

## **PERMANENT PRIVATE EASEMENT**

Grant of Permanent Private Easement between Altusa LLC, Tract 6 Los Lomitas Business Park ("Grantor"), whose partners/owners are Paul Tucker and Kevin S. Albert, and whose address is 7 Calle Cacto, Placitas New Mexico 87043 and Altusa LLC, Tract 7 Los Lomitas Business Park ("Grantee"), whose partners/owners are Paul Tucker and Kevin S. Albert, and whose address is 7 Calle Cacto, Placitas New Mexico 87043.

Grantor grants to Grantee an exclusive permanent private easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") and also described herein, for the construction, installation, maintenance, repair, modification, replacement and operation ingress and egress on shared private road and drive pad. Easement shall also include drainage across real property line for the benefit of both properties.

The easement shall run from North property line of Tract 6, extending 12 feet 6 inches West of East property line, South for 340 feet. Easement shall run Southwest for 50 feet, then South Southwest for 40 feet to South property line. Easement shall increase to a maximum of 60 feet from East property line to the West to encompass the entire drive pad beginning 27 feet West of East property line for an overall width of 30 feet. Refer to attached Exhibit "A" for visual reference.

Maintenance of the easement shall be shared by the owners of both Tract 6 and Tract 7, present and future.

Any construction performed within easement shall be agreed upon by both owners of Tract 6 and Tract 7 before any work is to proceed. All construction shall be approved by City of Albuquerque Planning and Permitting departments before any work is to proceed. Any required permits shall be obtained by end user and any required inspections shall be performed before use/occupancy of said construction. No construction shall occur in easement that would hinder drainage from Tract 6 or Tract 7.

All associated costs incurred shall be the responsibility of the end user unless otherwise agreed upon by both parties in writing.

Grantor covenants and warrants to Grantee that Grantor is the fee simple owner of the property, that Grantor has good lawful right to convey the property or any part thereof and that Grantor will forever warrant and defend the title of the property against all claims from all persons or entities.

The grant and other provisions of this Easement constitutes covenants running with the Property for the benefit of Altusa LLC Tract 7 and its' partners Paul Tucker and Kevin S Albert.

**Doc# 2009021004**

02/27/2009 02:41 PM Page: 1 of 3  
EASE R:\$13.00 M. Toulouse Oliver, Bernalillo County



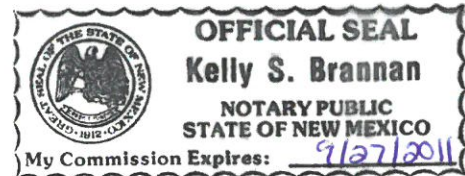
GRANTOR:

Altusa LLC

By: [Signature]  
(Partner/Owner)

Print Name: PAUL TUCKER  
Date: 8/18/08

NOTARY



STATE OF New Mexico)  
COUNTY OF Bernalillo) ss

This instrument was acknowledged before me on 18<sup>th</sup> day of August, 2008, by  
Kelly S. Brannan.

Kelly S. Brannan  
Notary Public

My Commission Expires: 9/27/2011

Grantor:

Altusa LLC

By: [Signature]  
(Partner/Owner)

Print Name: Kevin S Albert  
Date: 8/26/08

NOTARY



STATE OF New Mexico)  
COUNTY OF Bernalillo) ss

This instrument was acknowledged before me on 20 day of August, 2008, by  
Karen L Snyder.

Karen L Snyder  
Notary Public

My Commission Expires: 3-13-11

(EXHIBIT "A" ATTACHED)

PAGE 2

FEB 27 2009

HYDROLOGY

GRANTOR:

Altusa LLC

By: [Signature]  
(Partner/Owner)

Print Name: PAUL TUCKER  
Date: 8/18/08

NOTARY



STATE OF New Mexico )  
 )ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 18<sup>th</sup> day of August, 2008, by  
Kelly S. Brannan.

Kelly S. Brannan  
Notary Public

My Commission Expires: 9/27/2011

Grantor:

Altusa LLC

By: [Signature]  
(Partner/Owner)

Print Name: Kevin Albert  
Date: 8/18/08

NOTARY



STATE OF New Mexico )  
 )ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 20 day of August, 2008, by  
Karen L. Snyder.

Karen L. Snyder  
Notary Public

My Commission Expires: 3-13-11

(EXHIBIT "A" ATTACHED)

PAGE 2

FEB 27 2009

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The easement shall run from North property line of Tract 7, extending 12 feet 6 inches East of West property line, South for 437 feet to South property line of Tract 7. Refer to attached Exhibit "A" for visual reference.

Maintenance of the easement shall be shared by the owners of both Tract 6 and Tract 7, present and future.

Any construction performed within easement shall be agreed upon by both owners of Tract 7 and Tract 6 before any work is to proceed. All construction shall be approved by City of Albuquerque Planning and Permitting departments before any work is to proceed. Any required permits shall be obtained by end user and any required inspections shall be performed before use/occupancy of said construction. No construction shall occur in easement that would hinder drainage from Tract 7 or Tract 6.

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**Doc# 2009021005**

02/27/2009 02:41 PM Page: 1 of 3  
EASE R:\$13.00 M. Toulouse Oliver, Bernalillo County

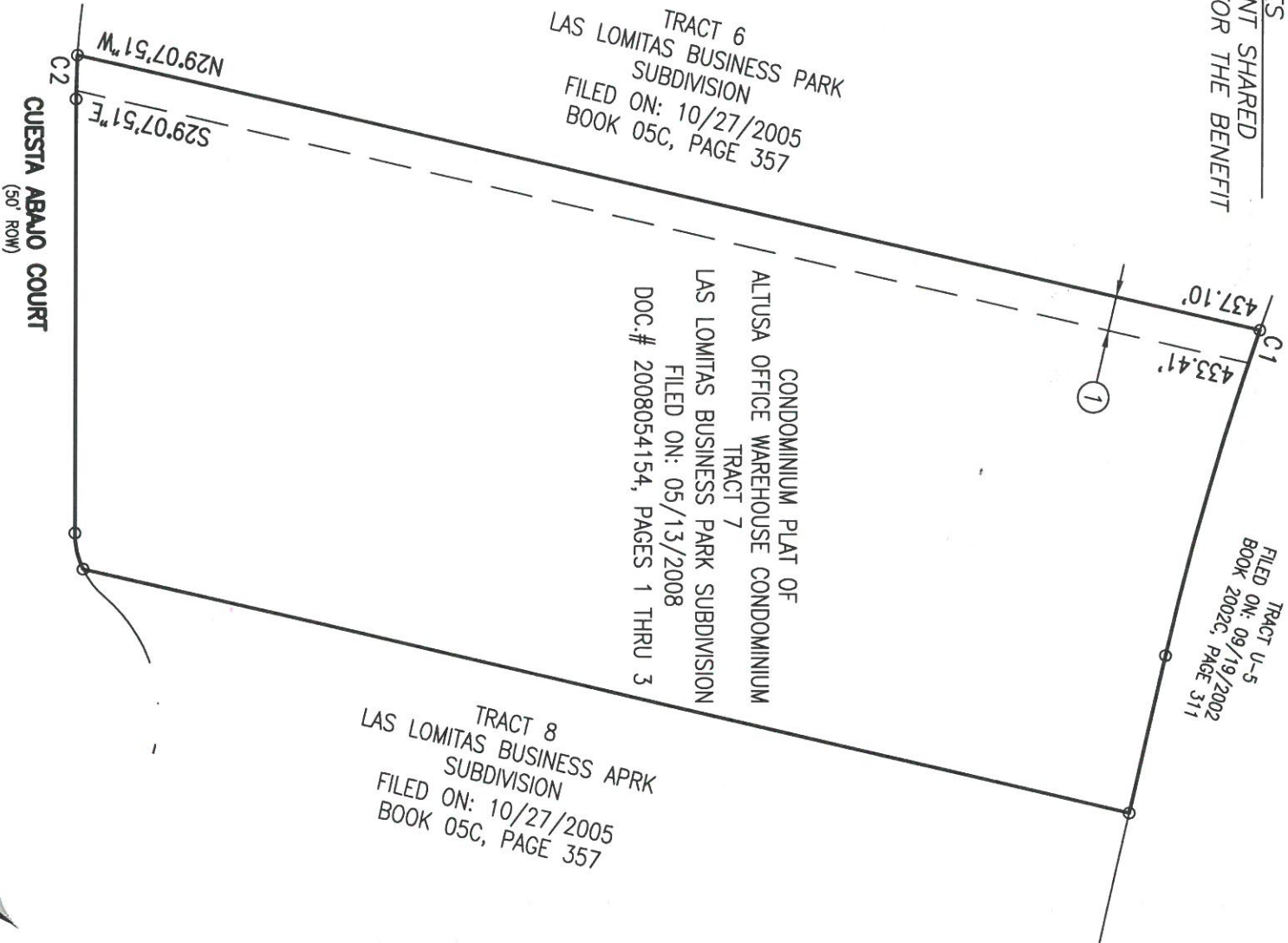




EXHIBIT "A"

PERMANENT SHARED ACCESS EASEMENT

1. PROPOSED PERMANENT SHARED ACCESS EASEMENT FOR THE BENEFIT OF TRACT 6.

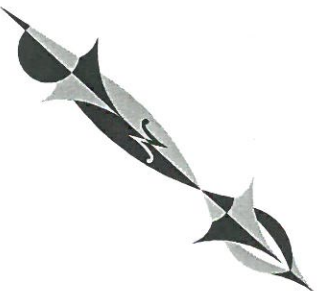


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD
C1	12.56	1145.92	0°37'42"	6.28	12.56
C2	12.73	275.00	2°39'12"	6.37	12.73

GRAPHIC SCALE



SCALE: 1"=60'

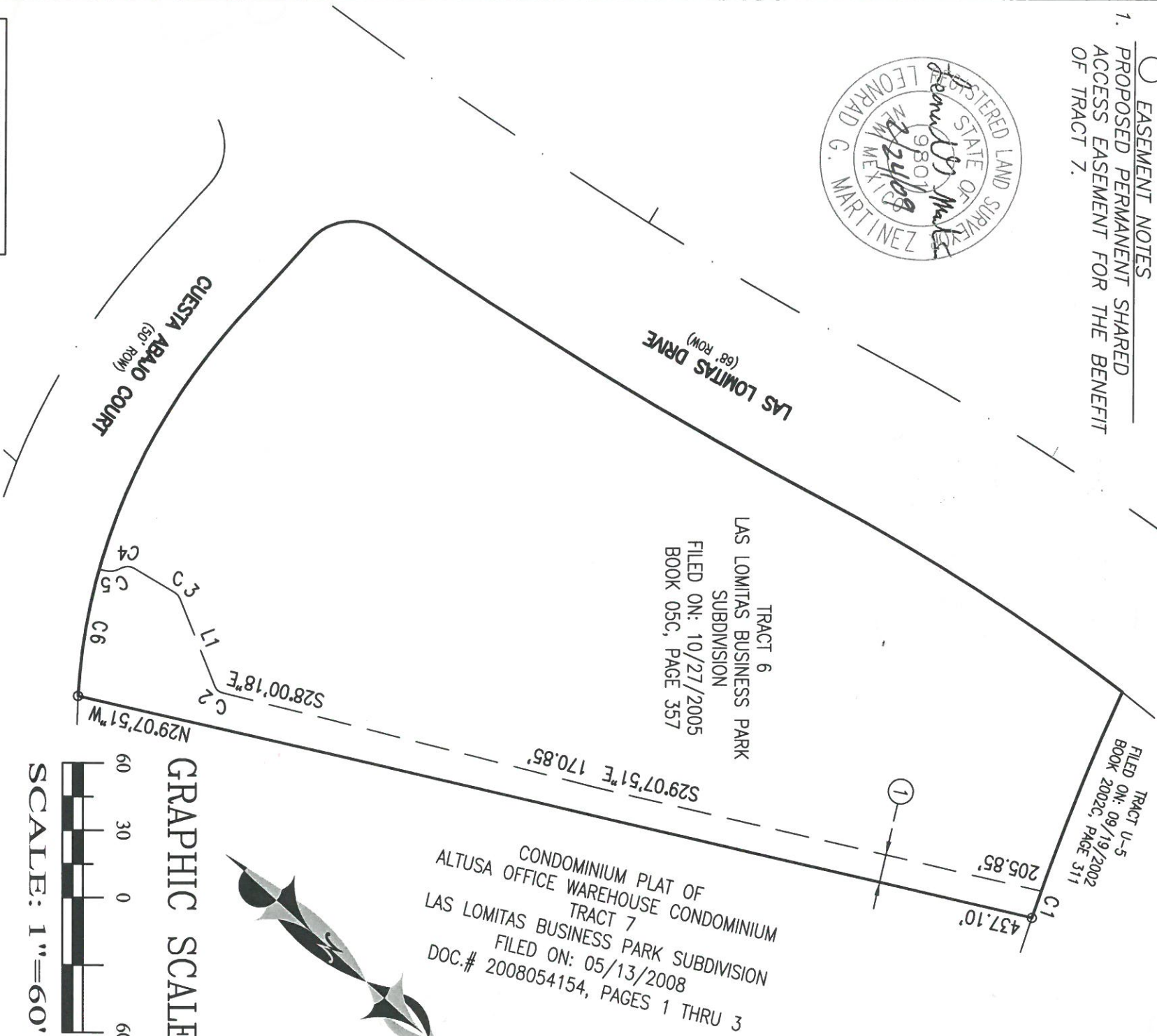


FEB 27 2013

EXHIBIT "A"

PERMANENT SHARED ACCESS EASEMENT

1. PROPOSED PERMANENT SHARED ACCESS EASEMENT FOR THE BENEFIT OF TRACT 7.



LINE TABLE	
LINE	BEARING
L1	S26°13'19"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	12.58	1145.92	0°37'44"	6.29	12.58	N67°17'10"E
C2	4.26	4.50	54°13'38"	2.30	4.10	N00°53'30"W
C3	3.58	5.50	37°17'53"	1.86	3.52	S07°34'23"W
C4	5.89	5.50	61°19'04"	3.26	5.61	S41°44'06"E
C5	10.15	10.27	56°37'59"	5.53	9.74	N44°04'38"W
C6	57.87	275.00	12°03'26"	29.04	57.76	N57°14'07"E

FEB 27 2008

29 September 2008  
Project MW 0650

Kristal Metro, P.E.  
City of Albuquerque  
Development and Building Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico, 87102

**Re: TCL Certification for Final Occupancy Permit**

**Project:** Altusa LLC, 1311 Cuesta Abajo Ct NE, Traffic Circulation Layout  
Architect's Stamp dated 29 September 2008 (D16-d002C)

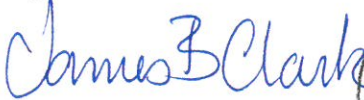
On 25 September 2008, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements for the issuance of a Permanent Certificate of Occupancy.

My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan.

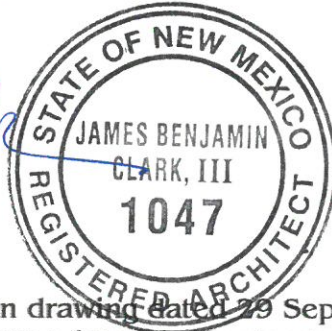
The only noted exception is that the west entry drive was modified to retain the existing storm water drop inlets in the south curb. This change, moving the entry approximately 50 feet to the west, has been shown on the enclosed record TCL drawing dated 29 September 2008. Relocation of this entry drive will not negatively affect access to the undeveloped Tract 6.

If you need any additional information, please contact me.

Sincerely,



James B. Clark, RA  
Vice President



Encl: Record Drawing TCL Plan drawing dated 29 September 2008  
Original TCL Approval letter dated 11 September 2007

FEB 27 2009



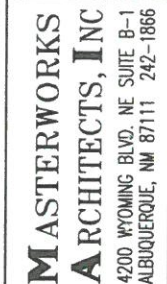
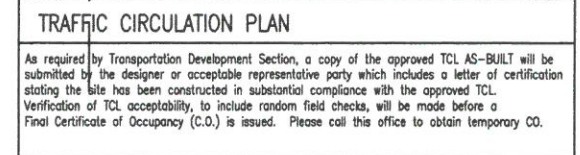
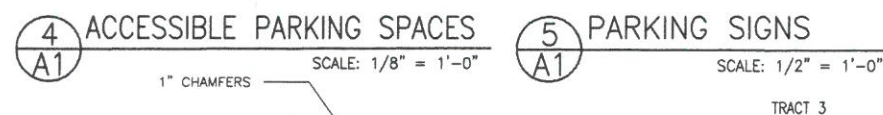
**MASTERWORKS ARCHITECTS.**

516 Eleventh Street NW • Albuquerque, New Mexico 87102

505-242-1866 • FAX 505-242-1802

[www.masterworksarchitects.com](http://www.masterworksarchitects.com) [info@masterworksarchitects.com](mailto:info@masterworksarchitects.com)



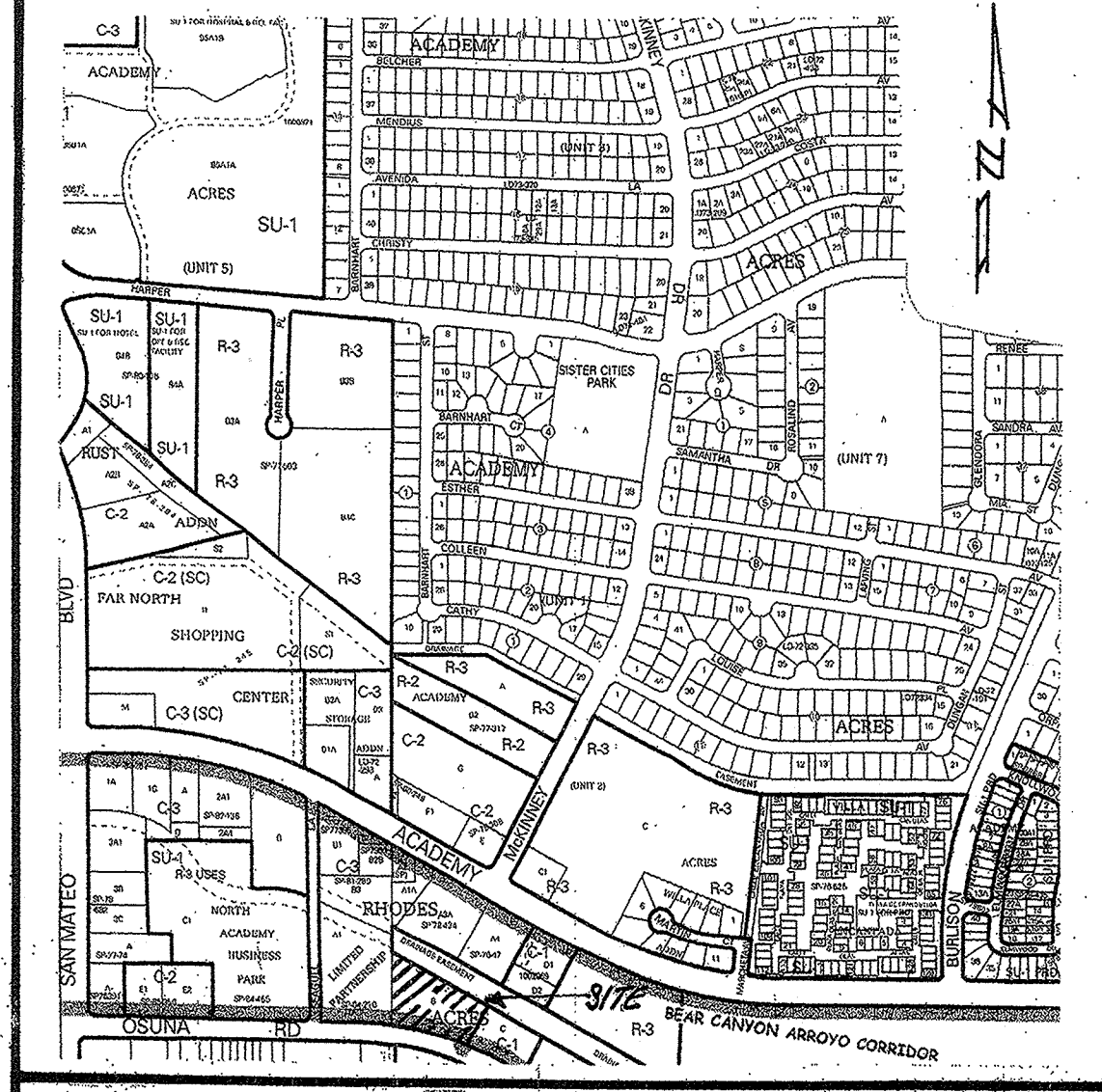


NEW COMMERCIAL BUILDING FOR  
**ALTUSA, LLC.**  
1311 CUESTA ABAJO CT NE  
ALBUQUERQUE, NEW MEXICO

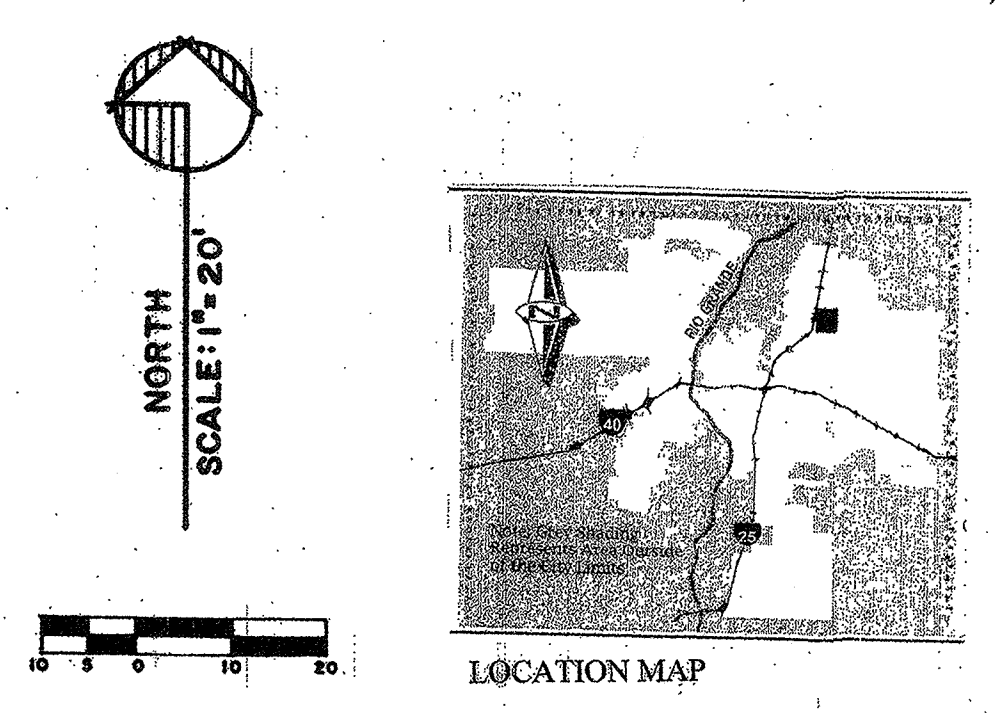
TRAFFIC CIRCULATION PLAN  
AS CONSTRUCTED CERTIFICATION  
DETAILS & NOTES

SHEET  
**A1**  
OF 01

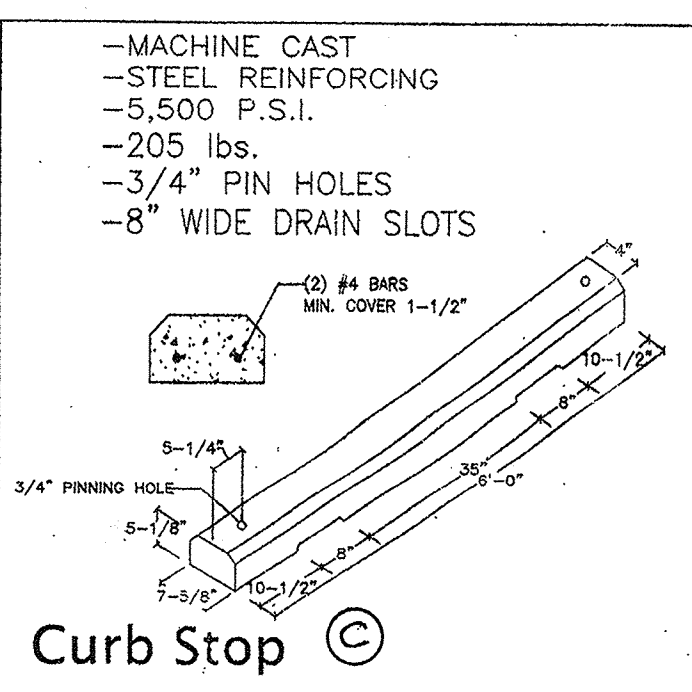




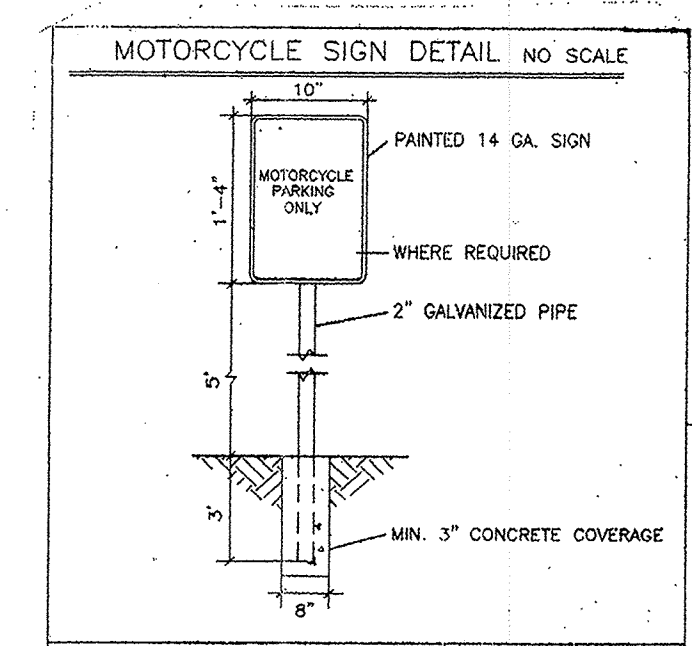
VICINITY MAP E-18-Z



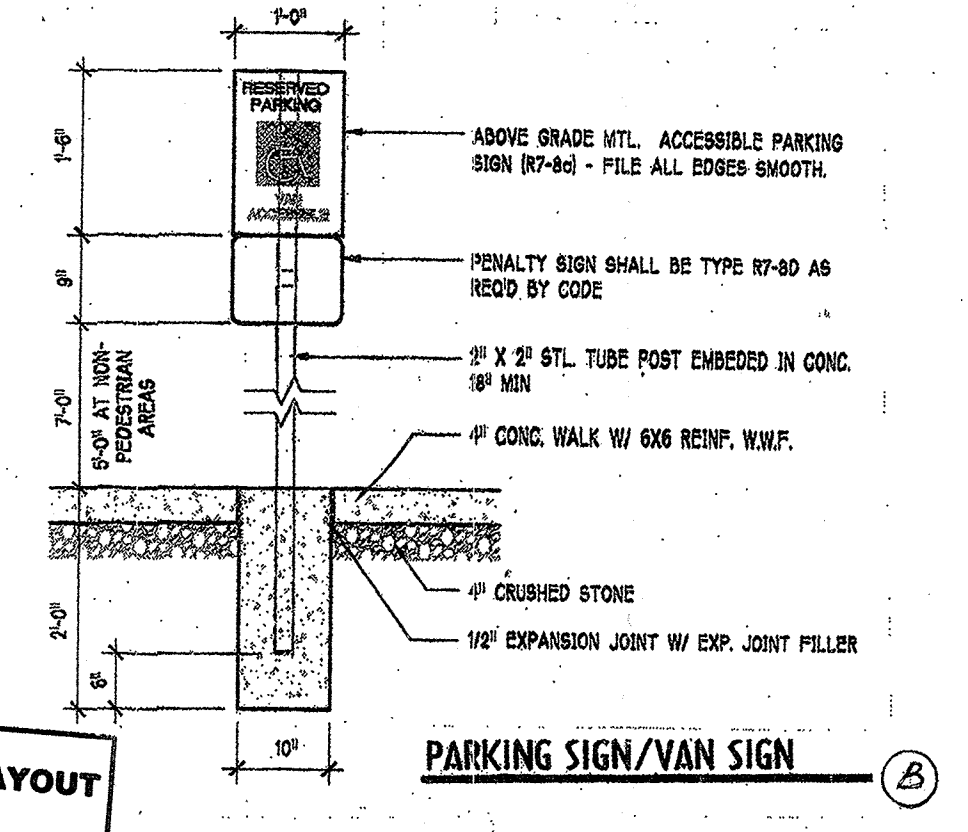
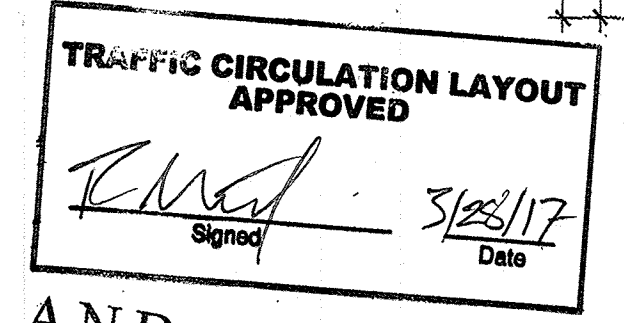
LOCATION MAP



Curb Stop ©



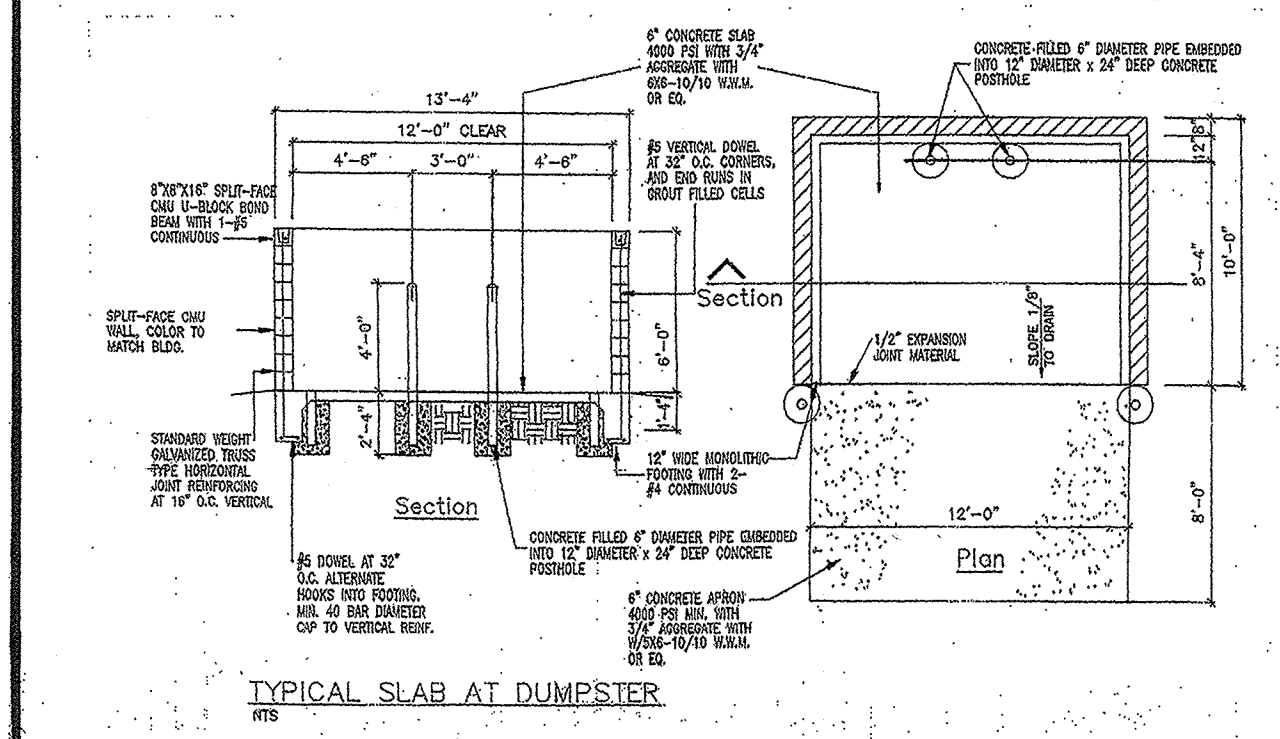
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	21,438.0	square feet
TOTAL BUILDING AREA (-)	21,438.0	square feet
NET LOT AREA	0.0	square feet
LANDSCAPE REQUIREMENT	10%	
TOTAL LANDSCAPE REQUIREMENT	0.0	square feet
TOTAL LANDSCAPE PROVIDED	2,955.0	square feet

\* NOTE: DEPRESS ALL LANDSCAPE AREAS.



TYPICAL SLAB AT DUMPSTER

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Tress to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

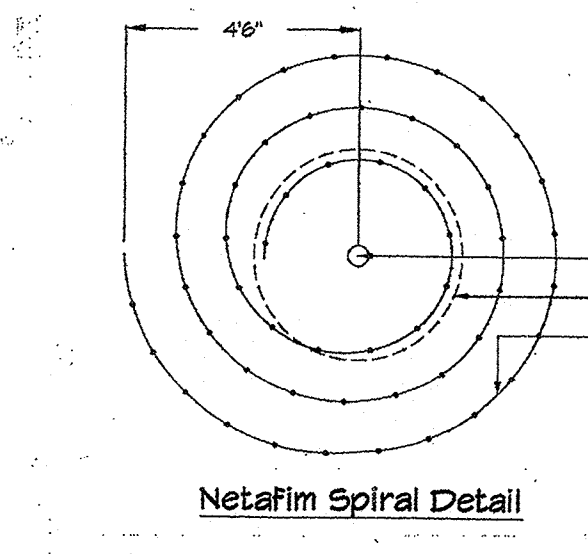
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

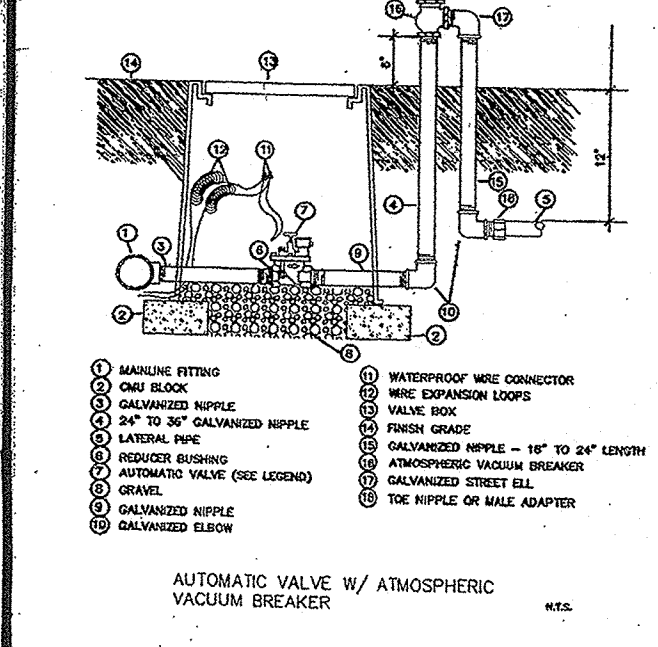
Water and Power source shall be the responsibility of the Developer/Builder.

SHRUB PLANTING DETAIL

- GENERAL NOTES:**
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
  - B. BACKFILL WITH EXISTING SOIL.
  - C. EARTH BERM AROUND WATER RETENTION BASIN.
  - D. 3" DEPTH OF GRAVEL MULCH.
  - E. FINISH GRADE.
  - F. UNDISTURBED SOIL.



Netafim Spiral Detail



TREE PLANTING DETAIL

- GENERAL NOTES:**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE HAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  4. PRIOR TO BACKFILLING ALL BACKLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- A. TREE
  - B. BACKFILL WITH EXISTING SOIL.
  - C. 3" DEPTH OF GRAVEL MULCH.
  - D. UNDISTURBED SOIL.

**NOTE:** LANDSCAPING PLAN SHALL BE IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, POLLUTION, AND WASTE WATER ORDINANCE.

- LEGEND:**
- ARIZONA ASH
  - ARIZONA CUM (TULSE BAGO)
  - YUCCA FENDLERI
  - PIRILE SOLE PLANT
  - GRANITE MULCH (3/4" DIA. FE BROWN)
  - GROUND COVER

\* NOTE: "FL" = FIRE LANE, CURBS PAINTED RED.

H.C. SPACES REQ. & PROVIDED = 4.

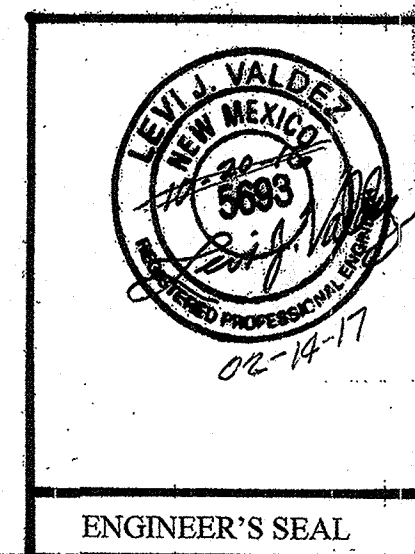
M.C. SPACES REQ. & PROVIDED = 4.

SITE AREA = 84,338.0 SQ. FT. (1.94 ACRE)

\* NOTE: PAINT DIRECTIONAL ARROWS.

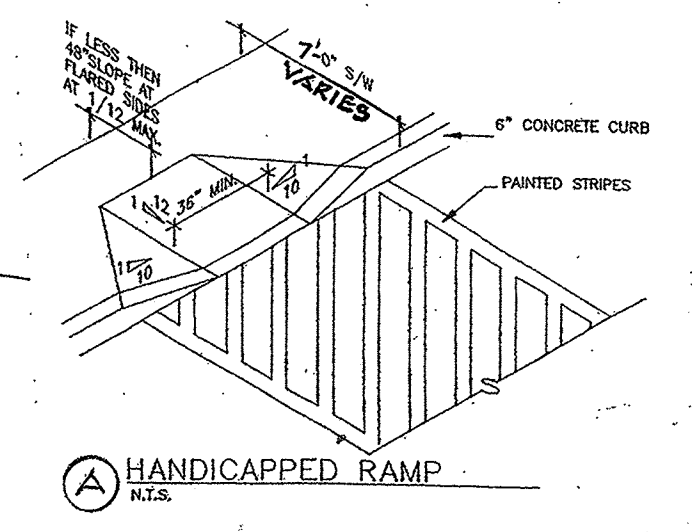
LEGAL DESCRIPTION: LOT LETTERED 'B', OF RHODES ACRES, ALBUQUERQUE, NEW MEXICO.

**PARKING REQUIREMENTS:**  
BUILDING AREA = 21,438.0 SQ. FT. / 200 = 107 SPACES REQUIRED  
MINUS 10% BUS ROUTE = 11 SPACES CREDIT  
PARKING SPACES REQUIRED = 96 SPACES NET  
PARKING SPACES PROVIDED = 100 SPACES

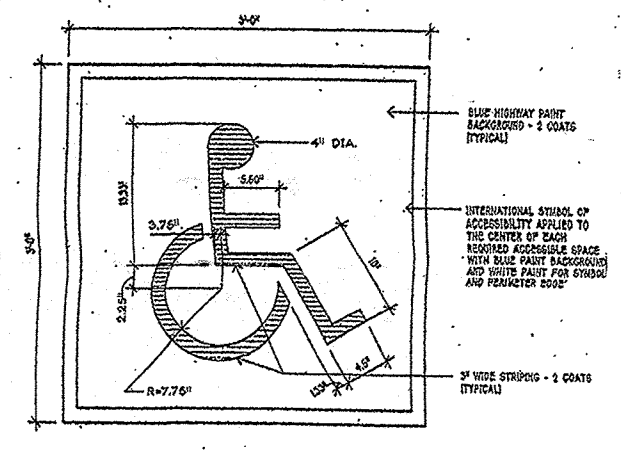


# TRAFFIC CIRCULATION LAYOUT PLAN

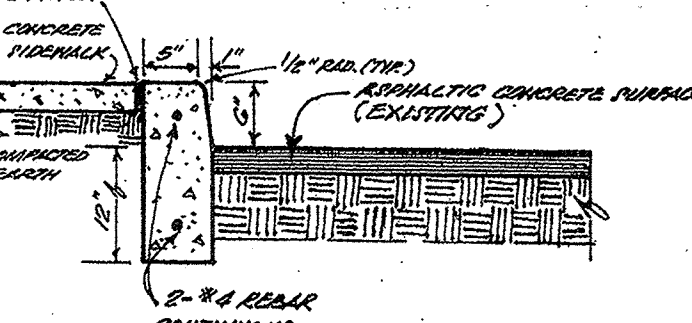
A DEVELOPMENT PLAN  
FOR  
6001 THRU 6027 OSUNA ROAD N.E.  
ALBUQUERQUE, NEW MEXICO  
OCTOBER, 2016  
(REVISED - FEBRUARY, 2017)



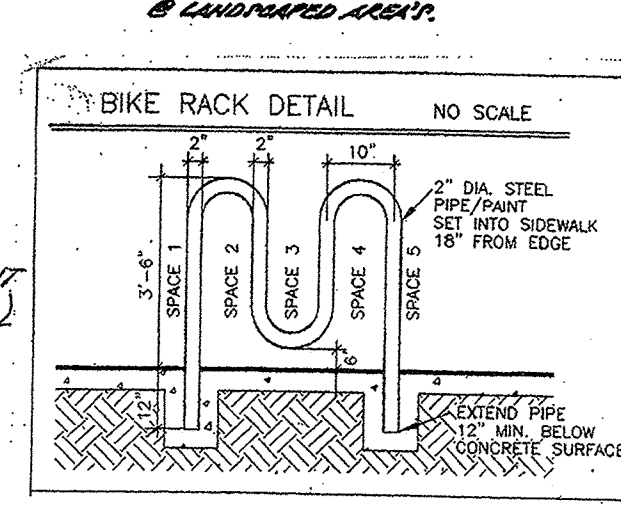
HANDICAPPED RAMP



INTERNATIONAL SYMBOL OF ACCESSIBILITY



TYPICAL CURB



BIKE RACK DETAIL