E | 478.03' |
| T4 | N75° 56' 07"E | 1386.00' |
| T5 | N46° 02' 24"E | 103.38' |
| T6 | N43° 57' 36"W | 375.00' |
| T7 | N46° 02' 24"E | 740.00' |
| T8 | S43° 57' 36"E | 671.00' |
| T9 | N46° 02' 24"E | 1369.00' |
| T10 | N43° 57' 36"W | 624.83' |
| T11 | S89° 38' 06"E | 279.61' |
| T12 | S00° 02' 06"E | 716.21' |
| T13 | S59° 49' 29"E | 694.35' |
| T14 | N89° 47' 27"W | 135.42' |
| T15 | N00° 00' 22"W | 78.25' |

| TANGENT DATA | | |
|--------------|---------------|---------|
| ID | BEARING | LENGTH |
| T16 | S59° 49' 29"E | 680.37' |
| T17 | N75° 56' 04"E | 17.45' |
| T18 | S75° 56' 07"W | 830.46' |
| T19 | N14° 03' 53"W | 683.98' |
| T20 | N80° 27' 33"E | 401.10' |
| T21 | S14° 03' 53"E | 66.00' |
| T22 | S75° 56' 07"W | 36.52' |
| T23 | N14° 03' 53"W | 100.68' |
| T24 | S75° 56' 07"W | 114.98' |
| T25 | S17° 40' 40"E | 256.00' |
| T26 | S72° 19' 20"E | 162.00' |

| CURVE DATA | | | | | | |
|------------|-------------|---------|---------|----------|---------------|---------|
| ID | DELTA | TANGENT | ARC | RADIUS | CHORD BRG | CHORD |
| C1 | 40° 33' 50" | 167.90' | 321.66' | 454.34' | N10° 00' 51"W | 314.98' |
| C2 | 42° 39' 56" | 138.99' | 265.01' | 355.88' | N33° 18' 40"E | 258.93' |
| C3 | 21° 17' 29" | 41.64' | 82.31' | 221.50' | N24° 42' 37"W | 81.84' |
| C4 | 29° 53' 43" | 244.28' | 477.42' | 915.00' | S60° 59' 15"W | 472.03' |
| C5 | 63° 50' 56" | 59.19' | 105.87' | 95.00' | S10° 47' 08"E | 100.47' |
| C6 | 15° 07' 15" | 320.29' | 636.86' | 2413.20' | N67° 23' 06"W | 635.02' |
| C7 | 37° 23' 20" | 90.35' | 174.23' | 267.00' | N01° 01' 00"W | 171.16' |
| C8 | 52° 22' 21" | 12.29' | 22.85' | 25.00' | N43° 51' 50"E | 22.06' |
| C9 | 61° 47' 36" | 41.89' | 75.49' | 70.00' | S39° 09' 12"W | 71.89' |
| C10 | 67° 40' 37" | 16.76' | 29.53' | 25.00' | N42° 05' 49"E | 27.84' |
| C11 | 31° 35' 21" | 100.67' | 196.21' | 355.88' | N38° 50' 58"E | 193.73' |
| C12 | 32° 43' 42" | 7.34' | 14.28' | 25.00' | N87° 42' 02"W | 14.09' |
| C13 | 61° 39' 57" | 41.78' | 75.34' | 70.00' | N77° 49' 51"E | 71.76' |
| C14 | 38° 17' 46" | 8.68' | 16.71' | 25.00' | S66° 08' 45"W | 16.40' |
| C15 | 22° 23' 02" | 52.83' | 104.31' | 267.00' | N83° 30' 51"W | 103.65' |
| C16 | 31° 45' 04" | 309.93' | 603.92' | 1089.78' | S01° 48' 39"W | 596.22' |
| C17 | 11° 04' 35" | 34.51' | 68.80' | 355.88' | N17° 31' 00"E | 68.69' |
| C18 | 31° 44' 33" | 94.68' | 184.49' | 333.00' | S01° 48' 23"W | 182.13' |
| C19 | 4° 17' 24" | 95.28' | 190.48' | 2544.00' | S11° 55' 11"E | 190.43' |

BULK LAND PLAT
TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 AND A-1-A-5
 (A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C
 MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA
 DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28
 AND A-1-A, MESA DEL SOL INNOVATION PARK)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2019

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 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 (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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

