

DECLARATION OF SHARED DRIVEWAY EASEMENT
(Unit 2)

UR 14 COAL LLC, a New Mexico limited liability company ("**Owner**") hereby declares:

1. Declaration of Easement. Owner hereby declares for the benefit of each of the successors and assigns of Owner, for the use by each owner of an individual "**Lot**" located on the Property as described on **Exhibit A** attached hereto, and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of each such owner, a free and unobstructed, nonexclusive, appurtenant easement, right of way, license, right and privilege of access, passage and use for the purposes of ingress and egress upon, across, through, and over the "**Shared Driveway (Cross Easement)**" so designated and cross hatched on the Site Plan attached hereto as **Exhibit B**.

2. Maintenance. Responsibility for the maintenance and repair of the shared driveway and for the payment of all costs in connection therewith, will be vested in the owners of each Lot, and their respective successors and assigns. Each owner will maintain such driveway on its parcel in good repair and will keep such driveway in a clean condition at all times. This paragraph does not impose a duty to maintain any of such facilities pertaining or belonging to utilities, where the duty does not otherwise exist.

3. No Dedication. The easements declared by this Declaration are not intended nor will they create any prescriptive rights in the public to the easements conveyed and granted in this Declaration.

4. Covenants to Run with Land. This Declaration and the covenants and conditions contained in this Declaration will inure to the benefit of and be binding upon Owner and its successors and assigns. The easements, restrictions, benefits and obligations in this Declaration will create mutual and reciprocal benefits and servitudes upon all Lots, which easements will run with and benefit all of the land included in the Property.

[signature page follows]

DECLARATION OF SHARED DRIVEWAY EASEMENT
(Unit 2)

UR 14 COAL LLC, a New Mexico limited liability company ("**Owner**") hereby declares:

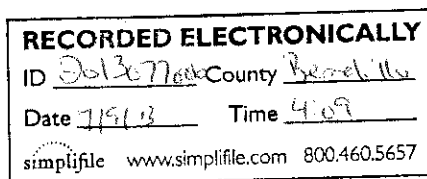
1. Declaration of Easement. Owner hereby declares for the benefit of each of the successors and assigns of Owner, for the use by each owner of an individual "**Lot**" located on the Property as described on **Exhibit A** attached hereto, and the successors, assigns, tenants, invitees, customers, agents, employees, licensees and guests of each such owner, a free and unobstructed, nonexclusive, appurtenant easement, right of way, license, right and privilege of access, passage and use for the purposes of ingress and egress upon, across, through, and over the "**Shared Driveway (Cross Easement)**" so designated and cross hatched on the Site Plan attached hereto as **Exhibit B**.

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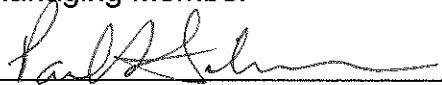
[signature page follows]



Dated: July 9, 2013

OWNER:

UR 14 COAL LLC,
a New Mexico limited liability company
By Geltmore, LLC,
a New Mexico limited liability company,
its Managing Member

By: 
Paul L. Silverman, its Managing Member

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on the 9th day of July, 2013 by Paul L. Silverman, Managing Member of Geltmore, LLC, Managing Member of UR 14 Coal, LLC, a New Mexico limited liability company.


Notary Public

My Commission Expires: 3.11.17



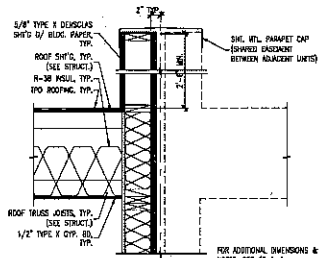
OFFICIAL SEAL
TRACY D RIFFE
Notary Public
State of New Mexico
My Commission Expires 3.11.17

EXHIBIT A

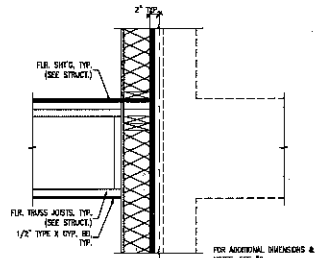
Lots numbered Thirteen-A-P2 (13-A-P2), Fourteen-A-P2 (14-A-P2), Fifteen-A-P2 (15-A-P2), Sixteen-A-P2 (16-A-P2), Seventeen-A-P2 (17-A-P2), Eighteen-A-P1 (18-A-P1), Nineteen-A-P1 (19AP1), Nineteen-B-P1 (19-B-P1) and Nineteen-C-P1 (19-C-P1) of the Final Plat 14th + COAL SUBDIVISION, **UNIT 2**, being a Replat of Lots 13, 14, 15, 16, 17, 18 and 19, Block 29, Huning Castle Addition, projected Section 19, TION, R3E, N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the final plat thereof, filled in the office of the County Clerk of Bernalillo County, New Mexico, on September 13, 2007, in Plat Book 2007C, folio 261, as Document No. 2007131760

EXHIBIT B

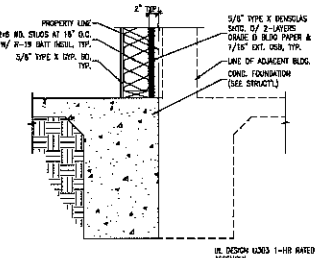
[SITE PLAN ATTACHED]



PARTY WALL AT ROOF



PARTY WALL AT FLOOR



PARTY WALL AT FOUNDATION

GENERAL INFORMATION

- GENERAL NOTES - ALL DIMENSIONS, ELEVATIONS, PLANS AND OTHER NOT SHOWN IN THIS DRAWING SET ARE ASSUMED TO BE THE EXCLUSIVE USE OF US 14 COAL, LLC. THEY MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF US 14 COAL, LLC.
- CODE REQUIREMENTS - ALL COMPONENTS OF THIS PROJECT ARE INTENDED TO COMPLY WITH THE CODES AS LISTED IN THE FIRST COLUMN OF THIS SHEET. ANY VARIANCE FROM THE WRITTEN REQUIREMENTS OR UNCLARIFIED WHICH MAY REQUIRE INTERPRETATION SHALL BE DETERMINED IN WRITING BY THE LOCAL JURISDICTION'S BUILDING OFFICIAL.
- VERBAL NOTATIONS - "ACCESSIBLE" REFERS SPECIFICALLY TO COMPLIANCE WITH THE PROVISIONS FOR DISABLED PERSONS AS PRESCRIBED IN THE AMERICANS WITH DISABILITIES ACT (ADA).
- "ALIGHT" MEANS THE SIMILAR CONSTRUCTION ITEMS (I.E. WALLS, WINDOWS, JANEL ETC.) LINE UP ACROSS JOINTS OR DISCONTINUITIES.
- "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
- STANDARD DETAILS ARE PROVIDED FOR TYPICAL CONDITIONS. MINOR MODIFICATIONS NECESSARY TO ACCOMMODATE ATYPICAL JOB CONDITIONS SHALL BE DIRECTED TO THE SITE SUPERINTENDENT.
- DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER THE APPARENT SCALE OF A DRAWING COMPONENT. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IF DISCREPANCIES ARE FOUND, SHALL NOTIFY THE SITE SUPERINTENDENT. THE SITE SUPERINTENDENT SHALL CONFIRM THE APPROPRIATE DIMENSION IN WRITING WITH THE SUBCONTRACTOR AND ADVISE THE OWNER AND ENGINEERS OF RECORD OF THE NOTED DISCREPANCY.
- ALL DIMENSIONS ARE TO FACE OF SLAB FACE OF SHAFT OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON DRAWINGS. VERBAL DIMENSIONS ARE TO TOP OF CONCRETE TOP OF PLATES) OR TOP OF FINISHING UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLEASE REFER TO DOOR, WINDOW, FINISHING AND FINISH SCHEDULES FOR SPECIFIED MATERIALS. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.
- PLEASE REFER TO THE STRUCTURAL COVER SHEET FOR ADDITIONAL INFORMATION REGARDING THE GENERAL REQUIREMENTS FOR STRUCTURAL RELATED ISSUES.

PROJECT DATA

PROJECT ADDRESS
 14TH STREET SW, ALBUQUERQUE, NM 87102

LEGAL DESCRIPTION
 14TH STREET SW, ALBUQUERQUE, UNIT 1, LOT 10-A-P2
 PRECINCT SECTION 10, T10N, R10E, MAP 10
 TOWN OF ALBUQUERQUE, COUNTY, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

PROJECT DESCRIPTION
 A ONE-STORY RESIDENTIAL CONSTRUCTION OF WOOD FRAMED ON
 SLAB-ON-GRADE FOUNDATION. STRUCTURAL CALCULATIONS ARE INCLUDED
 FOR LATERAL DESIGN AND BEAM SIZES. SEPARATE REPORTS ARE PREPARED
 FOR MECHANICAL, ELECTRICAL & PLUMBING.

SEE ATTACHMENTS PER DRAWING NOTES.

OCCUPANCY GROUP: R3 - SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: V/M-M-M-B-B-B

DESIGN
 NEW CONSTRUCTION SHALL HAVE MEANS OF EGRESS IN COMPLIANCE WITH
 THE IBC. THIS APPLIES TO 3 ROOMS - ALL THROUGH WINDOWS
 COMPLYING WITH THE PROVISIONS OF THE APPLICABLE CODE
 REQUIREMENTS.

TOTAL PROPOSED AREA OF WORK
CONDONEED AREA: 1,598 SF
FINISHED GARAGE: 80 SF
ATTACHED GARAGE: 508 SF

GOVERNING CODES
 2008 NEW MEXICO RESIDENTIAL CODE
 2011 NEW MEXICO ELECTRICAL CODE
 2008 NEW MEXICO MECHANICAL CODE
 2008 NEW MEXICO PLUMBING CODE
 2008 STATE OF NEW MEXICO EMERGENCY CONSTRUCTION CODE

WHERE CODES OR SPECIFICATIONS OTHER THAN THOSE LISTED IN THIS
 PROJECT HAVE BEEN REFERRED TO IN THE SUBSEQUENT SECTIONS OF THE
 SPECIFICATIONS FIRST BETWEEN CODES AFFECTING THE WORK, THE CODE
 AFFORDING THE GREATEST PROTECTION TO THE OWNER SHALL GOVERN.

14TH & COAL SUBDIVISION

TOWNHOUSE TYPE 1

14TH STREET SW & COAL AVENUE SW
 ALBUQUERQUE, NEW MEXICO 87104

CONTACT INFORMATION

OWNER/DESIGNER CONTACT - US 14 COAL, LLC
 254 WEST THIRD STREET, SUITE D
 OMAHA, CALIFORNIA 92927
 (505) 892-9172

STRUCTURAL CONTACT - GEORGE KAPPAPOPO
 GEORGE KAPPAPOPO P.E., INC.
 1012 CHARLESTON BL
 ALBUQUERQUE, NEW MEXICO 87110
 (505) 250-6915; (505) 250-6124 fax

SHEET INDEX

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US 14 COAL, LLC

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GENERAL INFORMATION & SITE PLAN

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PLANNING REQUIREMENTS		AVAILABLE OPEN SPACE		ENR CALCULATIONS	
CODES		30-2 FOR MFR (R-2 & R-3)		30-2 FOR LOTS WITH VEHICLE ACCESS TO REAR YARD ONLY	
HAZING CODES / MINIMUM ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN		HAZING CODES / MINIMUM ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN		HAZING CODES / MINIMUM ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN	
DET-STREET PARKING		1 SPACE PER BUILDING, NOT LESS THAN 1.25 SPACES (30'-2, MFR 30)		1 SPACE PER BUILDING, NOT LESS THAN 1.25 SPACES (30'-2, MFR 30)	
UNIT TYPE		PROVIDED		PROVIDED	
TYPE 1 (3BR/2BA)		2 SPACES		TYPE 1 (3BR/2BA)	
TYPE 1C (3BR/2BA)		2 SPACES		TYPE 1C (3BR/2BA)	
TYPE 2 (2BR/2BA+DEN)		3 SPACES		TYPE 2 (2BR/2BA+DEN)	
TYPE 2C (2BR/2BA+DEN + STUDDO/1BA)		4 SPACES		TYPE 2C (2BR/2BA+DEN + STUDDO/1BA)	
TYPE 3 (2BR/1.5BA)		2 SPACES		TYPE 3 (2BR/1.5BA)	

COAL AVENUE

SITE PLAN

1/14/2013



A1