

**DEVELOPMENT APPLICATION****PROJECT INFORMATION**

Title: 1735 Central Ave Redevelopment Project

Project Address: 1735 Central Ave, Los Alamos, NM

Description:  
Redevelopment and adaptive reuse of the former CB Fox Department Store into a multi-use downtown facility

Check all application types, if applicable:

- |                                                                                                                                                  |                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Administrative Deviation ... \$25                                                                                       | <input type="checkbox"/> Site Plan* ... \$500 plus<br>\$75 per/Million \$ estimated construction cost                                   |
| <input type="checkbox"/> Administrative Wireless Telecom ... \$250                                                                               | <b>Estimated Construction Cost:</b> _____                                                                                               |
| <input type="checkbox"/> Encroachment Permit ... \$25                                                                                            | <input checked="" type="checkbox"/> Major Site Plan Amendment* ... \$500                                                                |
| <input type="checkbox"/> Temporary Use Permit ... \$25                                                                                           | <input type="checkbox"/> Minor Site Plan Amendment ... \$250                                                                            |
| <input type="checkbox"/> Comprehensive Plan Adoption &<br>Amendment*... \$250                                                                    | <input type="checkbox"/> Major Zone Map Amendment* ... \$500 (+\$25/acre)<br>No fee if initiated by County Council<br>or County Manager |
| <input type="checkbox"/> Conditional Use Permit* ... \$300                                                                                       | <input type="checkbox"/> Minor Zone Map Amendment* ... \$500 (+\$25/acre)<br>No fee if initiated by County Council<br>or County Manager |
| <input type="checkbox"/> County Landmark or Historic District<br>Adoption/Amendment* ... \$250                                                   | <input type="checkbox"/> Master Plans* (Major, Minor) ...\$250                                                                          |
| <input type="checkbox"/> Development Plan* ... \$500                                                                                             | <input type="checkbox"/> Text Amendment* ... \$150<br>No fee if initiated by County Council<br>or County Manager                        |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500                                                                             | <input type="checkbox"/> Variance ... \$250<br>No fee if application is a part of a Site Plan review                                    |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250                                                                              | <input type="checkbox"/> Administrative Wireless Telecommunication<br>Facility ... \$250                                                |
| <input type="checkbox"/> Summary Plat... \$100 plus \$25 lot; \$10 / acre for<br>non-residential                                                 | <input type="checkbox"/> Discretionary Wireless Telecommunication<br>Facility* ... \$500                                                |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)       | <input type="checkbox"/> Small Wireless Facility ...\$250                                                                               |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250                                                                           |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus<br>\$175/lot (1-10 lots)<br>\$125/lot (11-30 lots)<br>\$75/lot (30+ lots)       | <input type="checkbox"/> Major Historic Property Alteration<br>Certification* ... \$250                                                 |
| <input type="checkbox"/> Landscaping Plan ...\$500                                                                                               | <input type="checkbox"/> Minor Historic Property Alteration Certificate ... \$250                                                       |
| <input type="checkbox"/> Lighting Plan ...\$500                                                                                                  |                                                                                                                                         |

**\* Application reviews require a pre-application meeting.**

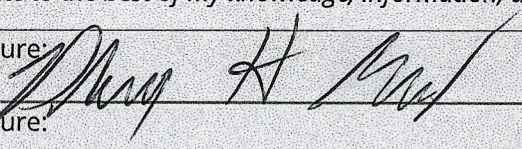
**PROPERTY & OWNER INFORMATION**

|                                                                   |                                            |                                   |                                         |                             |
|-------------------------------------------------------------------|--------------------------------------------|-----------------------------------|-----------------------------------------|-----------------------------|
| Property Address:                                                 | 1735 Central Ave<br><small>Address</small> | Los Alamos<br><small>City</small> | NM<br><small>State</small>              | 87544<br><small>ZIP</small> |
| Zoning District:                                                  | DTLA                                       | Overlay Zone:                     | <input checked="" type="checkbox"/> N/A |                             |
| Existing Structure(s) Sq. Ft.:                                    | 23,485.00                                  | Proposed Structure(s) Sq. Ft.:    | 27,556.00                               |                             |
| Lot Area (sq.ft.): 15,696.00                                      |                                            |                                   |                                         |                             |
| Property Owner(s) Name: Tigard Pacific RE, LLC                    |                                            |                                   |                                         |                             |
| Owner(s) Email: allan@leadershipcirclellc.com                     |                                            |                                   |                                         |                             |
| Owner(s) Phone(s)#: 970 275-9890                                  |                                            |                                   |                                         |                             |
| <input type="checkbox"/> Owner's Address same as Property Address |                                            |                                   |                                         |                             |
| Owner(s) Address:                                                 | P.O Box 239<br><small>Address</small>      | Montrose<br><small>City</small>   | Co<br><small>State</small>              | 81402<br><small>ZIP</small> |

**APPLICANT / OWNER'S AGENT INFORMATION**

|                                                                              |                                                   |                                 |                            |                             |
|------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------|----------------------------|-----------------------------|
| <input type="checkbox"/> Applicant is same as Owner                          |                                                   |                                 |                            |                             |
| Applicant Name: 1735 Central Investment, LLC (Philip Gursky, Representative) |                                                   |                                 |                            |                             |
| Applicant Address:                                                           | 1555 Sherman Ave St 305<br><small>Address</small> | Evanston<br><small>City</small> | IL<br><small>State</small> | 60201<br><small>ZIP</small> |
| Applicant Email: sm1.ctas@gmail.com & philipgursky2@gmail.com                |                                                   |                                 |                            |                             |
| Applicant Phone(s)#: 267 816-0299                                            |                                                   |                                 |                            |                             |

**ASSOCIATED APPLICATIONS**

|                                                                                                                                                                                                                        |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Application Type: N/A                                                                                                                                                                                                  |                    |
| Case Number:                                                                                                                                                                                                           |                    |
| <i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i> |                    |
| Signature:                                                                                                                          | Date: May 28, 2026 |
| Signature:                                                                                                                                                                                                             | Date:              |

**STAFF USE ONLY**

|                |               |
|----------------|---------------|
| Date Received: | Staff:        |
| Case No.#:     | Meeting Date: |

**SUBMITTALS**

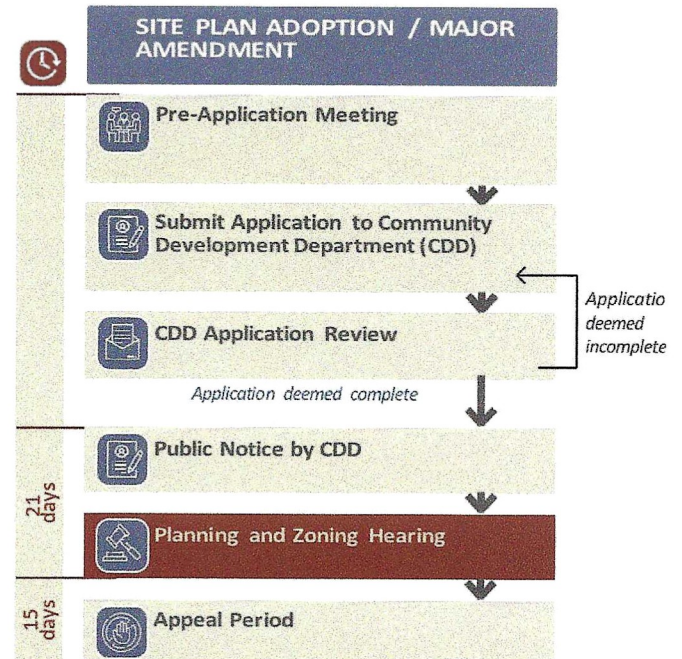
- |                                                                                              |                                                                                                                  |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner | <input checked="" type="checkbox"/> Complete Application - Date: _____                                           |
| <input checked="" type="checkbox"/> Items from associated Application Checklist              | <input checked="" type="checkbox"/> Payment - Accepted upon verification of a complete application - Date: _____ |



## SITE PLAN ADOPTION/ MAJOR AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: [planning@lacnm.us](mailto:planning@lacnm.us).

| PRE-APPLICATION MEETING                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date Held:                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| APPLICATION TYPE                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Site Plan Adoption                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> Major Amendment to an approved Site Plan        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PLANS                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Scaled plans at a minimum of 1" = 100' that illustrates the following:              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> <u>Site Plan</u>                                | <input checked="" type="checkbox"/> Graphic Scale and North Arrow<br><input checked="" type="checkbox"/> Property Lines according to recorded survey<br><input checked="" type="checkbox"/> Existing and proposed structures<br><input checked="" type="checkbox"/> Existing and proposed easements<br><input checked="" type="checkbox"/> Existing and proposed setbacks<br><input type="checkbox"/> Existing and proposed utility lines<br><input type="checkbox"/> Existing and proposed fencing<br><input type="checkbox"/> Existing and proposed signage |
| <input checked="" type="checkbox"/> <u>Parking Plan</u>                             | <input type="checkbox"/> Access and parking related to site<br><input checked="" type="checkbox"/> Parking analysis based on proposed use<br><input type="checkbox"/> Width of aisle(s)<br><input type="checkbox"/> Parking stall dimensions                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/> <u>Lighting Plan</u>                                       | <input type="checkbox"/> Proposed lighting that notes the Correlated Color Temperature, Color Rendering Index, Lumens and all other attributes related to lighting to show compliance with Ch. 16, Division 6: Outdoor Lighting.                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/> <u>Landscaping Plan</u>                                    | <input type="checkbox"/> Existing plant material, amount and species & size<br><input type="checkbox"/> Proposed plant material, amount and species & size                                                                                                                                                                                                                                                                                                                                                                                                    |
| ELEVATIONS                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate:                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> Height (above existing grade) of all four sides |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> Materials and colors                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



See Reverse.

**LOT COVERAGE**

Existing (%): 82.35%

Proposed (%): 86.66%

**IMPACT REPORTS 16-72 (e)**

May be required per Table 50 of Development Code:

- ☐ Grading and Erosion Control Plans
- ☐ Stormwater Drainage Report
- ☐ Traffic Generation Report
- ☐ Utility Capacity Analysis Report
- ☐ Soils Report

**ADDITIONAL SUBMITTALS**

Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.

**DECISION CRITERIA 16-74-(i)(4)**

- a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.

See Attached Written Response to Decision Criteria

- ☐ Staff finds that this criterion has been met
- ☐ Staff finds that this criterion has not been met – more information is needed

- b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan. Explain.

See Attached Written Response to Decision Criteria

- ☐ Staff finds that this criterion has been met
- ☐ Staff finds that this criterion has not been met – more information is needed



- c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations. Explain.

See Attached Written Response to Decision Criteria

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.

See Attached Written Responses to the Decision Criteria

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable. Explain.

See Attached Written Response to Decision Criteria

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

**DECISION CRITERIA 16-74-(i)(4)**

- f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable. Explain.

See Attached Written Response to Decision Criteria

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks. Explain.

See Attached Written Response to Decision Criteria

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

**Attach additional sheets, if needed.**



**Written Responses to Decision Criteria for  
Major Amendment to the Site Plan for  
The 1735 Central Ave Redevelopment Project**

**a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.**

The project to redevelop and renovate the former CB Fox Department Store at 1735 Central Avenue is designed and committed to the process of creating a project that will:

1. a. Substantially increase daytime food options with the creation of large first-floor food court, serving a wide range of food choices in a convenient, efficient and community-oriented venue, with the additional ability to host daytime meetings and group lunches without compromising the general food court patron experience;
  - b. Create pickup, delivery and catering options for individuals and groups seven days a week. This will include grab and go options from a Central Avenue entrance with a parking loading zone, immediately adjacent to the entrance;
  - c. Create a bakery café on the first floor facing Central Ave with fresh baked goods, traditional café fare and specialty sandwich throughout the day and evening. Serving the hotel and local resident clientele, the Café will be open seven days a week.
  - d. Create a rooftop restaurant and bar designed to become the destination of choice for high quality food and beverages, featuring breathtaking views from inside the glass enclosed seating pavilion and outdoor patio area.
2. Create retail sales options including kiosk booth spaces inside the food court and small to medium individual store units fronting on Central Ave to an anticipated opportunity for local and regional craftspeople, small retailers to showcase their crafts and products in a local and NM products store that attracts high foot traffic. We expect to have up to a dozen spaces for small retailers, in addition to retailers displaying and selling in the NM products store.
3. In the evenings, convert the food court into a public performance, meeting and party venue allowing multiple events, all with food and beverage availability.
  4. A second-floor boutique hotel with luxury accommodations for short-term visitors, longer-term working and corporate stays and stays for family and event visitors.

Two of the fundamental goals of the Comp Plan are addressed in the Downtown Area goals, stated as follows:

*1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants*

*2. Focus development priorities downtown*

*3. Enhance the vibrant, historic, small-town character of the County by focusing commercial density increases in the downtown areas*

(See Comprehensive Plan Goals 3.2 Downtown, Page 84)

*4. Redevelop vacant blighted areas and underutilized properties*

(See Comprehensive Plan Goals 3.2 Redevelopment, Page 80)

The Comprehensive Plan goals for the LA townsite downtown are to increase residential density and increase economic vitality. The project redevelopment does not lend itself to increased downtown housing density, but, as outlined above, it squarely and materially increases vitality by creating a new central location gathering place for (a) daytime food court and meeting space, (b) multiple evening public performance, party and gathering opportunities, including food and beverage service, (c) rooftop development that will become *the* after work and evening gathering spot all year, and (d) more than a dozen retail locations within the project, many designed to meet, local small business needs and budgets, including an local an anticipated NM Products retail store where scores of local and regional more product creators will be able sell their goods and products.

We are a part of the community and have listened to the needs and desires of the community in creating a project that embodies the heart and vision of downtown vitality and revitalization envisioned in the Comprehensive Plan.

**b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan. Explain.**

The property is within the Los Alamos Downtown Master Plan area and is clearly in conformance with the standards and ideals of the Master Plan.

This property is identified, along with Mari-Mac Village Shopping Center and Central Park Square as the catalytic redevelopment of as mixed-use developments Necessary to drive downtown economic revitalization. (See Page 40 and Exhibit 17 of the Master Plan).

This development project is squarely consistent with the Economic Vitality goals outlined in the Master Plan. See for example:



*Strategy 1.2: Update the Development Code to incentivize desired commercial uses on ground floors through mechanisms like expedited review/approval processes and waiving permitting fees*

*Strategy 1.3: Incentivize the development or renovation of first floor space to be configured for **retail-type uses***

*Strategy 1.4: Update the Development Code to support small business start ups including co-working spaces, food trucks, **multi-tenant food halls, and greater use of outdoor spaces with restaurants***

*Strategy 1.5: Update the Development Code to allow mobile vending, particularly for **'grab-n-go' food options for youth and families***

*Strategy 2.1: **Implement the economic development and redevelopment tools and incentives needed to assist private developers with financing gaps and other redevelopment obstacles.***

*Strategy 2.2: Provide an incentive to a developer/property owner willing to build **an entertainment venue***

The Site Plan Amendment application conforms to the standards of the Master Plan.

**c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations. Explain.**

The Property is not located within a PD zone district, and, as such, this provision is inapplicable.

**d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.**

The Site Plan is in accordance with all applicable provisions of the Development Code (Chapter 16) in that, to the extent this application could be subject to Development Code specific design standards for projects in the Downtown Los Alamos Zoning District (Sections 16-6-(c) through 16-6-(c)(3) h.7, inclusive), as well as the more general and County Development Standards (Development Code Design Standards, Sections 16-20 through 16-67, inclusive) the written response to this criterium application, addresses both DTLA specific design standards and the more general design standard in Division V of the Code.

The project involves complete interior renovation of the old CB Fox Building at 1735 Central. In the existing building is approximately 24,000 sq ft and our plans will call for additional new space of approx. 4,000 sq feet.

The building was built in 1952 by the Corp of Engineers. It was initially built as a movie theater with office space in the front portion of the building facing Central Ave. It was modified in 1953 or 1954 to include a second floor in the back theater portion of the building and was used as a department store. Over time any remaining independent office or retail in the front section was also converted to department store use.

In consultation with County Planning Staff, it was agreed to file a Major Site Plan amendment to avoid potential ambiguities or confusions in the Development Code. However, with substantial site development already existing and limited exterior and additions proposed to the building, our project does not meet or trigger a significant number of the design standards set forth in Code as our project do not meet the minimum applicability thresholds. With respect to design standards for both DTLA and General Design Standards we address then below by Section.

#### DTLA Standards

Sections 16-6-(c) through 16-6-(c)3.h. contain a comprehensive set of design standards for use in development within the DTLA Zone District Areas and to conform it to the Downtown Los Alamos Master Plan. Section 16-6-(c)(1) provides design standards for property zoned DTLA only apply to a redevelopment or modification of existing structure where there is an increase of building floor area of more than twenty-five percent (25%) of the floor area of the building area. As displayed on the Site Plan with this Application, the increase is 17.11%, so the replacement standards in these Sections will not apply to our application.

#### ARTICLE IV. Development Standards

Division 1. Dimensional Standards. Building Setbacks are 0 feet on all sides of the Property (See 16-6-(c) Table 16). So there are no setback requirements nor are there any yard requirements for this Property under this Section.

2. Division 2. Access and Connectivity. Initially, building coverage on the Site is 78.8%, increasing to 82.65% coverage after redevelopment. Notwithstanding that the this Major Site Plan Amendment is not triggered by our application, the DTLA standards, designed to meet Downtown Master Plan visions for streetscape, cross-access connectivity and effective vehicular,

bike and pedestrian are already largely in place. Streetscape design of the site itself and the entire block area from 15<sup>th</sup> Street to 20<sup>th</sup> Street and Central Ave to Deacon Street with its access to Central Avenue and Trinity Drive have previously been approved and are maintained by the County and have been in place and periodically improved for more than 60 years. Existing traffic access through this site area is consistent with the Comprehensive Plan and the LA Downtown Master Plan , as well as consistent with county design standards. With the exception of Deacon Street, for which Capital Improvement Project funding has already been appropriated by the County Council, all streets surrounding the entire block from 15<sup>th</sup> St to 20<sup>th</sup> St and Central Ave to Deacon St. meet access standards (Sections 16-23 to 16-25).

Division 3. Off-street Parking, Loading and Queing. Subsection 16-27(b) This applies to changes of use or occupancy, including additions that require more parking. The Parking Analysis provided as part of the Application demonstrates the minimum parking requirement for the entire block (including our proposed uses). The analysis shows that the existing joint parking facilities contain more than 100 spaces more than minimum parking standards Chapter 16. Subsection 16-27(b) makes this Section applicable with a change of use only when more parking than available is required. Subsection 16-27(c) makes this Section applicable to expansions of gross floor area that exceed 25% of the existing building floor area floor area. As detailed on the on the Site Plan, the proposed increases to gross floor area total 17.11%, not triggering applicability. Accordingly, this proposed redevelopment project does not trigger Division 3.

Division 4. Landscaping and Screening.(16-16-36 to 16-40) For a mixed-use structure or non-residential structure an expansion of 25% or more is required to trigger the requirements of this Section. As shown on the Site Plan, expansion will be 17.11%.

Division 5. Neighborhood Protection Standards (16-41 to 16-43) This property is not adjacent to protected lots as defined in the Code (Section 16-42). Accordingly this Section is inapplicable.

Division 6. Outdoor Lighting. (16-44 to 16-55) is Section is applicable and an outdoor lighting plan consistent with the ordinance will be submitted and approved as a part of issuance of the Building Permit for this project.

Division 7. Walls and Fences. (16-56 to 16-59) There are no current walls, fences or retaining walls on the site and none are planned.

Division 8. Signage (16-60 to 16-65) The current sign code has been rendered largely unenforceable by US Supreme Court Decision and a new Code is in the process of adoption. Only signage on the building is contemplated and we will comply with applicable sign standards in the new Code when adopted.



Return to First American Title Insurance Company  
File No. NCS-1011354-PHX1 tpa

## GENERAL WARRANTY DEED

**C.B. & Fox Inc., a New Mexico corporation**, for consideration paid, grants to **Tigard Pacific RE, LLC, a Colorado limited liability company** whose address is 1521 Oxbow, Suite 210, Montrose, CO 81401, the following described real estate in Los Alamos County, New Mexico:

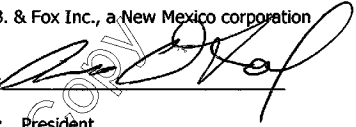
TRACT EE, EASTERN AREA NO. 3, AS SHOWN ON SUBDIVISION PLAT RECORDED ON FEBRUARY 21, 1966, IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.

**Subject to reservations, severances, restrictions, and easements of record and taxes for the year 2020 and subsequent years.**

with warranty covenants.

WITNESS my hand and seal this June 18, 2020.

C.B. & Fox Inc., a New Mexico corporation

By: 

Its: President

243720 06/26/2020 03:51 PM  
Book: 189 Page: 605 Naomi D Maestas County Clerk  
Los Alamos County, NM Anna Sanchez - Deputy  
DEED Page(s): 1



## Representative Capacity

State of New Mexico )

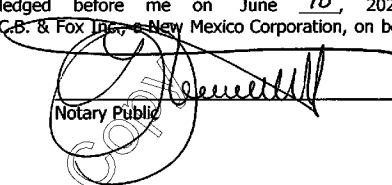
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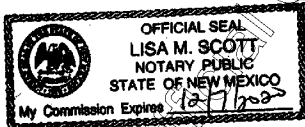
County of Los Alamos )

This instrument was acknowledged before me on June 18, 2020, by Andrew J. Fox as President of C.B. & Fox Inc., a New Mexico Corporation, on behalf of said Corporation.

My commission expires: 12/1/2025

(Seal)

  
Notary Public



ATTACHMENT A

*(Authorizing an agent to act on behalf of a property owner when making land development application)*

I, Matthew J. Miles, Managing Member of Tigard Pacific RE, LLC being duly sworn, deposes and says that Tigard Pacific RE, LLC is the Owner of property located at 1735 Central Ave, Los Alamos, NM, legally described as Tract EE of Eastern Community Unit No.3, which constitutes property for which the owner's agent seeks approval of a Major Site Plan Amendment through the County of Los Alamos, New Mexico.

Signed   
Matthew J. Miles, Managing Member  
Tigard Pacific RE, LLC  
PO Box 239  
Montrose, CO. 81402

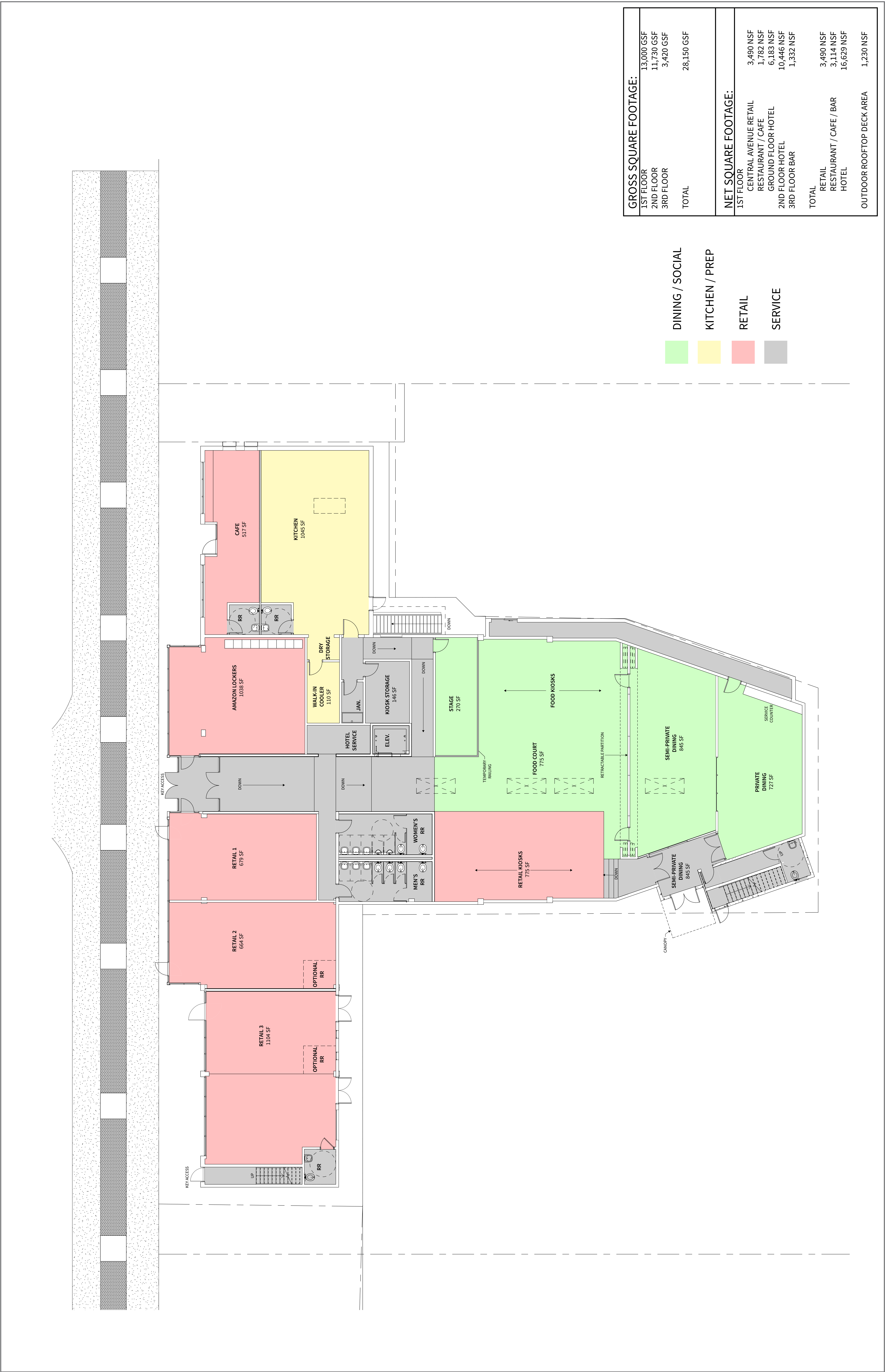
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Notary Public









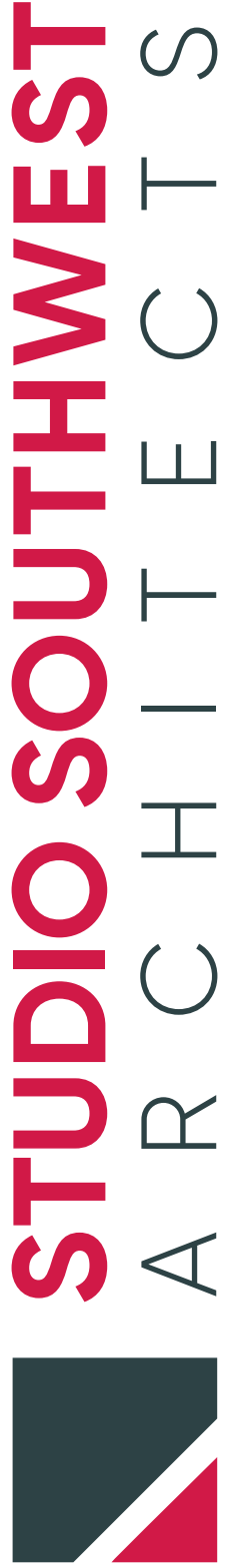


FIRST FLOOR PLAN

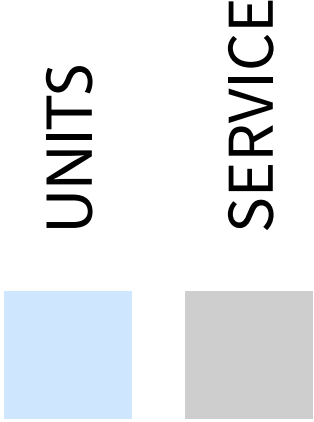
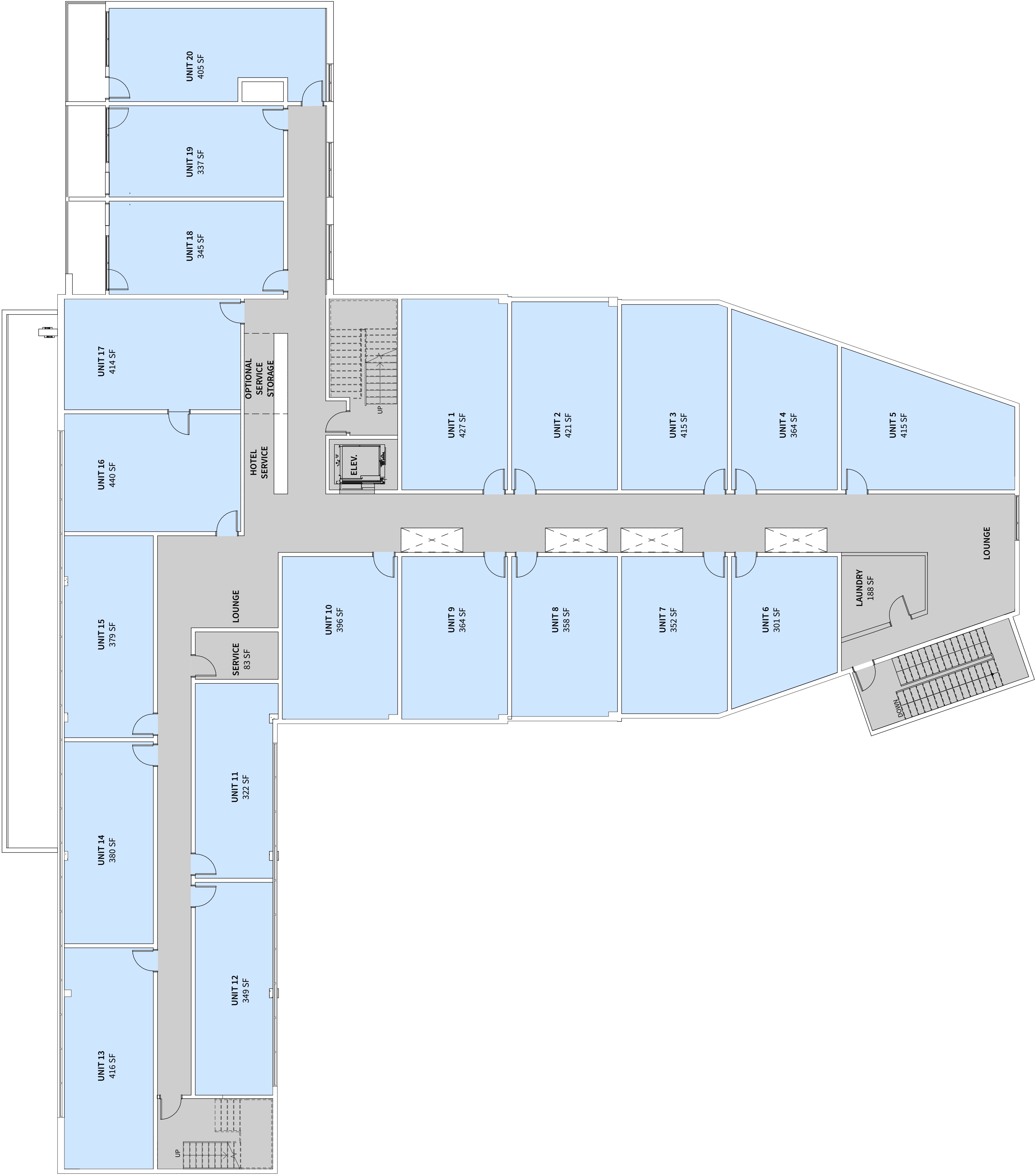
1/8" = 1'-0"

CB FOX

PROJECT NUMBER: 2516







| GROSS SQUARE FOOTAGE: |            |
|-----------------------|------------|
| 1ST FLOOR             | 13,000 GSF |
| 2ND FLOOR             | 11,730 GSF |
| 3RD FLOOR             | 3,420 GSF  |
| TOTAL                 | 28,150 GSF |

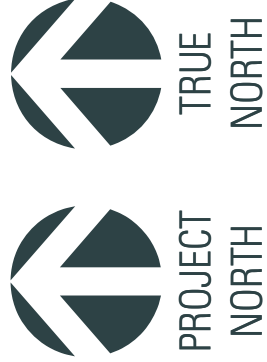
| NET SQUARE FOOTAGE:       |            |
|---------------------------|------------|
| 1ST FLOOR                 |            |
| CENTRAL AVENUE RETAIL     | 3,490 NSF  |
| RESTAURANT / CAFE         | 1,782 NSF  |
| GROUND FLOOR HOTEL        | 6,183 NSF  |
| 2ND FLOOR HOTEL           | 10,446 NSF |
| 3RD FLOOR BAR             | 1,332 NSF  |
| TOTAL                     | 3,490 NSF  |
| RESTAURANT / CAFE / BAR   | 3,114 NSF  |
| HOTEL                     | 16,629 NSF |
| OUTDOOR ROOFTOP DECK AREA | 1,230 NSF  |

SECOND FLOOR PLAN

1/8" = 1'-0"

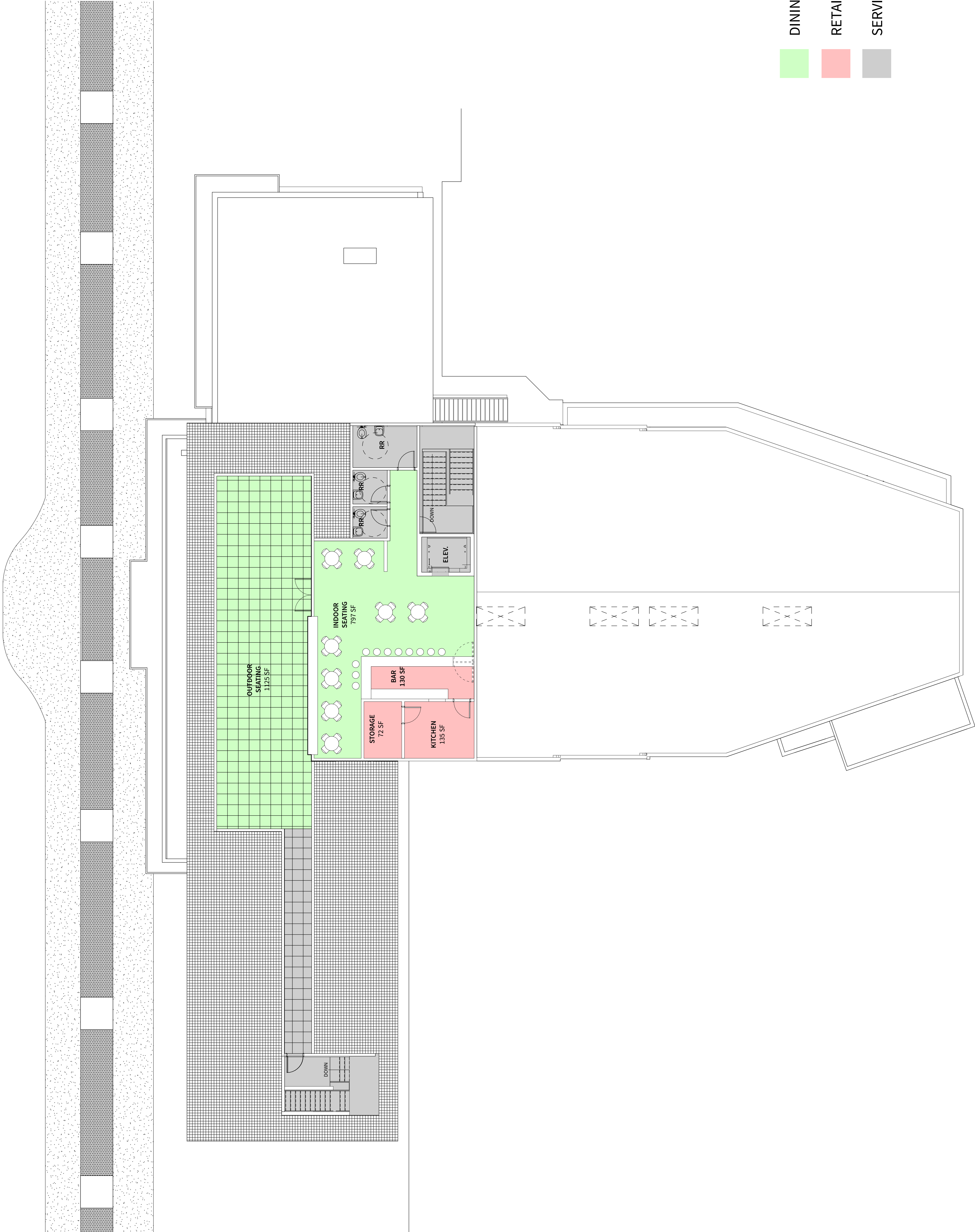
CB FOX

PROJECT NUMBER: 2516



STUDIO SOUTHWEST  
ARCHITECTS





| GROSS SQUARE FOOTAGE: |            |
|-----------------------|------------|
| 1ST FLOOR             | 13,000 GSF |
| 2ND FLOOR             | 11,730 GSF |
| 3RD FLOOR             | 3,420 GSF  |
| TOTAL                 | 28,150 GSF |

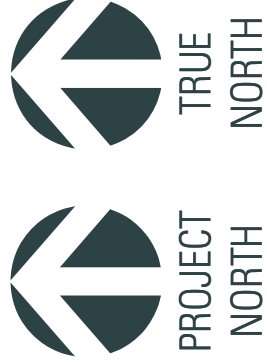
| NET SQUARE FOOTAGE:       |            |
|---------------------------|------------|
| 1ST FLOOR                 |            |
| CENTRAL AVENUE RETAIL     | 3,490 NSF  |
| RESTAURANT / CAFE         | 1,782 NSF  |
| GROUND FLOOR HOTEL        | 6,183 NSF  |
| 2ND FLOOR HOTEL           | 10,446 NSF |
| 3RD FLOOR BAR             | 1,332 NSF  |
| TOTAL                     | 3,490 NSF  |
| RESTAURANT / CAFE / BAR   | 3,114 NSF  |
| HOTEL                     | 16,629 NSF |
| OUTDOOR ROOFTOP DECK AREA | 1,230 NSF  |

THIRD FLOOR PLAN

1/8" = 1'-0"

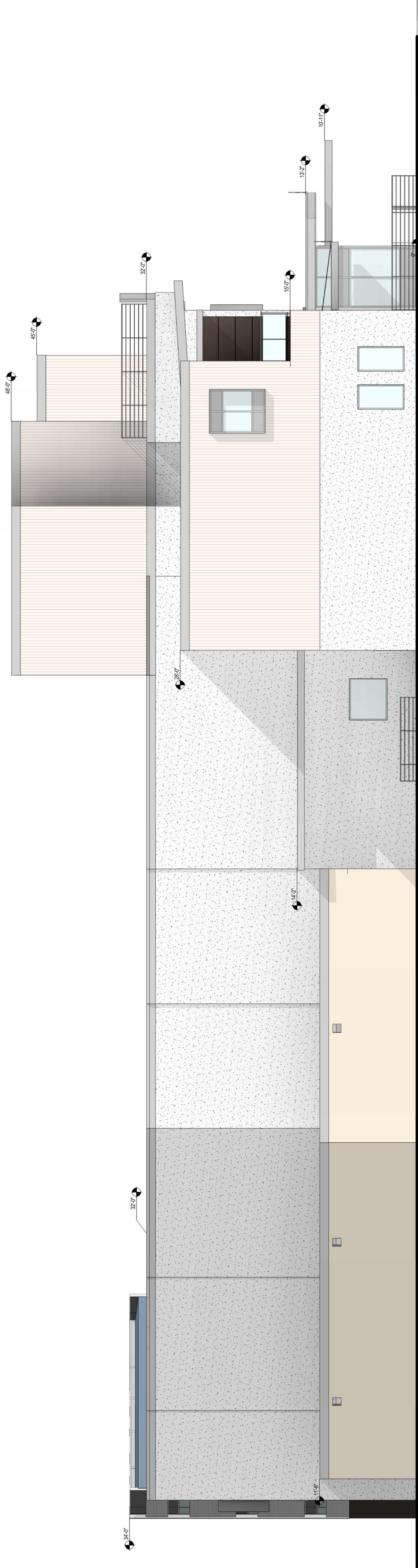
CB FOX

PROJECT NUMBER: 2516



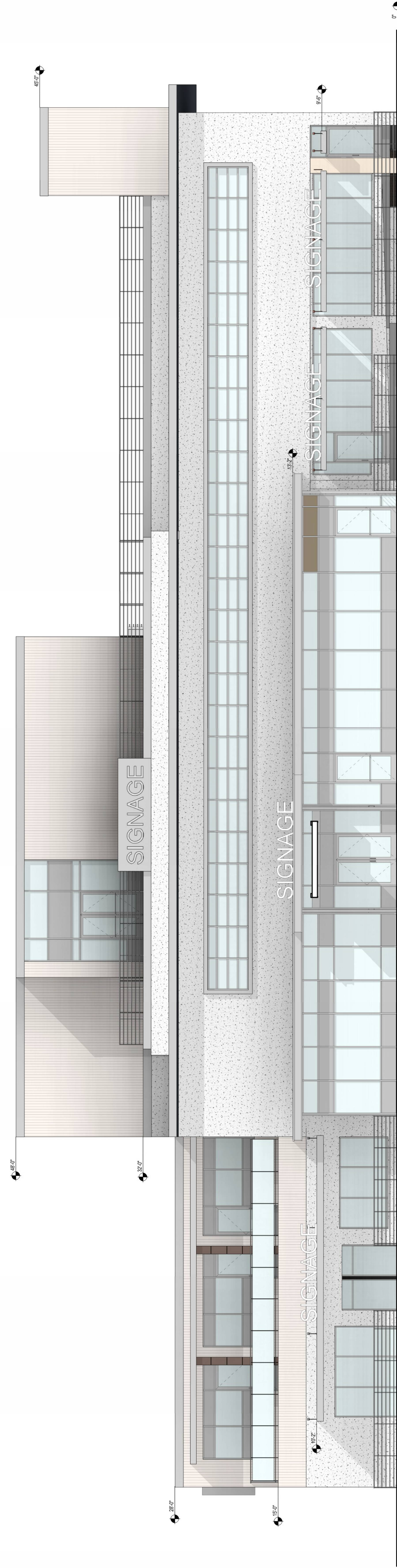
STUDIO SOUTHWEST  
ARCHITECTS





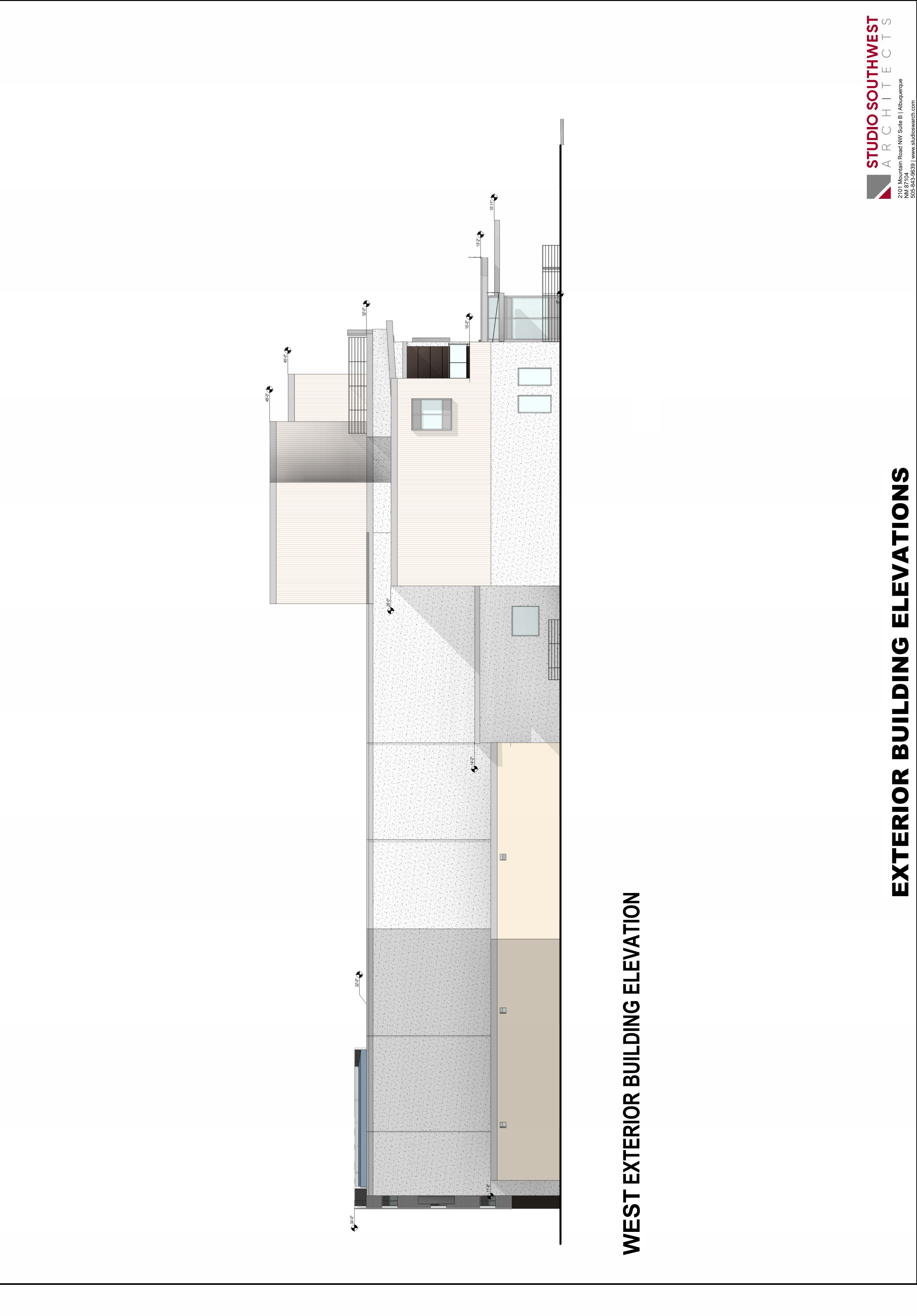
EAST EXTERIOR BUILDING ELEVATION





## NORTH EXTERIOR BUILDING ELEVATION





WEST EXTERIOR BUILDING ELEVATION

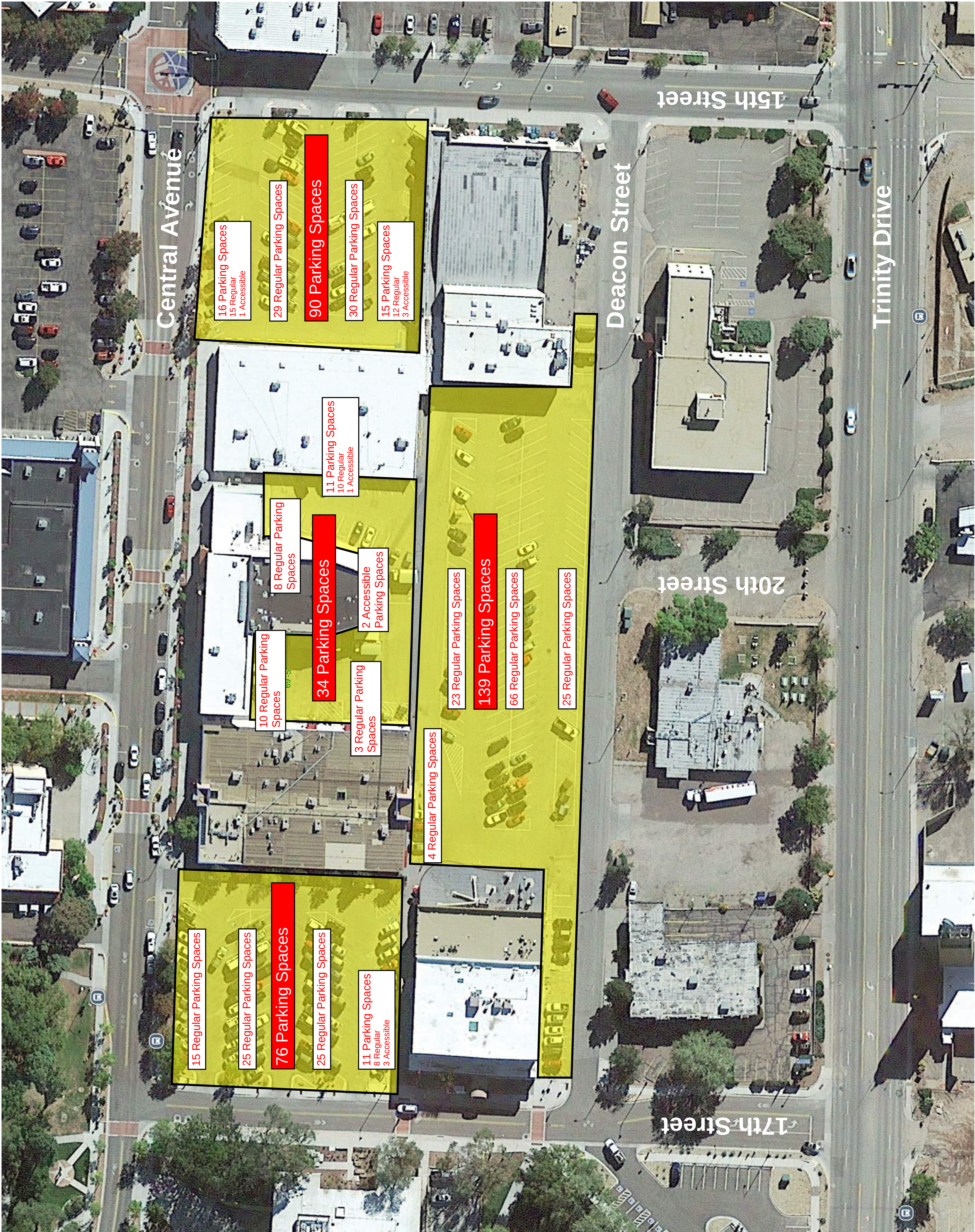


# Site Parking Information

## Table of Contents

|          |                        |
|----------|------------------------|
| Page 1:  | Existing Parking Count |
| Page 2:  | Site Parking Count     |
| Page 3:  | 1615                   |
| Page 4:  | 1619-1631              |
| Page 5:  | 1731-1743              |
| Page 6:  | 1789                   |
| Page 7:  | 1789 cont.             |
| Page 8:  | 1789 cont.             |
| Page 9:  | 1907                   |
| Page 10: | 1911                   |





**PARKING ASSOCIATION  
SITE PARKING COUNT**

**CB FOX LOS ALAMOS**  
PROJECT NUMBER: 2516  
SCALE: 1:40  
DATE: 10/20/2025

| PARKING COUNT                  |
|--------------------------------|
| ~10 ACCESSIBLE<br>~304 REGULAR |
| <b>~314 TOTAL PARKING</b>      |



**STUDIO SOUTHWEST**  
ARCHITECTS





LEGEND

- Restaurant / Bar Lounge
- Retail
- Retail 1st Floor Warehouse 2nd Floor
- Office, Business or Professional 1st Floor Retail 2nd Floor
- Office, Business or Professional
- Hotel and Mixed Use
- Deacon Street ROW 25 Spaces Available

-----  
Approximate Site Boundary

Parking Calculation

- Restaurant / Bar Lounge Spaces 198
- Retail 84
- Office, Business or Professional 196
- Hotel 21
- Warehouse 4
- Storage 1

Total Parking Spaces Required by Use: 504 Spaces

Parking Required:

Minimum Off-Street Parking Requirements Per Table 27

DTLA minimum off-street parking per 16-6-(c)(3)(d) is 50% of amount in table 27

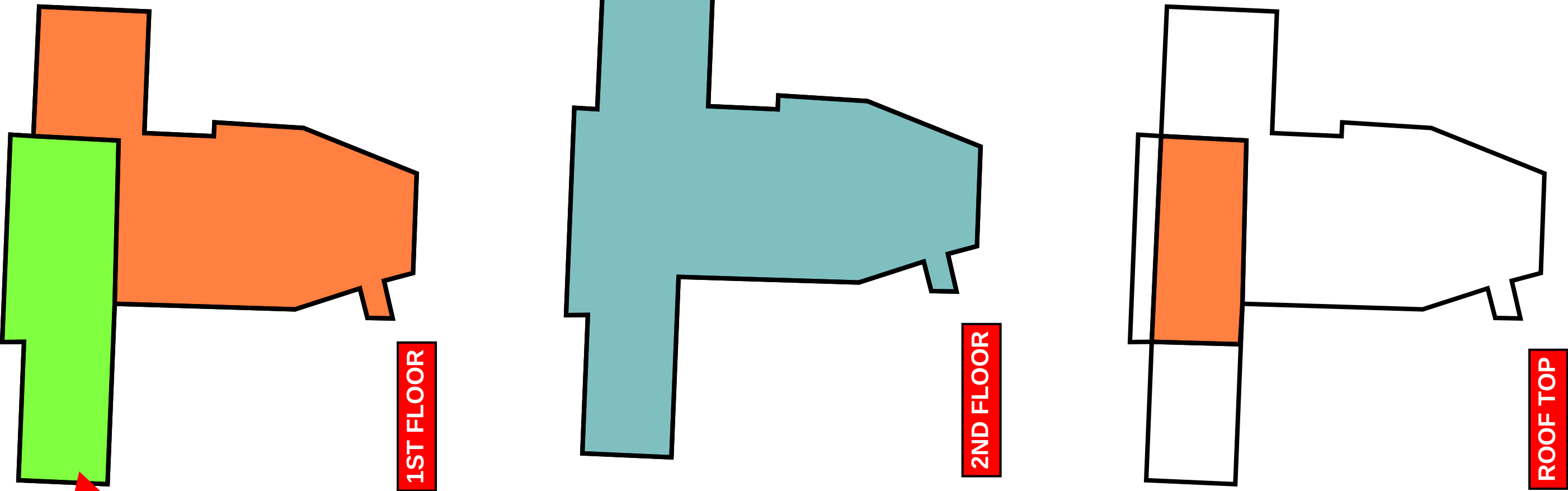
504 Spaces = 252 Spaces

Transportation Proximity Reduction Credit

20% reduction of 252 Spaces = 202 Spaces

Total Site Parking Required = 202 Spaces

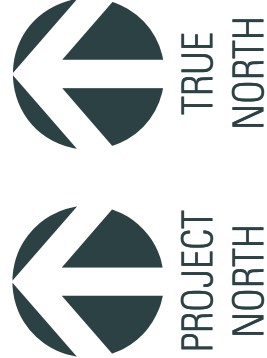
Existing parking count = 289 Plus 25 Additional Deacon Street Right Of Way Parking Spaces



| 1911 Central: 10,214 sf<br>44 Total Parking Spaces                                                    | 1907 Central: 4,467 sf<br>24 Total Parking Spaces                                              | 1903 Central: 3,433 sf<br>24 Total Parking Spaces                            | 1789 Central: 20,281 sf<br>112 Total Parking Spaces                                            | 1619-1631: 14,717 sf<br>60 Total Parking Spaces                                                 | 1615 Central: 28,642 sf<br>108 Total Occupants                                                  |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Office, Business, and Professional<br>10,214 sf<br>(4 spaces per 1,000 sf)<br>44 Total Parking Spaces | Office, Business, and Professional<br>2,234 sf<br>(4 spaces per 1,000 sf)<br>12 Parking Spaces | Restaurant<br>3,433 sf<br>(6 spaces per 1,000 sf)<br>24 Total Parking Spaces | Retail<br>13,521 sf<br>(6 spaces for 1,000 sf)<br>84 Parking Spaces                            | Retail<br>2,125 sf<br>(4 spaces for 1,000 sf)<br>12 Parking Spaces                              | Retail<br>14,114 sf<br>(4 spaces for 1,000 sf)<br>60 Parking Spaces                             |
|                                                                                                       | Retail<br>2,234 sf<br>(4 spaces per 1,000 sf)<br>12 Parking Spaces                             |                                                                              | Office, Business, and Professional<br>6,760 sf<br>(4 spaces per 1,000 sf)<br>28 Parking Spaces | Office, Business, and Professional<br>11,705 sf<br>(4 spaces per 1,000 sf)<br>48 Parking Spaces | Office, Business, and Professional<br>11,000 sf<br>(4 spaces per 1,000 sf)<br>44 Parking Spaces |
|                                                                                                       |                                                                                                |                                                                              | 112 Total Parking Spaces                                                                       | 60 Total Parking Spaces                                                                         | Warehouse<br>3,528 sf<br>(1 spaces for 1,000 sf)<br>4 Parking Spaces                            |
|                                                                                                       |                                                                                                |                                                                              |                                                                                                |                                                                                                 | 108 Total Occupant                                                                              |

PARKING ASSOCIATION SITE  
PARKING COUNT

CB FOX LOS ALAMOS  
PROJECT NUMBER: 2516  
SCALE: 1:40  
DATE: 10/20/2025



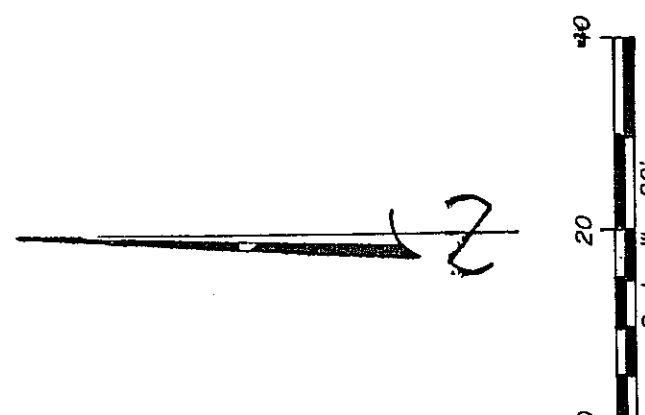
STUDIO SOUTHWEST  
ARCHITECTS



SURVEY FOR  
G & S ENTERPRISES, INC.

Condominium Portion of Tract EH - Eastern Area No. 3  
Situate in Section 15, T. 19 N., R. 6 E., N.M.P.M.

City & County of Los Alamos, New Mexico



- LEGEND
- Found monument, as noted
  - Building wall
  - Record information

SURVEYOR'S NOTES

1. Basis of bearing - N. 02° 09' 15.3" E. (From a 1" stainless steel cap marked "T-Post" found at the southeast corner of Tract EH to a 1" stainless steel marked "Property Corner" found at the northeast corner of Tract EH)
2. Reference materials used -
  - a. Deeds - Book 10, page 31 - USA to G & S. Enterprises, Inc.; Book 9, page 215 - USA to Los Alamos National Bank
  - b. Plat of Eastern Area No. 3 by Limbaugh Engineering as filed in Plat Book No. 1, page 74
3. This survey is subject to any facts that may be disclosed by a full and accurate title search.
4. Elevations shown on this plat are relative to the T-Post (Point No. 10) found on the westerly right-of-way of 15th Street.

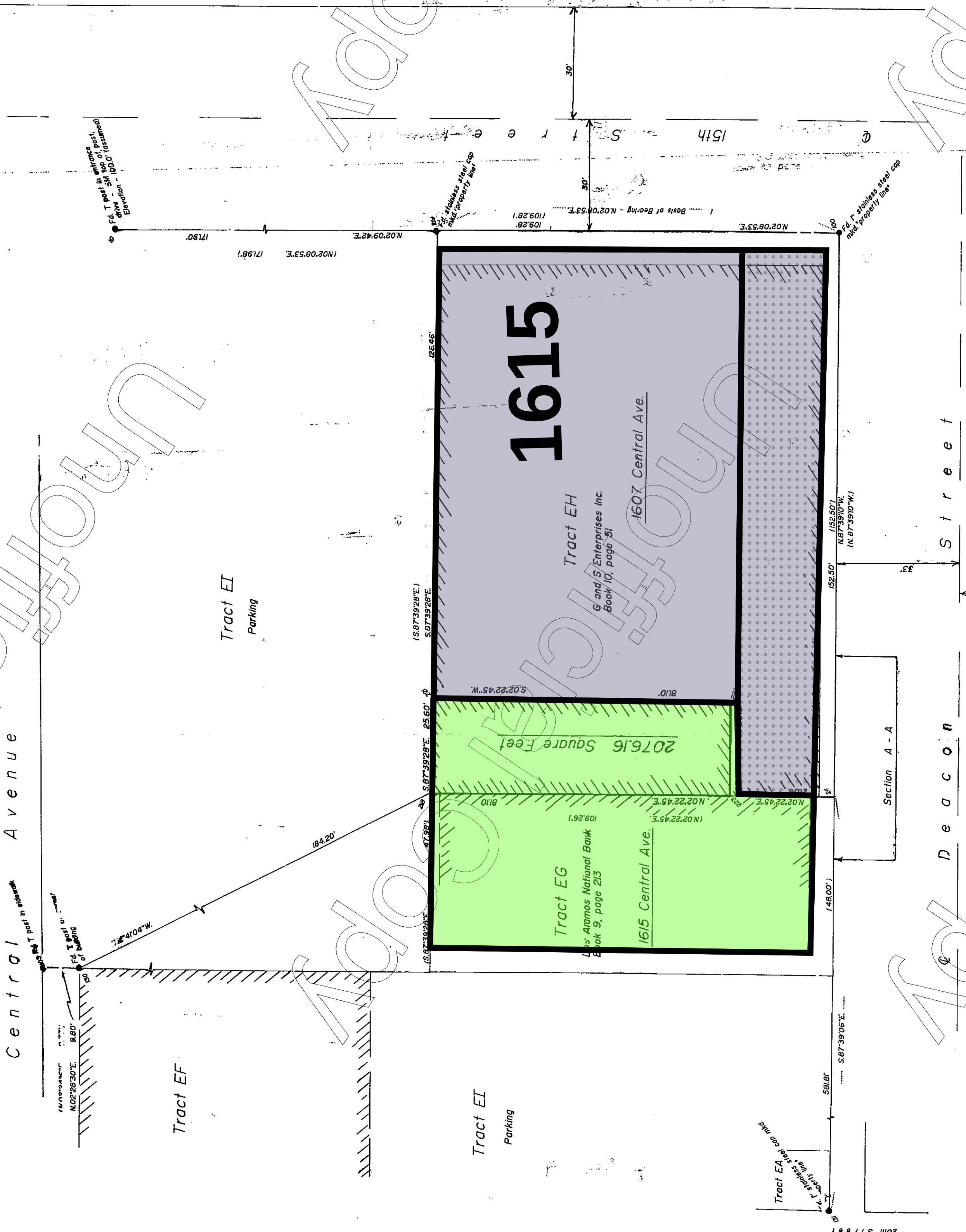
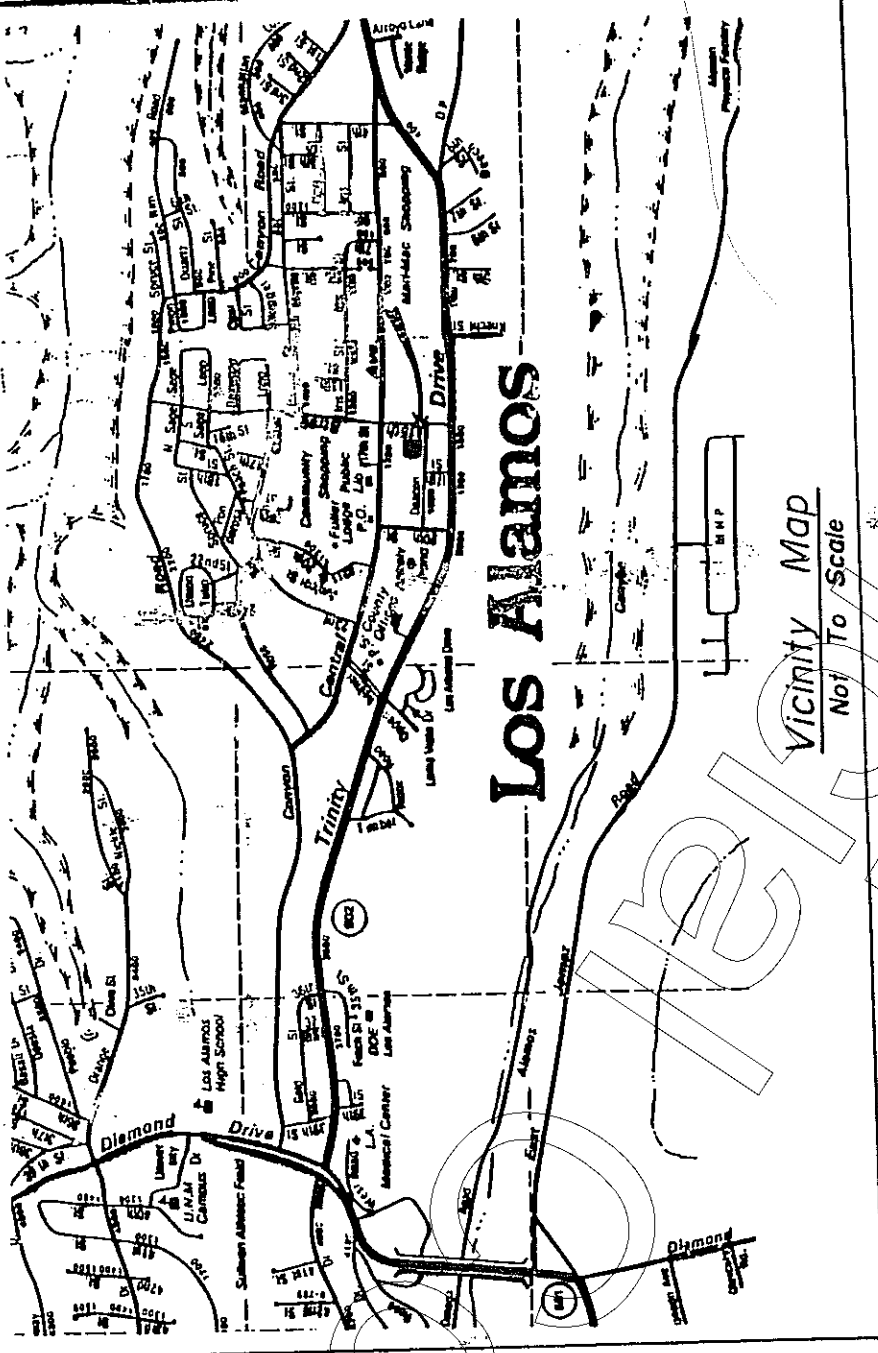
|                      |                |
|----------------------|----------------|
| STATE OF NEW MEXICO  |                |
| COUNTY OF LOS ALAMOS |                |
| DOC                  | 112182         |
| Filed for record     | June 17, 1994  |
| At                   | 5:05 PM        |
| BOOK                 | 413            |
| PAGE                 | 349            |
| COUNTY CLERK         | Debbie S. Shaw |
| DEPUTY               | Debbie S. Shaw |



CERTIFICATE OF SURVEY

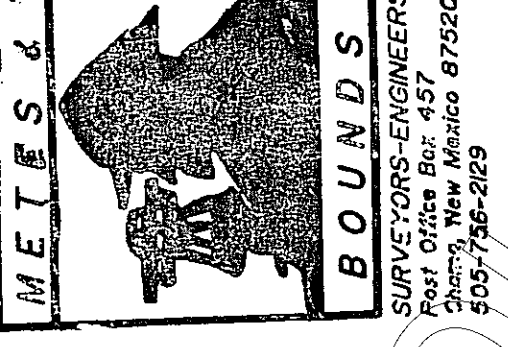
I do hereby certify that this plat is an accurate delineation of field surveys completed under my direction in May of 1994, and that it meets the minimum standards for surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors on 2 February 1994.

William H. Albert, N.M.P.S. 7241  
Date 6/10/94



Section A - A  
Not To Scale

| REVISIONS |    | Date        |    | Description                           |    |
|-----------|----|-------------|----|---------------------------------------|----|
| No.       | By | Date        | By | Description                           |    |
| 1         |    | 13 May 1994 |    | Initial                               | RS |
| 2         |    | 13 May 1994 |    | Computer file 94-6506                 |    |
| 3         |    | 13 May 1994 |    | INDEXING INFORMATION FOR COUNTY CLERK |    |
| 4         |    | 13 May 1994 |    | OWNER: G&S ENTERPRISES, INC.          |    |
| 5         |    | 13 May 1994 |    | SUBDIVISION: Eastern Area No. 3       |    |
| 6         |    | 13 May 1994 |    | GRANT: N/A                            |    |
| 7         |    | 13 May 1994 |    | REMARKS: 19N                          |    |
| 8         |    | 13 May 1994 |    | REMARKS: 6E                           |    |
| 9         |    | 13 May 1994 |    | REMARKS: 15                           |    |



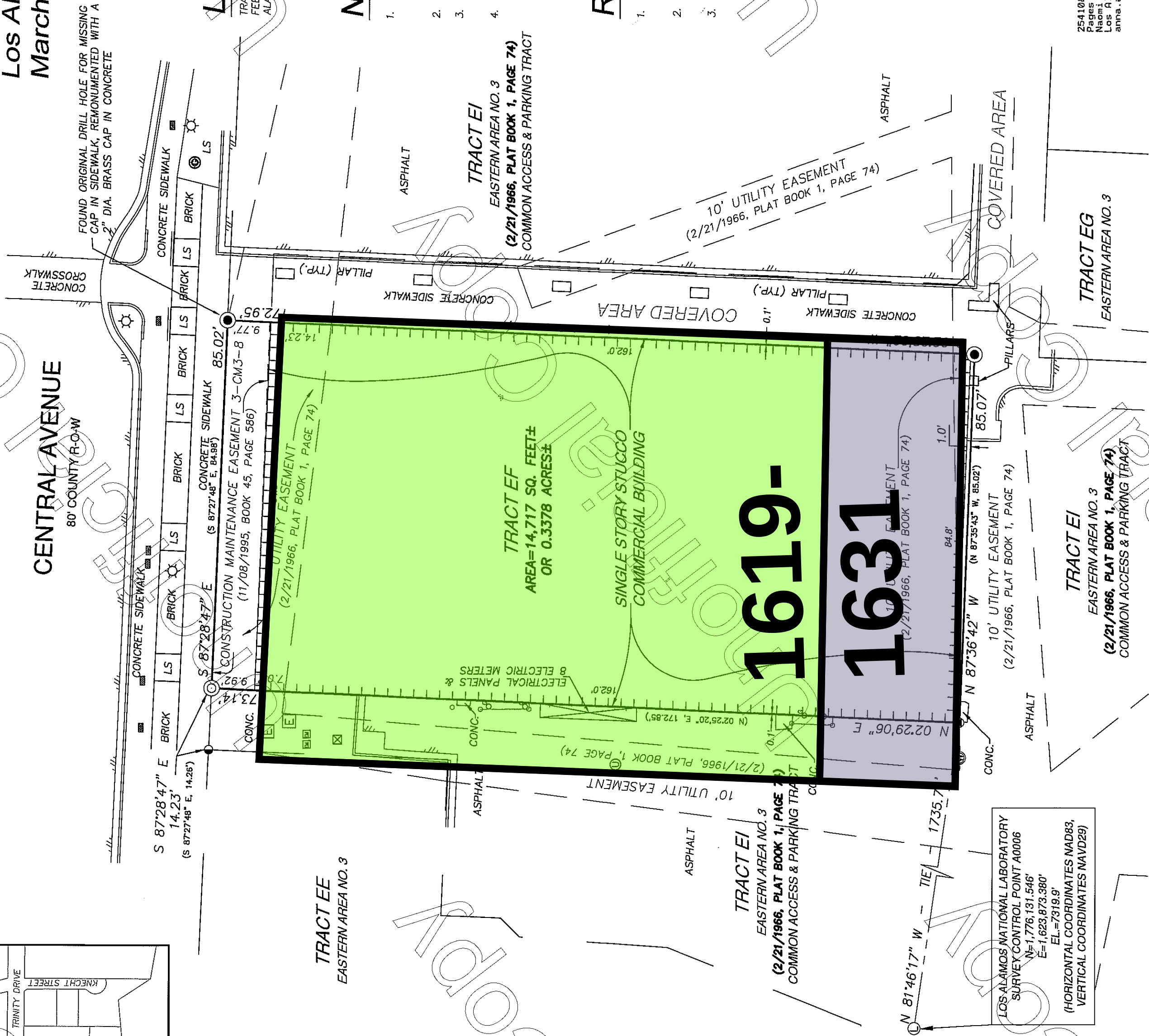
94-069



The map shows a grid of streets. Central Avenue runs vertically on the left. Deacon Street runs vertically in the middle. Trinity Drive runs vertically on the right. Knecht Street runs horizontally at the top. 15th Street runs horizontally in the middle. 20th Street runs horizontally at the bottom. A shaded lot is located on Central Avenue, between 15th Street and 20th Street. A callout line points from the word 'Site' to this shaded lot.



|                 |                                                                    |                                                                                                 |
|-----------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| LS              | RECORD BEARINGS AND DISTANCES SHOWN PER PLAN OF EASTERN AREA NO. 3 | LIMITS OF SURVEY, ALL INFORMATION SHOWN OUTSIDE OF BOUNDARY IS FOR INFORMATIONAL PURPOSES ONLY. |
| (N 04°59'30" E) | MEASURED BEARINGS AND DISTANCES SHOWN                              |                                                                                                 |
| N 04°59'30"     | DEVELOPS LANDSCAPING                                               |                                                                                                 |
| ⊙               | 2 1/2" DIAMETER BRASS CAP IN CONCRETE STAMPED "PS 11993". FOUND.   |                                                                                                 |
| ●               | 1 1/2" DIAMETER DRILL HOLE IN CONCRETE, FOUND.                     |                                                                                                 |
| ⊙               | 2" DIAMETER BRASS CAP IN CONCRETE STAMPED "PS 11993" SET.          |                                                                                                 |
| ⊙               | 3" DIAMETER ALUMINUM CAP IN CONCRETE, FOUND.                       |                                                                                                 |
| ▲               | BATHEY T-BAR WITH CAP, FOUND.                                      |                                                                                                 |
| □               | ELECTRIC BOX OR PULL BOX.                                          |                                                                                                 |
| ▢               | ELECTRIC METER ON PEDESTAL.                                        |                                                                                                 |
| ⊗               | TRANSFORMER.                                                       |                                                                                                 |
| ⊞               | LIGHTING PULL BOX.                                                 |                                                                                                 |
| ☼               | STREET LIGHT.                                                      |                                                                                                 |
| ⊙               | GAS VALVE.                                                         |                                                                                                 |
| ⊕               | GAS METER.                                                         |                                                                                                 |
| ⊞               | WATER METER.                                                       |                                                                                                 |
| ⊞               | UNKNOWN UTILITY MANHOLE.                                           |                                                                                                 |
| ○               | METAL BOLLARD.                                                     |                                                                                                 |
| —               | EDGE OF ASPHALT.                                                   |                                                                                                 |
| —               | CONCRETE CURB & GUTTER.                                            |                                                                                                 |



TRACT EF AS SHOWN OF THE SUBDIVISION PLAT OF EASTERN AREA NO. 3, FILED ON FEBRUARY 21, 1966 AND RECORDED IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.

ONLY ABOVE GROUND VISIBLE UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED OR SHOWN THE UNDERGROUND UTILITIES.

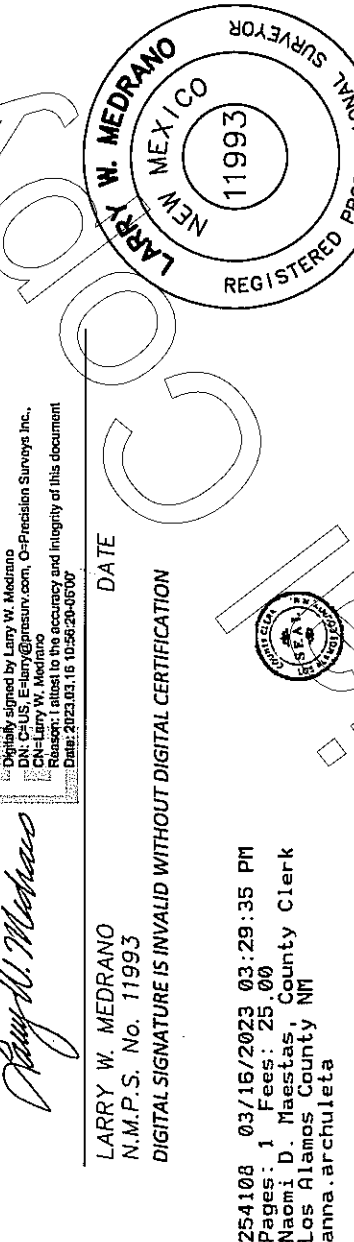
PLAT SHOWS ALL EASEMENTS OF RECORD.

EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

TRACT E1, THE ADJOINER OF THIS PROPERTY ON THE EAST, WEST AND SOUTH BOUNDARIES, IS COMMONLY OWNED BY AND MAINTAINED FOR THE USE OF THE TRACTS ABUTTING IT FOR THE PURPOSE OF ACCESS, PARKING, SIDEWALKS AND OTHER SHARED INFRASTRUCTURE.

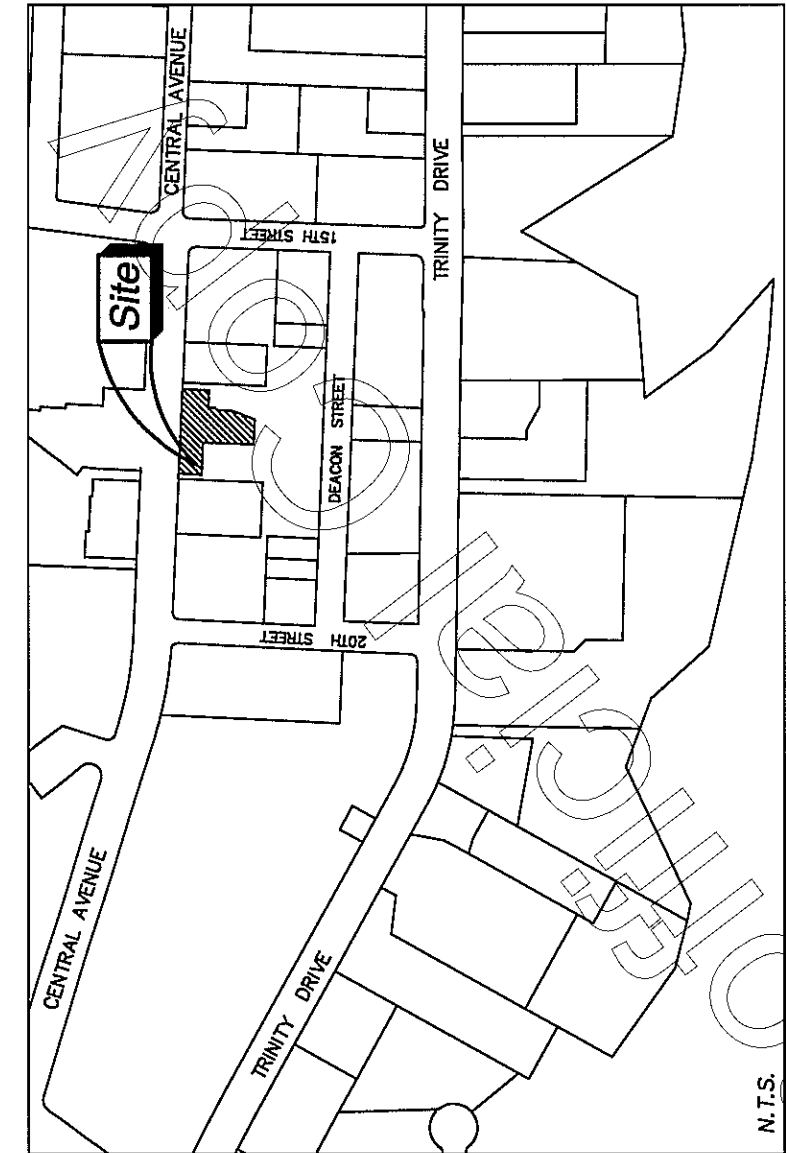
1. PLAT OF EASTERN AREA-NO. 3 FILED FOR RECORD ON FEBRUARY 21, 1966 IN PLAT BOOK 1, PAGE 74.
2. PLAT OF LOS ALAMOS COUNTY RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. TPE-7728(1) FILED FOR RECORD ON NOVEMBER 8, 1995 IN MISC. BOOK 45, PAGE 371.
3. GRANT OF CONSTRUCTION MAINTENANCE EASEMENT AND AGREEMENT FILED ON NOVEMBER 8, 1995-IN MISC. BOOK 45, PAGE 566.

I, LARRY W. MEDRANO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 11993, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



| REVISIONS |      | COORDINATE AND DIMENSION INFORMATION |             |                   |                               | PLSS INFORMATION |            | PROPERTY INFORMATION                  |               | PROJECT INFORMATION |                |
|-----------|------|--------------------------------------|-------------|-------------------|-------------------------------|------------------|------------|---------------------------------------|---------------|---------------------|----------------|
| NO.       | DATE | BY                                   | DESCRIPTION | STATE PLANE ZONE: | GRID / GROUND COORDINATES:    | LAND GRANT       |            | PROPERTY OWNER                        |               | CREW/TECH:          | DATE OF SURVEY |
|           |      |                                      |             | NM-C              | GRID                          | N/A              |            | JOSE A. ARELLANO AND MARY M. ARELLANO |               | SP                  | 03/06/2023     |
|           |      |                                      |             |                   | UNITS:                        |                  |            |                                       |               |                     |                |
|           |      |                                      |             |                   | HORIZONTAL DATUM:             | TOWNSHIP         |            | MERIDIAN                              |               | DRAWN BY:           | CHECKED BY:    |
|           |      |                                      |             |                   | NAD83                         | 19 NORTH         |            | NMPM                                  |               | ME/KS               | LM             |
|           |      |                                      |             |                   | VERTICAL DATUM:               | RANGE            |            | SUBDIVISION NAME                      |               |                     |                |
|           |      |                                      |             |                   | NAVD88                        | 06 EAST          |            | EASTERN AREA NO. 3                    |               |                     |                |
|           |      |                                      |             |                   | CONTROL USED:                 | SECTION          |            |                                       |               |                     |                |
|           |      |                                      |             |                   | LANL                          | 15               |            |                                       |               |                     |                |
|           |      |                                      |             |                   | COMBINED SCALE FACTOR:        |                  | CITY       |                                       | STATE         |                     | PHONE          |
|           |      |                                      |             |                   | GRID TO GROUND: 1.00044993182 |                  | LOS ALAMOS |                                       | NM            |                     | 505.85657000   |
|           |      |                                      |             |                   | BEARING ANNOTATION:           |                  | COUNTY     |                                       | UPC           |                     | FAX            |
|           |      |                                      |             |                   | GROUND TO GRID: 0.99955027053 |                  | LOS ALAMOS |                                       | 1034112074333 |                     | 505.85657900   |
|           |      |                                      |             |                   | GRID                          |                  |            |                                       |               |                     |                |
|           |      |                                      |             |                   |                               |                  |            |                                       |               |                     | PSI JOB NO.    |
|           |      |                                      |             |                   |                               |                  |            |                                       |               |                     | 232031P        |
|           |      |                                      |             |                   |                               |                  |            |                                       |               |                     | SHEET NUMBER   |
|           |      |                                      |             |                   |                               |                  |            |                                       |               |                     | 1 OF 1         |





Location Map

## Legal Description

TRACT EE, EASTERN AREA NO. 3, AS SHOWN ON EASTERN AREA NO. 3, FILED FOR RECORD ON FEBRUARY 21, 1966, IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.

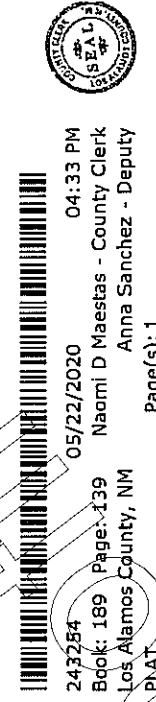
## NOTES CORRESPONDING TO SCHEDULE B-II

- SEWER AND REFUSE ASSESSMENTS NOT YET DUE AND PAYABLE AND THEREAFTER.
- AFFECTS SUBJECT PROPERTY, NON-SURVEY MATTER.
- INTENTIONALLY OMITTED.
- TERMS AND CONDITIONS OF PERMIT FOR ENCROACHMENT ON EASEMENT OR RIGHT-OF-WAY, RECORDED IN BOOK 38, PAGE 519, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.
- DOES NOT AFFECT SUBJECT PROPERTY, NO AWINGS ENCROACH INTO RIGHT-OF-WAY.
- TERMS AND CONDITIONS OF GRANT OF CONSTRUCTION AND MAINTENANCE EASEMENT AND AGREEMENT, RECORDED IN BOOK 45, PAGE 588, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.
- AFFECTS SUBJECT PROPERTY, AS SHOWN.
- UTILITY EASEMENTS AND REFERENCED ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.
- AFFECTS SUBJECT PROPERTY, AS SHOWN.
- EASEMENT AS REFERENCED ON PLAT RECORDED IN PLAT BOOK 45, PAGE 571, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.
- AFFECTS SUBJECT PROPERTY, AS SHOWN.

## Survey Notes

- FIELD SURVEY COMPLETED ON DECEMBER 4, 2019.
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- FIELD BEARINGS AND DISTANCES MATCH PLATTED BEARINGS AND DISTANCES.
- THIS PROPERTY LIES WITHIN SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
- ZONING: DT-TCO.
- SQUARE FOOTAGE DATA: 15,696 SQUARE FEET ± OR 0.3603 ACRES.
- TITLE COMMITMENT REFERENCE FILE LA19-0699 PREPARED BY TITLE GUARANTY, LLC ON OCTOBER 24, 2019.
- NOTE: ONLY ABOVE GROUND AND SURFACE EVIDENCE OF UTILITIES WERE LOCATED, UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY THE COUNTY OF LOS ALAMOS.
- FOR DOCUMENT AND PLAT REFERENCES SEE ITEMS LISTED UNDER THE HEADING "NOTES CORRESPONDING TO SCHEDULE B-II".
- ACCORDING TO SEC. 16-578 OF THE LOS ALAMOS COUNTY MUNICIPAL CODE THE DEVELOPMENT STANDARDS FOR ZONING DT-TCO, DOWNTOWN TOWN CENTER OVERLAY ARE AS FOLLOWS: FRONT SETBACK 0 FEET, 0 FEET REAR SETBACK 0 FEET, 0 FEET ON ONE SIDE, 0 FEET ON THE OTHER SIDE, NO MINIMUM FRONTAGE AND NO MAXIMUM LOT COVERAGE.

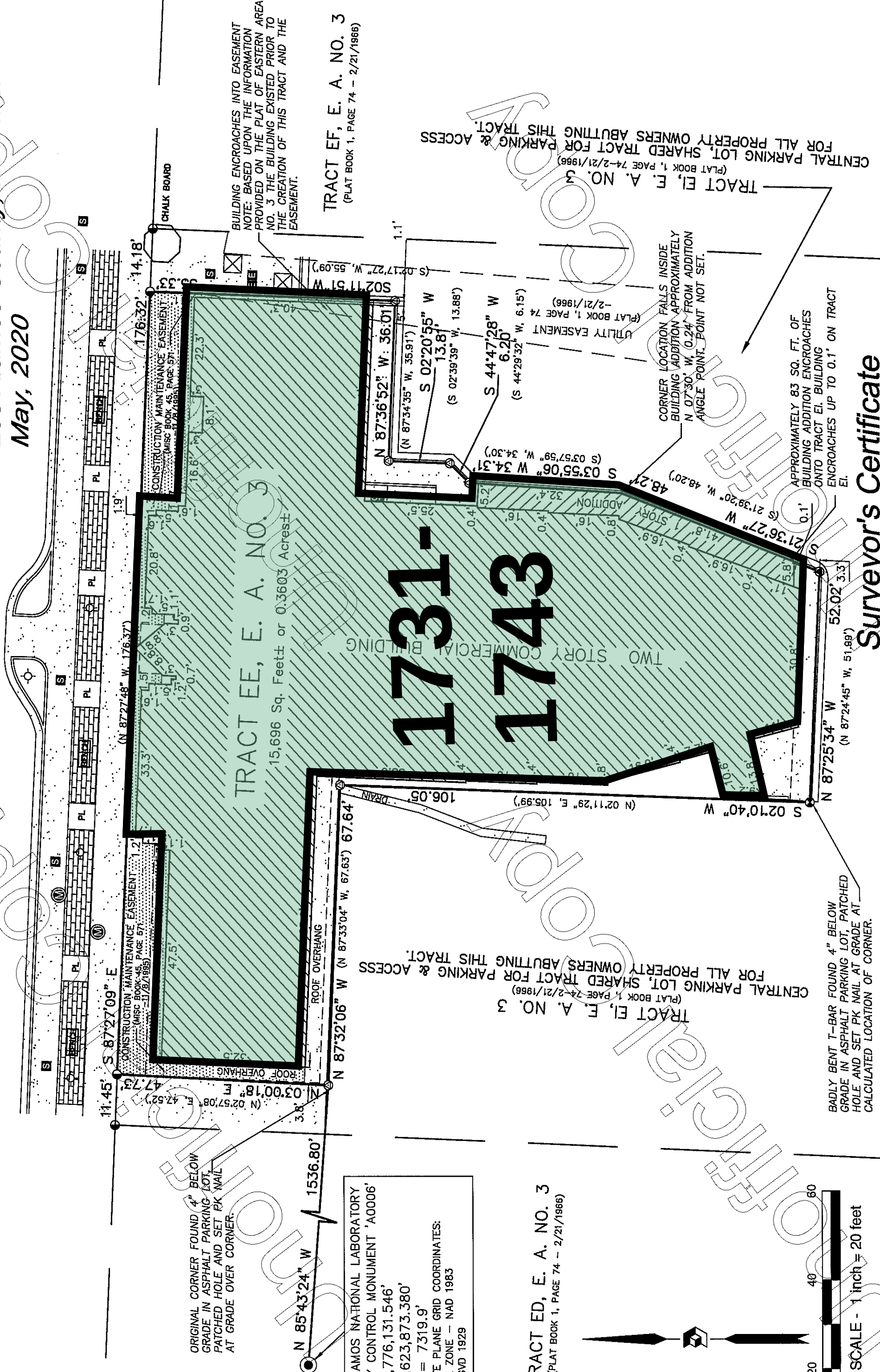
LOS ALAMOS COUNTY INDEXING BLOCK



## CENTRAL AVENUE

80' WIDE COUNTY RIGHT-OF-WAY

ALTANSPS LAND TITLE SURVEY  
for Tigard Pacific RE, LLC  
of Tract EE, Eastern Area No. 3,  
Los Alamos County, New Mexico  
May, 2020



## Surveyor's Certificate

TRACT EI, E. A. NO. 3  
(PLAT BOOK 1, PAGE 74-2/21/1966)

CENTRAL PARKING LOT, SHARED TRACT FOR PARKING & ACCESS  
FOR ALL PROPERTY OWNERS ABUTTING THIS TRACT.

DENOTES BOUNDARY OF LAND DEALT WITH BY THIS PLAT.  
INFORMATION OUTSIDE THIS BOUNDARY IS SHOW FOR INFORMATION  
ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT A PART OF THIS  
PLAT.

- N 37°33'25" E MEASURED BEARINGS AND DISTANCES.
- (N 37°33'25" E)
- PLATTED BEARINGS AND DISTANCES.
  - PK NAIL STAMPED, LS "11993", SET THIS SURVEY.
  - ALUMINUM CAP IN CONCRETE, STAMPED AS NOTED, FOUND AND USED.
  - BRASS CAP IN CONCRETE, FOUND AND USED.
  - BATHY T-BAR, FOUND AND USED.
  - BATHY T-BAR WITH CAP, FOUND AND USED.
  - ELECTRIC METER.
  - SEWER MANHOLE.
  - PLANTER.
  - ELECTRIC TRANSFORMER.
  - STREET LIGHT PULL BOX.
  - 4 GAS METERS.
  - BRICK.
  - CONCRETE.

**PRECISION**  
SURVEY, INC.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE  
5-22-2020

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: TIGARD PACIFIC RE, LLC  
SECTIONS: 15, T. 19 NORTH, R. 06 EAST, NMPM  
SUBDIVISION: EASTERN AREA NO. 3

1362 Trinity Drive, Suite A-2  
Los Alamos, NM 87544

505.661.4263 PHONE  
505.661.4263 FAX

Sheet 1 of 1

PSI JOB NUMBER 19LA-2040



Tract ED  
Condominium Plat and Plan  
Eastern Area No. 3  
#1789 Central Avenue  
Los Alamos, New Mexico  
September 2022

REFERENCE DOCUMENTS

1. Subdivision Plat for Eastern Area No. 3, recorded within the official records of Los Alamos County on February 21st, 1966, in Book 1, Page 74. Record bearings and distances from this plat are labeled inside parenthesis.
2. Warranty Deed from Central Park Square, LLC to TinMar, LLC recorded within the official records of Los Alamos County in Book 183, Page 349.
3. Grant of Construction and Maintenance Easement and Agreement recorded within the official records of Los Alamos County in Misc. Book 45, Page 572.
4. Vacation of Utility Easement recorded within the official records of Los Alamos County in Book 187, Page 715.
5. Boundary Survey Plat for Central Park Square LLC of Tract ED, Eastern Area No. 3, recorded within the official records of Los Alamos County in Book 173, Page 388.

SURVEY NOTES

1. Distances are expressed in US Survey Feet measured along the surface of the earth. To convert reported distances to grid multiply by the project combined scale factor of 0.99955295.
2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2010 Realization and are based on static post-processed global positioning system ties from Control Point #2 to Continuously Operating Reference Stations (CORS): P123, P036, NMSF, PIE1, and NMRO.
3. Elevations are based on static post-processed global position ties from Control Point #3 to CORS (see Note No. 2). A least squares adjustment of (2) 2-hour static observations on 9-6-22 & 9-15-22 and OPUS solutions resulted in an orthometric elevation of 7,324.44 feet ± 0.05 feet at the 95% confidence level as related to the North American Vertical Datum of 1988 (NAVD88), calculated using Geoid 18.

FLOOD ZONE NOTE

The subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as delineated on F.I.R.M. Panel No. 35028C0045C, Effective Date July 18th, 2011.

OWNERS' APPROVAL

This Condominium Plat and Plan were made with the free consent and in accordance with the wishes and the desires of the undersigned owners and/or proprietors thereof.

*Jose A. Arellano* 10/5/2022  
Jose A. Arellano for TinMar, LLC ddtc Tract EC

Acknowledgement

STATE OF NEW MEXICO }  
COUNTY OF LOS ALAMOS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

THIS 5<sup>th</sup> DAY OF October, 2022.

*Santanna Lopez* 10/5/22  
NOTARY DATE

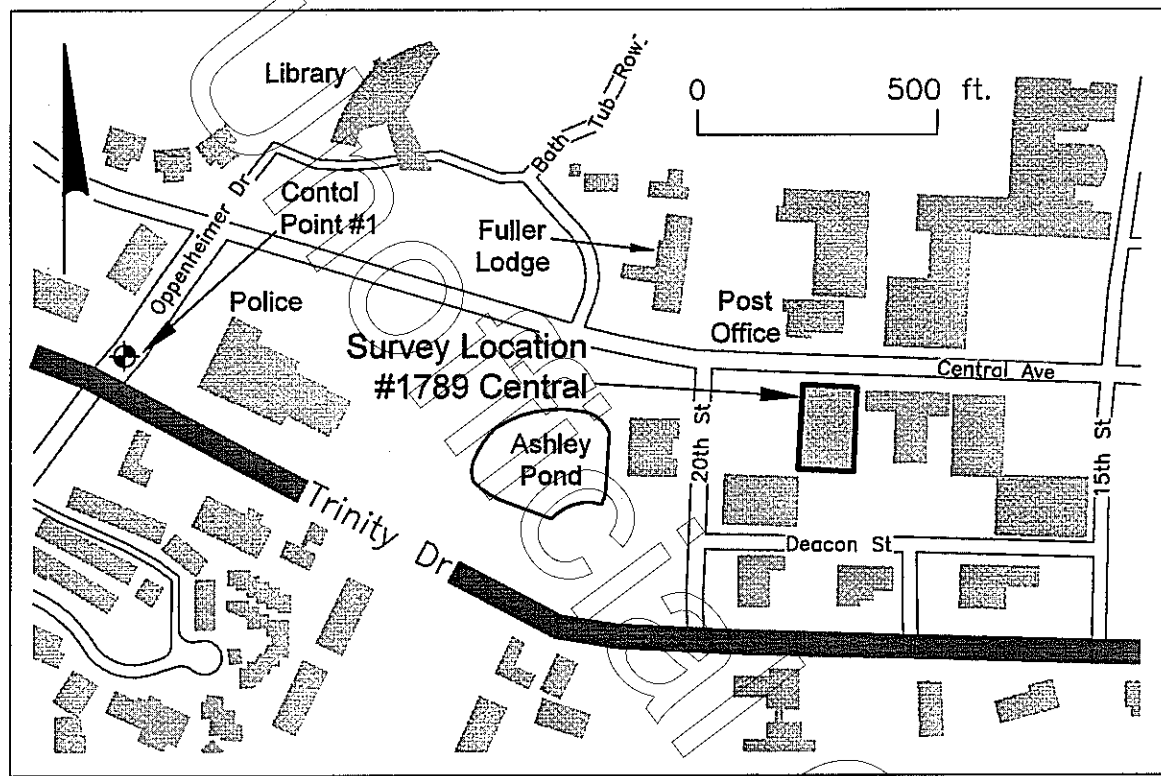
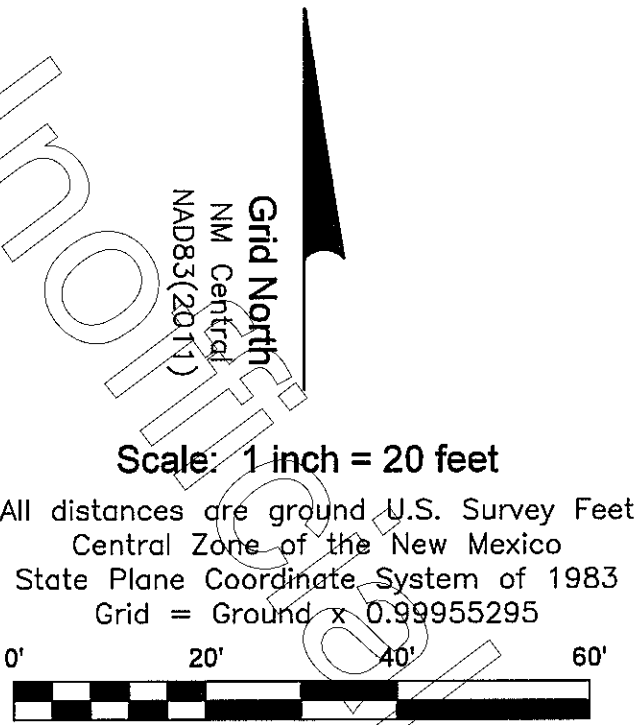
MY COMMISSION EXPIRES ON: 10-13-2024

SURVEYOR'S CERTIFICATE

I Scott McCloy, New Mexico Professional Surveyor, hereby certify that this boundary survey plat was prepared from actual field surveys performed during September of 2022, by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge, and that this boundary survey plat and the field survey upon which it is based meet the Minimum Standards for Surveying in the state of New Mexico. I further certify that this is a boundary survey plat of an existing tract or tracts and is not a land division or subdivision as defined by the New Mexico Subdivision Act.

*Scott McCloy* 10-5-22  
SCOTT MCCLOY N.M.P.S. No. 27222 DATE

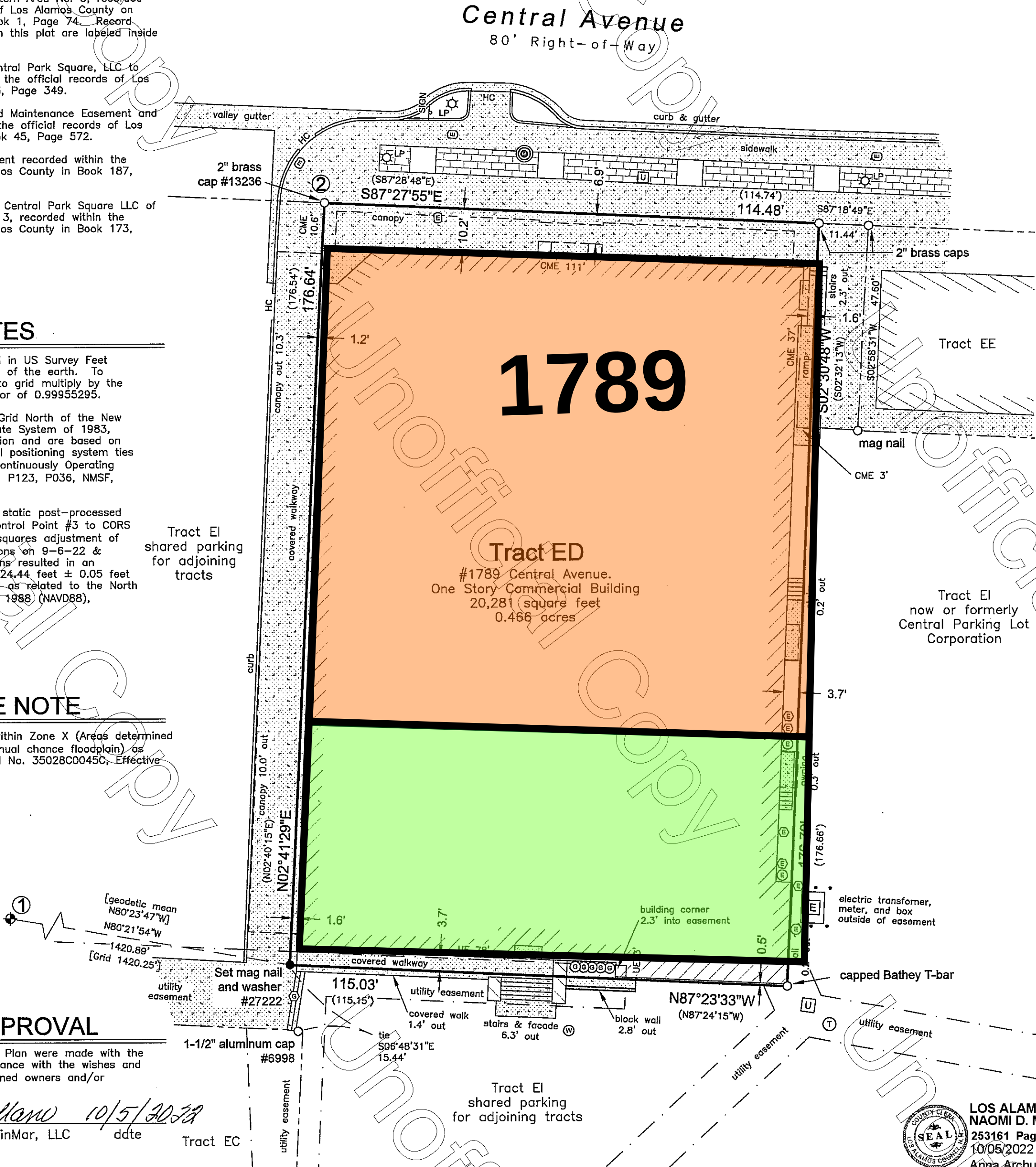
McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544  
(505) 321-7404 ■ mccloy.surveying@gmail.com



LOCATION MAP

SYMBOLS

- Boundary
- Easement
- Adjoiner
- Reference bearing & distance
- Block Wall
- Survey Marker found as noted
- Survey Marker set as noted
- Control Point as noted
- Water Meter
- Gas Meter
- Gas Riser
- Telephone Manhole
- Light Pole
- Electric Meter
- Electric Box
- Electric Transformer
- Electric Ground Box
- Street Sign
- Utility Vault
- Handicap Ramp
- Utility Easement
- Construction Maintenance Easement
- Sewer Manhole
- Building
- Concrete
- Brick Pavers



CONTROL POINT COORDINATES

| State Plane Coordinate System of New Mexico, Central Zone, NAD83(2011) NAVD88, Geoid18 |            |            |           |                                                |
|----------------------------------------------------------------------------------------|------------|------------|-----------|------------------------------------------------|
| Station                                                                                | Northing   | Easting    | Elevation | Description                                    |
| 1                                                                                      | 1776131.61 | 1623873.53 | 7323.64   | LANL Survey Control Monument No. A00006        |
| 2                                                                                      | 1776070.24 | 1625282.10 | 7328.80   | 2" Brass Cap #13236                            |
| 3                                                                                      | 1775421.35 | 1624965.87 | 7324.44   | No.4 rebar & 1-1/2" alum. cap "Control" #27222 |

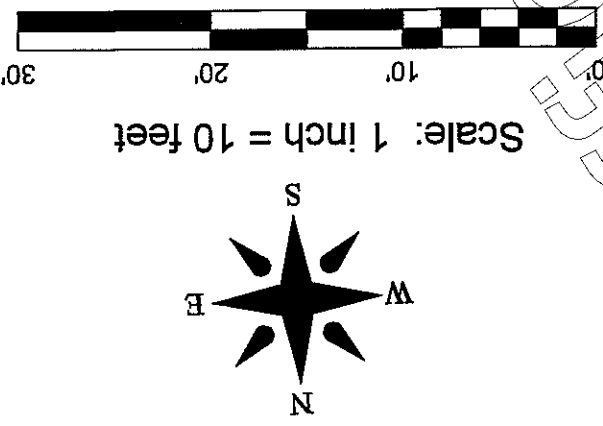
LOS ALAMOS COUNTY, NM  
NAOMI D. MAESTAS COUNTY CLERK  
253161 Pages: 3  
10/05/2022 03:42:14 PM  
Anna Archuleta

Tract ED boundary  
Sheet 1 of 3

| INDEXING INFORMATION FOR COUNTY CLERK |            |                   |          |        |                    |
|---------------------------------------|------------|-------------------|----------|--------|--------------------|
| STATE                                 | COUNTY     | SECTION           | TOWNSHIP | RANGE  | SUBDIVISION        |
| NEW MEXICO                            | LOS ALAMOS | 15                | 19 NORTH | 6 EAST | EASTERN AREA NO. 3 |
| OWNER(S)                              |            | TinMar, LLC       |          |        |                    |
| RECORDED DOCUMENTS                    |            | Bk. 183 / Pg. 349 |          |        |                    |



Tract ED  
Condominium Plat and Plan  
Eastern Area No. 3  
#1789 Central Avenue  
Los Alamos, New Mexico  
September 2022



| Area   | From | To | Direction     | Distance |
|--------|------|----|---------------|----------|
| Unit 1 | 2    | 7  | S 00°19'50" W | 48.45'   |
| Unit 2 | 2    | 8  | S 00°21'00" W | 48.87'   |
| Unit 3 | 6    | 9  | N 04°51'33" E | 55.98'   |
| Unit 4 | 6    | 10 | N 04°52'35" E | 55.56'   |
| Unit 5 | 5    | 11 | N 83°05'54" W | 13.35'   |
| Unit 6 | 5    | 12 | N 82°39'01" W | 12.10'   |
| Unit 7 | 5    | 13 | N 58°11'08" W | 49.19'   |
| Unit 8 | 4    | 14 | S 04°54'12" W | 106.99'  |
| Unit 8 | 2    | 15 | S 37°53'30" E | 79.06'   |
| Unit 8 | 6    | 16 | N 44°48'07" E | 75.40'   |
| Unit 8 | 5    | 17 | N 02°30'48" W | 40.82'   |
| Unit 8 | 4    | 18 | S 02°30'48" W | 82.39'   |

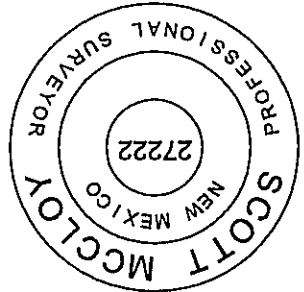
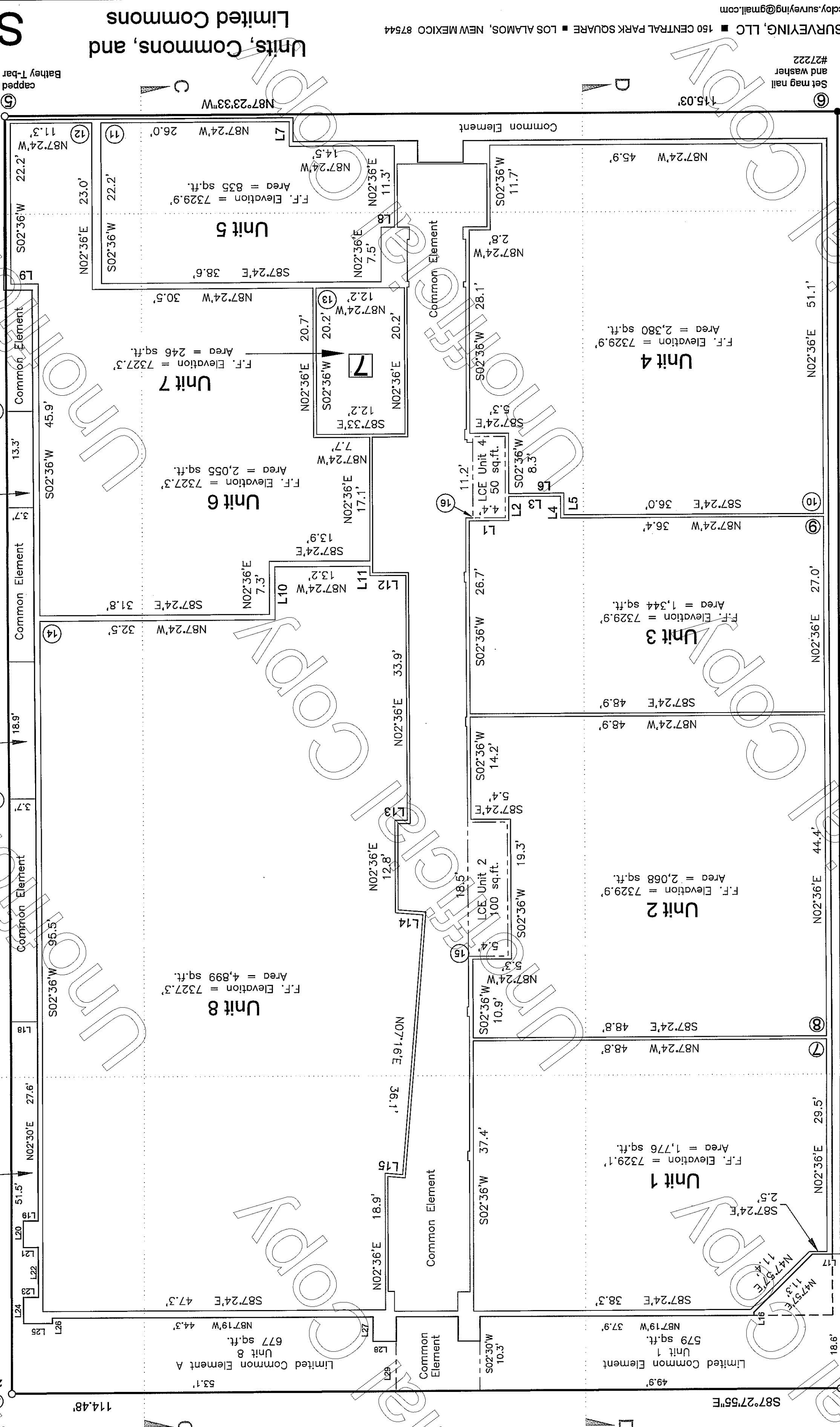
LCE = Limited Common Element

1789

Unit 8  
Limited Common Element B  
70 sq.ft.

Unit 6  
Limited Common Element  
49 sq.ft.

| LINE | BEARING  | DISTANCE |
|------|----------|----------|
| L1   | N87°24'W | 5.4'     |
| L2   | S02°36'W | 3.3'     |
| L3   | N87°24'W | 7.2'     |
| L4   | N02°36'E | 3.0'     |
| L5   | S02°36'W | 3.0'     |
| L6   | S87°24'E | 7.6'     |
| L7   | N02°36'E | 3.4'     |
| L8   | S87°24'E | 1.9'     |
| L9   | S87°24'E | 3.8'     |
| L10  | S02°36'W | 7.4'     |
| L11  | N02°36'E | 1.3'     |
| L12  | N87°24'W | 4.9'     |
| L13  | S87°24'E | 1.7'     |
| L14  | N87°24'W | 3.8'     |
| L15  | S87°24'E | 2.4'     |
| L16  | S02°41'W | 0.5'     |
| L17  | N87°24'W | 4.0'     |
| L18  | S87°19'W | 3.7'     |
| L19  | S87°19'E | 2.0'     |
| L20  | N02°41'E | 3.7'     |
| L21  | N87°30'W | 2.1'     |
| L22  | N02°30'E | 6.9'     |
| L23  | S87°30'E | 2.1'     |
| L24  | N02°30'E | 3.7'     |
| L25  | N87°30'W | 4.0'     |
| L26  | S02°41'W | 0.7'     |
| L27  | N02°59'E | 3.4'     |
| L28  | N87°19'W | 3.2'     |
| L29  | N02°41'E | 6.9'     |



McCloy Land Surveying, LLC ■ 150 Central Park Square ■ Los Alamos, New Mexico 87544  
(505) 321-7404 ■ mclroy.surveying@gmail.com

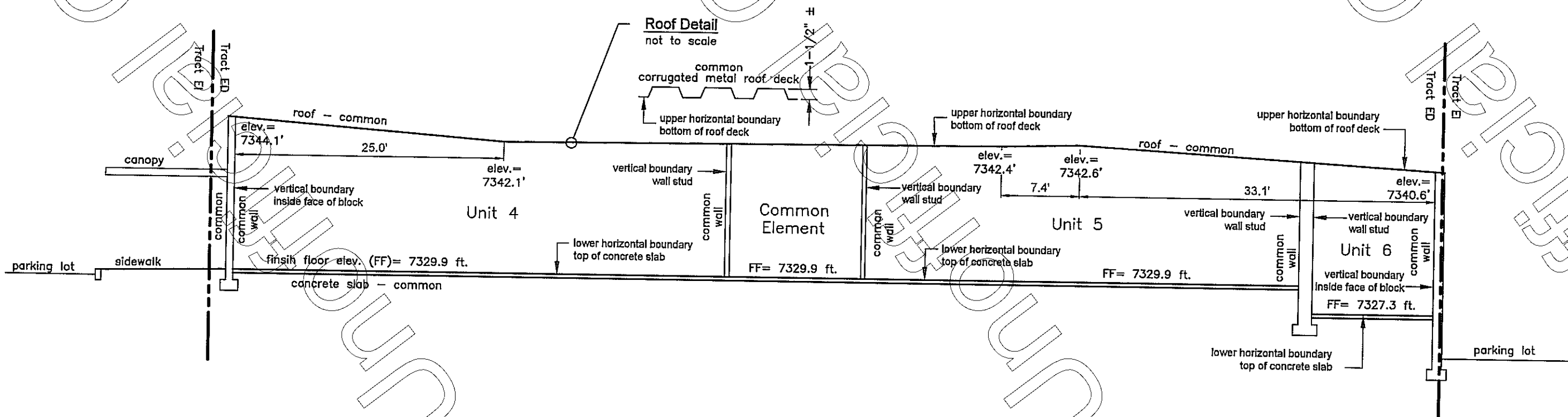
Units, Commons, and  
Limited Commons  
Sheet 2 of 3



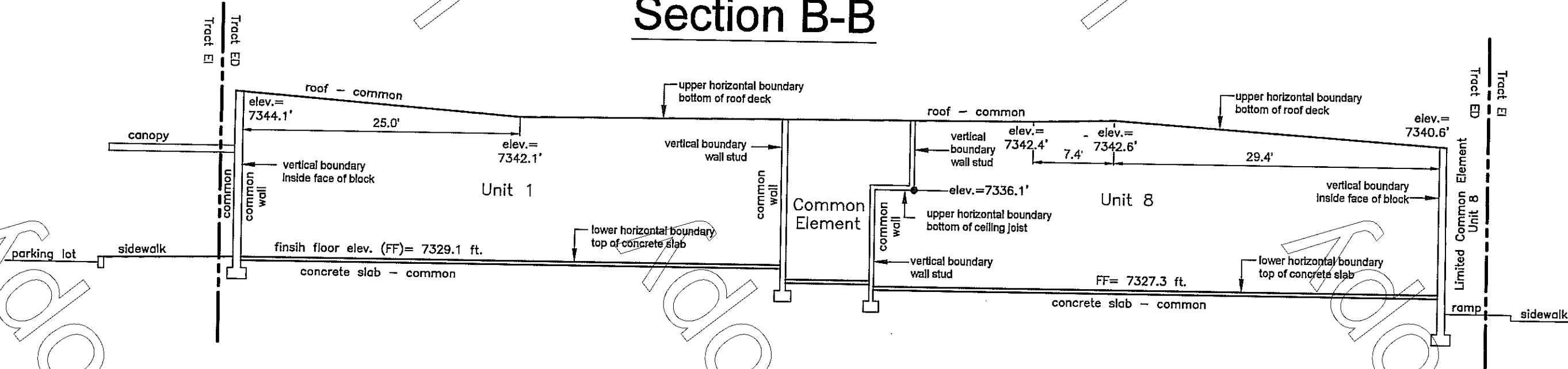
Tract ED  
Condominium Plat and Plan  
Eastern Area No. 3  
#1789 Central Avenue  
Los Alamos, New Mexico  
September 2022

Not to Scale

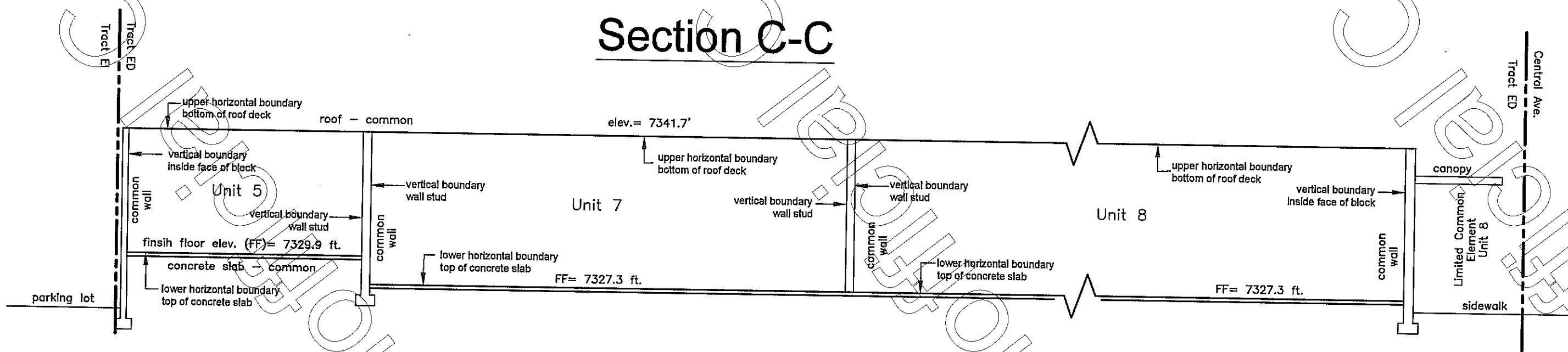
Section A-A



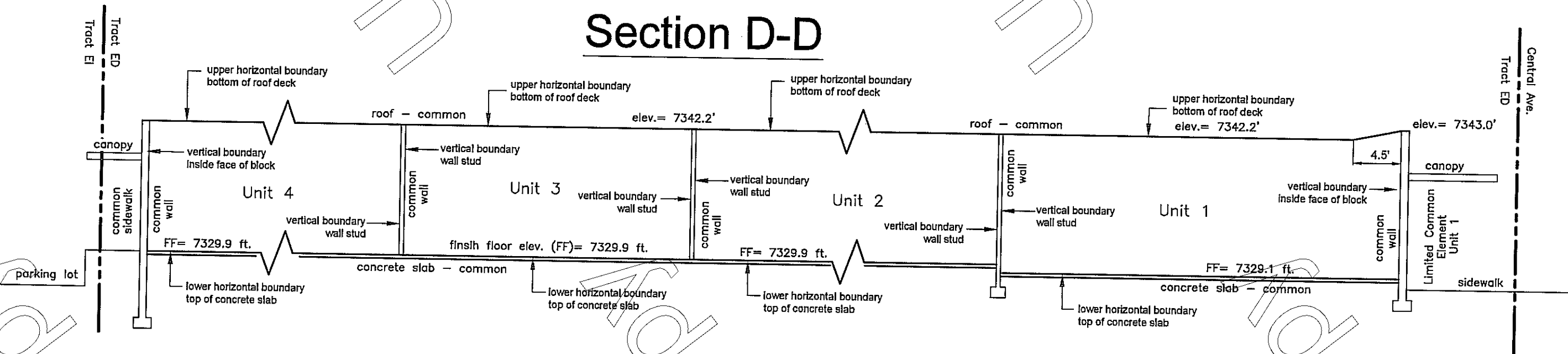
Section B-B



Section C-C



Section D-D



DEFINITIONS

Unit — a physical portion of the condominium designated for separate ownership or occupancy

Common Element — an area owned and used in common by all units of a condominium

Limited Common Element — a portion of the common elements allocated for the exclusive use of one or more but fewer than all of the units

Horizontal Boundaries — floors and/or ceilings

Vertical Boundaries — common walls

Common Wall — a wall that divides two adjoining separately owned properties

CONDOMINIUM NOTES

1. For all units, the upper horizontal boundaries are intended to lie at the bottom of the existing corrugate metal roof deck.
2. For all units, the lower horizontal boundaries are intended to lie at the top of the existing concrete slab.
3. For all units, the vertical boundaries are intended to lie at the structural elements of the common walls.





Boundary Survey  
Tract EB

Eastern Area No. 3  
#1907 Central Avenue  
Los Alamos, New Mexico  
December 2022

REFERENCE DOCUMENTS

- Title Commitment issued by Title Guaranty, LLC, underwritten by First American Title Insurance Company, File No.: L22-0576, Dated November 8, 2022.
- Subdivision Plat for Eastern Area No. 3, recorded within the official records of Los Alamos County on September 22nd, 2014, in Book 167, Page 401.
- Boundary Survey Plat of Tract EA, Eastern Area No. 3, recorded within the official records of Los Alamos County on September 22nd, 2014, in Book 167, Page 401.
- ALTA/NSPS, Land Title Survey of Tract EA, Eastern Area No. 3, recorded within the official records of Los Alamos County on October 23rd, 2016, in Book 174, Page 399.

SURVEY NOTES

- Distances are expressed in US Survey Feet and converted to grid distances by the project combined scale factor of 0.99955286.
- Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2010 Realization and are based on the survey control monument located at the intersection of Central Point #2 to Continuously Operating Reference Stations (CORS): P123, P036, NMSF, FIE1, and NMRD.

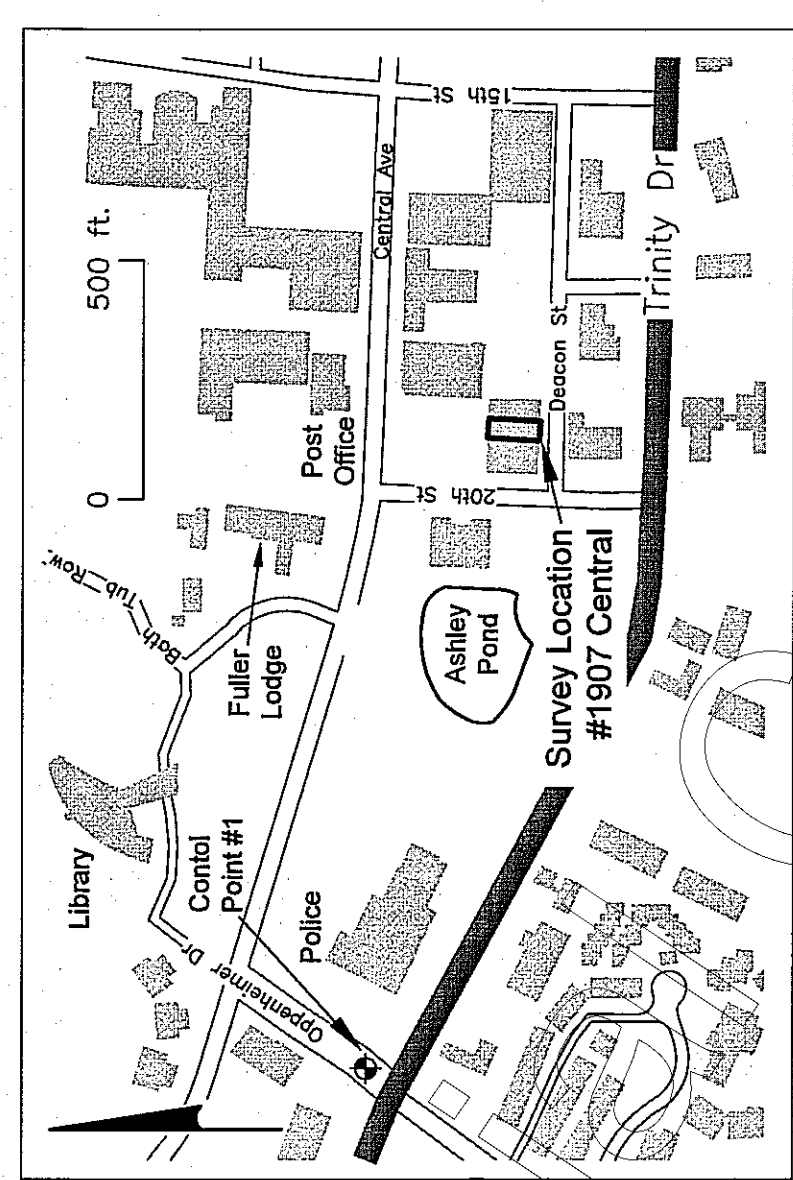
FLOOD ZONE NOTE

The subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as delineated on FIRM Panel No. 35026C0045C, Effective Date July 18th, 2011.

SURVEYOR'S CERTIFICATE

I, Scott McCloy, New Mexico Professional Surveyor, hereby certify that this boundary survey plat was prepared from actual field surveys performed during December of 2022, by me or under my direct supervision, and that the survey was conducted in accordance with the laws and regulations of the State of New Mexico, and that this boundary survey plat and the field survey upon which it is based meet the Minimum Standards for Surveying in the State of New Mexico. I further certify that this is a boundary survey plat of an existing tract or tracts and is not a land division or subdivision as defined by the New Mexico Subdivision Act.

DATE 12-8-22  
SCOTT MCCLOY N.M.P.S. No. 27222  
McCLOY LAND SURVEYING, LLC 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544  
(505) 321-7404 ■ mccloy.surveying@gmail.com

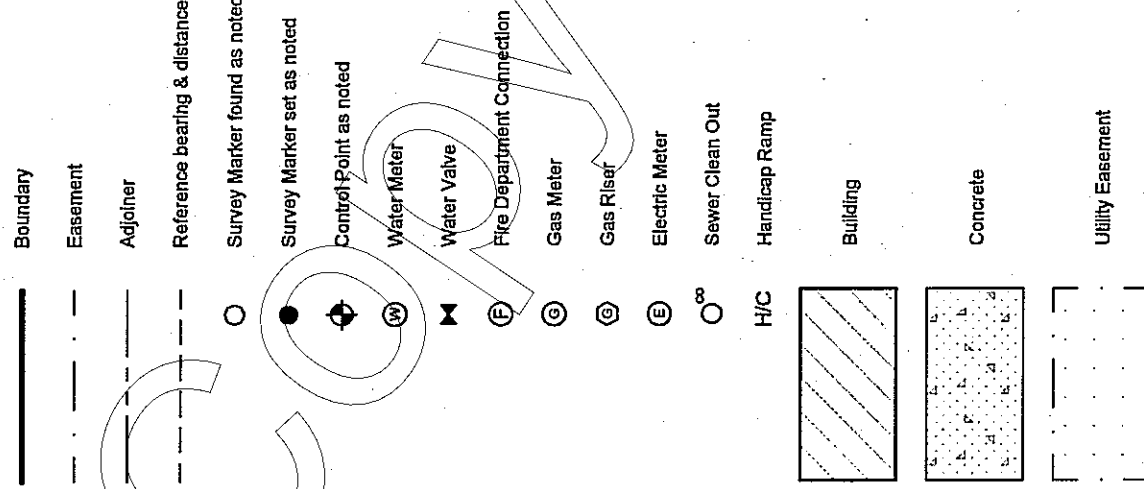


LOCATION MAP

Grid North  
NM Central  
NAD83(2011)

Scale: 1 inch = 10 feet  
All distances are ground U.S. Survey Feet  
Central Zone of the New Mexico  
State Plane Coordinate System of 1983  
Grid = Ground x 0.99955286

SYMBOLS



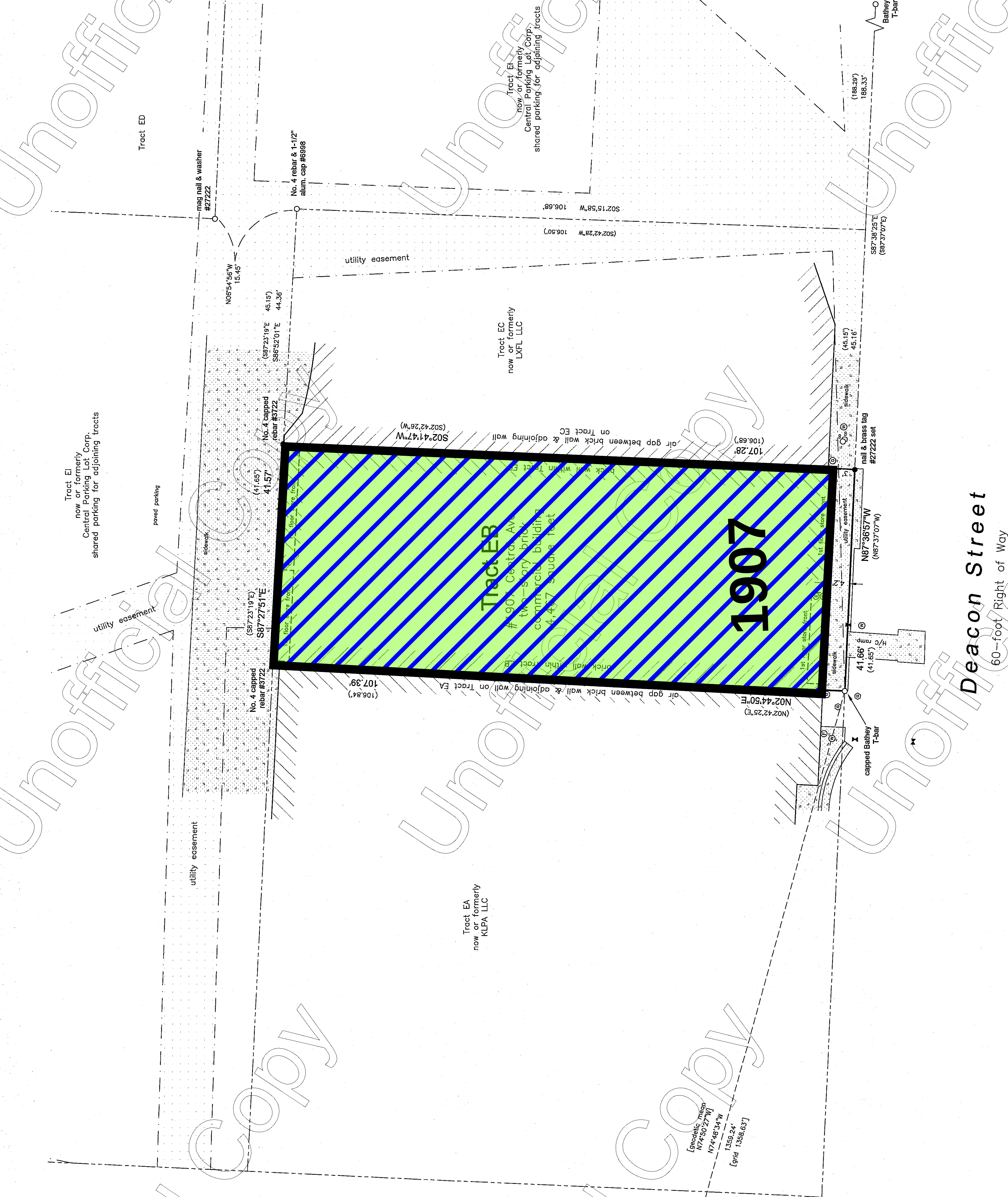
LOS ALAMOS COUNTY, NM  
NAOMI D. MAESTAS COUNTY CLERK  
253644 Pages: 1  
12/08/2022 04:33:57 PM  
Anna Archuleta



| INDEXING INFORMATION FOR COUNTY CLERK   |            |         |          |
|-----------------------------------------|------------|---------|----------|
| STATE                                   | COUNTY     | SECTION | TOWNSHIP |
| NEW MEXICO                              | LOS ALAMOS | 15      | 19 NORTH |
| RANGE                                   |            |         |          |
| 6 EAST                                  |            |         |          |
| SUBDIVISION                             |            |         |          |
| EASTERN AREA NO. 3                      |            |         |          |
| OWNER(S)                                |            |         |          |
| Miguel A. Terrazas and Alondra Terrazas |            |         |          |
| TAX ID No.                              |            |         |          |
| 1-034-112-031-318                       |            |         |          |
| DRAWN BY                                |            |         |          |
| S.D.M.                                  |            |         |          |
| CHECKED BY                              |            |         |          |
| S.D.M.                                  |            |         |          |

CONTROL POINT COORDINATES

| State Plane Coordinate System of New Mexico, Central Zone, NAD83(2011) |            |            |                                                 |
|------------------------------------------------------------------------|------------|------------|-------------------------------------------------|
| Station                                                                | Northing   | Easting    | Description                                     |
| 1                                                                      | 1776131.62 | 1623873.50 | LANL Survey Control Monument No. A00005         |
| 2                                                                      | 1775421.36 | 1624965.84 | No. 4 rebar & 1-1/2" alum. cap "Control" #27222 |



Deacon Street  
60-foot Right of Way

20th Street  
50-foot Right of Way

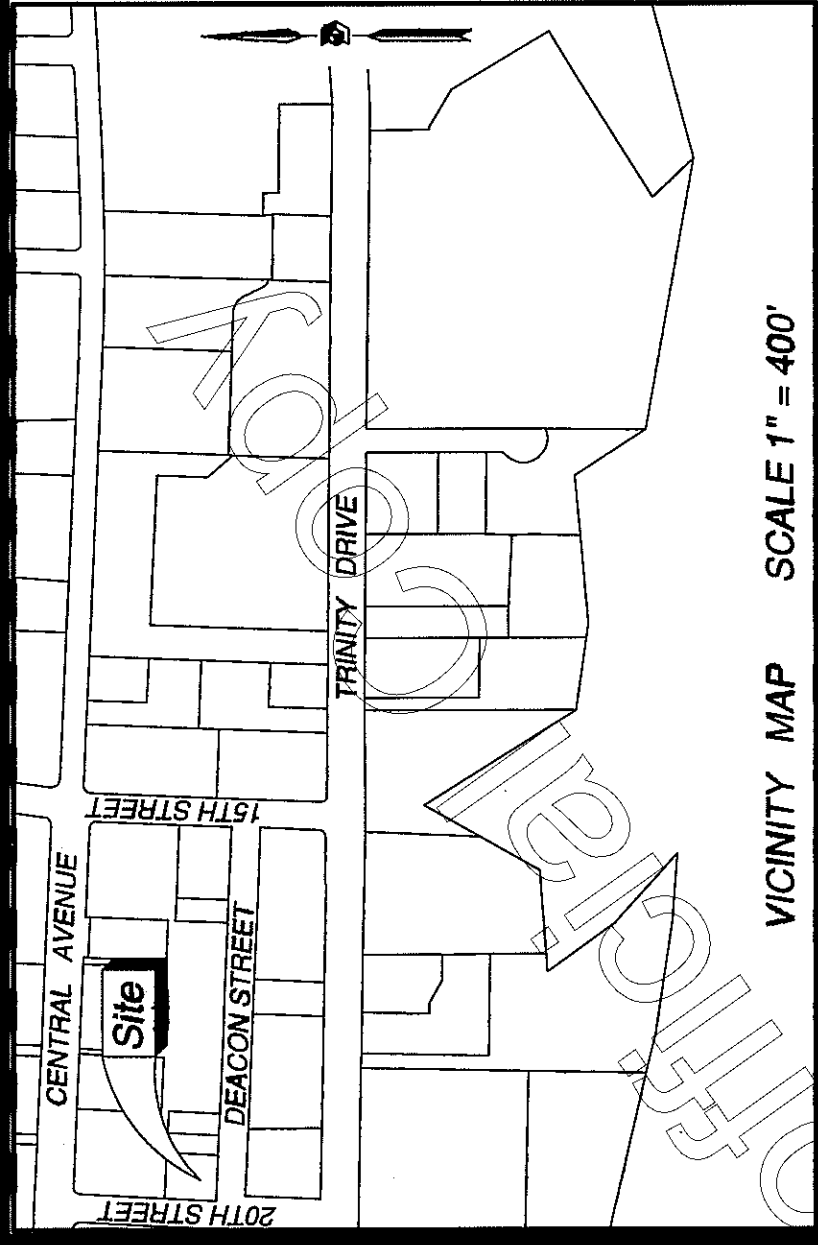
LANL control monument

12-8-22

McCLOY LAND SURVEYING, LLC ■ LOS ALAMOS, NEW MEXICO 87544

(505) 321-7404 ■ mccloy.surveying@gmail.com





VICINITY MAP SCALE 1" = 400'

GENERAL NOTES

- 1.) FIELD SURVEY COMPLETED ON OCTOBER 18, 2016.
- 2.) ALL BEARINGS ARE GRID BEARINGS.
- 3.) ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 4.) THIS PROPERTY IS ZONED DT-NCO. SETBACKS, AND OTHER DESIGN CRITERIA TO BE DETERMINED BY THE LOS ALAMOS COUNTY PLANNING DEPARTMENT AT THE TIME THEY REVIEW A PROPOSED SITE PLAN.
- 5.) THIS PROPERTY LIES WITHIN SECTION 16, TOWNSHIP 19 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, LOS ALAMOS COUNTY, NEW MEXICO.
- 6.) UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE. LOCATES DONE BY OTHERS AND INFORMATION PROVIDED BY THE UTILITY OWNERS, SAID LOCATIONS MAY NOT AGREE WITH WHAT SUB-SURFACE EXCAVATION WOULD REVEAL.
- 7.) THIS PROPERTY LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350035 0045C HAVING AN EFFECTIVE DATE OF JULY 18, 2011.

Legend

Denotes boundary of lands dealt with by this plat, information outside this boundary is shown for information only, not verified for accuracy and is not part of this plat.

(S 77°26'44" E 664.72') RECORD BEARING AND DISTANCE SHOWN IN PARENTHESIS AS PER PLAT OF EASTERN AREA NO. 3.

N 14°49'19" W MEASURED BEARING AND DISTANCE.

- PK NAIL WITH FLASHER SET IN ASPHALT STAMPED, "LS 11993", SET.
- PK NAIL WITH FLASHER SET IN ASPHALT STAMPED, "LS 11993", FOUND.
- 1/2" REBAR WITH RED PLASTIC CAP STAMPED "LS 3722", FOUND.
- STORM DRAIN GRATE.
- GAS METER.
- UTILITY PANELS WITH ELECTRIC METERS.
- WATER METER.
- WATER VALVE.
- FIRE HYDRANT.
- LIGHT POLE.
- PULL BOX.
- SIGN.
- WATER LINES.
- GAS LINES.
- SEWER LINES.
- ELECTRIC LINES.

# ALTA/NSPS Land Title Survey

## TRACT 'EA'

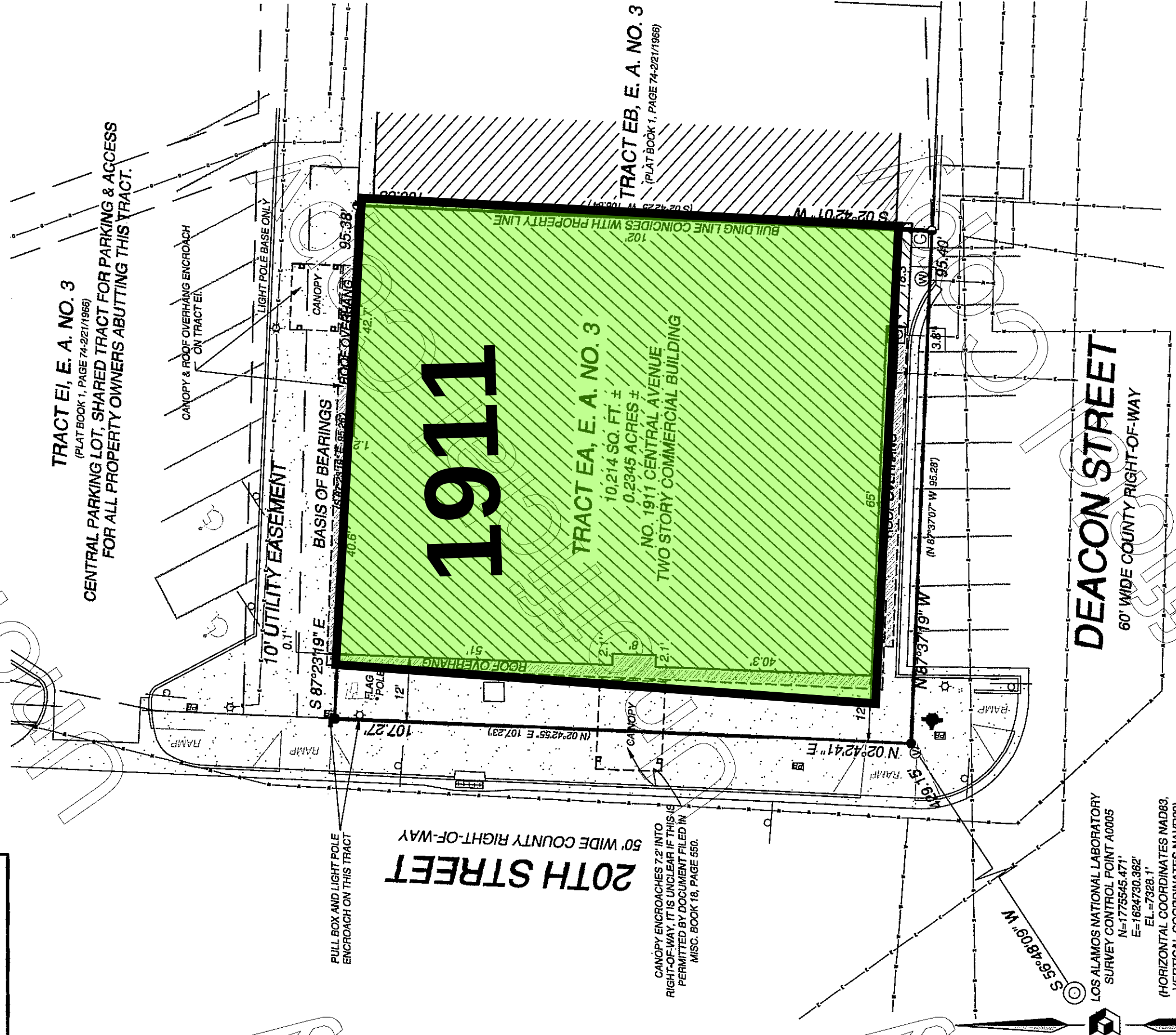
### Eastern Area No. 3

Los Alamos County, New Mexico

October, 2016

Legal Description

TRACT "EA" OF EASTERN AREA NO. 3, LOS ALAMOS COUNTY, NEW MEXICO, AS SET FORTH ON THE PLAT OF EASTERN AREA NO. 3 FILED FEBRUARY 21, 1966 AND RECORDED IN PLAT BOOK 1, PAGE 74, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO. SAID TRACT IS ALSO SHOWN ON A BOUNDARY SURVEY PLAT FOR C1C2 INVESTMENTS, LLC AS SHOWN ON THE PLAT RECORDED ON SEPTEMBER 22, 2014, IN BOOK 167, PAGE 401, DOCUMENT NO. 221516, RECORDS OF LOS ALAMOS COUNTY, NEW MEXICO.



INDEXING INFORMATION  
OWNER C1C2 INVESTMENTS LLC  
SECTION 15 TOWNSHIP 19 N RANGE 6 E  
SUBDIVISION EASTERN AREA NO. 3

Notes Corresponding to Schedule B

- | SCH. B-2 ITEM NO.                         | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.                                       | Reservations and restrictions contained in the Special Warranty Deed from the United States of America, recorded in Misc. Book 9, Page 217, records of Los Alamos County, New Mexico.                                                                                                                                                                                                                                                                                                                                        |
| AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 11.                                       | Quitclaim Deed from the United States of America, acting by and through the United States Department of Energy, to the "Owners of record", releasing all rights, title and interest to the "Special Easement Steam" originally reserved by the Government, said Quitclaim Deed recorded in Misc. Book 29, Page 720, records of Los Alamos County, New Mexico. (NOTE: THIS WAS A BLANKET VACATION WHICH ONLY APPLIES TO PROPERTIES WHICH HAD AN EASEMENT DESIGNATED "SPECIAL EASEMENT STEAM" WITHIN THE PROPERTY BOUNDARIES.) |
| DOES NOT AFFECT SUBJECT PROPERTY.         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 12.                                       | Quitclaim Deed from the United States of America, acting by and through the United States Department of Energy, to the Incorporated County of Los Alamos, for conveyance of easement for Los Alamos Water Production System, recorded in Misc. Book 55, Page 547, records of Los Alamos County, New Mexico. (NOTE: THIS WAS A BLANKET TRANSFER WHICH ONLY APPLIES TO PROPERTIES WHICH HAD AN EASEMENT DESIGNATED "SPECIAL EASEMENT WATER" WITHIN THE PROPERTY BOUNDARY.)                                                     |
| DOES NOT AFFECT SUBJECT PROPERTY.         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 13.                                       | Terms and conditions of Permit for Encroachment on Easement or Right-of-Way, recorded in Book 18, page 550, records of Los Alamos County, New Mexico. (NOTE: DOCUMENT IS ILLEGIBLE BUT MAY REFER TO THE CANOPY WHICH ENCROACHES ON 20TH STREET RIGHT-OF-WAY)                                                                                                                                                                                                                                                                 |
| MAY AFFECT SUBJECT PROPERTY, AS NOTED.    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 14.                                       | Terms and conditions of Covenants and Declarations for Central Parking Lot, recorded in Book 34, page 946, records of Los Alamos County, New Mexico.                                                                                                                                                                                                                                                                                                                                                                         |
| AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15.                                       | Terms and conditions of Grant of Construction and Maintenance Easements and Agreement recorded in Misc. Book 45, page 587 and as shown on Right-of-Way Map recorded on November 8, 1995 in Misc. Book 45, page 571, records of Los Alamos County, New Mexico. (NOTE: THESE DOCUMENTS GRANT EASEMENTS ALONG CENTRAL AVENUE FOR IMPROVEMENTS, WHILE THESE AFFECT THE COMMON PARKING TRACT EI, THEY DO NOT DIRECTLY AFFECT THIS TRACT.)                                                                                         |
| DOES NOT AFFECT SUBJECT PROPERTY.         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 16.                                       | Easements, reservations and all other matters as shown on the subdivision plat thereof filed for record in Plat Book 1, Page 74, records of Los Alamos County, New Mexico.                                                                                                                                                                                                                                                                                                                                                   |
| AFFECTS SUBJECT PROPERTY, AS SHOWN.       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 17.                                       | Encroachment of canopy onto 20th Street right-of-way and rights incident thereto, as shown on Boundary Survey Plat for C1C2 Investments LLC of Tract EA, Eastern Area No. 3, recorded on September 22, 2014, in Book 167, page 401, Document No. 221516, records of Los Alamos County, New Mexico.                                                                                                                                                                                                                           |
| AFFECTS SUBJECT PROPERTY, AS SHOWN.       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 18.                                       | Encroachment of roof overhang and canopy onto 10' utility easement and Tract EI as shown on Boundary Survey Plat for C1C2 Investments LLC of Tract EA, Eastern Area No. 3, September 22, 2014, in Book 167, page 401, Document No. 221516, records of Los Alamos County, New Mexico.                                                                                                                                                                                                                                         |
| AFFECTS SUBJECT PROPERTY, AS SHOWN.       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

LOS ALAMOS COUNTY INDEXING BLOCK

228514  
Book: 174 Page: 399  
Sharon Stever - County Clerk  
Victoria L. Martinez - Deputy  
PLAT  
Page(s): 1

10/26/2016 09:57 AM

### Surveyor's Certificate

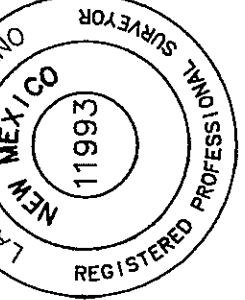
I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO CENTRAL PARK SQUARE LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, TO THE LENDER, AND TO TITLE GUARANTY, LLC AS FOLLOWS:

THAT THE ALTA/NSPS LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON OCTOBER 6, 2016 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(1), 8, 9, 11, 13 OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON TITLE GUARANTY, LLC COMMITMENT NUMBER 1416-0440 DATED SEPTEMBER 6, 2016.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

Digitally signed by Larry Medrano  
Location: Albuquerque, NM  
Date: 2016.10.25 10:54:44-0600



LARRY W. MEDRANO  
N.M.P.S. No. 11993

1382 Trinity Drive, Suite A2  
Los Alamos, NM 87544

505.661.4263 PHONE  
505.661.4263 FAX







