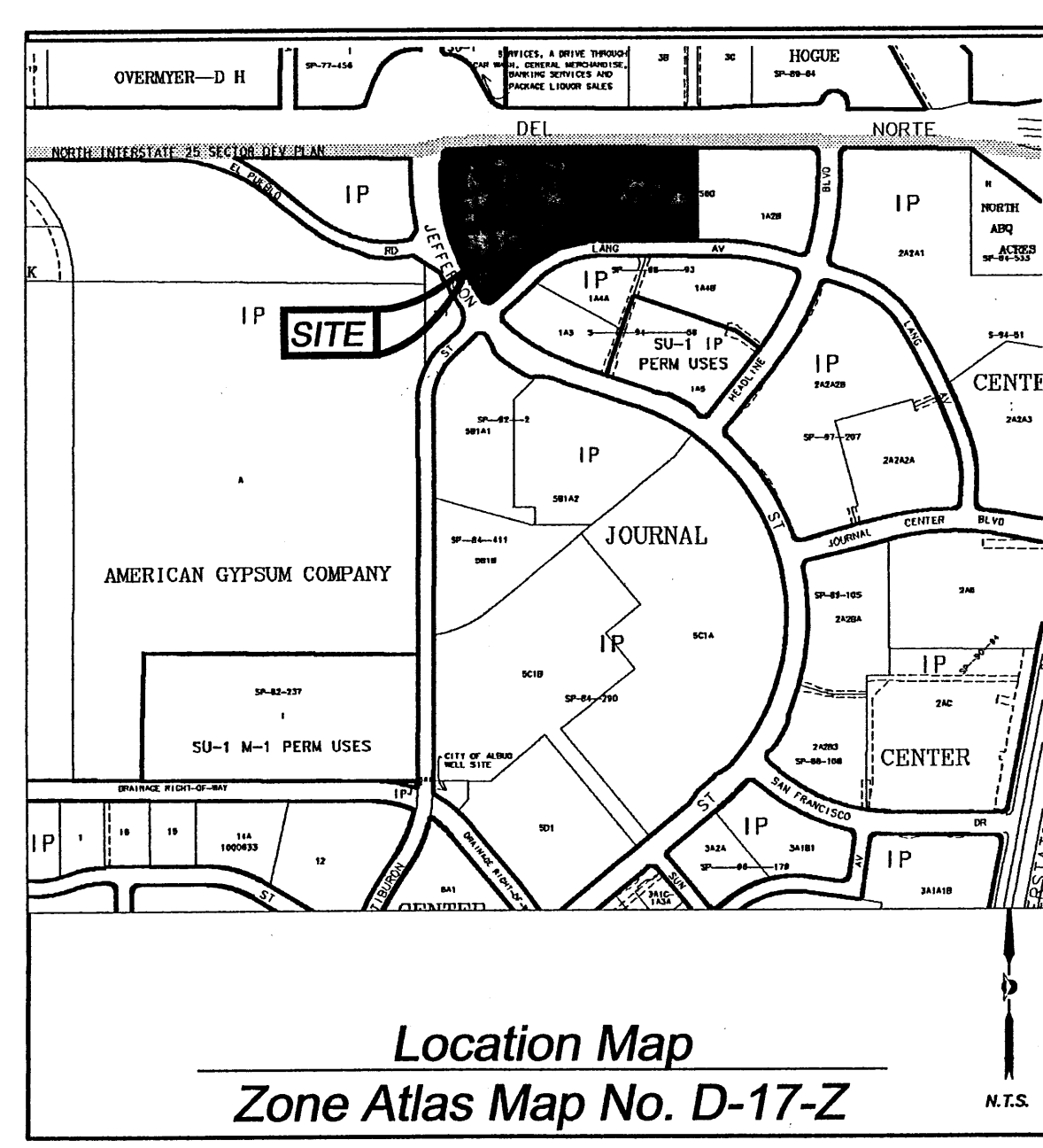


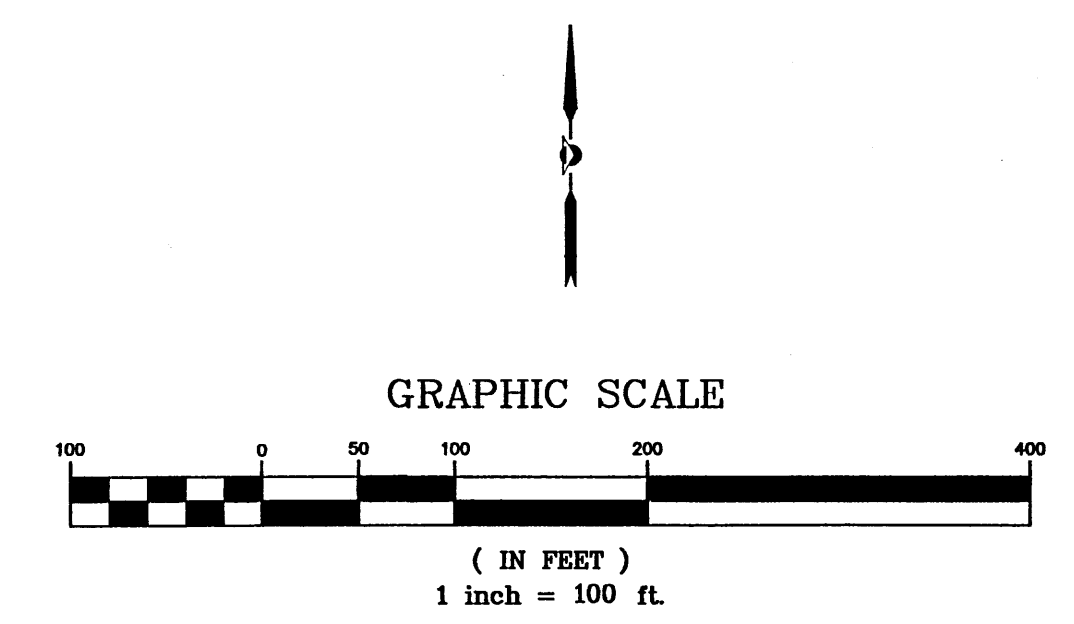
PRD 1000560

Amendment to Site Plan for Subdivision
for Tracts 1A-2-A-1, 1A-2-A-2,
1A-2-A-3, 1A-2-B, 1A-3, 1A-4-A, 1A-4-B, and 1A-5
Journal Center
Albuquerque, Bernalillo County, New Mexico
January 2004

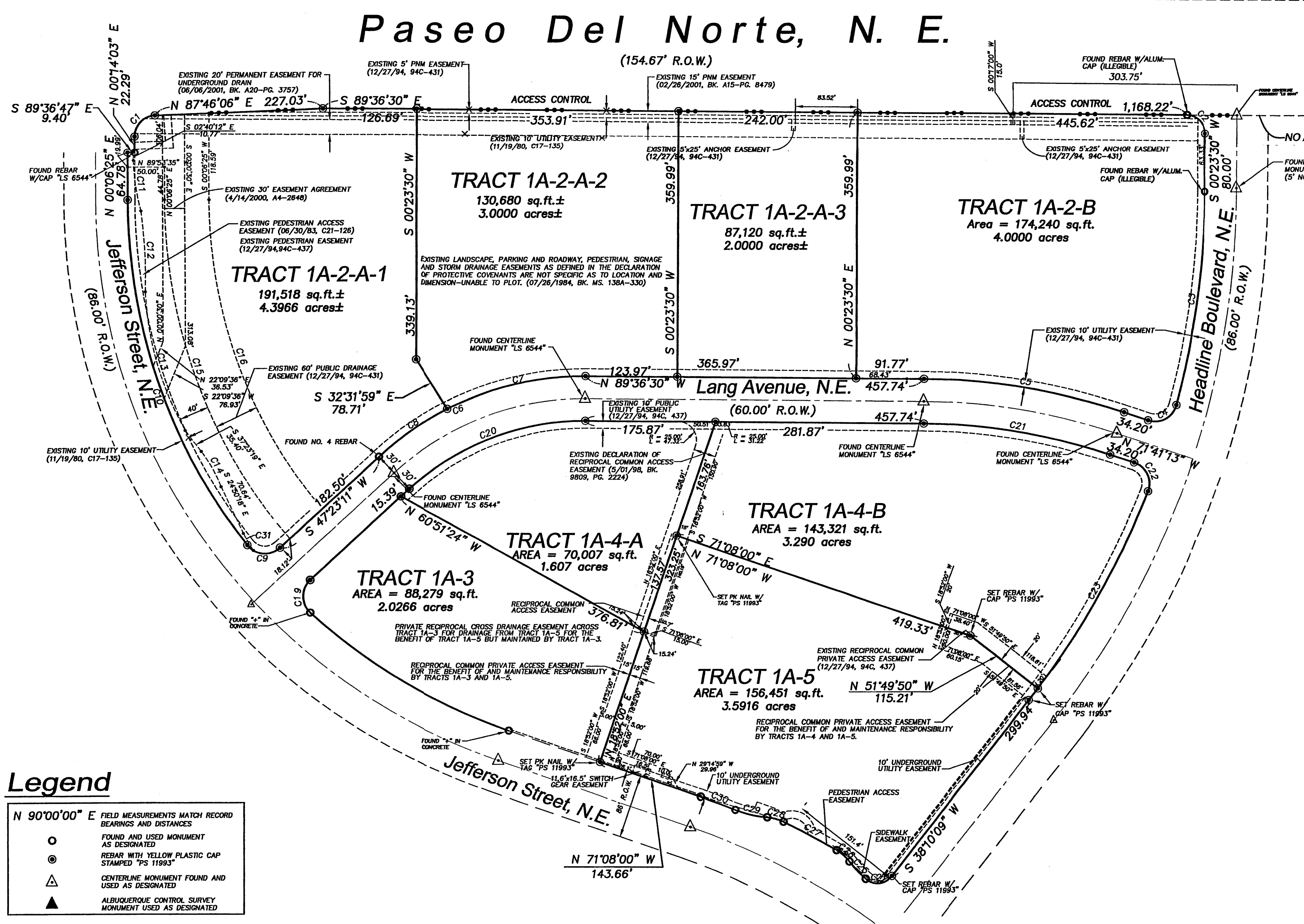


Curve Data

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | DISTANCE |
|-------|----------|---------|-----------|---------|---------------|----------|
| C1 | 28.70' | 43.85' | 87.32°48' | 27.48' | S 44°02'09" W | 39.70' |
| C2 | 25.00' | 39.27' | 90°00'00" | 25.00' | N 44°36'30" W | 35.36' |
| C3 | 1126.05' | 280.54' | 144°7'00" | 146.08' | N 07°47'00" E | 289.73' |
| C4 | 30.00' | 48.77' | 93°08'38" | 31.69' | N 61°44'49" E | 43.57' |
| C5 | 880.00' | 275.26' | 17°55'19" | 138.76' | N 80°38'52" W | 274.14' |
| C6 | 410.00' | 307.74' | 43°00'19" | 161.53' | S 68°53'20" W | 300.57' |
| C7 | 410.13' | 194.36' | 27°09'08" | 99.04' | S 76°48'48" W | 192.54' |
| C8 | 410.36' | 113.39' | 15°49'51" | 57.06' | S 52°18'19" W | 113.02' |
| C9 | 30.00' | 49.60' | 94°43'44" | 32.58' | S 85°14'57" E | 44.14' |
| C10 | 757.00' | 501.88' | 37°39'11" | 260.55' | S 18°53'29" E | 492.74' |
| C11 | 290.60' | 70.05' | 13°48'40" | 35.20' | S 08°14'31" E | 69.88' |
| C12 | 668.73' | 108.70' | 09°18'48" | 54.47' | N 02°49'24" W | 108.58' |
| C13 | 420.00' | 195.45' | 26°39'28" | 99.53' | S 15°54'32" E | 193.69' |
| C14 | 187.11' | 55.23' | 16°54'44" | 27.82' | N 28°55'57" W | 55.03' |
| C15 | 707.00' | 461.57' | 37°24'23" | 239.35' | S 18°35'46" E | 453.42' |
| C16 | 647.00' | 435.08' | 38°31'45" | 226.13' | S 19°09'27" E | 426.93' |
| C17 | 30.00' | 48.77' | 93°08'38" | 31.69' | N 61°44'49" E | 43.57' |
| C18 | 30.00' | 48.77' | 93°08'38" | 31.69' | N 61°44'49" E | 43.57' |
| C19 | 30.00' | 48.77' | 93°08'38" | 31.69' | N 61°44'49" E | 43.57' |
| C20 | 350.00' | 262.70' | 43°00'16" | 137.88' | S 68°54'25" W | 256.58' |
| C21 | 820.00' | 256.49' | 17°35'18" | 129.30' | N 80°37'45" W | 255.45' |
| C22 | 30.00' | 48.77' | 93°08'38" | 31.69' | N 28°55'57" W | 43.57' |
| C23 | 1126.05' | 308.40' | 15°41'31" | 155.17' | N 29°19'16" E | 307.44' |
| C24 | 25.00' | 39.96' | 91°34'55" | 25.70' | N 83°57'40" E | 35.84' |
| C25 | 140.00' | 31.87' | 13°02'33" | 16.00' | S 43°43'35" E | 31.80' |
| C26 | 60.00' | 23.07' | 22°01'55" | 11.68' | N 48°13'12" W | 22.93' |
| C27 | 955.00' | 80.84' | 04°51'01" | 40.45' | N 61°39'33" W | 80.82' |
| C28 | 60.00' | 23.07' | 22°01'55" | 11.68' | N 25°05'54" W | 22.93' |
| C29 | 140.00' | 44.12' | 18°03'26" | 22.25' | S 77°05'03" E | 43.94' |
| C30 | 943.00' | 50.63' | 03°04'35" | 25.32' | N 69°35'21" W | 50.63' |
| C31 | 141.00' | 26.88' | 10°55'26" | 13.48' | S 30°18'01" E | 26.84' |



- Notes**
- TRACTS 1A-3, 1A-4-A, 1A-4-B, 1A-2B AND 1A-5 HAVE ALL BEEN DEVELOPED
 - TRACTS 1A-2-A-1 AND 1A-2-A-2, 1A-2-A-3 ARE DESIGNATED FOR TRACTS TO BE CREATED BY RE-PLAT OF TRACT 1A-2-A PENDING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION.
 - FOR TRACTS ZONED I-P, LAND USES WILL BE THOSE GOVERNED BY SITE DEVELOPMENT PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD PURSUANT TO THE REQUIREMENTS OF THE COMPREHENSIVE CITY ZONING CODE, THE EPC APPROVED SITE DEVELOPMENT PLAN FOR THE JOURNAL CENTER AND THE STANDARDS, COVENANTS AND RESTRICTIONS OF JOURNAL CENTER BUSINESS PARK, WHICHEVER IS MORE STRINGENT. TRACTS ZONED "SU-1 FOR I-P PERMISSIVE USES" SHALL BE REVIEWED BY THE ENVIRONMENTAL PLANNING COMMISSION.
 - SPECIFIC DESIGN PARAMETERS, SUCH AS BUILDING HEIGHT, SETBACKS, SPECIAL LANDSCAPE AREAS OF COLORS, PLANTINGS, AND MATERIALS SHALL BE DETERMINED BY THE APPROVED SITE-SPECIFIC SITE DEVELOPMENT PLANS PREPARED AT THE TIME EACH TRACT IS PROPOSED FOR DEVELOPMENT. HOWEVER, ALL DESIGNS SHALL ADHERE TO THE GUIDELINES SET FORTH IN THIS SITE PLAN FOR SUBDIVISION DOCUMENT.
 - BUILDING HEIGHT, STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN A 45° ANGLE PLANE DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES.
 - MINIMUM BUILDING SETBACKS, UNLESS MODIFIED BY THE ENVIRONMENTAL PLANNING COMMISSION (FOR THE SU-1 SITE ONLY), SHALL BE AS PERMITTED WITHIN THE COMPREHENSIVE CITY ZONING CODE (ZONING CODE) FOR I-P ZONING, OR THE FOLLOWING (WHICHEVER IS MORE STRINGENT):
FRONT YARD SETBACK:
FROM ARTERIAL STREET (I.E., 86' R/W), 40' FROM CURB FACE (30' FROM R/W LINE)
FROM LOCAL/COMMERCIAL STREET, 30' FROM CURB FACE (20' FROM R/W LINE)
FROM 1-25 FRONTAGE ROAD, 60' FROM R/W
FROM PASEO DEL NORTE, 60' FROM R/W
SIDE YARD SETBACK:
10', EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA IN THE CORNER OF A CORNER LOT. FRONT YARD SETBACKS APPLY, EXCEPT THAT CANTILEVER ROOFS AND SUNSCREENS MAY PROJECT 6' INTO THE SETBACK AREA.
REAR YARD SETBACK:
10' EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA.
 - MAXIMUM BUILDING COVERAGE OF A LOT SHALL BE FIFTY PERCENT (50%) FOR ALL TRACTS. LOT SIZE SHALL BE AS PROVIDED IN THE I-P ZONING CODE. PARKING STRUCTURES SHALL BE CONSIDERED AS BUILDINGS.
 - NO VEHICULAR CROSS LOT (RECIPROCAL) ACCESS EASEMENTS ARE PROVIDED BETWEEN TRACTS OF THIS PLAN.
 - FUTURE SITE DEVELOPMENT PLANS FOR TRACTS 1A-2-A AND 1A-2-B MUST PROVIDE FOR PEDESTRIAN ACCESS TO AND ALONG THE FUTURE TRAIL ADJACENT TO PASEO DEL NORTE AS DESCRIBED IN THE TRAILS AND BIKEWAYS FACILITY PLAN.
PEDESTRIAN ACCESS FOR TRACTS 1A-3, 1A-4-A, 1A-4-B AND 1A-5 TO THE FUTURE TRAIL ALONG PASEO DEL NORTE IS AVAILABLE THROUGH LANG, JEFFERSON AND HEADLINE RIGHT-OF-WAYS.
 - PARKING SHALL BE CONSISTENT WITH THE ZONING CODE (SECTION 40.0), OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
 - CROSS-LOT EASEMENTS FOR DRAINAGE AND OTHER PRIVATE UTILITIES SHALL BE PROVIDED BY PLAT, OR OTHER APPROVED DOCUMENT, AS NECESSARY.
 - LANDSCAPE COVERAGE SHALL CONFORM TO LANDSCAPING REQUIREMENTS OF THE I-P ZONING CODE, THE JOURNAL CENTER MASTER PLAN AND/OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
 - RAIL SPURS ARE NOT PLANNED FOR, NOR DO THEY CURRENTLY EXIST ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
 - A MASTER DRAINAGE PLAN FOR THE TWO PROPOSED TRACTS WILL BE PREPARED AND PROCESSED FOR REVIEW THROUGH THE CITY OF ALBUQUERQUE'S PUBLIC WORKS/HYDROLOGY DIVISION. THIS PLAN WILL ADDRESS IN A DETAILED MANNER THE DRAINAGE MANAGEMENT PLAN FOR THIS PROPERTY. DETAILED SITE SPECIFIC GRADING AND DRAINAGE PLANS FOR FUTURE INDIVIDUAL TRACTS WILL BE SUBMITTED ON A CASE BY CASE BASIS IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.
 - CURB CUTS FROM EACH TRACT ONTO THE EXISTING JEFFERSON STREET AND HEADLINE BOULEVARD RIGHT-OF-WAYS WILL CONFORM TO DEVELOPMENT PROCESS MANUAL (DPM) SPACING REQUIREMENTS FOR DRIVEWAYS.
 - THE CURRENT LEGAL DESCRIPTION OF THIS SITE IS TRACTS 1A-2-A, 1A-2-B, 1A-3, 1A-4-A, 1A-4-B AND 1A-5, JOURNAL CENTER TRACTS IDENTIFIED ON THIS PLAN, TRACTS 1A-2-A-1, 1A-2-A-2 AND 1A-2-A-3 ARE DESIGNATIONS FOR TRACTS TO BE USED IN THE FORTHCOMING RE-PLAT OF TRACT 1A-2-A FOLLOWING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION.
 - PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE LOTS, AS SHOWN ON THE SITE PLAN, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA REQUEST FOR WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
 - SIGNS SHALL CONFORM TO THE COMPREHENSIVE ZONING CODE, OR JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
 - VEHICULAR AND PEDESTRIAN CIRCULATION, GENERALLY ALL TRACTS SHOWN HEREON SHALL HAVE ACCESS TO THE EXISTING PUBLIC RIGHT-OF-WAY OF HEADLINE BOULEVARD AND JEFFERSON STREET. FULL INBOUND AND OUTBOUND TURNING MOVEMENTS WILL BE PROVIDED ALONG THE ENTIRETY OF LANG AVE. AND JEFFERSON STREET. OTHER DIRECT ACCESS/CURB CUTS CAN BE UTILIZED BY THESE TRACTS FOR ACCESS TO JEFFERSON STREET AND HEADLINE BOULEVARD ON A RIGHT TURN-IN AND RIGHT TURN-OUT BASIS ONLY AND ONLY IN ACCORDANCE WITH DPM.
 - VARIANCES TO THE ABOVE STANDARDS MAY BE GRANTED BY THE JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE IN ACCORDANCE WITH THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS. VARIANCES SHALL NOT BE INCONSISTENT WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE JOURNAL CENTER MASTER PLAN. SITE-SPECIFIC SITE DEVELOPMENT PLANS SHALL IDENTIFY ALL GRANTED VARIANCES WHEN REVIEWED BY DRB.



Legend

| | |
|---------------|--|
| N 90°00'00" E | FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ⊙ | REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993" |
| △ | CENTERLINE MONUMENT FOUND AND USED AS DESIGNATED |
| ▲ | ALBUQUERQUE CONTROL SURVEY MONUMENT USED AS DESIGNATED |

Project Number: 1000560
Application Number: 04DRB-00028

DRB Development Plan Approval:
THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, Z-79-80-2) AND THE IP ZONE.
IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON JUNE 21, 2000, AS REFLECTED IN PROJECT NO. 1000560.

| | |
|--------------------------------------|---------|
| <i>[Signature]</i> | 3-31-04 |
| ENGINEER, TRANSPORTATION DIVISION | DATE |
| <i>[Signature]</i> | 3-31-04 |
| UTILITIES DEPARTMENT | DATE |
| <i>[Signature]</i> | 3/31/04 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <i>[Signature]</i> | 3/31/04 |
| CITY ENGINEER | DATE |
| N/A | |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| N/A | |
| SOLID WASTE MANAGEMENT | DATE |
| <i>[Signature]</i> | 3/31/04 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900