



Effective 3/01/2022

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Combine 6 lots into 3 lots and Grant any easement as shown

APPLICATION INFORMATION

Applicant/Owner: 98 and Central Partners, LLC		Phone: (505) 401-0135
Address: 131 Madison Street, NE Suite 200		Email: jagejaspandz.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): JAG Planning & Zoning Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jagejaspandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site:		List all owners:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 6 through 11	Block: 9	Unit:
Subdivision/Addition: Original Townsite of Westland	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): K-9	Existing Zoning: NR-BP	Proposed Zoning: No Change
# of Existing Lots: 6	# of Proposed Lots: 3	Total Area of Site (Acres): 1.3774

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Central Ave N.W. Between: 98th Street N.W. and: 94th Street N.W.

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

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Andrew Garcia	Date: 7/5/2022
Printed Name: Andrew Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

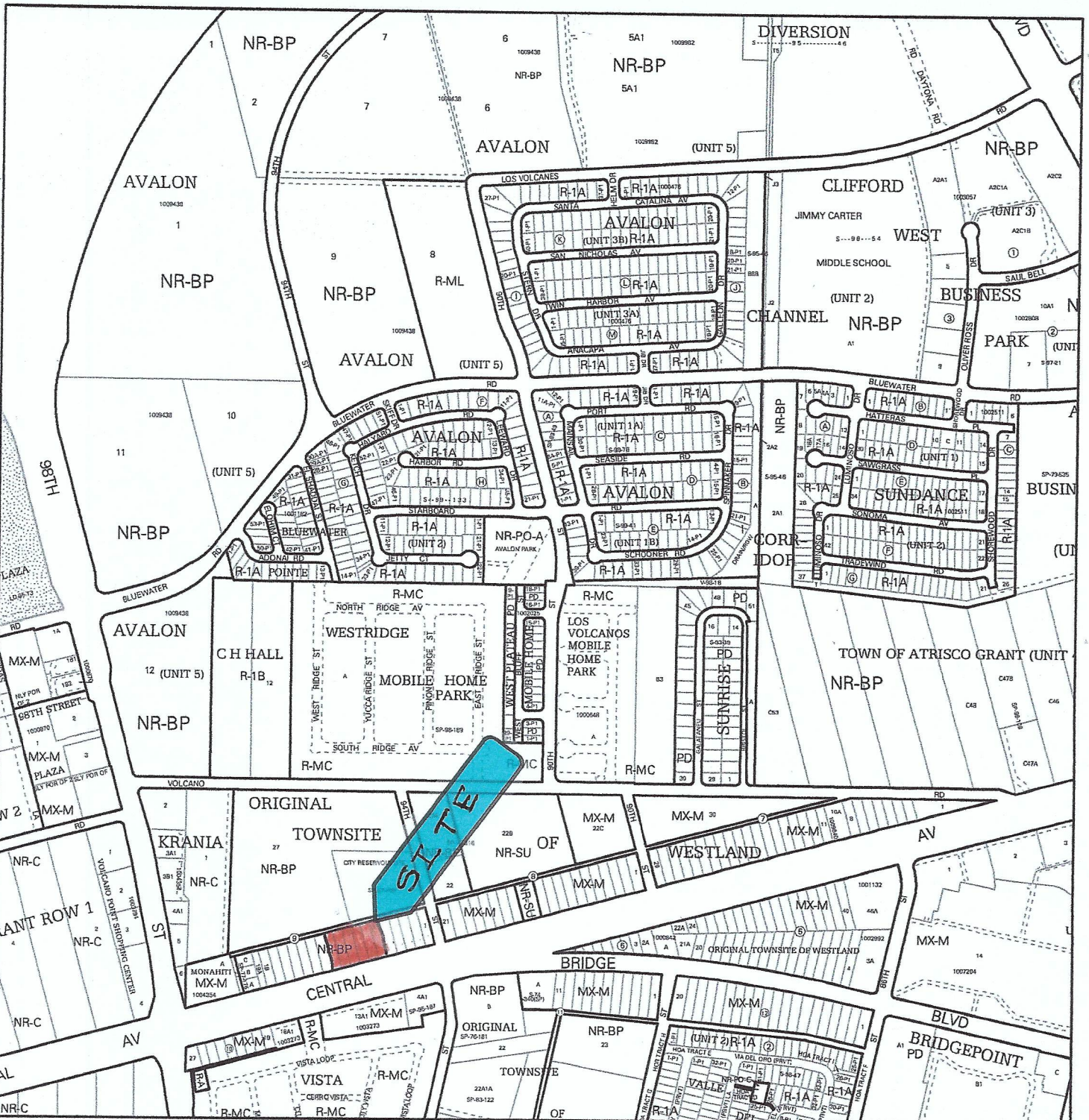
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

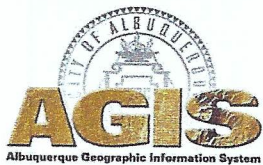
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

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.

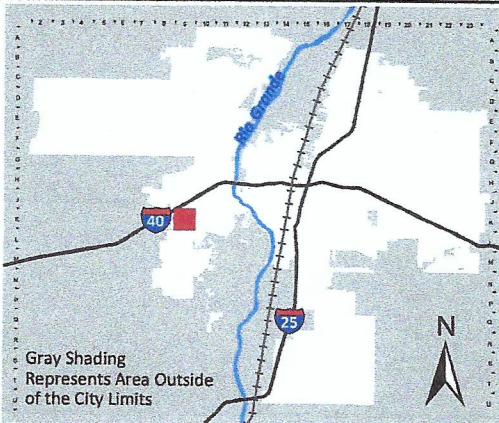


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: K-09-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



July 5, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for 98th & Central Partners, LLC, respectfully requests your review of a sketch plat.

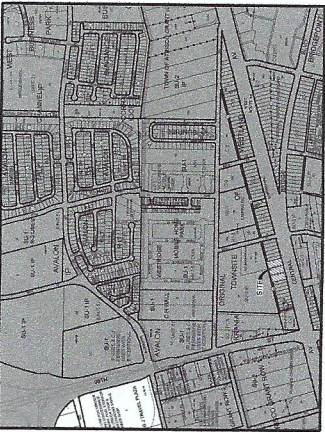
The property owner intends on combining six lots to create three lots and grant easements as shown. The site is located on Central Ave NW, between 98th & 94th ST NW, and is currently described as Lots 6 through 11, Block 9, Original Townsite of Westland Subdivision. The proposed lot will be described as Lot 7-A, 9-A, & 11-A, Block 9, Original Townsite of Westland Subdivision, and will contain approximately 1.3774 Acres.

The property is zoned NR-BP, which has a minimum lot width of 100 feet, allowing these proposed lots to meet this minimum requirement. The site is not located within an Overlay Zone.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Andrew Garcia
Principal
JAG Planning and Zoning, LLC



VICINITY MAP NO. K-9-Z

LEGAL DESCRIPTION

LOTS NUMBERED SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK NUMBERED NINE (9) OF THE ORIGINAL TOWNSITE OF WESTLAND WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 23, 1935 IN VOLUME D, FOLIO 53.

PLAT OF
LOTS 7-A, 9-A & 11-A BLOCK 9
 ORIGINAL TOWNSITE OF WESTLAND

WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 21, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2022

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- 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 _____
- *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- ARBUJA _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- CODE ENFORCEMENT _____ 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 ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 B. New Mexico Gas Company ("NMGC") for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas service.
 C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable service.

Included is the right to build, install, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above. The easement shall include the right to install and maintain overhead and underground lines, cables, and other related equipment and facilities for the purposes set forth herein and with the right to utilize the right of way and easement to support, maintain, and repair such facilities. The easement shall include the right to install and maintain overhead and underground lines, cables, and other related equipment and facilities for the purposes set forth herein and with the right to utilize the right of way and easement to support, maintain, and repair such facilities. The easement shall include the right to install and maintain overhead and underground lines, cables, and other related equipment and facilities for the purposes set forth herein and with the right to utilize the right of way and easement to support, maintain, and repair such facilities.

Disclaimer: In approving this plat, Public Service Company of New Mexico (PSC), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) do not warrant or release any easement or easement rights which may have been granted by prior plat, report or other document data which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR. THESE OWNERS AND PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

ON _____ DAY OF _____, 20____

BY: _____ OWNERS NAME _____

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

PURPOSE OF PLAT:
 PURPOSE OF PLAT IS TO COMBINE LOTS 8-11 INCLUSIVE, BLOCK 9 ORIGINAL TOWNSITE OF WESTLAND INTO 3 LOTS AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.3774 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL MEXICO, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: MAY 2022
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A ZONED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY:
 A: ORIGINAL TOWNSITE OF WESTLANDS
 B: FILED: MARCH 23, 1995 IN VOLUMD "D", FOLIO 53
 C: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0328J DATED 11/14/2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

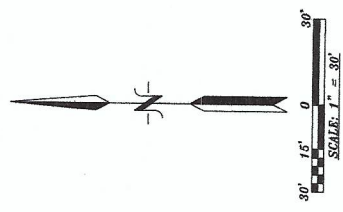
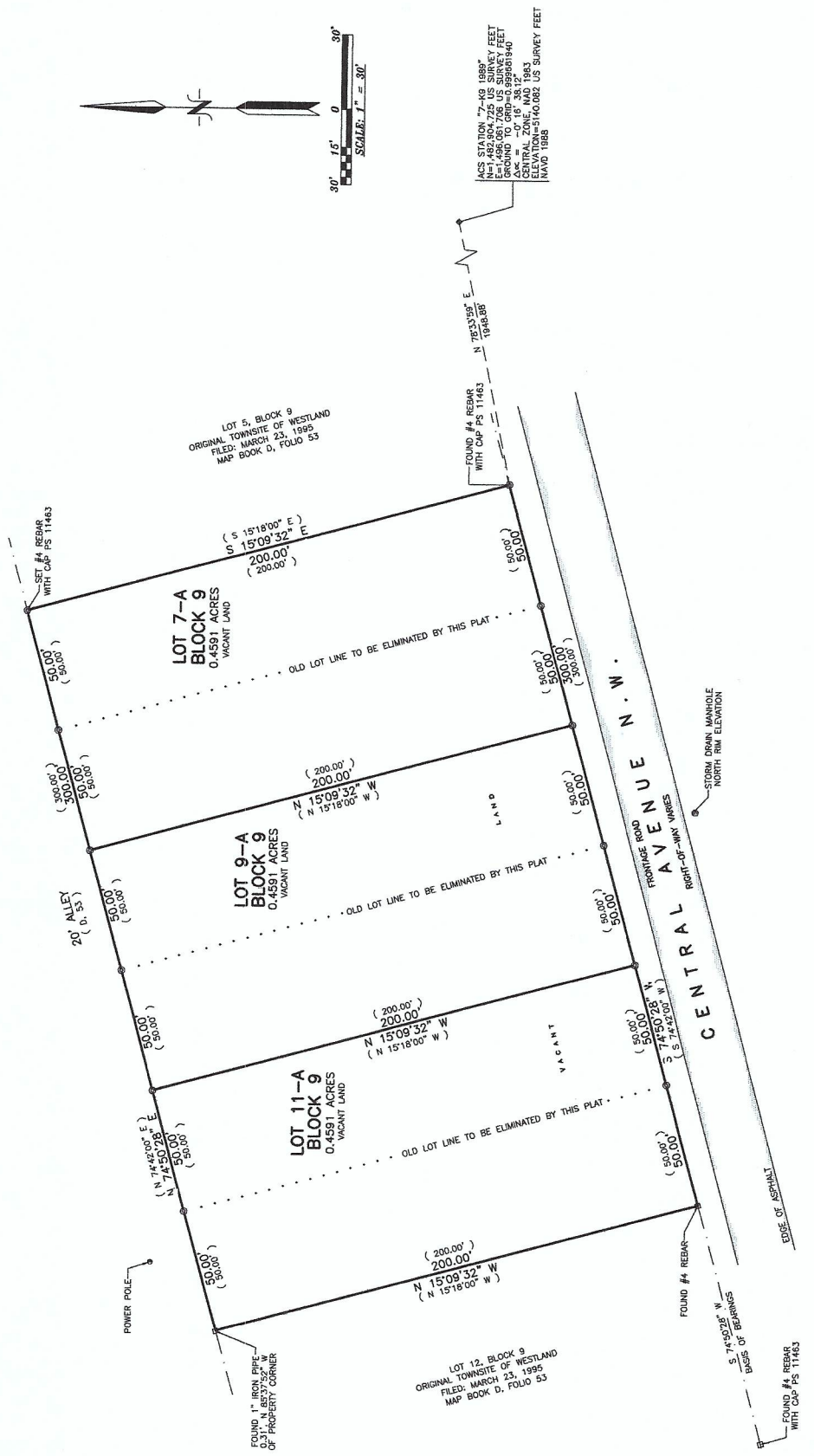


Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 1405 S. CENTRAL AVENUE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87104
 PHONE: (505) 850-8229
 FAX: (505) 850-8229
 EMAIL: harris@harrisurveying.com

**PLAT OF
LOTS 7-A, 9-A & 11-A BLOCK 9
ORIGINAL TOWNSITE OF WESTLAND**

WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2022



ACS STATION 77-49 1989*
E=1486.804, 725 US SURVEY FEET
N=1486.804, 725 US SURVEY FEET
GROUND TO CORNER 898961940
CENTRAL ZONE E, MAR 17, 1983
ELEVATION=5140.088, US SURVEY FEET
MAYO 1988

PARID: 100905717804730422
AMINI FRANK & AMINI ALI W,

N/A

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 006 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

PARID: 100905717304630421
AMINI FRANK & AMINI ALI W,

N/A

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 007 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

PARID: 100905716904530420
AMINI FRANK & AMINI ALI W,

N/A

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 008 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

PARID: 100905716404330419
AMINI FRANK & AMINI ALI W,

N/A

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 009 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

PARID: 100905715904230418
AMINI FRANK & AMINI ALI W,

N/A

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 010 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2022
Owner	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
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State	NM
Zip Code	87199
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Ownership for Tax Year Selected

Tax Year	2022
Owner Name	AMINI FRANK & AMINI ALI W
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87199
Other Mailing Address	PO BOX 92735

Description

Location Address	N/A
City	ALBUQUERQUE
State	NM
Zip Code	87121
Property Description	* 011 009ORIGINAL TOWNSITE OF WESTLAND

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2008005556 011608 QC - ENTRY BY DMD 012308 CODED BY WTH 011708
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Real Property Attributes

Primary Building SQ FT	
Year Built	
Lot Size (Acres)	.2296
Land Use Code	VACANT COMMERCIAL
Style	

Manufactured Home Attributes

Return To:
Fidelity National Title of New Mexico Inc.
8500 Menaul Blvd. NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000113377

SPECIAL WARRANTY DEED

Frank Amiri, a married man as his sole and separate property and Ali W. Amiri, a married man as his sole and separate property

for consideration paid, grant to

98 and Central Partners, LLC, a New Mexico limited liability company

whose address is 131 Madison St. NE, Ste. 200, Albuquerque, NM 87108

the following described real estate in Bernalillo County, New Mexico:

Lots numbered Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block numbered Nine (9) of the ORIGINAL TOWNSITE OF WESTLAND, as the same are shown on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1935, in Map Book D, Folio 53.

with special warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/19/22

[Signature]
Frank Amiri

[Signature]
Ali W. Amiri

State of Arizona
County of _____

This instrument was acknowledged before me on this _____ day of May, 2022 by Frank Amiri, a married man dealing with his sole and separate property

Notary Public
My Commission Expires: _____

State of California
County of _____

This instrument was acknowledged before me this _____ day of May, 2022 by Ali W. Amiri, a married man dealing with his sole and separate property.

Notary Public
My Commission Expires: _____

See attached

Return To:
Fidelity National Title of New Mexico Inc.
8500 Menaul Blvd. NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000113377

SPECIAL WARRANTY DEED

Frank Amini, a married man as his sole and separate property and Ali W. Amini, a married man as his sole and separate property

for consideration paid, grant to

98 and Central Partners, LLC, a New Mexico limited liability company

whose address is 131 Madison St. NE, Ste. 200, Albuquerque, NM 87108

the following described real estate in Bernalillo County, New Mexico:

Lots numbered Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block numbered Nine (9) of the ORIGINAL TOWNSITE OF WESTLAND, as the same are shown on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1935, in Map Book D, Folio 53.

with special warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/19/22

See attached
Frank Amini

Ali W. Amini
Ali W. Amini

State of Arizona
County of _____

This instrument was acknowledged before me on this _____ day of May, 2022 by Frank Amini, a married man dealing with his sole and separate property

Notary Public
My Commission Expires:

State of California
County of _____

This instrument was acknowledged before me this _____ day of May, 2022 by Ali W. Amini, a married man dealing with his sole and separate property.

Notary Public

My Commission Expires:

Return To:
Fidelity National Title of New Mexico Inc.
8500 Menaul Blvd. NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000113377

SPECIAL WARRANTY DEED

Frank Amini, a married man as his sole and separate property and Ali W. Amini, a married man as his sole and separate property

for consideration paid, grant to

98 and Central Partners, LLC, a New Mexico limited liability company

whose address is 131 Madison St. NE, Ste. 200, Albuquerque, NM 87108

the following described real estate in Bernalillo County, New Mexico:


Lots numbered Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block numbered Nine (9) of the ORIGINAL TOWNSITE OF WESTLAND, as the same are shown on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 23, 1935, in Map Book D, Folio 53.

with special warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/18/22

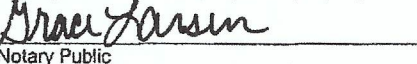

Frank Amini

Ali W. Amini

State of Arizona

County of Maricopa

This instrument was acknowledged before me on this 18 day of May, 2022 by Frank Amini, a married man dealing with his sole and separate property


Notary Public

My Commission Expires: 02/06/2026



State of California

County of _____

This instrument was acknowledged before me this ____ day of May, 2022 by Ali W. Amini, a married man dealing with his sole and separate property.

Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On May 19, 2022 before me, Jessica Monahan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Ali Amini
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Jessica Monahan
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 5/19/2022 Number of Pages: 1

Signer(s) Other Than Named Above: Frank Amini

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ali Amini

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____