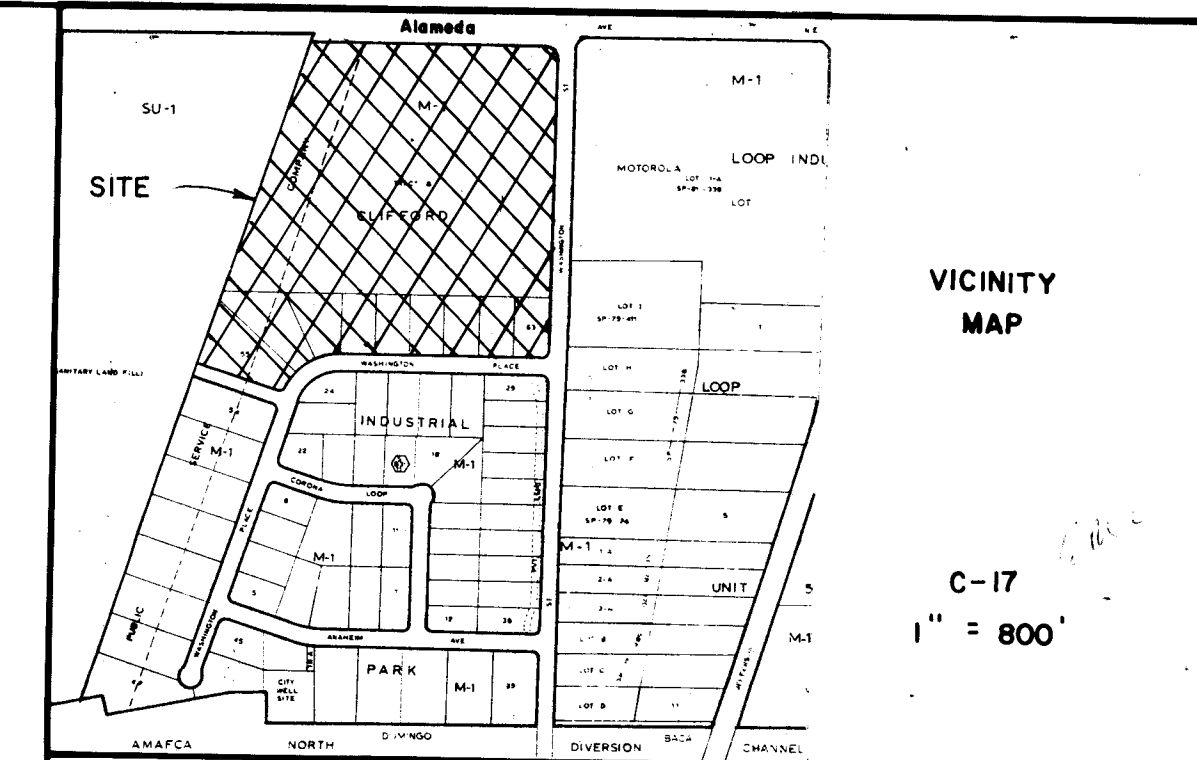


WASHINGTON BUSINESS PARK PHASE 2 (LOTS 5 & 6)

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. GRADING & DRAINAGE
4. MASTER PLAN
5. UTILITY PLAN & PROFILE
6. UTILITY PLAN & PROFILE



NOTICE TO CONTRACTOR

1. 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 the City of Albuquerque ~~Standard~~ Specifications for Public Works Construction, ~~1985~~ 1986.
2. Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
3. 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 minimum amount of delay.

THE FOLLOWING NOTES APPLY WHEN CHECKED

All utilities and utility service lines shall be installed prior to paving.

Backfill compaction shall be according to specified street use.

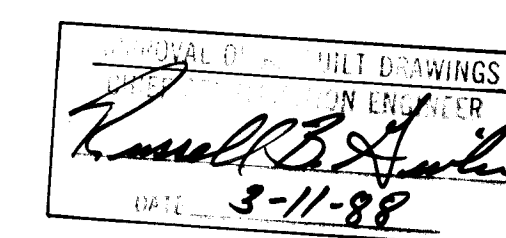
Tack coat requirements shall be determined by the City Engineer.

Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.

If curb is depressed for a drive-pad or a handicap ramp, the drive-pad or ramp shall be constructed prior to acceptance of the curb and gutter.

All storm drainage facilities shall be completed prior to final acceptance.

26 31440188



REV. SHEETS CITY ENGINEER DATE USER DEPARTMENT DATE USER DEPARTMENT DATE



WEISS / HINES ENGINEERING, INC.
1100 ALVARADO N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

PROJECT NO.

3144

LOTS
5 & 6

APPROVED FOR
CONSTRUCTION

John J. Duhon
1-26-88

SHEET OF

1 6

LEGAL DESCRIPTION

A Tract of Land situated within the corporate limits of the City of Albuquerque, New Mexico, comprising all of Lots fifty-five (55) through sixty-three (63) inclusive, together with Tract "B" - CLIFFORD INDUSTRIAL PARK, as the same is shown and designated on the plat of said subdivision filed for record in the office of the County Clerk and Recorder of Bernalillo County, New Mexico on April 21, 1983, being more particularly described by metes and bounds as follows:

Beginning at a point on the westerly right-of-way line of Washington Street, whence the ACS Station Monument No. 8-C17 (New Mexico State Plane Coordinates for Central Zone: X = 396,964.26, Y = 1,520,607.77) bears S00°03'07"E - 719.17 feet, said point being the point of curvature of a curve to the right, concave northwesterly and having a radius of 25.00 feet; and said point being the Point of Beginning for herein described tract.

Thence, southwesterly along the arc of said curve through a central of 90°07'11" - 39.32 feet to a point on the northerly right-of-way line of Washington Place.

Thence, N89°32'28"W along said right-of-way line - 786.74 feet to the point of curvature of a curve to the left, concave southwesterly and having a radius of 230.00 feet, through which point a radial line bears N00°26'05"E;

Thence, southwesterly along the arc of said curve through a central angle of 65°12'41" - 261.78 feet to a point of reverse curvature of a curve to the right, concave northwesterly and having a radius of 25.00 feet, through which point a radial line bears S62°42'04"E;

Thence, southwesterly along the arc of said curve through a central angle of 82°59'17" - 36.21 feet;

Thence, N71°42'47"W - 326.80 feet;

Thence, N18°16'41"E - 1327.02 feet to a point on the southerly right-of-way line of Alameda Blvd;

Thence, S89°37'39"E along said right of way line - 903.39 feet to the point of curvature of a curve to the right, concave southwesterly and having a radius of 50.00 feet;

Thence, southwesterly along the arc of said curve through a central angle of 89°58'00" - 78.51 feet to a point on the westerly right of way line of Washington Street;

Thence, S00°20'21"W along said right-of-way line - 1142.87 feet to the point of beginning, containing 33.0846 acres, more or less.

FREE CONSENT & DEDICATION

The subdivision of land hereon shown is with free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby dedicate all easements shown on this plat.

PARKWAY PARTNERS, LTD.

By Jack Clifford & Co., General Partner

By Jack J. Clifford, President

CLIFFORD PARTNERSHIP

A New Mexico General Partnership

By Jack J. Clifford, General Partner

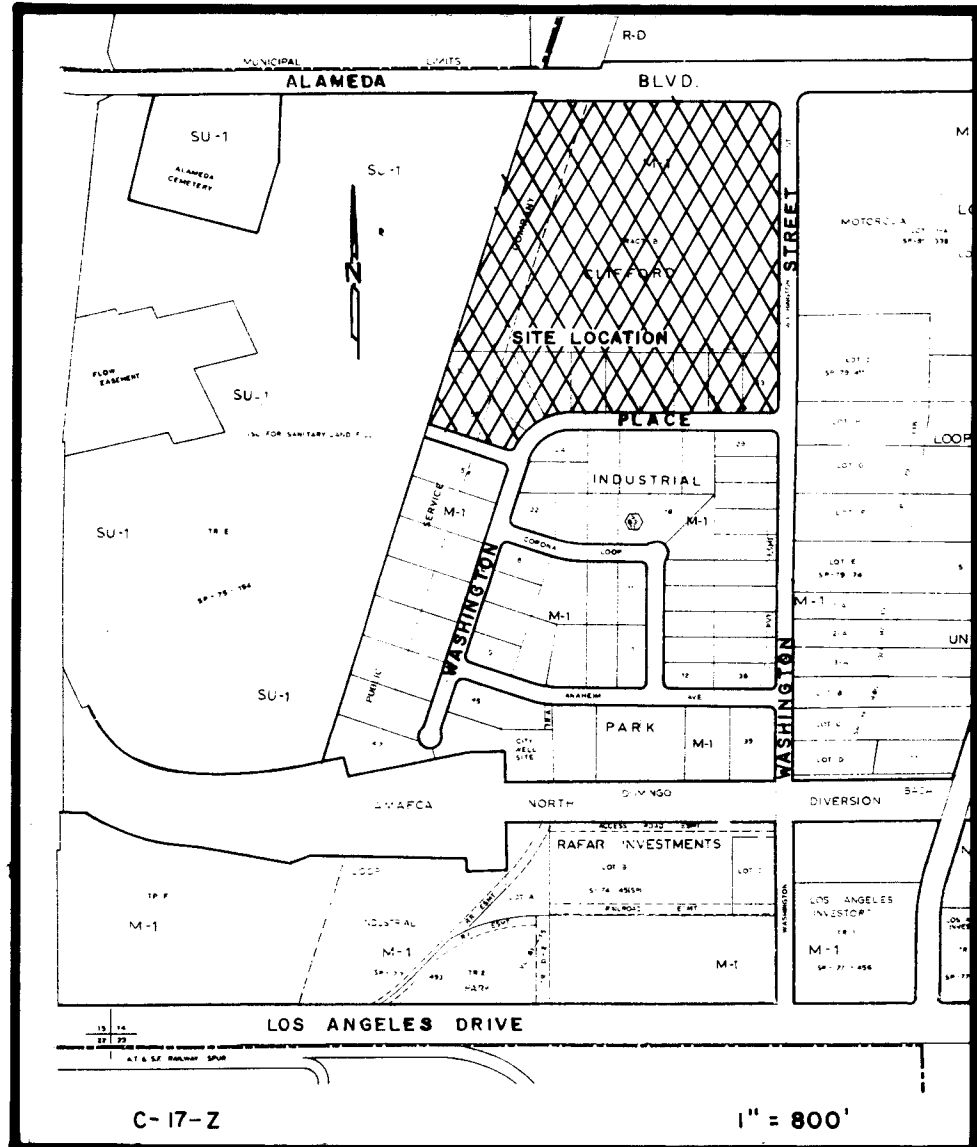
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 4th day of June, 1986.

My Commission expires on 9-24, 1988.



SUBDIVISION DATA

1. ZONE ATLAS INDEX No. C-17-Z
2. GROSS SUBDIVISION ACREAGE = 33.0846 ACRES
3. TOTAL NUMBER OF LOTS CREATED = 8
4. NO STREET MILEAGE CREATED
5. DATE OF SURVEY: DECEMBER, 1985
6. TALOS LOG NUMBER: 05-27-2221

BASIS OF BEARINGS

Bearings are New Mexico State Plane Grid Bearing - Central Zone Distance are ground distances.

CERTIFICATION

I, David C. Clausen, a Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by the Owner, utility companies or other interested parties, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

David C. Clausen - N.M.L.S. No. 6547

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 17th day of January, 1987.

My Commission Expires: 5-5-1991



State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
JAN 13 1987
at 1:00 PM in Book 139
of Records and County Clerk's Office
Clifford & Co., Clerk & Recorder

PLAT OF
LOTS 1-8 (TRACT B-4), & TRACTS B-2 & B-3 OF
WASHINGTON BUSINESS PARK
AND TRACT B-1 OF
CLIFFORD INDUSTRIAL PARK
A REPLAT OF LOTS 55 THROUGH 63 -
INCLUSIVE TOGETHER w/TRACT B-CLIFFORD INDUSTRIAL PARK
ALBUQUERQUE, NEW MEXICO
MAY, 1986

APPROVALS

Tony D. Brown 7-1-86
Traffic Engineer, City of Albuquerque, N.M.

Jack Clifford 1-9-87
Planning Director, City of Albuquerque, N.M.

Paul J. Quinn 1-8-87
City Engineer, City of Albuquerque, N.M.

O. Val Vallen 6-6-86
Property Manager, City of Albuquerque, N.M.

Charles J. Jaught 7-1-86
Water Resources Dept., City of Albuquerque, N.M.

Joan Saines 7-1-86
Parks and Recreation Dept., City of Albuquerque, N.M.

Paul J. Quinn 1-8-87
AMADA

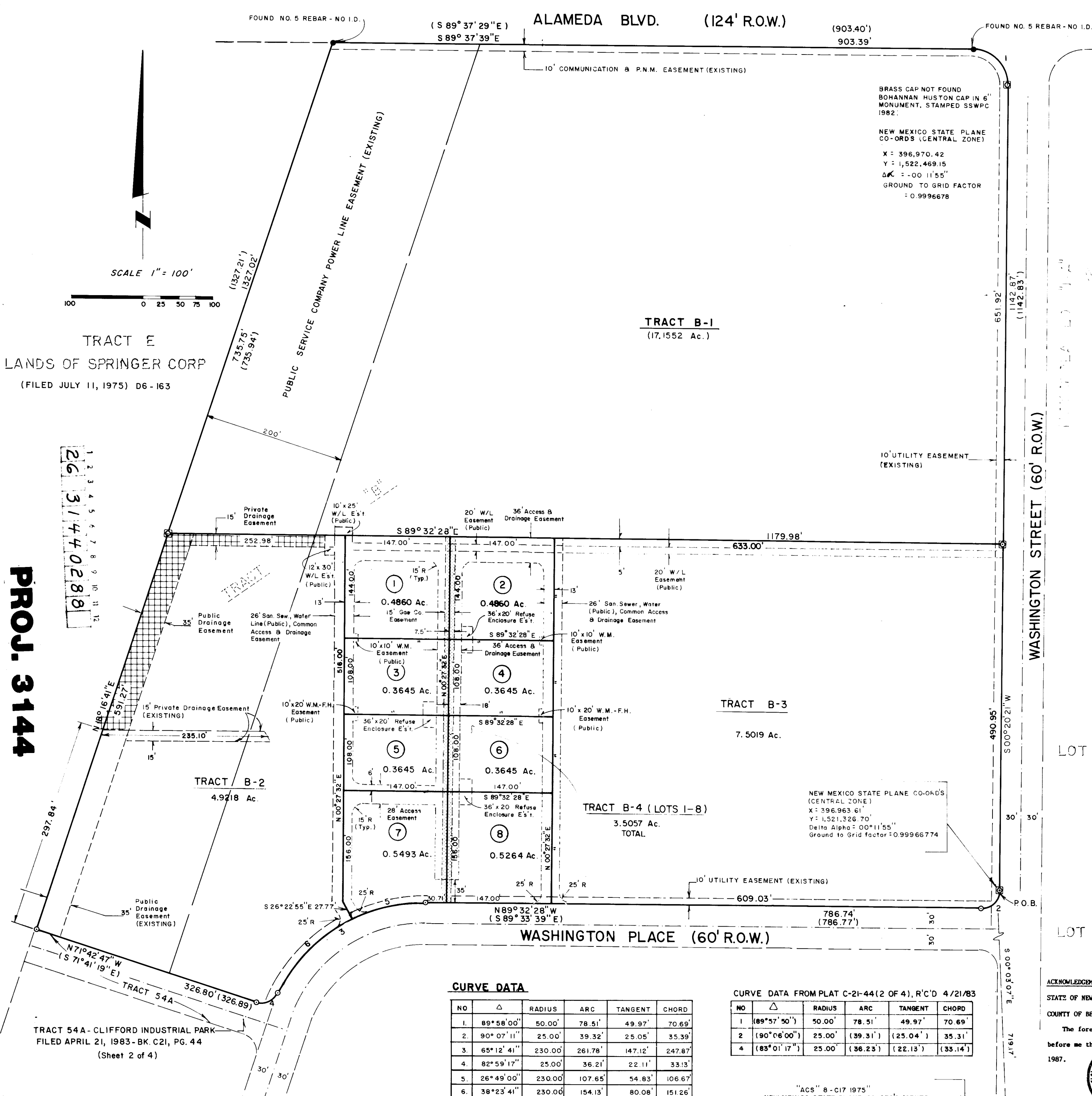
Del Ute 060686
Chief Surveyor, City of Albuquerque, N.M.

Paul J. Quinn 5-27-86
Gas Company of N.M.

5-86-32

WASHINGTON BUSINESS PARK

SCALE: 1" = 100'	DRAWN BY: RK
DATE: MAY 1986	
PREPARED BY: CLAUSEN & ASSOCIATES, INC.	
REGISTERED LAND SURVEYORS	
3400 Stanford Drive NE	
ALBUQUERQUE, NEW MEXICO 87107	SHEET 1 of 2



PLAT OF
LOTS 1-8 (TRACT B-4), & TRACTS B-2 & B-3 OF
WASHINGTON BUSINESS PARK
AND TRACT B-1 OF
CLIFFORD INDUSTRIAL PARK
A REPLAT OF LOTS 55 THROUGH 63 -
INCLUSIVE TOGETHER w/TRACT B-CLIFFORD INDUSTRIAL PARK
ALBUQUERQUE, NEW MEXICO
MAY, 1986

Legend

- Found as noted
- Found No. 5 rebar w/plastic cap stamped "Weaver LS 6544"
- Set No. 4 rebar w/plastic cap stamped "LS 6547"

NOTE:

All easements shown hereon that are not labeled "existing" are to be dedicated with the filing of this plat.

Owners of Washington Business Park lots 1-8 responsible for maintenance of access easements in Washington Business Park.

Internal lot corners not established at time of platting.

All easements shown hereon that are not labeled "public" are to be private.

Distances and bearings in parentheses are recorded on plat C-21-44 (2 of 4), filed April 21, 1983.

New Easements With This Plat

- Access or access/water-sewer/drainage
- Gas Company
- Drainage
- Trash Enclosure

DISCLOSURE STATEMENT:

The purpose of this plat is to replat Lots 55-63 and the southern portion of Tract B (C-21-44, 2 of 4, filed April 21, 1983). New Lots, Tracts and Easements are formed as shown hereon.

CERTIFICATION

I, David C. Clausen, a Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by the Owner, utility companies or other interested parties, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

David C. Clausen - N.M.L.S. No. 6547

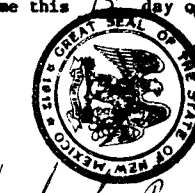
ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

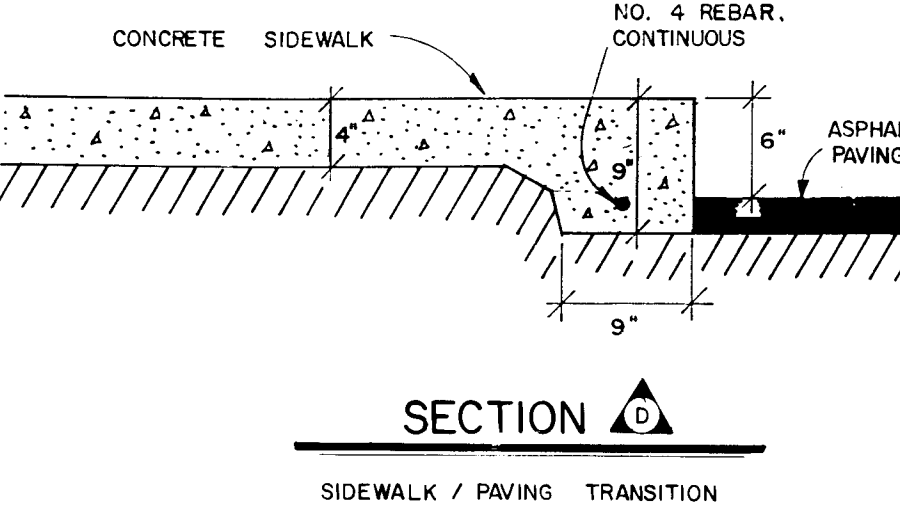
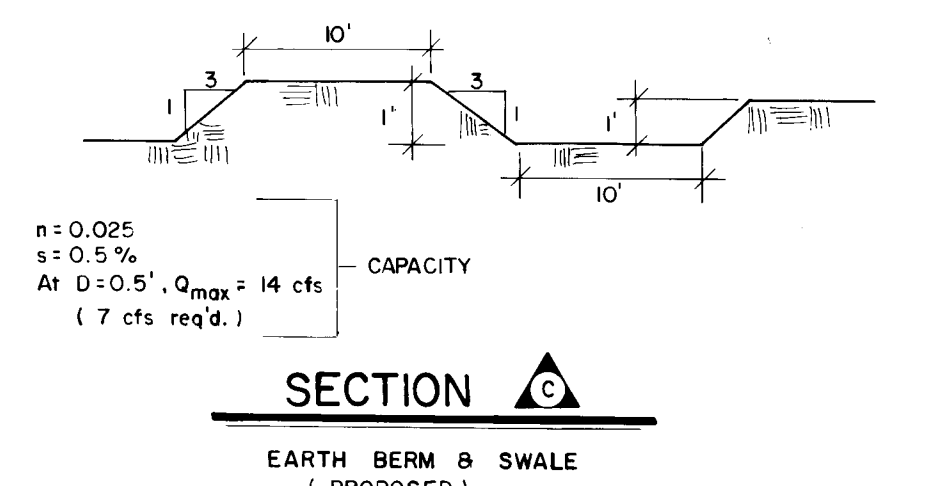
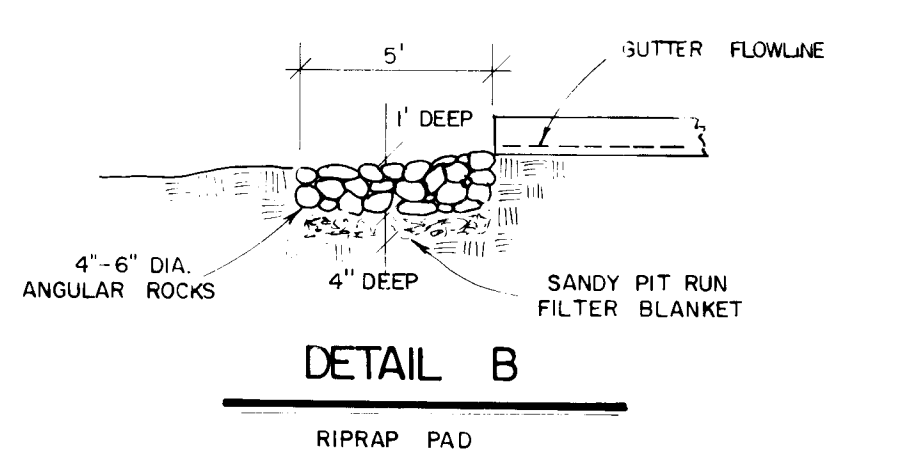
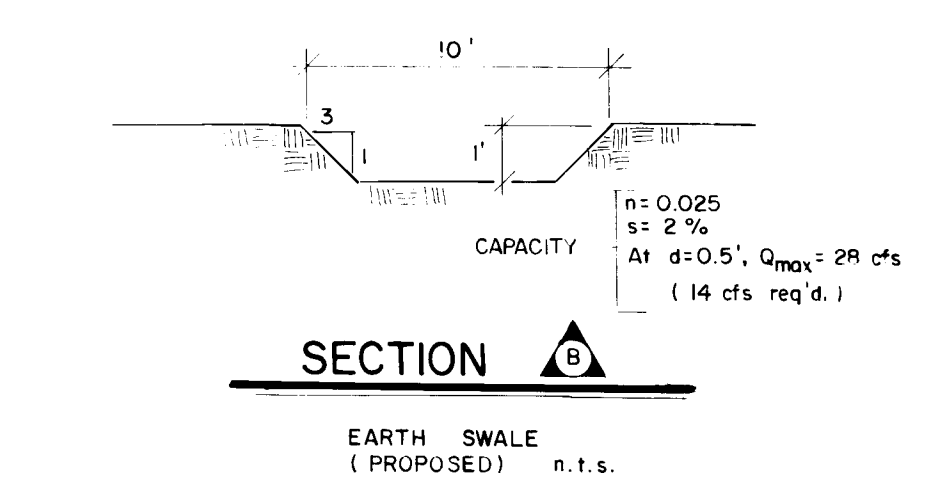
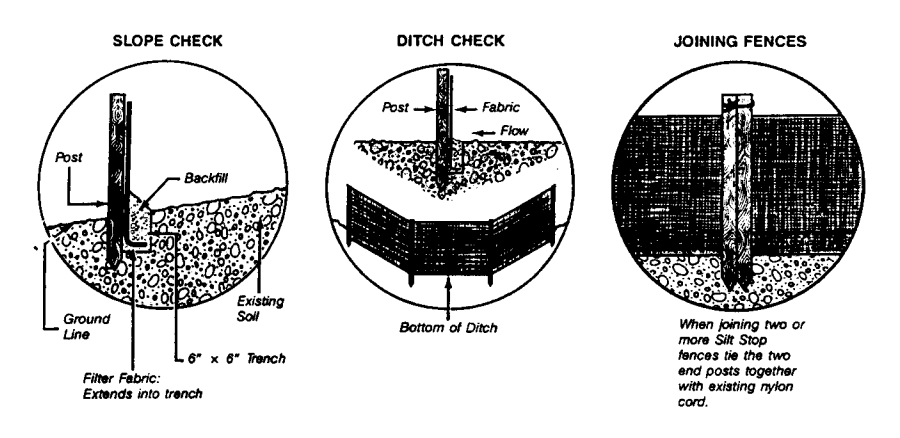
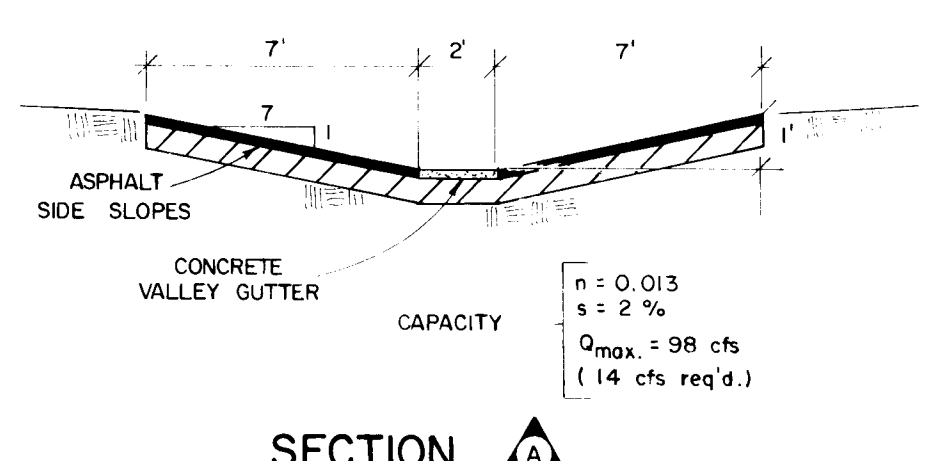
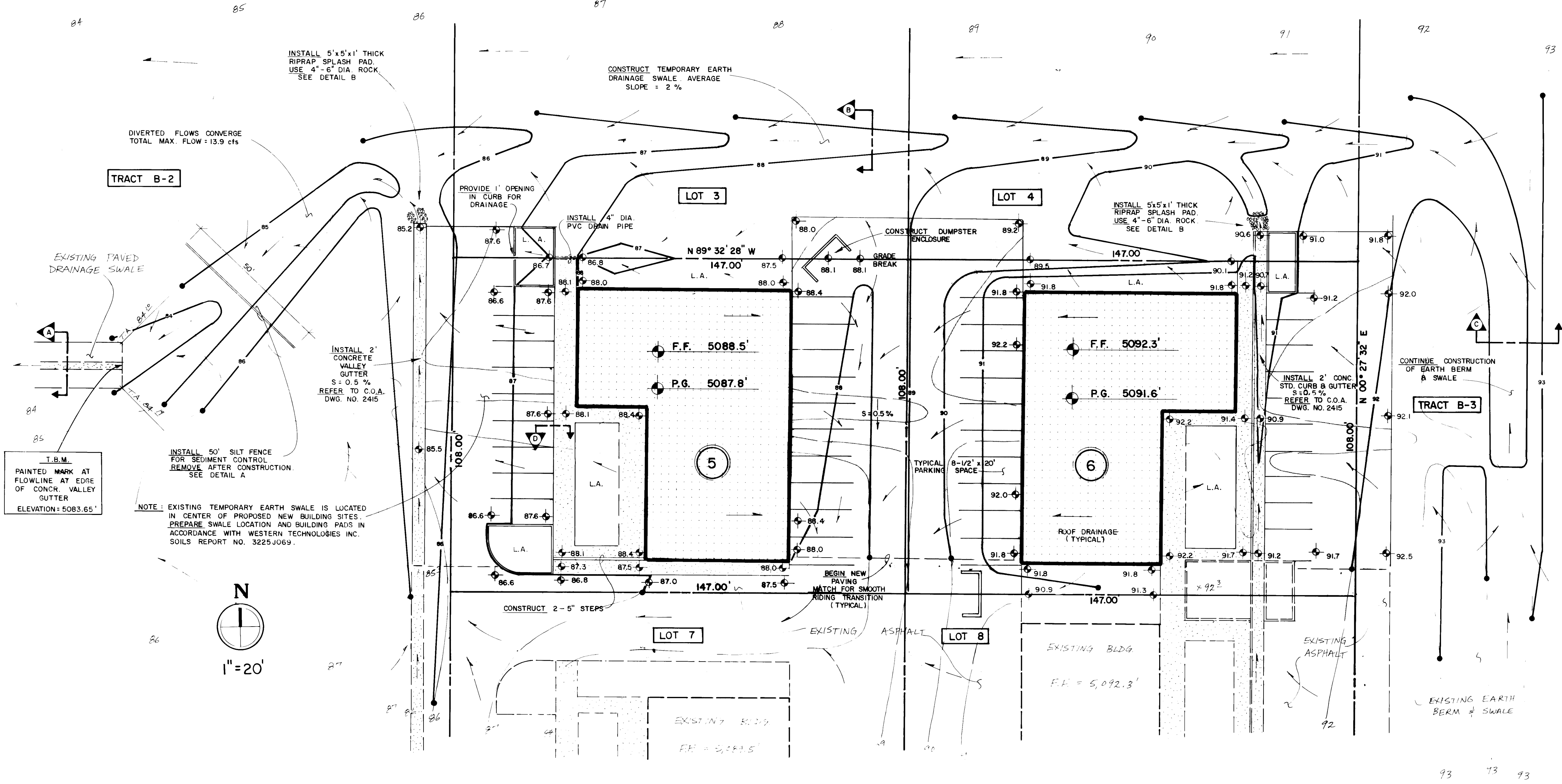
The foregoing instrument was acknowledged before me this 17th day of January, 1987.

My Commission Expires: 5-5-1991



WASHINGTON BUSINESS PARK

SCALE: 1" = 100'	DRAWN BY: RK
DATE: MAY 1986	
PREPARED BY: CLAUSEN & ASSOCIATES, INC.	
REGISTERED LAND SURVEYORS	
3400 Stanford Drive NE	
ALBUQUERQUE, NEW MEXICO 87107	SHEET 2 OF 2

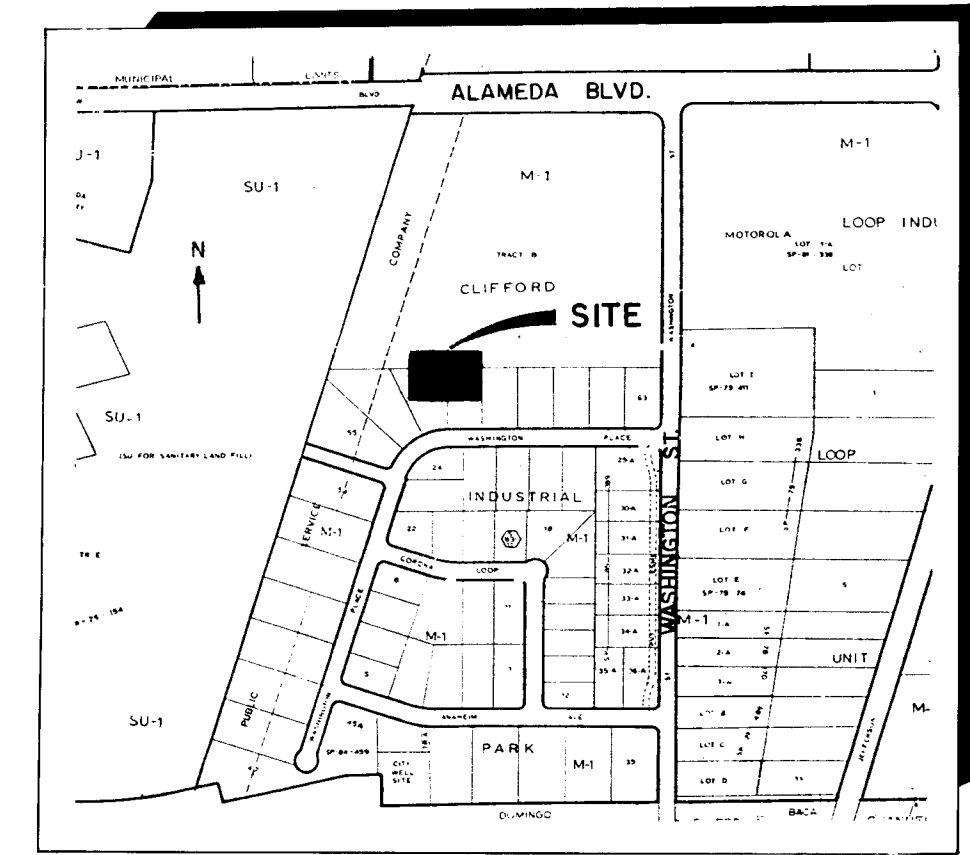


- LEGEND**
- 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12'
 - SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
 - PROPOSED ASPHALT
 - BUILDING (EXISTING, PROPOSED)
 - PROPERTY LINE
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
 - L.A. LANDSCAPED AREA
 - T.G.W. TOP OF GRADE WALL (LESS THAN 18" HIGH)
 - T.R.W. TOP OF RETAINING WALL (MORE THAN 18" HIGH)
 - T.A. TOP OF ASPHALT
 - T.C. TOP OF CURB
 - F.L. FLOW LINE
 - F.F. FINISHED FLOOR

- CONSTRUCTION NOTES:**
- Before construction, the Contractor shall check and verify pertinent figures shown herein and shall make all applicable field measurements. Should any conflict, error or discrepancy be discovered, the Contractor shall notify the Engineer at once to resolve the problem. It is recommended that the Contractor meet with the Engineer for a pre-design conference to discuss the scope of work and critical areas involved.
 - The Contractor shall be responsible for following the plans using his best skill and attention. Any departure from the plans must be approved by the Engineer and the City Hydrology Department prior to construction.
 - The Contractor shall check the site plan for locations of existing utilities within or adjacent to streets and shall take all necessary precautions and efforts to locate and protect these utilities. He shall give 48 hours notice to Los Alamos Utility Services, 165-1234, for any work that may interfere with said utilities.

FOR INFORMATION ONLY

26 31440388



SCOPE:
The proposed improvements are comprised of two one-story frame and stucco, slab-on-grade office/warehouse buildings, asphalt-paved drive and parking areas, and landscaped areas to be built on Lots 5 and 6. Temporary earth drainage channels will be constructed near the east lot line of Lot 6 and near the north lot lines of Lots 5 and 6.

The present site is undeveloped land sloping at 2% from east to west. A 10'-wide temporary earth drainage swale crosses the site approximately 90' north of the south lot lines. A 15'-wide asphalt-lined private drainage swale draining to the west begins approximately 110 feet southwest of the southwest corner of Lot 5.

GENERAL GRADING/DRAINAGE CONCEPT:
Developed runoff flows from the site will be added to off-site flows south and east of the site and transferred in temporary earth swales into a paved drainage swale west of the site.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES: This Grading/Drainage Plan is a phase of the Grading/Drainage Plan for Washington Business Park, prepared by Weiss-Hines Engineering, Inc., and approved by the City of Albuquerque, June 19, 1986.

LEGAL: Lots 5 and 6 of Washington Business Park. Metes and bounds on plan.

SURVEYOR: Claussen and Associates, Inc., Albuquerque, NM, December 1985.

B.M.: NCS brass tablet stamped "78-CIT, 1975", contained in a drill hole in top of concrete curb located on west side of Washington Street, approximately 0.3 mile north of intersection of Washington Street and Los Angeles Boulevard. Elevation = 5,111.029'.

T.B.M.: Painted mark at flowline at beginning of concrete valley gutter in paved drainage swale 110' west of site. Elevation = 5,083.65'.

SOILS: "Per SECs Bernillo County Soil Survey Map No. 11, soil types 'Peb', 'Bc', and 'Web' (gravely fine sandy loams). All three soil types are classified as Hydrologic Group 'B'.

FLOOD HAZARD: Per FEMA Map No. 9, the nearest flood hazard boundaries are the Arroyo de Domingo Luca Channel (1800' south), and Alameda Boulevard (1100' to the north).

OFF-SITE DRAINAGE: Runoff from the east (southern portion of Tract B-3) is diverted by a temporary earth berm near the east lot line. These flows will be transferred westerly in a temporary earth swale north of Lots 5 and 6 and will be directed into the existing asphalt-lined swale in Tract B-2. Runoff from the south (developed Lots 7 and 8) is collected in concrete gutters and will be added to similar flows from Lots 5 and 6. These flows will also be directed into the paved swale in Lot B-2.

DISPOSAL CONTROL: All sediment generated during construction is to be retained on adjacent property under the same ownership as site. In addition a silt fence is to be installed as shown on the plans.

CALCULATIONS: Calculations are based on the City of Albuquerque D.P.M. Manual, Vol. 11 for the 100-year, 24-hour storm, using the Rational Formula to compare the existing and proposed runoff rates. On-site flows generated on Lots 5 and 6 are to be combined with off-site flows from the south half of Tract B-3 and developed flows from Lots 7 and 8 and discharged into the existing paved drainage channel in Tract B-2.

RATIONAL METHOD: Q = CIA

Area of site:	Runoff Coefficient:	Existing site:	Developed site:
Roof Area = 10,380 SF			
Undeveloped Area = 31,752 SF			
		Roof Area = 10,380 SF	Developed Area = 18,322 SF
		Paved Area = 18,322 SF	
$C_u = \frac{31,752(0.40)}{31,752} = 0.40$		$C_r = \frac{10,380(0.90)}{31,752} = 0.29$	
		$C_d = \frac{3,050(0.25)}{31,752} = 0.02$	
		$C_p = \frac{18,322(0.95)}{31,752} = 0.55$	
Composite C = 0.40		Composite C = 0.86	

Rainfall Intensity:

$I = P_0 (6.84) T^{-0.51} = 4.65$ per hour
where $P_0 = 2.72$ (DPM 22.2 D-1)
 $T = 10$ minutes

Existing Conditions:

$Q_{100} = (0.40)(4.65)(0.73) = 1.4$ cfs
 $V_{100} = (0.40)(P_0)(31,752)/12 = 2,330$ CF

Developed Conditions:

$Q_{100} = (0.86)(4.65)(0.73) = 2.9$ cfs
 $V_{100} = (0.86)(2.2)(31,752)/12 = 5,000$ CF

SUMMARY:

$Q_{100} = (2.9) - (1.4) = 1.5$ cfs (increase)
 $V_{100} = (5,000) - (2,330) = 2,670$ CF (increase)

OFF-SITE DRAINAGE:

Area East of Site:

Area: $(0.50)(7,509$ AC) = 3.8 AC = 163,000 SF
Runoff Coefficient: C = 0.40
Intensity: I = 4.65/hr. (T = 10 min.)
Peak Flow: Q = CIA = $(0.40)(4.65)(3.8) = 7.1$ cfs

These flows are intercepted by swales shown by Sections C & B.

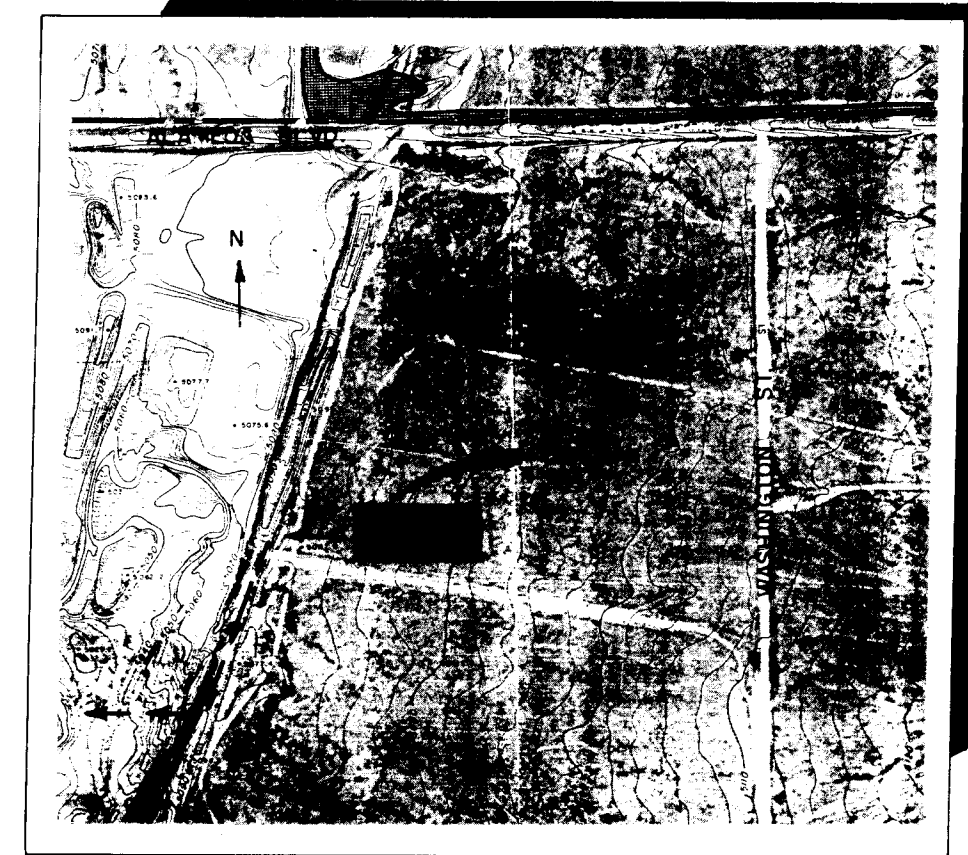
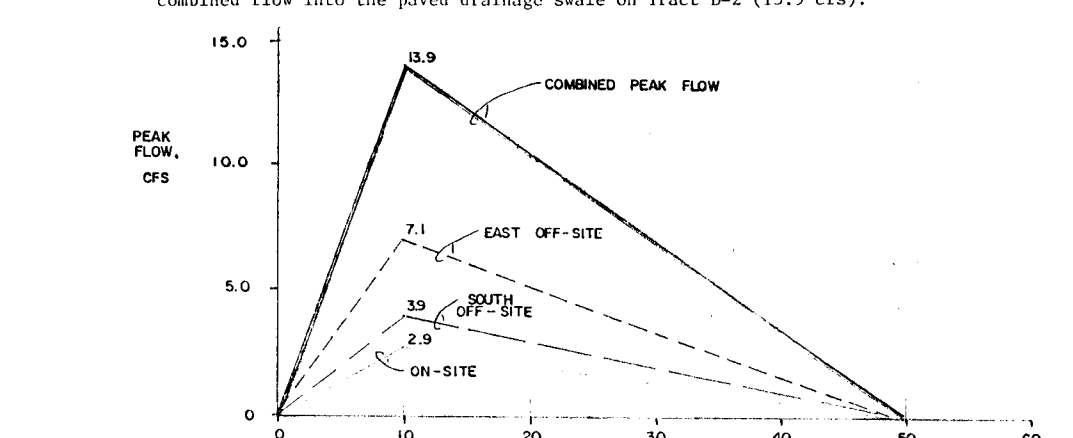
Area South of Site (Lots 7 & 8):

Area: 1.05 AC = 45,740 SF
Runoff Coefficient: C = 0.80 (developed)
Intensity: I = 4.65/hr. (T = 10 min.)
Peak Flow: Q = CIA = $(0.80)(4.65)(1.05) = 3.9$ cfs

These flows pass through improvements for Lots 5 & 6 and discharge into swales shown by Sections A & B.

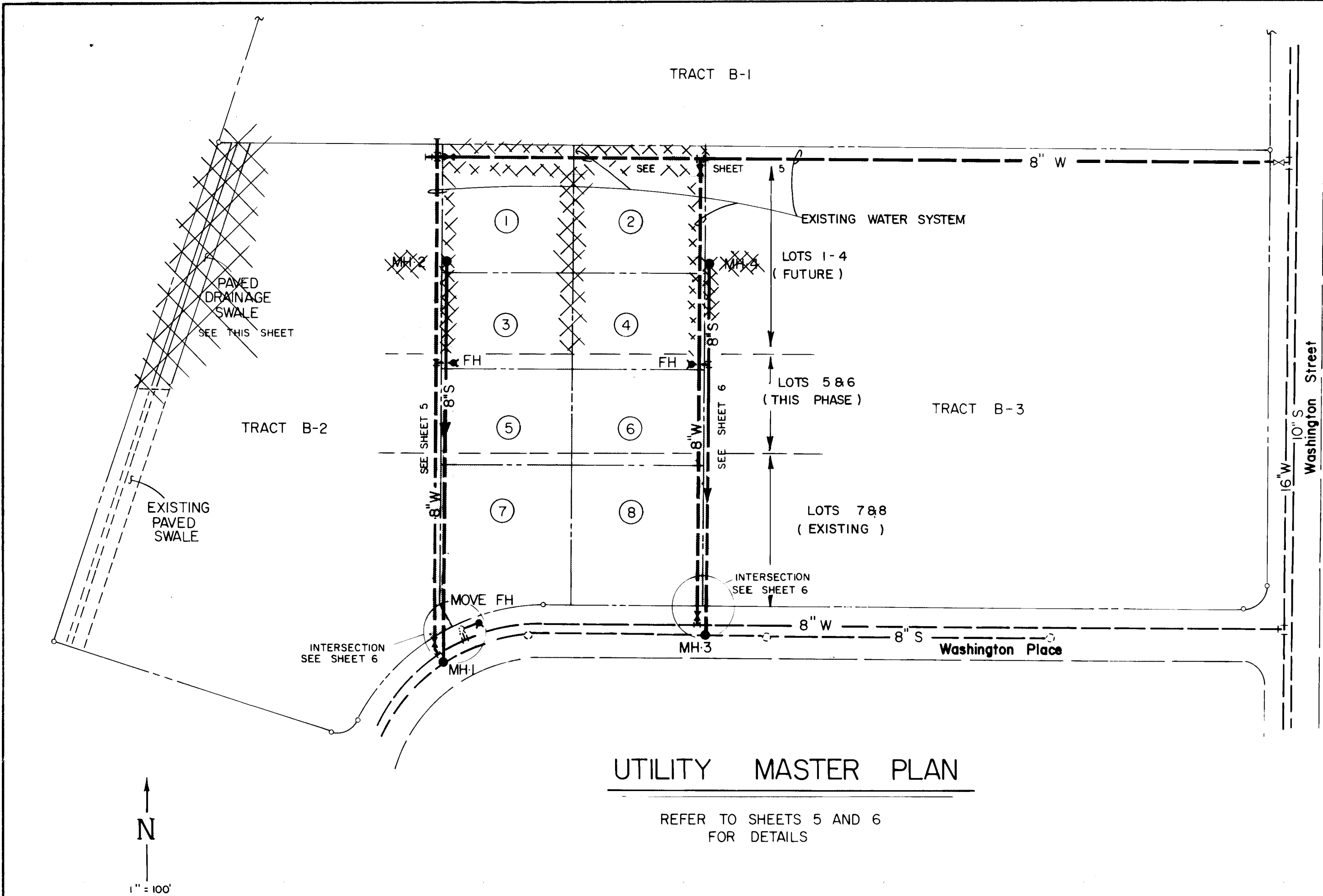
HYDROGRAPH:

Since times of concentrations for developed Lots 5 and 6 and off-site areas east and south are low (less than 10 minutes), the hydrographs are added to determine peak combined flow into the paved drainage swale on Tract B-2 (15.3 cfs).



VICINITY MAP C-17

FLOOD HAZARD MAP

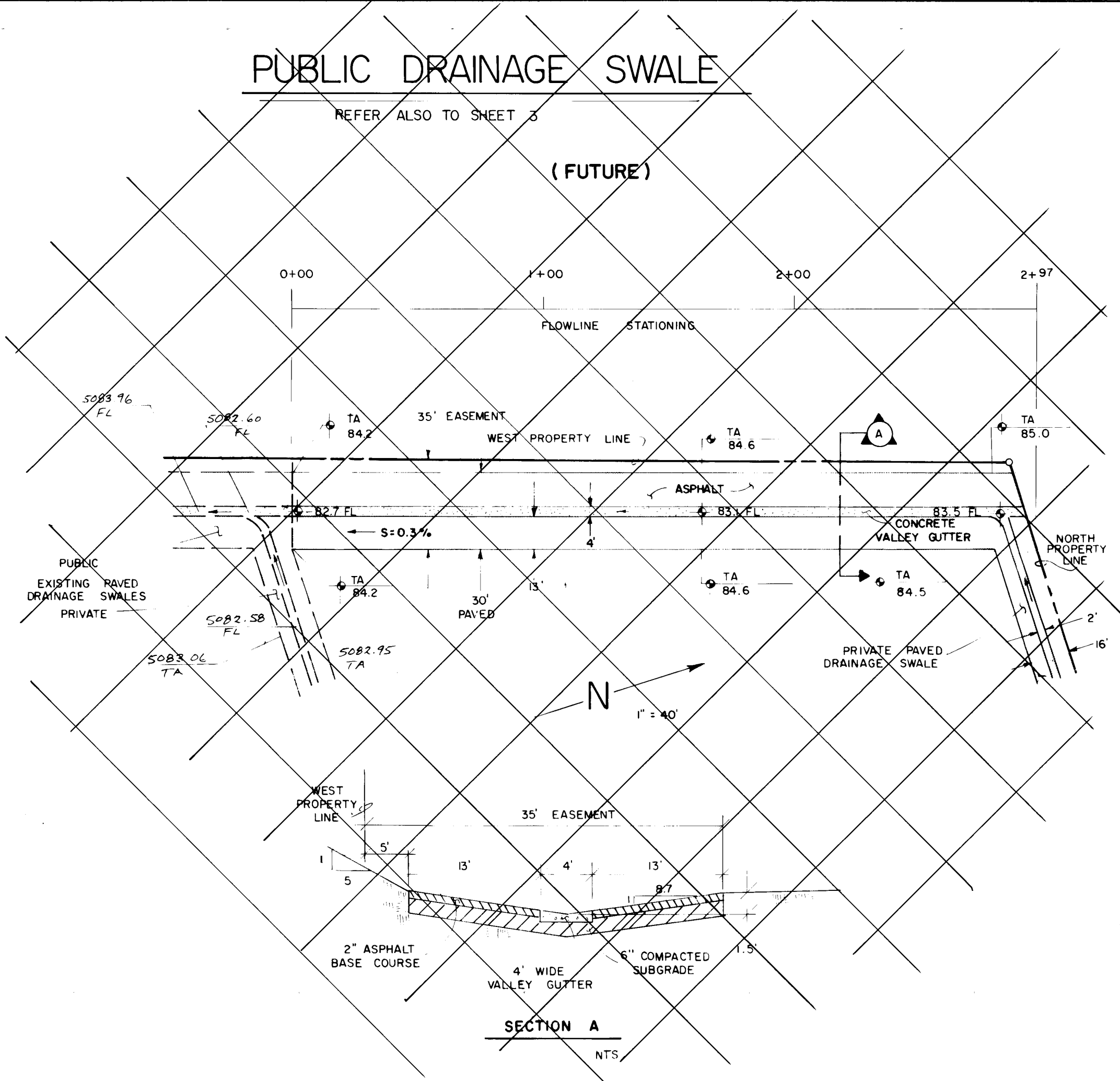


UTILITY MASTER PLAN

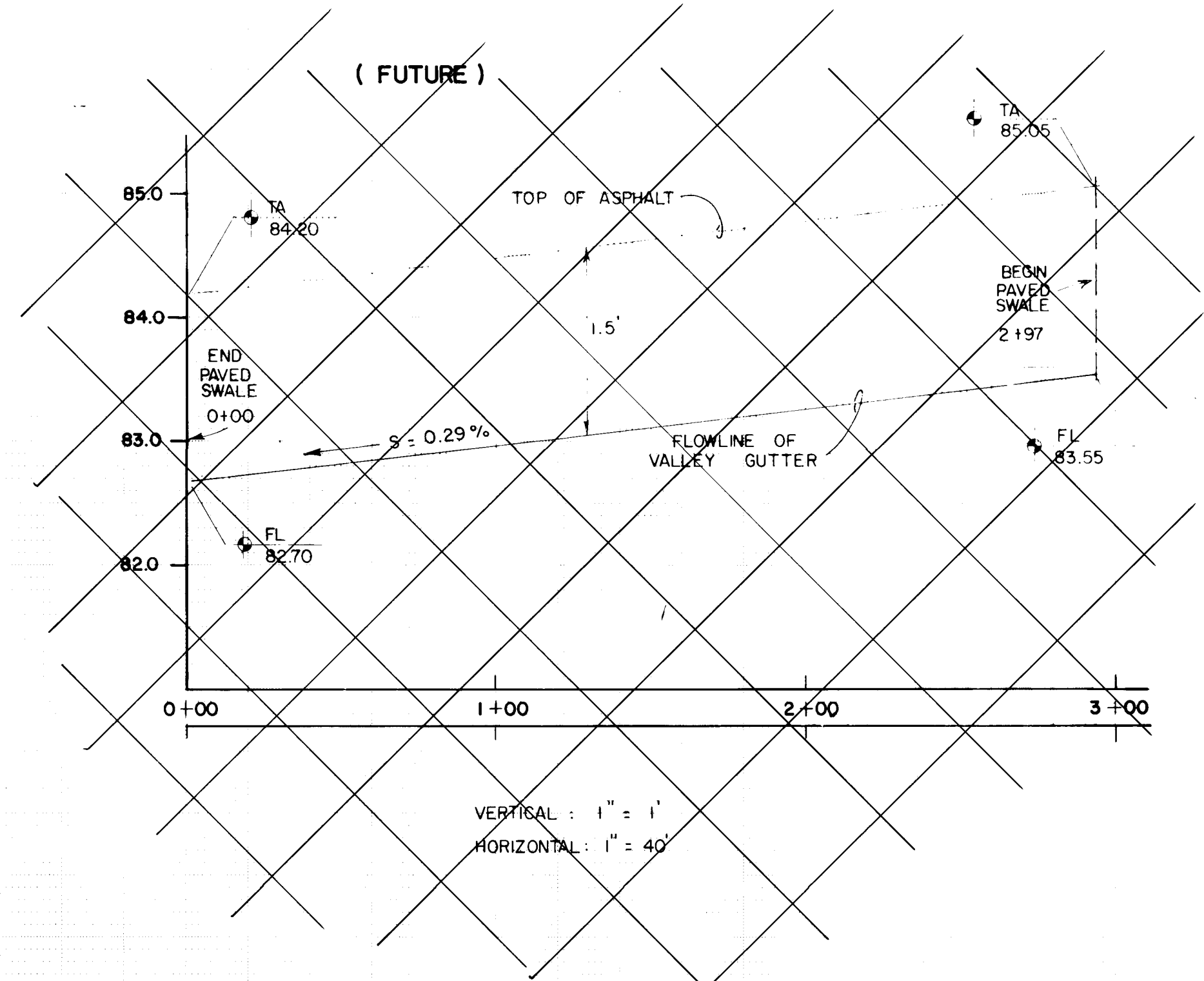
REFER TO SHEETS 5 AND 6 FOR DETAILS

- Legend
- 8" PROPOSED SEWER (S)
 - 10" EXISTING
 - PROPERTY/LOT LINE
 - FH FIRE HYDRANT
 - MH-1 MANHOLE
 - GATE VALVE
 - PAVED PRIVATE ACCESS DRIVES
 - NOT TO BE CONSTRUCTED THIS PHASE

NOTE : SEWER & PAVING FOR LOTS 5 & 6 ONLY THIS PHASE



SECTION A



WEISS / HINES ENGINEERING, INC.
1100 ALVARADO N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

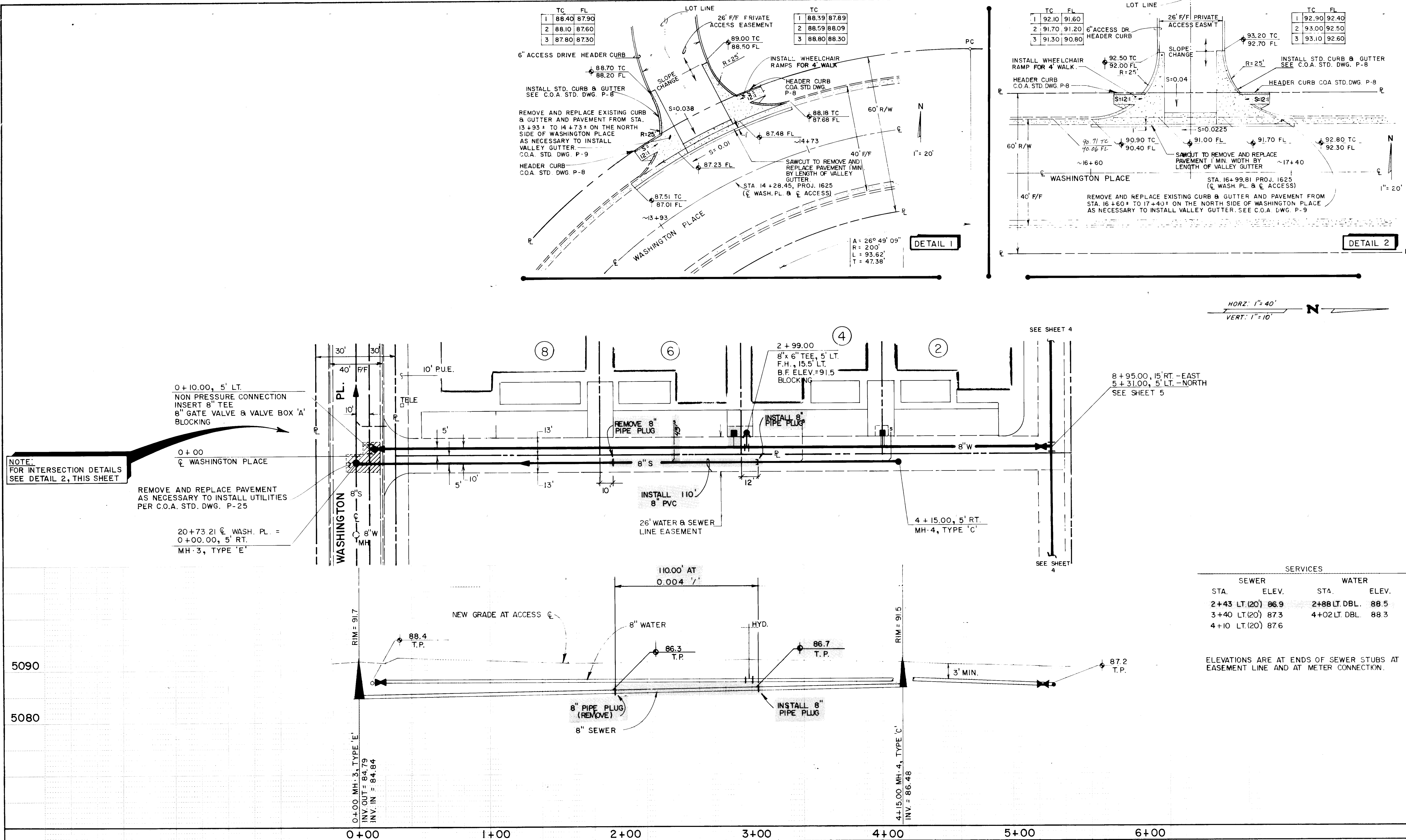
TITLE: WASHINGTON BUSINESS PARK

UTILITY MASTER PLAN & DRAINAGE SWALE P&P

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/16/86	Liquid Waste	<i>[Signature]</i>	7/16/86
A.C.E - Design	<i>[Signature]</i>	7/23/86	Traffic	<i>[Signature]</i>	7/16/86
A.C.E - Hydrology	<i>[Signature]</i>	7/24/86	Water	<i>[Signature]</i>	7/16/86

DRAWING NO. 3144 LOTS 5 & 6 MAP NO. C-17 SHEET 4 OF 6

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS 8-C-17	ELEV. 511.029	FIELD NOTES	DATE	<i>[Signature]</i>	
INSPECTED BY	DATE	ACS BRASS TABLET IN THE TOP OF THE WEST CURB OF WASHINGTON ST. 0.3 MILES NORTH OF THE INTERSECTION WITH LOS ANGELES BLVD.	DATE	BY	DATE		
VERIFICATION BY	DATE					REVISIONS	BY
DRAWINGS	DATE					DESIGN	
RECORDED BY	DATE					DESIGNED BY SDC	DATE 7/1/86
						DRAWN BY SDC	DATE 7/1/86
						CHECKED BY CLW	DATE 7/1/86



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.
Surfance Mach	DATE										
INSPECTOR'S	DATE										
ACCURACY	DATE										
WASHINGTON ST. 0.3 MILES NORTH OF INTERSECTION	DATE										
WITH LOS ANGELES BLVD.	DATE										
MICRO-FILM INFORMATION			REVISIONS			DESIGN			REVISIONS		
RECORDED BY	DATE		NO.	DATE		NO.	DATE		NO.	DATE	

WEISS / HINES ENGINEERING, INC.
1100-B ALVARADO N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: WASHINGTON BUSINESS PARK
UTILITY PLANS AND PROFILES

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		7/24/86	Liquid Waste		7/16/86
ACE-Design		7/24/86	Traffic		7/16/86
ACE-Hydrology		7/24/86	Water		7/16/86

DRAWING NO.	LOTS	MAP NO.	SHEET	OF
3144	5 & 6	C-17	6	6