



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

The alley way abutting the site to the north has been vacated through the City Council process and we are replatting the alley into the subject site. We will also replatting the site to make 2 lots 1 lot. We will also be providing utility easements.

APPLICATION INFORMATION

Applicant/Owner: Hutton ST 17, LLC (Applicant)/POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT (Owner)		Phone: 423-643-9235
Address: 736 Cherry St.		Email: bcarroll@hutton.build
City: Chattanooga	State: TN	Zip:
Professional/Agent (if any): Modulus Architects		Phone: 505.338.1499
Address: 100 Sun Ave NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State:	Zip: 87109
Proprietary Interest in Site: Agent	List <u>all</u> owners: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT	

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

Lot or Tract No.: H WLY PORTION OF AND EXC NLY 20, G1	Block: 8	Unit:
Subdivision/Addition: BUENA VENTURA	MRGCD Map No.:	UPC Code: 102005751801040804, 102005652052511902
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H	Proposed Zoning: K-20-Z
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.7288

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 107 & 113 EUBANK BOULEVARD, N.E	Between: Eubank	and: Glorieta
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

SD-2022-00154, EC-22-215

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: <i>Regina Okoye</i>	Date: 2/17/2023
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

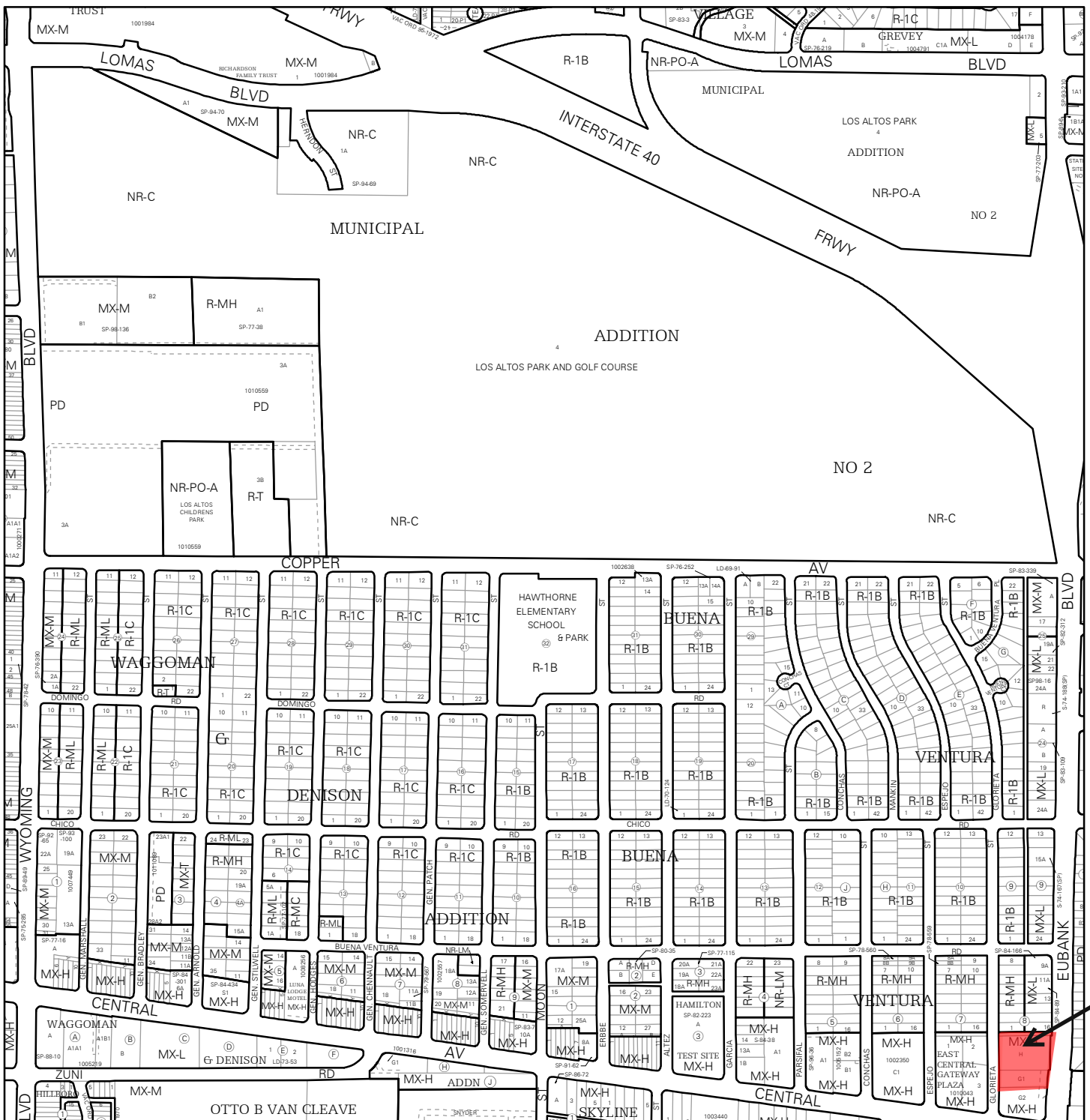
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- x 1) DFT Application form completed, signed, and dated
- x 2) Form S3 with all the submittal items checked/marked
- x 3) Zone Atlas map with the entire site clearly outlined and labeled
- x 5) Letter describing, explaining, and justifying the request
- x 6) Scale drawing of the proposed subdivision plat or Site Plan
- x 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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-20-Z

- Easement
- 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



Development Facilitation Team (DFT),
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

February 17, 2023

RE: SKETCH PLAT – 113 & 107 EUBANK BLVD NE – ALBUQUERQUE, NM 87123

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as the “Agent,” for the purpose of this request, represents Pollman Dean Trustee Pollman Family RVT, hereafter referred to as the “Property Owner,” and Hutton ST 21, LLC, hereafter referred to as the “Applicant.” We, “Agent” are requesting a sketch plat review and comments. The parcel (the “subject site”) is +/- 1.7288 acres in size, zoned MX-H and is located at the southwest corner of Central Ave. and Eubank Blvd. This site is legally described as: * H 008EXC NLY 20 OUT TO CITY BUENA VENTURA SUBD & LOT G1 BLK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK 8 CONT 22,473 SQ FT +- . The site is currently vacant. The site is located within a Major Transit Corridor (Central Ave.) and within a Premium Transit Corridor (Central Ave.). The site is not within a center or an overlay zone.

There is an approved City Council request for a vacation of public right-of-way for a 20’ alley abutting the entire north portion of the subject site’s property line. The right-of-way area is approximately 5532.27 sq ft. This alley was granted as a public right-of-way in 1954 through a Quitclaim Deed (Book D 295, Page 434). The vacated alley contains utilities throughout the entire length of it so this request is to grant easements for the existing utilities. The replat also includes bringing the alley into the property to the south. Lastly, the request is also to eliminate a lot line, making 2 lots 1 lot.

If you have any additional questions or concerns regarding this submittal, please feel free to contact me directly at (505) 338-1499 or email me at: rokoye@modulusarchitects.com.

Best regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686

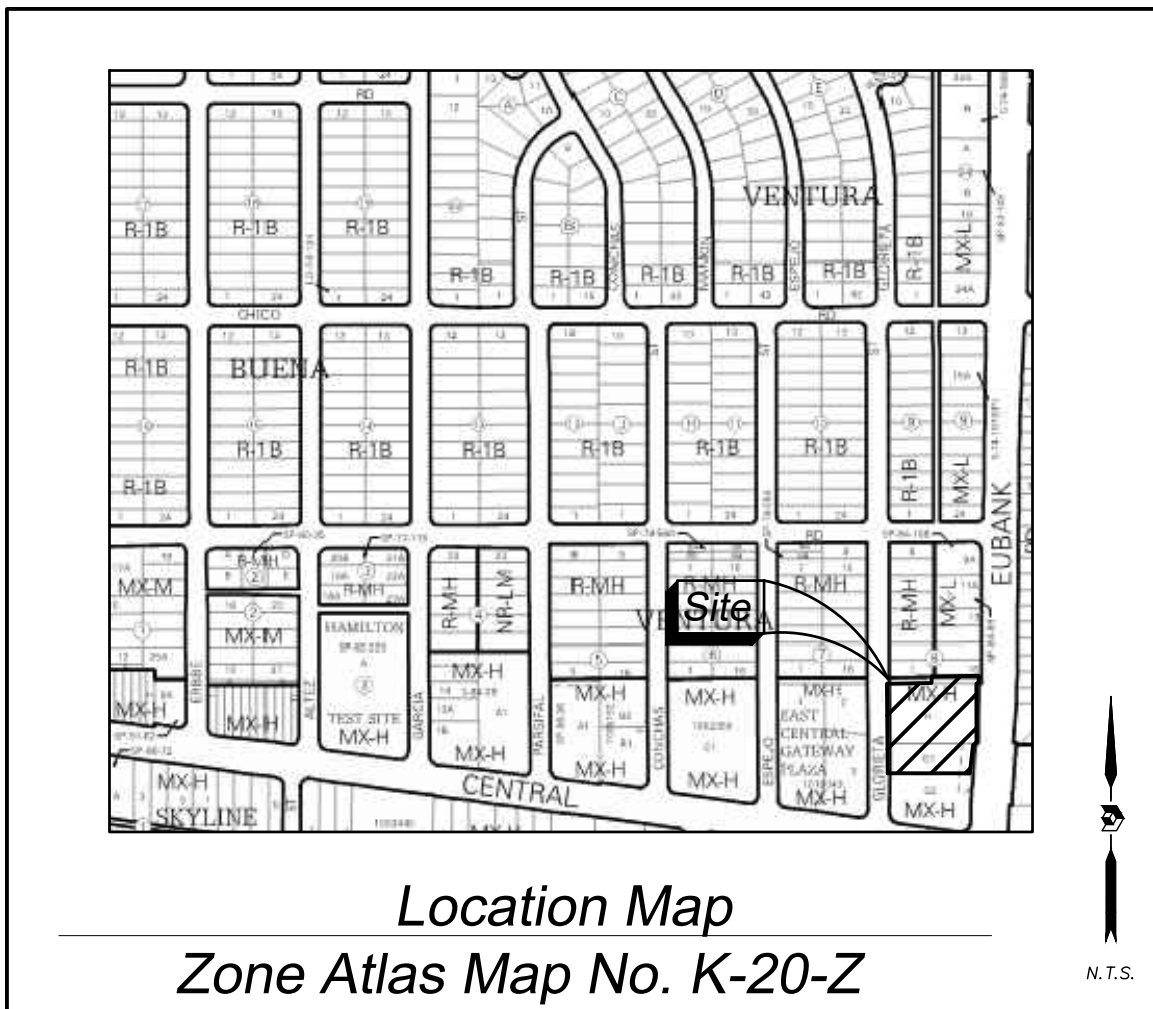
Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma





RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, 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 10, 1991, IN BOOK 91C, PAGE 196, TOGETHER WITH A PORTION OF A VACATED ALLEY CONVEYED TO THE CITY OF ALBUQUERQUE AS DESIGNATED IN QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 03, 1954, IN BOOK D295 PAGE 434, NOW COMPRISING OF LOT G-1-A, BLOCK 8, BUENA VENTURA.

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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT G-1 AND REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA (UPC'S: 102005652052511902 AND 102005751801040804).
 BERNALILLO COUNTY TREASURER'S OFFICE:

Free Consent and Dedication

THE CONSOLIDATION PLAT 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.

NAME: _____ DATE _____
 TITLE: DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

Acknowledgment

STATE OF _____)
 COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____, DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Sketch Plat of
 Lot G-1-A, Block 8
Buena Ventura
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 February 2023

Project No. PR-2023-
 Application No. -2023-
 Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURYLINK	DATE
COMCAST	DATE
City Approvals	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
 N.M.P.S. No. 11993
 SIGNATURE IS INVALID WITHOUT BLACK OR BLUE INK



Disclaimer

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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.

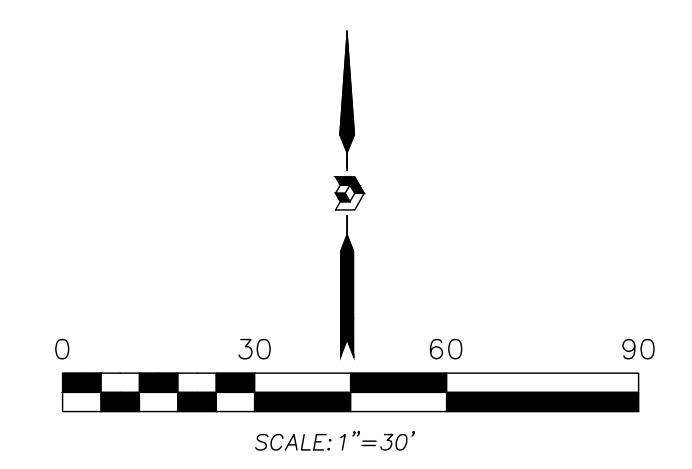
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID /GEOID COORDINATES: GRID ABQ GEIOD		LAND GRANT N/A				PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST				CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022		
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		SECTION 20 & 29		TOWNSHIP 10 NORTH		RANGE 4 EAST		MERIDIAN NMPM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME BUENA VENTURA				DRAWN BY: JK	CHECKED BY: LM		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449				BEARING ANNOTATION: GROUND GRID				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		PSI JOB NO. 228063P SKETCH	SHEET NUMBER 1 OF 2
				ELEVATION TRANSLATION: ±0.00'				UPC 102005652052511902 102005751801040804		ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.					



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

Sketch Plat of
Lot G-1-A, Block 8
Buena Ventura
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 February 2023



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-8)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (09/10/1991, 91C-196)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/27/1960, D564, 239)
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "14_K20"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,484,892.188 US SURVEY FEET
 E=1,550,574.948 US SURVEY FEET
 PUBLISHED EL=5381.929 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999655680
 DELTA ALPHA ANGLE=-0°10'21.32"

A.G.R.S. MONUMENT "14_K21"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,161.269 US SURVEY FEET
 E=1,561,095.888 US SURVEY FEET
 PUBLISHED EL=5557.514 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999645218
 DELTA ALPHA ANGLE=-0°09'08.58"

N/F RICHARD GARCIA, DEBORAH
 MATHEWS, SANDRA JIRON & RICHARD
 GARCIA JR.
 LOT 16, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

N/F JOHN KRUSE
 LOT 1 & 2, BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

REMAINING EXCEPTED PORTION
 CONVEYED TO THE CITY OF
 ALBUQUERQUE
 QUITCLAIM DEED
 (11/03/1954, D295, 434)

PORTION CONVEYED TO THE CITY
 OF ALBUQUERQUE
 QUITCLAIM DEED
 (11/03/1954, D295, 434)
 VACATED BY THIS PLAT

EXISTING 5' PNM & MST
 ANCHOR EASEMENT
 (02/05/1960, D525-517)

EXCEPTED PORTION
 CONVEYED TO THE CITY OF
 ALBUQUERQUE
 WARRANTY DEED
 (09/27/1960, D564, 239)
 DOT HATCH

EXISTING 7' PNM EASEMENT DISTRICT
 COURT JUDGEMENT
 (01/11/1972, MISC. 243-528)
 FOUND NO. 5 REBAR

EXISTING 2' PNM & MST & STUB
 AND ANCHOR EASEMENT (06/28/1954,
 D283, 111) RELEASED BY
 PNM (01/22/1992, BCR 92-2,
 PAGE 1292)

EXISTING 40' RECIPROCAL
 ACCESS EASEMENT
 (09/10/1991, 91C-196)

EXISTING 5' PNM EASEMENT
 (01/22/1992, BCR 92-2,
 PG. 1294)

EXISTING 40' RECIPROCAL
 ACCESS EASEMENT
 AGREEMENT (10/11/1991, BCR
 91-18, PAGE 1892)

N/F DIAMOND SHAMROCK STATIONS
 INC.
 LOT G-2, BLOCK 8
 BUENA VENTURA
 (09/10/1991, 91C-196)

R=2153.30'
 L=173.20' [R=2153.30']
 Δ=4°36'31" [L=173.26']
 CH=S 03°17'57" W
 173.15'

R=2348.74'
 L=88.55'
 Δ=2°09'36"
 CH=S 04°40'40" W
 88.55'
 ((R=2348.74))
 ((L=89.05))
 ((Δ=2°10'20"))
 ((CH=S 04°43'17" W))
 ((89.04))

Line Table

LINE	BEARING	DISTANCE
L1	S 05°41'20" W [N 05°41'20" E]	2.93' [2.93']

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.74' [R=2341.74']	1.55' [L=1.57']	1.55'	S 05°25'23" W	0°02'17"

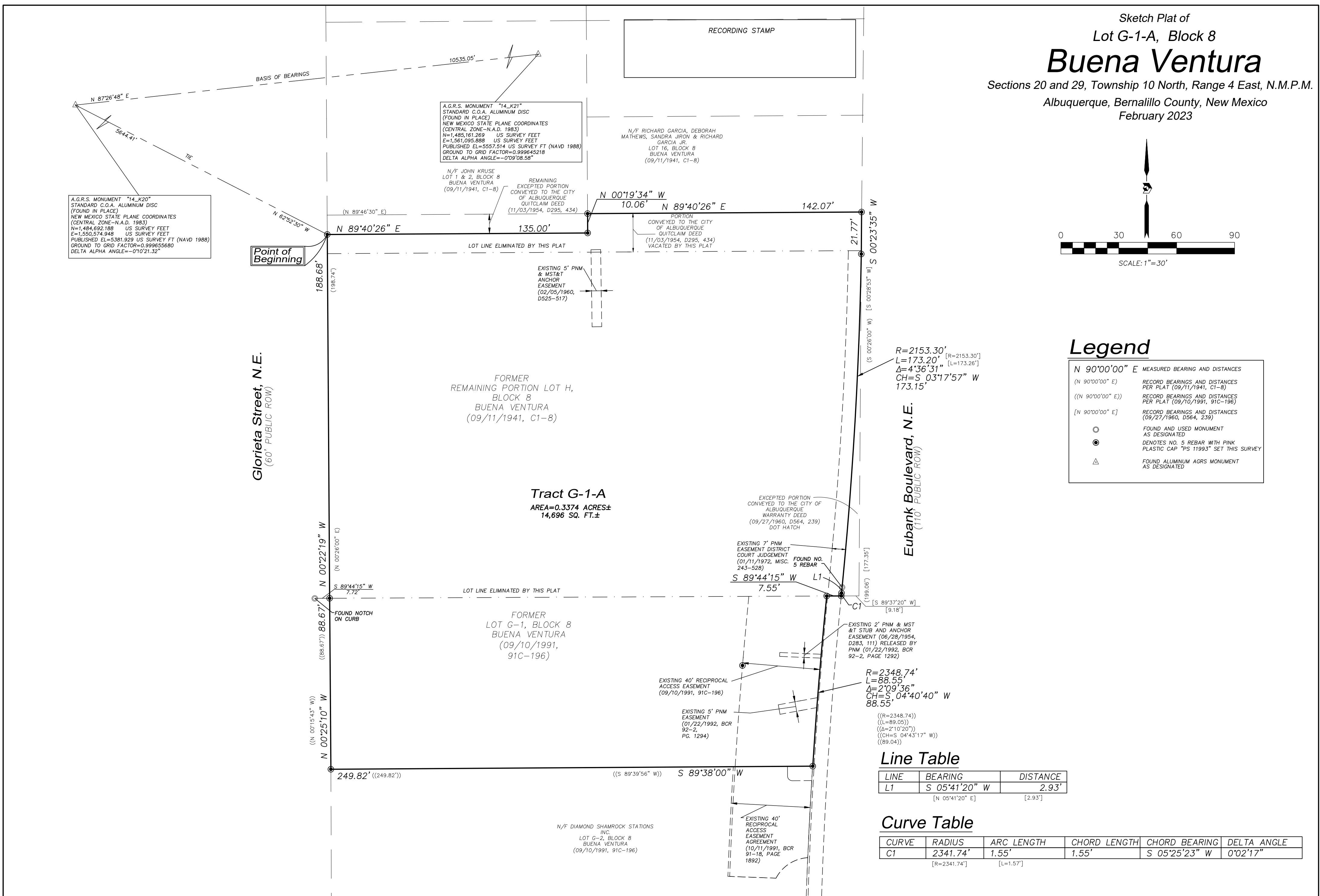
Glorieta Street, N.E.
 (60' PUBLIC ROW)

Eubank Boulevard, N.E.
 (110' PUBLIC ROW)

FORMER
 REMAINING PORTION LOT H,
 BLOCK 8
 BUENA VENTURA
 (09/11/1941, C1-8)

Tract G-1-A
 AREA=0.3374 ACRES±
 14,696 SQ. FT.±

FORMER
 LOT G-1, BLOCK 8
 BUENA VENTURA
 (09/10/1991,
 91C-196)

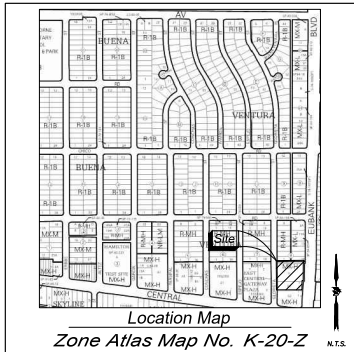


COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID /GROUND COORDINATES: GRID GEIOD: ABQ GEIOD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GROUND DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00' NO				PLSS INFORMATION LAND GRANT: N/A SECTION: 20 & 29 TOWNSHIP: 10 NORTH RANGE: 4 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST SUBDIVISION NAME: BUENA VENTURA ADDRESS: 107 & 113 EUBANK BOULEVARD, N.E. UPC: 102005652052511902 102005751801040804				PROJECT INFORMATION CREW/TECH: MC DATE OF SURVEY: 03/02-04/25/2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO. 228063P SKETCH SHEET NUMBER 2 OF 2			
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX															

ALTA/NSPS Land Title Survey

Lots G-1, and Remaining Portion of Lot H, Block 8 Buena Ventura

Albuquerque, Bernalillo County, New Mexico
May 2022



Zoning Data

NUMBER OF STRIPED PARKING SPACES:
REGULAR = 0
HANDICAPPED = 0
TOTAL = 0
VACANT LAND
ZONING REPORT NOT PROVIDED

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY ELBANK BOULEVARD, N.E. AND GLORETTA STREET, N.E., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Notes Corresponding to Schedule B-11

- TITLE COMMITMENT NO. 2112047 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 22, 2021
- SN: B-1 DESCRIPTION: ITEM
- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JANUARY 12, 1926 IN BOOK 77, PAGE 70, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED SEPTEMBER 11, 1941 IN VOLUME C1, FOLIO 8, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENTS AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JUNE 28, 1954 IN BOOK 2, PAGE 111, AS DOCUMENT NO. 25926, AS AFFECTED BY WAIVER AND RELEASE OF EASEMENT RECORDED JANUARY 22, 1992 IN BOOK 808 92-2, PAGE 1292 AS DOCUMENT NO. 9205432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, RELEASED.
 - EASEMENT AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 5, 1960 IN BOOK 8 525, PAGE 517 AS DOCUMENT NO. 56193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENTS RESERVED IN THE JUDGMENT RECORDED JANUARY 11, 1972 IN BOOK MSC. 243, PAGE 528 AS DOCUMENT NO. 64738, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENT FOR COMMON DRIVEWAY AND REFUSE RECORDED MARCH 14, 1984 IN BOOK MSC. 97-A, PAGE 773 AS DOCUMENT NO. 84-18264, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. UNABLE TO PLOT-AMBIGUOUS DESCRIPTION.
 - EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED SEPTEMBER 10, 1991 IN VOLUME 91C, FOLIO 196, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 11, 1991 IN BOOK 80 91-18, PAGE 1892 AS DOCUMENT NO. 91085670, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENT AND RIGHTS INCIDENT THEREON, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 22, 1992 IN BOOK 80 92-2, PAGE 1294 AS DOCUMENT NO. 9205433, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND.

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- DOES NOT AFFECT SUBJECT PROPERTY

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35007C0388, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Legal Description Per Title Commitment

PARCEL I:
LOT LETTERED C-ONE (0-1) IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, 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 10, 1991 IN VOLUME 91C, FOLIO 196.

PARCEL II:
TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, AN ADDITION TO THE CITY OF 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 11, 1941 IN VOLUME C1, FOLIO 8.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LOT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED SEPTEMBER 27, 1960 IN BOOK D 564, PAGE 239 AS DOCUMENT NO. 89267, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND

LESS AND EXCEPTING THEREFROM THE NORTHERLY TWENTY FEET (NLY 20') OF TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, BY OUTFEASMENT DEED RECORDED NOVEMBER 3, 1954 IN BOOK D 268, PAGE 434 AS DOCUMENT NO. 38394, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Legal Description Per Field Survey

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, 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 11, 1941 IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, 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 10, 1991 IN VOLUME 91C, PAGE 196, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO PLANNING BOARD COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND CORDING DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GLORETTA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14_K20" BEARS N 62°47'08" W, A DISTANCE OF 5649.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 89°40'31" E, A DISTANCE OF 276.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF ELBANK BOULEVARD, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 02°23'30" W, A DISTANCE OF 1.76 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.20 FEET, A RADIUS OF 2153.30 FEET, A DELTA ANGLE OF 04°36'31", A CHORD BEARING OF S 03°27'57" W, AND A CHORD LENGTH OF 173.15 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°41'20" W, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 1.55 FEET, A RADIUS OF 2341.74 FEET, A DELTA ANGLE OF 01°02'17", A CHORD BEARING OF S 00°25'23" W, AND A CHORD LENGTH OF 1.55 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 89°44'15" W, A DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 86.65 FEET, A RADIUS OF 2446.74 FEET, A DELTA ANGLE OF 02°07'04", A CHORD BEARING OF S 04°02'42" W, AND A CHORD LENGTH OF 86.65 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°38'00" W, A DISTANCE OF 24.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORETTA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 02°02'10" W, A DISTANCE OF 88.67 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 02°02'10" W, A DISTANCE OF 178.74 FEET TO THE POINT OF BEGINNING, CONTAINING 143.89 ACRES (71,724 SQUARE FEET), MORE OR LESS.

THE PROPERTY HEREN DESCRIBED IS THE SAME PROPERTY DESCRIBED IN VESTING DEEDS, GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098029) AND GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098030)

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APERTURES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREOF ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND DISTANCES UNLESS OTHERWISE INDICATED.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
- NM ONE CALL TICKET NUMBER: 22MA020571

Surveyor's Certificate

TO HUTTON ST 21, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 6(c), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 3, 2022.

DATE OF PLAT OR MAP: MARCH 15, 2022

I, THE SURVEYOR CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OR AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

TOPOGRAPHIC SURVEY WAS PREPARED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. GPS RTK MEASUREMENTS ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS, ELEVATIONS BASED ON AGRS MONUMENT "LA JOY" (MWD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Larry W. Medrano Larry W. Medrano
I attest to the accuracy and integrity of this document
2022.05.12 15:35:21-0600'

LARRY W. MEDRANO
N.M. LIC. NO. 11993
DATE
DIGITAL SIGNATURE OR VALID WITH DIGITAL CERTIFICATION

Statement of Encroachments

- APPARENT ENCROACHMENT OF OVERHEAD UTILITIES ONTO SUBJECT PROPERTY
- APPARENT ENCROACHMENT OF CHAIN LINK FENCE INTO PUBLIC ROW
- APPARENT ENCROACHMENT OF MONUMENT SIGN INTO PUBLIC ROW
- APPARENT ENCROACHMENT OF SIGN INTO PUBLIC ROW
- APPARENT ENCROACHMENT OF WATERLINE ONTO SUBJECT PROPERTY

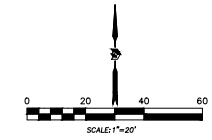
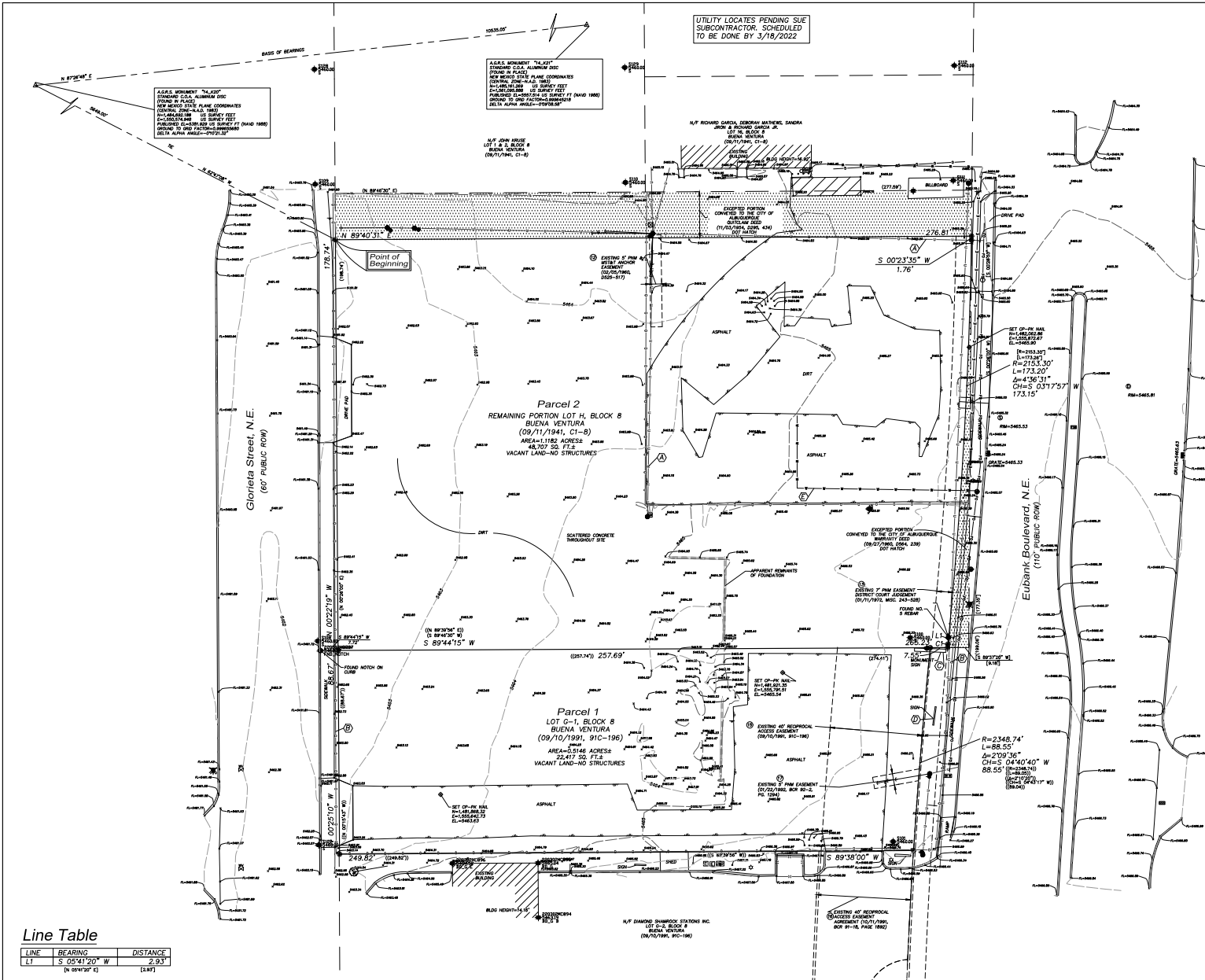
REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	TYPE	COORDINATE SYSTEM	STANDARD	LAND GRANT	SECTION	TOWNSHIP	RANGE	MERIDIAN	PROPERTY OWNER	CREW/TECH:	DATE OF SURVEY	
					NM-C	GRID	N/A	20	10 NORTH	4 EAST	NM84	DEAN POLLMAN FAMILY REVOCABLE TRUST <td>IMC</td> <td>03/02-04/25/2022</td>	IMC	03/02-04/25/2022	
													JK	CREATED BY: LHM	
													DR/BLN BY: JK	CHECKED BY: LHM	
													PROJECT NO: 228063AL	SHEET NUMBER: 1 OF 2	

PRECISION SURVEYS, INC.
1830 San Mateo Boulevard, NE
Albuquerque, NM 87109
505.263.8888
www.precision-surveys.com

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ALTA/NSPS Land Title Survey

Lots G-1, and Remaining Portion of Lot H, Block 8
Buena Ventura
 Albuquerque, Bernalillo County, New Mexico
 May 2022



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (IN 800000' E)
- RECORD BEARING AND DISTANCES FROM PREVIOUS SURVEY (CT-8)
- (IN 800000' E)
- RECORD BEARING AND DISTANCES FROM PREVIOUS SURVEY (91C-196)
- (IN 800000' E)
- RECORD BEARING AND DISTANCES FROM PREVIOUS SURVEY (91C-196)
- FOUND AND USED MONUMENT AS DESCRIBED
- DEVELOPER INC. 4 BEAR WITH YELLOW PLASTIC CAP TO FIRST SET THIS SURVEY
- CONCRETE POINT
- AS BUILT
- NEW MONUMENT
- AND/OR POLE
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- PULLBOX
- TRANSFORMER
- TELEPHONE PEDestal
- WATER METER
- FIRE HYDRANT
- SAWNEY IRON MANHOLE
- TRUNK BOREHOLE
- LIGHT BOX
- STONE SEWER MANHOLE
- WATER VALVE
- CLAMP MOUNT
- BOX
- TRAP
- GAS METER
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- CHAIN LINE TRACE
- EDGE OF ASPHALT
- GRASS LINE
- WATER LINE
- ELECTRIC LINE
- FIBER OPTIC LINE

Line Table

LINE	BEARING	DISTANCE
LT	S 05°41'20" W	2.93'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	2341.74'	1.55'	1.55'	S 05°22'31" W	0°02'17"

REVISIONS		COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION	
NO.	DATE	BY	DESCRIPTION	SPHEROID	GRID	LAND GRANT	PROPERTY OWNER
				NAD83	NAD83	N/A	DEAN POLLMAN FAMILY REVOCABLE TRUST
				ALBUQUERQUE GEODETIC REFERENCE SYSTEM	STANDARD		
				GROUND TO GROUND	GROUND		
				SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	SUBDIVISION NAME
							BUENA VENTURA
							ADDRESS
							107 & 113 EUBANK BOULEVARD, N.E.
							PLAT NO.
							102005751801048084
							10200565252511902

PRECISION SURVEYS, INC.
 1330 San Mateo Boulevard, NE
 Albuquerque, NM 87106
 (505) 243-8888

PROJECT INFORMATION

CREW/TECH: MC	DATE OF SURVEY: 03/02-04/25/2022
DRAWN BY: JK	CHECKED BY: LM
PLAT NO.: 228063AL	SHEET NUMBER: 2 OF 2

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