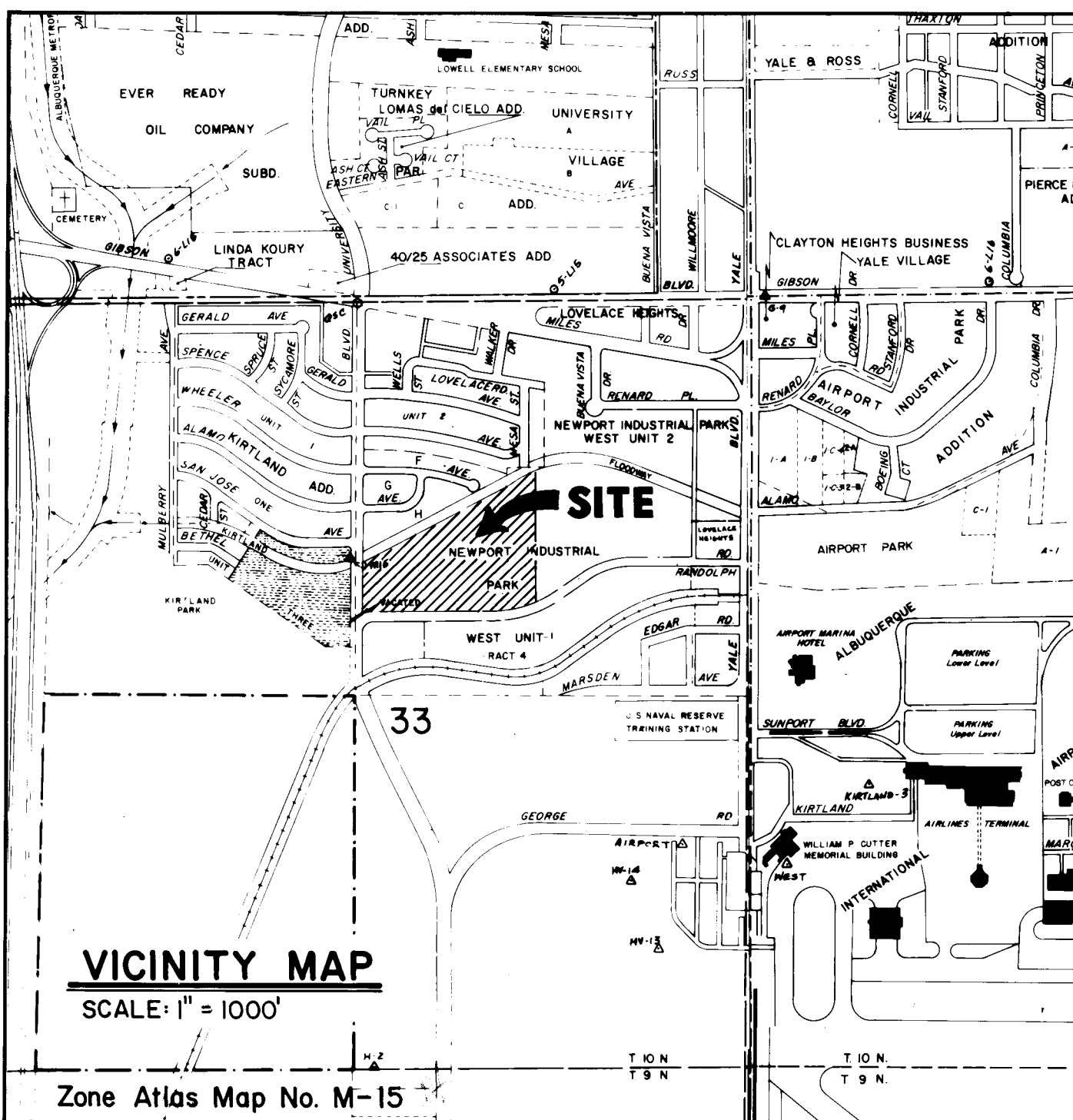
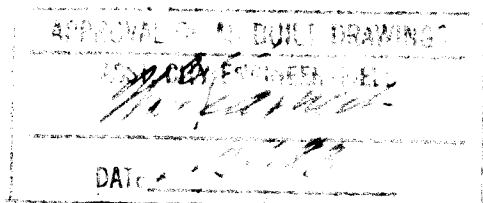
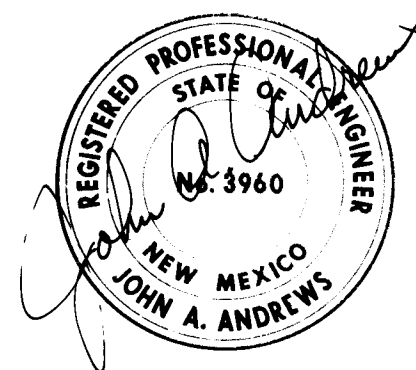


NZ DEVELOPMENT CO.
ALBUQUERQUE, NEW MEXICO

NZ COMMERCIAL - OFFICE CENTER
SITE IMPROVEMENTS

JANUARY 12, 1982

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO



- NOTICE TO CONTRACTORS**
1. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION".
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAYING NO. 30 AND THE STANDARD SPECIFICATION".
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 6. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 7. IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 8. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
 9. THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY CITY ENGINEER OR WORK COMPLETED BY CONTRACT.
 10. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 11. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED AS SHOWN.

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	1
SUBDIVISION PLAT	2
GRADING PLAN	3
RANDOLPH COURT S.E. MEDIAN GRADING PLAN	4
PAVING AND STORM SEWER PLAN	5
RANDOLPH COURT S.E. PAVING PLAN & PROFILE	6
STORM SEWER PLAN & PROFILE	7
WATER & SANITARY SEWER PLAN	8
RANDOLPH COURT S.E. WATER & SANITARY SEWER PLAN & PROFILE	9
SANITARY SEWER PLAN & PROFILE	10

RECORD DRAWING

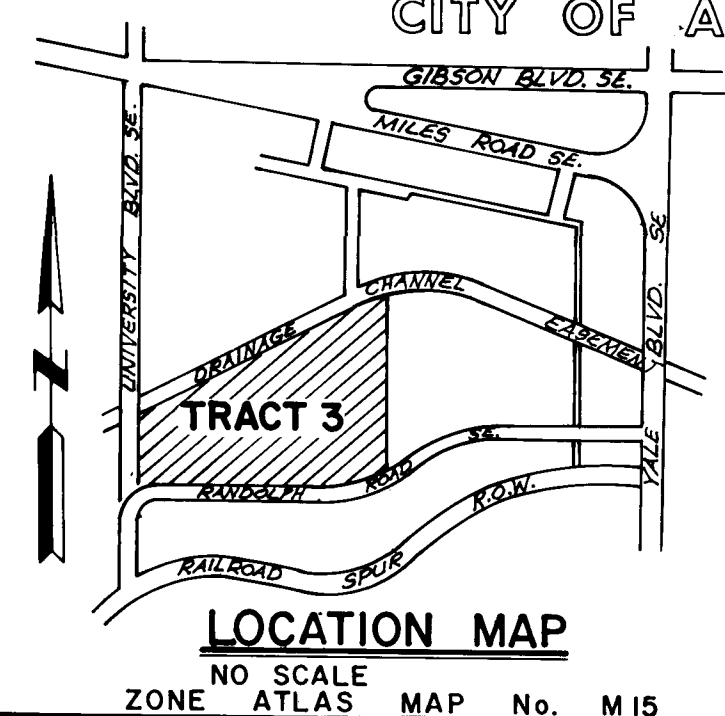
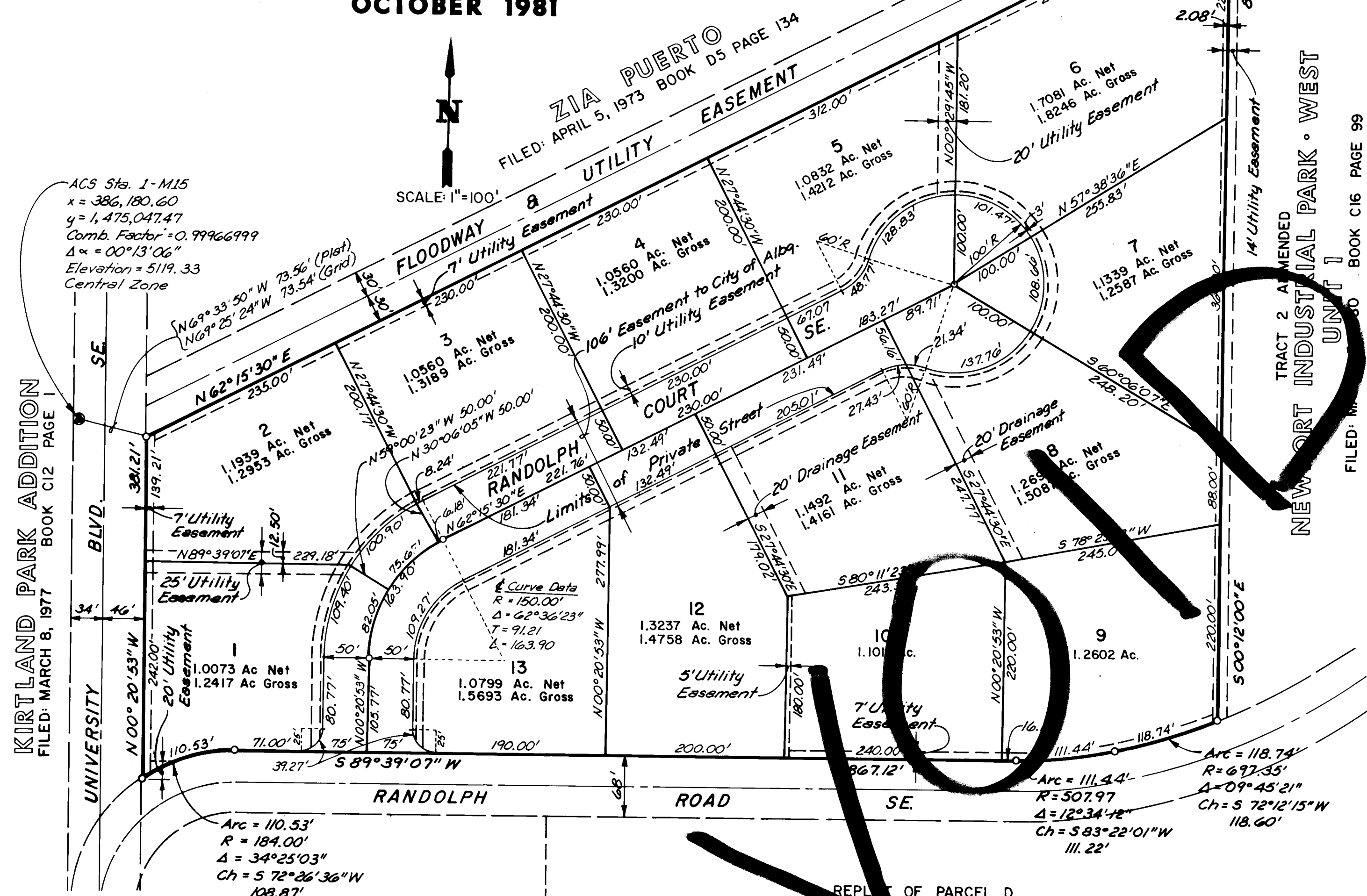
ENGR'S FILE No. 81-267	SET No.
APPROVED FOR CONSTRUCTION CITY ENGINEER	DRAWING NO. 1355
DATE	SHEET 1 OF 10

NZ COMMERCIAL · OFFICE CENTER

A SUBDIVISION IN ALBUQUERQUE, NEW MEXICO

A REPLAT OF TRACT 3 AMMENDED NEWPORT INDUSTRIAL PARK - WEST UNIT 1

OCTOBER 1981



SURVEYOR'S CERTIFICATE

I, John B. Robert, do hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed in the State of New Mexico and that this plat was prepared by me or under my supervision, shows all easements of records, conforms to the requirements of the City of Albuquerque Standards for Surveying and is true and correct to the best of my knowledge and belief.

John B. Robert, P.E. & L.S.
No. 1817



REPLAT OF PARCEL D OF REPLAT OF TRACT 4 NEWPORT INDUSTRIAL PARK · WEST UNIT 1

FILED: AUGUST 24, 1981 BOOK C18, PAGE 168

Mountain Bell
Public Service Co. of New Mexico
Gas Company of New Mexico
Property Management
City of Albuquerque
Director of Water Resources
City of Albuquerque
Chief Surveyor, City of Albuquerque

Date _____ A.M.A.F.C.A. _____ Date _____
Date _____ City Engineer, City of Albuquerque _____ Date _____
Date _____ Traffic Engineer, City of Albuquerque _____ Date _____
Date _____ Director of Parks & Recreation _____ Date _____
Date _____ City of Albuquerque _____ Date _____

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO
81-267

LEGAL DESCRIPTION

A parcel of land situate in Section 33, Township 10 North, Range 3 East, N.M.P.M., and being and comprising Tract 3 of Amended Newport Industrial Park - West, Unit 1, as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1980, and being more particularly described as follows:

Beginning at the northwest corner of the aforesaid Tract 3 and the north-west corner of the parcel herein described; thence

N 62°15'30" E, 1271.81 feet to a point of curvature; thence, northeast-erly 14.46 feet along the arc of a curve bearing to the right, having a radius of 707.93 feet and a chord bearing N 62°50'35" E, 14.46 feet to a point on curve; thence,

N 89°48'00" E, 55.01 feet to a point; thence, S 00°12'00" E, 892.81 feet to a point on curve; thence, southwesterly, 118.74 feet along the arc of a curve bearing to the right, having a radius of 697.35 feet and a chord bearing S 72°12'15" W, 118.60 feet to a point of compound curvature; thence, southwest-erly, 111.44 feet along the arc of a curve bearing to the right, having a radius of 507.97 feet and a chord bearing S 83°22'01" W, 111.22 feet to a point of tan-gency; thence, S 89°39'07" W, 867.12 feet to a point of curvature; thence south-westerly, 110.53 feet along the arc of a curve bearing to the left, having a radius of 184.00 feet and a chord bearing S 72°26'36" W, 108.87 feet to a point on curve; thence, N 00°20'53" W, 381.21 feet to the northwest corner of the parcel herein described and the point of beginning, containing 18.0122 acres, more or less.

FREE CONSENT, DEDICATION

The undersigned owners of the parcel of land hereon shown, do hereby certify that this plat is in accordance with their wishes and desires and do hereby dedicate and grant drainage, utility, power and communication easements where shown by dashed lines, and grant to the City of Albuquerque an easement for public utilities including the private street shown hereon together with a strip of land 3 feet in width on each side of, and adjacent to, said private street, including the right of ingress and egress for the installation and maintenance of said utilities and the right to trim or remove interfering trees. The filing of this plat does not dedicate to the public the private street hereon shown. The access to and the use thereof, shall remain an ex-clusive and private right of the owners and proprietors, and the employees thereof, of the Lots shown hereon.

NZ DEVELOPMENT CORPORATION

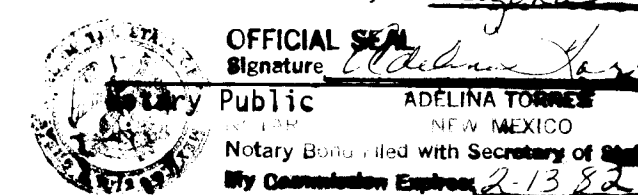
Donald J. Tea, Vice President

Attest:
W. Michael Kelley, Vice President Law
and Secretary

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss,

SUBSCRIBED AND SWORN TO before me this 24th day of November, 1981,
by Donald J. Tea, Vice President of NZ DEVELOPMENT CORPORATION, a
corporation.

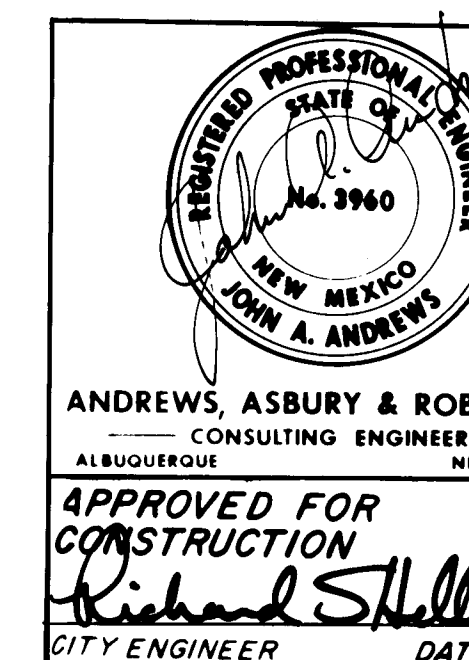
My Commission Expires:



NOTES:

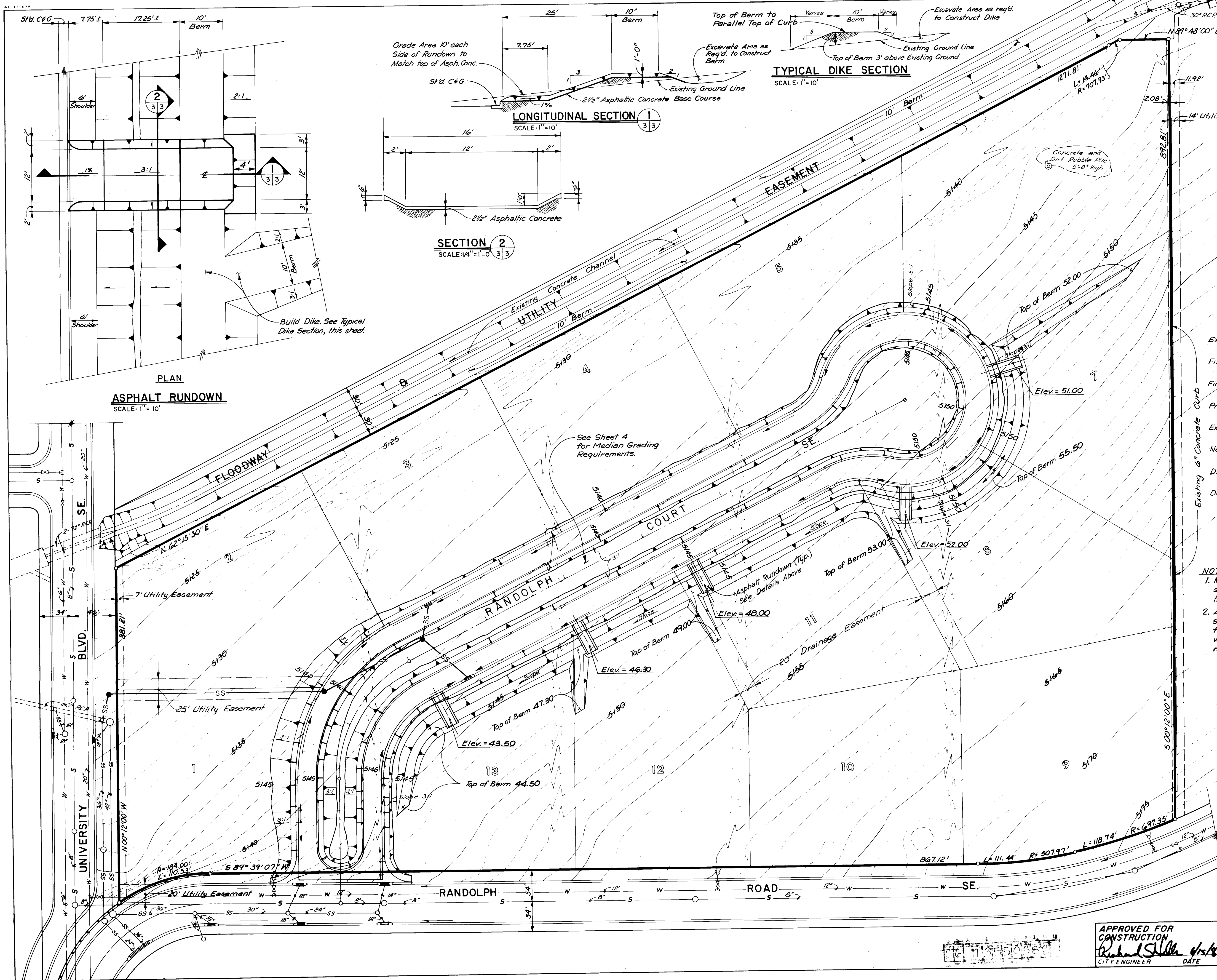
- Subdivision corners designated by the symbol o indicate a 1/2" diameter rebar with aluminum cap survey monument set in the field.
- Bearings as shown hereon are based on the bearings as shown on previously recorded plats.
- A drainage report for NZ Commercial-Office Center, approved the by City Engineer on November 11, 1981, is presently on file at the City Engineer's office. Grading and drainage plans meeting the approval of the City Engineer and Albuquerque Metropolitan Arroyo Flood Control Authority will be prepared for each individual site prior to actual development of each individual property.
- 20-foot wide permanent drainage easements shown hereon and across Lots numbered 8 and 11 are to remain for the disposal of the storm runoff by surface or underground facilities from Lots numbered 9 and 10. Installation and maintenance of said drainage facilities within these easements will be permanently assigned to Lots 9 and 10 respectively.

APPROVALS



ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO
APPROVED FOR
CONSTRUCTION
Richard S. Hall 5/8/82
CITY ENGINEER DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
NZ COMMERCIAL - OFFICE CENTER SUBDIVISION PLAT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		
DRAWING NO. 1355			SHEET 2 OF 10		



TYPICAL DIKE SECTION
SCALE: 1" = 10'

SECTION 2
SCALE: 1/4" = 1'-0"

ASPHALT RUNDOWN
SCALE: 1" = 10'

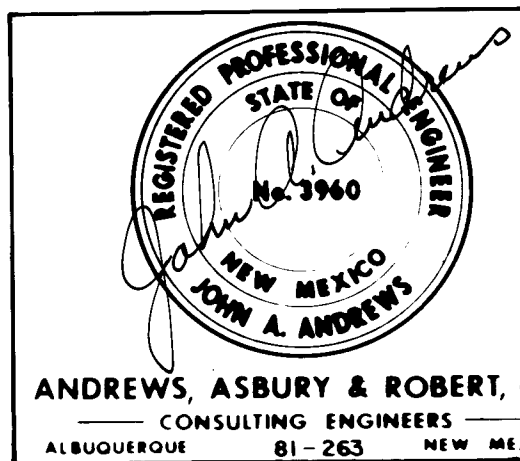
LEGEND

- Existing Contours — 46
- Finished Contours — 5145
- Finished Spot Elevation x 49.50
- Property Line —
- Existing Storm Sewer & Manhole — SS
- New Storm Sewer & Manhole — SS
- Direction of Flow —>
- Direction of Flow @ High Point —>

NOTES:

- Maintenance of all drainage improvements shown hereon shall be the responsibility of the Owner.
- Asphalt rundowns & earthen dike along south side of Randolph Court SE. are temporary and shall be removed & replaced with permanent measures upon development of each individual lot.

RECORD DRAWING



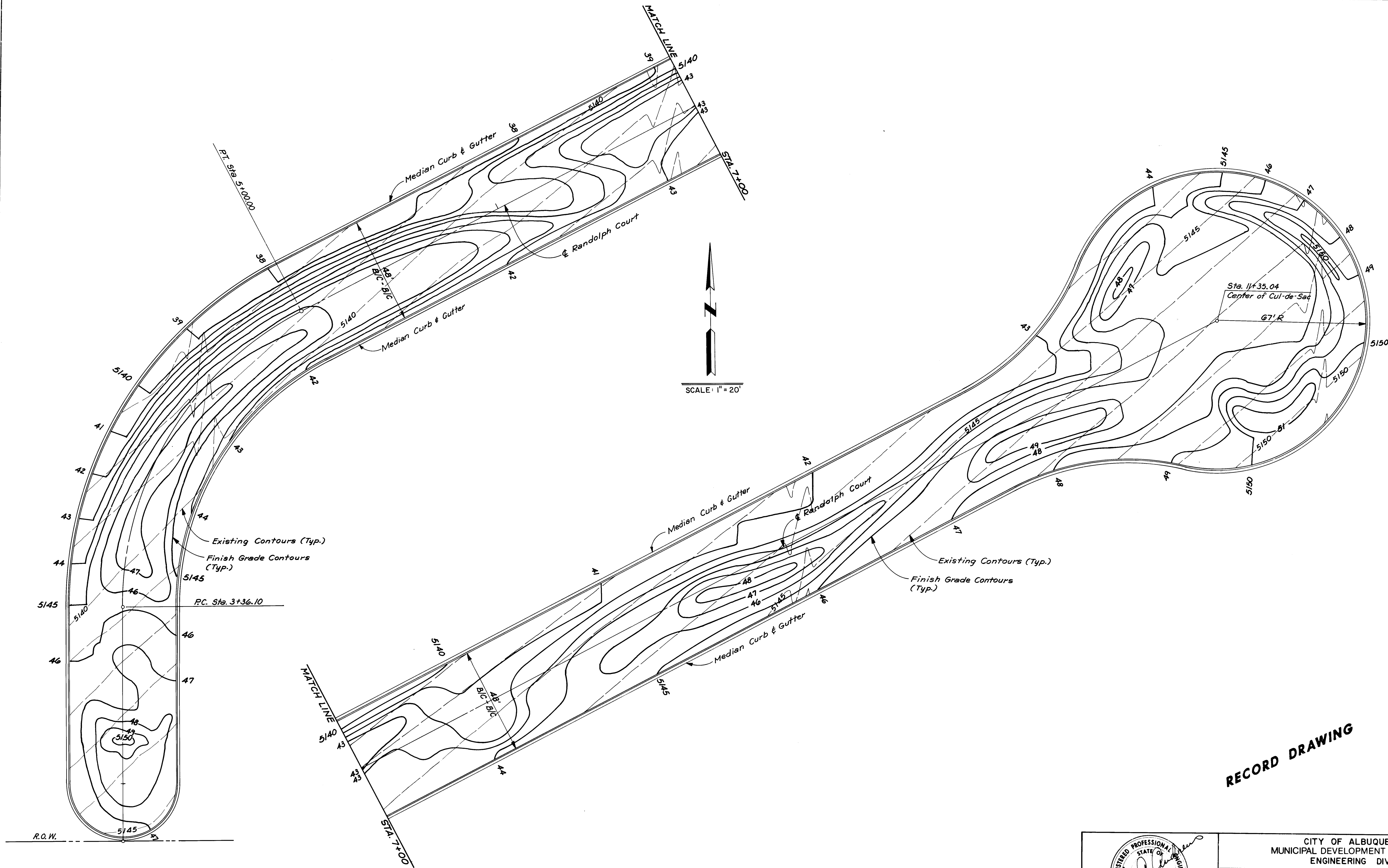
ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 81-263 NEW MEXICO

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

NZ COMMERCIAL - OFFICE CENTER
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste	N/A	
A.C.E. Design	Richard S. Hill	1/10/83	Traffic	N/A	
A.C.E. Hydrology	Richard S. Hill	2-4-83	Water	N/A	

APPROVED FOR CONSTRUCTION
Richard S. Hill 1/10/83
CITY ENGINEER DATE

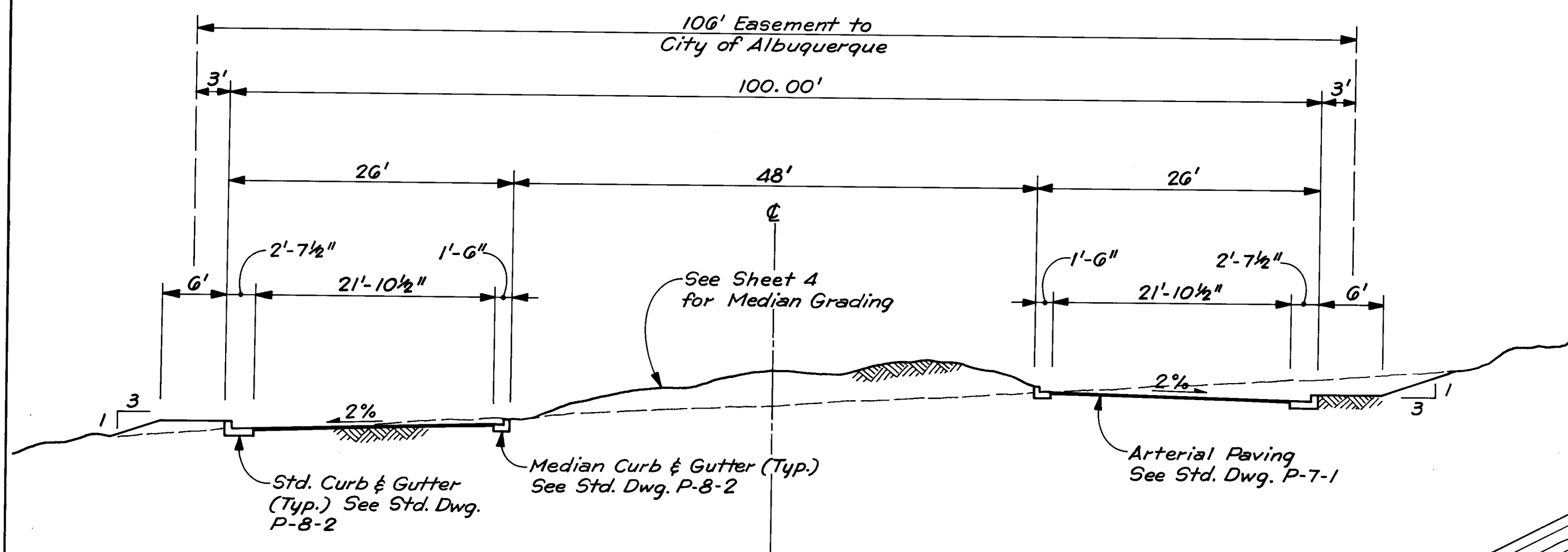


RANDOLPH ROAD SE.

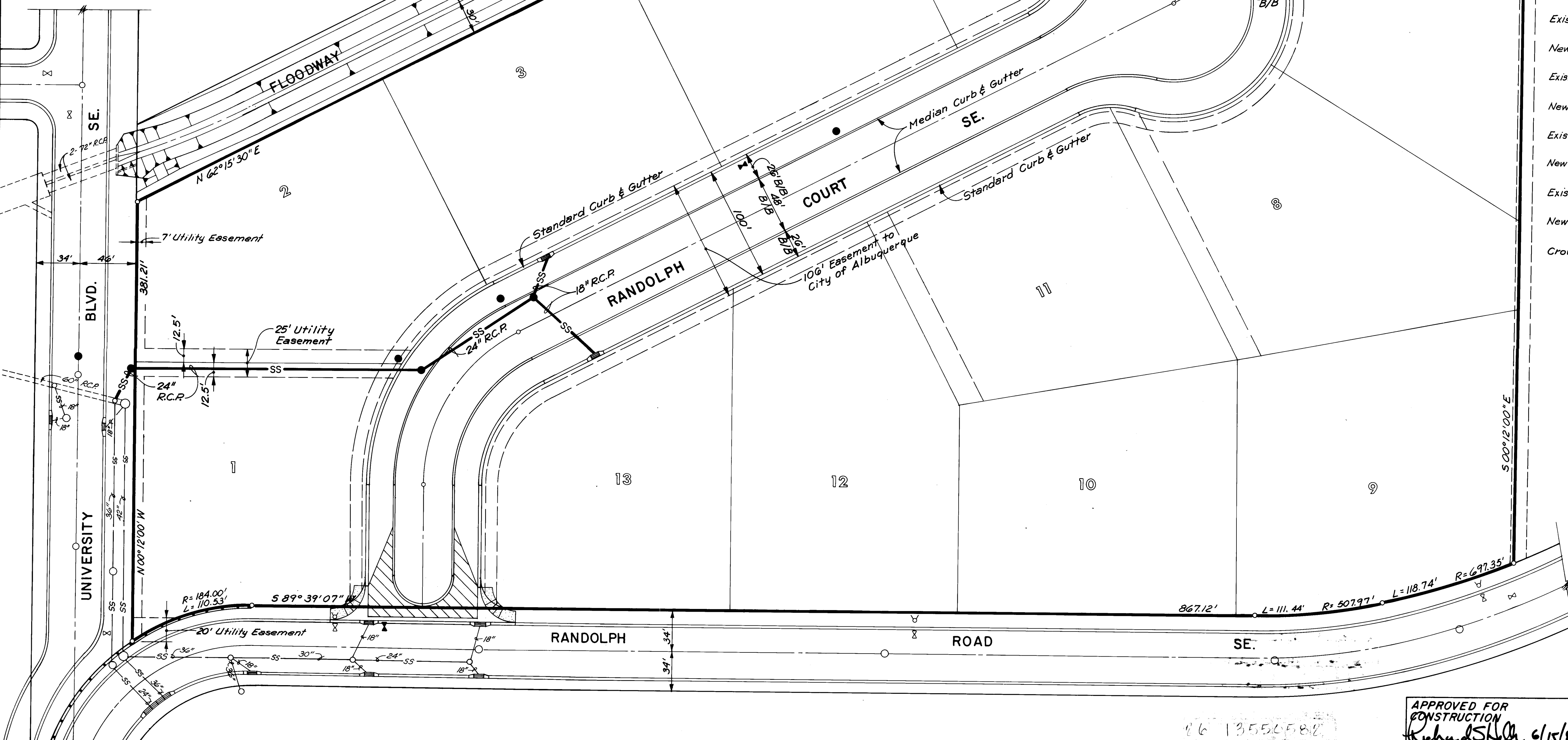
RECORD DRAWING

		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
NZ COMMERCIAL - OFFICE CENTER RANDOLPH COURT SE. MEDIAN GRADING PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer			Liquid Waste
A.C.E. - Design			Traffic
A.C.E. - Hydrology			Water
APPROVED FOR CONSTRUCTION <i>John A. Andrews</i> 6/25/83 CITY ENGINEER		DRAWING NO. 1355 SHEET 4 OF 10	

REFERENCES		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
MAP NO.	EST. NO.	NO.	BY	DATE	ACCS Sta. 1-MIS, Elevation = 5119.33 Bench Tablet Set in Top of Concrete Post @ SW Corner of University Blvd SE. & San Jose Ave. SE.	CONTRACTOR	UNIVERSAL CONSTRUCTORS
						WORK	DATE
						STANDARD	DATE
						FIELD	DATE
						ACCEPTANCE BY	DATE
						FIELD	DATE
						DRAWINGS	DATE
						CORRECTED BY	DATE
						MICRO-FILM	DATE
						RECORDED BY	DATE
							NO



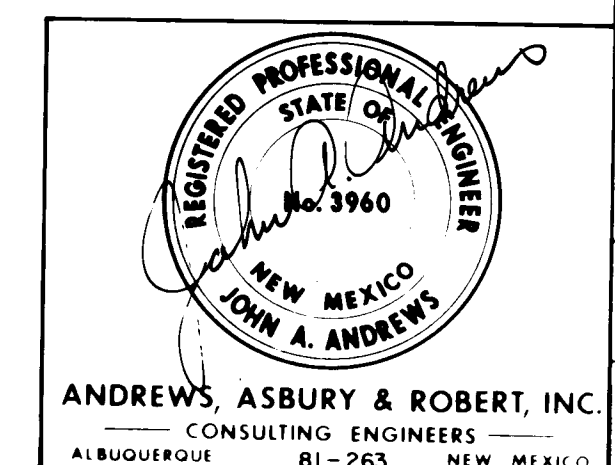
TYPICAL SECTION - RANDOLPH COURT
SCALE: 1" = 10'



LEGEND

- | | |
|---------------------------------|---|
| Existing Storm Sewer & Manhole | --SS--○ |
| New Storm Sewer & Manhole | --SS--● |
| Existing Curb & Gutter | == |
| New Curb & Gutter | == |
| Existing Sanitary Sewer Manhole | ○ |
| New Sanitary Sewer Manhole | ● |
| Existing Water Valve Box | ⋈ |
| New Water Valve Box | ⋈ |
| Crown Transition Area |  |

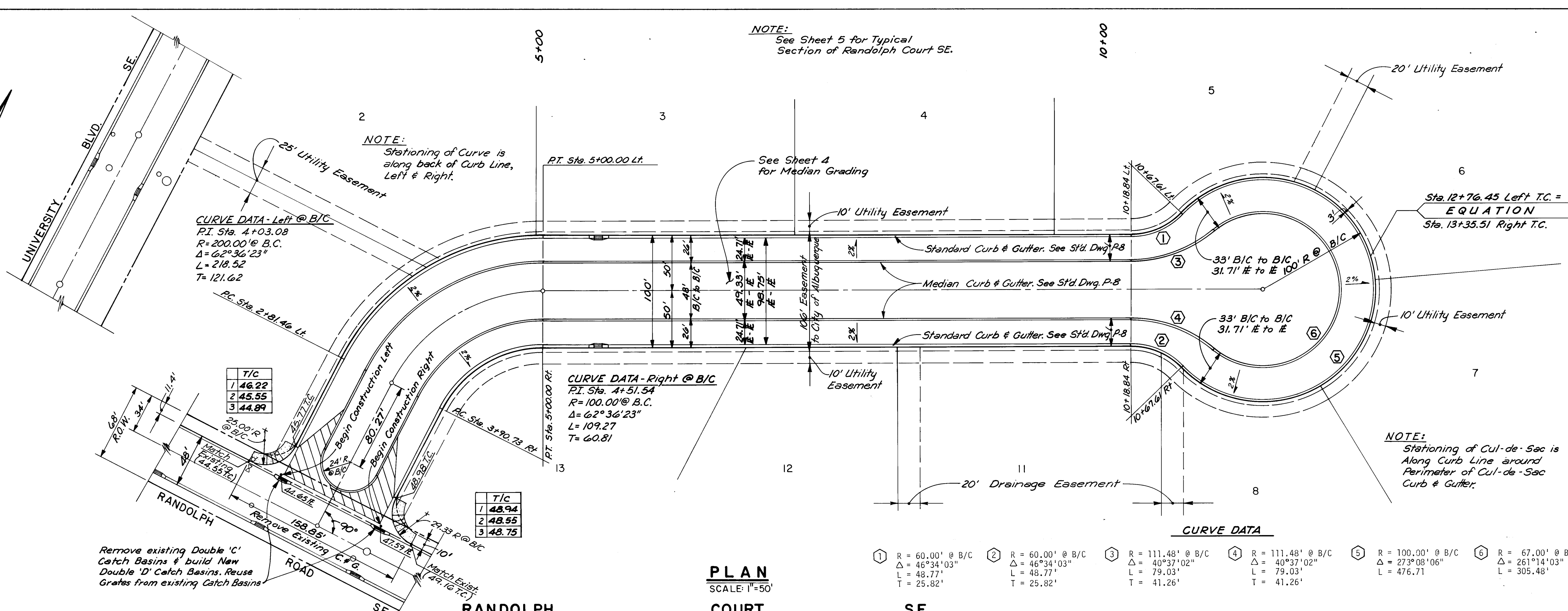
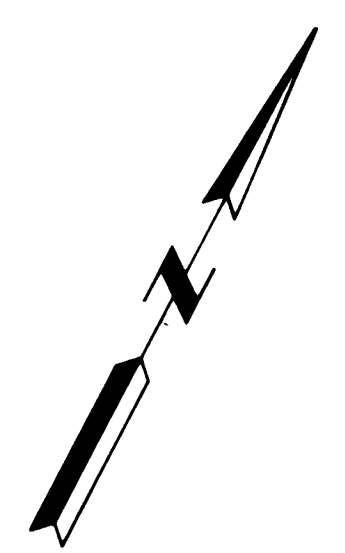
RECORD DRAWING



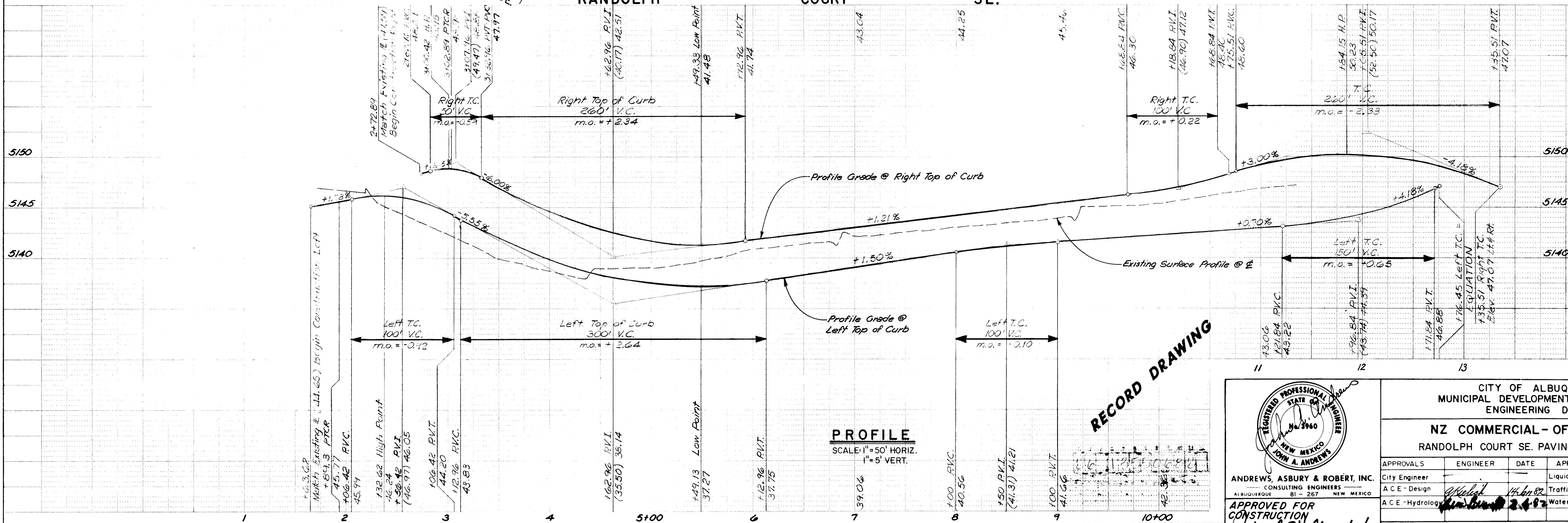
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
NZ COMMERCIAL - OFFICE CENTER
PAVING AND STORM SEWER PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste	N.A.	
A.C.E. - Design	<i>[Signature]</i>	<i>11/28/82</i>	Traffic	<i>[Signature]</i>	<i>2/8/82</i>
A.C.E. - Hydrology	<i>[Signature]</i>	<i>2-4-82</i>	Water	N.A.	
DRAWING NO. 1355			SHEET 5 OF 10		

[illegible]

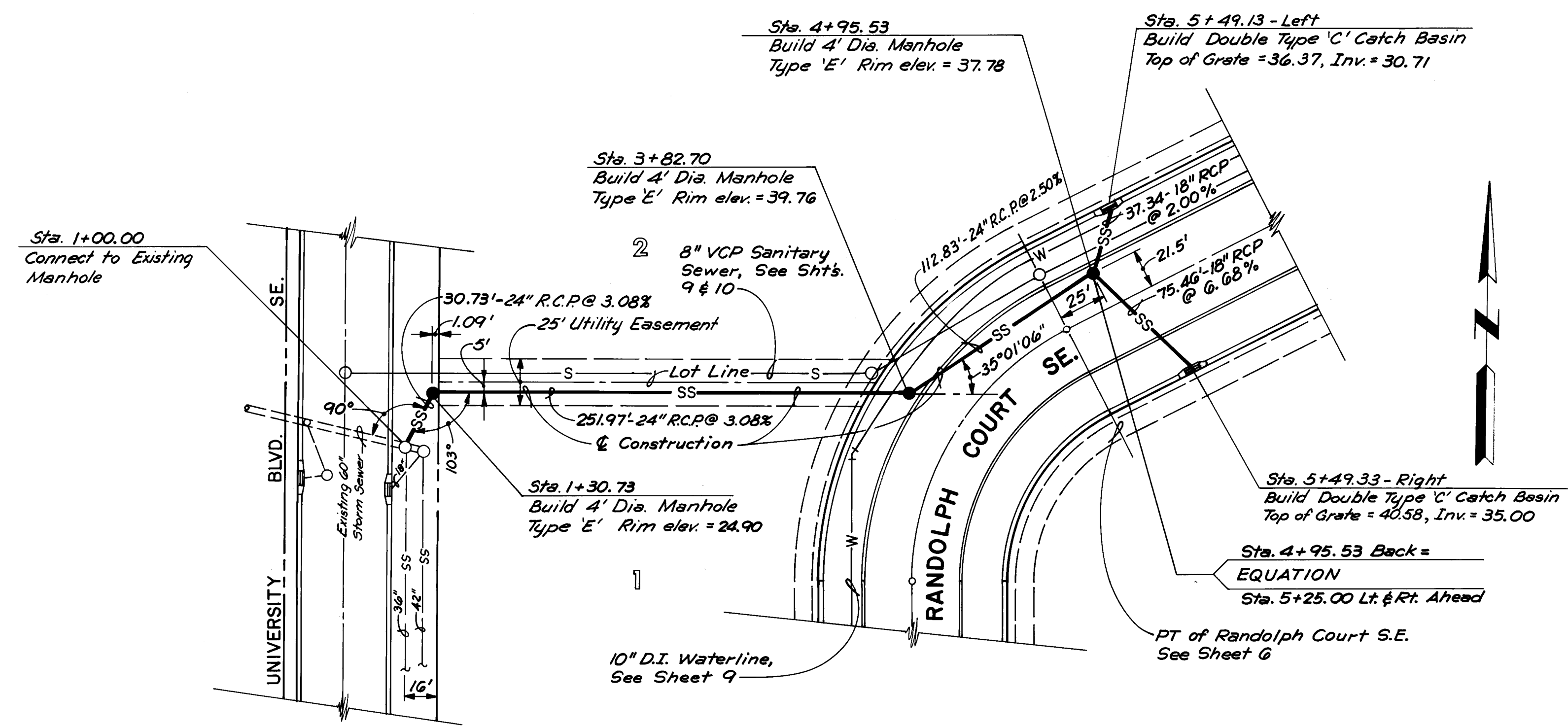


Remove existing Double 'C' Catch Basins & build New Double 'D' Catch Basins. Reuse Grates from existing Catch Basins

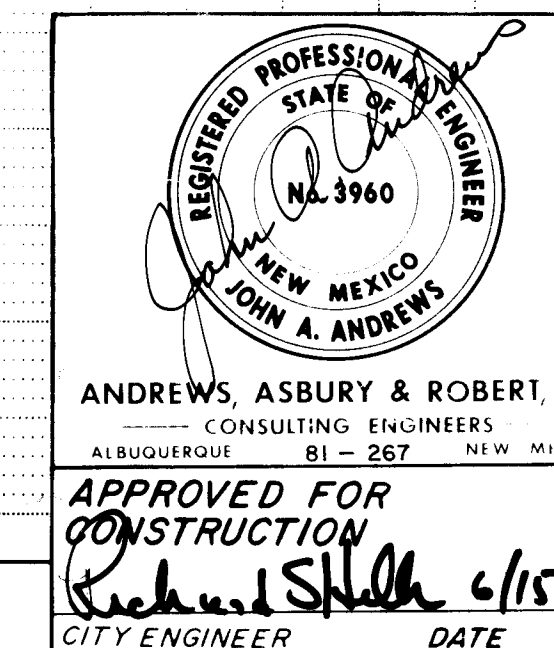
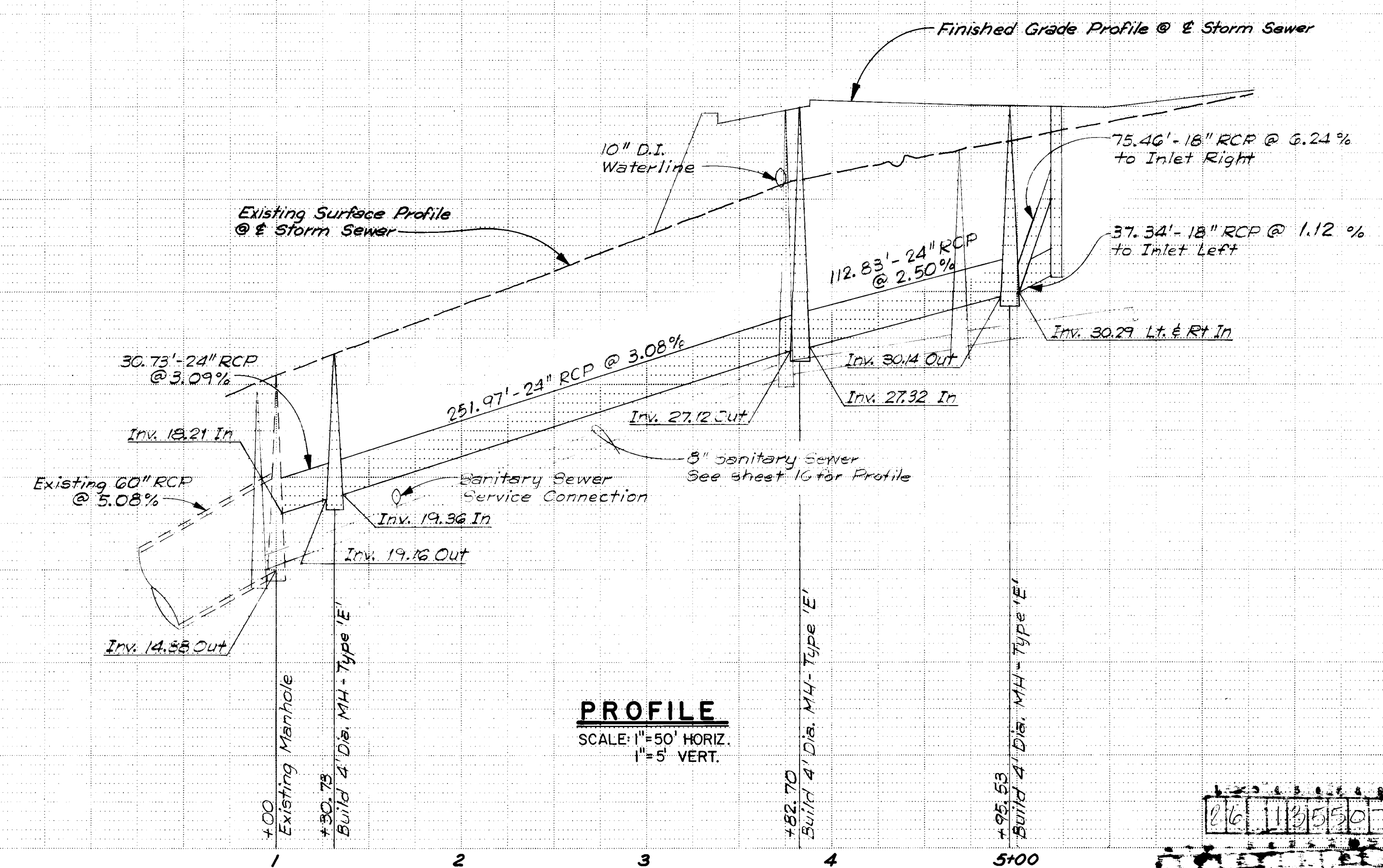


RECORD DRAWING

ANDREWS, ASBURY & ROBERT, INC. CONSULTING ENGINEERS ALBUQUERQUE 81 - 267 NEW MEXICO	
APPROVED FOR CONSTRUCTION Richard S. Allen 4/15/82 CITY ENGINEER DATE	
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
NZ COMMERCIAL - OFFICE CENTER RANDOLPH COURT SE. PAVING PLAN & PROFILE	
APPROVALS	ENGINEER DATE
City Engineer	Liquid Waste
A.C.E. - Design	Traffic
A.C.E. - Hydrology	Water
DRAWING NO. 1355	
SHEET 6 OF 10	



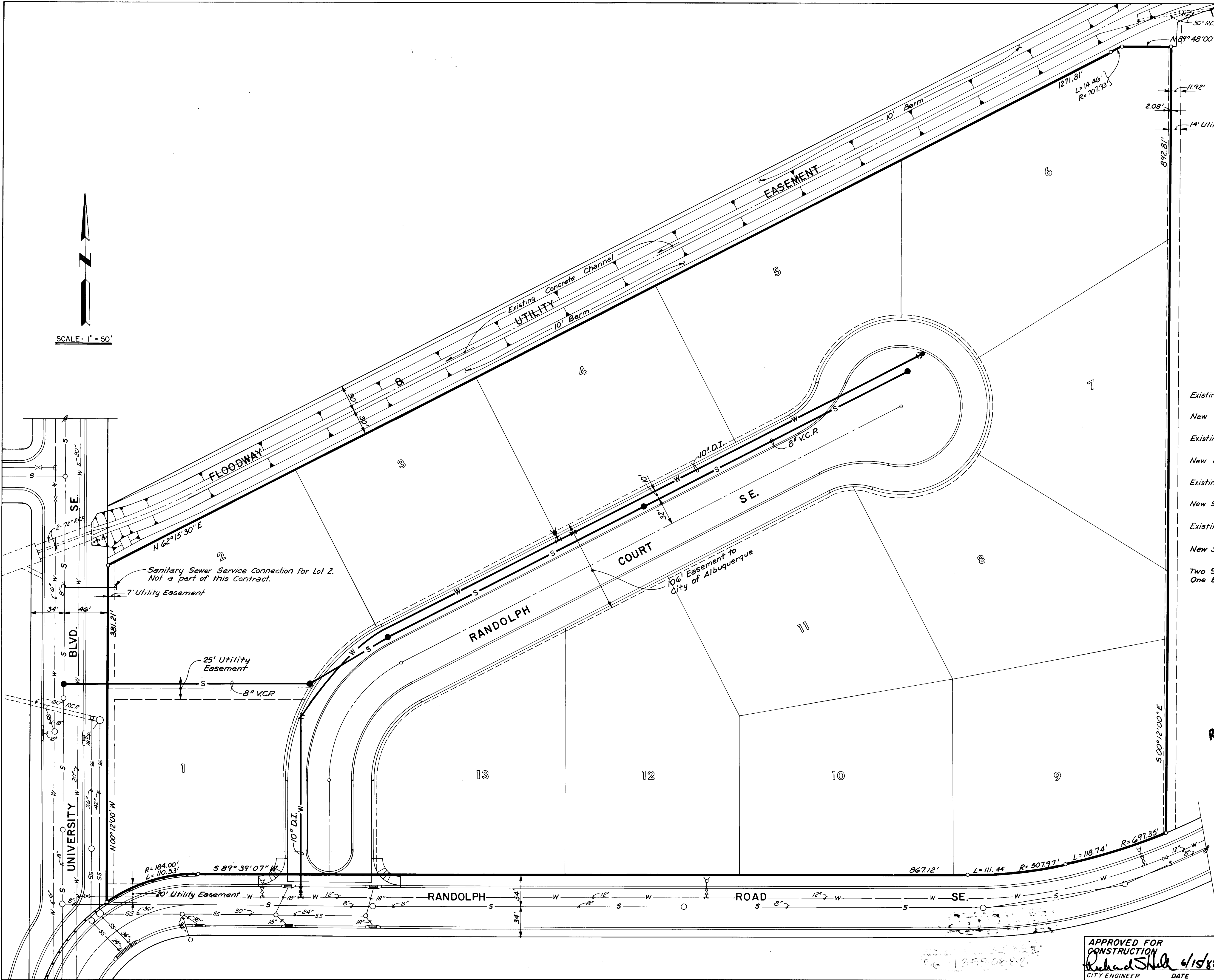
5140
5135
5130
5125
5120
5115
5110



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
NZ COMMERCIAL - OFFICE CENTER STORM SEWER PLAN & PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste	N.A.	
A.C.E. - Design	Richard Shultz	6/15/12	Traffic	N.A.	2/10/12
A.C.E. - Hydrology	Richard Shultz	2/4/12	Water	N.A.	
DRAWING NO. 1355			SHEET 7 OF 10		

SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
NO.	BY	DATE	AC.S	Sta.	Elevation	CONTRACTOR	WORK	DATE
				Sta. 1-115	Elevation 5119.33	Universal Constructors	CONTRACTOR	
					Bress Tablet Set in Top of Concrete Post @ SW Corner of University Blvd SE & San Jose Ave. SE	City	DATE	
REFERENCES			MICRO-FILM INFORMATION			REVISIONS		
MAP NO.	EST. NO.	WO. NO.	NO.	BY	DATE	NO.	DATE	DATE
						1	1-10-83	1-10-83
							Revised to As-Built	
							REVISIONS	
							DESIGN	
							DESIGNED BY	DATE
							R.S.F.	
							DRAWN BY	DATE
							J.F.V.	
							CHECKED BY	DATE
							J.A.	

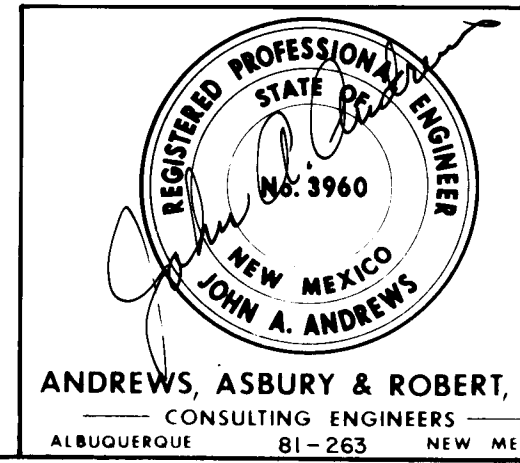
RECORD DRAWING



LEGEND

- Existing Waterline & Valve Box —W—○—
- New Waterline & Valve Box —W—●—
- Existing Fire Hydrant —F—
- New Fire Hydrant —F—
- Existing Sanitary Sewer & Manhole —S—○—
- New Sanitary Sewer & Manhole —S—●—
- Existing Storm Sewer & Manhole —SS—○—
- New Single Water Meter Box —M—
- Two Single Water Meter Boxes, One Each Lot —M—M—
- Lot Line —

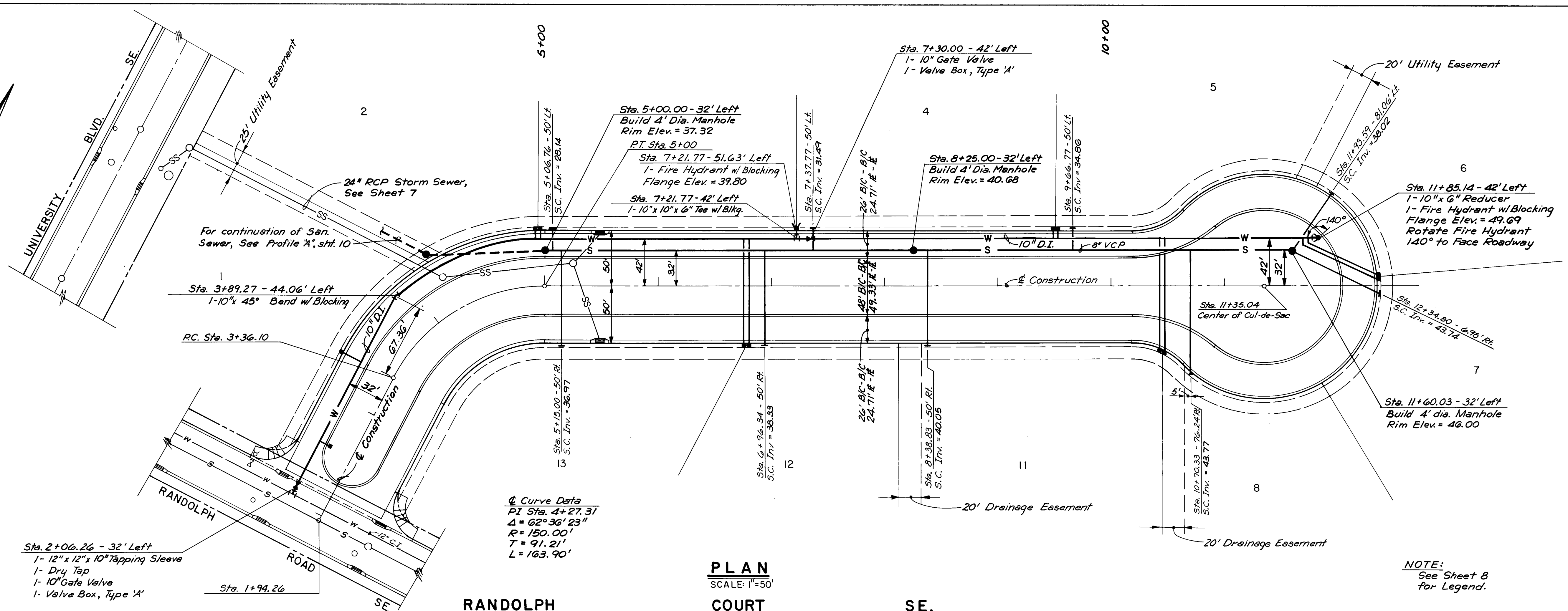
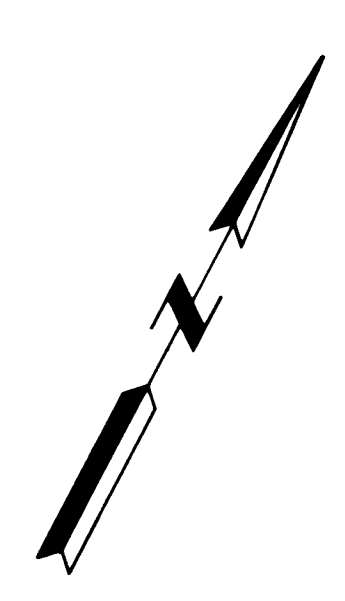
RECORD DRAWING



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
NZ COMMERCIAL - OFFICE CENTER WATER & SANITARY SEWER PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste	W.F.	7-14-82
A.C.E. - Design	Richard Shick	7/14/82	Traffic	N.P. Burt	
A.C.E. - Hydrology	Paul Brown	7-14-82	Water	W.F.	7-14-82
DRAWING NO. 1355					
SHEET 8 OF 10					

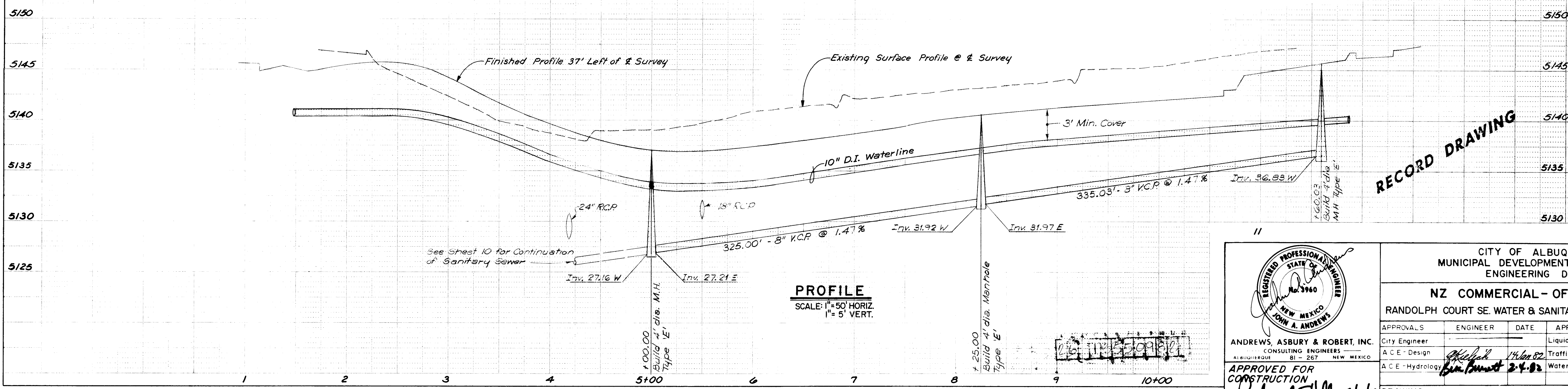
APPROVED FOR
CONSTRUCTION
Richard Shick 6/15/82
CITY ENGINEER DATE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS	
CONTRACTOR	Universal Constructors	DATE		DATE		MAP NO. M-15		NO.	
INSPECTOR		CITY		BY		EST. NO.		W/O NO.	
ACCEPTANCE BY	City	DATE							
DRAWING NO.	1355	DATE							
DATE	7-14-82	DATE							
VERIFIED BY	A.A.R.	DATE							
DATE	7-14-82	DATE							
RECORDED BY		DATE							
NO.		DATE							



PLAN
SCALE: 1"=50'

NOTE:
See Sheet 8
for Legend.



PROFILE
SCALE: 1"=50' HORIZ.
1"=5' VERT.

RECORD DRAWING

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 81 - 267 NEW MEXICO

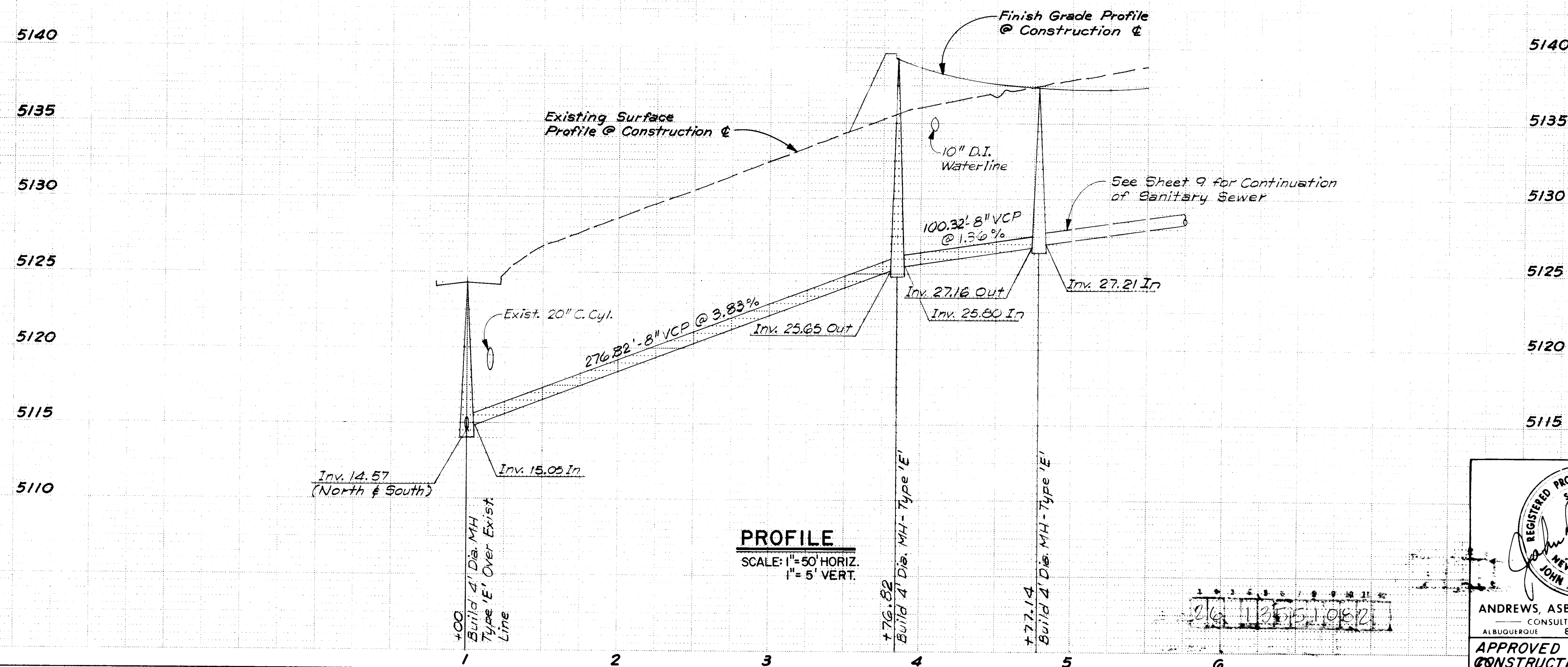
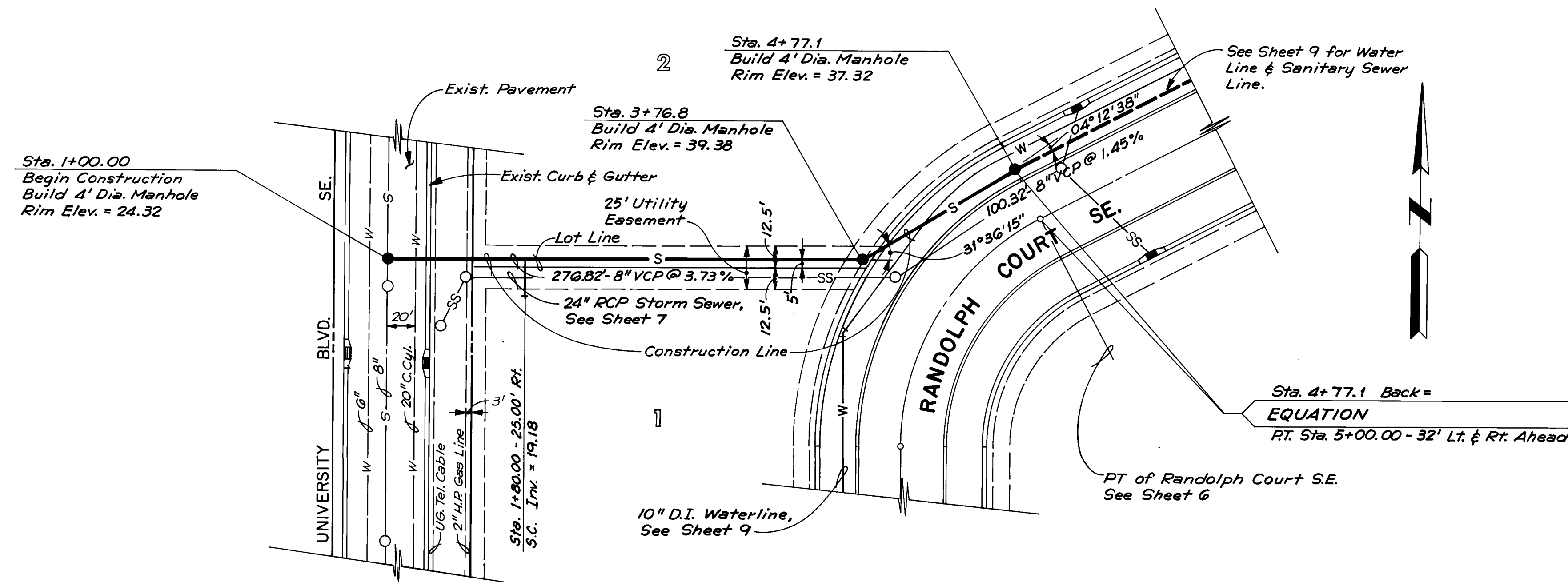
APPROVED FOR CONSTRUCTION
Richard Stille 6/15/82
CITY ENGINEER DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

NZ COMMERCIAL - OFFICE CENTER
RANDOLPH COURT SE. WATER & SANITARY SEWER PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste	WLS	1-14-82
A.C.E. - Design	Richard Stille	1/16/82	Traffic	N.A. 1/22/82	2/8/82
A.C.E. - Hydrology	Richard Stille	2-4-82	Water	WLS	1-14-82

DRAWING NO. 1355 SHEET 9 OF 10



RECORD DRAWING

	CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION
NZ COMMERCIAL - OFFICE CENTER SANITARY SEWER PLAN & PROFILE	
APPROVALS City Engineer _____ A.C.E. - Design <i>Richard 11/1/82</i> A.C.E. - Hydrology <i>Joe Pined 2-4-82</i>	APPROVALS Liquid Waste <i>WPF 1-14-82</i> Traffic _____ Water <i>WPF 1-14-82</i>
ANDREWS, ASBURY & ROBERT, INC. CONSULTING ENGINEERS ALBUQUERQUE 81-267 NEW MEXICO	
APPROVED FOR CONSTRUCTION <i>Richard Skille 6/15/82</i> CITY ENGINEER DATE	DRAWING NO. 1355 SHEET 10 OF 10