

**PROJECT NUMBER:** 022201  
**Application Number:** 02BFC-020616

The Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on 04/15/2003. The EPC has determined that the proposed development meets the criteria for approval and that the proposed development is consistent with the Official Re-zoning Ordinance and the Official Zoning Ordinance.

is an infrastructure list required? ( ) Yes ( / ) No ( / ) If yes, list any construction within Public Right-of-Way or for construction of public improvements.

**DMS SITE DEVELOPMENT PLAN BOARD APPROVAL:**

Transportation Division	Date
Water Utility Department	Date
Public Works Department	Date
City Engineer	Date
City Manager	Date

**Prepared by:** Mike Hite (City Engineer)  
**Checked by:** [Signature]  
**Drawn by:** [Signature]

**OWNER/DEVELOPER:**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM:**  
**ARCHITECTURE:**  
**NADEL ARCHITECTS**  
**ENGINEERING:**  
**HULT-ZOLLARS**  
**PLANNING/LANDSCAPE ARCHITECTURE:**  
**CONSENSUS PLANNING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**SCALE:** 1" = 100'  
 0 50 100 200

**SHEET 2 OF 34**  
**April 4, 2006**

**WINROCK MARKET CENTER**

**GENERAL NOTES:**

1. Lot lines are shown for illustrative purposes only. Final platting for the Winrock Market Center will occur within the timeframe established by the Upstream Sector Development Plan with individual lot boundaries established by the SU-2 and SU-3 areas as agreed to with the City Planning Director.
2. Final platting and final platting shall be consistent with the City Planning Director's final platting and final platting shall be consistent with the City Planning Director's final platting.
3. Final platting and final platting shall be consistent with the City Planning Director's final platting and final platting shall be consistent with the City Planning Director's final platting.
4. A shared parking agreement will be required for the site layout.
5. All applications requesting modifications to the site plan for subdivision and Building Permit will impact off-street parking shall notify all property owners within the SU-3 area of Winrock Market Center.

**LANDSCAPE PLAN:**  
 Landscape Plan shall be consistent with City standards and policies regarding water conservation and erosion control. The Upstream Sector Development Plan and the City's Comprehensive Zoning Code (see Item B, Landscape Plan for more detail).

6U-2 Area	Building	FAR
34,028 SF (121 AC)	16,029 SF	31
6U-3 Area	Building	FAR
339,240 SF (1416 AC)	514,598 SF	30

**TRANSPORTATION:**  
 Louisiana Boulevard is designated a Major Transit Corridor with a regular bus route and a Rapid Transit Corridor. The proposed development shall provide a transit station and a transit shelter. The proposed development shall provide a transit station and a transit shelter. The proposed development shall provide a transit station and a transit shelter.

**INTERNAL CIRCULATION REQUIREMENTS:**  
 Internal circulation is provided through the site via a ring road system with major north-south and east-west corridors. Sidewalks shall have a minimum width of 6 feet and will provide connections throughout the site to structures and plaza areas.

**BUILDING HEIGHTS AND SETBACKS:**  
 Building heights and setbacks shall be consistent with the requirements in the Upstream Sector Development Plan and the City's Comprehensive Zoning Code (see Item B, Building Heights and Setbacks for more detail).

**TRANSIT ACCESS:**  
 Louisiana Boulevard is designated a Major Transit Corridor with a regular bus route and a Rapid Transit Corridor. The proposed development shall provide a transit station and a transit shelter. The proposed development shall provide a transit station and a transit shelter.

**VEHICULAR ACCESS:**  
 Louisiana Boulevard provides the major signalized access into Winrock Market Center via America's Parkway. Additional access points are provided at Louisiana Boulevard, Indian School Road, and Pennsylvania Street. There is direct access from Winrock Market Center to I-40 west. There is access from the development into the Upstream Sector Development Plan and previous approvals for Winrock Market Center.

**BICYCLE AND TRAIL ACCESS:**  
 Bicycle access is provided by 6-foot one-way bike lanes in Louisiana Boulevard, Pennsylvania Street, and Indian School Road. Trail access is provided across Pennsylvania via the Paseo de la Frontera Trail, and continues along Winrock's southern edge and connects to the pedestrian complex and continues across I-40. Sidewalks will provide pedestrian connectivity within Winrock Market Center.

**PROPOSED USE:**  
 The site is zoned 6U-2 and 6U-3. Parcels E-1 and D-14 are zoned 6U-2 and the remainder of the site is zoned 6U-3. Land uses are as follows:  
 Retail/Restaurant/Reseller: 908,282 SF  
 Office: 248,000 SF  
 Hotel: 174 Rooms  
 Multi-Family: 66 units (Area 311 ac, Gross Density: 2111 du/ac)

**FEDERATION AND VEHICULAR ACCESS AND EGRESS:**  
 Louisiana Boulevard provides the major signalized access into Winrock Market Center via America's Parkway. Additional access points are provided at Louisiana Boulevard, Indian School Road, and Pennsylvania Street. There is direct access from Winrock Market Center to I-40 west. There is access from the development into the Upstream Sector Development Plan and previous approvals for Winrock Market Center.

**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

**THE SITE:**  
 The site consists of approximately 81.31 acres, (6U-3, 1416 AC and 6U-2, 121 AC). The interior parcel lines shown on this site plan are illustrative. Final platting will occur as specific development projects are proposed. Each building construction is a separate lot, with the exception of Parcels D-14 and E-1) and the parking area is one large tract.

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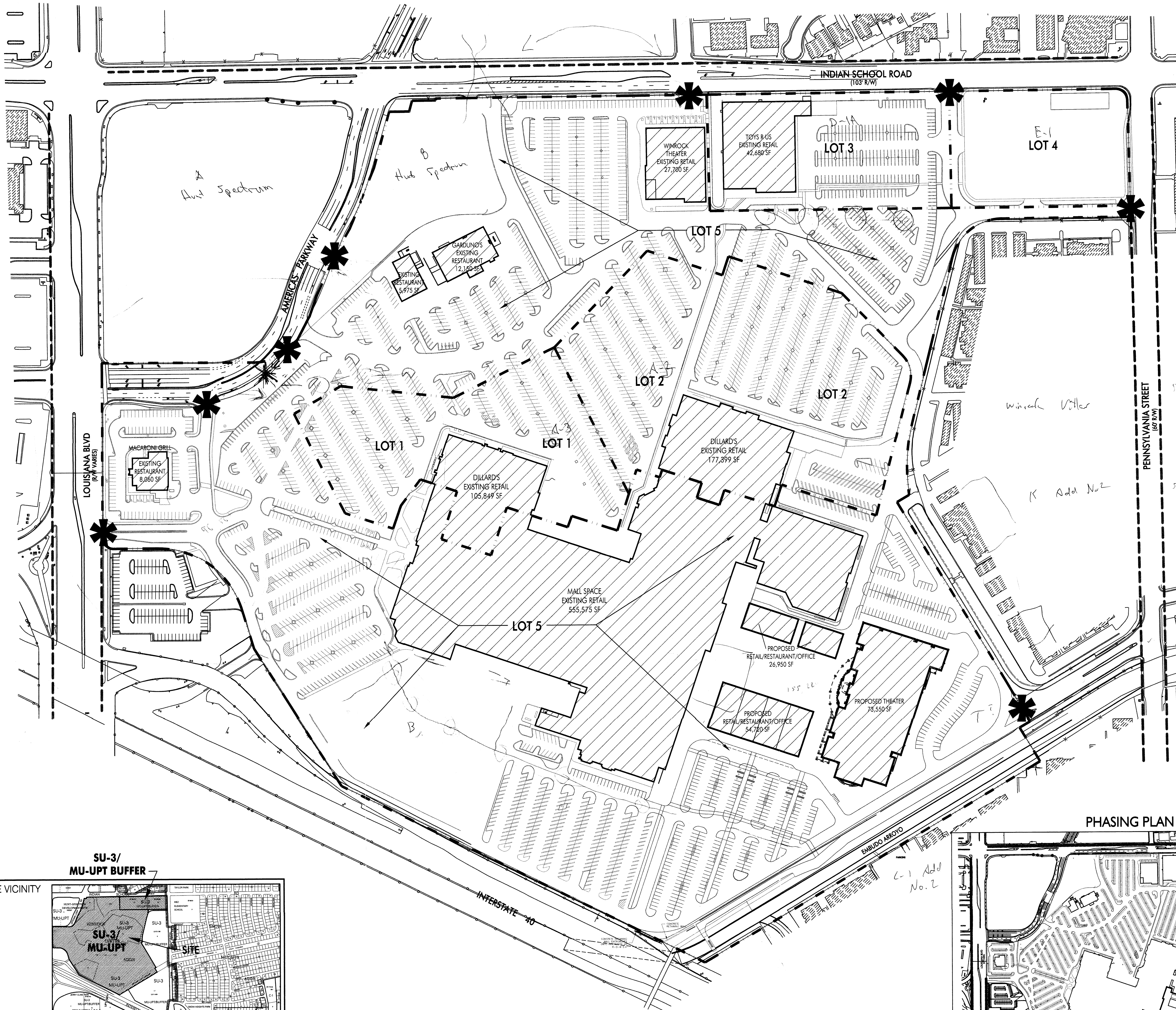
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 Building heights and setbacks shall be consistent with the requirements in the Upstream Sector Development Plan and the City's Comprehensive Zoning Code (see Item B, Building Heights and Setbacks for more detail).

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**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (05EP000816), PROJECT NO. 1002202.

THE SITE CONSISTS OF APPROXIMATELY 61.57 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO FIVE SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS FOR THE MEN'S AND WOMEN'S DILLARD'S STORES AND A PORTION OF THEIR PARKING FIELDS; TRACT 3 IS THE EXISTING TOYS 'R US LOT; TRACT 4 IS THE EXISTING VACANT LOT EAST OF TOYS 'R US, COMMONLY CALLED THE 'CHRISTMAS TREE LOT' AT THE NORTHEAST CORNER OF THE SITE, AND TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION. TRACTS 1, 2 AND 5 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

**PROPOSED USE:**  
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER). LAND USES ARE AS FOLLOWS:

*RETAIL/RESTAURANT/THEATER:	906,282 S.F.	*USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*OFFICE:	24,000 S.F.	
*HOTEL:	174 ROOMS	
*MULTI-FAMILY:	66 UNITS (AREA-3) I.I. AC. GROSS DENSITY-2.11 DU/AC	

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**  
VEHICULAR ACCESS:  
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

**BICYCLE AND TRAIL ACCESS:**  
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER, CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

**TRANSIT ACCESS:**  
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMPUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 13 PARKING SPACES PROVIDED.

**INTERNAL CIRCULATION REQUIREMENTS:**  
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM, WITH MAJOR NORTH-SOUTH AND EAST-WEST CORRIDORS. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

**BUILDING HEIGHTS AND SETBACKS:**  
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

**FAR:**  
THE MINIMUM FLOOR AREA RATIO (FAR) IS 30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

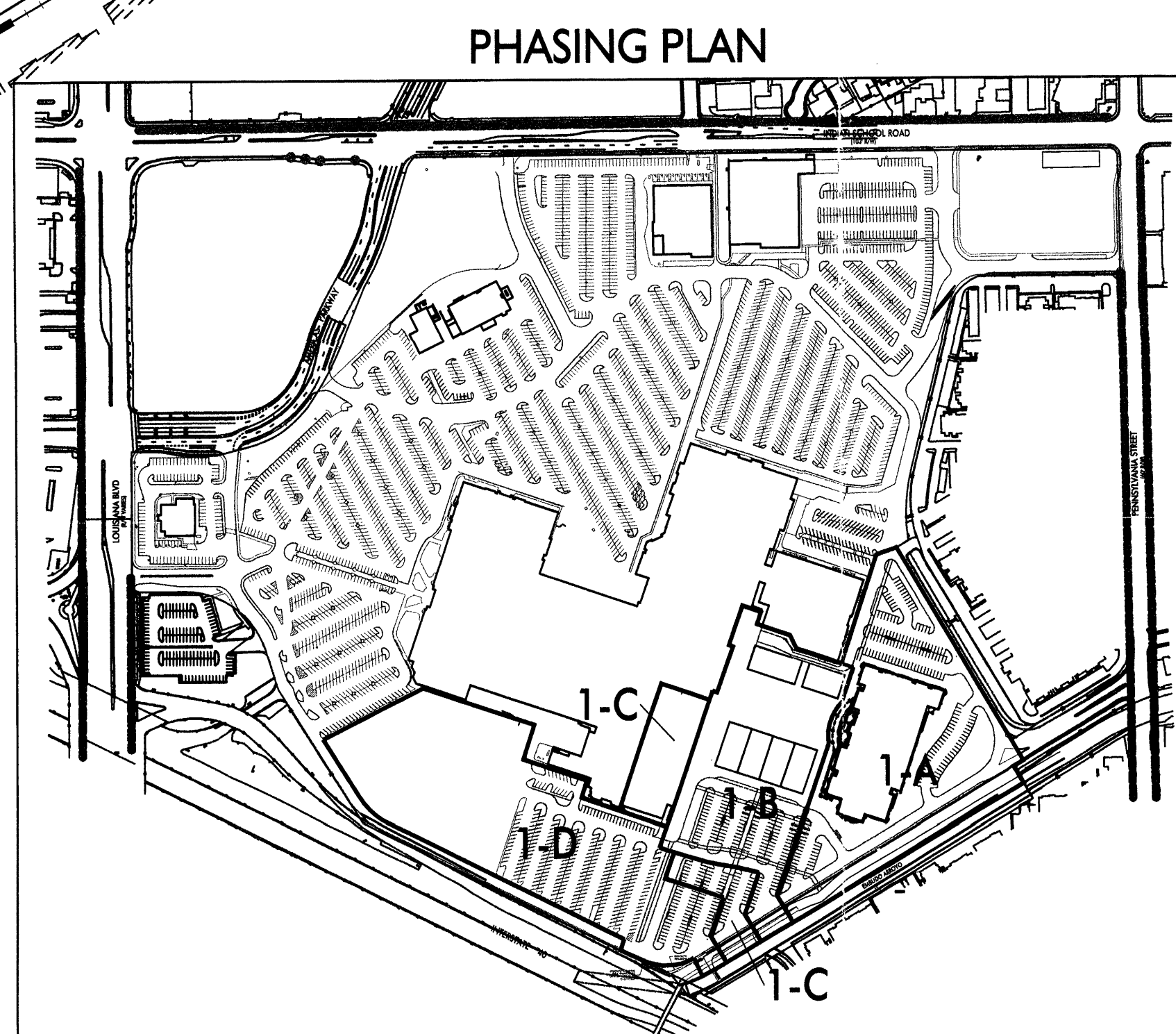
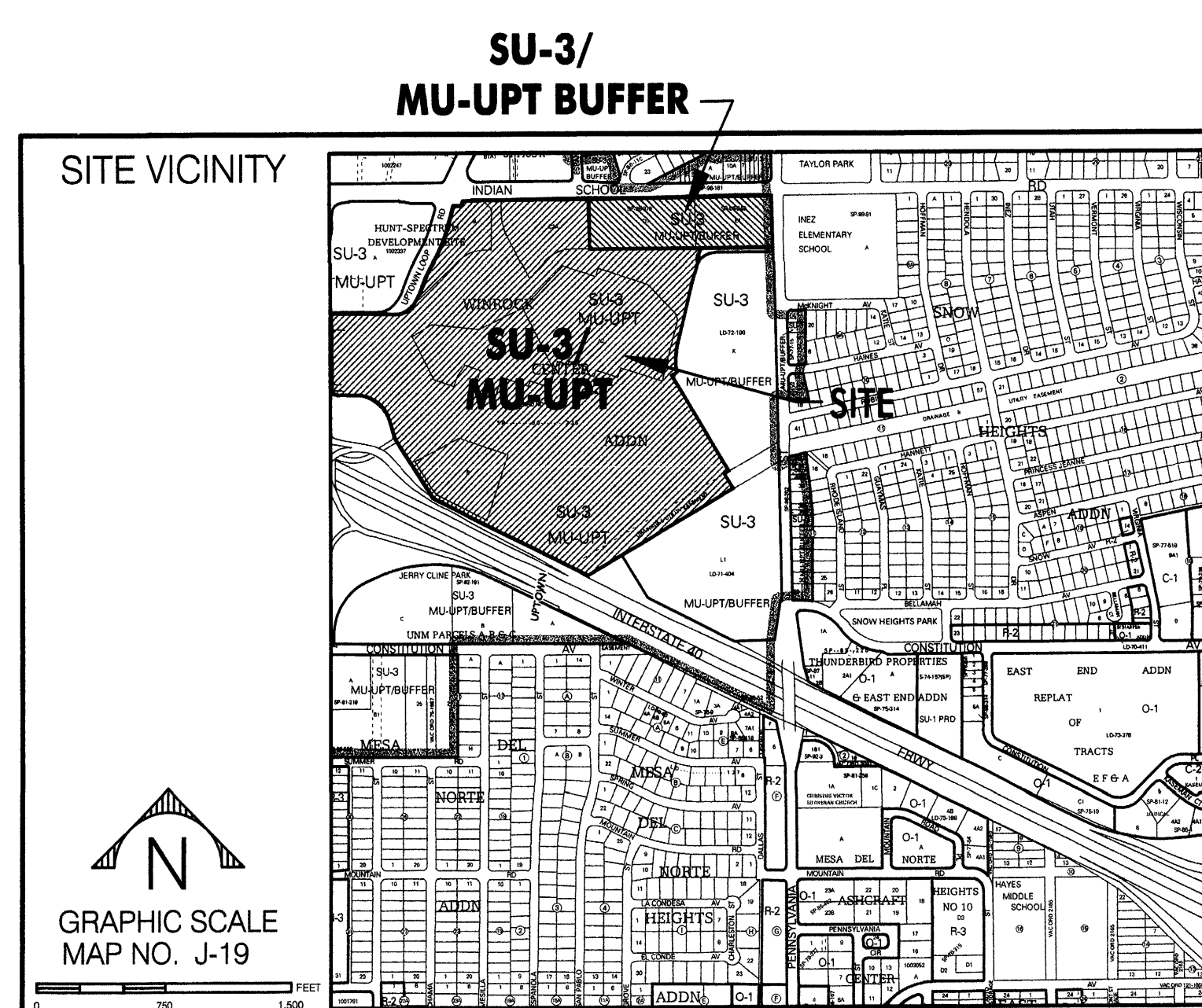
SU-3 AREA	BUILDING	FAR
934,447.8 S.F. (21.57 AC)	1,090,608 S.F.	30.76

**LANDSCAPE PLAN:**  
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN. THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

**GENERAL NOTES:**

- LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE DIFFERENT SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
- PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN, UPTOWN DEVELOPMENT PLAN, AND THE CITY COMPREHENSIVE ZONING CODE.
- FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE SECTOR DEVELOPMENT PLAN, UPTOWN DEVELOPMENT PLAN, AND THE CITY COMPREHENSIVE ZONING CODE.
- A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.

PROJECT NUMBER:	1002202
APPLICATION NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABC/WJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



# Winrock

TOWN CENTER

**OWNER/DEVELOPER**  
WINROCK PARTNERS, LLC

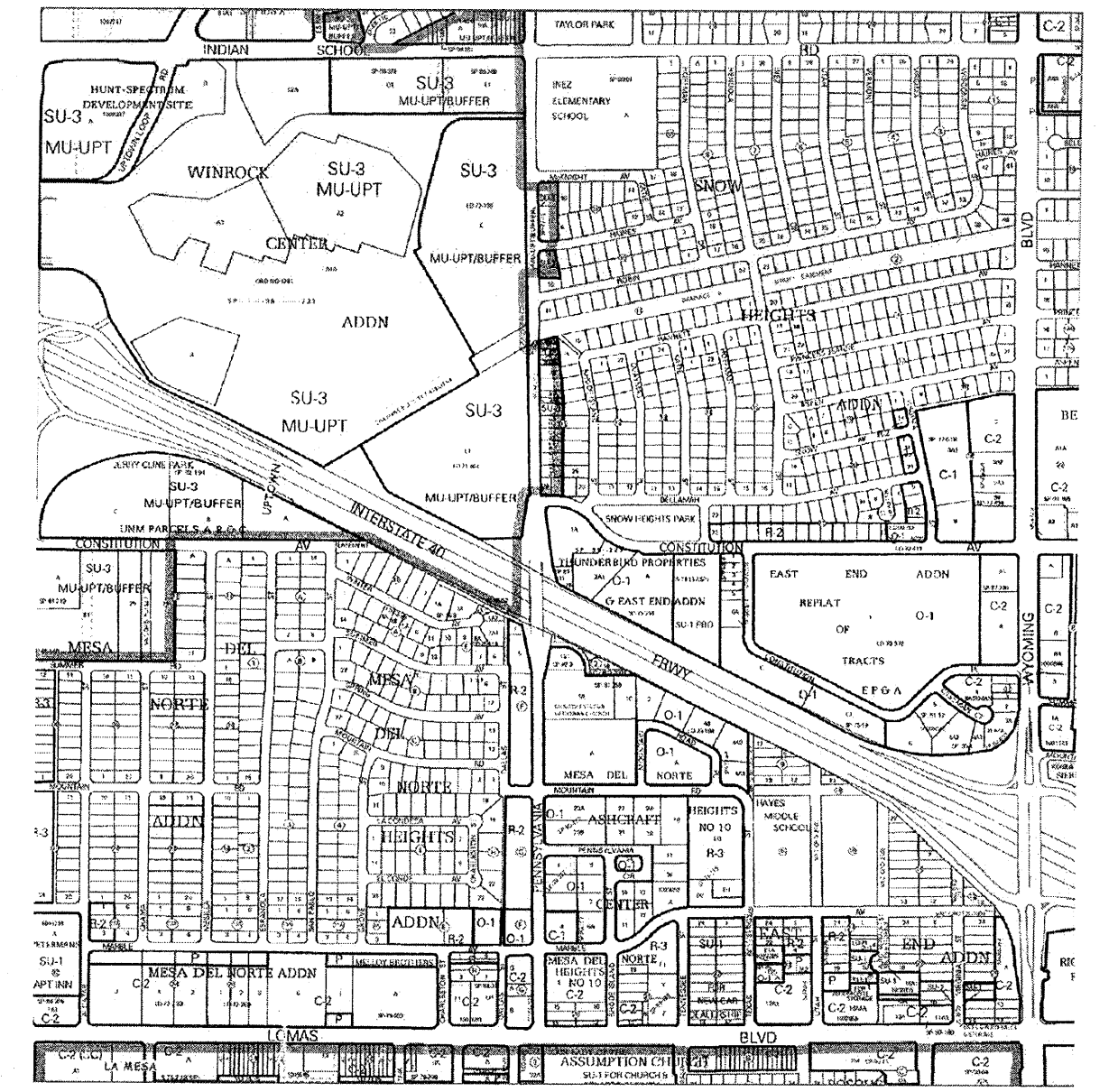
**PROJECT TEAM**  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
SURROUNDINGS STUDIO  
ARCHITECTURE  
STUDIO SOUTHWEST ARCHITECTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION  
**SITE PLAN**

\* APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.



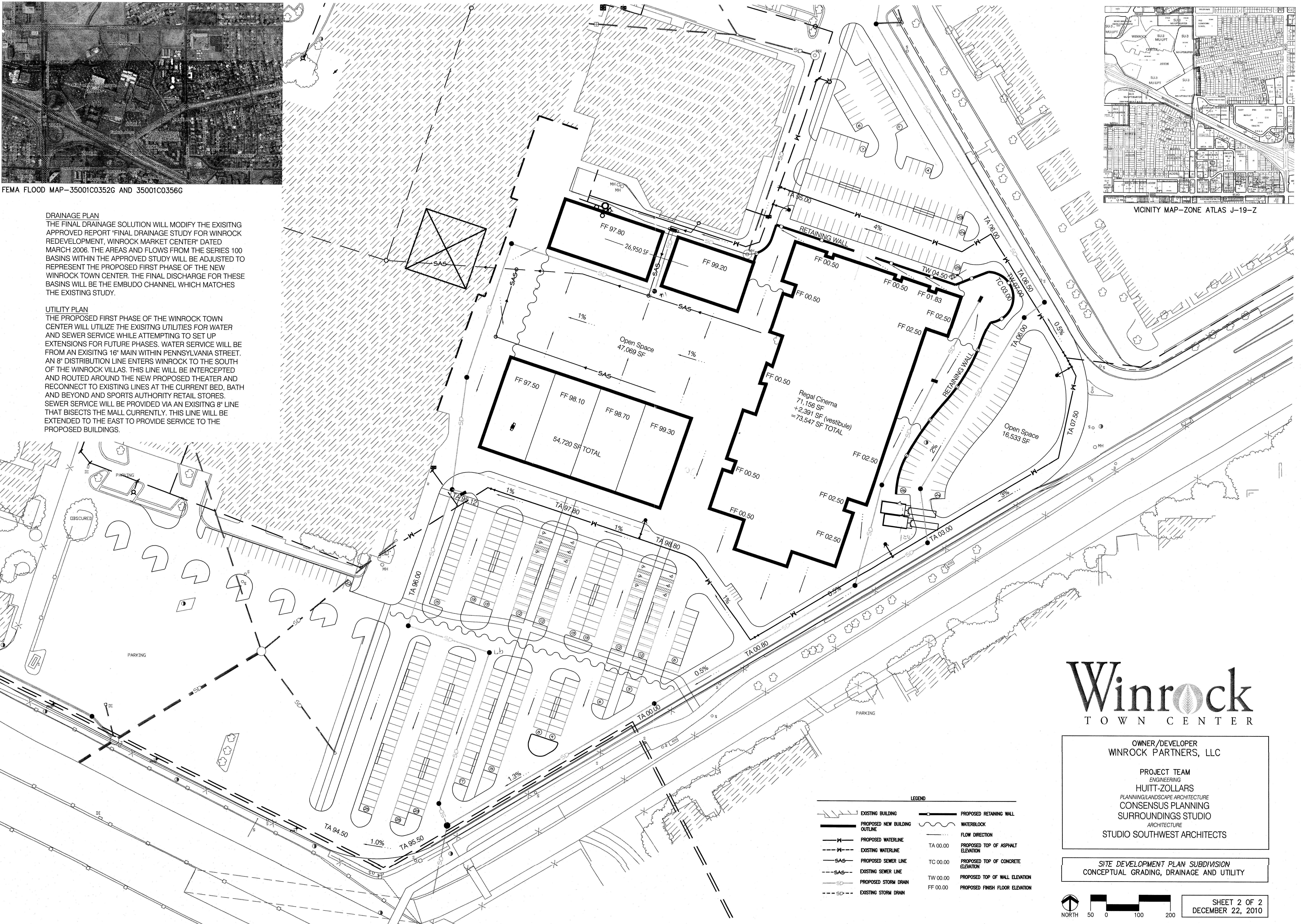
FEMA FLOOD MAP-35001C0352G AND 35001C0356G



VICINITY MAP-ZONE ATLAS J-19-Z

**DRAINAGE PLAN**  
 THE FINAL DRAINAGE SOLUTION WILL MODIFY THE EXISTING APPROVED REPORT "FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT, WINROCK MARKET CENTER" DATED MARCH 2006. THE AREAS AND FLOWS FROM THE SERIES 100 BASINS WITHIN THE APPROVED STUDY WILL BE ADJUSTED TO REPRESENT THE PROPOSED FIRST PHASE OF THE NEW WINROCK TOWN CENTER. THE FINAL DISCHARGE FOR THESE BASINS WILL BE THE EMBUDO CHANNEL WHICH MATCHES THE EXISTING STUDY.

**UTILITY PLAN**  
 THE PROPOSED FIRST PHASE OF THE WINROCK TOWN CENTER WILL UTILIZE THE EXISTING UTILITIES FOR WATER AND SEWER SERVICE WHILE ATTEMPTING TO SET UP EXTENSIONS FOR FUTURE PHASES. WATER SERVICE WILL BE FROM AN EXISTING 16" MAIN WITHIN PENNSYLVANIA STREET. AN 8" DISTRIBUTION LINE ENTERS WINROCK TO THE SOUTH OF THE WINROCK VILLAS. THIS LINE WILL BE INTERCEPTED AND ROUTED AROUND THE NEW PROPOSED THEATER AND RECONNECT TO EXISTING LINES AT THE CURRENT BED, BATH AND BEYOND AND SPORTS AUTHORITY RETAIL STORES. SEWER SERVICE WILL BE PROVIDED VIA AN EXISTING 8" LINE THAT BISECTS THE MALL CURRENTLY. THIS LINE WILL BE EXTENDED TO THE EAST TO PROVIDE SERVICE TO THE PROPOSED BUILDINGS.



**LEGEND**

	EXISTING BUILDING		PROPOSED RETAINING WALL
	PROPOSED NEW BUILDING OUTLINE		WATERBLOCK
	PROPOSED WATERLINE		FLOW DIRECTION
	EXISTING WATERLINE		TA 00.00 PROPOSED TOP OF ASPHALT ELEVATION
	PROPOSED SEWER LINE		TC 00.00 PROPOSED TOP OF CONCRETE ELEVATION
	EXISTING SEWER LINE		TW 00.00 PROPOSED TOP OF WALL ELEVATION
	PROPOSED STORM DRAIN		FF 00.00 PROPOSED FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN		

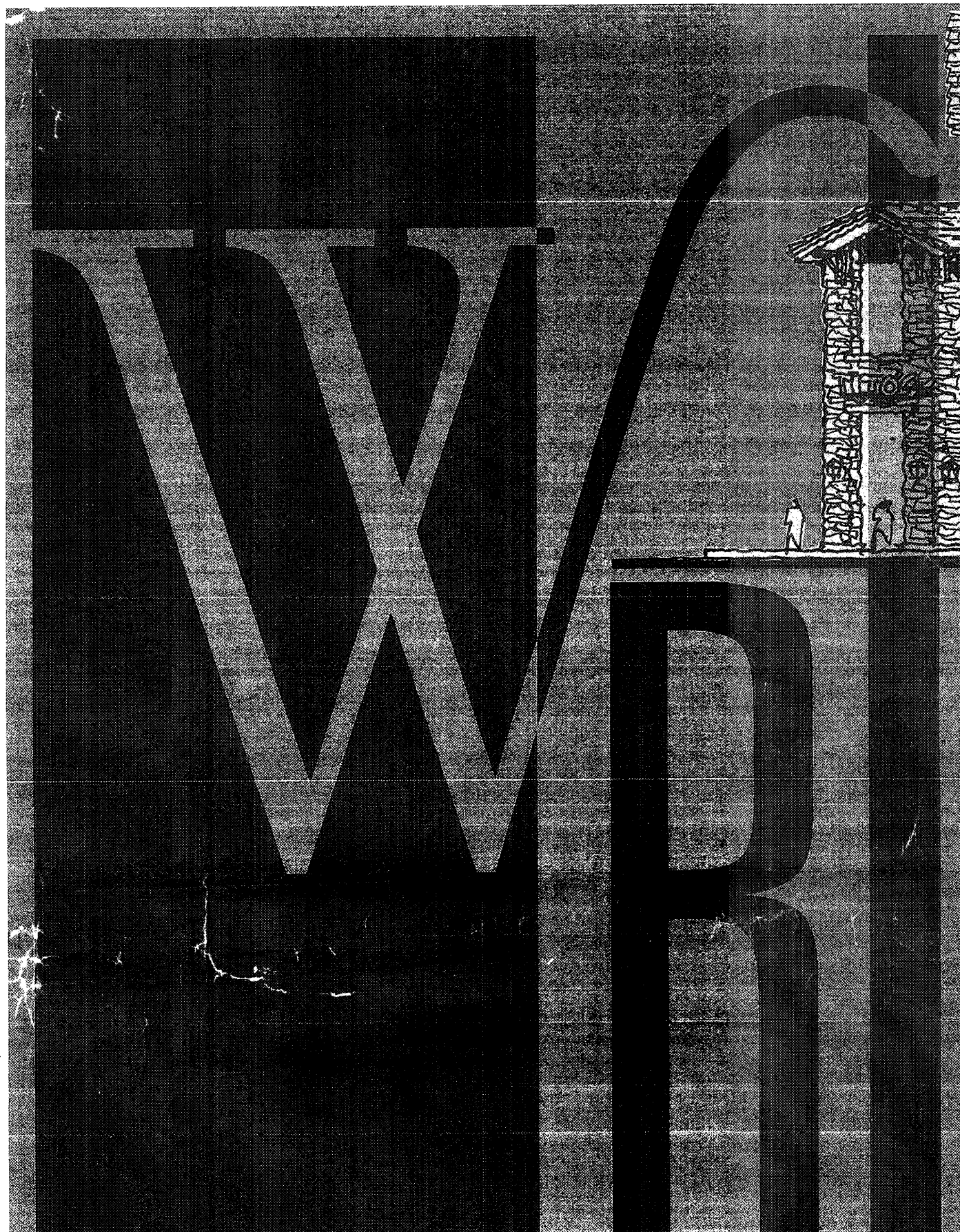
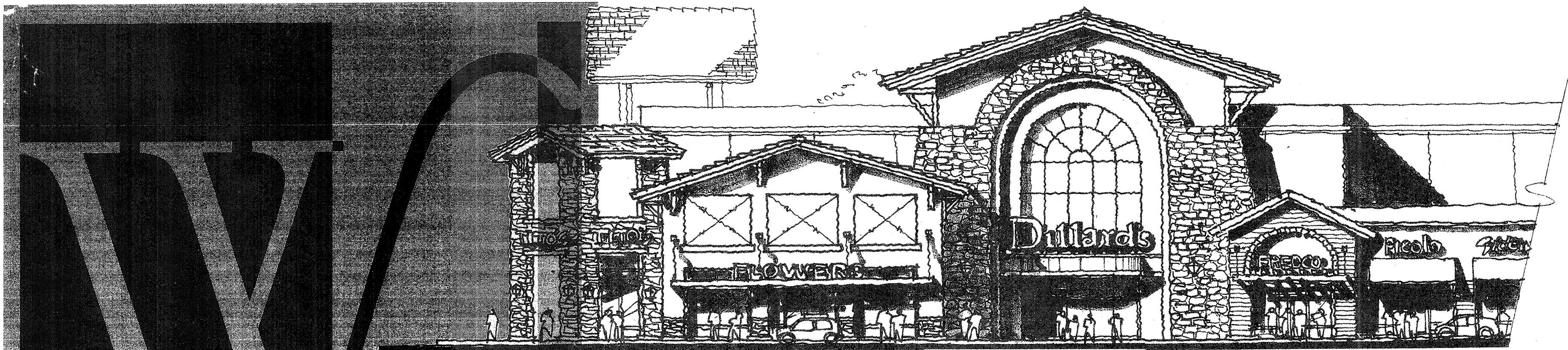
# Winrock

TOWN CENTER

OWNER/DEVELOPER  
 WINROCK PARTNERS, LLC

PROJECT TEAM  
 ENGINEERING  
 HUITT-ZOLLARS  
 PLANNING/LANDSCAPE ARCHITECTURE  
 CONSENSUS PLANNING  
 SURROUNDINGS STUDIO  
 ARCHITECTURE  
 STUDIO SOUTHWEST ARCHITECTS

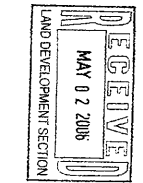
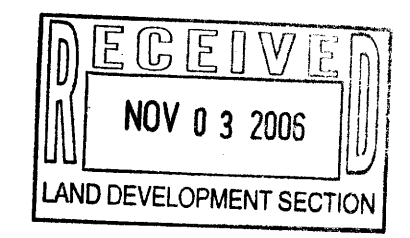
SITE DEVELOPMENT PLAN SUBDIVISION  
 CONCEPTUAL GRADING, DRAINAGE AND UTILITY



# WINROCK MARKETCENTER

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- 1 Cover
- 2 Site Development Plan for Subdivision
- 3 Site Development Plan for Building Permit
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- 6 Truck Circulation Plan
- 7 Phasing Plan
- 8 Overall Landscape Plan
- 9 Enlarged Landscape/Plaza Area
- 10 Enlarged Landscape/Plaza Area
- 11 Enlarged Landscape/Plaza Area
- 12 Enlarged Landscape/Plaza Area
- 13 Conceptual Grading and Drainage Plan
- 14 Existing Utility Plan
- 15 Conceptual Utility Plan
- 16 Building Elevations - Site Storage
- 17 Building Elevations - Pads 5 & 6
- 18 Building Elevations - Pads 7, 8, & 9
- 19 Building Elevations - Shops A, B, & Kiosks Types
- 20 Building Elevations - Major 10 & Pad 10
- 21 Building Elevations - Major 11 & 12
- 22 Building Elevations - Shops L, M, N, & Dillard's (Women)
- 23 Building Elevations - Shops J, H, & K
- 24 Building Elevations - Major 5 through 9
- 25 Building Elevations - Major 4 Stair & Elevator Structures
- 26 Building Elevations - Pedestrian Pathway & Trash Enclosure
- 27 Building Elevations - Major 3
- 28 Building Elevations - Pad 4 & Office Building
- 29 Building Elevations - Shops C, E, G, Major 14 & Dillard's (Men)
- 30 Building Elevations - Pads 2 & 3 and Shops F & Q
- 31 Building Elevations - Parking Structure & Shops F
- 32 Building Elevations - Major 2 (Theater)
- 33 Building Elevations - Hotel Building
- 34 Building Elevations - Residential



## WINROCK MARKETCENTER

**OWNER/DEVELOPER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
COVER SHEET

SHEET 1 OF 34  
APRIL 4, 2006



**PruWinrock, LLC**



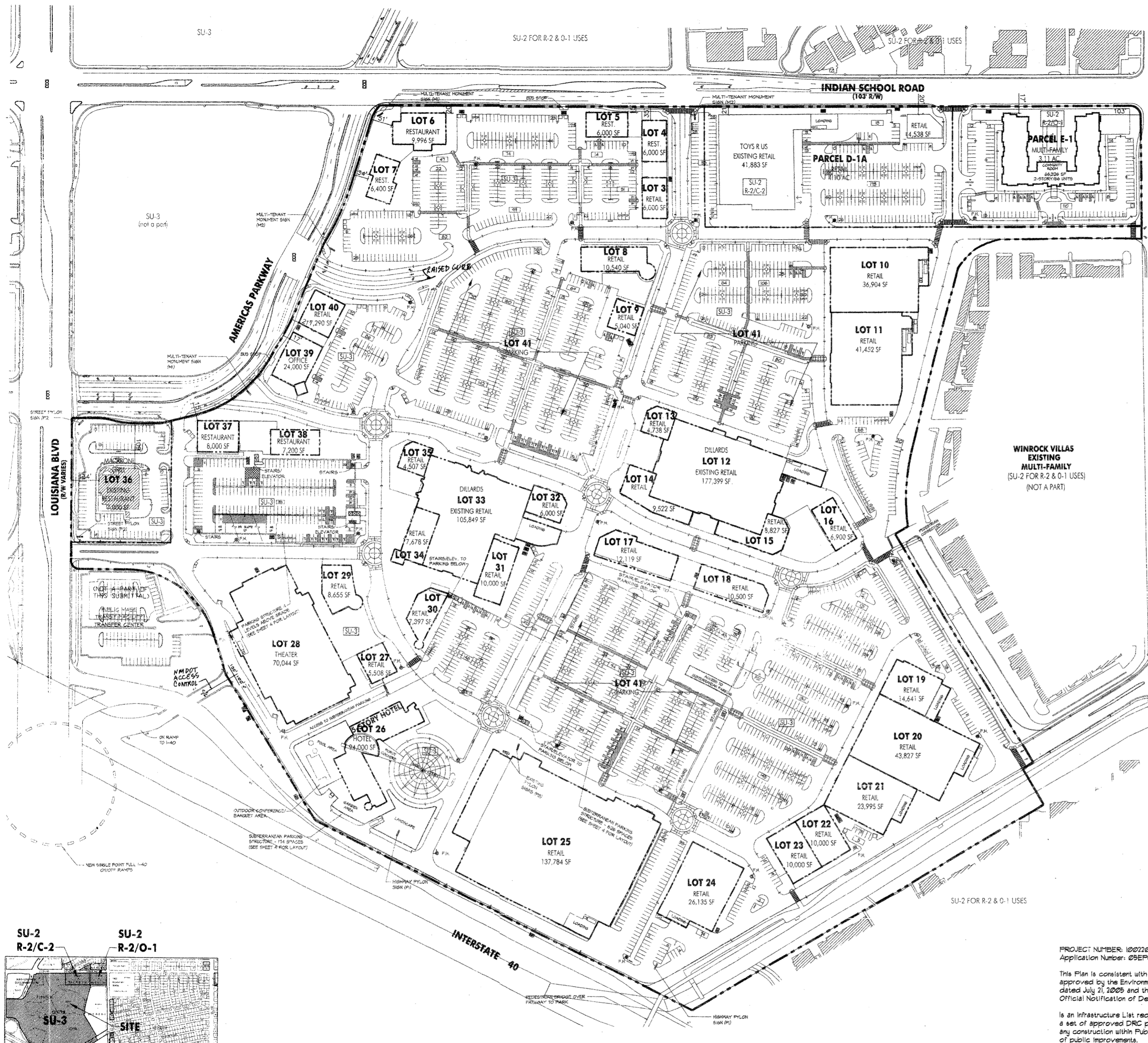
**HUITT-ZOLLARS**



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Irvine, California 92618  
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Fax (949) 585-9267  
www.cousinsproperties.com



**Nadel Architects Inc**  
3080 BRISTOL ST. SUITE 500  
COSTA MESA, CA 92626  
1.714.540.5000 F.714.755.3013  
WWW.NADELARC.COM



TAYLOR PARK  
R-1

INEZ ELEMENTARY SCHOOL  
R-1

PENNSYLVANIA STREET  
(60' R/W)

WINROCK VILLAS  
EXISTING  
MULTI-FAMILY  
(SU-2 FOR R-2 & O-1 USES)  
(NOT A PART)

**THE SITE:**  
The site consists of approximately 81.3 acres, (SU-3: 14.16 AC and SU-2: 121 AC). The interior parcel lines shown on this Site Plan are illustrative. Final platting will occur as specific development projects are proposed. Each building constitutes a separate lot, (with the exception of Parcels D-1A and E-1) and the parking area is one large tract.

**PROPOSED USE:**  
The site is zoned SU-2 and SU-3. Parcels E-1 and D-1A are zoned SU-2 and the remainder of the site is zoned SU-3. Land Uses are as follows:

Retail/Restaurant/Theater:	806,282 SF.
Office:	24,000 SF.
Hotel:	174 Rooms
Multi-Family:	66 units (Area-311 ac, Gross Density-2111 du/ac)

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**TRANSIT ACCESS:**  
Louisiana Boulevard is designated a Major Transit Corridor, with a regular bus route and a Rapid Ride route and Indian School Road includes a commuter route. The Uptown Transit Center is located nearby off Indian School Road, west of Louisiana Boulevard. A Transit Facility is provided at the southwest corner of Winrock MarketCenter, with 113 parking spaces provided.

**INTERNAL CIRCULATION REQUIREMENTS:**  
Internal circulation is provided through the site via a ring road system, with major north-south and east-west corridors. Sidewalks shall have a minimum width of 6 feet and will provide connections throughout the site to structures and plaza areas.

**BUILDING HEIGHTS and SETBACKS:**  
Building heights and setbacks shall be consistent with the requirements in the Uptown Sector Plan and the City Comprehensive Zoning Code. Refer to sheets B thru 34 for more detail.

**FAR:**  
The minimum floor area ratio (FAR) is 30 for Winrock MarketCenter as required by the Uptown Sector Plan. The SU-2 area is 31 and the PAR for the SU-3 area is 30.

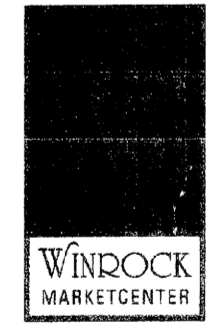
SU-2 Area	Building	FAR
314,068 SF. (121 Ac.)	116,009 SF.	31

SU-3 Area	Building	FAR
3230,410 SF. (14.16 Ac.)	974,598 SF.	30

**LANDSCAPE PLAN:**  
Landscape Plans shall be consistent with City standards and policies regarding water conservation and pollen, the Uptown Sector Development Plan, and the City's Comprehensive Zoning Code (see sheet B, Landscapes Plan for more detail).

- GENERAL NOTES:**
- Lot lines are shown for illustrative purposes only. Final platting for the Winrock MarketCenter shall occur within the timeframe established by the Uptown Sector Development Plan, with individual lot boundaries established for the SU-3 and SU-2 areas as agreed to with the City Planning Director.
  - Phasing and construction shall be in compliance with the Uptown Sector Development Plan.
  - Future approvals for specific development projects shall be delegated to building permit, provided they are generally consistent with the approved Site Development Plans for Subdivision and Building Permit. If platting actions are required, they shall be delegated to the Development Review Board.
  - A shared parking agreement will be required for the site tenants.
  - All applicants requesting modifications to the Site Plans for Subdivision and Building Permit that impacts off-street parking shall notify all property owners within the SU-3 area of Winrock MarketCenter.



# WINROCK MARKETCENTER

**OWNER/DEVELOPER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR SUBDIVISION  
**SITE PLAN**

SCALE: 1" = 100'  
NORTH  
50 0 100 200  
SHEET 2 OF 34  
April 4, 2006

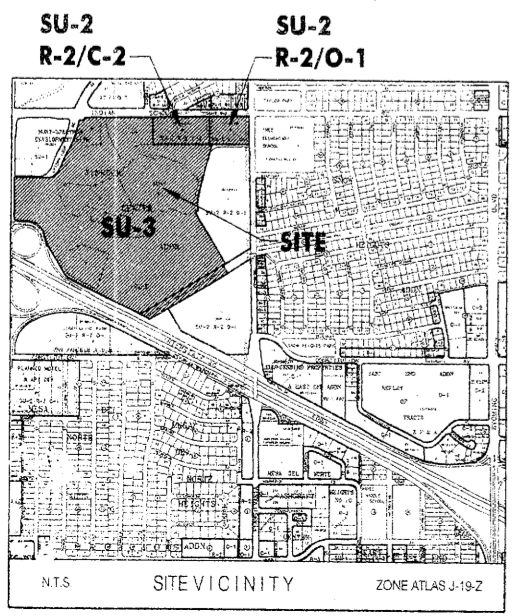
PROJECT NUMBER: 1002202  
Application Number: 08EPC-00876

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 21, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	5/1/06
Water Utility Department	4/19/06
Parks and Recreation Department	4/19/06
City Engineer	4/19/06
Waste Management	4/19/06
DRB Chairperson, Planning Department	4/19/06



NTS SITE VICINITY ZONE ATLAS J-19Z

Land SU-3, 7416 AC (323058384 SF) and SU-2, 121 AC (31406760 SF)  
 Zoning SU-3 and SU-2  
 Building (Retail/Restaurants 906282 SF, Office 24000 SF, Hotel 94000 SF, Multi-Family 66326 SF)  
 FAR SU-3: 30, SU-2: 37

**GENERAL NOTES:**

- This Site Plan for Building Permit amends the previously approved Site Plan for Building Permit (Z-494-4).
- Any modifications to the Site Plan for Building Permit that impact property boundaries shall be reflected on the Site Plan for Subdivision and shall be approved through the review process identified in the Uptown Sector Development Plan or the City Comprehensive Zoning Code, whichever shall apply.
- This property falls within the Uptown Sector Development Plan area, which designates it as "outside the intensive core" with specific design standards attached.
- Planning and construction of site and buildings shall be in compliance with the Uptown Sector Development Plan as amended.
- Pedestrian crosswalks shall have a minimum width of 6 feet and shall be highlighted with decorative paving patterns or materials different from that used in parking areas.
- Outdoor plaza space shall include seating areas at a rate of 1 linear foot per each linear foot measured at the perimeter of the plaza. Benches, seating walls, planter ledges, etc. may all be counted towards meeting this requirement.
- Outdoor plazas shall be constructed of decorative paving patterns or materials different from that used in parking areas and shall have pedestrian scale lighting, trash receptacles, kiosks, etc.
- A minimum of 40% of the plaza area shall be devoted to landscape (see sheet 6, Landscape Plan for more detail on these elements).
- Pedestrian links between plaza space and Americas Parkway and other public sidewalks shall be a minimum of 10 feet in width.
- All applicants requesting modifications to the Site Plans for Building Permit and Subdivision that affects off-street parking shall notify all property owners within the SU-3 area of Wilrock Marketcenter.
- A shared parking agreement shall be provided for all tenants at Wilrock Marketcenter.
- No more than one building-mounted sign per facade per business is allowed. The size of the building-mounted signs, except for marquee signs, shall not exceed:
  - 5% of the facade area to which it is applied; the lower 30 feet are excluded from the calculation of the facade area.
  - 2% of the facade area to which it is applied in the lower 30 feet of the facade if the sign is not fully visible from any abutting arterial or collector street.
  - 5% of the area of the facade to which it is applied in the 30 feet of the facade if the sign is wholly visible from an abutting arterial, collector, or freeway.
- One free-standing sign shall be permitted for each building frontage provided the street frontage is a minimum of 200 feet in width.
- Free-standing signs shall not exceed 75 feet if facing a local street or 100 feet SF, if facing a collector or arterial street; free-standing signs shall not exceed 10 feet in height, with the exception of the signs facing 1:40 which shall not exceed 30 feet in height.
- Two existing signs at the northwest corner of Major 3 are grandfathered.
- All pedestrian walkways shall meet ADA requirements.

**PARKING DATA:**

The amount of parking for existing retail shall remain at the existing rate. The amount of parking for new and/or redevelopment building shall be at the rate identified by the Uptown Sector Plan and the City Comprehensive Zoning Code.

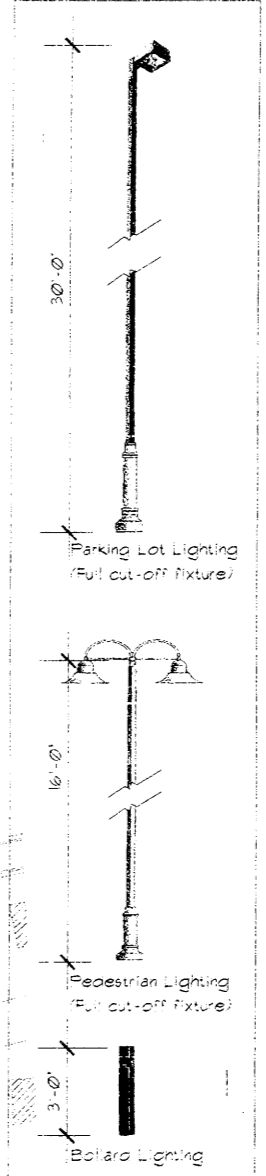
VEHICULAR PARKING REQUIRED USE	RATIO	SF/ROOMS/SEATS	REQUIRED	ACCESSIBLE	MOTORCYCLE
Existing Retail					2 PER BUILDING
Toy's R Us	5/1000	4,883 SF	210	25	
Macaroni Grill	5/1000	7,000 SF	35	-	
Dillards 1	45/10000	100,260 SF	454	-	
Dillards 2	45/10000	173,578 SF	782	-	
Retail/Restaurants	4/10000	940,811 SF	2,444	31	
Office					
1st Floor	5/10000	8,000 SF	40	4	
2nd Floor	3/10000	8,000 SF	24	-	
3rd Floor	3/10000	8,000 SF	24	-	
Theater	1/4 Seats	3,228 Seats	807	20	
Hotel	1/Room	174 Rooms	174	6	
Multi-Family					
1 Bedroom/1 Bath	15/1	45 Units	68	8	
2 Bedroom/2 Bath	2/2	21 Units	42	-	
<b>TOTAL</b>			<b>4,704</b>	<b>96</b>	<b>80</b>

VEHICULAR PARKING PROVIDED (Carpool + CP Motorcycle + M Compact + C) COMPACT SPACES SHALL BE PAINTED ON PAVEMENT	SPACE	ACCESSIBLE	MOTORCYCLE
Surface Parking	2,939	97	80
Garage	969	4	-
Subterranean (Hotel and north of Major 3)	2,800	-	-
<b>TOTAL</b>	<b>4,704</b>	<b>101</b>	<b>80</b>

BICYCLE PARKING	RATIO	REQUIRED	PROVIDED
4,704	1/20	236	240

PLAZA SPACE	MULTIPLIER	PLAZA REQUIRED	PLAZA PROVIDED
4,704	5 SF	105,600 SF	87,885 SF

PLAZA SPACE	SEATING REQUIRED	SEATING PROVIDED
5,143 LF	5,143 LF	5,143 LF



Note: The site shall be in compliance with Section 14-16.3-2 Area Lighting Regulations of the Comprehensive City Zoning Code.

**SITE LEGEND**

- Parking Area Pole Light  
Height: 30'
- Streetscape Pole Light  
Height: 16'
- Existing Street Pole Light
- Fire Hydrant
- Plaza Area

PROJECT NUMBER: 1002203  
Application Number: 05EPC-00071, 05EPC-00076

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated July 21, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

*[Signature]* 5-4-06  
Traffic Engineering, Transportation Division  
Date

*[Signature]* 4-19-06  
Regina A. Brown  
Date

*[Signature]* 4/19/06  
Christine Dambard  
Parks and Recreation Department  
Date

City Engineer Date  
*[Signature]* 4/18/06  
Edwin M. Hutton (adjutant)  
Date

*[Signature]* 4/19/06  
DRB Chairperson, Planning Department  
Date

# WINROCK MARKETCENTER

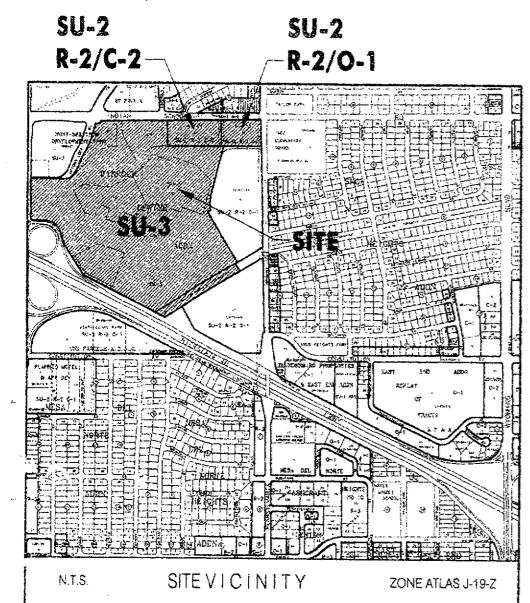
**OWNER/DEVELOPER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

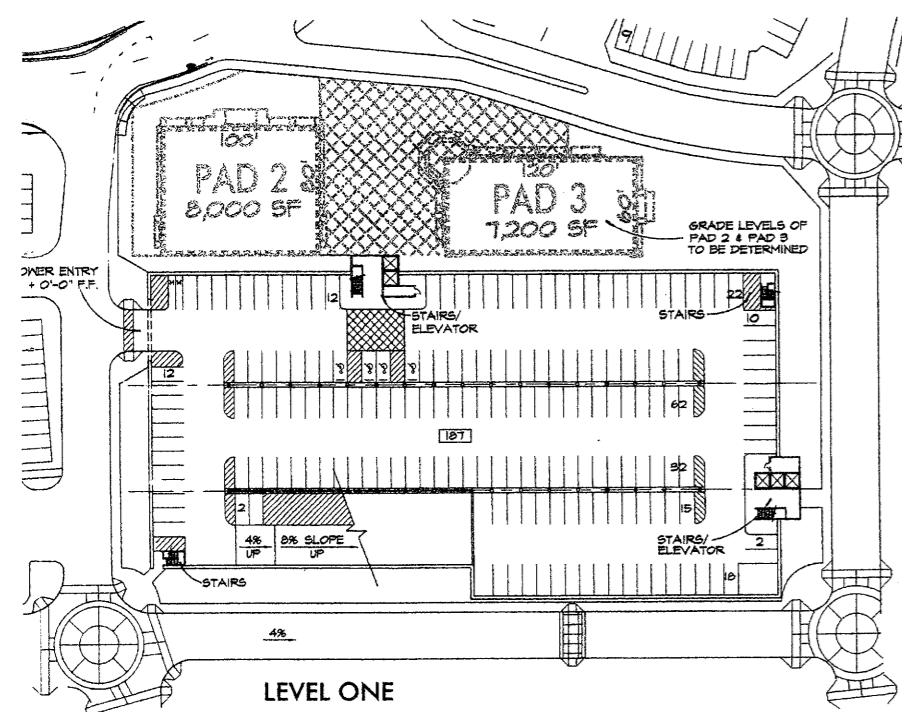
**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**  
**SITE PLAN**

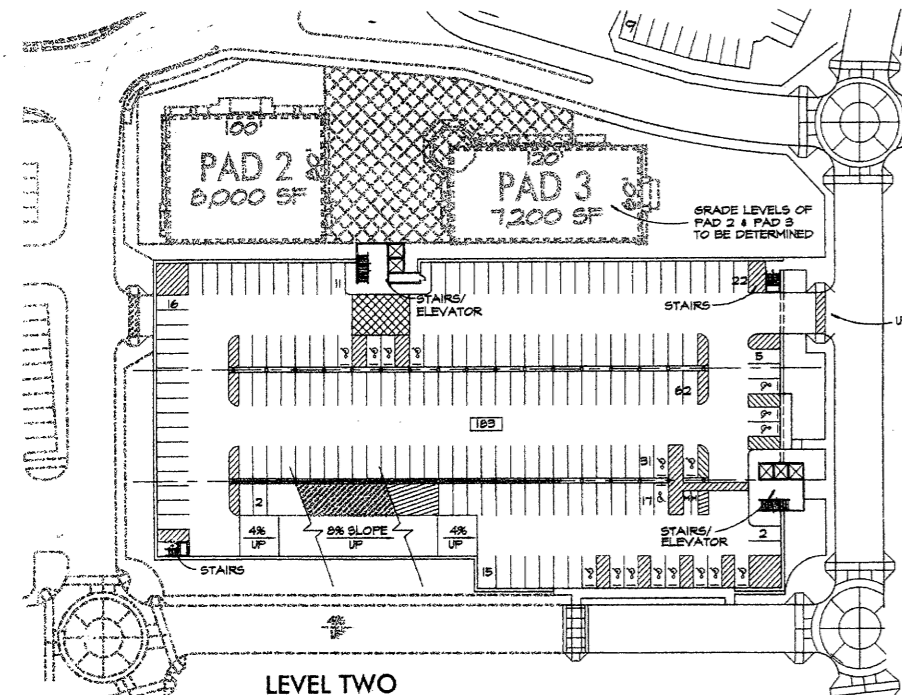
SCALE: 1" = 100'

SHEET 3 OF 34  
APRIL 4, 2006

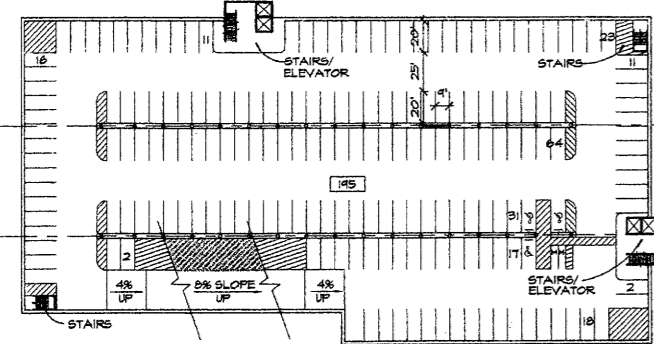




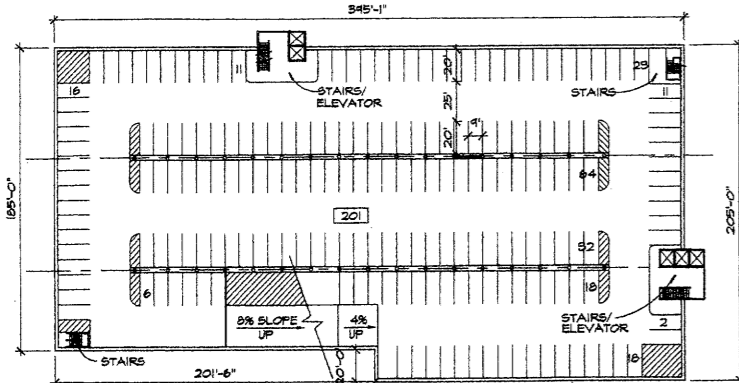
LEVEL ONE



LEVEL TWO



LEVELS THREE AND FOUR



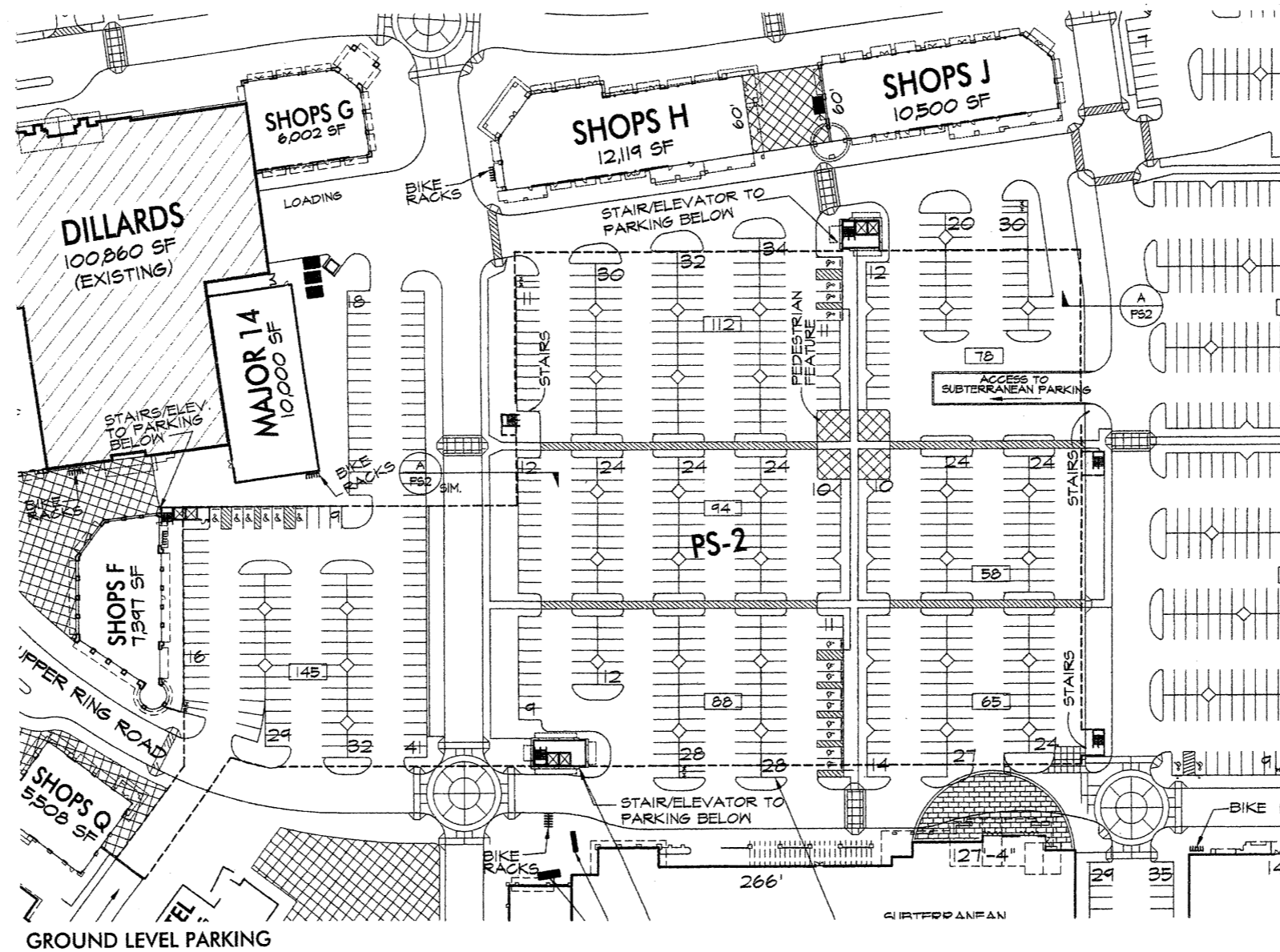
LEVEL FIVE

TOTAL PARKING COUNT 5 LEVELS = 441 STALLS

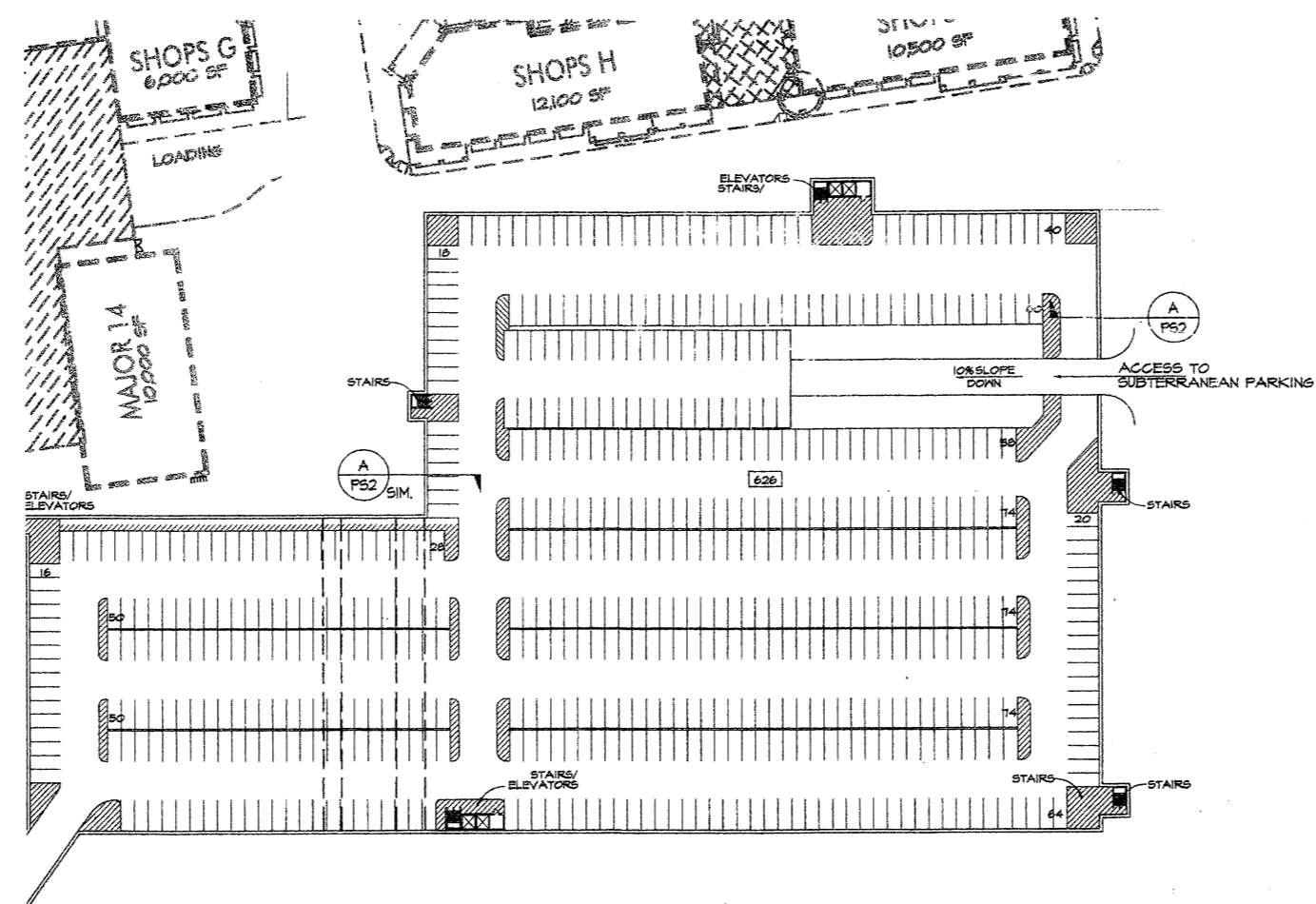
PS-1  
Five Level Parking Structure

SCALE: 1"=60'-0"

**STRUCTURED PARKING**



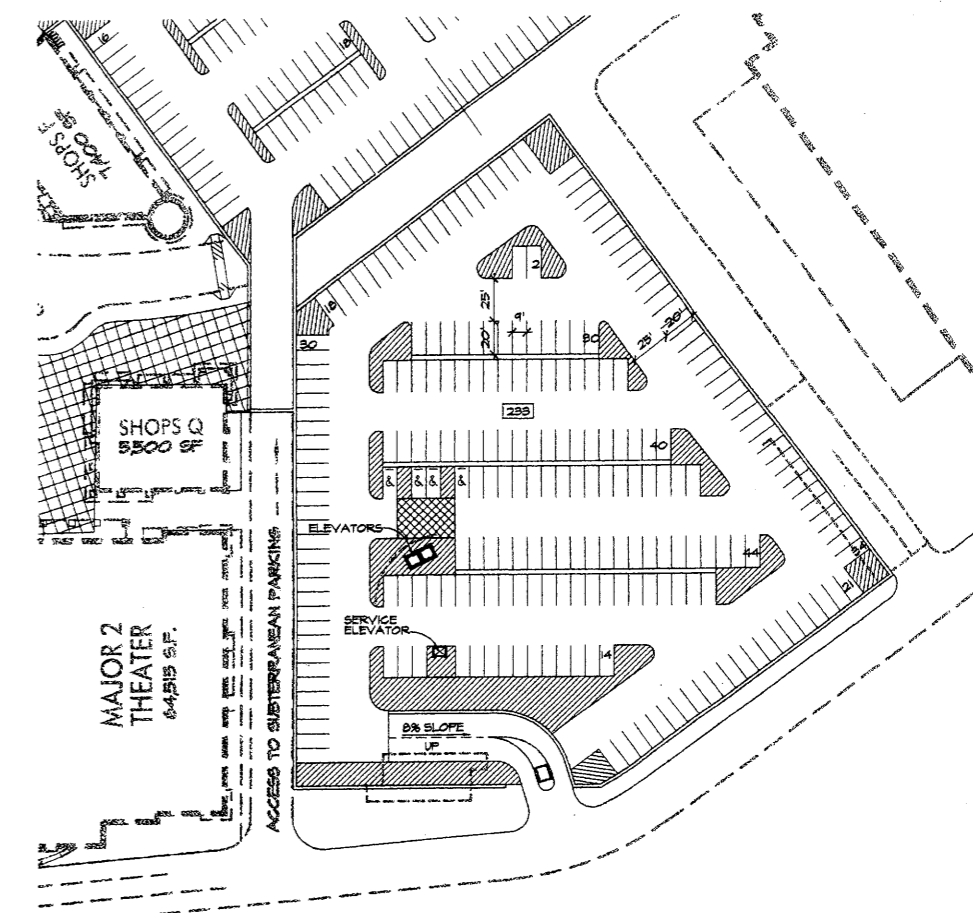
GROUND LEVEL PARKING



SUBTERRANEAN PARKING

PS-2  
Subterranean Parking Structure

SCALE: 1"=60'-0"

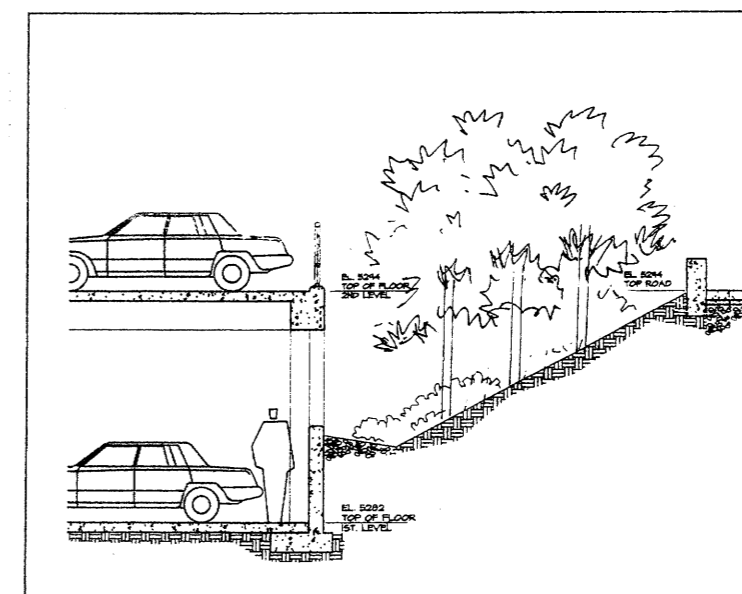


PS-3  
Hotel Subterranean  
Parking Structure

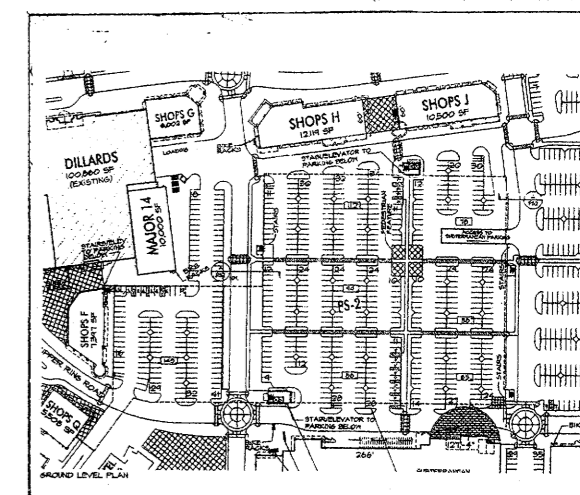
SCALE: 1"=60'-0"

**GENERAL NOTES**

1. ALL BUILDING FACADES SHALL BE COMPOSED OF A COMBINATION OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, FACADE TREATMENTS, WINDOWS AND DOORS, AWNINGS, TRELLISES, AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.
2. ENTRY STOREFRONTS TO THE BUILDING MAY BE MODIFIED TO ACCOMMODATE SPECIFIC NEEDS OF FUTURE TENANTS. THESE STOREFRONTS ARE TO MAINTAIN THE OVERALL DESIGN INTENT OF THE BUILDING AS SHOWN AND MUST BE COMPATIBLE WITH THE BUILDING FACADES IN TERMS OF QUALITY OF MATERIALS AND SYSTEMS.
3. SIGNAGE AS SHOWN IS FOR ILLUSTRATIVE PURPOSES AND MAY CHANGE TO MEET FUTURE TENANT REQUIREMENTS.
4. THE TOP OF ALL MECHANICAL EQUIPMENT FOR ALL NEW BUILDINGS WILL BE LOWER THAN THE LOWEST BUILDING PARAPET HEIGHT AS MEASURED BY A HORIZONTAL LINE.
5. "ALL MAJOR FACADES GREATER THAN 100 FEET IN LENGTH SHALL INCORPORATE OUTDOOR SEATING (BENCHES, PLANTERS, LEDGES, ETC.) ADJACENT TO AT LEAST ONE OF THE FACADES AT A MINIMUM RATE OF 1 SEAT PER 25 LINEAR FEET OF BUILDING FACADE IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NONRESIDENTIAL USES."



Parking Structure  
Section A/PS2



KEY PLAN

NORTH

SOUTHEAST QUADRANT

**BUILDING COLORS LEGEND**

- |                    |                     |
|--------------------|---------------------|
| (F) = FIELD COLORS | (A) = ACCENT COLORS |
| TAN                | ORANGE              |
| BEIGE              | LIGHT BROWN         |
| WARM GREY          | REDDISH BROWN       |
| RED BEIGE          | YELLOW BROWN        |
| LIGHT BROWN        | RED ORANGE          |
| LIGHT YELLOW       | BROWN ORANGE        |
| BLUE GREEN         | PURPLE              |
| CLOUD BLUE         | GREEN               |



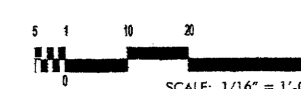
**OWNER**

**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**

ARCHITECTURE  
**NADEL ARCHITECTS**  
ENGINEERING  
**HUITT-ZOLLARS**  
PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**  
**STRUCTURED PARKING**



SCALE: 1/16" = 1'-0"

NADEL JOB#: 03168.00

SHEET 4 OF 34  
APRIL 04, 2006

**WINROCK MARKETCENTER**  
**ALBUQUERQUE, NEW MEXICO**



**Cousins Properties Inc.**  
8001 Irvine Center Drive, suite 100  
Irvine, California 92618  
Fax (949) 585-9267 Tel (949) 585-7270  
www.cousinsproperties.com



**PruWinrock, LLC**



**Nadel Architects Inc.**

3080 ERISTOL ST. SUITE 500  
COSTA MESA, CA 92626  
T: 714.540.5000 F: 714.755.3013  
WWW.NADELARC.COM

ABQ UPTOWN  
SU-3

SU-2 FOR R-2 & O-1 USES

SU-2 FOR R-2 & O-1 USES

TAYLOR PARK  
R-1

### MULTI-MODAL CIRCULATION CONCEPT

The design and provision of multi-modal circulation features for Winrock MarketCenter are in conformance with the Uptown Sector Development Plan and the Comprehensive City Zoning Code. A variety of opportunities and facilities are available for pedestrians, bicyclists, transit riders, and motorists.

#### PEDESTRIAN ACCESS

All sidewalks will maintain a minimum width of 6 feet. Pedestrian plazas are located along America's Parkway. Pedestrian links between plaza areas and America's Parkway and public sidewalks shall have a minimum width of 10 feet. Crosswalks will be highlighted with decorative paving patterns or materials different than that used in parking areas. Connections will be made between the plaza areas, buildings, and public sidewalks.

#### BICYCLE ACCESS

Bicycle access is provided to Winrock MarketCenter by the Paseo de las Montañas Trail to the east and the multi-use overpass across I-40 and entering the site at the south edge. In general, the interior vehicle parking area roads within Winrock MarketCenter have been designed for bicycle travel by providing additional pavement width (4 feet) and signage reminding motorists to "Share the Road" through bicycle signage (see sheet 16 for sign detail). Commuter bike routes are also identified on the plan. Bicycle storage facilities are provided at each building or clusters of buildings within 100 feet of main building entrances.

#### TRANSIT ACCESS

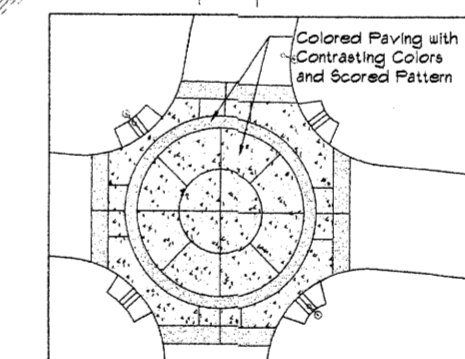
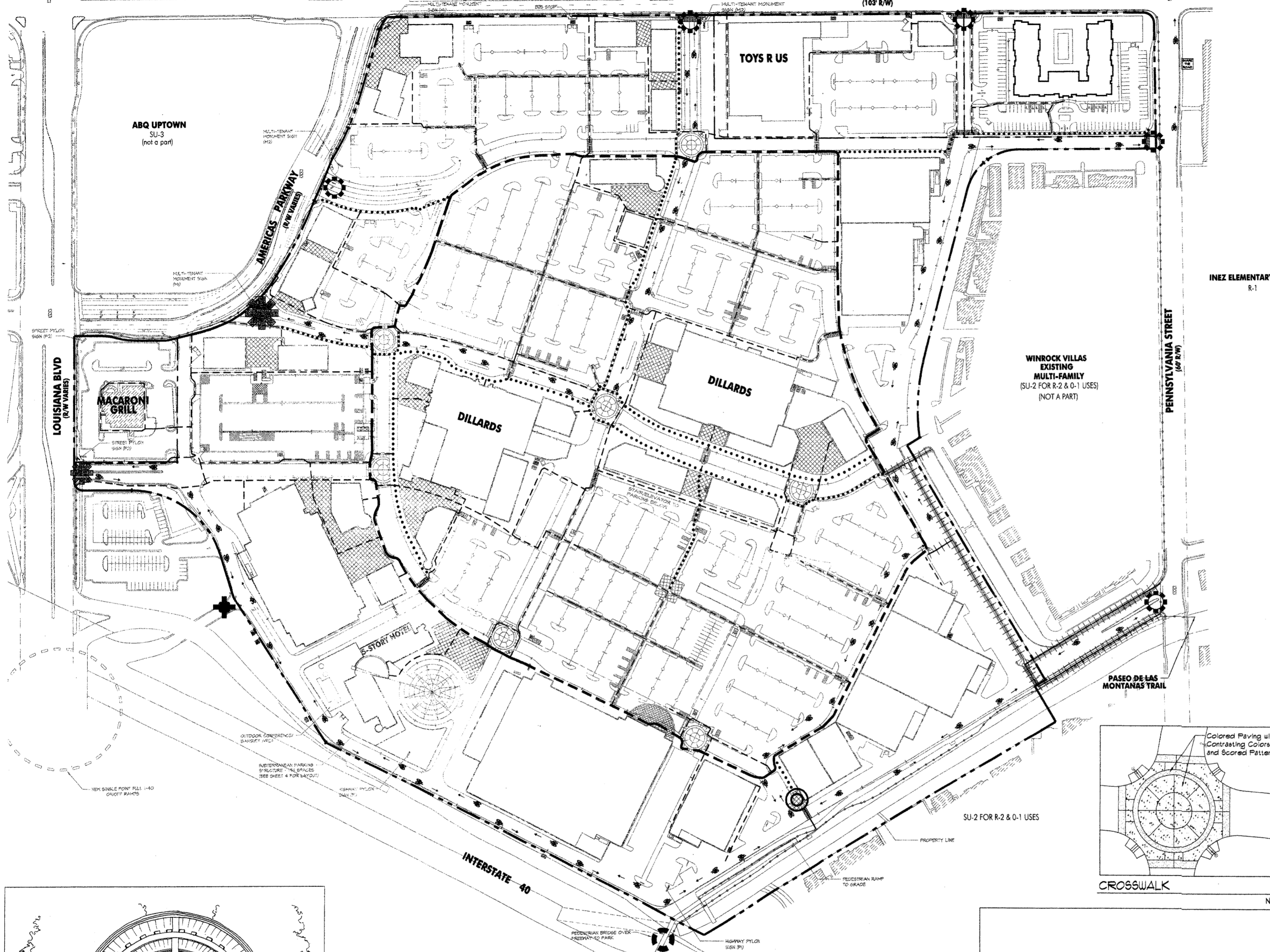
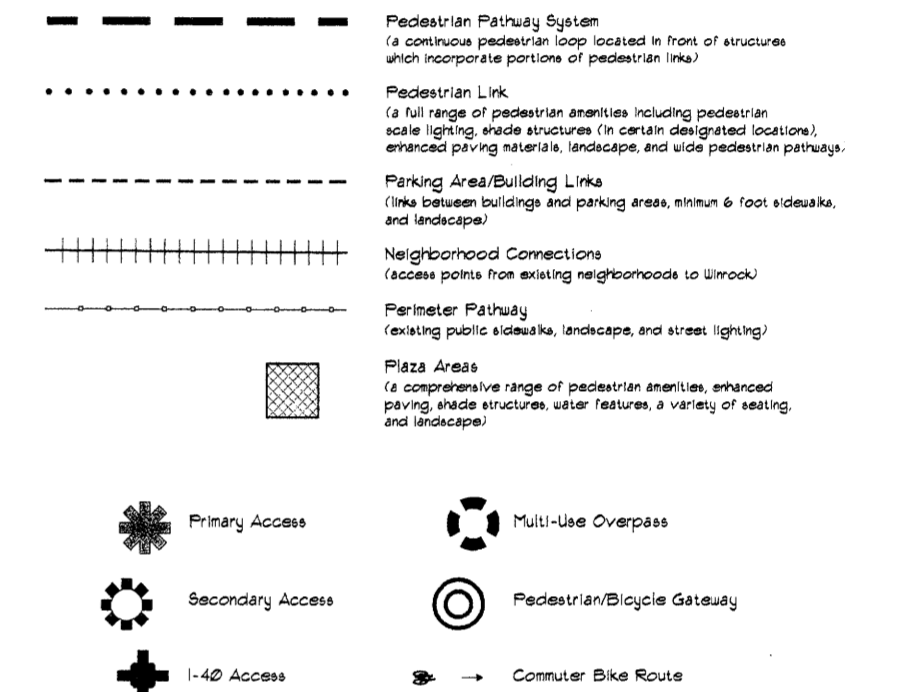
Transit access is a high priority for the Uptown area. An existing transit transfer facility is located to the east of Louisiana Boulevard an existing bus shelter is located off America's Parkway, which will be replaced during the redevelopment of the Center in conjunction with City Transit.

#### OUTDOOR PLAZA SPACE

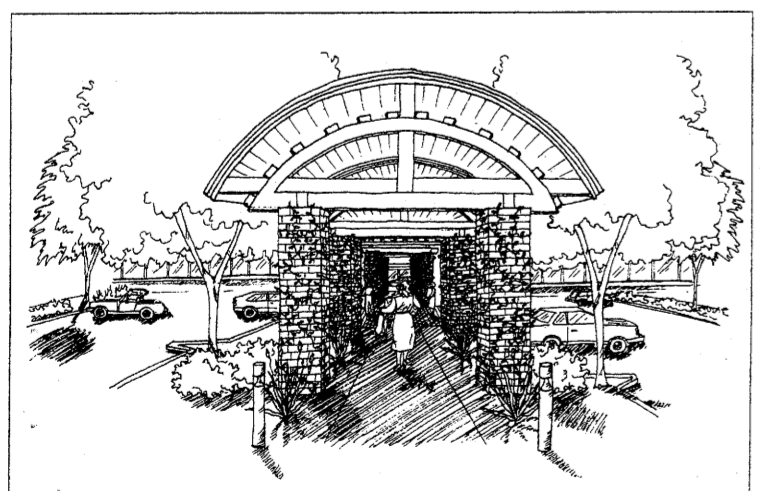
Outdoor plaza space is generally located adjacent to major building entrances, between clusters of buildings, and along America's Parkway. Amenities, including pedestrian scale lighting, seating, trash receptacles, and kiosks, are provided in conformance with the Uptown Sector Plan (see Sheets 3-12 for more detail on plaza amenities).

#### PARKING FACILITIES

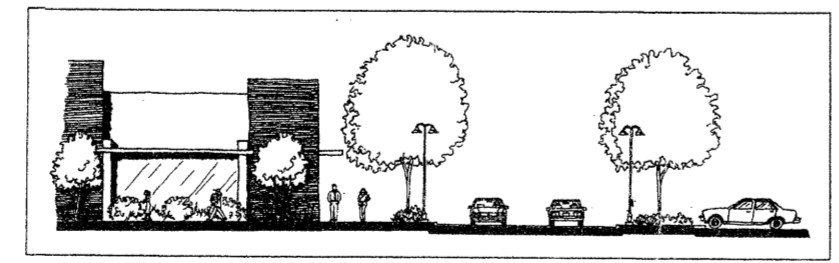
A variety of parking facilities are provided at Winrock MarketCenter including surface parking, a 5-story parking structure, and subterranean parking in order to minimize the amount of surface parking at the site while ensuring that parking spaces meet the standards contained in the City's Comprehensive Zoning Code, the Uptown Sector Plan, and the Development Process Manual. Parking areas are divided by a variety of pedestrian pathways into subareas of no greater than 150 parking spaces.



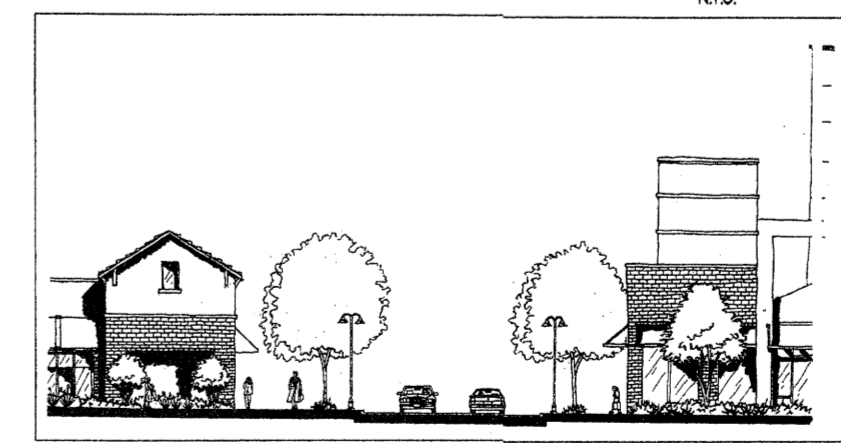
CROSSWALK N.T.S.



TRELLIS COVERED PEDESTRIAN PATH N.T.S.



ELEVATION OF SHOPS B Scale: 1/16"=1'-0"



ELEVATION OF SHOPS H & M Scale: 1/16"=1'-0"

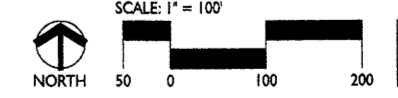


# WINROCK MARKETCENTER

OWNER/DEVELOPER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

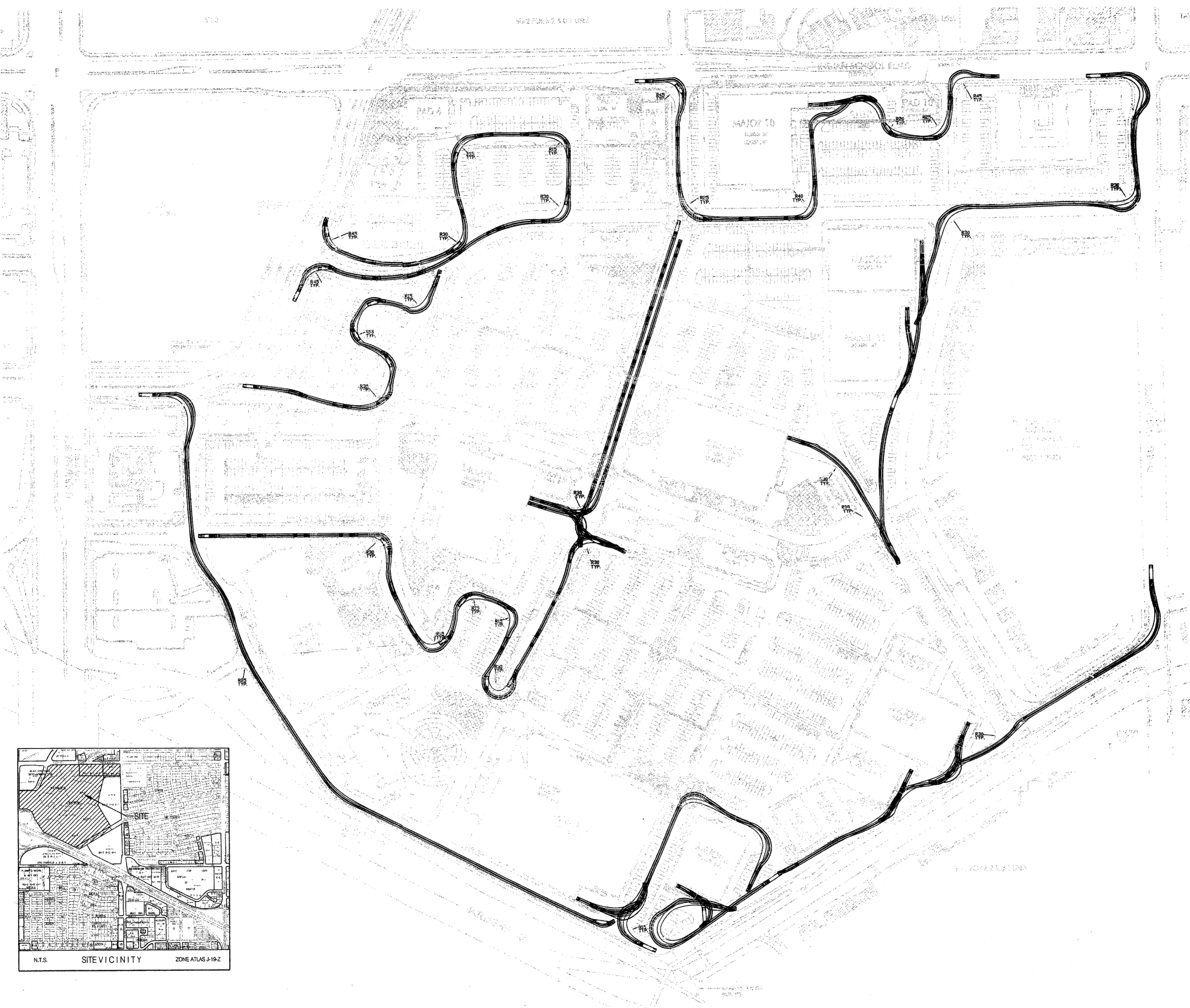
PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

### SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PEDESTRIAN CIRCULATION PLAN

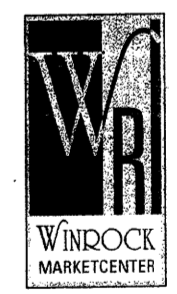
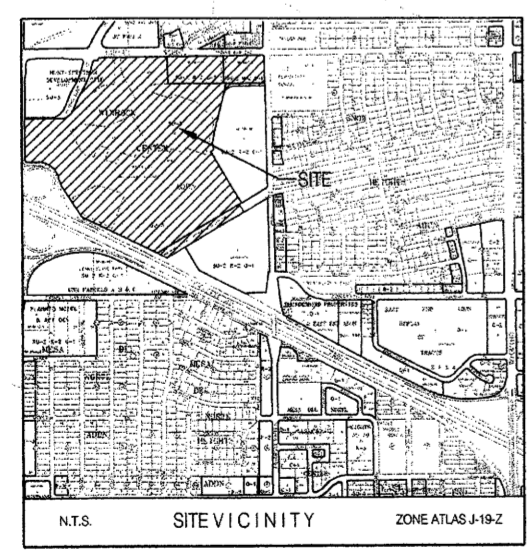


SHEET 5 OF 34  
APRIL 4, 2006





**TRUCK INFORMATION**  
 NAME: WB 50  
 GROUP: AASHTO 2001 (US)  
 TYPE: SEMI TRAILER CB  
 LOCK TO LOCK TIME: 6.00 SECONDS  
 STEERING LOCK ANGLE: 17.7 DEGREES  
 ARTICULATING ANGLE: 70.0 DEGREES  
 LENGTH: 55.00'  
 TRACTOR WIDTH: 8.00'  
 TRACK: 8.00'  
 TRAILER WIDTH: 8.50'  
 TRACK: 8.50'



# WINROCK MARKETCENTER

**OWNER**  
 PRUWINROCK, LLC  
 COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
 ARCHITECTURE  
 NADEL ARCHITECTS  
 ENGINEERING  
 HUITT-ZOLLARS  
 PLANNING/LANDSCAPE ARCHITECTURE  
 CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 TRUCK CIRCULATION PLAN

SCALE: 1" = 100'  
 NORTH

SHEET 6 OF 34  
 APRIL 4, 2006

INDIAN SCHOOL ROAD  
(103' R/W)

AMERICAS PARKWAY

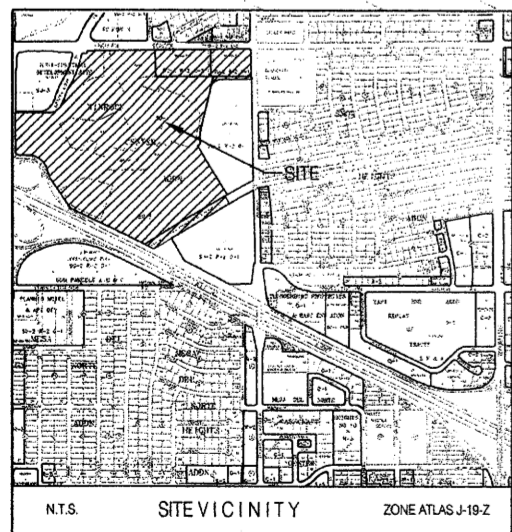
PHASE I

PENNSYLVANIA STREET  
(60' R/W)

PHASE II

INTERSTATE 40

LOUISIANA BLVD  
(70' R/W)

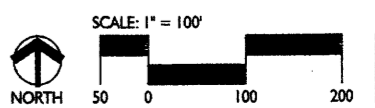


# WINROCK MARKETCENTER

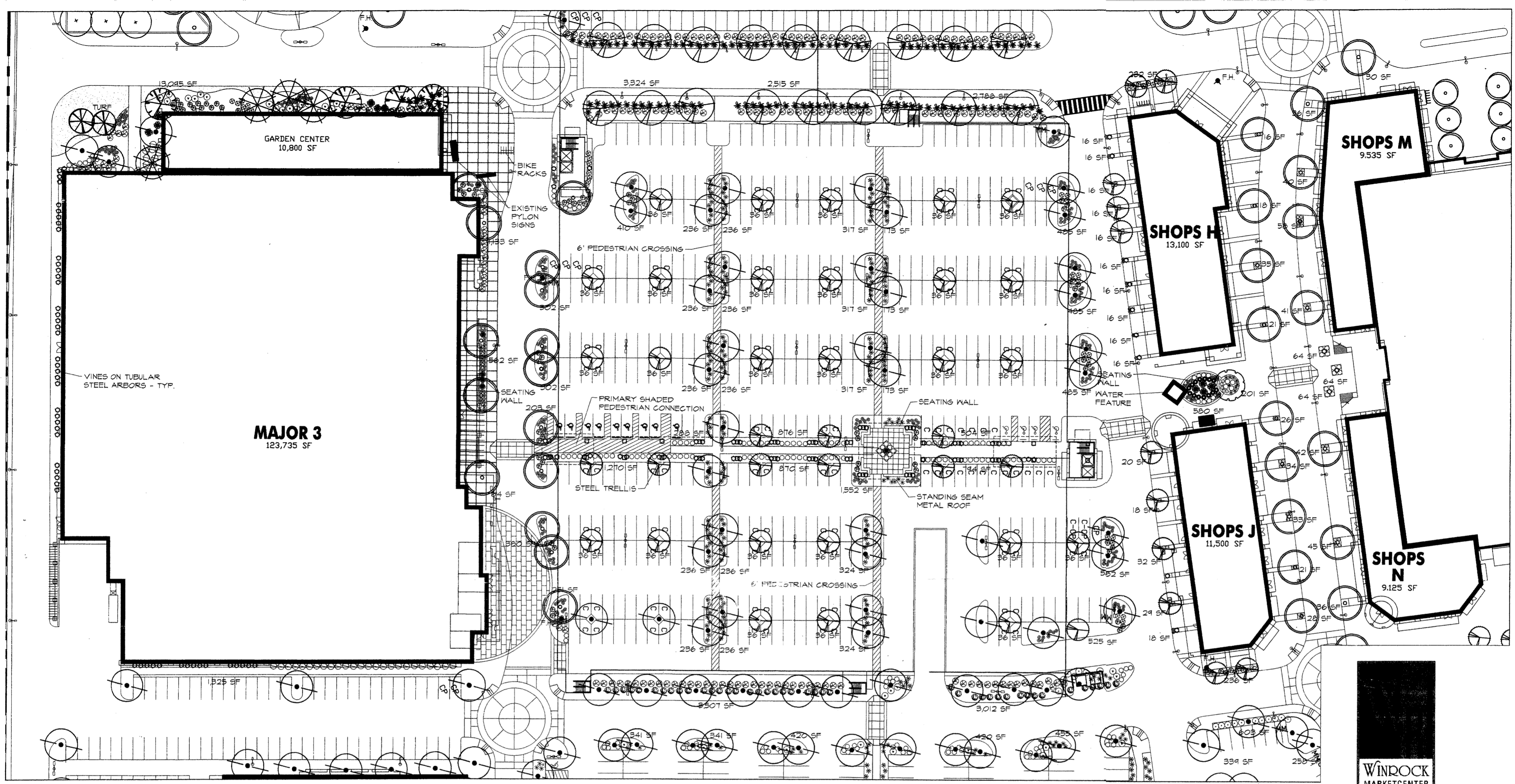
OWNER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

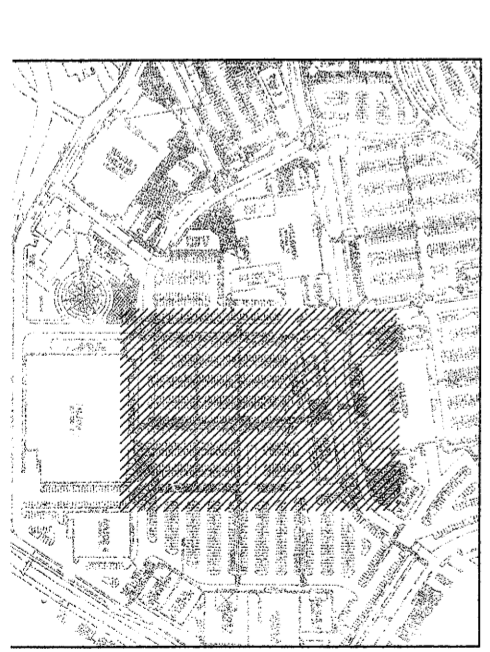
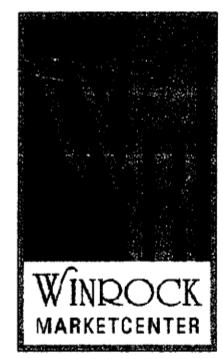
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
PHASING PLAN







ENLARGEMENT AT MAJOR 3 / SHOPS H, J, M AND N



SITE KEY MAP

LANDSCAPE PALETTE

Symbol	Botanical Name / Common Name	Mature Size / Water Use	Symbol	Botanical Name / Common Name	Mature Size / Water Use	Symbol	Botanical Name / Common Name	Mature Size / Water Use	Symbol	Botanical Name / Common Name	Mature Size / Water Use
⊗	<i>Trees</i> <i>Cercis reniformis</i> 'Oklahoma' Oklahoma Redbud	25' x 25' Medium	⊗	<i>Tilia cordata</i> Littlerod Linden	40' x 30' High	⊗	<i>Hesperomeles acutula</i> Angelita Daisy	2' x 12' Low	⊗	<i>Penstemon pseudospectabilis</i> Desert Beechlongue	36' x 36' Medium
⊗	<i>Chilopsis linearis</i> 'Lucretia Hamilton' Desert Willow	20' x 25' Low	⊗	<i>Vitex agnus-castus</i> Chaste Tree	20' x 20' Medium	⊗	<i>Lavandula angustifolia</i> English Lavender	18' x 24' Medium	⊗	<i>Penstemon strictus</i> Rocky Mountain Penstemon	24' x 24' Medium
⊗	<i>Chilopsis lasianthera</i> 'Pink Dawn' Ocotillo	30' x 30' Medium	⊗	<i>Striba/Grass/covers</i> <i>Agrostis cuneata</i> Hummingbird Grass	30' x 18' Medium	⊗	<i>Leprosyrtis indica</i> Crape Myrtle	15' x 15' Medium	⊗	<i>Perovskia stipulifolia</i> Russian Sage	60' x 60' Medium
⊗	<i>Forestiera neomexicana</i> New Mexico Olive	15' x 15' Medium	⊗	<i>Artemisia tridentata</i> Fourwing Saltbush	18' x 18' Medium	⊗	<i>Liatris punctata</i> Gayfeather	18' x 18' Low	⊗	<i>Potentilla fruticosa</i> Shrubby Cinqufoil	36' x 36' Medium
⊗	<i>Fraxinus arbuscula</i> 'Raywood' Raywood Ash	35' x 30' Medium	⊗	<i>Baccharis salina</i> 'Thompson' Dwarf Coyotebush	36' x 42' Low	⊗	<i>Mirabilis multiflora</i> Desert Four O'Clock	18' x 30' Medium	⊗	<i>Prunus besseyi</i> Western Sand Cherry	36' x 36' Medium
⊗	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	40' x 40' Medium	⊗	<i>Besleria nuttalliana</i> Desert Marigold	18' x 18' Low	⊗	<i>Nandina domestica</i> 'Moon Bay' Dwarf Heavenly Bamboo	24' x 36' Medium	⊗	<i>Rhus aromatica</i> 'Gro-Low' Prostrate Sumac	24' x 48' Low
⊗	<i>Gleditsia triacanthos</i> 'Imperial' Butterfly Honeylocust	30' x 30' Medium	⊗	<i>Buddelia davidii</i> 'Nathanael' Butterfly Bush	48' x 36' Medium	⊗	<i>Ceanothus laurifolius</i> Mexican Evening Primrose	17' x 36' Low	⊗	<i>Rhus trilobata</i> Tree-leaf Sumac	48' x 60' Low
⊗	<i>Koeleruteria paniculata</i> Goldenrain Tree	25' x 25' Medium	⊗	<i>Ceanothus glaucus</i> Bird of Paradise	36' x 36' Low	⊗	<i>Penstemon barbatus</i> Desert Beechlongue	36' x 36' Low	⊗	<i>Rosemaria officinalis</i> Prostrate Rosemary	24' x 60' Low
⊗	<i>Pinus nigra</i> Austrian Pine	35' x 25' Medium	⊗	<i>Caryopteris clandestina</i> Blue Flax	48' x 48' Low	⊗	<i>Penstemon pseudospectabilis</i> Desert Beechlongue	36' x 36' Medium	⊗	<i>Salvia dorrii</i> Desert Purple Sage	30' x 30' Medium
⊗	<i>Platanus acerifolia</i> 'Bloodgood' Bloodgood London Plane Tree	48' x 35' High	⊗	<i>Oryzanthus newaeus</i> Onion	60' x 60' Low	⊗	<i>Penstemon strictus</i> Rocky Mountain Penstemon	24' x 24' Medium	⊗	<i>Salvia greggii</i> Cherry Sage	36' x 36' Medium
⊗	<i>Populus fremontii</i> 'Walteri' Rio Grande Cottonwood	15' x 60' Medium	⊗	<i>Cylindropuntia</i> Cylindropuntia	24' x 36' Low	⊗	<i>Perovskia stipulifolia</i> Russian Sage	60' x 60' Medium	⊗	<i>Taurinus chrysantha</i> Trailing Gemander	12' x 24' Medium
⊗	<i>Prosopis glandulosa</i> 'Maverick' Texas Honey Mesquite	25' x 30' Low	⊗	<i>Eriogonum fasciculatum</i> Dwarf Turpentine Bush	36' x 42' Low	⊗	<i>Potentilla fruticosa</i> Shrubby Cinqufoil	36' x 36' Medium	⊗	<i>Zauschneria eritronica</i> Hummingbird Trumpet	24' x 36' Medium
⊗	<i>Pinus caryinata</i> 'Cleveland' Flowering Pine	30' x 25' Medium	⊗	<i>Erythronium</i> 'Boles Mauve' Boles Mauve Lily-flower	24' x 36' Medium	⊗	<i>Nandina domestica</i> 'Moon Bay' Dwarf Heavenly Bamboo	24' x 36' Medium	⊗	<i>Ornithoglossum sempervivans</i> Blue Avens Grass	24' x 12' Medium
⊗	<i>Quercus buckleyi</i> Texas Red Oak	25' x 25' Medium	⊗	<i>Fallugia parviflora</i> Apache Plume	60' x 60' Low	⊗	<i>Ceanothus laurifolius</i> Mexican Evening Primrose	17' x 36' Low	⊗	<i>Miscanthus sinensis</i> Maiden Hair Grass	60' x 60' Medium
⊗	<i>Rubus arcticus</i> Purple Robe Locust	40' x 30' Medium	⊗	<i>Gallardia grandiflora</i> 'Fairfax' Blanket Flower	30' x 30' Low	⊗	<i>Penstemon barbatus</i> Beechlongue	36' x 36' Low			

PLAZA DESIGN

The layout and design of the plaza areas shall be considerate of the surrounding uses, architecture, pedestrian circulation, seating, signage, etc. Pavement patterns and materials illustrated on these plans are conceptual in nature and may be revised based on specific phased development plans.

Pavement materials shall consist of one or more of the following:

- Colored or Stained Patterned Concrete
- Exposed Aggregate Finish Concrete
- Salt Finish Concrete
- Stone/Brick Pavers
- Stippled Concrete

SITE FURNISHINGS LEGEND

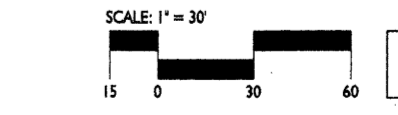
- Parking Area Pole Light  
Height: 30'
- Street Pole Light  
Height: 16'
- Bench Seating
- Fixed Seating
- Water Feature

WINROCK MARKETCENTER

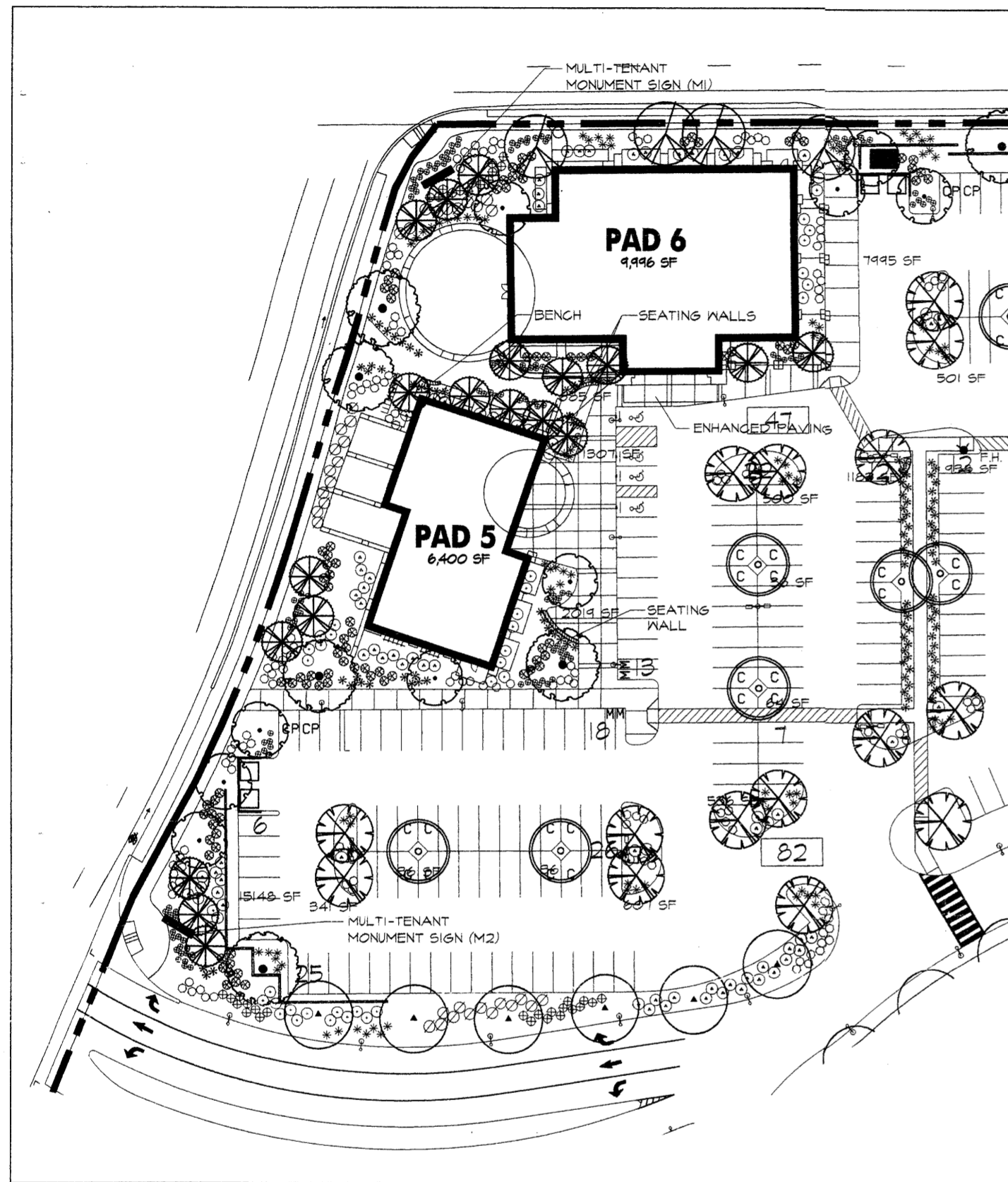
**OWNER/DEVELOPER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

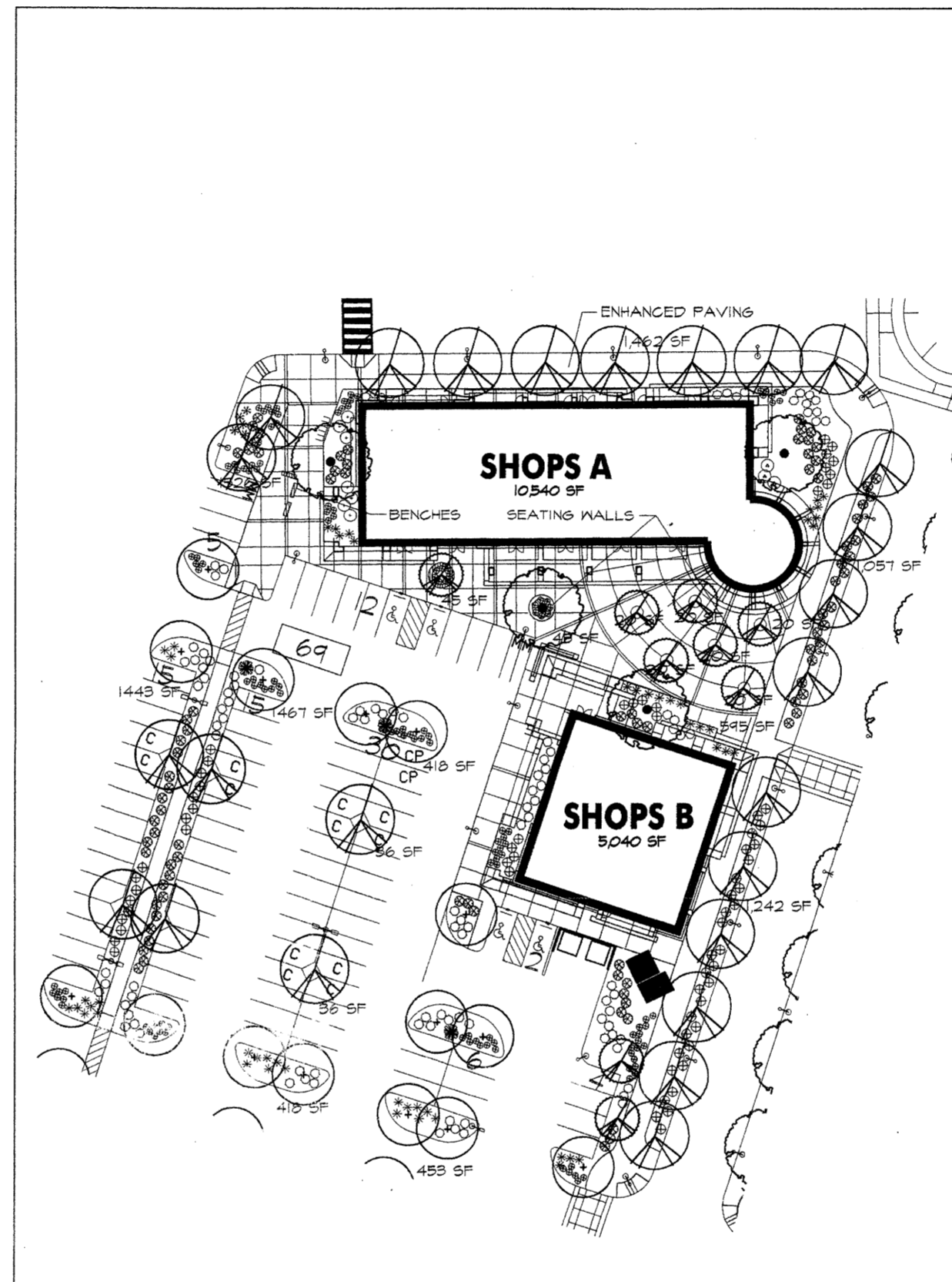
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ENLARGED LANDSCAPE/PLAZA PLAN



SHEET 9 OF 34  
APRIL 4, 2006



ENLARGEMENT AT PADS 5 AND 6



ENLARGEMENT AT SHOPS A AND B

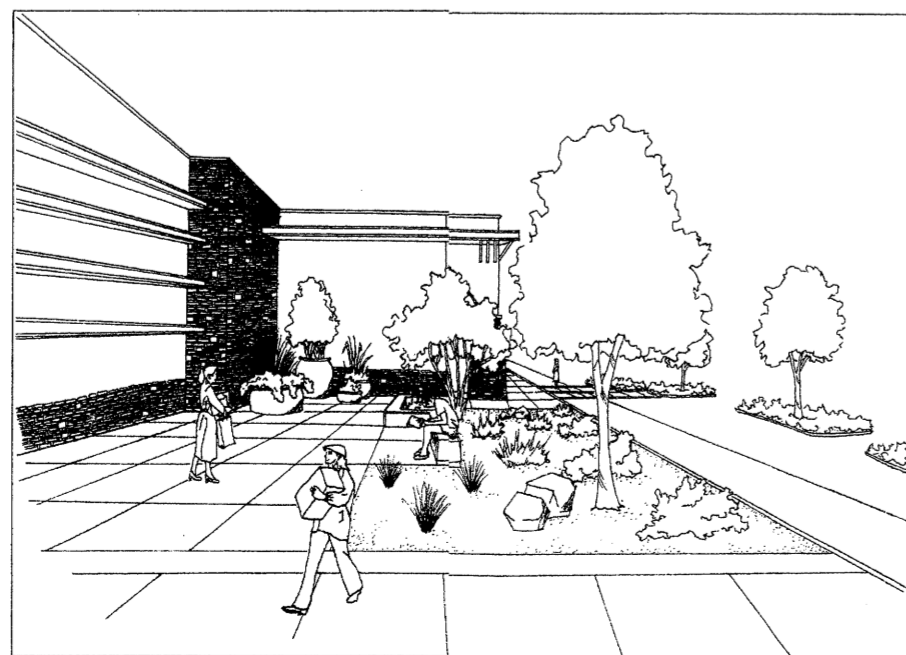


LANDSCAPE PALETTE

Symbol	Botanical Name / Common Name	Mature Size	Water Use	Botanical Name / Common Name	Mature Size	Water Use
⊙	Trees					
⊙	Cercis reniformis 'Okahoma' / Okahoma Redbud	25' x 25'	Medium	Nandina domestica 'Moon Bay' / Dwarf Heavenly Bamboo	24' x 36'	Medium
⊙	Chilopsis linearis 'Lucretia Hamilton' / Desert Willow	30' x 25'	Low	Oenothera biennis / Mexican Evening Primrose	17' x 36'	Low
⊙	Chilopsis leucocarpa 'Pink Dawn' / Chilopsis	30' x 30'	Medium	Passiflora foetida / Passionfruit	36' x 36'	Low
⊙	Forestiera neomexicana / New Mexico Olive	15' x 15'	Medium	Passiflora pseudospectabilis / Desert Passionfruit	36' x 36'	Medium
⊙	Fraxinus oxycarpa 'Raywood' / Raywood Ash	35' x 30'	Medium	Passiflora vitifolia / Rocky Mountain Passionfruit	24' x 24'	Medium
⊙	Fraxinus velutina 'Modelo' / Modelo Ash	40' x 40'	Medium	Perovskia atriplicifolia / Russian Sage	60' x 60'	Medium
⊙	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	30' x 30'	Medium	Potentilla fruticosa / Shrubby Cinquefoil	36' x 36'	Medium
⊙	Koeleria paniculata / Goldenrain Tree	25' x 25'	Medium	Prunus besseyi / Western Sand Cherry	36' x 36'	Medium
⊙	Pinus nigra / Austrian Pine	35' x 25'	Medium	Rhus aromatica 'Gro-Low' / Photinia Sunac	24' x 48'	Low
⊙	Platanus acerifolia 'Bloodgood' / Bloodgood London Planetree	45' x 35'	High	Rhus trilobata / Three-leaf Sumac	48' x 60'	Low
⊙	Populus fremontii 'Lilalizer' / Rio Grande Cottonwood	70' x 60'	Medium	Rosa rugosa / Prairie Rose	24' x 60'	Low
⊙	Prosopis glandulosa 'Maverick' / Texas Honey Mesquite	25' x 30'	Low	Salvia dorrii / Purple Sage	30' x 30'	Medium
⊙	Prunus caryocarpa 'Cleveland' / Flowering Pear	30' x 25'	Medium	Salvia greggii / Cherry Sage	36' x 36'	Medium
⊙	Quercus buckleyi / Texas Red Oak	25' x 25'	Medium	Taxodium chinensis / Trailing Gardenia	17' x 24'	Medium
⊙	Robinia acutifolia / Purple Robin Locust	40' x 30'	Medium	Zinnia mexicana / Hummingbird Trumpet	24' x 36'	Medium
⊙	Tilia cordata / Lime Tree	40' x 30'	Medium			
⊙	Vitis agnus-castus / Christ Tree	20' x 20'	Medium			
⊙	Shrub/Coverplants					
⊙	Agave schottlandii / Hummingbird Mint	30' x 18'	Medium	Chamaecrista capillaris 'Regal Mist' / Ruby Grass	36' x 42'	Medium
⊙	Aristida purpurea 'Purpurea' / Purple Sage	36' x 30'	Medium	Neesia tenuissima / Threadgrass	24' x 18'	Low
⊙	Baccharis salicifolia 'Barnes' / Dwarf Coyotebush	36' x 42'	Low	Nolina microcarpa / Bear Grass	36' x 48'	Medium
⊙	Beltia nuttalliana / Desert Marigold	18' x 18'	Low			
⊙	Buddleia davidii 'Nanhoensis' / Butterfly Bush	48' x 36'	Medium	Accents		
⊙	Ceanothus glaucus / Blue Sage	36' x 36'	Medium	Agave attenuata / Century Plant	30' x 36'	Low
⊙	Ceanothus leucanthus / Blue Sage	48' x 48'	Low	Dalmanella linearis / Soli	48' x 60'	Low
⊙	Chrysothamnus nauseosus / Cholla	60' x 60'	Low	Hesperaloe parviflora / Red/Yellow Flowering Yucca	36' x 36'	Medium
⊙	Cytisus x 'Lena' / Lena's Broom	24' x 36'	Low	Yucca glauca / Soapweed Yucca	36' x 60'	Low
⊙	Ericaria leucifolia / Dwarf Turpentine Bush	36' x 42'	Low			
⊙	Erythronium 'Boulevard' / Boulevarde Yellow	24' x 36'	Medium	Vines		
⊙	Fallugia paradoxa / Apache Plume	60' x 60'	Low	Celastrus scandens / Trumpet Vine	40'	Medium
⊙	Gallardia grandiflora 'Parfait' / Blanket Flower	30' x 30'	Low	Hedera helix / English Ivy	5'	Medium
⊙	Hymenocallis acutifolia / Angelita Daisy	17' x 17'	Low	Parthenocissus tricuspidata / Boston Ivy	40'	Medium
⊙	Lavandula angustifolia / English Lavender	18' x 24'	Medium	Wisteria sinensis / Wisteria	20'	Medium
⊙	Leguminosae indica / Crepe Myrtle	15' x 25'	Medium			
⊙	Liriodendron tulipifera / Yellow Flowering Dogwood	18' x 18'	Low	Turf Grasses		
⊙	Mirabilis multiflora / Desert Four O'Clock	18' x 30'	Medium	Buchloe dactyloides / Buffalograss	Medium	
				Park Blend (Tall Fescue, Kentucky Bluegrass, Rye)	High	

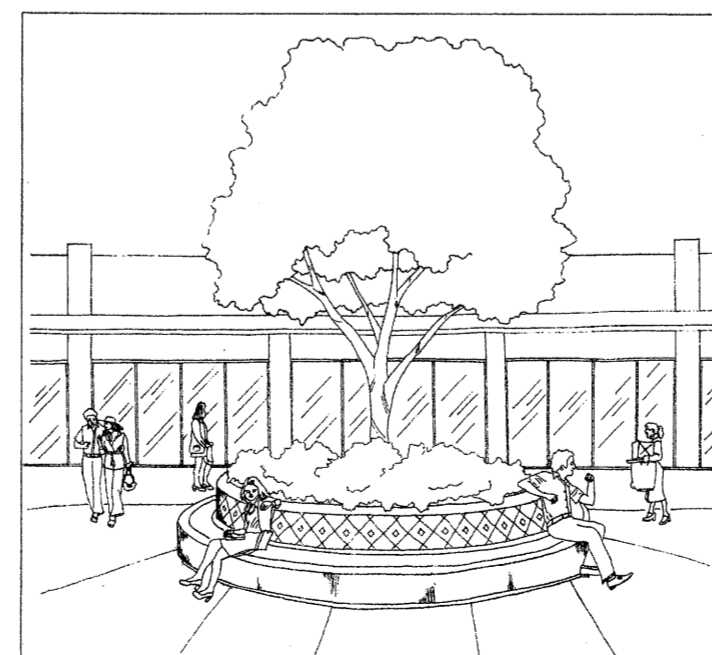
SITE KEY MAP

NTS



LANDSCAPE CHARACTER

NTS



LANDSCAPE CHARACTER

NTS

PLAZA DESIGN

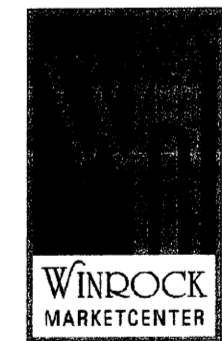
The layout and design of the plaza areas shall be considerate of the surrounding uses, architecture, pedestrian circulation, seating, signage, etc. Pavement patterns and materials illustrated on these plans are conceptual in nature and may be revised based on specific phased development plans.

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- Salt Finish Concrete
- Stone/Brick Pavers
- Standard Concrete

SITE FURNISHINGS LEGEND

- Parking Area Pole Light
- Height: 30'
- Streetscape Pole Light
- Height: 16'
- Bench Seating
- Fixed Seating
- Water Feature



WINROCK MARKETCENTER

OWNER/DEVELOPER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

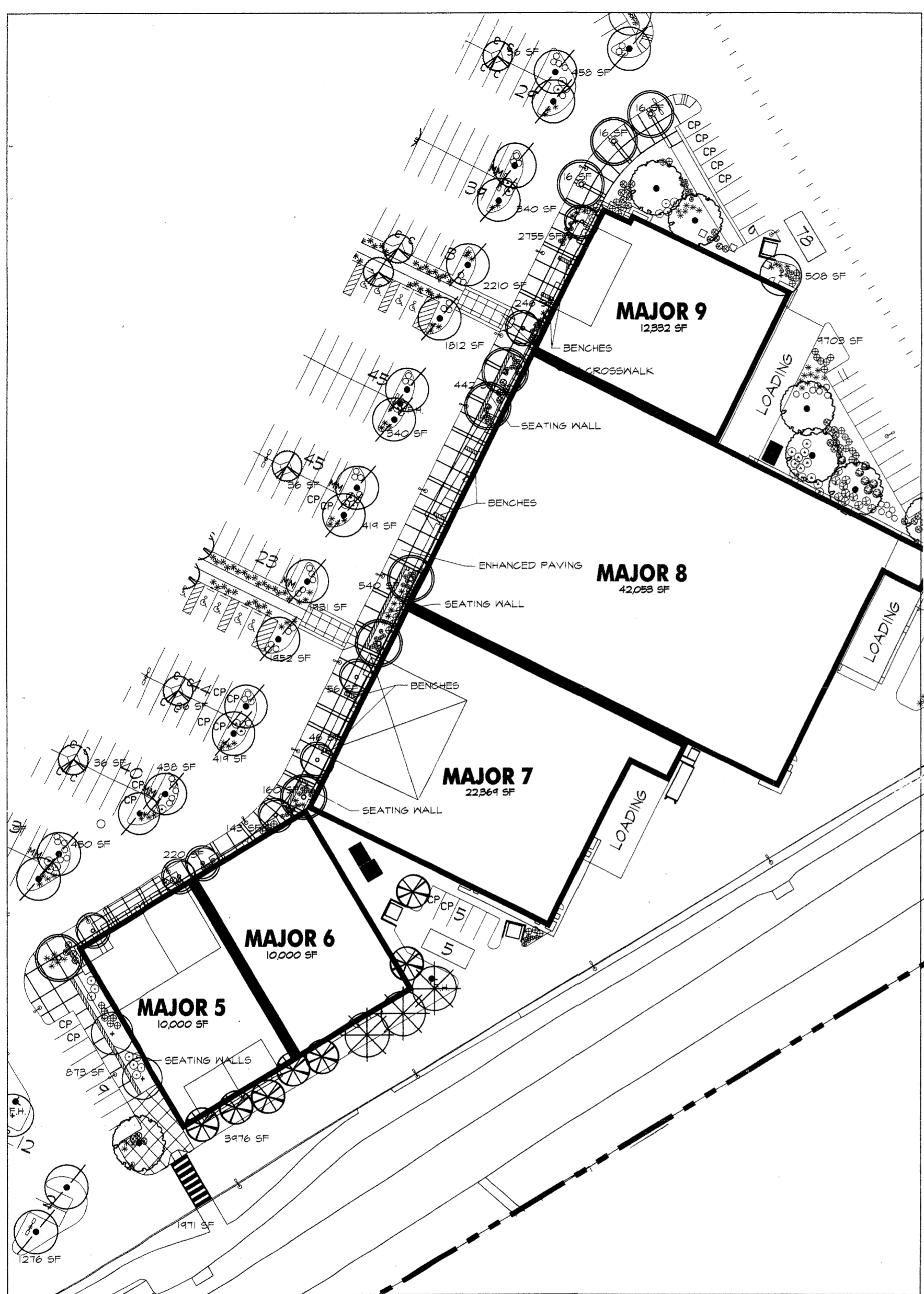
PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ENLARGED LANDSCAPE/PLAZA PLAN

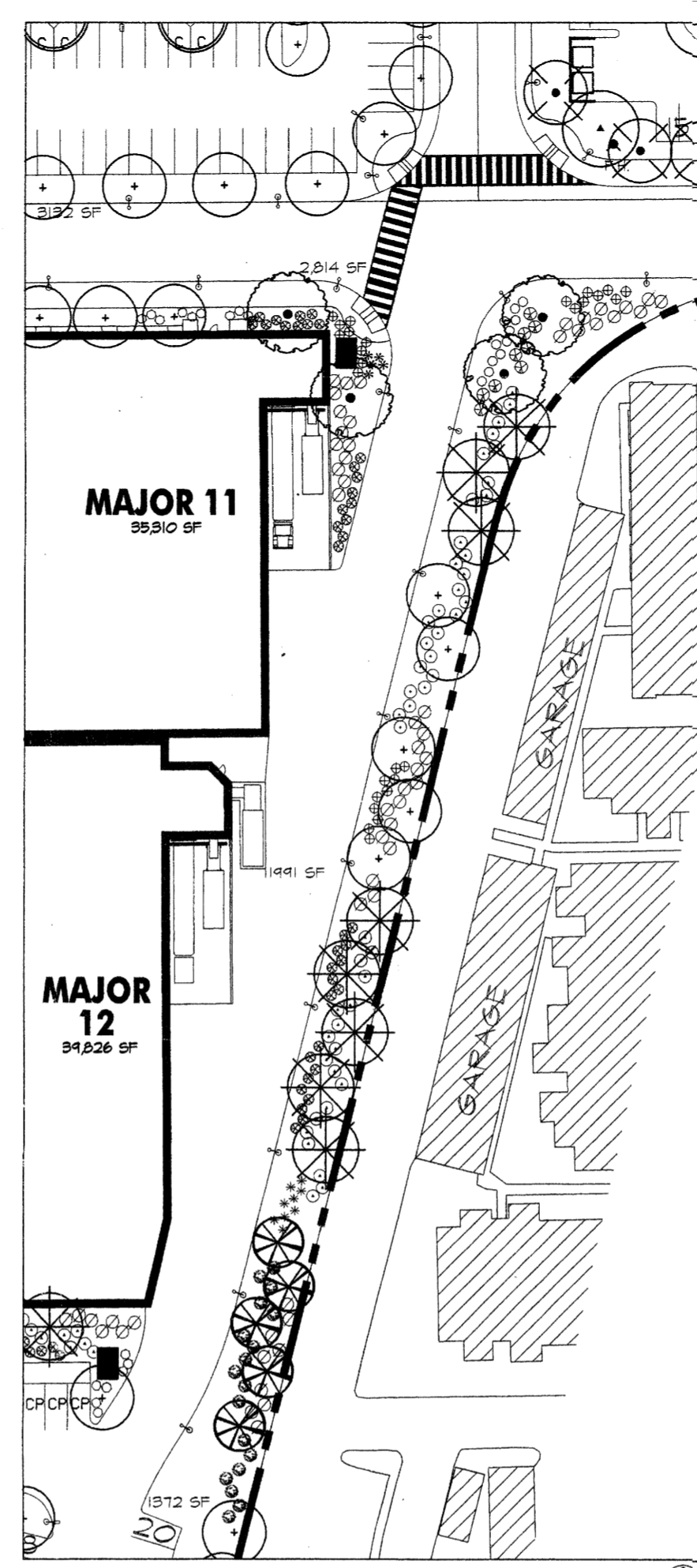
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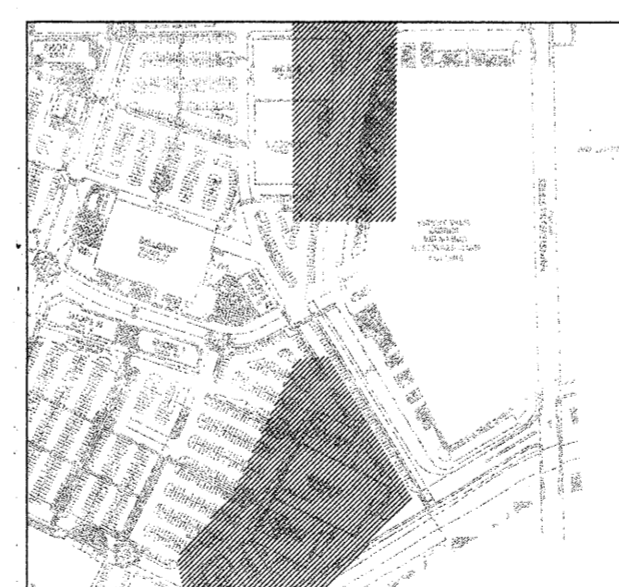
SHEET 10 OF 34  
APRIL 4, 2006



ENLARGEMENT AT MAJORS 5-9



ENLARGEMENT AT RESIDENTIAL BUFFER ALONG EASTERN BOUNDARY



SITE KEY MAP

PLAZA DESIGN

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- Salt Finish Concrete
- Stone/Brick Pavers
- Standard Concrete

SITE FURNISHINGS LEGEND

- Parking Area Pole Light  
Height: 30'
- Streetscape Pole Light  
Height: 16'
- Bench Seating
- Fixed Seating
- Water Feature

Symbol	Botanical Name / Common Name	Mature Size / Water Use	Botanical Name / Common Name	Mature Size / Water Use
	<i>Trees</i> <i>Cercia reniformis</i> 'Okahoma' Okahoma Redbud	25' x 25' Medium	<i>Nandina domestica</i> 'Moon Bay' Dwarf Heavenly Bamboo	24' x 36' Medium
	<i>Chilopsis linearis</i> 'Lucretia Hamilton' Desert Lilac	20' x 25' Low	<i>Oenothera bielandieri</i> Mexican Evening Primrose	12' x 36' Low
	<i>Chilopsis tahquamenalis</i> 'Pink Dawn' Chilopsis	30' x 30' Medium	<i>Fraxinus latifolia</i> Desert Sycamore	36' x 36' Low
	<i>Forsteria nauseosana</i> New Mexico Olive	15' x 15' Medium	<i>Fraxinus pumila</i> Desert Sycamore	36' x 36' Medium
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	35' x 30' Medium	<i>Fraxinus arctica</i> Rocky Mountain Fraxinus	24' x 24' Medium
	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	40' x 40' Medium	<i>Paronychia aspidifolia</i> Rabbit Sage	60' x 60' Medium
	<i>Gleditsia triacanthos</i> 'Imperial' Imperial Honeylocust	30' x 30' Medium	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	36' x 36' Medium
	<i>Koeleria paniculata</i> Goldenshrill Tree	25' x 25' Medium	<i>Prunus besseyi</i> Western Sand Cherry	36' x 36' Medium
	<i>Pinus nigra</i> Austrian Pine	35' x 25' Medium	<i>Rhus aromatica</i> 'Gro-Low' Prostrate Sumac	24' x 48' Low
	<i>Platanus acerifolia</i> 'Bloodgood' Bloodgood London Planetree	45' x 35' High	<i>Rhus trilobata</i> Tree-leaf Sumac	48' x 60' Low
	<i>Populus fremontii</i> 'Utahzan' Rio Grande Cottonwood	12' x 60' Medium	<i>Rosemaria officinalis</i> Prostrate Rosemary	24' x 60' Low
	<i>Prosopis glandulosa</i> 'Maverick' Texas Honey Mesquite	25' x 30' Low	<i>Salvia domingii</i> Desert Purple Sage	30' x 30' Medium
	<i>Prunus californica</i> 'Cleveland' Flowering Pear	30' x 25' Medium	<i>Salvia greggii</i> Cherry Sage	36' x 36' Medium
	<i>Quercus buckleyi</i> Texas Red Oak	25' x 25' Medium	<i>Taxodium canadense</i> Trailing Ginkgo	12' x 24' Medium
	<i>Robinia ambigua</i> Purple Roba Locust	40' x 30' Medium	<i>Zauschneria arizonica</i> Hummingbird Trumpet	24' x 36' Medium
	<i>Tilia cordata</i> Littleshrub Linden	40' x 30' High	<i>Ornamental Grasses</i> <i>Heliopsis scabra</i> Blue Avena Grass	24' x 12' Medium
	<i>Vitis aestivalis</i> Chestnut Vine	20' x 30' Medium	<i>Miscanthus sinensis</i> Maiden Hair Grass	60' x 60' Medium
	<i>Shrubs/Groundcovers</i> <i>Agastache cana</i> Hummingbird Mint	30' x 18' Medium	<i>Muhlenbergia capillaris</i> 'Regal Mist' Minty Grass	36' x 42' Medium
	<i>Artemisia 'Piedra Castle'</i> Piedra Castle Sage	36' x 30' Medium	<i>Nassella tenuissima</i> Threadgrass	24' x 18' Low
	<i>Baccharis 'Stam Thompson'</i> Dwarf Coyotebush	36' x 42' Low	<i>Nolina microcarpa</i> Bear Grass	36' x 48' Medium
	<i>Buddleia nuttalliana</i> Desert Marigold	18' x 18' Low	<i>Accents</i> <i>Agave havardiana</i> Havard's Century Plant	30' x 36' Low
	<i>Buddleia davidii</i> 'Nanhoensis' Butterfly Bush	48' x 36' Medium	<i>Daylily wheeleri</i> Soci	48' x 60' Low
	<i>Cassipouira gilliesii</i> Bird of Paradise	56' x 12' Low	<i>Hesperaloe parviflora</i> Red-chalice Flowering Yucca	36' x 36' Medium
	<i>Caryopteris clandonensis</i> Blue Mist	48' x 48' Low	<i>Yucca glauca</i> Glossy Yucca	36' x 60' Low
	<i>Crypthanthus nuteus</i> Gulfue	60' x 60' Low	<i>Vines</i> <i>Clematis radicans</i> Trumpet Vine	40' Medium
	<i>Cytisus x 'Lena'</i> Lena's Broom	24' x 36' Low	<i>Hedera helix</i> English Ivy	5' Medium
	<i>Ericameria laevis</i> Dwarf Turpentine Bush	36' x 42' Low	<i>Parthenocissus tricuspidata</i> Boston Ivy	40' Medium
	<i>Ergatum 'Boules Mauve'</i> Boules Mauve Wallflower	24' x 36' Medium	<i>Sideris sinensis</i> Sideris	30' Medium
	<i>Fellugia paradoxa</i> Apache Plume	60' x 60' Low	<i>Turf Grasses</i> <i>Bouteloua dactyloides</i> Buffalograss	Medium
	<i>Gaillardia grandiflora</i> 'Fanta' Blanket Flower	30' x 30' Low	<i>Park Blend</i> (Tall Fescue, Kentucky Bluegrass, Ryegrass)	High
	<i>Hymenocallis acuta</i> Angelita Daisy	12' x 12' Low		
	<i>Levandula angustifolia</i> English Lavender	18' x 24' Medium		
	<i>Leguminosae indica</i> Grass Pea	15' x 15' Medium		
	<i>Liatris punctata</i> Gayfeather	18' x 18' Low		
	<i>Mirabilis multiflora</i> Desert Four O'Clock	18' x 30' Medium		



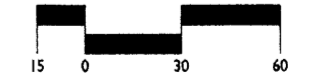
WINROCK MARKETCENTER

OWNER/DEVELOPER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

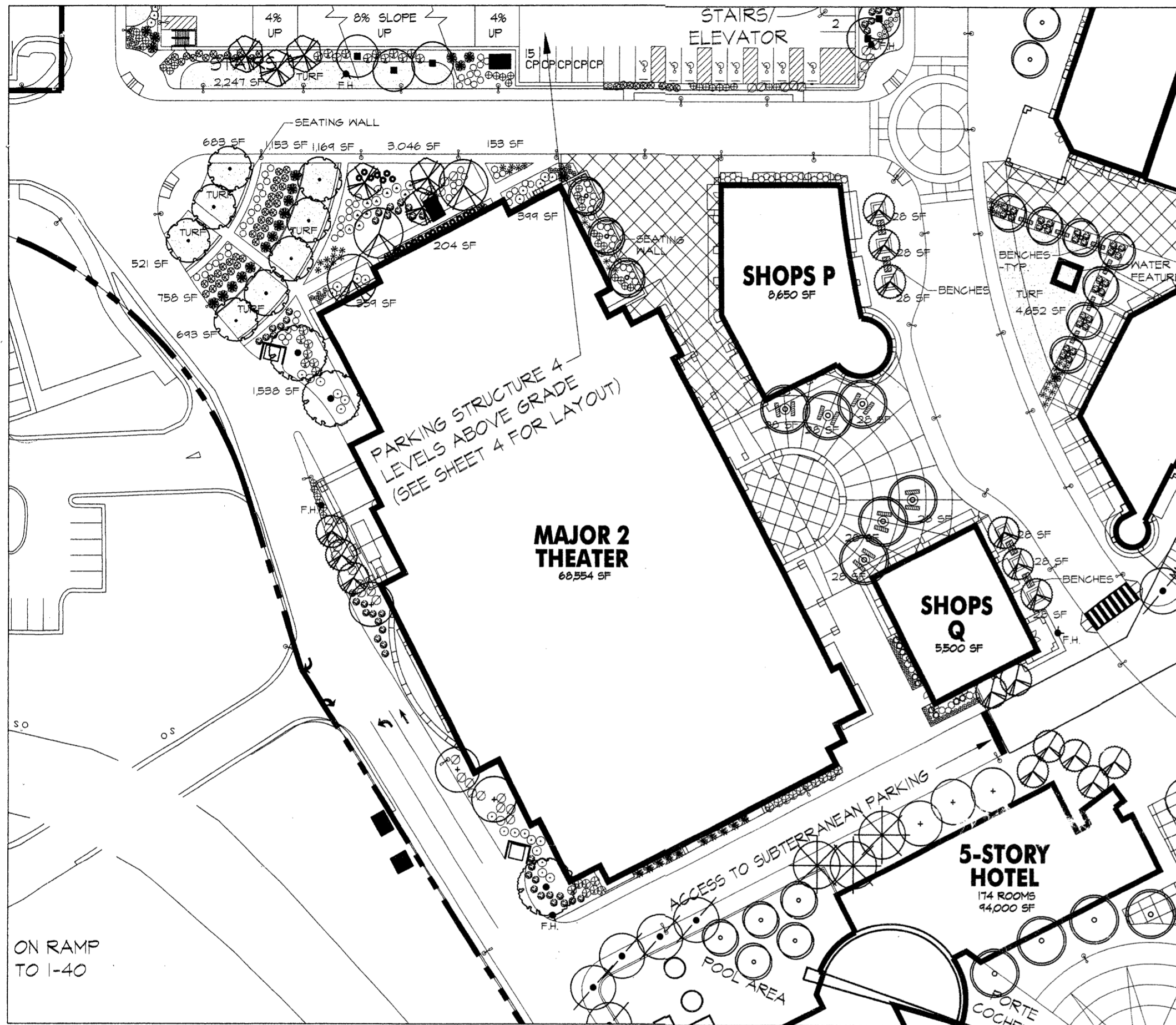
PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ENLARGED LANDSCAPE/PLAZA PLAN

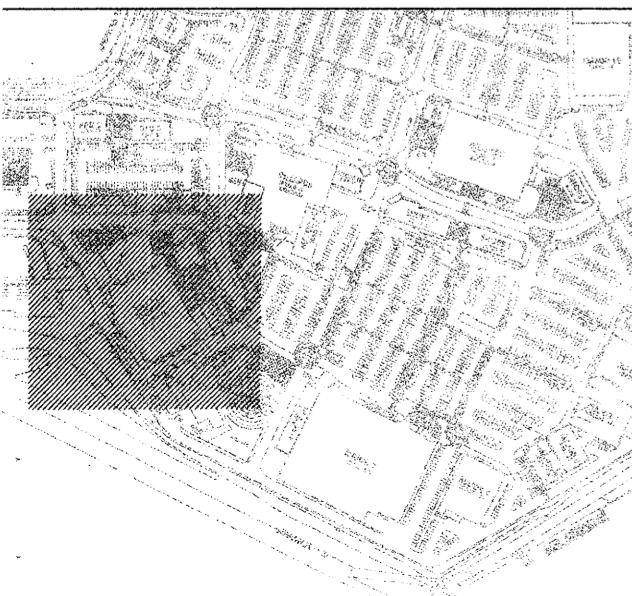
SCALE: 1" = 30'



SHEET 11 OF 34  
APRIL 4, 2006



ENLARGEMENT AT THEATER



SITE KEY MAP

NT.6

LANDSCAPE PALETTE

Symbol	Botanical Name / Common Name	Mature Size	Water Use	Botanical Name / Common Name	Mature Size	Water Use
⊗	<i>Cercia reniformis</i> 'Okunona' Okunona Redbud	25' x 25'	Medium	<i>Nandina domestica</i> 'Moon Bay' Dwarf Heavenly Bamboo	24' x 36'	Medium
⊗	<i>Chilopsis linearis</i> 'Lucretia Hamilton' Desert Willow	20' x 25'	Low	<i>Onchocoma berlandieri</i> Mexican Evening Primrose	17' x 36'	Low
⊗	<i>Chilopsis lasiantha</i> 'Pink Dawn' Chilopsis	30' x 30'	Medium	<i>Passiflora barbata</i> Bearclaw	36' x 36'	Low
⊗	<i>Forsteria neomexicana</i> New Mexico Olive	15' x 15'	Medium	<i>Passiflora pseudospectabilis</i> Desert Bearclaw	30' x 36'	Low
⊗	<i>Fraxinus oncarpa</i> 'Raywood' Raywood Ash	35' x 30'	Medium	<i>Passiflora vitacea</i> Rocky Mountain Passiflora	24' x 24'	Medium
⊗	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	40' x 40'	Medium	<i>Pterocarya strigifolia</i> Russian Sage	60" x 60"	Medium
⊗	<i>Gleditsia triacanthos</i> 'Imperial' Imperial Honeylocust	30' x 30'	Medium	<i>Potentilla chinensis</i> Scribbly Chincaplin	36' x 36'	Medium
⊗	<i>Koeleria paniculata</i> Goldenshrill Tree	25' x 25'	Medium	<i>Prunus besseyi</i> Western Sand Cherry	36' x 36'	Medium
⊗	<i>Pinus mitis</i> Austin Pine	35' x 25'	Medium	<i>Rhus aromatica</i> 'Gro-Low' Prostrate Sumac	24' x 40'	Low
⊗	<i>Platanus scariofolia</i> 'Bloodgood' Bloodgood London Planetree	45' x 35'	High	<i>Rhus trilobata</i> Tree-leaf Sumac	48' x 60'	Low
⊗	<i>Populus fremontii</i> 'Utahzan' Rio Grande Cottonwood	70' x 60'	Medium	<i>Rosemaria officinalis</i> Prostrate Rosemary	24' x 60'	Low
⊗	<i>Prosopis glandulosa</i> 'Silverchick' Texas Honey Mesquite	25' x 30'	Low	<i>Salvia dorrii</i> Desert Purple Sage	30" x 30"	Medium
⊗	<i>Quercus buckleyi</i> Texas Red Oak	25' x 25'	Medium	<i>Salvia greggii</i> Candy Sage	36' x 36'	Medium
⊗	<i>Rubus arcticus</i> Purple Robe Locust	40' x 30'	Medium	<i>Tachyon crassifolia</i> Trailing Gemander	12' x 24'	Medium
⊗	<i>Tilia cordata</i> Littleleaf Linden	40' x 30'	High	<i>Zauschneria arizonica</i> Hummingbird Trumpet	24' x 36'	Medium
⊗	<i>Vitex agnus-castus</i> Chaste Tree	25' x 20'	Medium	<b>Ornamental Grasses</b>		
				<i>Hemizonia serpyriformis</i> Blue Avena Grass	24' x 12'	Medium
				<i>Miscanthus sinensis</i> Maiden Hair Grass	60" x 60"	Medium
				<i>Muhlenbergia capillaris</i> 'Rugel Mist' Munly Grass	36' x 42'	Medium
				<i>Nassella tenuissima</i> Threadgrass	24' x 18'	Low
				<i>Nothola microcarpa</i> Bear Grass	36' x 48'	Medium
				<b>Accents</b>		
				<i>Agave nevadensis</i> Hawaii's Century Plant	30" x 36"	Low
				<i>Daylily</i> 'Hester' Soleil	48" x 60"	Low
				<i>Hesperaloe parviflora</i> Red/Yellow Flowering Yucca	36" x 36"	Medium
				<i>Yucca glauca</i> Softspined Yucca	36" x 60"	Low
				<b>Vines</b>		
				<i>Campsis radicans</i> Trumpet Vine	40'	Medium
				<i>Hedera helix</i> English Ivy	5'	Medium
				<i>Parthenocissus tricuspidata</i> Boston Ivy	40'	Medium
				<i>Wisteria sinensis</i> Wisteria	20'	Medium
				<b>Turf Grasses</b>		
				<i>Bouteloua curtipendula</i> Buffalograss	Medium	
				<b>Park Blend</b> (Tall Fescue, Kentucky Bluegrass, Ryegrass)	High	

PLAZA DESIGN

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Pavement materials shall consist of one or more of the following:

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- Exposed Aggregate Finish Concrete
- Salt Finish Concrete
- Stone/Brick Pavers
- Standard Concrete

SITE FURNISHINGS LEGEND

- Parking Area Pole Light  
Height: 30'
- Streetscape Pole Light  
Height: 16'
- Bench Seating
- Fixed Seating
- Water Feature

WINROCK MARKETCENTER

OWNER/DEVELOPER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

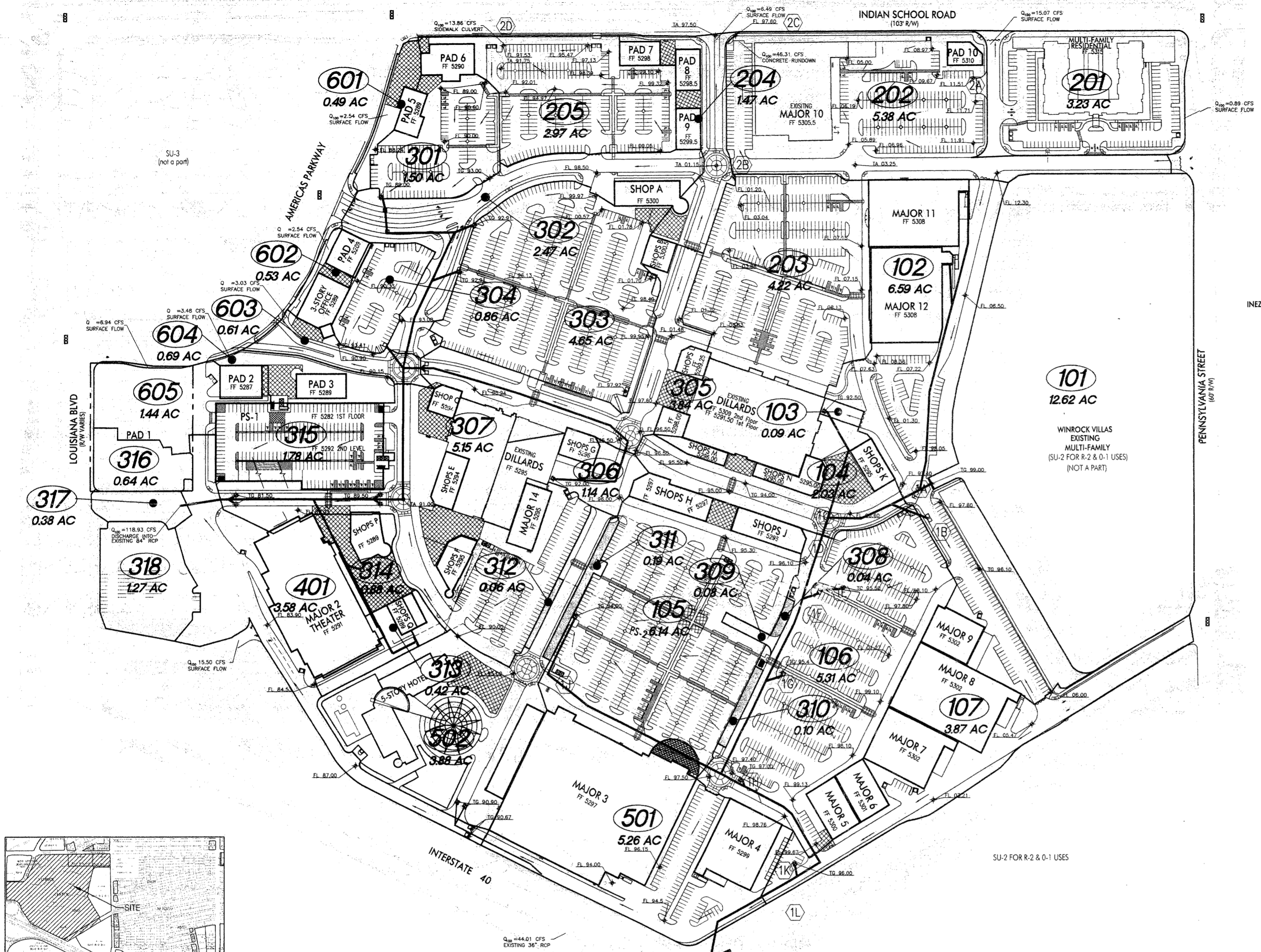
PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ENLARGED LANDSCAPE/PLAZA PLAN

SCALE: 1" = 30'

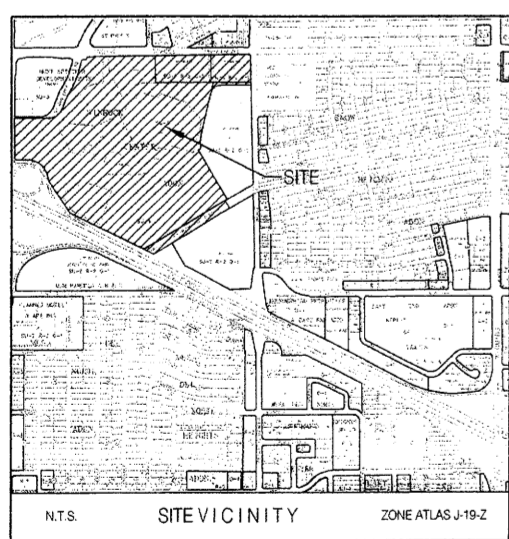


SHEET 12 OF 34  
APRIL 4, 2006



**GENERAL LEGEND**

EXISTING CONTOUR	
PROPOSED SPOT ELEVATION	
WATER BLOCK	
EXISTING GROUND ELEVATION	
FLOW DIRECTION ARROW	
TOP OF CURB ELEVATION	TC
FLOW LINE ELEVATION	FL
TOP OF CONCRETE	TOC
TOP OF ASPHALT	TA
FINISHED FLOOR	FF
INVERT	INV
TOP OF GRATE	TG
EXISTING ENTITIES	
EXISTING BUILDINGS	
PROPOSED DRAINAGE BASINS	

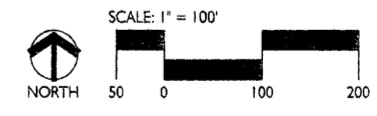


# WINROCK MARKETCENTER

OWNER  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
CONCEPTUAL GRADING AND DRAINAGE



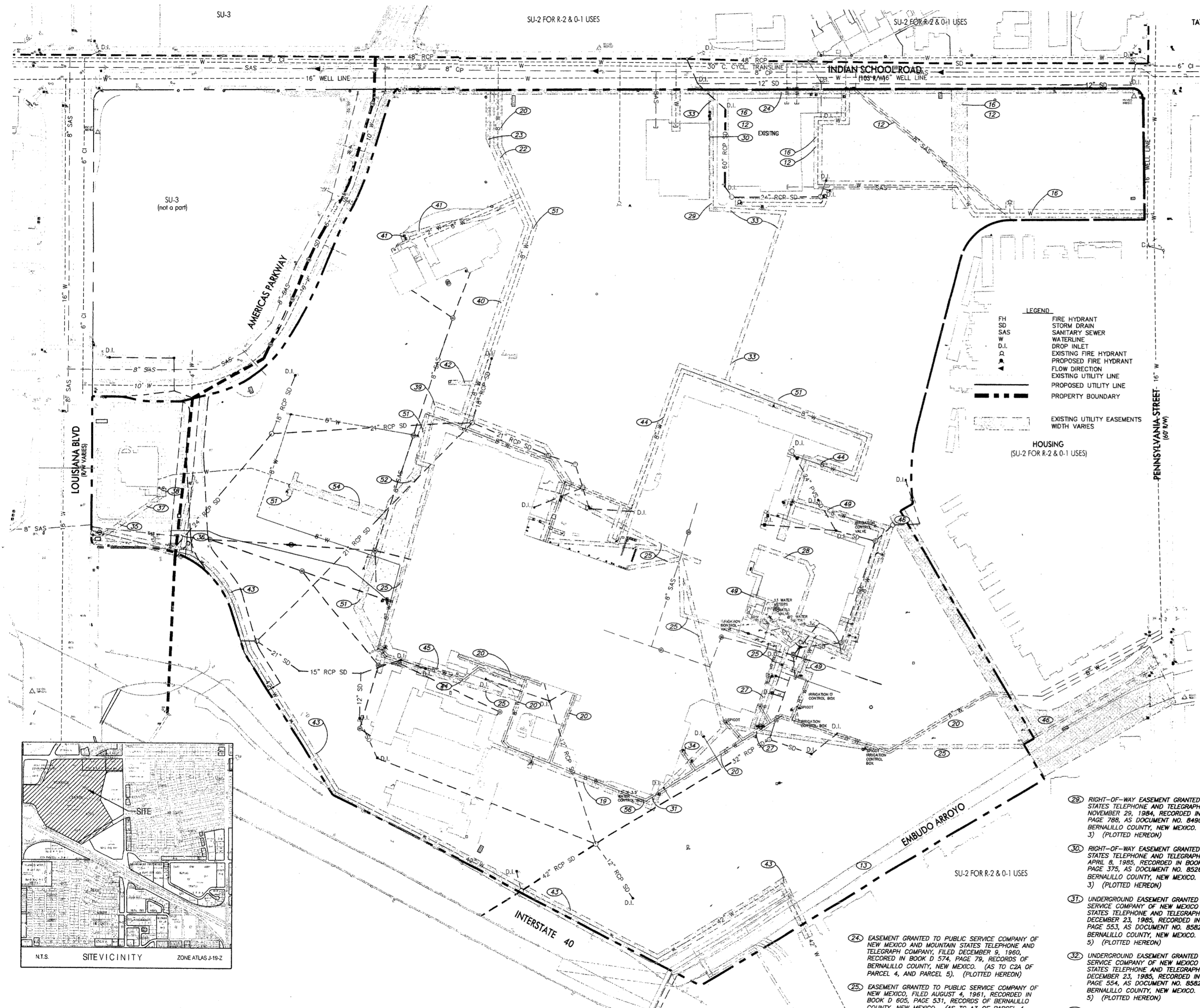
SCALE: 1" = 100'  
SHEET 13 OF 34  
APRIL 4, 2006



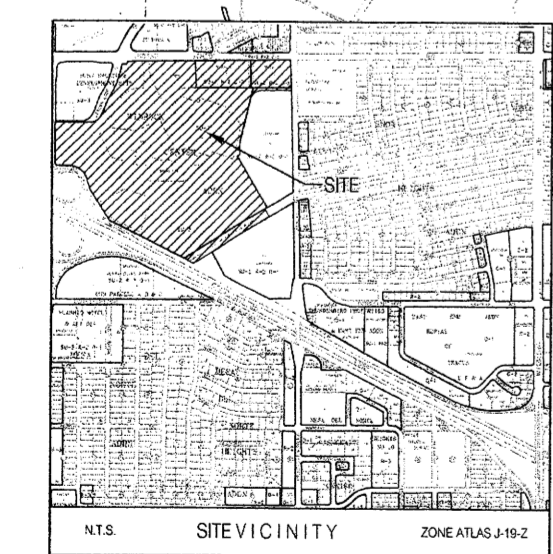
SU-3

SU-2 FOR R-2 & O-1 USES

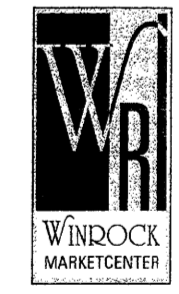
SU-2 FOR R-2 & O-1 USES



- 36. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2819, AS DOCUMENT NO. 93049137, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 37. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2823, AS DOCUMENT NO. 93049138, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 38. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 12, 1993, RECORDED IN BOOK 93-12, PAGE 2827, AS DOCUMENT NO. 93049139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 39. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-12, PAGE 3120, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 4 AND PARCEL 5) (PLOTTED HEREON)
- 40. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 41. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028923, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 42. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028923, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 43. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 20, 1985, RECORDED IN BOOK D 786, PAGE 426, AND AS AMENDED BY QUILTCLAM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, (AS TO A3 OF PARCEL 4); FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599, (AS TO PARCEL 5). ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 44. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5); RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUILTCLAM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, NOVEMBER 29, 1967, RECORDED IN BOOK MISC. 1774, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 3) (PLOTTED HEREON)
- 45. EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (NOT PLOTTABLE)
- 46. DECLARATION OF EASEMENT, FILED OCTOBER 24, 1989, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 3144, PAGE 599, AS DOCUMENT NO. 06777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (NOT PLOTTABLE)
- 47. DELETED FROM TITLE COMMITMENT.
- 48. DELETED FROM TITLE COMMITMENT.
- 49. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 50. PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, AS DOCUMENT NO. 92335897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 51. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93028664, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5) (PLOTTED HEREON)
- 52. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93098984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO A3 OF PARCEL 4, AND PARCEL 5) (PLOTTED HEREON)
- 53. DELETED FROM TITLE COMMITMENT.
- 54. WATER LINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO A3 OF PARCEL 4, AND PARCEL 5) (PLOTTED HEREON)
- 55. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION, FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO A2 AND A3 OF PARCEL 4) (PLOTTED HEREON)
- 56. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, AS DOCUMENT NO. 96054182, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 57. DELETED FROM TITLE COMMITMENT.



- 11. RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK D 115, PAGE 84, RECORDS OF BERNALILLO COUNTY, NEW MEXICO (AS TO ALL PARCELS) (NOT PLOTTABLE)
- 12. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS AS NOTED ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) (AS TO PARCELS 2 AND 3) (NOT PLOTTABLE)
- 13. DRAINAGE AND UTILITY EASEMENT RESERVED ACROSS THE SOUTHWESTERLY ONE HUNDRED (100) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 1, 1953, IN PLAT BOOK D1, FOLIO 86, (AS TO PARCEL 5) (PLOTTED HEREON)
- 14. DELETED FROM TITLE COMMITMENT
- 15. DELETED FROM TITLE COMMITMENT
- 16. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54. (AS TO PARCELS 2 AND 3) (PLOTTED HEREON)
- 17. DELETED FROM TITLE COMMITMENT.
- 18. DELETED FROM TITLE COMMITMENT.
- 19. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 28, 1986, IN PLAT BOOK 95C, FOLIO 446. (AS TO PARCELS 1, 4 AND 5) (PLOTTED HEREON)
- 20. EASEMENTS FOR WATER LINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO PARCEL 5) (PLOTTED HEREON)
- 21. DELETED FROM TITLE COMMITMENT.
- 22. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446. (AS TO PARCEL 1) (PLOTTED HEREON)
- 23. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446. (AS TO PARCELS 2 AND 3) (PLOTTED HEREON)
- 24. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 4, AND PARCEL 5). (PLOTTED HEREON)
- 25. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO A3 OF PARCEL 4, AND PARCEL 5) (PLOTTED HEREON)
- 26. DELETED FROM TITLE COMMITMENT.
- 27. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1964, RECORDED IN BOOK MISC. 81A, PAGE 894, AS DOCUMENT NO. 843985, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446. (AS TO PARCEL 5) (PLOTTED HEREON)
- 28. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1985, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 29. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5); RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 3) (PLOTTED HEREON)
- 30. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 3) (PLOTTED HEREON)
- 31. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 8582484, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 32. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 8582484, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 33. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 352A, PAGE 553, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCELS 3, TRACTS A2 AND C2A OF PARCEL 4, AND PARCEL 5) (PLOTTED HEREON)
- 34. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 910983, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)
- 35. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2815, AS DOCUMENT NO. 93049136, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 5) (PLOTTED HEREON)

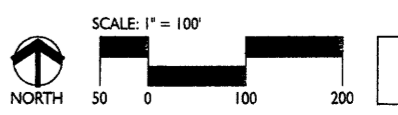


# WINROCK MARKETCENTER

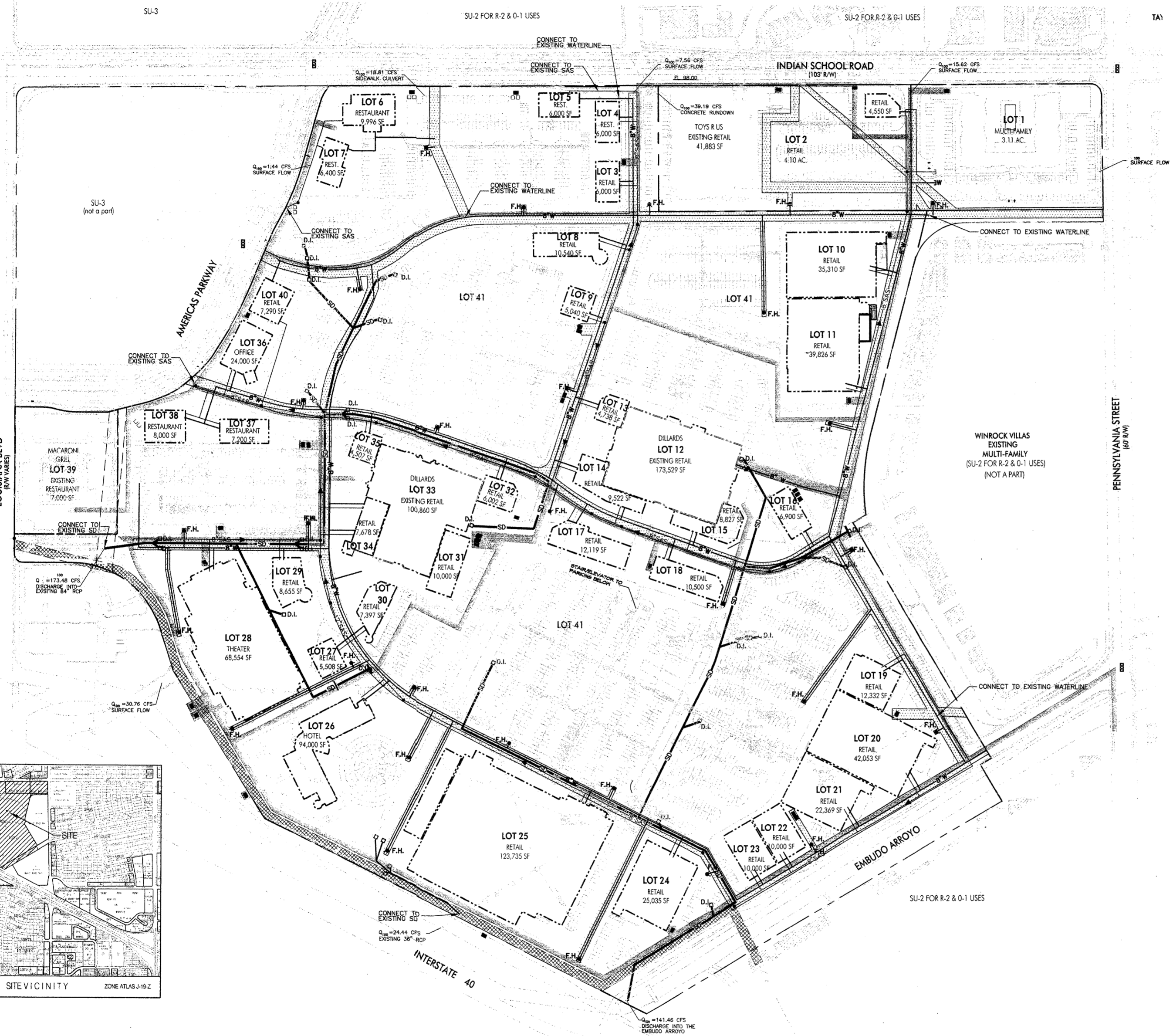
OWNER  
**PRUWINROCK, LLC**  
 COUSINS PROPERTIES, INC.

PROJECT TEAM  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITZ-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

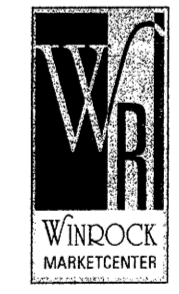
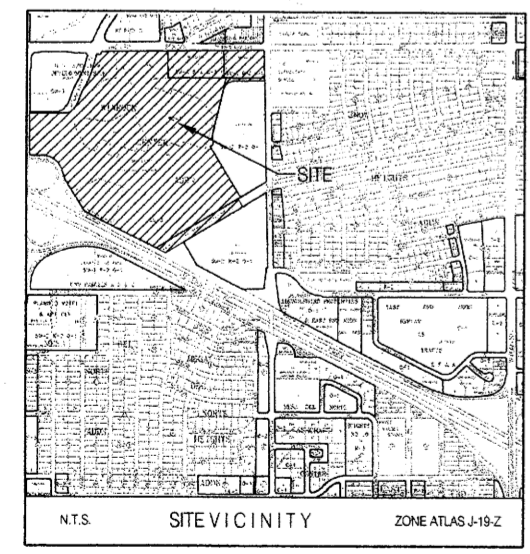
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 EXISTING UTILITY & EASEMENT PLAN



SHEET 14 OF 34  
 APRIL 4, 2006



- LEGEND**
- FH FIRE HYDRANT
  - SD STORM DRAIN
  - SAS SANITARY SEWER
  - W WATERLINE
  - D.I. DROP INLET
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FLOW DIRECTION
  - EXISTING UTILITY LINE
  - PROPOSED UTILITY LINE
  - PROPERTY BOUNDARY
  - PROPOSED UTILITY EASEMENTS
  - 25' WIDE FOR DOUBLE UTILITIES
  - 20' WIDE FOR SINGLE UTILITIES
  - 10' WIDE FOR DRY UTILITIES

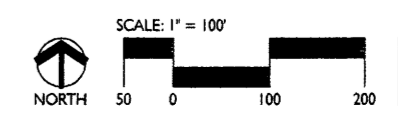


# WINROCK MARKETCENTER

OWNER  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

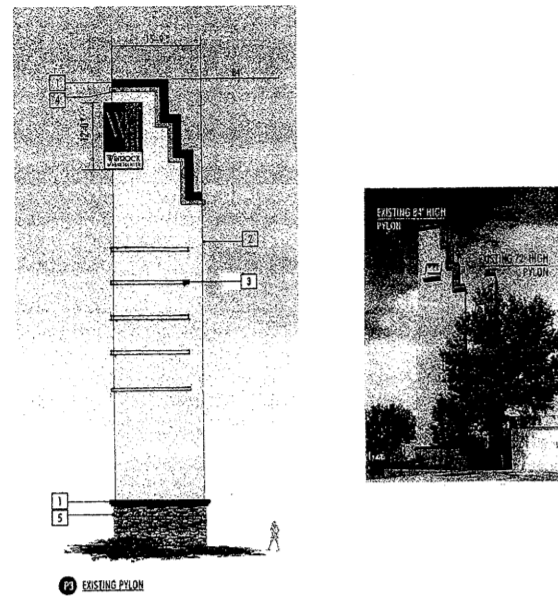
PROJECT TEAM  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**CONCEPTUAL UTILITY PLAN**



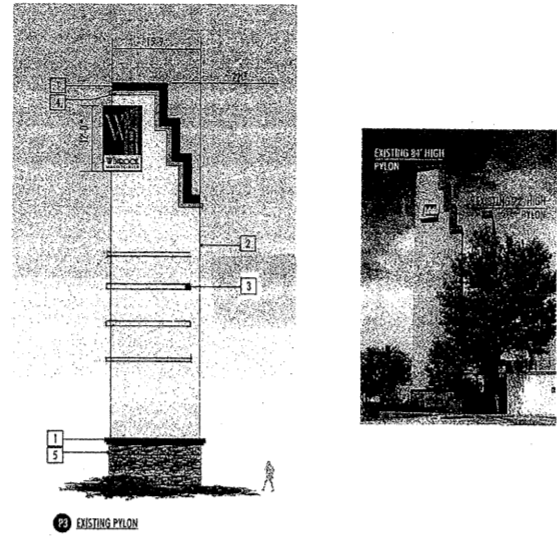
SHEET 15 OF 34  
 APRIL 4, 2006

**(P3) HIGHWAY PYLON**  
 MATERIALS: Galvalume pylon to be refurbished with Dryvit finishes. New Winrock Marketcenter logo. Sign base to brick veneer to match project. Paint colors to match project.  
 QUANTITY: One (1) at B4.  
 LIGHTING: Internal illumination with neon or fluorescent lamps.



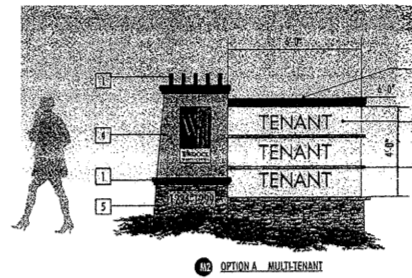
- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

**(P4) HIGHWAY PYLON**  
 MATERIALS: Existing Pylons to be refurbished with Dryvit finishes. New Winrock Marketcenter logo. Sign base to brick veneer to match project. Paint colors to match project.  
 QUANTITY: One (1) at F2.  
 LIGHTING: Internal illumination with neon or fluorescent lamps.



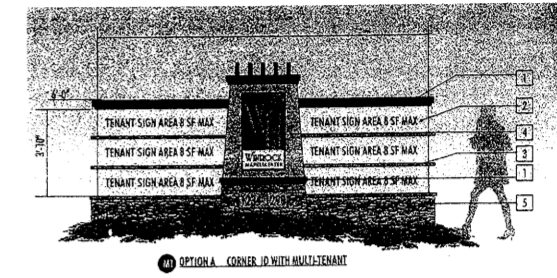
- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

**(M3) MULTI-TENANT MONUMENT**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Tenant Panels with frosted and backed with acrylic. Sign base to brick veneer to match project. Paint colors to match project.  
 SIGN AREA: 24 sf  
 QUANTITY: Two (2).  
 LIGHTING: Internal illumination with fluorescent lamps.



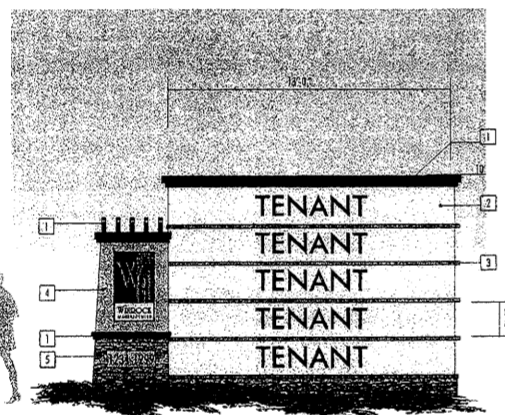
- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

**(M2) PROJECT CORNER MONUMENT**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Tenant Panels with frosted and backed with acrylic. Sign base to brick veneer to match project. Paint colors to match project.  
 SIGN AREA: Tenant Graphics 48 sf max  
 QUANTITY: Two (2).  
 LIGHTING: Internal illumination with fluorescent lamps.



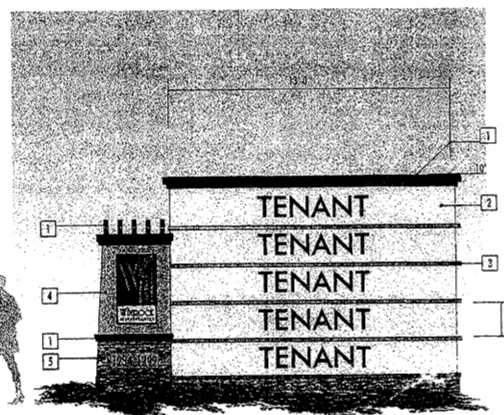
- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

**(S1) STREET MONUMENT**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Acrylic graphics to be chrome letters. Signer Panels with frosted and backed with acrylic. Sign base to brick veneer to match project. Paint colors to match project.  
 SIGN AREA: 97.5 sf  
 QUANTITY: Three (3).  
 LIGHTING: Internal illumination with fluorescent lamps.



- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

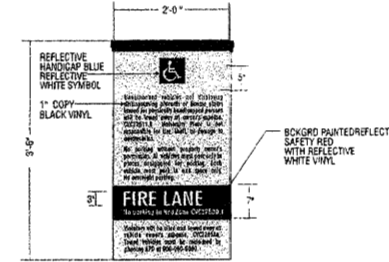
**(S2) FREEWAY MONUMENT**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Acrylic graphics to be chrome letters. Signer Panels with frosted and backed with acrylic. Sign base to brick veneer to match project. Paint colors to match project.  
 SIGN AREA: 97.5 sf  
 QUANTITY: Two (2).  
 LIGHTING: Internal illumination with fluorescent lamps.



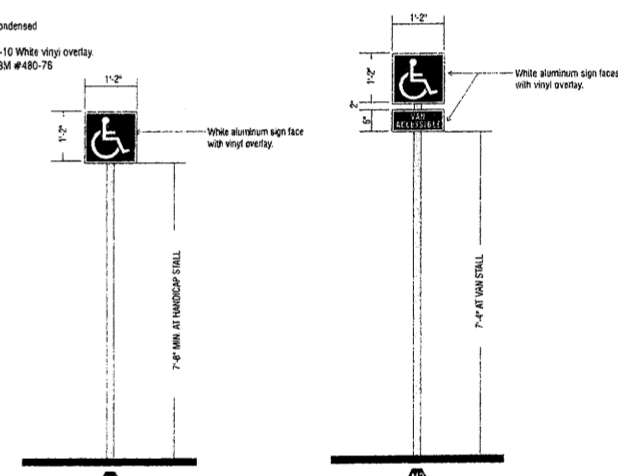
- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT

### REGULATORY SIGNS

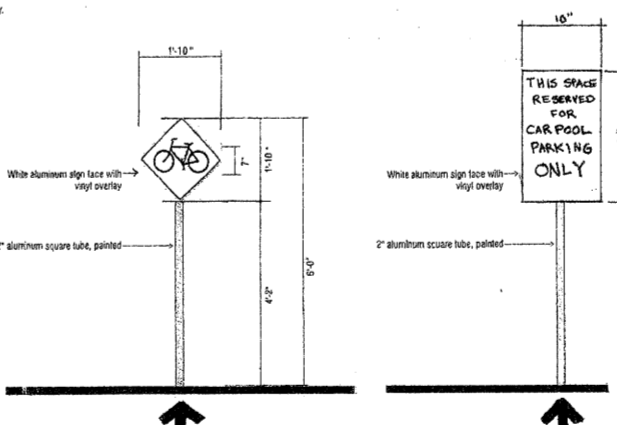
**(R1) PARKING CODE ENTRY**  
 MATERIALS: Aluminum Panel with graphics. Mounted to 2" alum. square post painted.  
 QUANTITY: (3) Five.  
 HEIGHT: 5'-0" maximum height.  
 TYPE FACE: Helvetica Medium Condensed.  
 COLORS: As noted.  
 LIGHTING: Non-Illuminate.



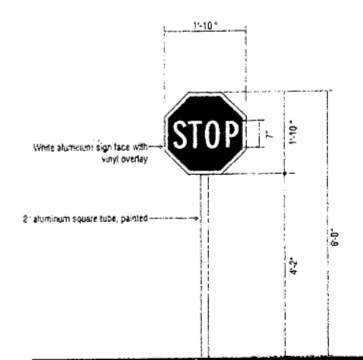
**(R2) HANDICAP PARKING STALL SIGNS**  
 MATERIALS: Single faced aluminum panel mounted to 2" aluminum square post painted.  
 QUANTITY: TBD  
 HEIGHT: TBD  
 TYPE FACE: Helvetica Medium Condensed  
 COLORS: Reflective 3M #495-10 White vinyl overlay. Background is Blue 3M #490-75.  
 LIGHTING: Non-Illuminate.



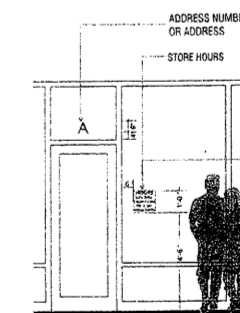
**(R3) BICYCLE SIGN**  
 MATERIALS: Single faced aluminum panel mounted to 2" aluminum square post painted.  
 QUANTITY: TBD  
 HEIGHT: TBD  
 TYPE FACE: Helvetica Medium Condensed  
 COLORS: Reflective 3M #495-10 White vinyl overlay. Background is Red 3M #280-72.  
 LIGHTING: Non-Illuminate.



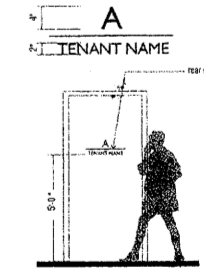
**(R4) STOP SIGN**  
 MATERIALS: Single faced aluminum panel mounted to 2" aluminum square post painted.  
 QUANTITY: TBD  
 HEIGHT: TBD  
 TYPE FACE: Helvetica Medium Condensed  
 COLORS: Reflective 3M #280-10 White vinyl overlay. Background is Red 3M #280-72.  
 LIGHTING: Non-Illuminate.



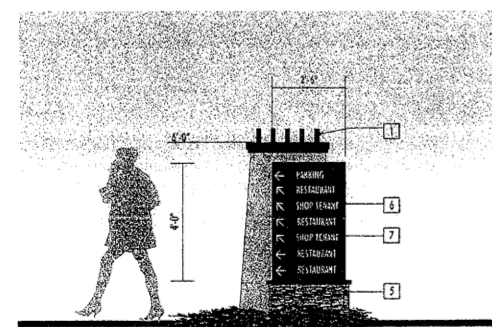
**(R5) TENANT ENTRY INFORMATION**  
 MATERIALS: Single faced vinyl letters on entry glass.  
 COPY: 6" High Sans Letter or Address. Tenant Entry 12" x 12".  
 SIGN AREA: 2.5 sq. ft. maximum sign area.  
 TYPE FACE: Future Book.  
 LOCATION: Address or Suite Number centered over entry door. Tenant sign on entry glass panel on same side as post handle. Copy to be installed on second surface of glass.



**(R6) REAR ENTRY ID**  
 MATERIALS: Vinyl letters on door in contrasting color.  
 COPY: 4" High Sans Letter or Address. 2" High Tenant Name.  
 SIGN AREA: 2.5 sq. ft. maximum sign area.  
 TYPE FACE: Future Book.  
 NOTE: No other signage is allowed on delivery side of building.

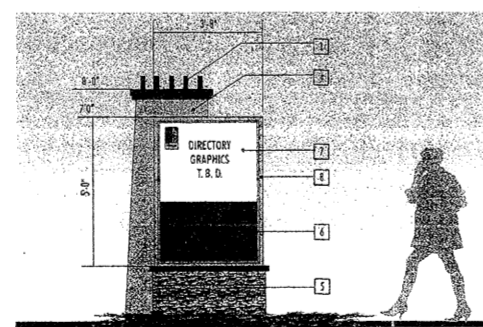


**(V1) VEHICLE DIRECTIONAL**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Paint colors to match project. Arrows to 1/4" Acrylic. Copy to be reflective vinyl.  
 SIGN AREA: Graphics 10 sf  
 QUANTITY: Two (2).  
 LIGHTING: Non-Illuminate.



- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT
- 6 BRICK RED ACCENT COLOR
- 7 VINYL OR STYCOE PRINT GRAPHIC
- 8 ALUMINUM EXTRUSION DIRECTORY FRAME WITH TAMPER PROOF LOCK

**(V2) PEDESTRIAN DIRECTIONAL**  
 MATERIALS: Steel and aluminum structure with smooth and Dryvit finishes. Expansion cabinet with tamper proof ringed door frame. Directory map to screen print on first surface glass or team. Signer veneer to match project.  
 SIGN AREA: Graphics 18.5 sf  
 QUANTITY: Two (2).  
 LIGHTING: Illuminated with fluorescent lamps.



- 1 DARK BROWN TO MATCH PROJECT
- 2 OFF WHITE TO MATCH PROJECT
- 3 GOLD ACCENT COLOR
- 4 TO MATCH PROJECT
- 5 STONE VENEER TO MATCH PROJECT
- 6 BRICK RED ACCENT COLOR
- 7 VINYL OR STYCOE PRINT GRAPHIC
- 8 ALUMINUM EXTRUSION DIRECTORY FRAME WITH TAMPER PROOF LOCK

#### GENERAL NOTES

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#### BUILDING COLORS LEGEND

- |                    |                     |
|--------------------|---------------------|
| (F) = FIELD COLORS | (A) = ACCENT COLORS |
| TAN                | ORANGE              |
| BEIGE              | LIGHT BROWN         |
| WARM GREY          | REDDISH BROWN       |
| RED BEIGE          | YELLOW BROWN        |
| LIGHT BROWN        | RED ORANGE          |
| LIGHT YELLOW       | BROWN ORANGE        |
| BLUE GREEN         | PURPLE              |
| CLOUD BLUE         | GREEN               |



**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**SITE SIGNAGE**

NADEL JOB#: 03168.00

SHEET 16 OF 34  
 APRIL 04, 2006

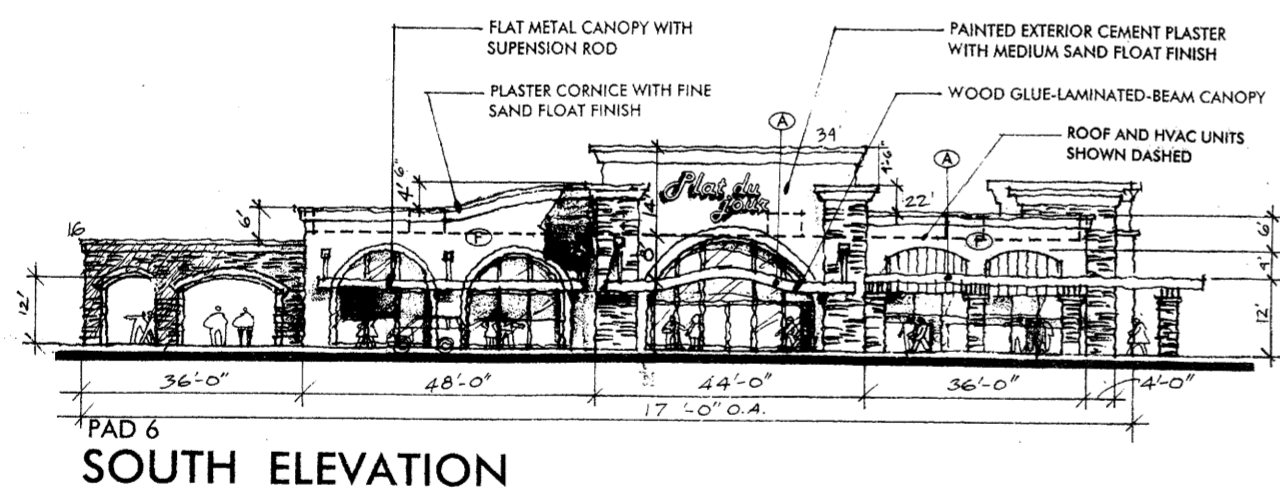
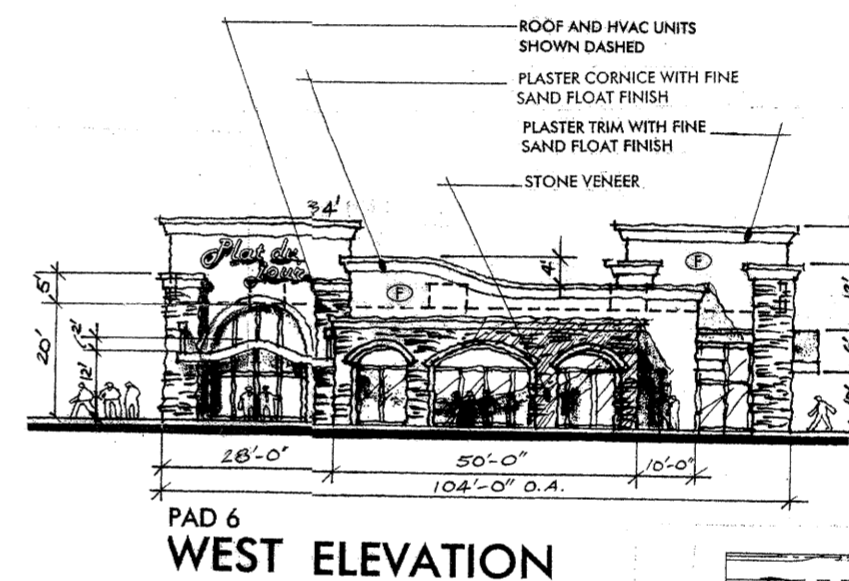
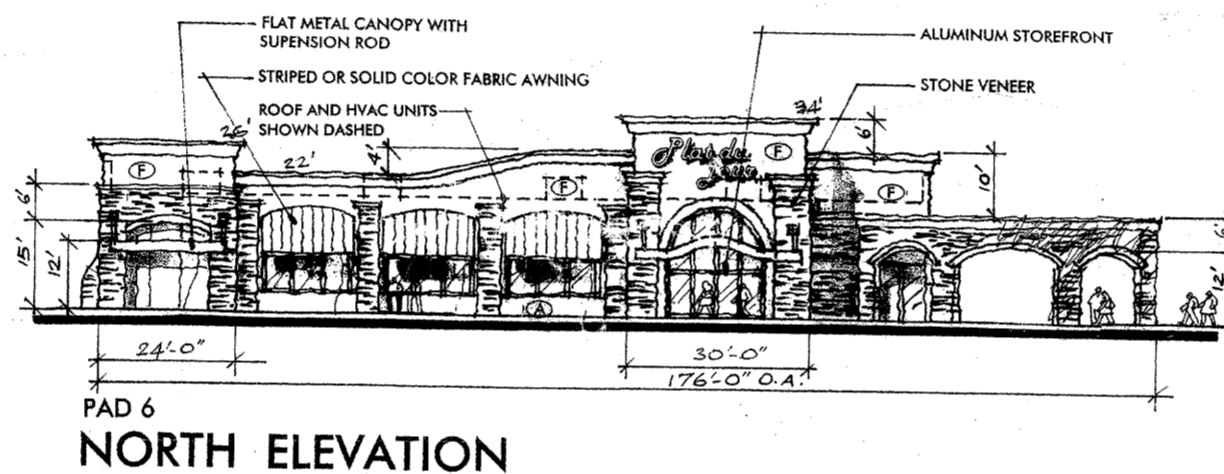
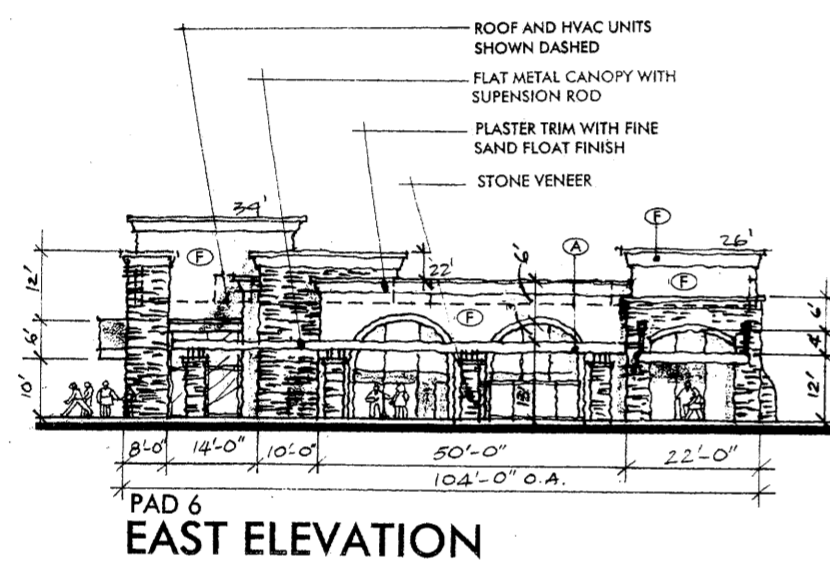
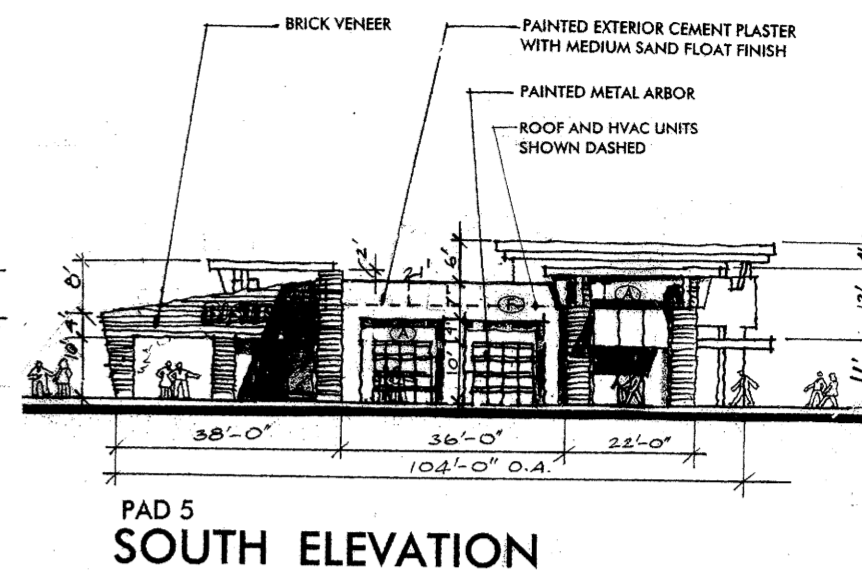
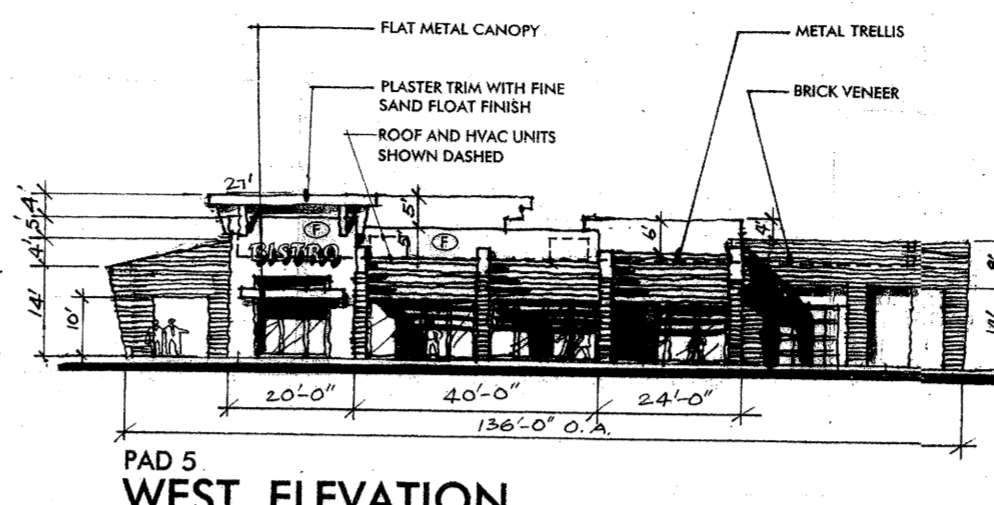
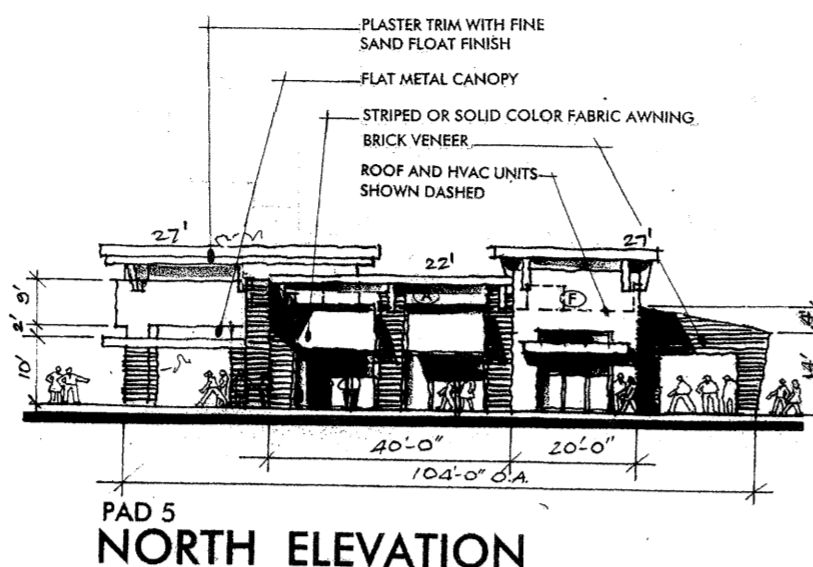
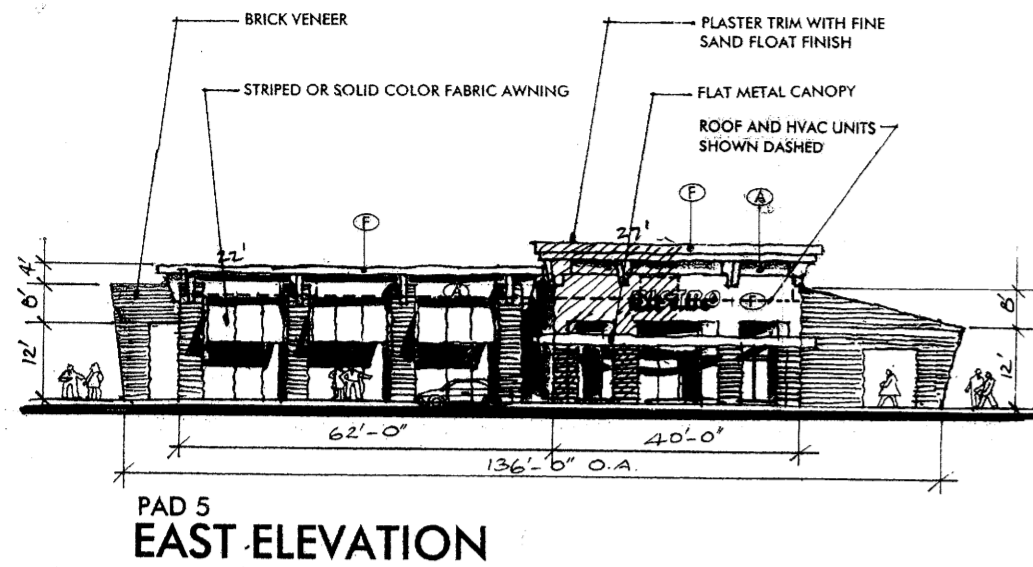
SCALE: 1/16" = 1'-0"

## SITE SIGNAGE

# WINROCK MARKETCENTER ALBUQUERQUE, NEW MEXICO

**Cousins Properties Inc.**  
 8001 Irvine Center Drive, Suite 100  
 Irvine, California 92618  
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 www.cousinsproperties.com

**Nadel Architects Inc.**  
 3080 BRISTOL ST. SUITE 500  
 COSTA MESA, CA 92626  
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 WWW.NADELARC.COM

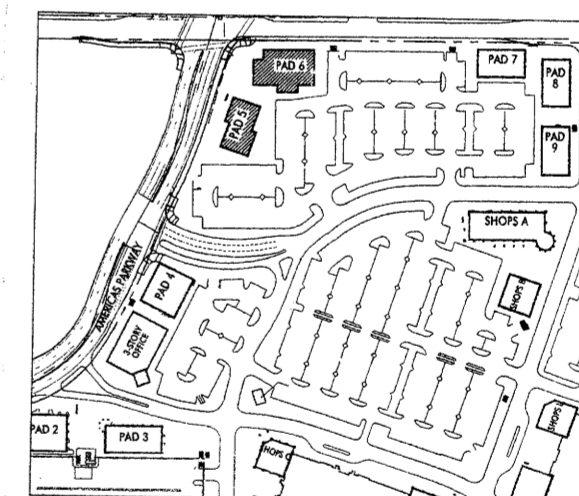
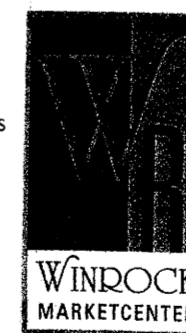


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**BUILDING COLORS LEGEND**

ⓔ = FIELD COLORS	ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



**KEY PLAN** NORTHWEST QUADRANT

**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
 HUITT-ZOLLARS  
 PLANNING/LANDSCAPE ARCHITECTURE  
 CONSENSUS PLANNING

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS**

NADEL JOB#: 03168.0  
 SCALE: 1/16" = 1'-0"  
 SHEET 17 OF 34  
 APRIL 04, 2006

**ELEVATIONS - PAD 5 & PAD 6**

**WINROCK MARKETCENTER**  
**ALBUQUERQUE, NEW MEXICO**

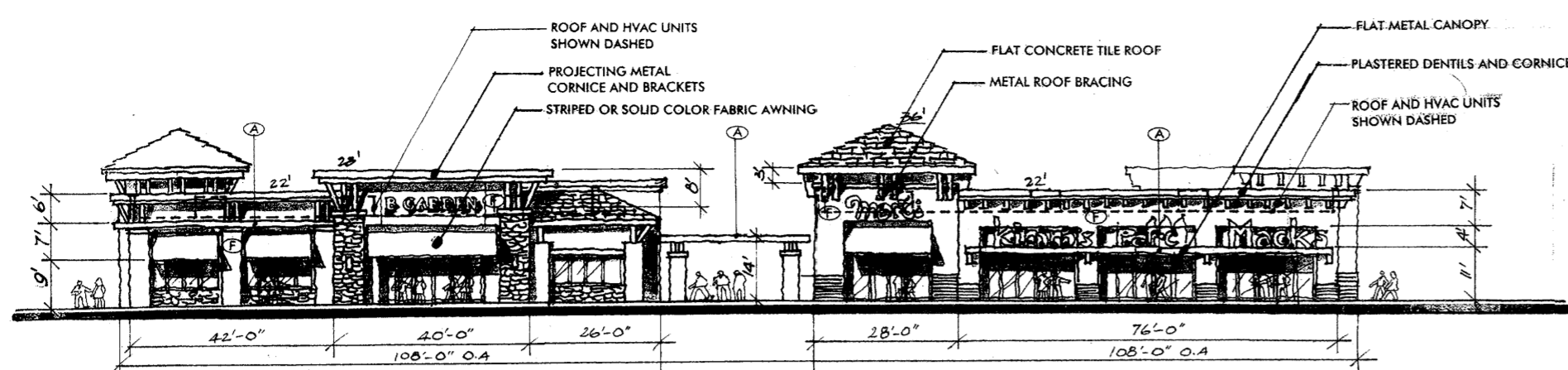
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**PruWinrock, LLC**

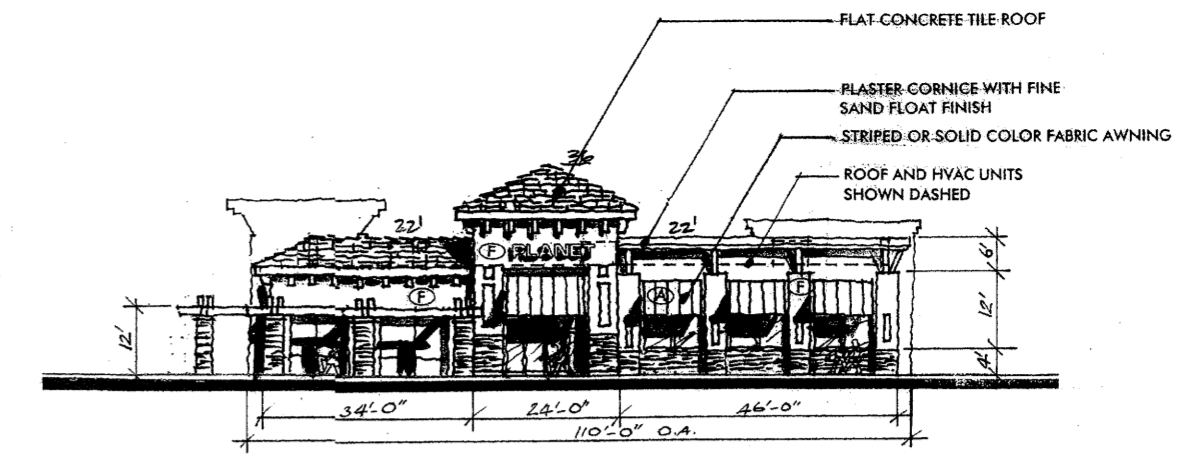
**Nadel Architects Inc**

3080 BRISTOL ST. SUITE 500  
 COSTA MESA, CA 92626  
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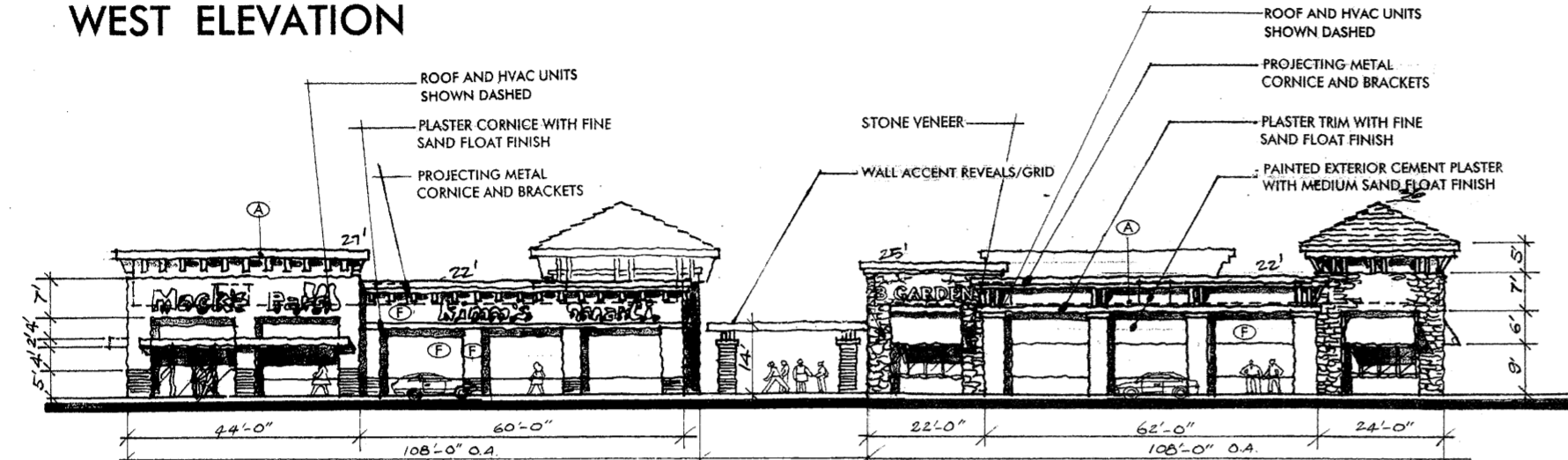
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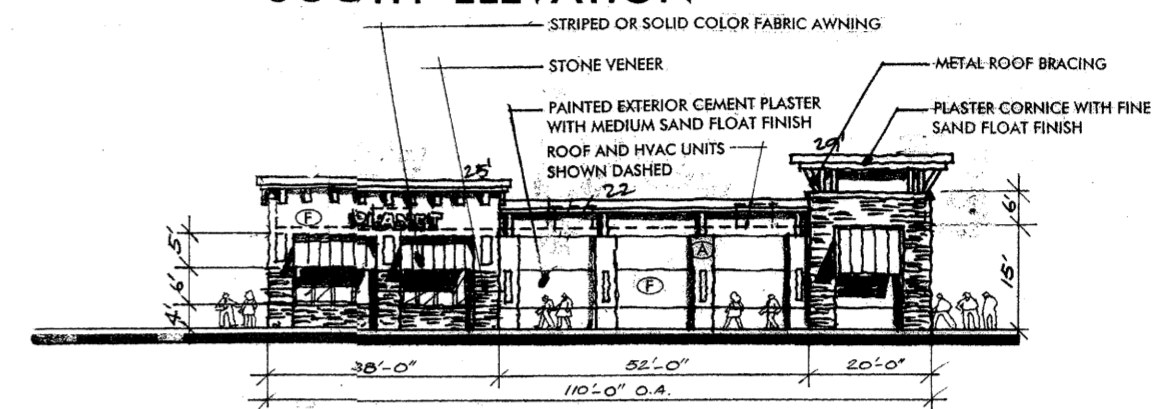
PAD 8 WEST ELEVATION



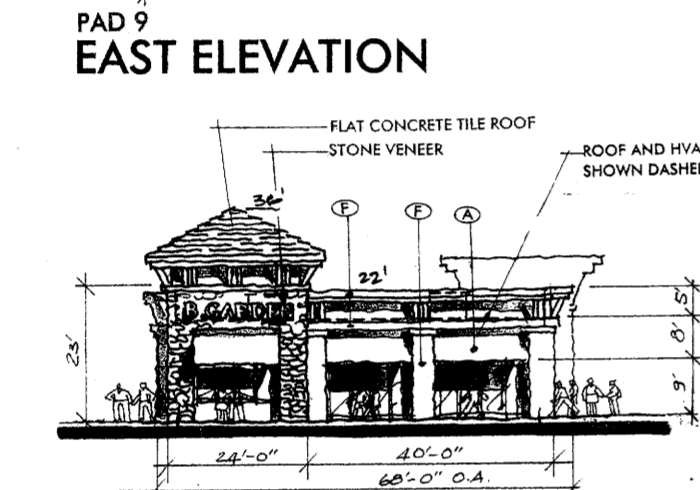
PAD 7 SOUTH ELEVATION



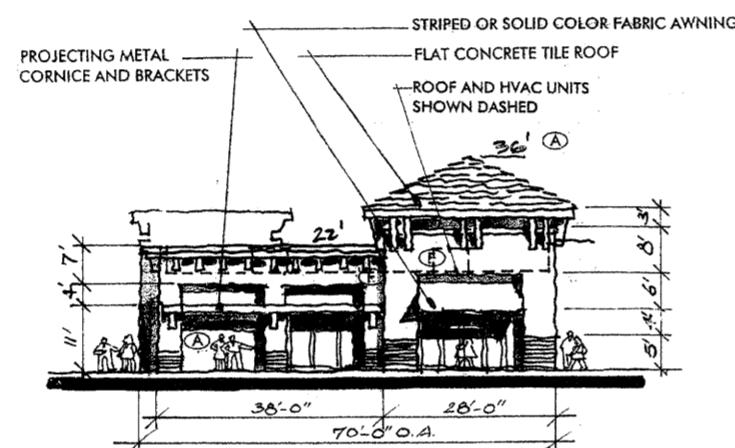
PAD 9 EAST ELEVATION



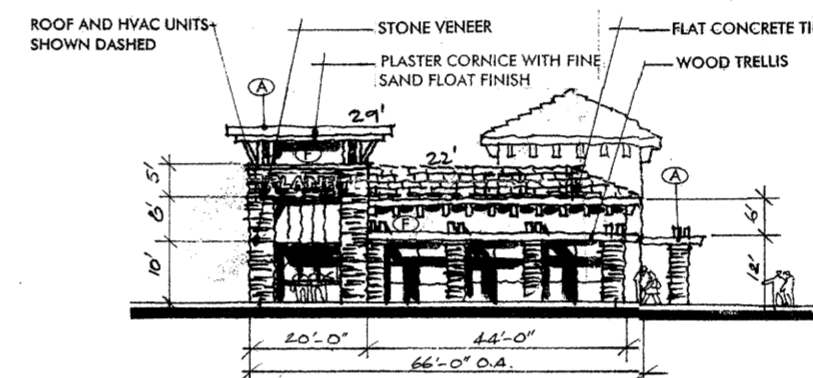
PAD 7 NORTH ELEVATION



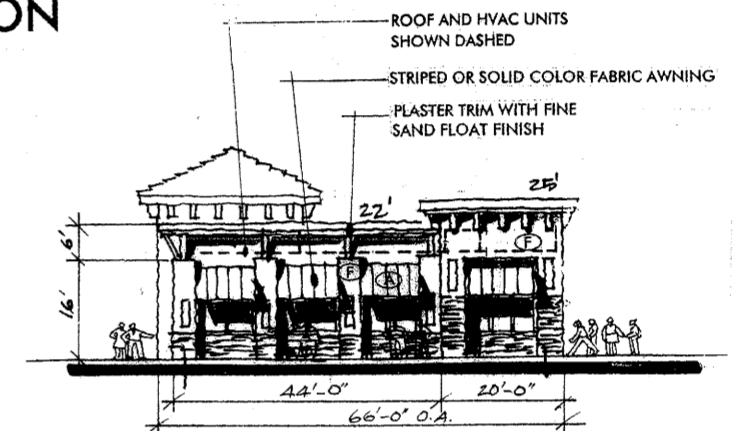
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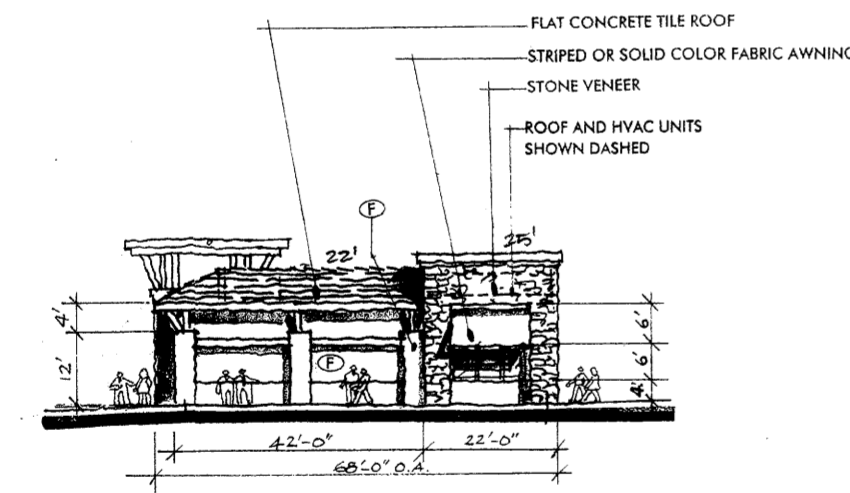
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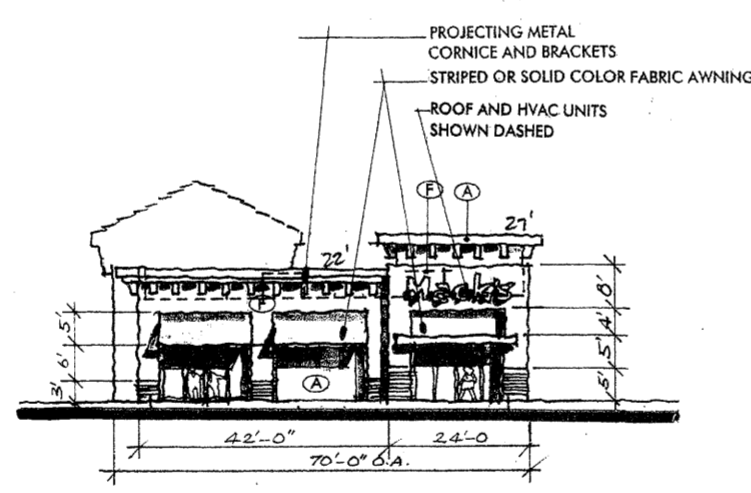
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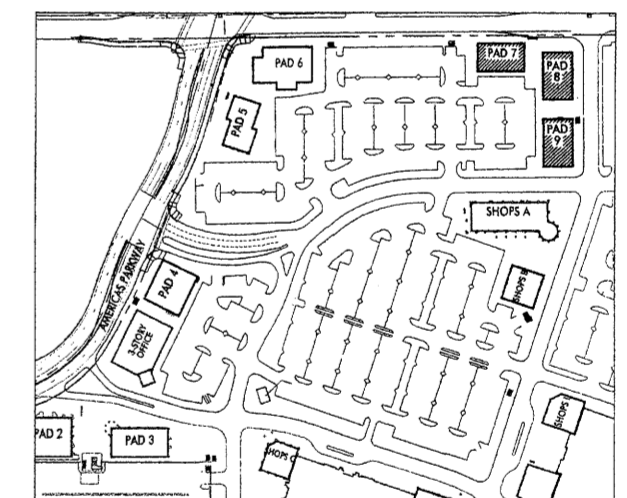
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PAD 9 SOUTH ELEVATION

GENERAL NOTES

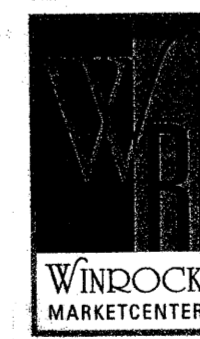
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KEY PLAN NORTHWEST QUADRANT

BUILDING COLORS LEGEND

- |                  |                   |
|------------------|-------------------|
| Ⓛ = FIELD COLORS | ⓐ = ACCENT COLORS |
| TAN              | ORANGE            |
| BEIGE            | LIGHT BROWN       |
| WARM GREY        | REDISH BROWN      |
| RED BEIGE        | YELLOW BROWN      |
| LIGHT BROWN      | RED ORANGE        |
| LIGHT YELLOW     | BROWN ORANGE      |
| BLUE GREEN       | PURPLE            |
| CLOUD BLUE       | GREEN             |



ELEVATIONS - PAD 8 , PAD 9 & PAD 7

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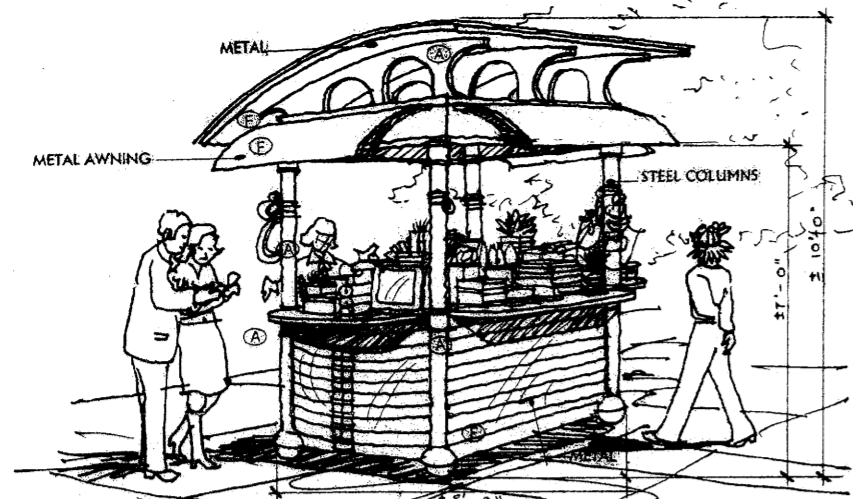
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS

NADEL JOB#: 03168.00

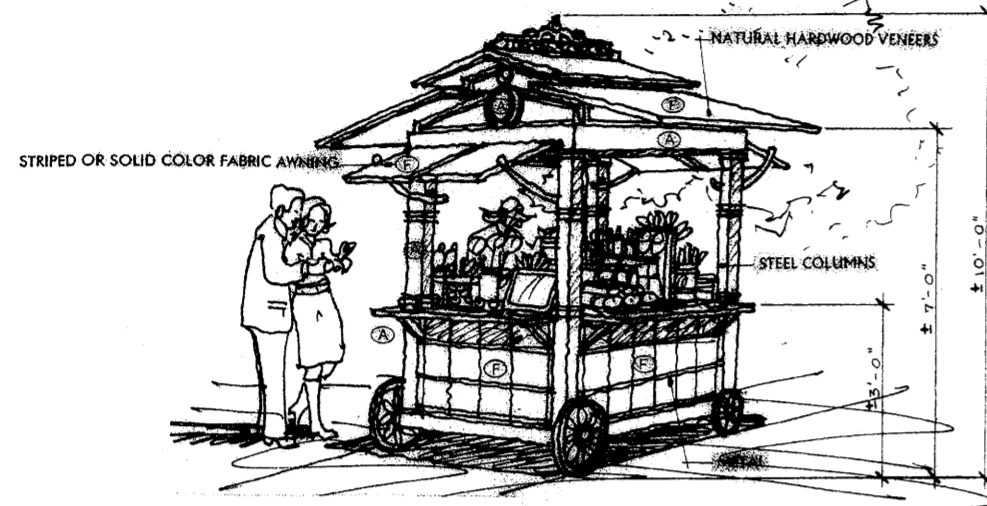
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SHEET 18 OF 34  
APRIL 04, 2006

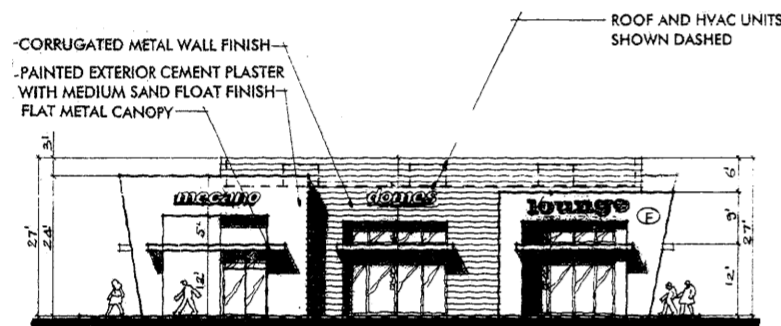
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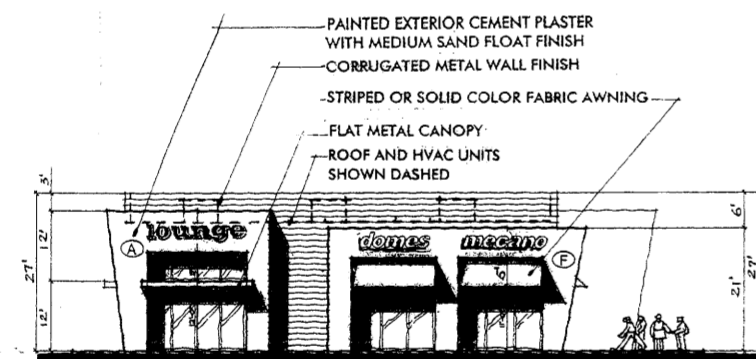
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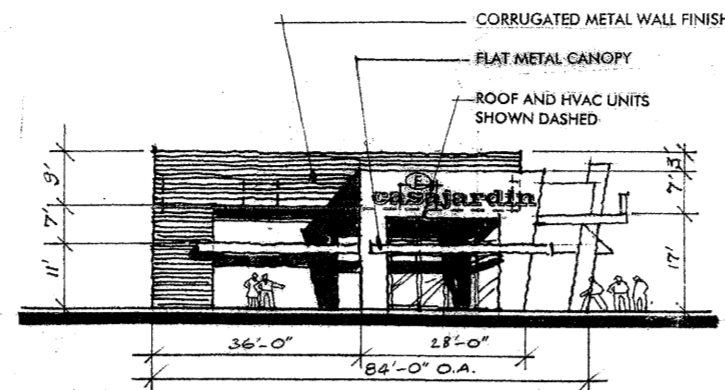
KIOSK TYPE 'B'



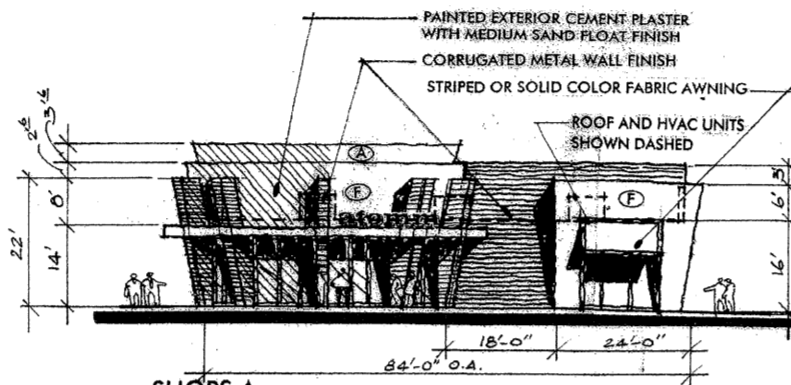
SHOPS B WEST ELEVATION



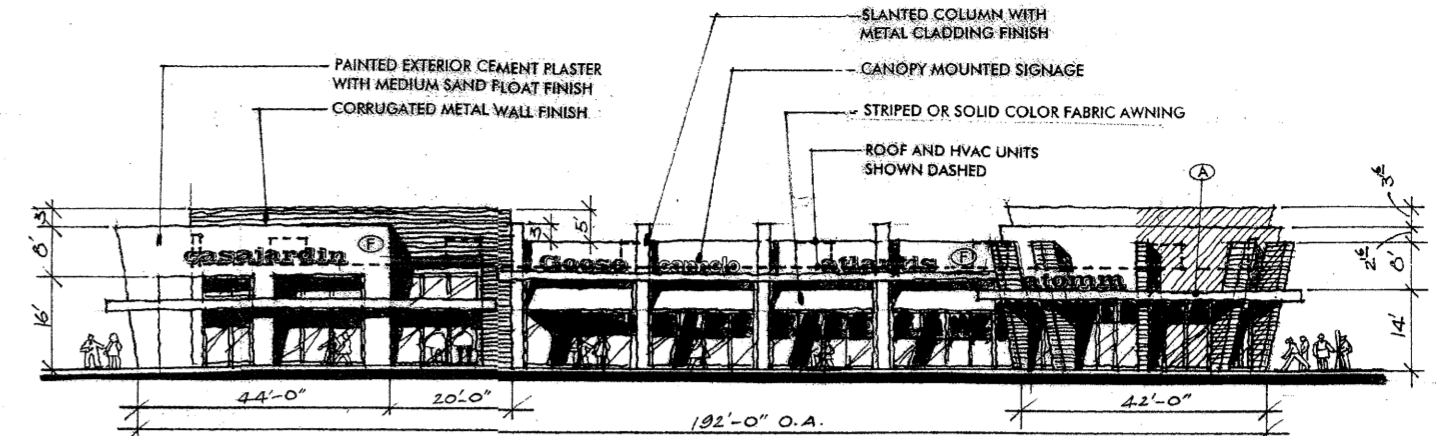
SHOPS B EAST ELEVATION



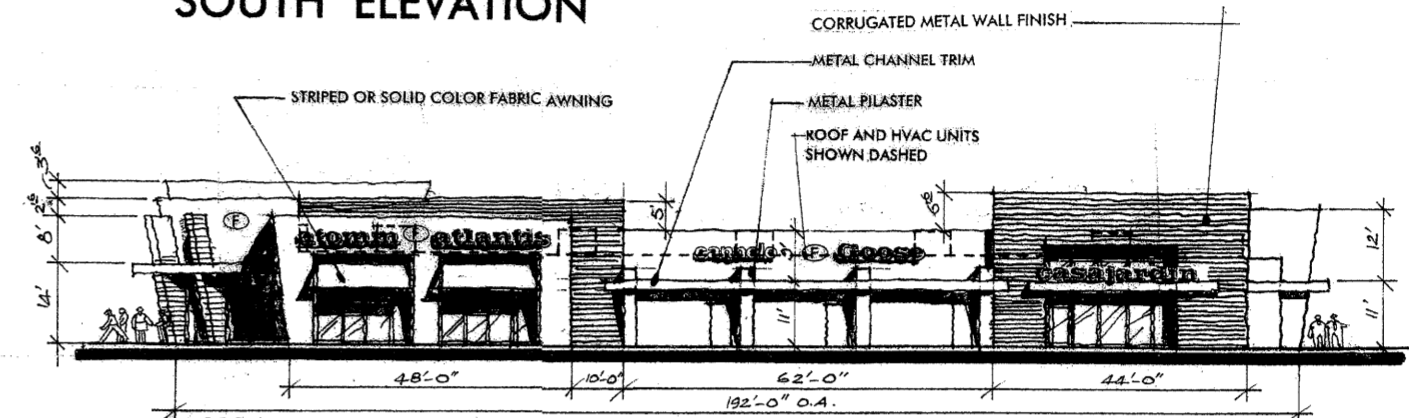
SHOPS A WEST ELEVATION



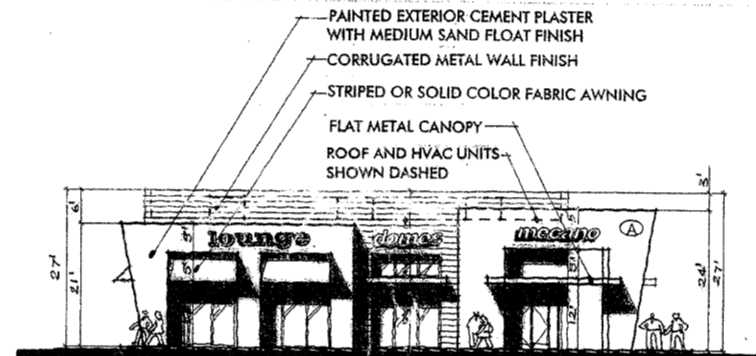
SHOPS A EAST ELEVATION



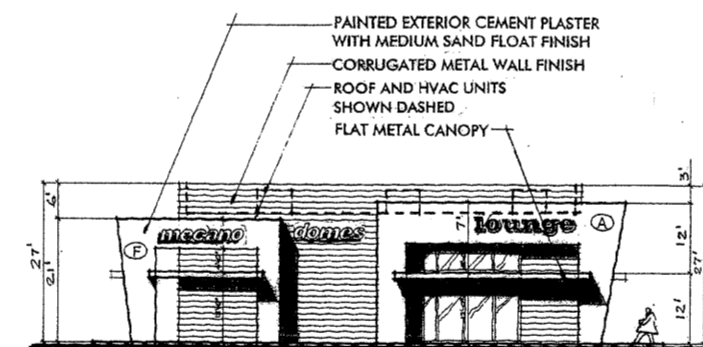
SHOPS A SOUTH ELEVATION



SHOPS A NORTH ELEVATION



SHOPS B NORTH ELEVATION



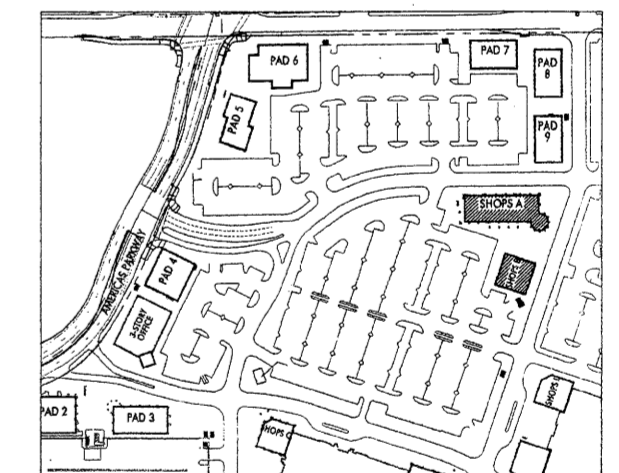
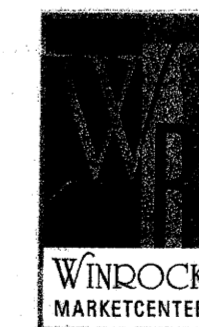
SHOPS B SOUTH ELEVATION

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BUILDING COLORS LEGEND

- |                  |                   |
|------------------|-------------------|
| Ⓛ = FIELD COLORS | Ⓜ = ACCENT COLORS |
| TAN              | ORANGE            |
| BEIGE            | LIGHT BROWN       |
| WARM GREY        | REDDISH BROWN     |
| RED BEIGE        | YELLOW BROWN      |
| LIGHT BROWN      | RED ORANGE        |
| LIGHT YELLOW     | BROWN ORANGE      |
| BLUE GREEN       | PURPLE            |
| CLOUD BLUE       | GREEN             |



KEY PLAN NORTHWEST QUADRANT

**OWNER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS

NADEL JOB#: 03168.00

SCALE: 1/16" = 1'-0"

SHEET 19 OF 34  
APRIL 04, 2006

ELEVATIONS - SHOPS 'A', SHOPS 'B' & KIOSK TYPES

WINROCK MARKETCENTER  
ALBUQUERQUE, NEW MEXICO

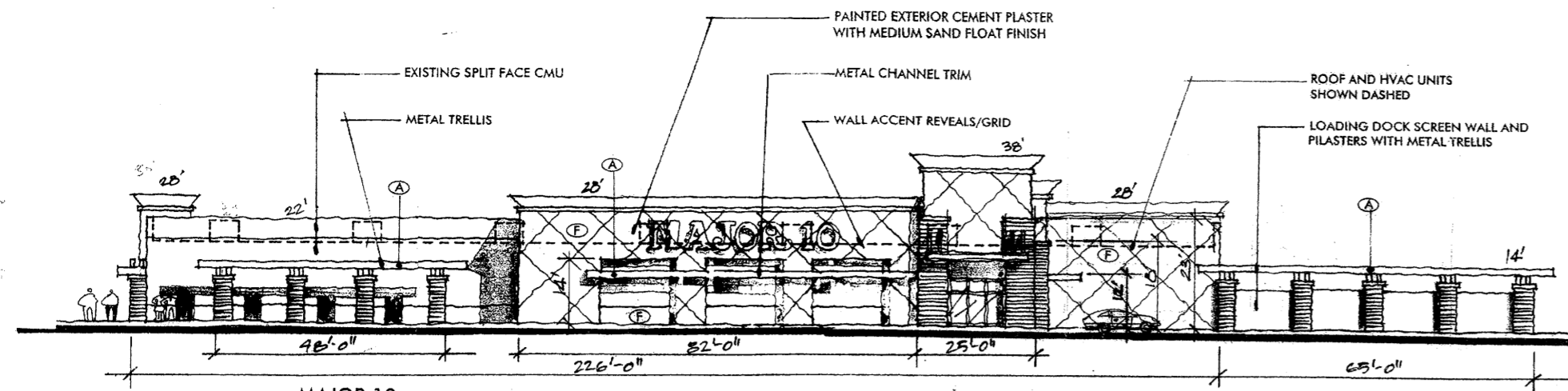
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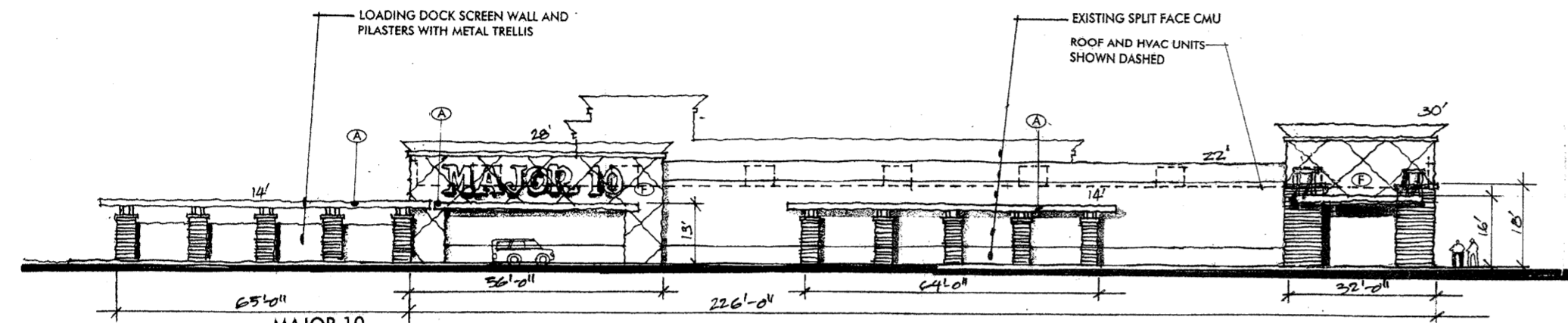
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T:714.540.5000 F:714.755.3013  
WWW.NADELARC.COM

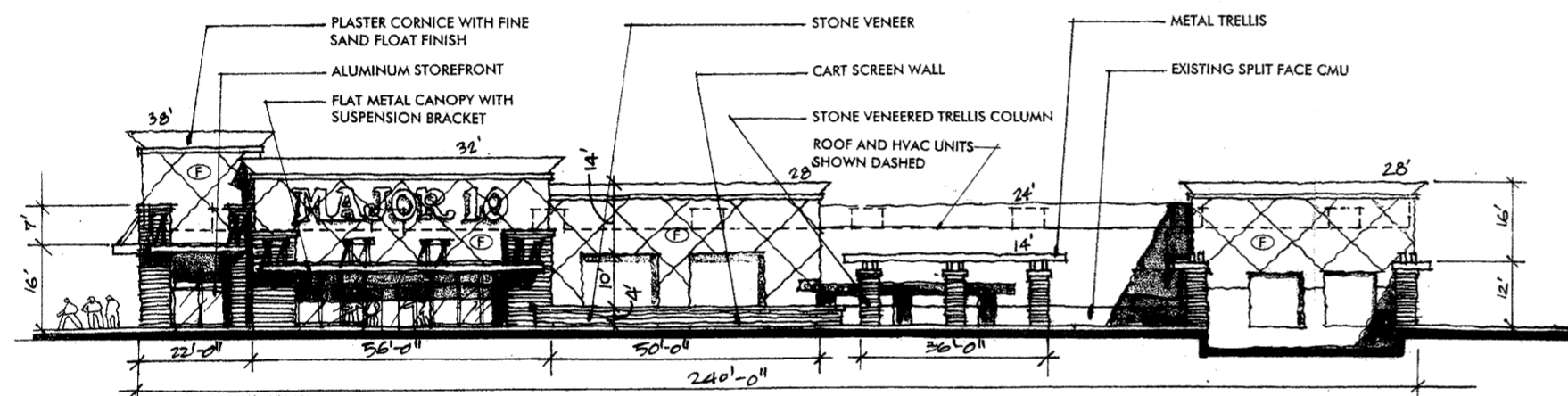
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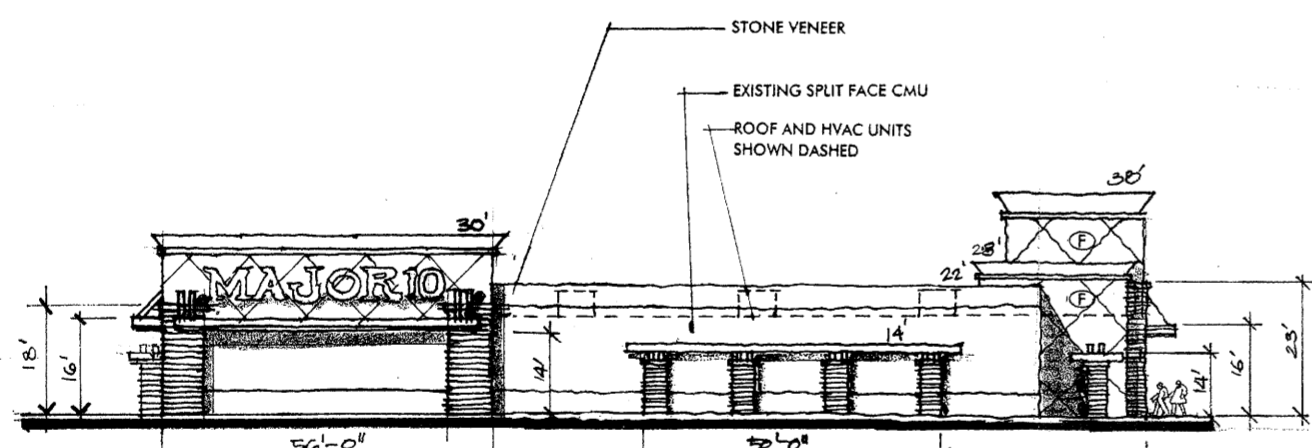
MAJOR 10 SOUTH ELEVATION



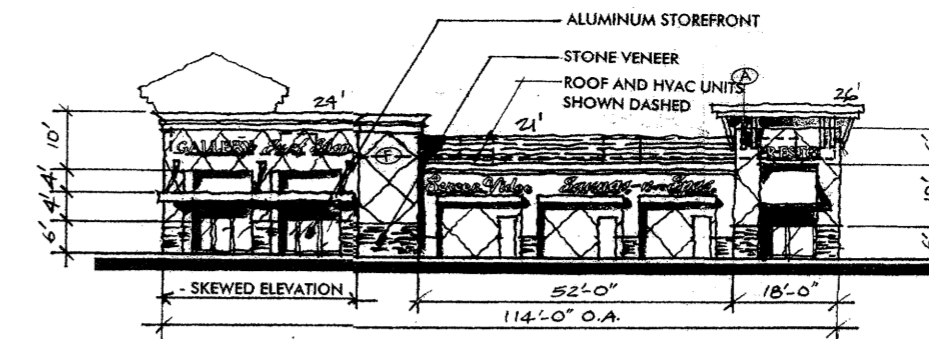
MAJOR 10 NORTH ELEVATION



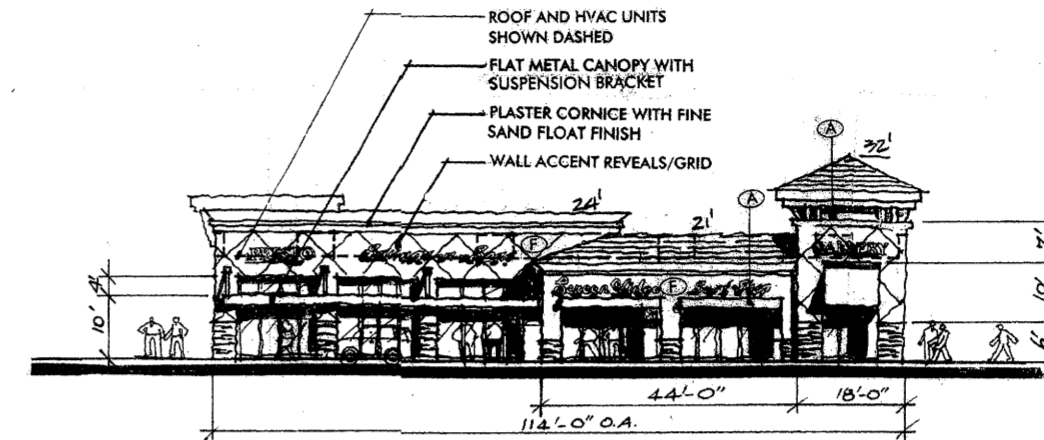
MAJOR 10 EAST ELEVATION



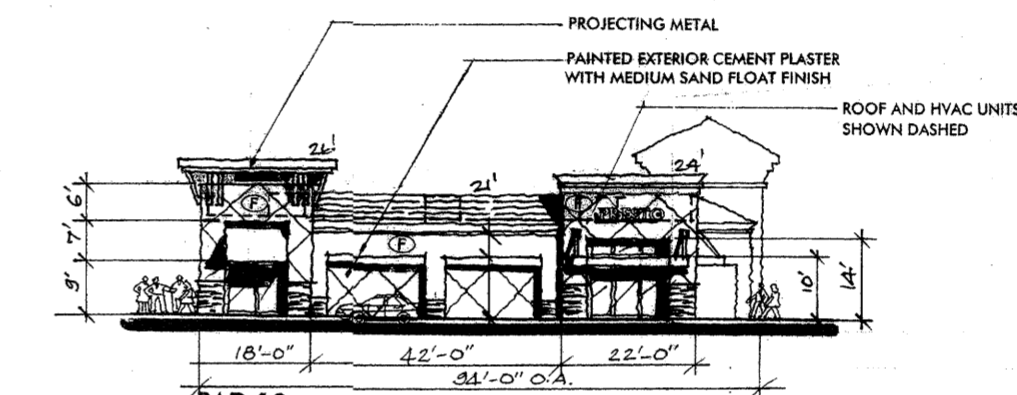
MAJOR 10 WEST ELEVATION



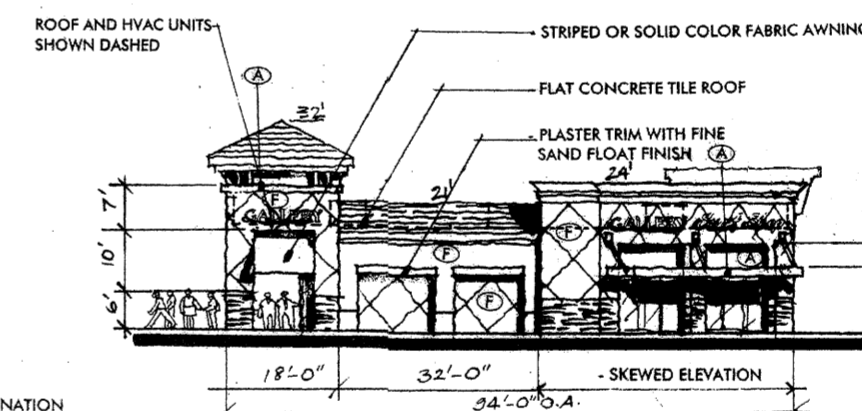
PAD 10 NORTH ELEVATION



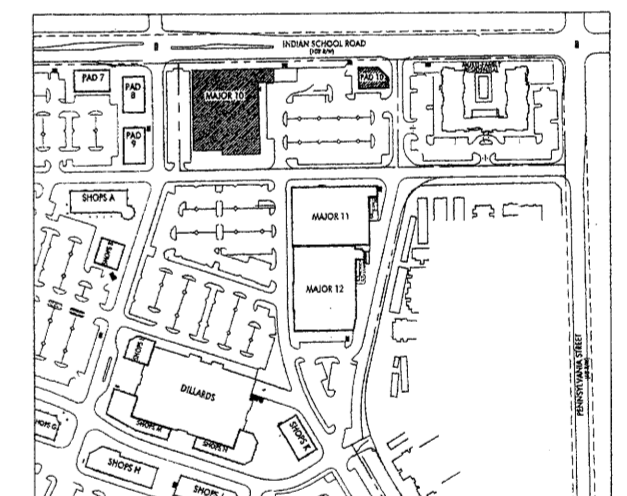
PAD 10 SOUTH ELEVATION



PAD 10 WEST ELEVATION



PAD 10 EAST ELEVATION



KEY PLAN

**GENERAL NOTES**

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**BUILDING COLORS LEGEND**

- |                  |                   |
|------------------|-------------------|
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| WARM GREY        | REDDISH BROWN     |
| RED BEIGE        | YELLOW BROWN      |
| LIGHT BROWN      | RED ORANGE        |
| LIGHT YELLOW     | BROWN ORANGE      |
| BLUE GREEN       | PURPLE            |
| CLOUD BLUE       | GREEN             |



**ELEVATIONS - MAJOR 10 & PAD 10**

**WINROCK MARKETCENTER  
ALBUQUERQUE, NEW MEXICO**



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www.cousinsproperties.com



**PruWinrock, LLC**



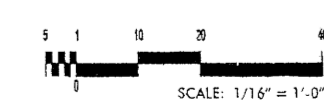
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**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

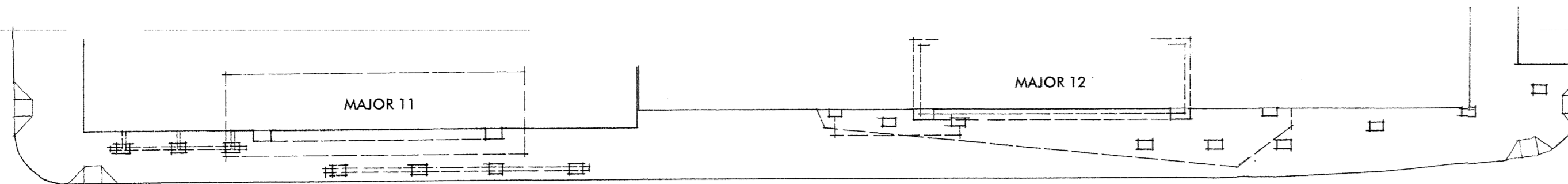
**PROJECT TEAM**  
ARCHITECTURE  
**NADEL ARCHITECTS**  
ENGINEERING  
**HUITT-ZOLLARS**  
PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**ELEVATIONS**

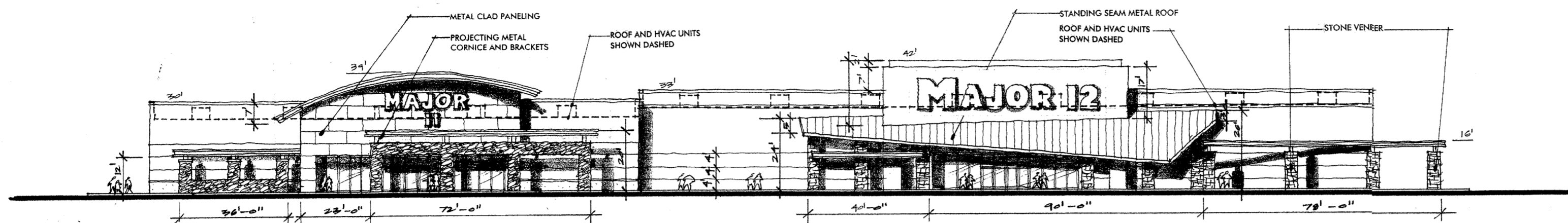


NADEL JOB#: 03168.0  
SHEET 20 OF 34  
APRIL 04, 2006

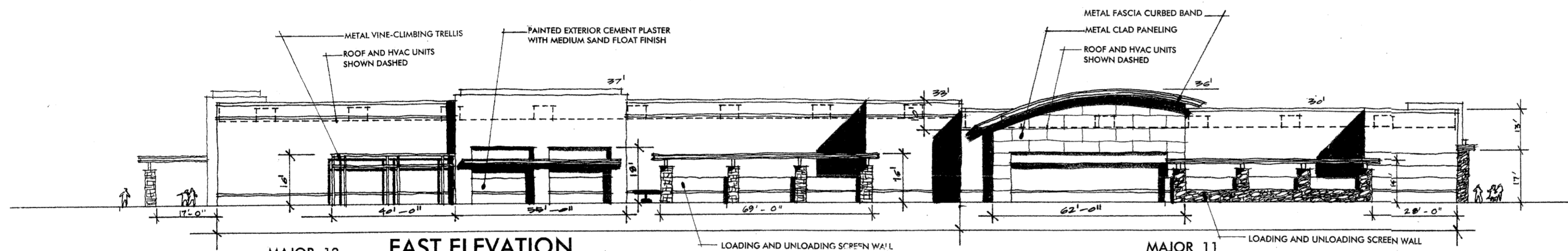
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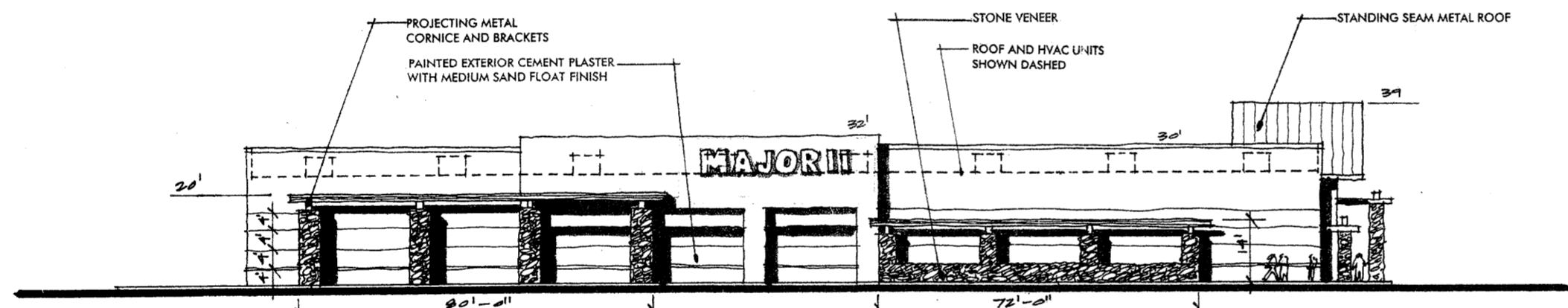
PARTIAL PLAN



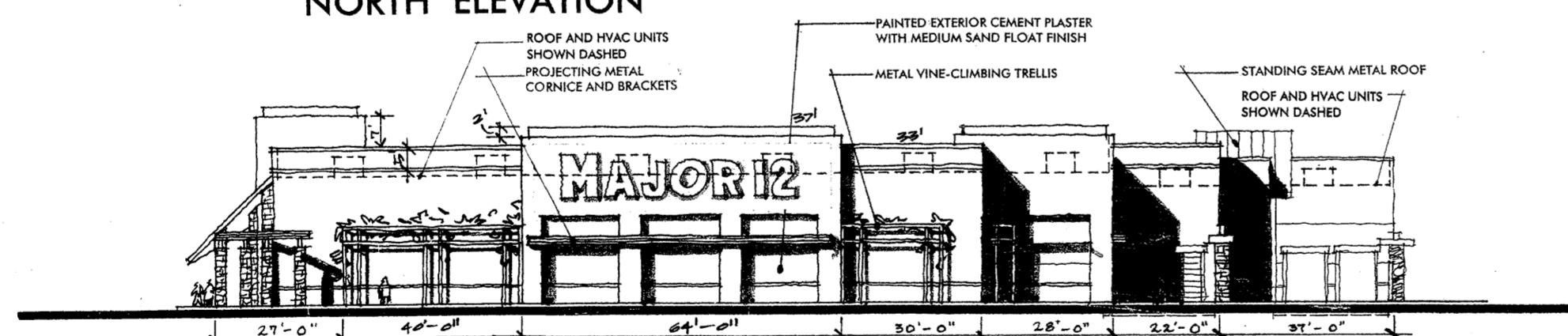
WEST ELEVATION



EAST ELEVATION



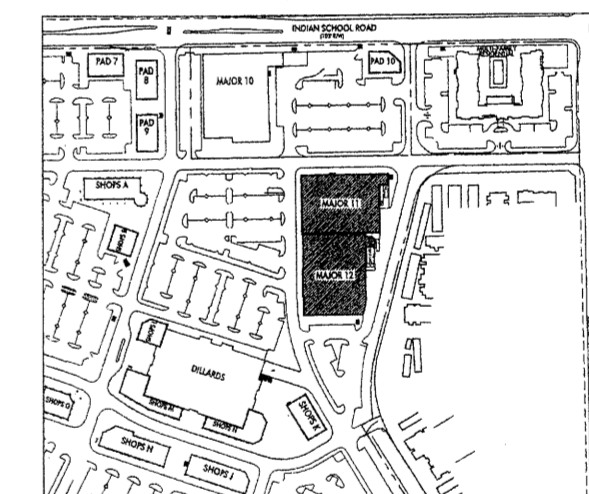
NORTH ELEVATION



SOUTH ELEVATION

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KEY PLAN

BUILDING COLORS LEGEND

(F) = FIELD COLORS	(A) = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



ELEVATIONS - MAJORS 11 & 12

WINROCK MARKETCENTER  
ALBUQUERQUE, NEW MEXICO

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Irvine, California 92618  
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www.cousinsproperties.com

**PruWinrock, LLC**

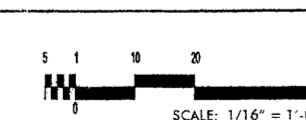
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T: 714.540.5000 F: 714.755.3013  
WWW.NADELARC.COM

**OWNER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

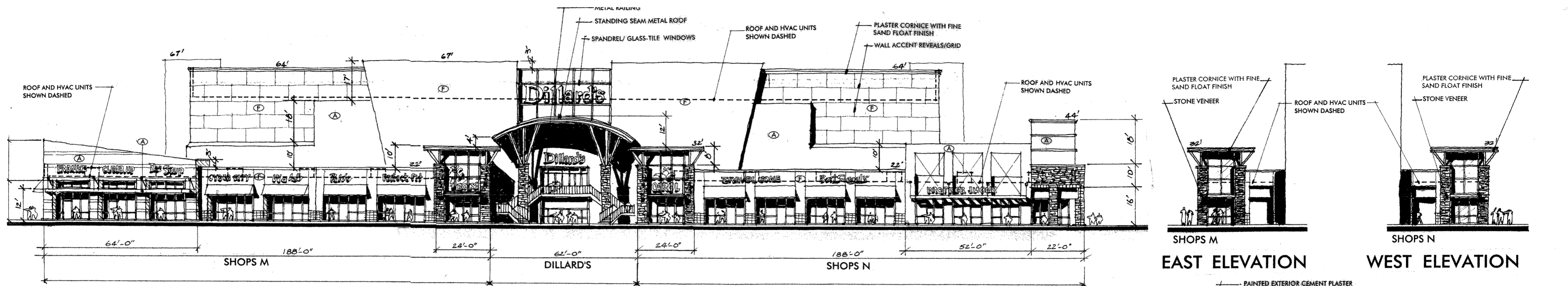
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS



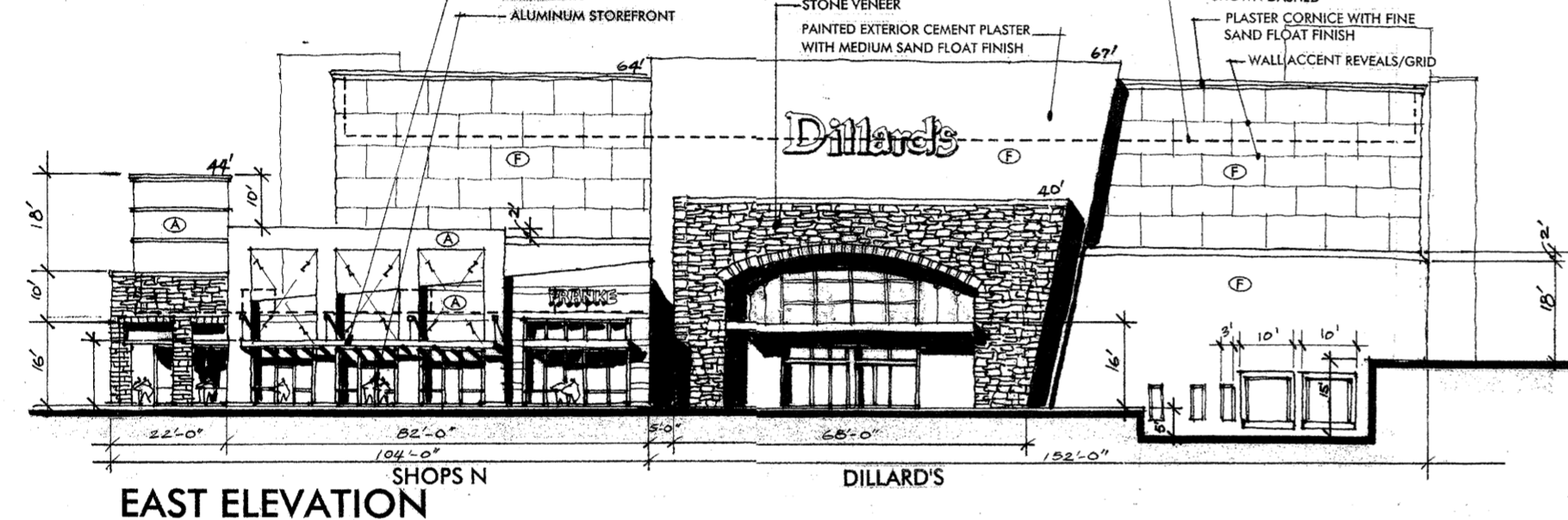
NADEL JOB#: 03168.00

SHEET 21 OF 34  
APRIL 04, 2006

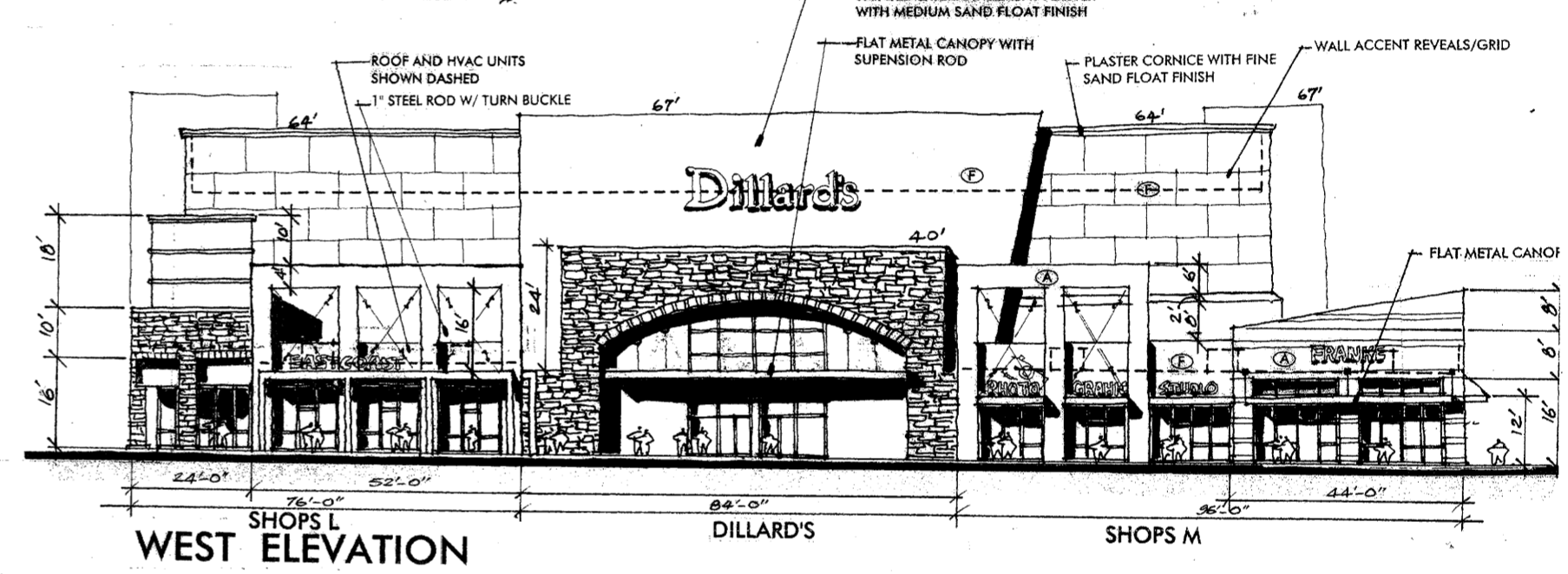




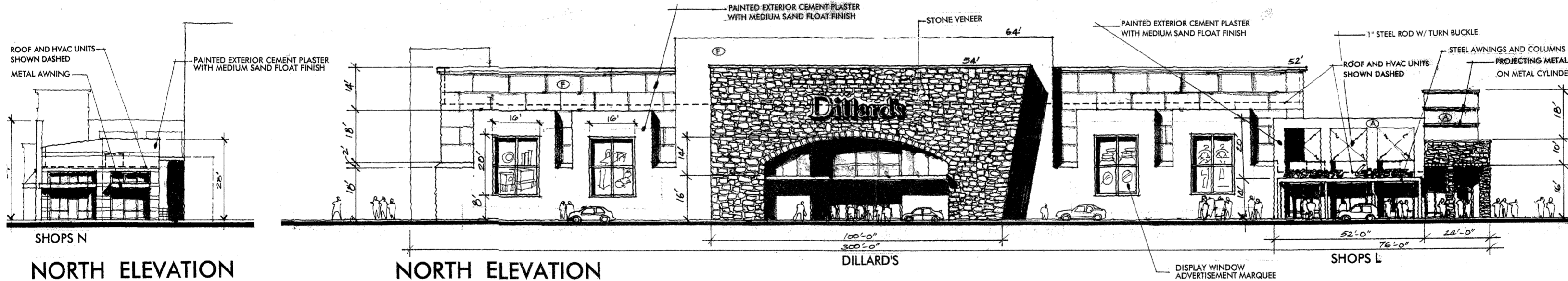
**SOUTH ELEVATION**



**EAST ELEVATION**

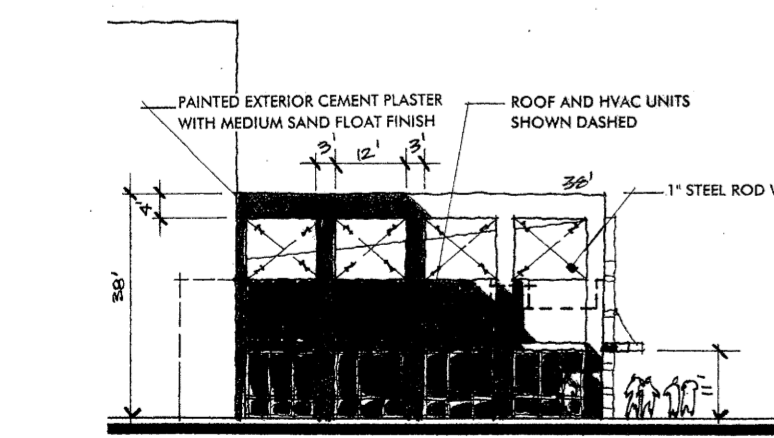


**WEST ELEVATION**

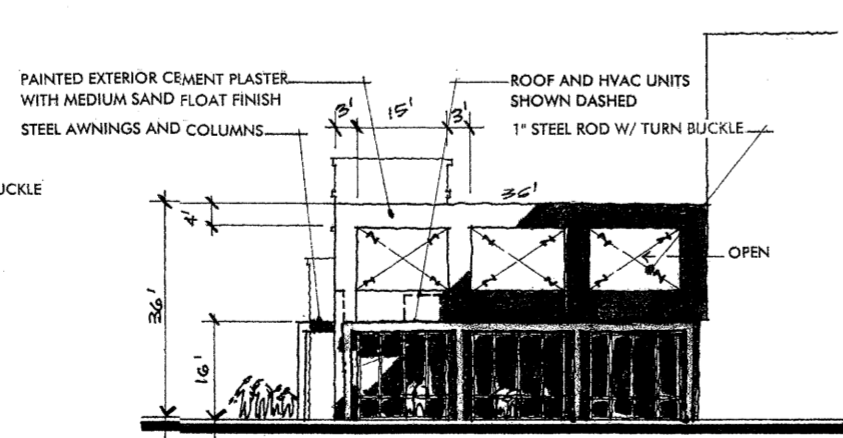


**NORTH ELEVATION**

**NORTH ELEVATION**



**NORTH ELEVATION**



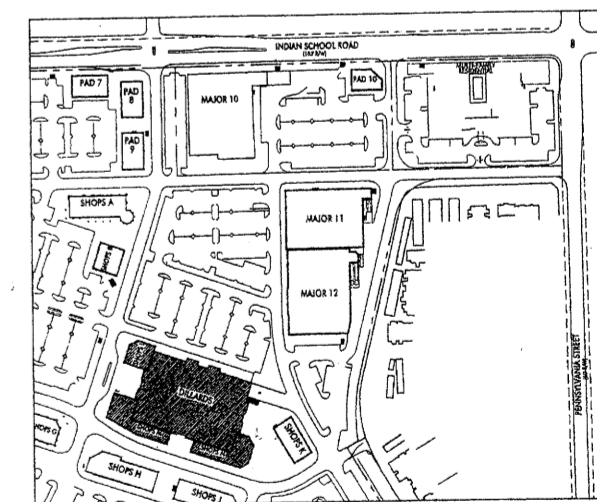
**SOUTH ELEVATION**

**GENERAL NOTES**

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**BUILDING COLORS LEGEND**

⊕ = FIELD COLORS	⊙ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



**KEY PLAN**

**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS**

NADEL JOB#: 03168.00  
 SHEET 22 OF 34  
 APRIL 04, 2006  
 SCALE: 1/16" = 1'-0"

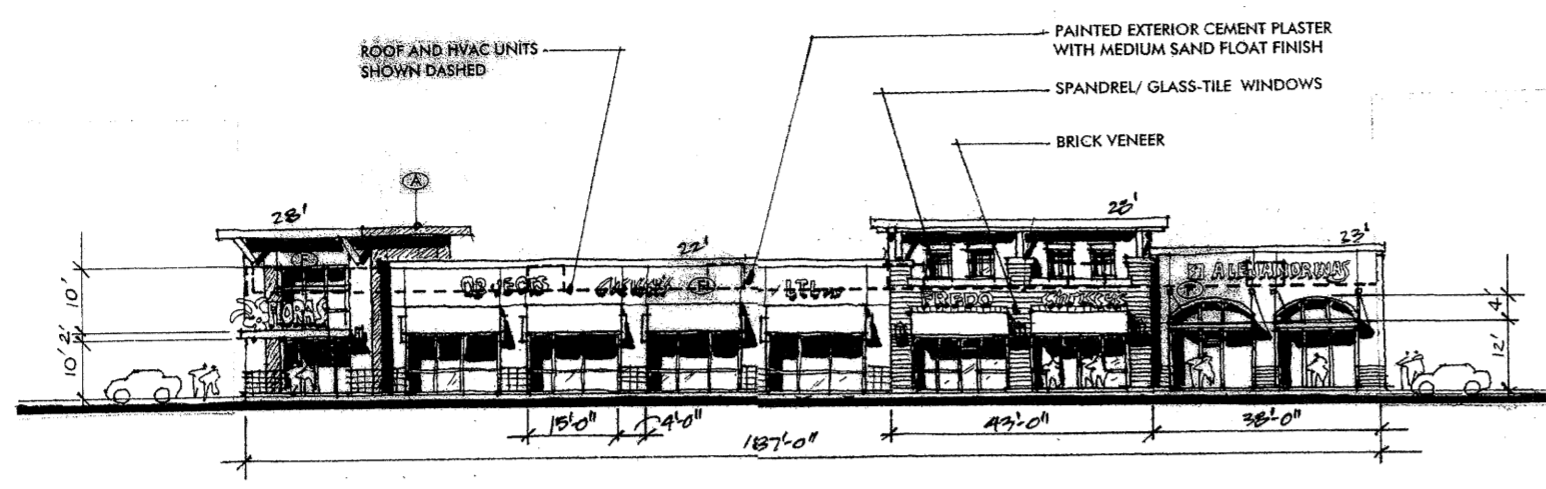
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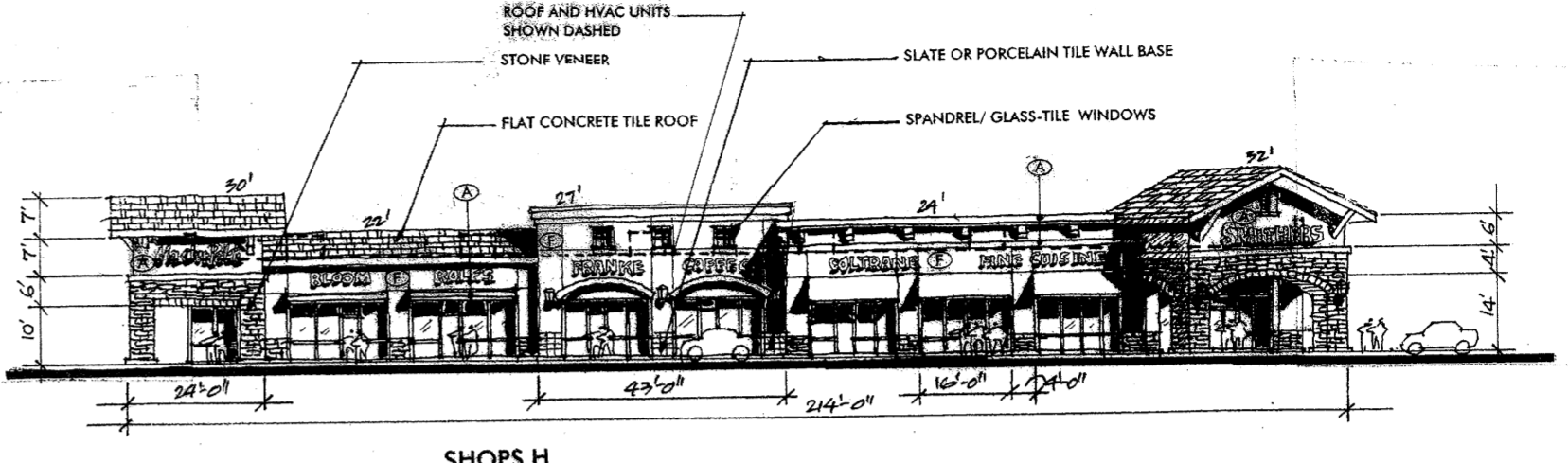
**PruWinrock, LLC**

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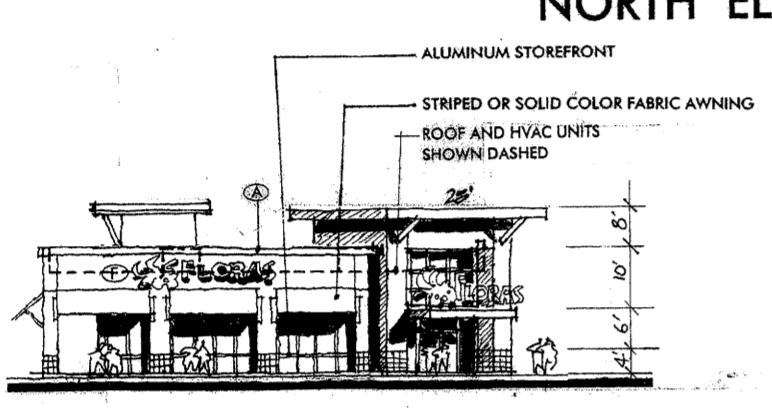
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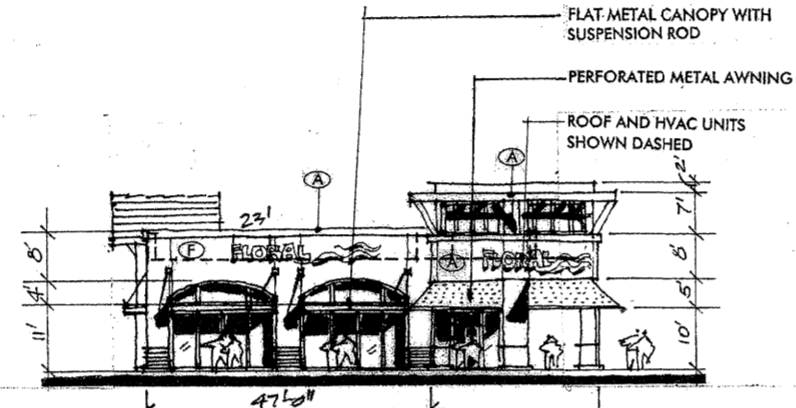
SHOPS J  
NORTH ELEVATION



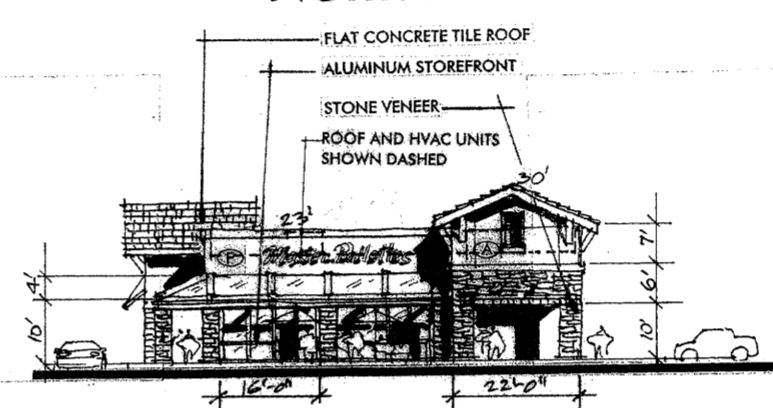
SHOPS H  
NORTH ELEVATION



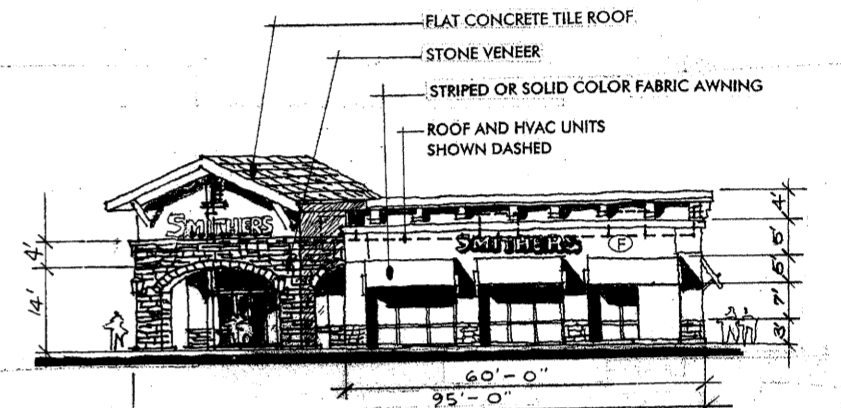
SHOPS J  
EAST ELEVATION



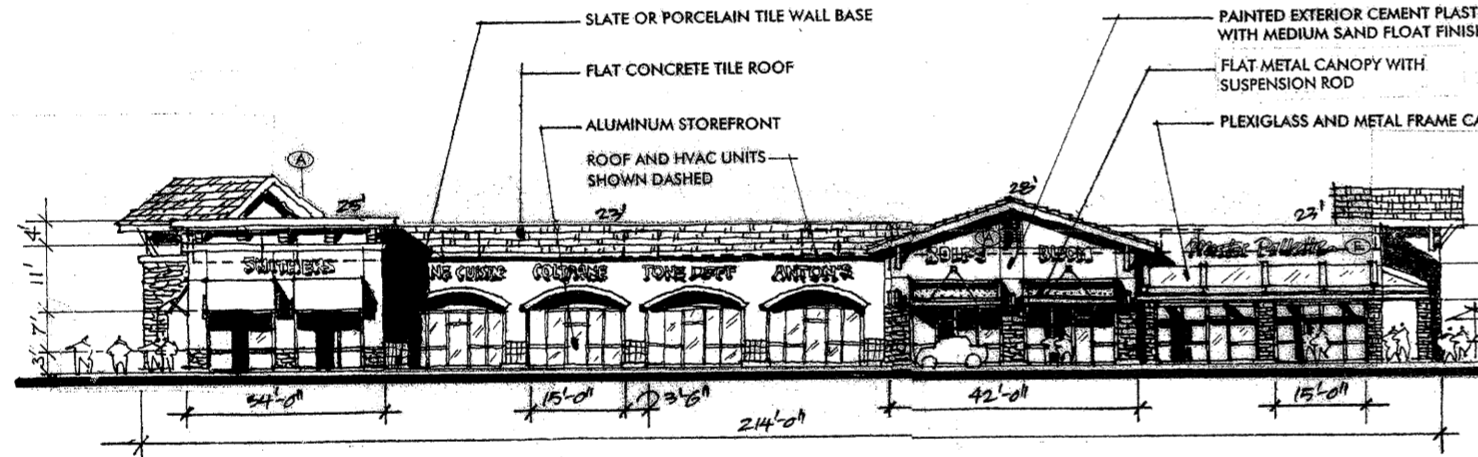
SHOPS J  
WEST ELEVATION



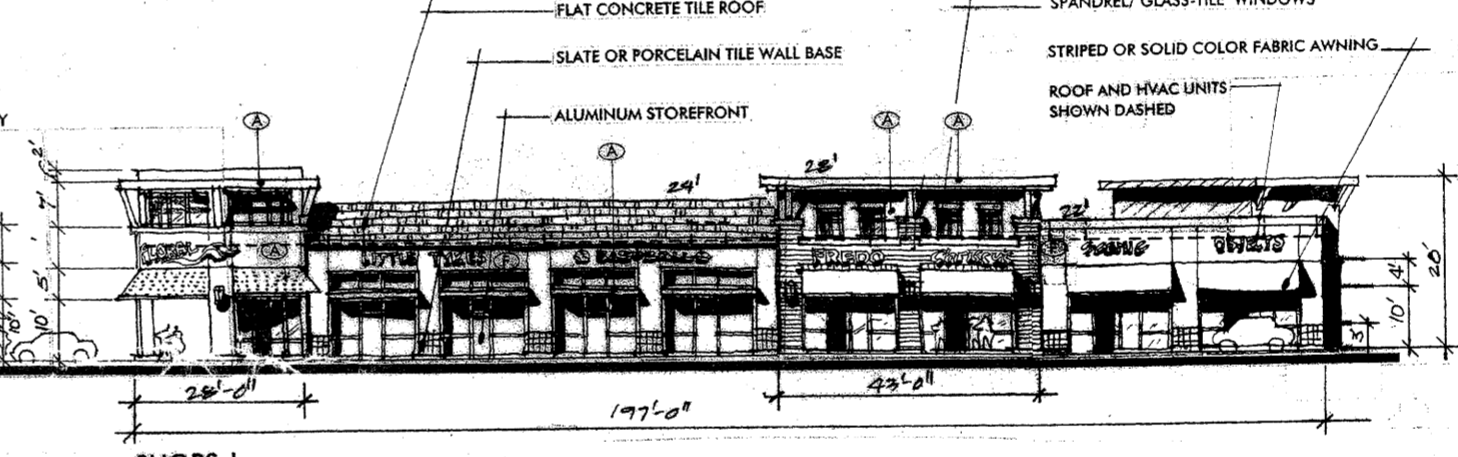
SHOPS H  
EAST ELEVATION



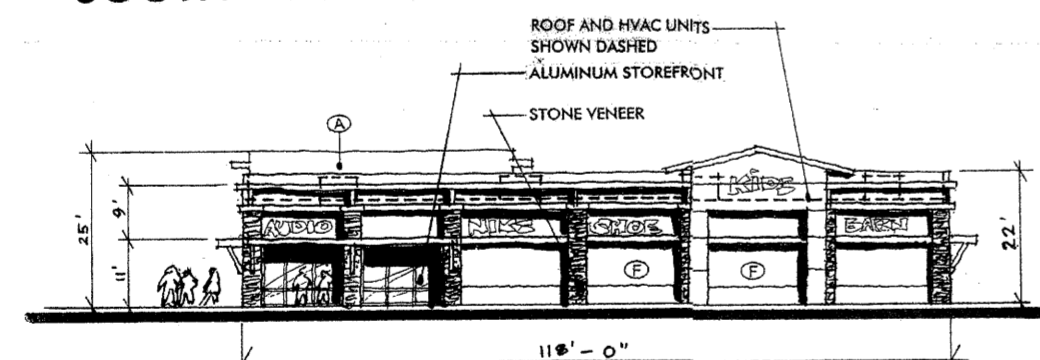
SHOPS H  
WEST ELEVATION



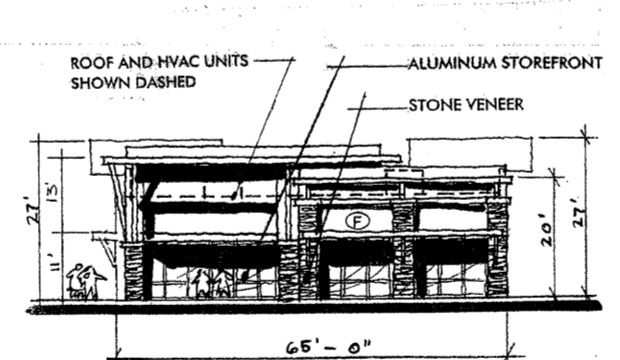
SHOPS H  
SOUTH ELEVATION



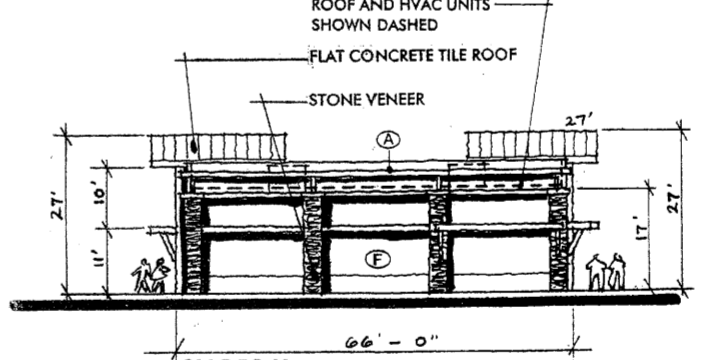
SHOPS J  
SOUTH ELEVATION



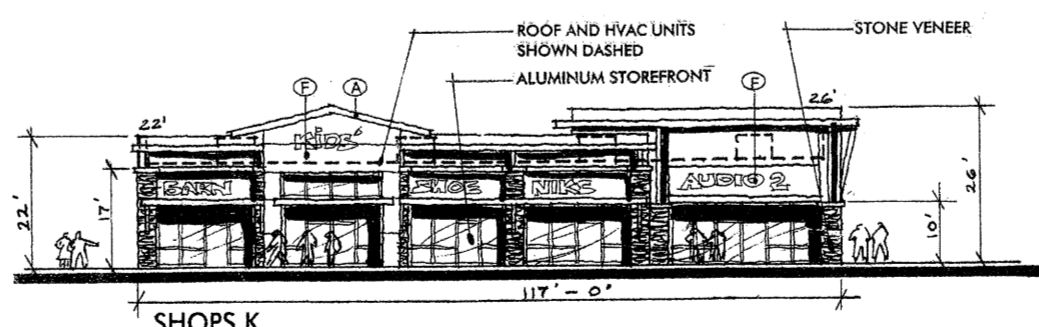
SHOPS K  
NORTHEAST ELEVATION



SHOPS K  
SOUTHEAST ELEVATION

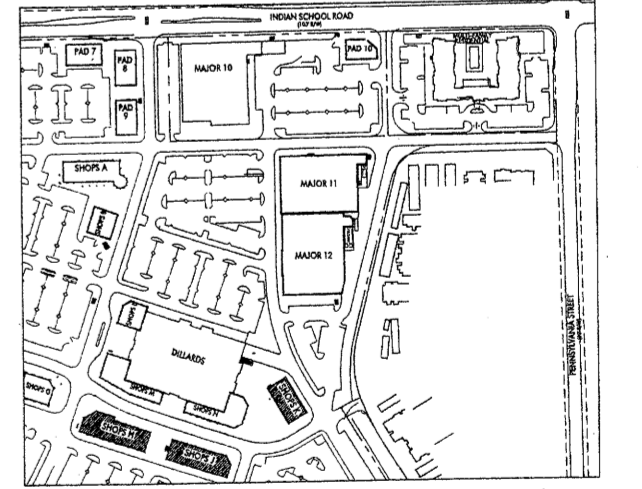


SHOPS K  
NORTHWEST ELEVATION



SHOPS K  
SOUTHWEST ELEVATION

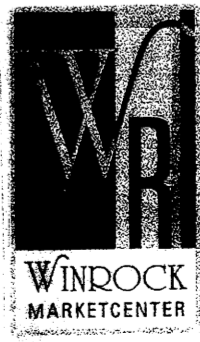
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KEY PLAN  
NORTH

**BUILDING COLORS LEGEND**

⊖ = FIELD COLORS	⊕ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
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ARCHITECTURE  
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CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS

NADEL JOB#: 03168.00  
SCALE: 1/16" = 1'-0"  
SHEET 23 OF 34  
APRIL 04, 2006

ELEVATIONS - SHOPS 'J', SHOPS 'H' & SHOPS 'K'

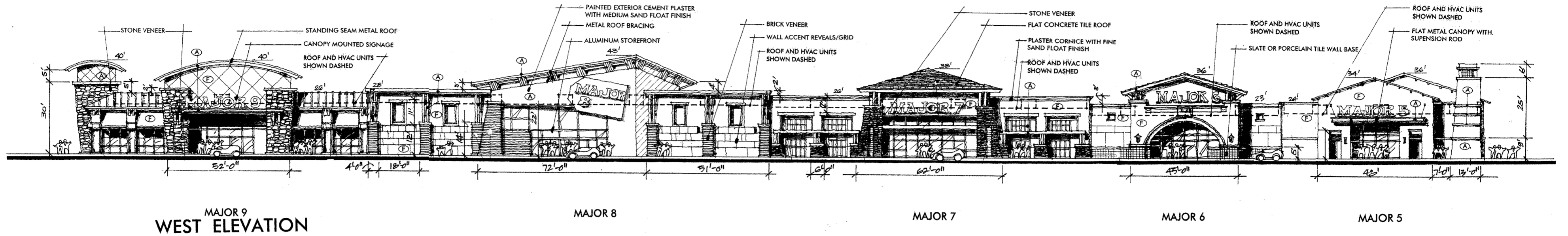
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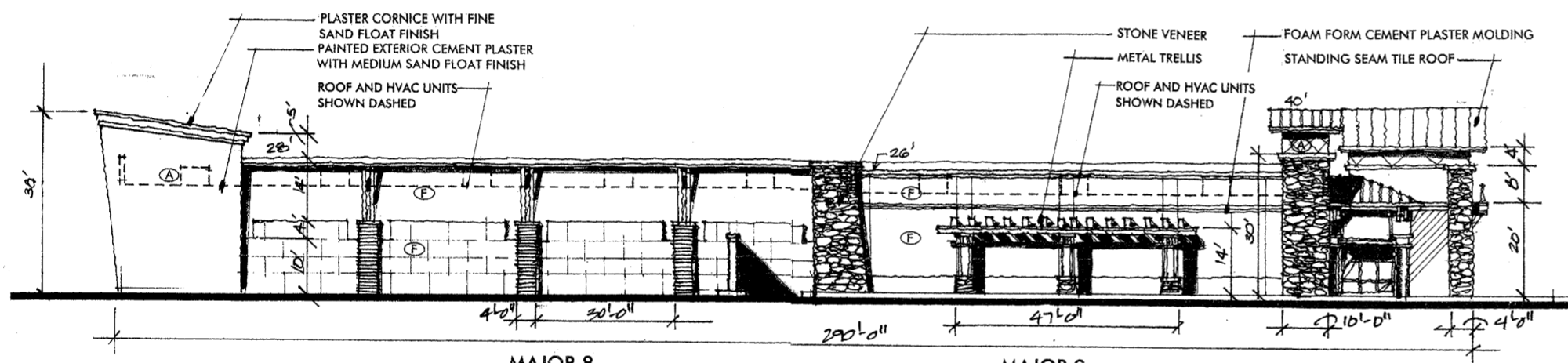
MAJOR 9  
WEST ELEVATION

MAJOR 8

MAJOR 7

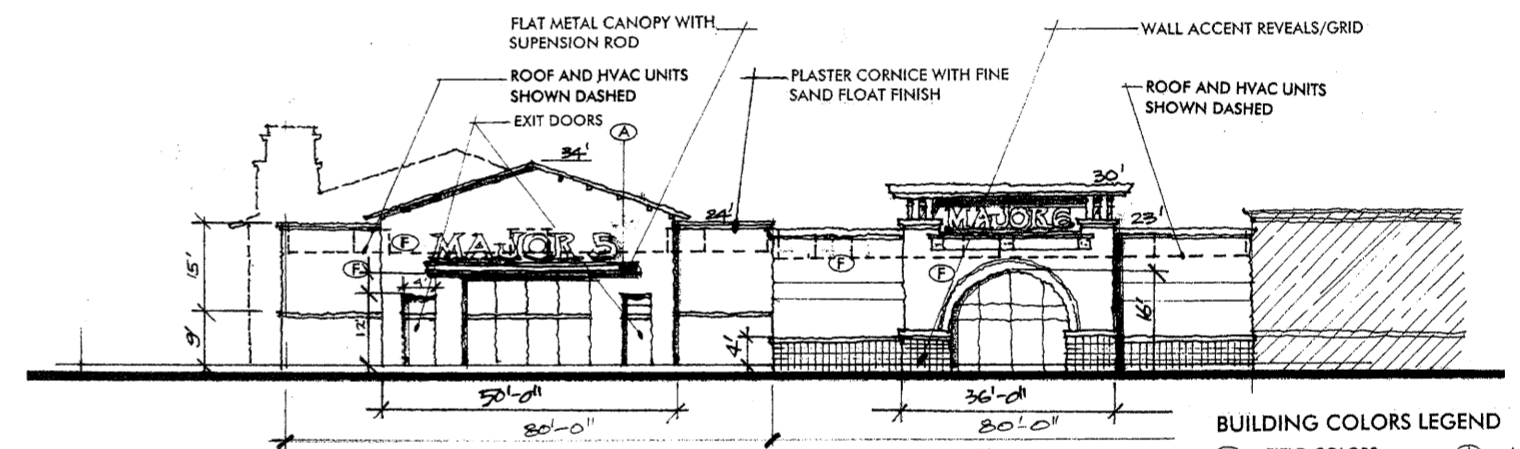
MAJOR 6

MAJOR 5



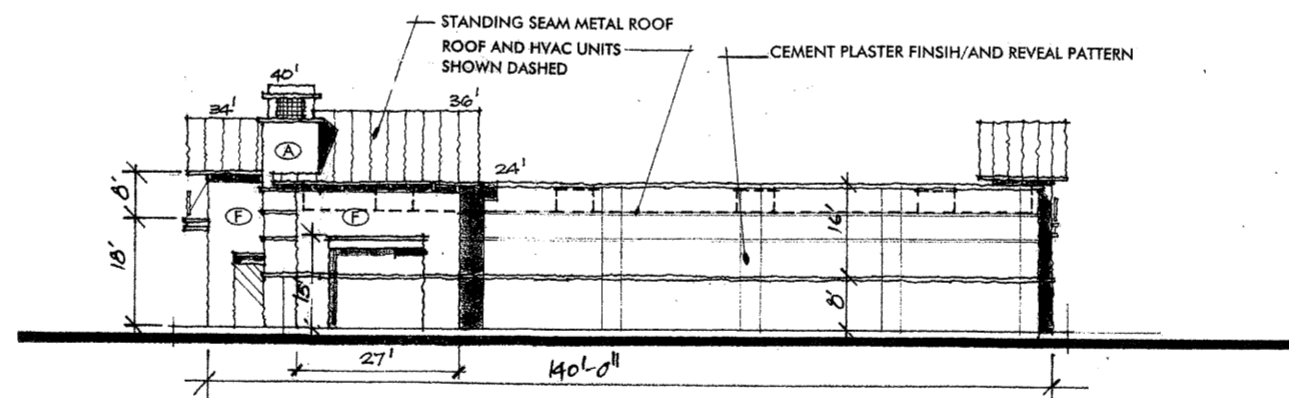
MAJOR 8  
NORTH ELEVATION

MAJOR 9

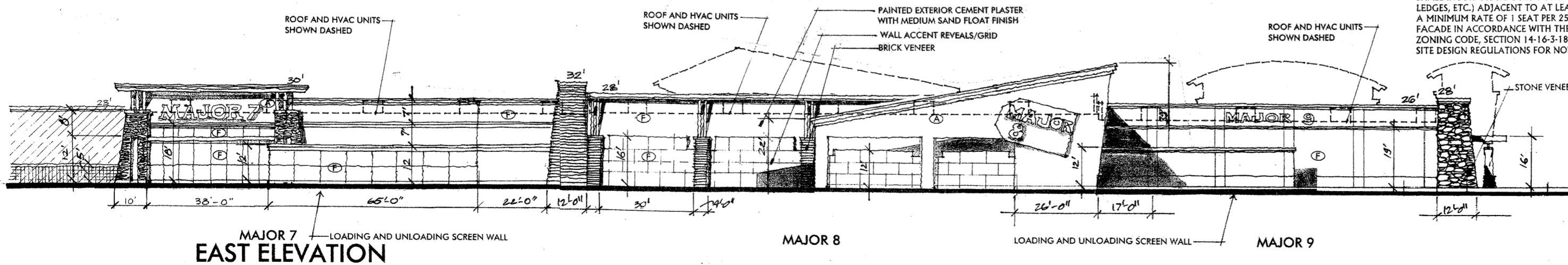


MAJOR 5  
SOUTH ELEVATION

MAJOR 6



MAJOR 5  
SOUTHWEST ELEVATION



MAJOR 7  
EAST ELEVATION

MAJOR 8

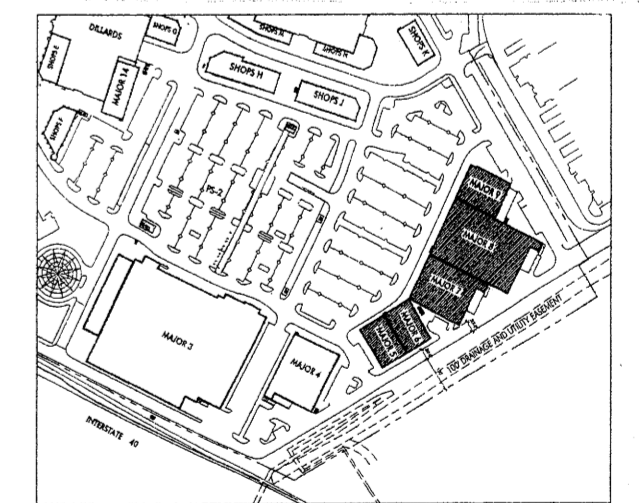
MAJOR 9

**BUILDING COLORS LEGEND**

Ⓛ = FIELD COLORS	ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN

**GENERAL NOTES**

1. ALL BUILDING FACADES SHALL BE COMPOSED OF A COMBINATION OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, FACADE TREATMENTS, WINDOWS AND DOORS, AWNINGS, TRELLISES, AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.
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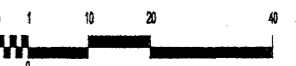
KEY PLAN

**OWNER**  
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COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS

NADEL JOB#: 03168.00



SHEET 24 OF 34  
APRIL 04, 2006

**ELEVATIONS - MAJOR 9 , MAJOR 8 , MAJOR 7 , MAJOR 6 & MAJOR 5**

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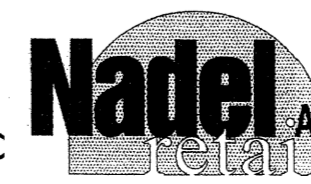


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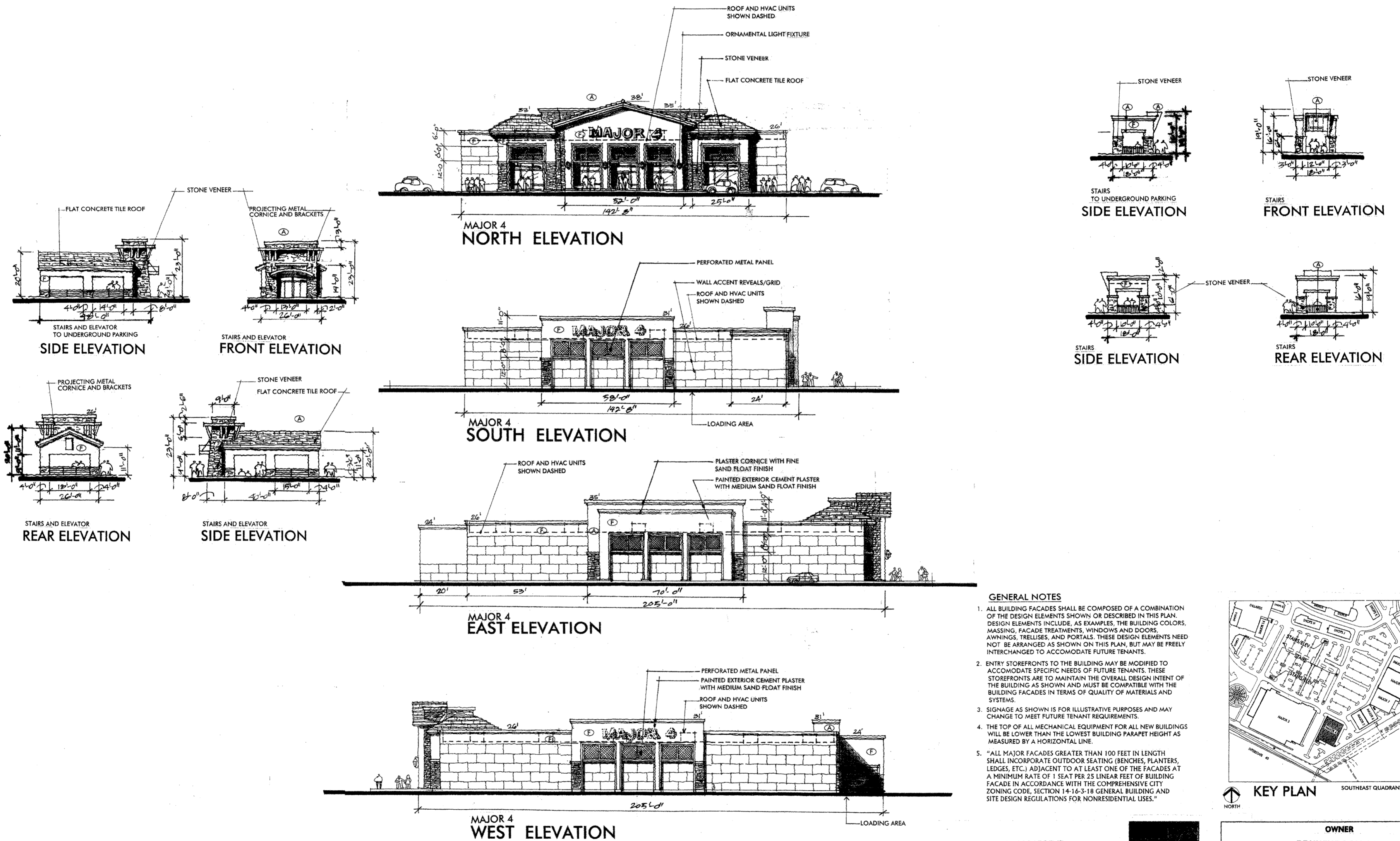


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# ELEVATIONS - MAJOR 4 & STAIRS AND ELEVATOR STRUCTURES

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**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

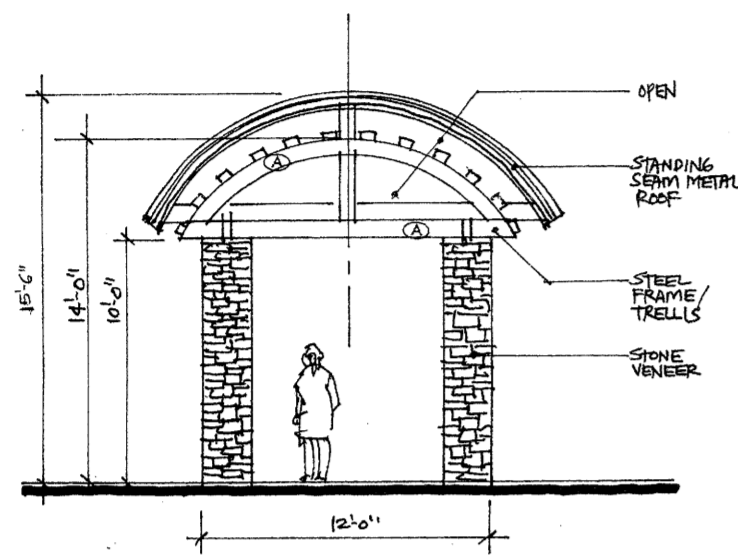
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS**

NADEL JOB#: 03168.00

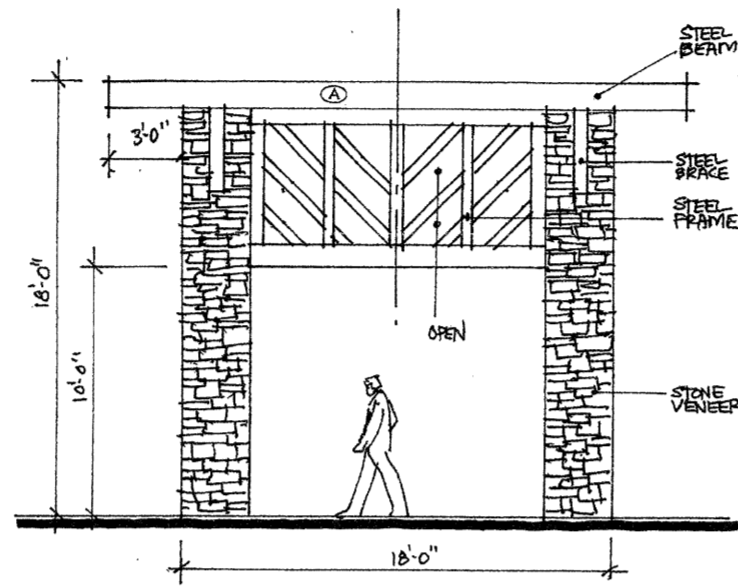
SHEET 25 OF 34  
 APRIL 04, 2006

SCALE: 1/16" = 1'-0"

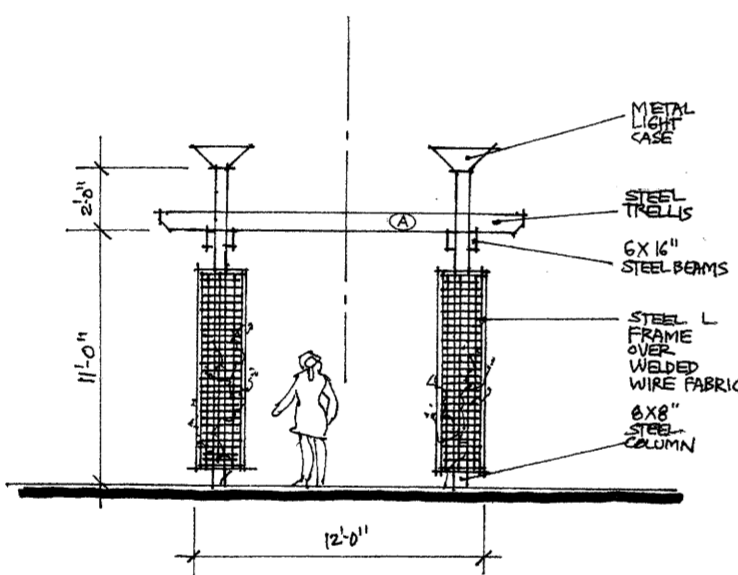
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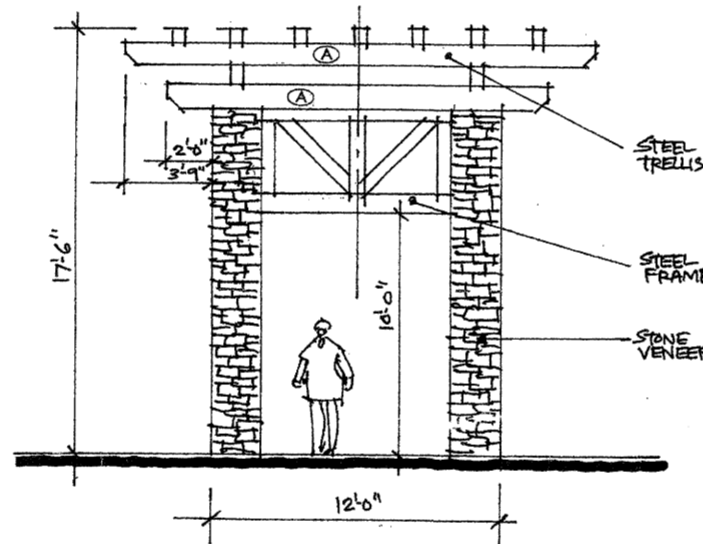
SECTION/ELEVATIONS 3



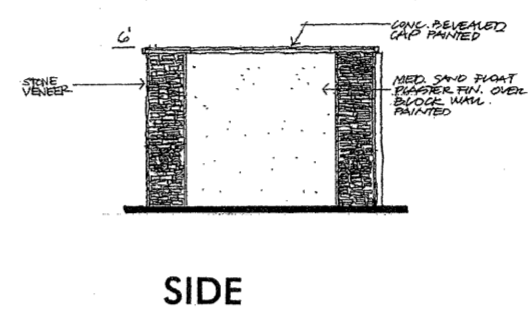
SECTION/ELEVATION 4



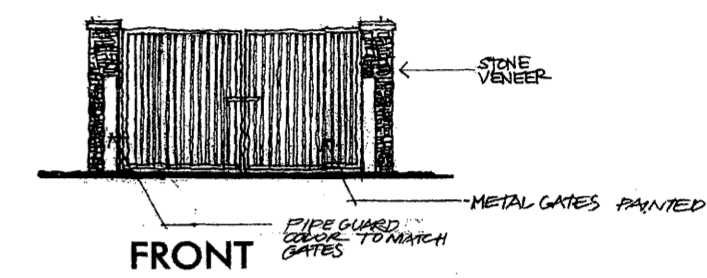
SECTION/ELEVATION 2



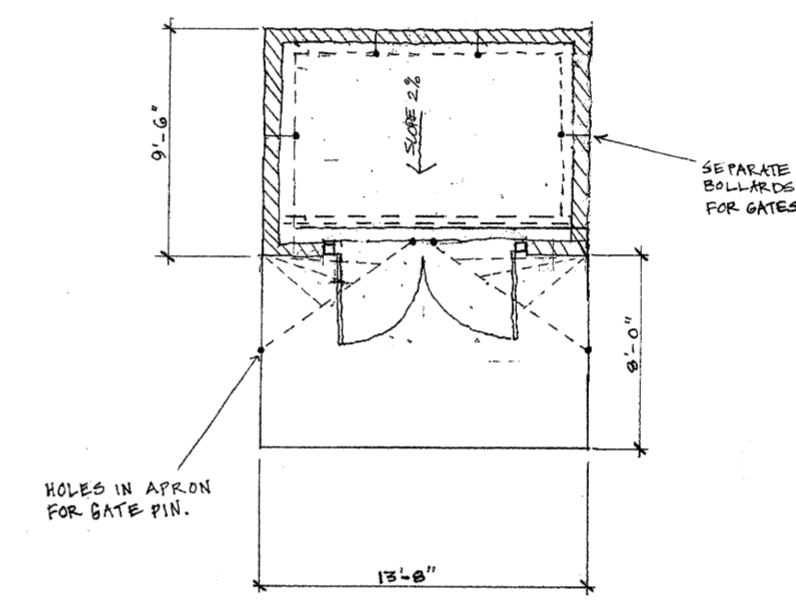
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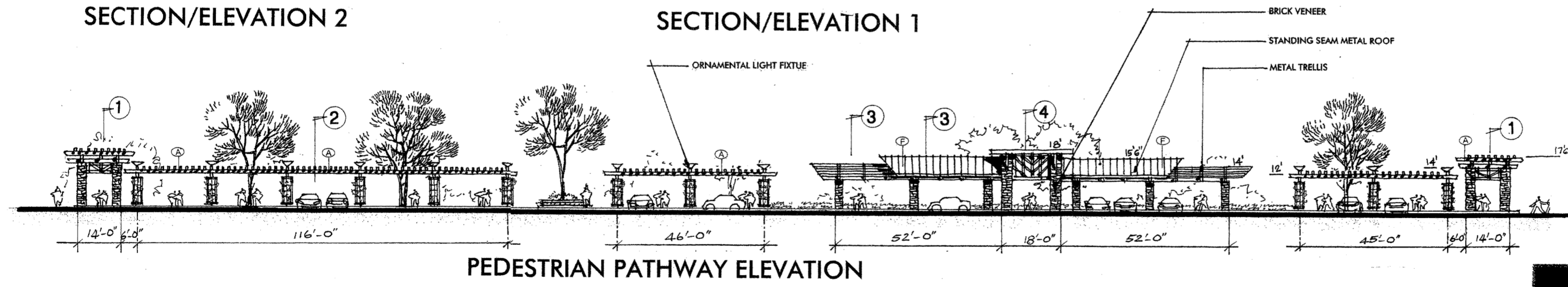
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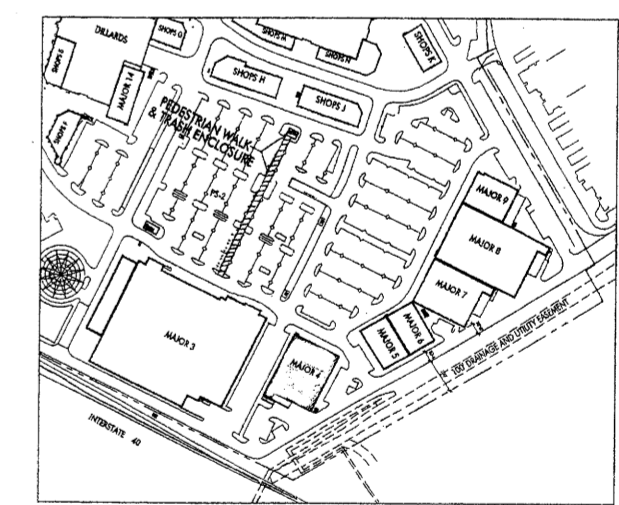
FRONT



- GENERAL NOTES**
- ALL BUILDING FACADES SHALL BE COMPOSED OF A COMBINATION OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, FACADE TREATMENTS, WINDOWS AND DOORS, AWNINGS, TRELLISES, AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.
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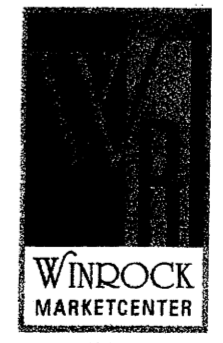
PEDESTRIAN PATHWAY ELEVATION



KEY PLAN

**BUILDING COLORS LEGEND**

(F) = FIELD COLORS	(A) = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



ELEVATION - PEDESTRIAN WALK & TRASH ENCLOSURE

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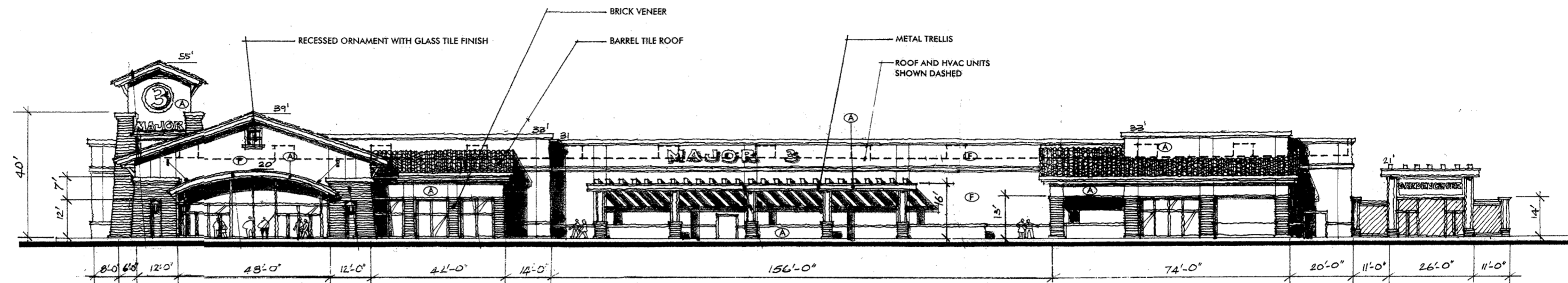
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COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

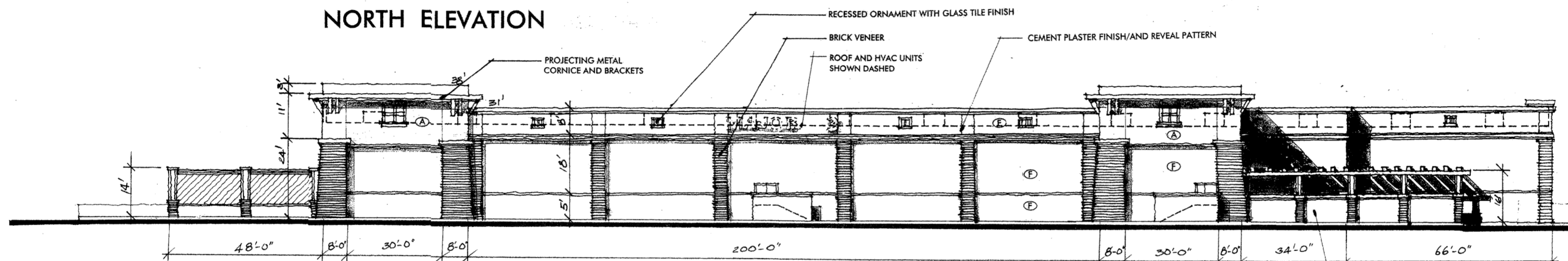
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS

SCALE: 1/16" = 1'-0"  
SHEET 26 OF 34  
APRIL 04, 2006

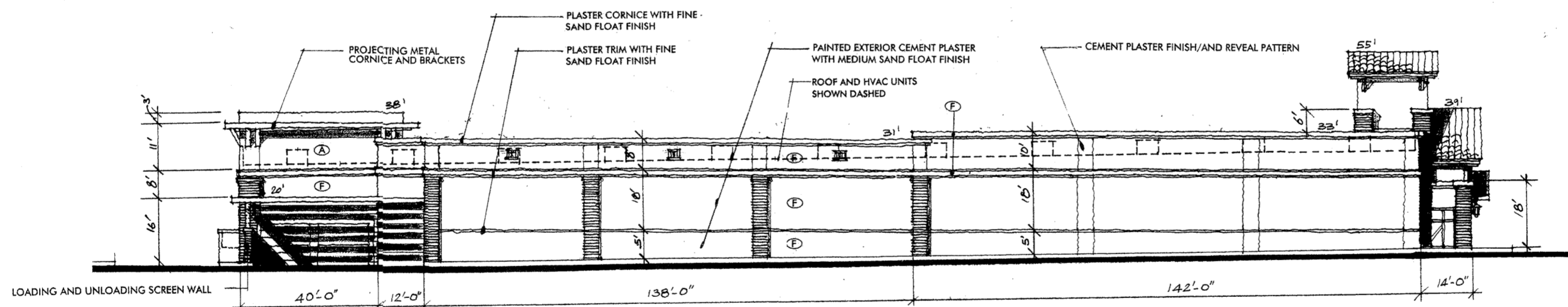
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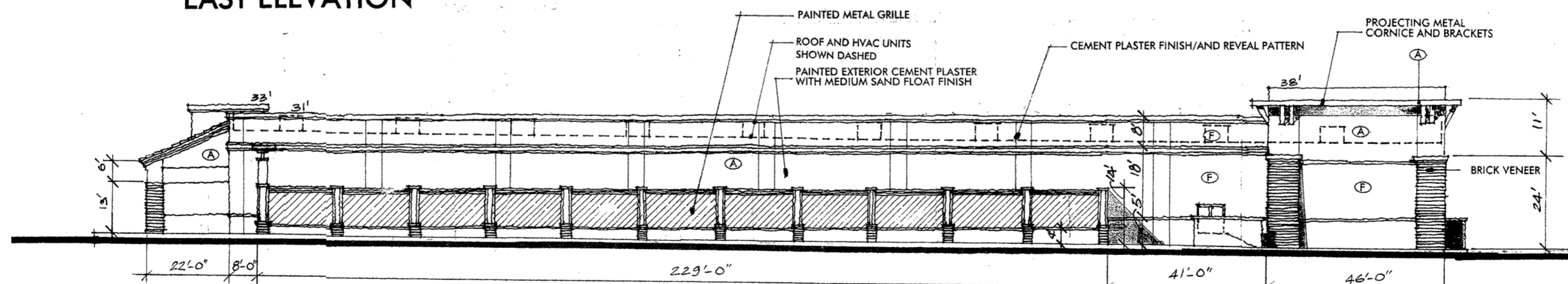
**NORTH ELEVATION**



**SOUTH ELEVATION**



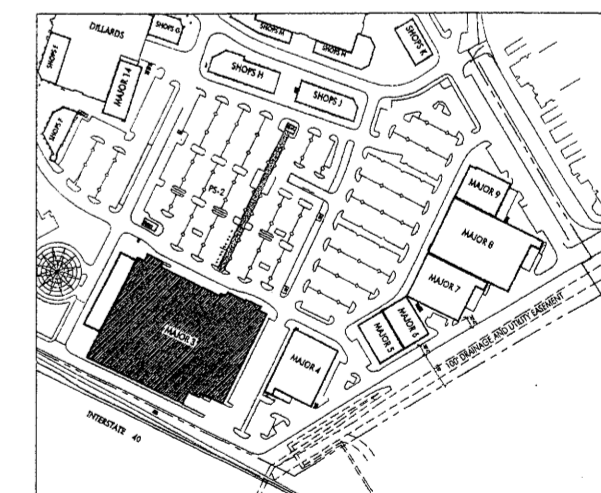
**EAST ELEVATION**



**WEST ELEVATION**

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**KEY PLAN**

**BUILDING COLORS LEGEND**

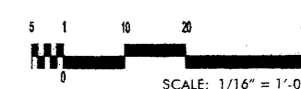
Ⓣ = FIELD COLORS	ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

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 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS**



NADEL JOB#: 03168.00

SHEET 27 OF 34  
 APRIL 04, 2006

**ELEVATIONS - MAJOR 3**

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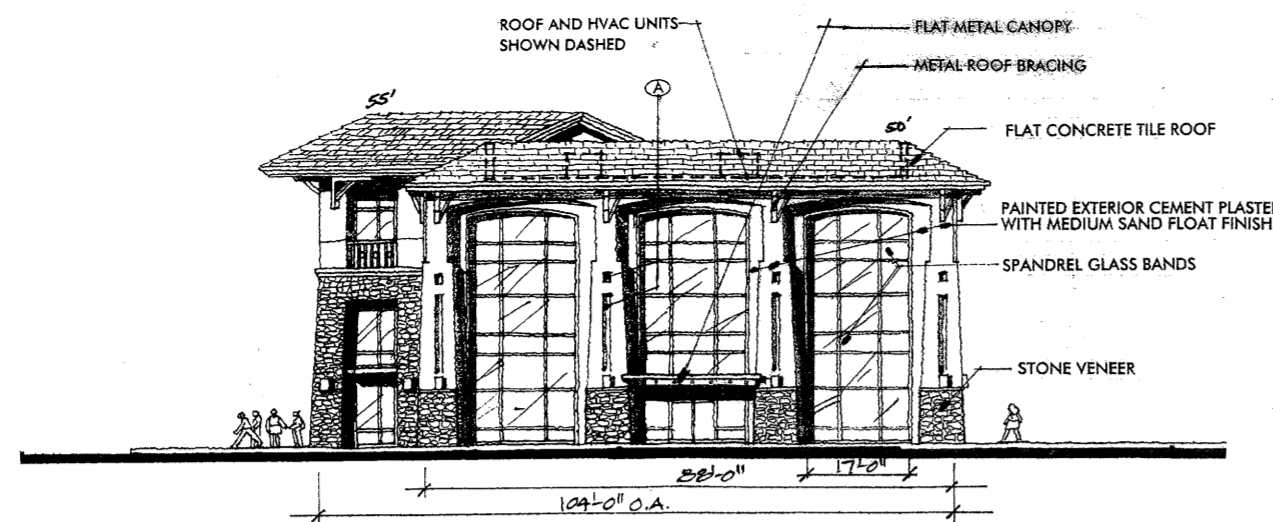


**PruWinrock, LLC**

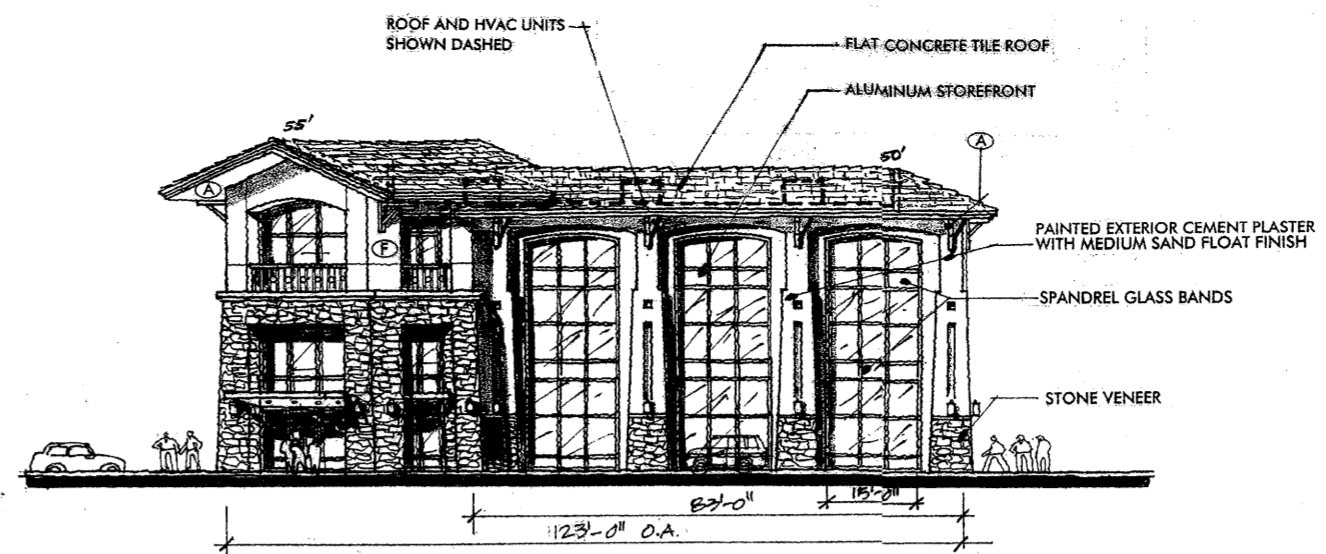


**Nadel Architects Inc.**

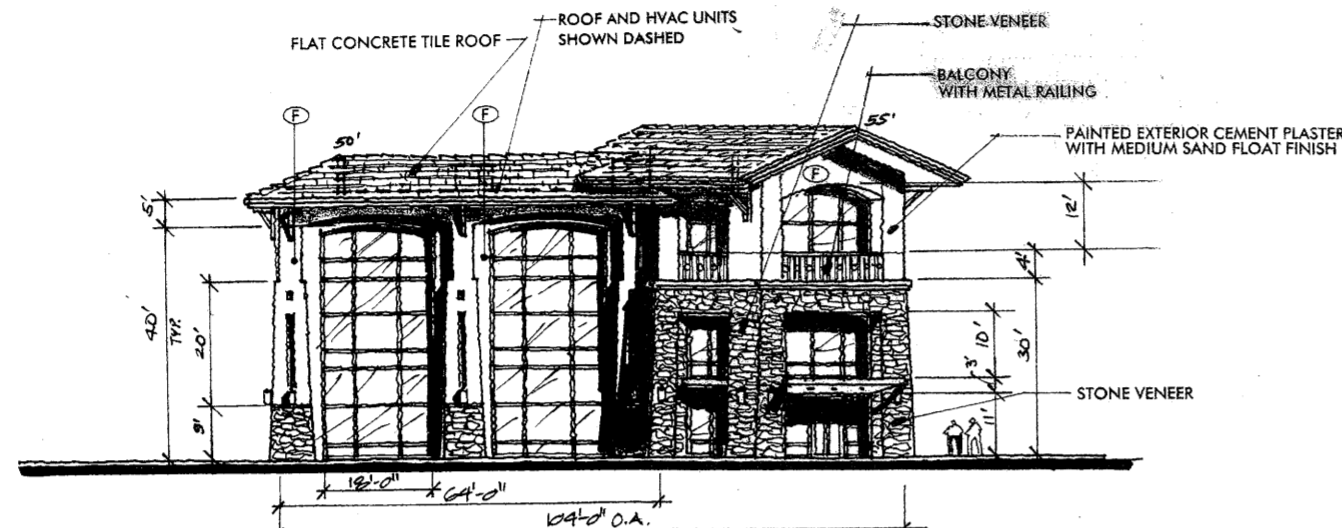
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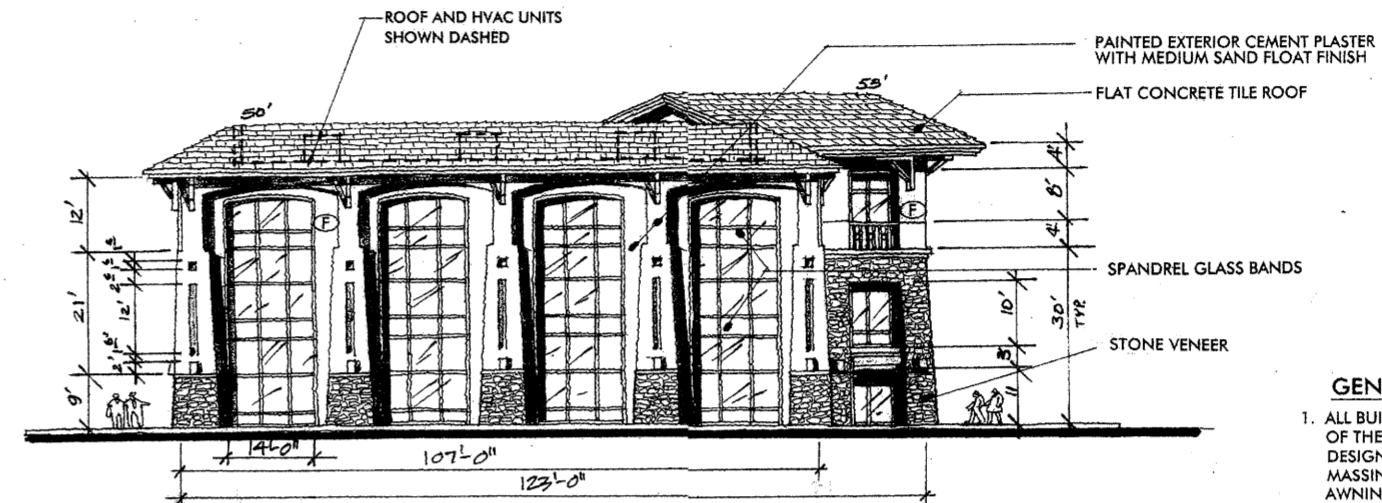
OFFICE BUILDING  
NORTH ELEVATION



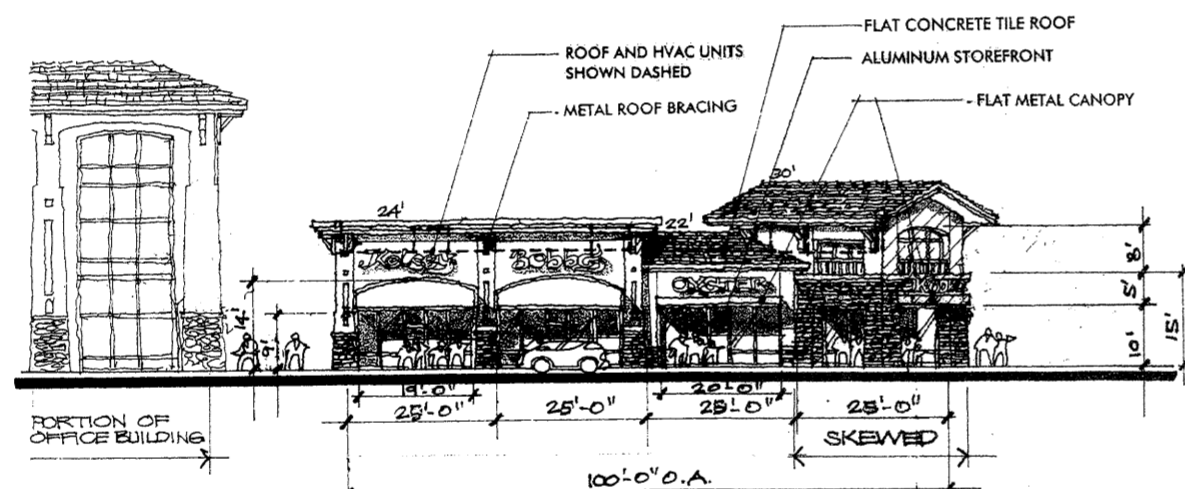
OFFICE BUILDING  
EAST ELEVATION



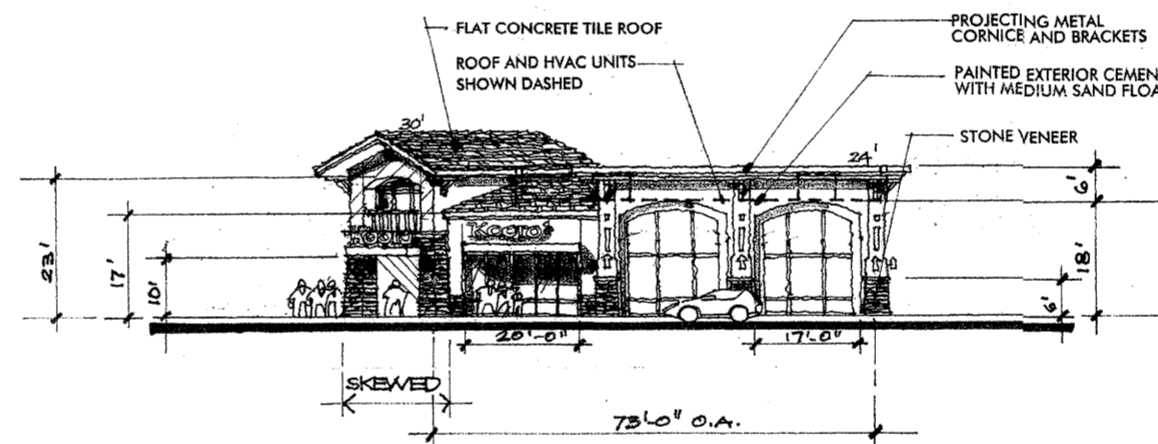
OFFICE BUILDING  
SOUTH ELEVATION



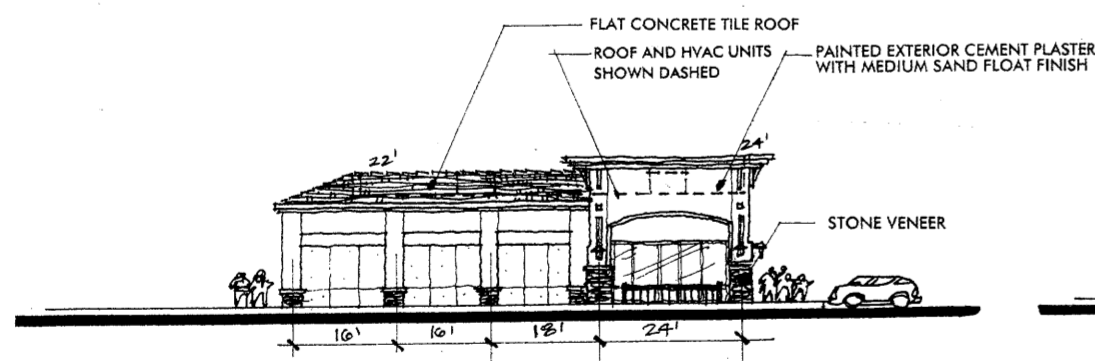
OFFICE BUILDING  
WEST ELEVATION



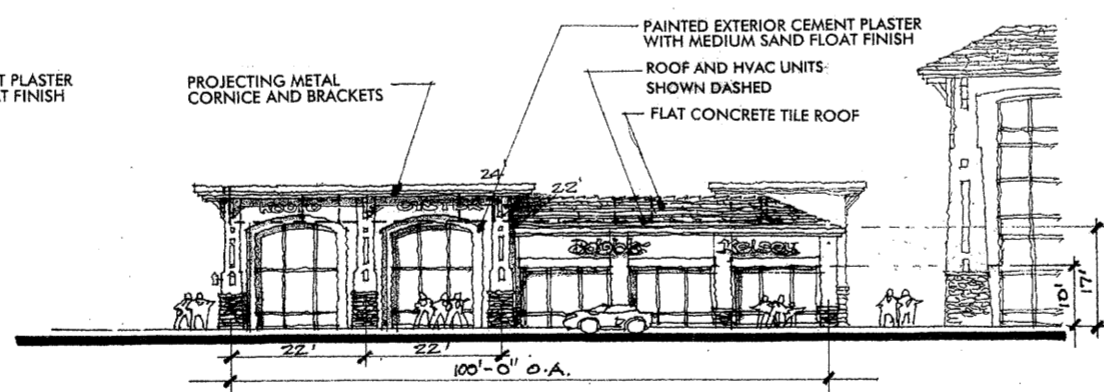
PAD '4'  
EAST ELEVATION



PAD '4'  
NORTH ELEVATION



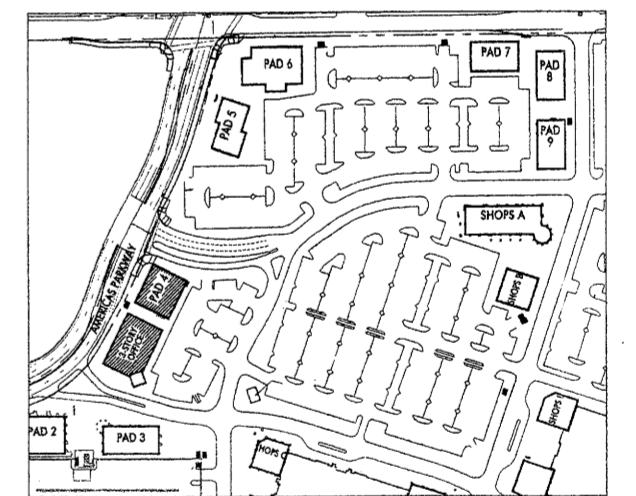
PAD '4'  
SOUTH ELEVATION



PAD '4'  
WEST ELEVATION

ELEVATIONS - OFFICE BUILDING & PAD 4

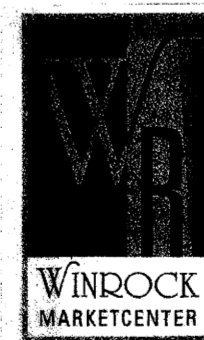
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KEY PLAN NORTHWEST QUADRANT

**BUILDING COLORS LEGEND**

ⓔ = FIELD COLORS	ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



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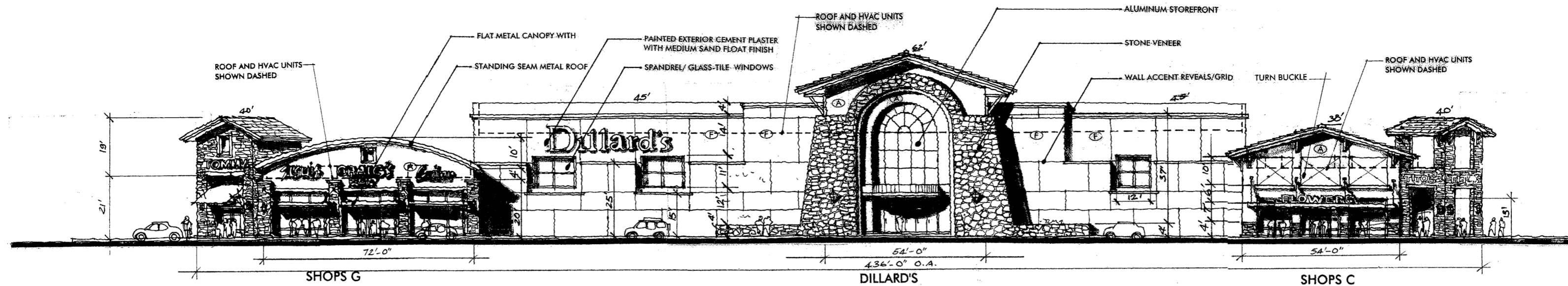
**PruWinrock, LLC**

**Nadel Architects Inc**

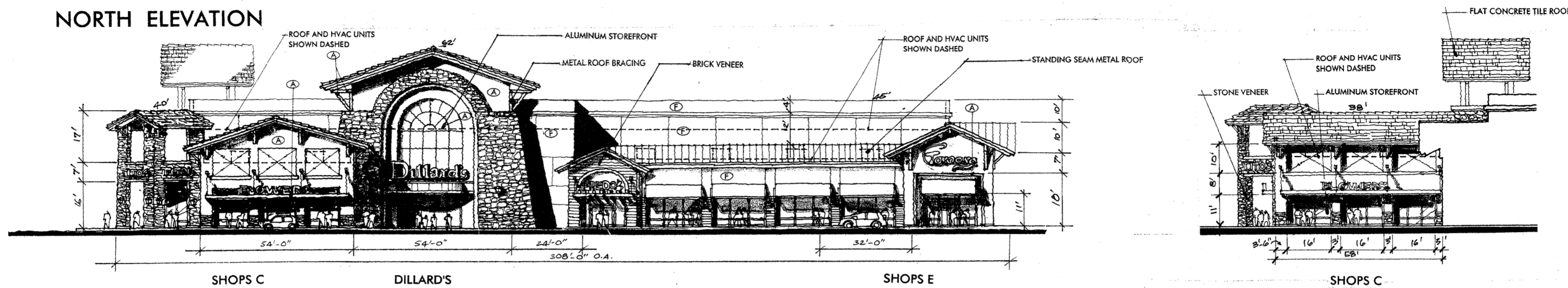
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COSTA MESA, CA 92626  
T: 714.540.5000 F: 714.755.3013  
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS

NADEL JOB#: 03168.00  
SCALE: 1/16" = 1'-0"  
SHEET 28 OF 34  
APRIL 04, 2006

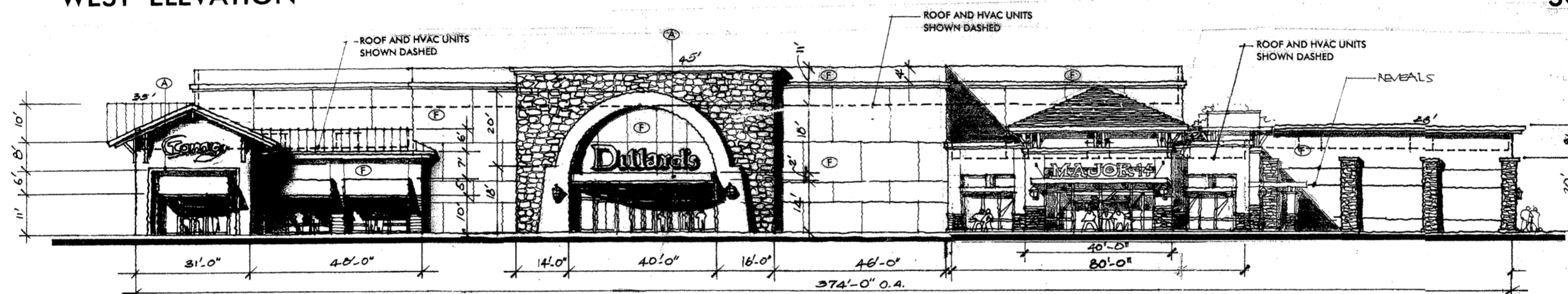


NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

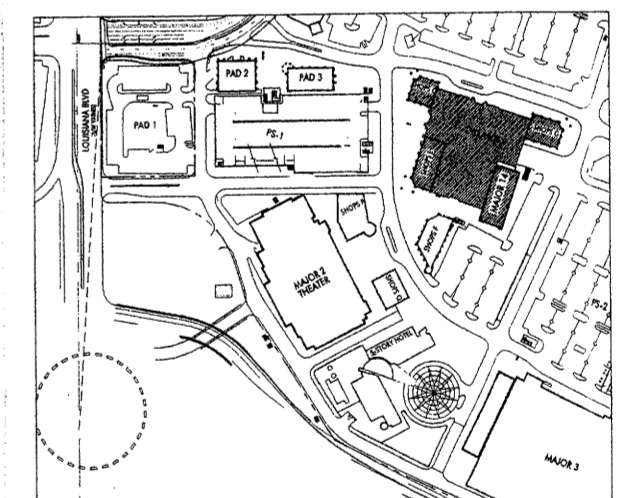


SOUTH ELEVATION

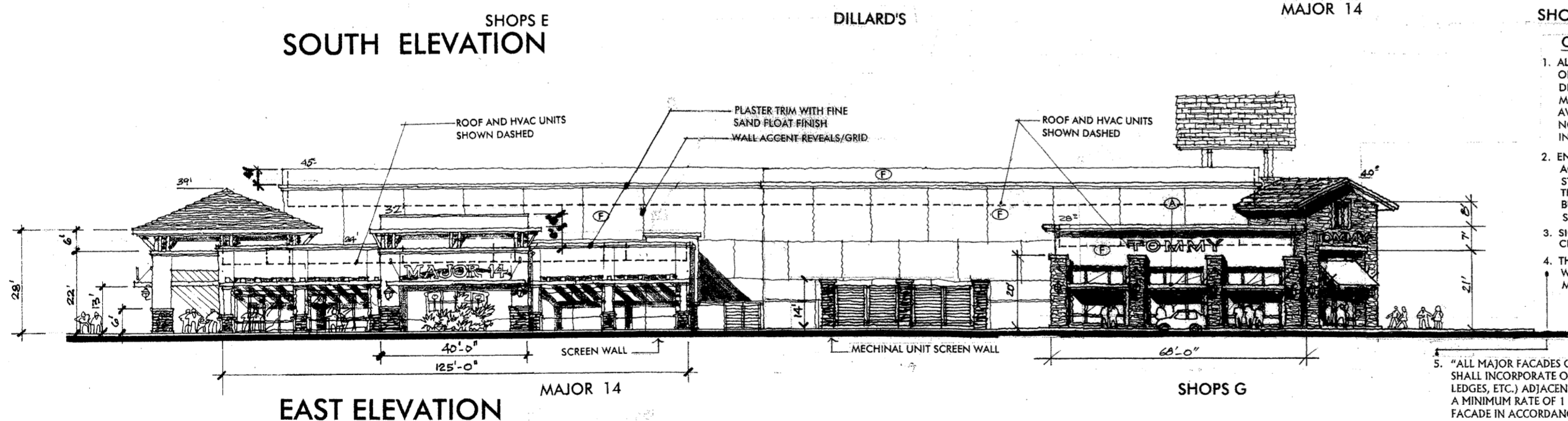
SHOPS G

**BUILDING COLORS LEGEND**

⊕ = FIELD COLORS	⊙ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WASH GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



KEY PLAN

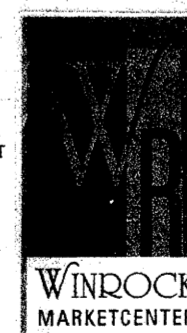


EAST ELEVATION

**GENERAL NOTES**

1. ALL BUILDING FACADES SHALL BE COMPOSED OF A COMBINATION OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, FACADE TREATMENTS, WINDOWS AND DOORS, AWNINGS, TRELISES, AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.
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4. THE TOP OF ALL MECHANICAL EQUIPMENT FOR ALL NEW BUILDINGS WILL BE LOWER THAN THE LOWEST BUILDING PARAPET HEIGHT AS MEASURED BY A HORIZONTAL LINE.

5. "ALL MAJOR FACADES GREATER THAN 100 FEET IN LENGTH SHALL INCORPORATE OUTDOOR SEATING (BENCHES, PLANTERS, LEDGES, ETC.) ADJACENT TO AT LEAST ONE OF THE FACADES AT A MINIMUM RATE OF 1 SEAT PER 25 LINEAR FEET OF BUILDING FACADE IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NONRESIDENTIAL USES."



**ELEVATIONS - SHOPS G, DILLARD'S MEN, SHOP C, SHOP E, & MAJOR 14**

**WINROCK MARKETCENTER**  
ALBUQUERQUE, NEW MEXICO



**Cousins Properties Inc.**  
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PruWinrock, LLC



Nadel Architects Inc

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COSTA MESA, CA 92626  
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WWW.NADELARC.COM

**OWNER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

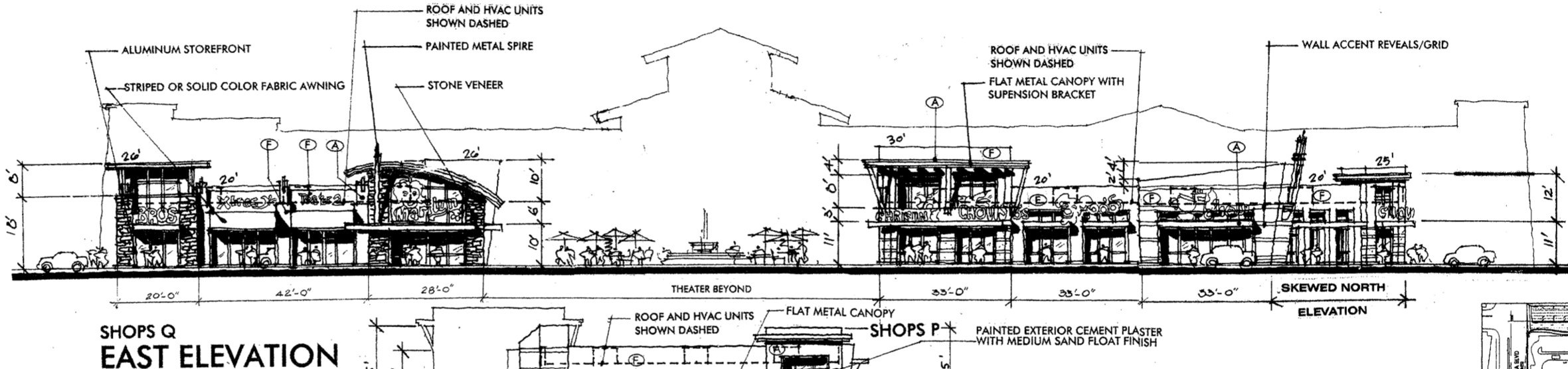
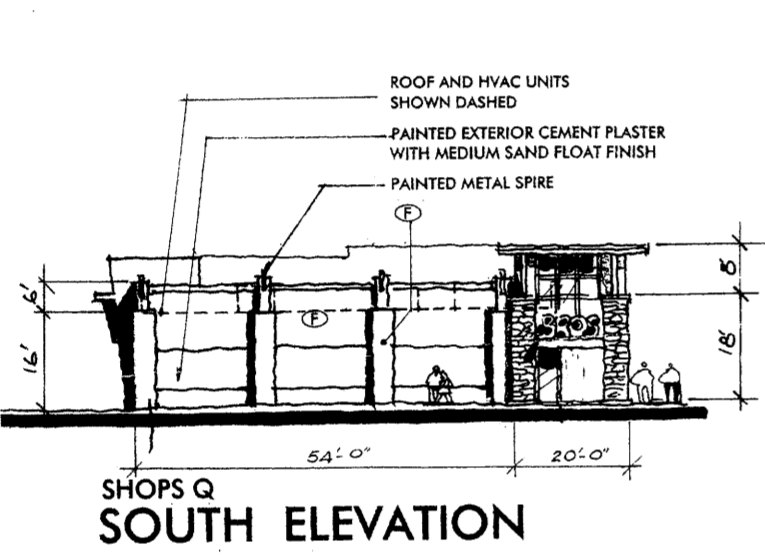
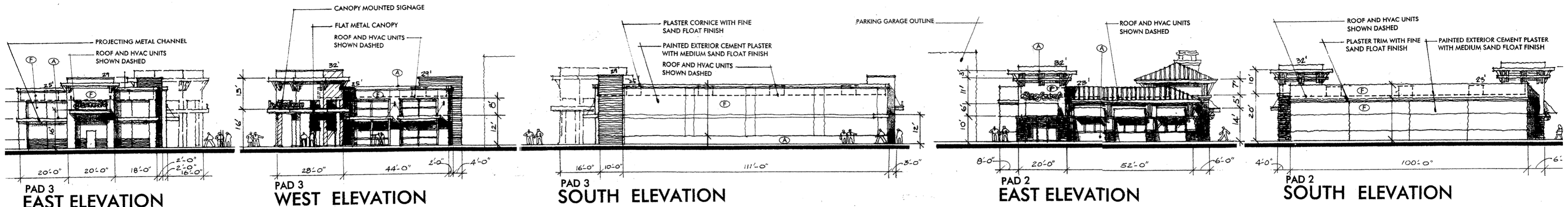
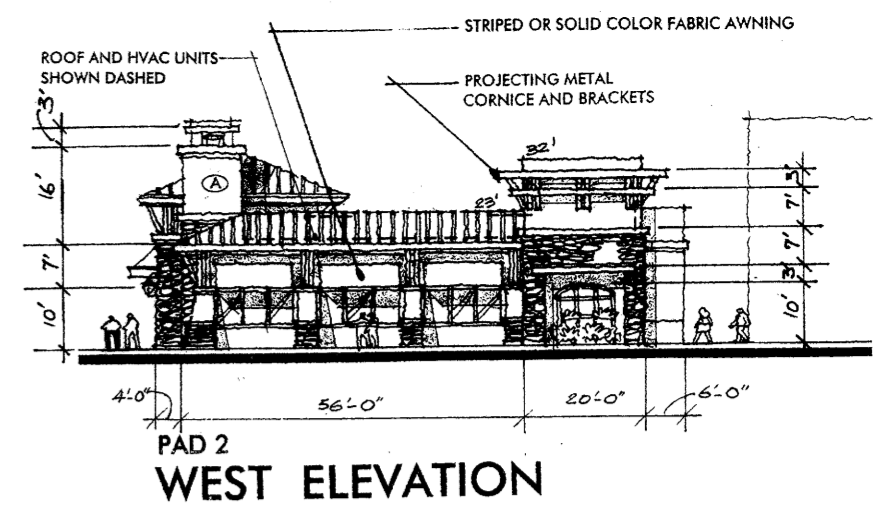
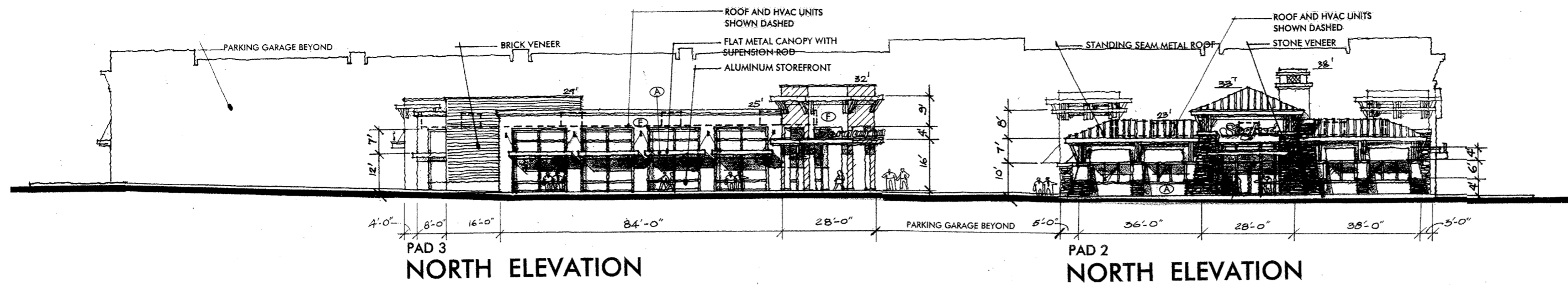
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**ELEVATIONS**



NADEL JOB#: 03168.00

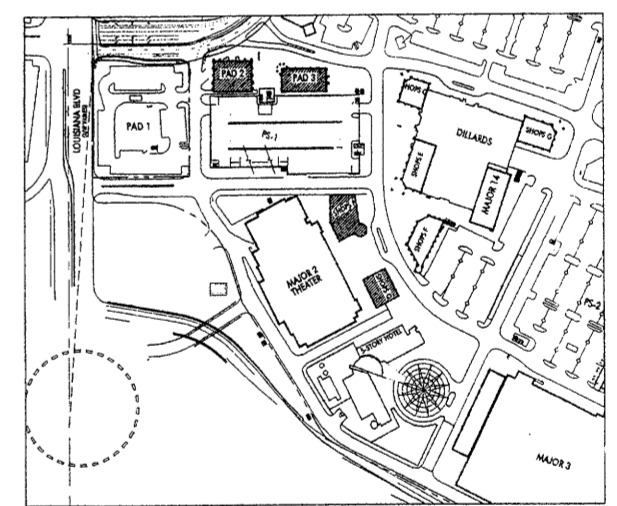
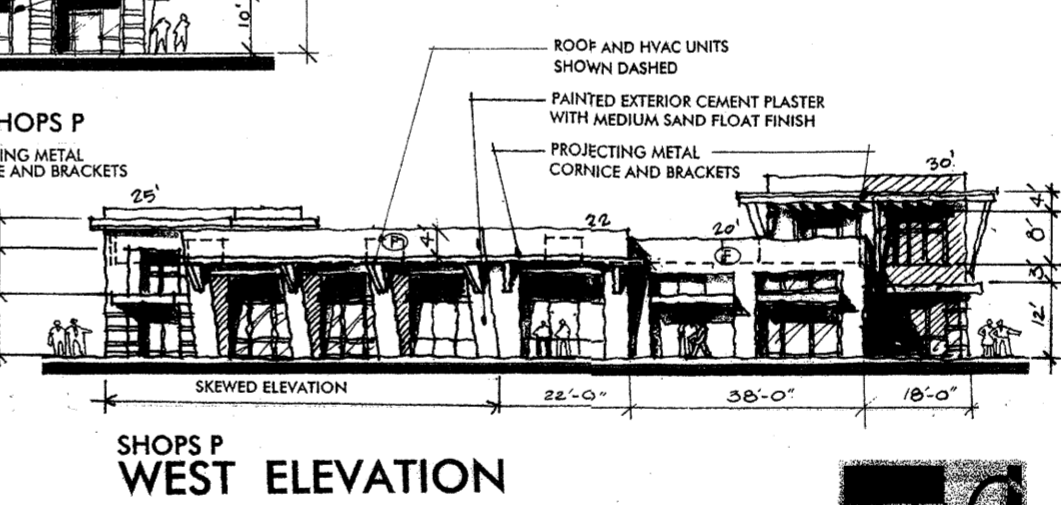
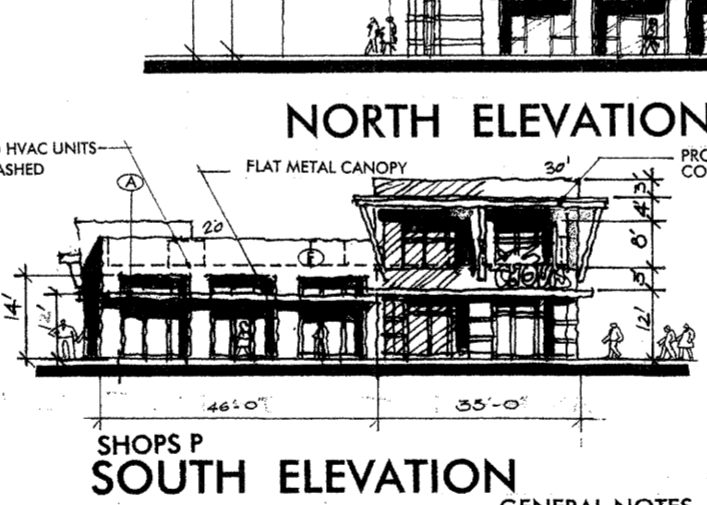
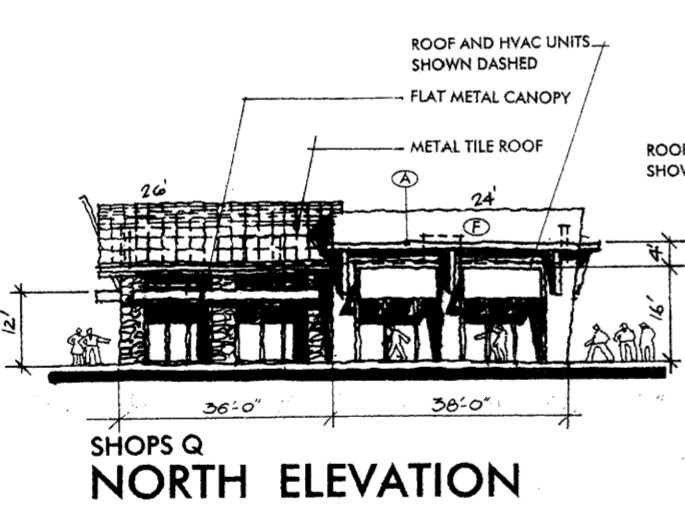
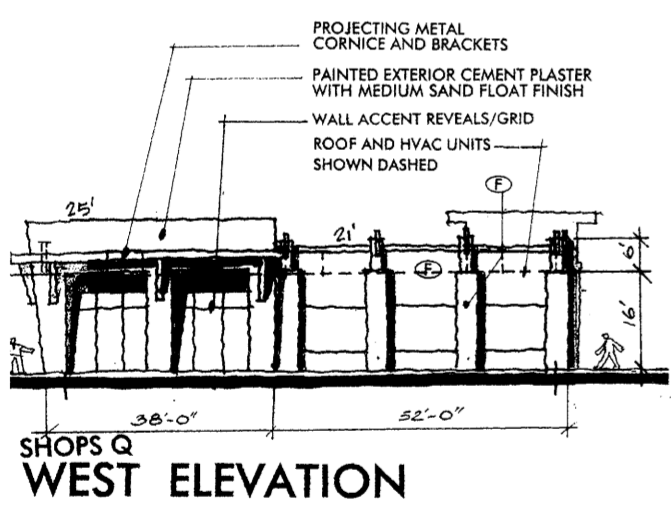
SHEET 29 OF 34  
APRIL 04, 2006





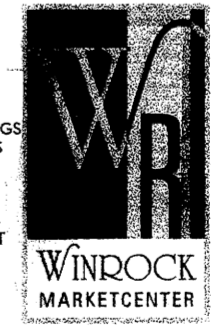
**BUILDING COLORS LEGEND**

⊕ = FIELD COLORS	⊗ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



**GENERAL NOTES**

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**ELEVATIONS - PAD 2 , PAD 3 , SHOPS 'P' & SHOPS 'Q'**

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www.cousinsproperties.com

**PruWinrock, LLC**

**Nadel Architects Inc**

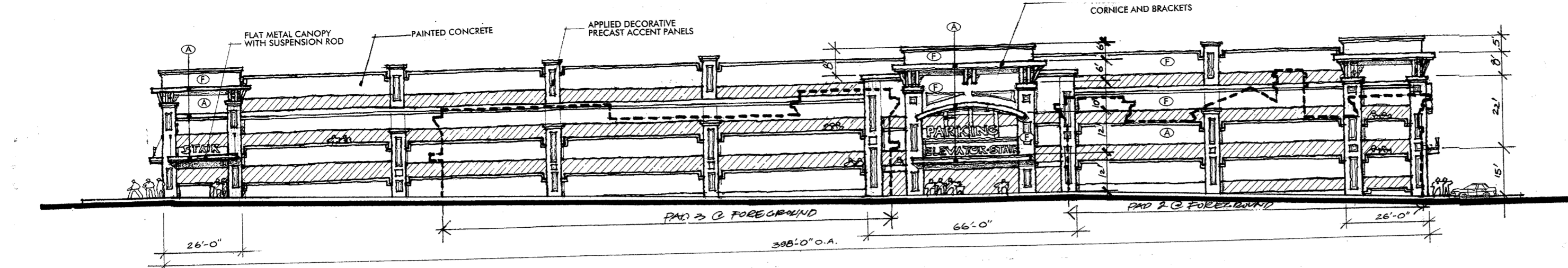
3080 BRISTOL ST. SUITE 500  
COSTA MESA, CA 92626  
T: 714.540.5000 F: 714.755.3013  
WWW.NADELARC.COM

**OWNER**  
PRUWINROCK, LLC  
COUSINS PROPERTIES, INC.

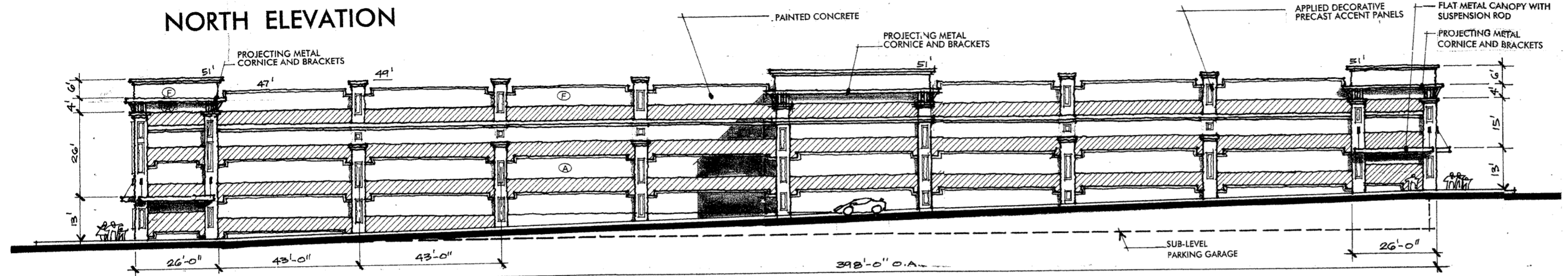
**PROJECT TEAM**  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS

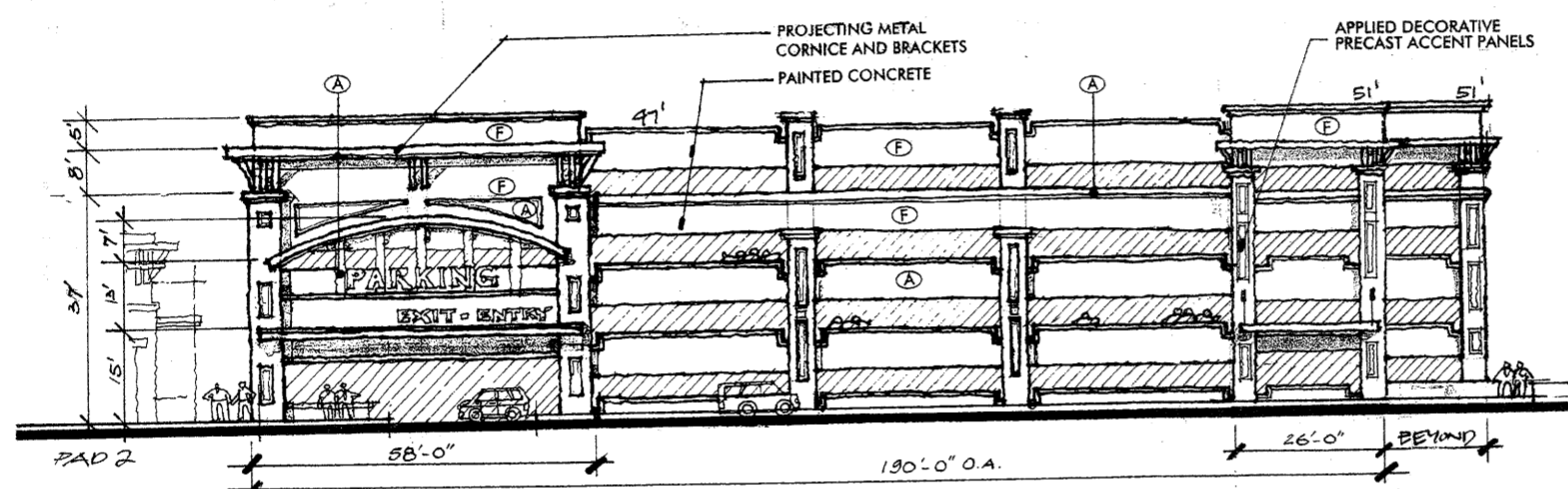
SCALE: 1/16" = 1'-0"  
SHEET 30 OF 34  
APRIL 04, 2006



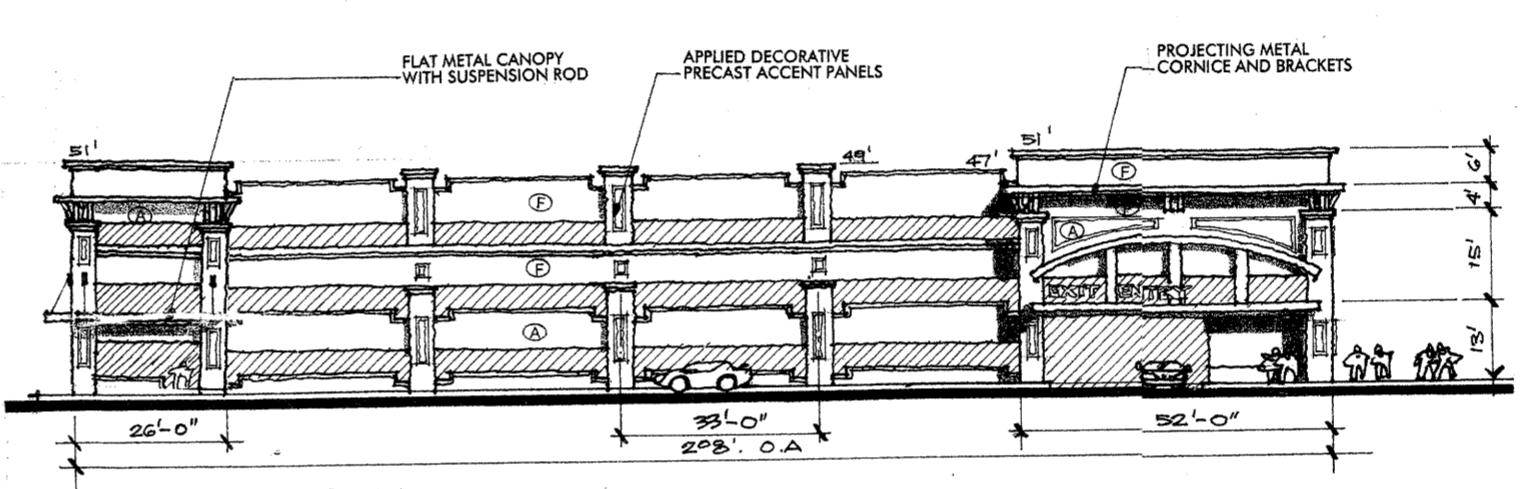
**NORTH ELEVATION**



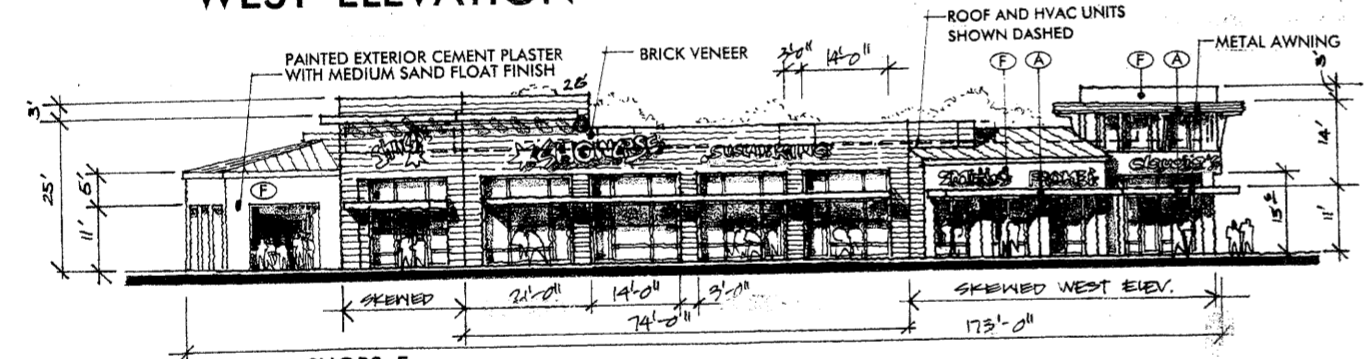
**SOUTH ELEVATION**



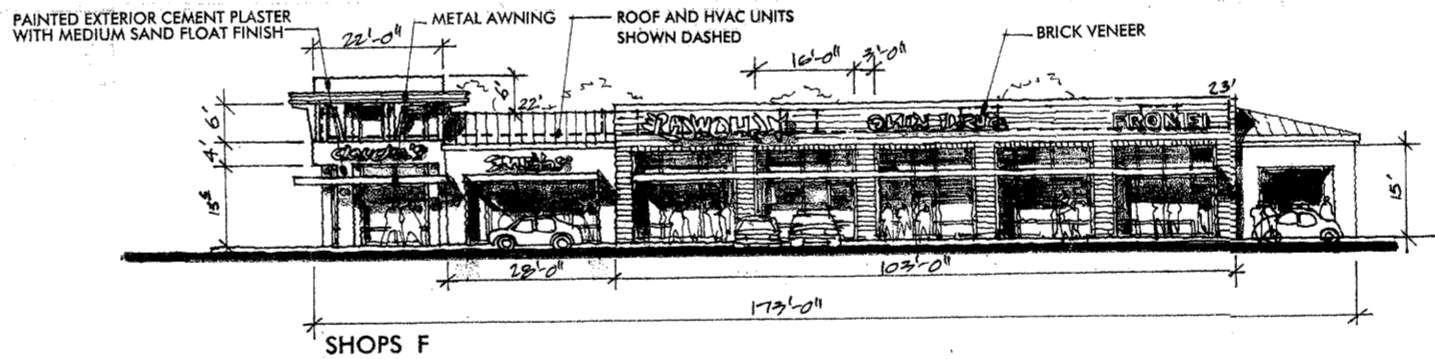
**WEST ELEVATION**



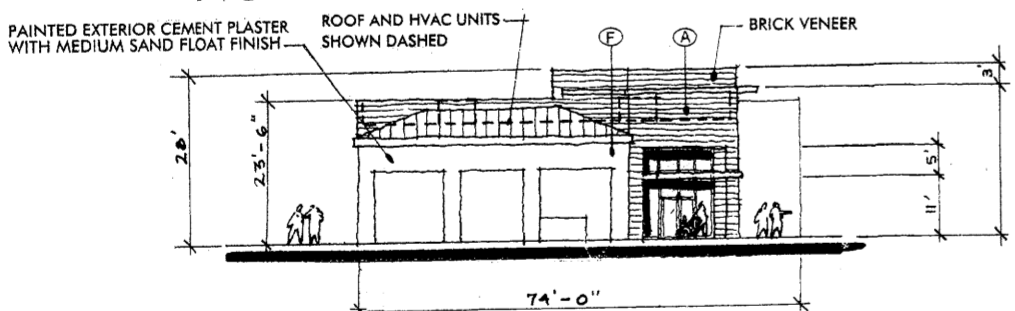
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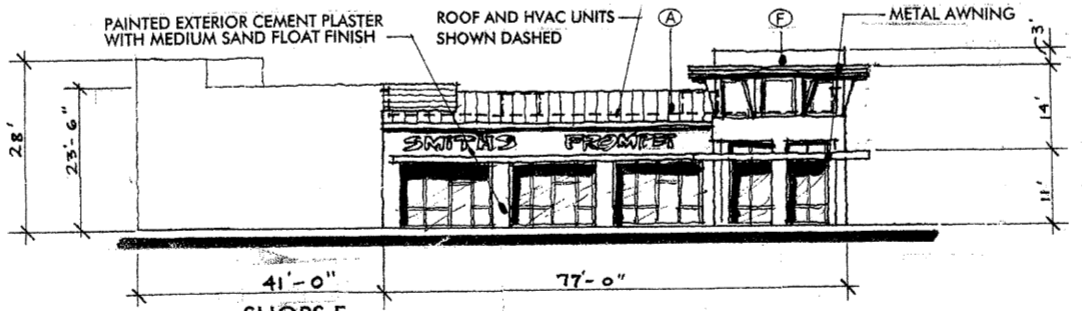
**SHOPS F NORTHWEST ELEVATION**



**SHOPS F SOUTHEAST ELEVATION**



**SHOPS F NORTHEAST ELEVATION**

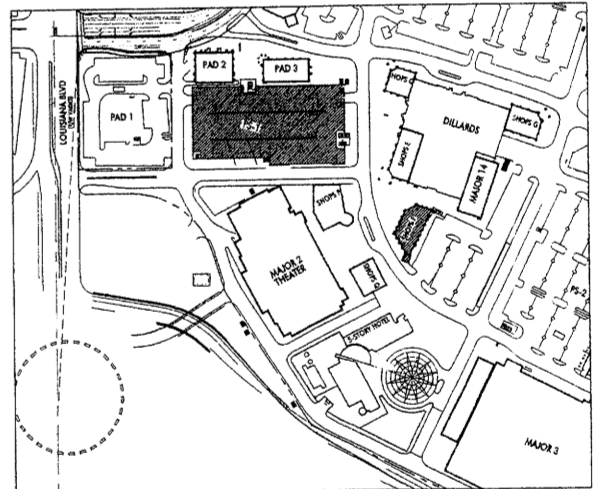


**SHOPS F SOUTHWEST ELEVATION**

**BUILDING COLORS LEGEND**

Ⓛ = FIELD COLORS	Ⓜ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
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LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN

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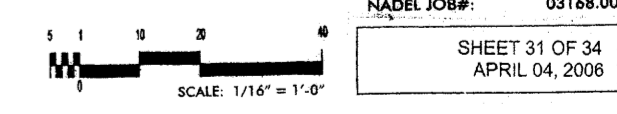


**KEY PLAN**

**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
**ARCHITECTURE**  
**NADEL ARCHITECTS**  
**ENGINEERING**  
**HUITT-ZOLLARS**  
**PLANNING/LANDSCAPE ARCHITECTURE**  
**CONSENSUS PLANNING**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ELEVATIONS**



NADEL JOB#: 03168.00  
 SHEET 31 OF 34  
 APRIL 04, 2006

**ELEVATIONS - PARKING STRUCTURE & SHOPS F**

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**ALBUQUERQUE, NEW MEXICO**

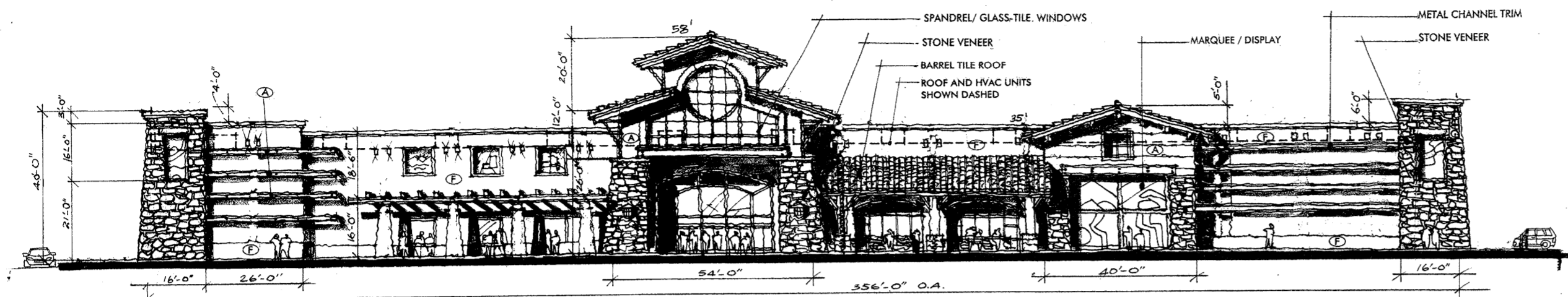
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**PruWinrock, LLC**

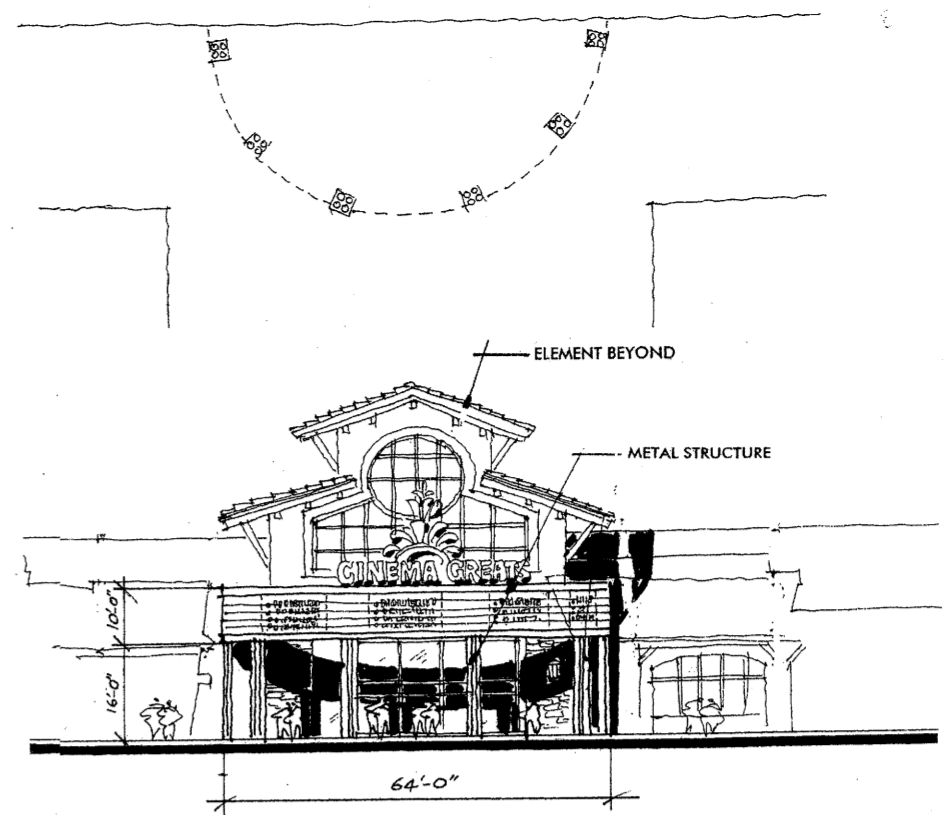
**Nadel Architects Inc**

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 COSTA MESA, CA 92626  
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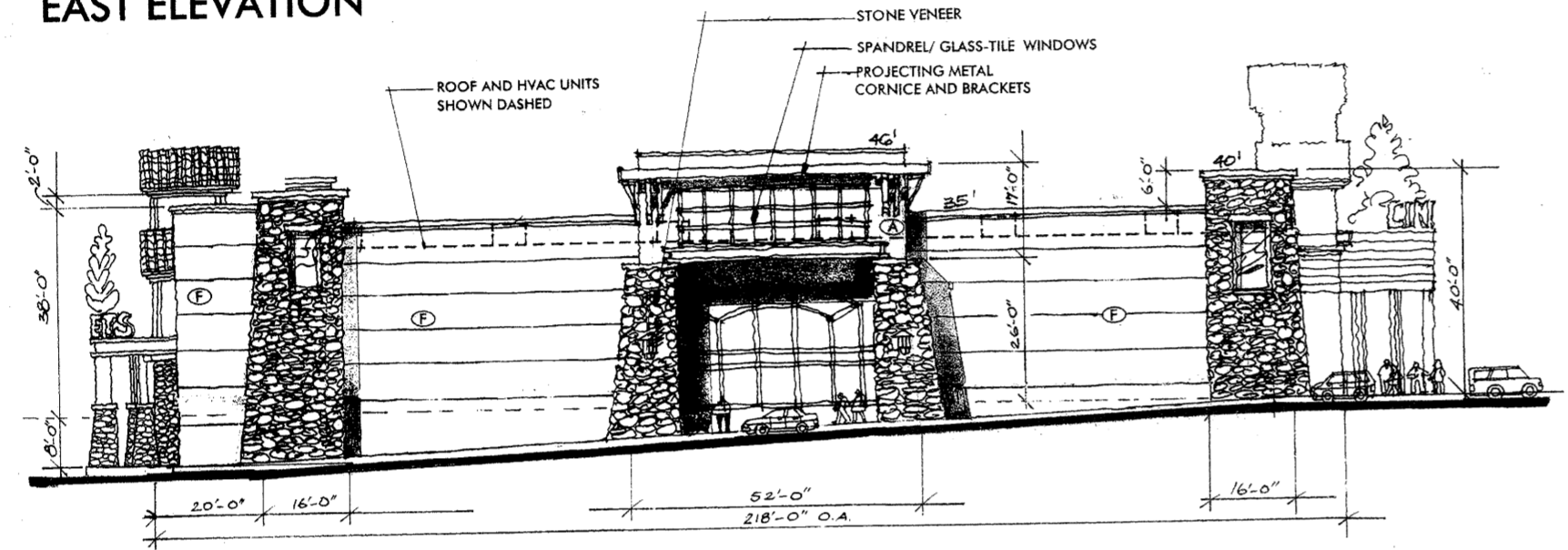




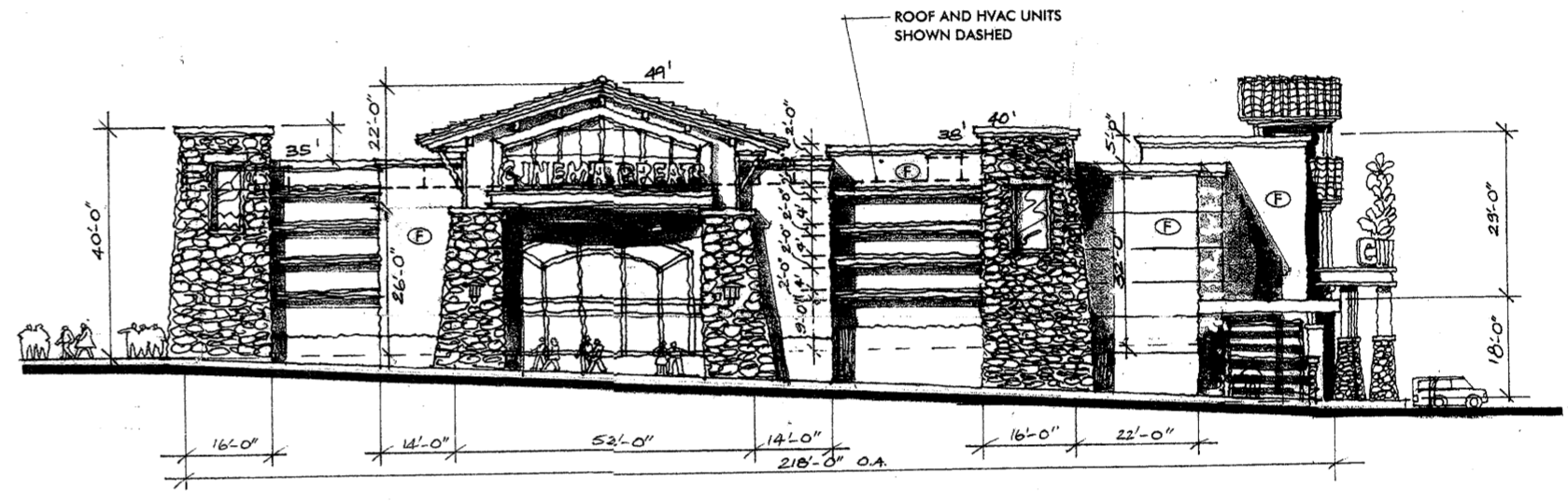
EAST ELEVATION



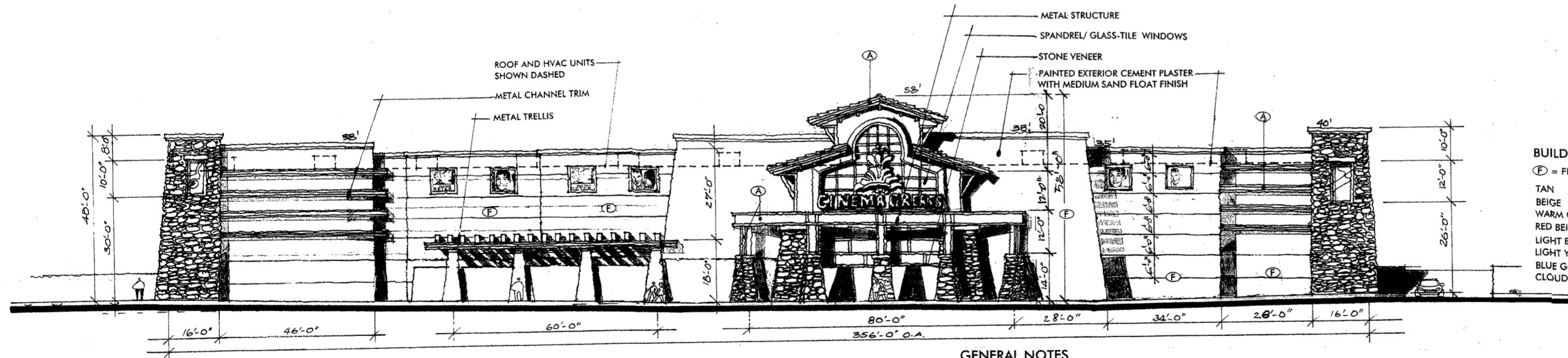
THEATER MARQUEE



SOUTH ELEVATION



NORTH ELEVATION



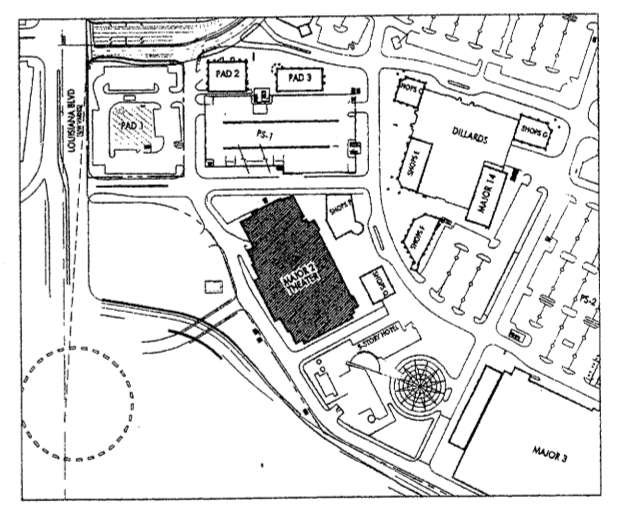
WEST ELEVATION

**BUILDING COLORS LEGEND**

(P) = FIELD COLORS	(A) = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN

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KEY PLAN

**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**ELEVATIONS**

NADEL JOB#: 03168.00  
 SHEET 32 OF 34  
 APRIL 04, 2006

**ELEVATIONS - MAJOR 2**

**WINROCK MARKETCENTER**  
 ALBUQUERQUE, NEW MEXICO

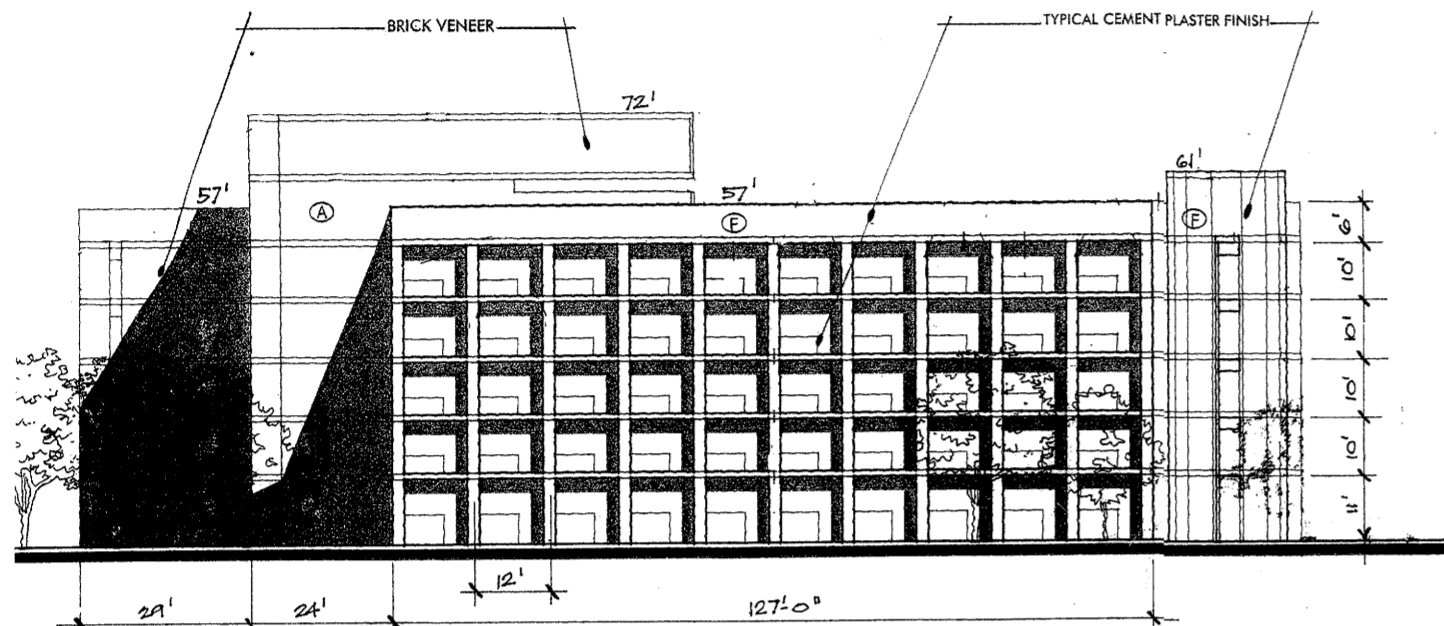
**Cousins Properties Inc.**  
 8001 Irvine Center Drive, suite 100  
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**PruWinrock, LLC**

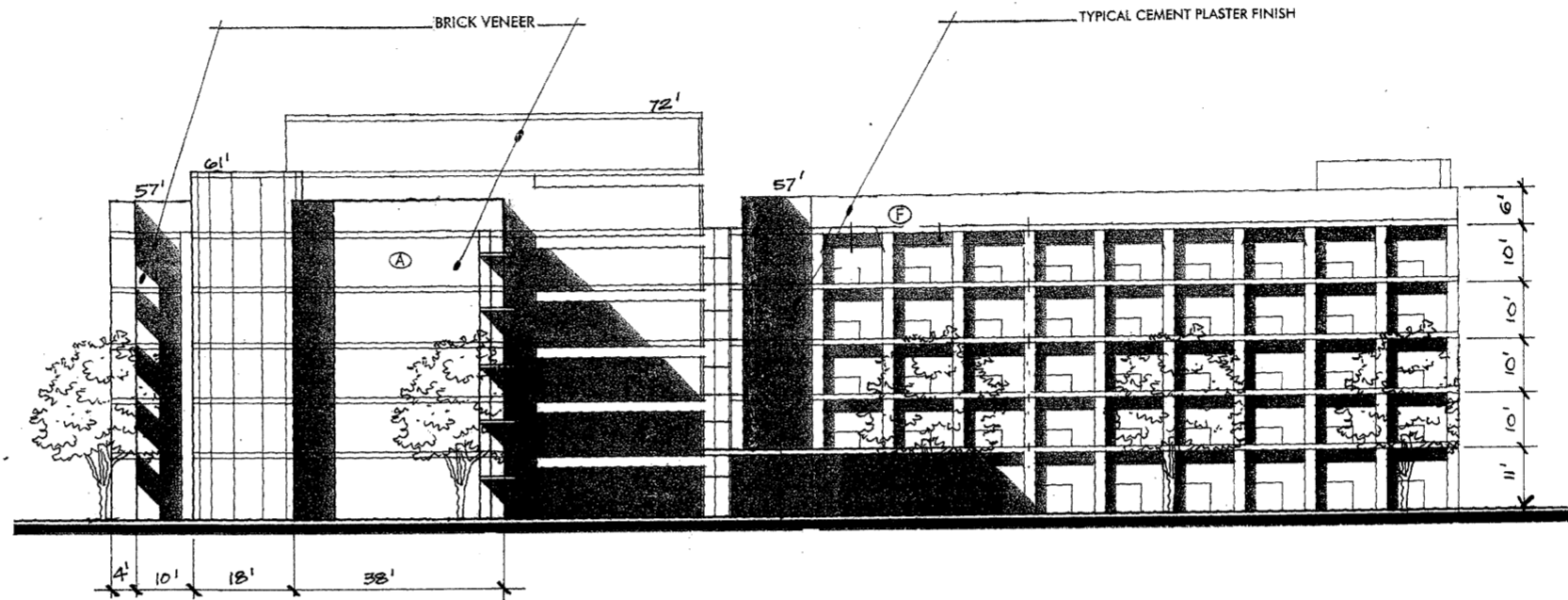
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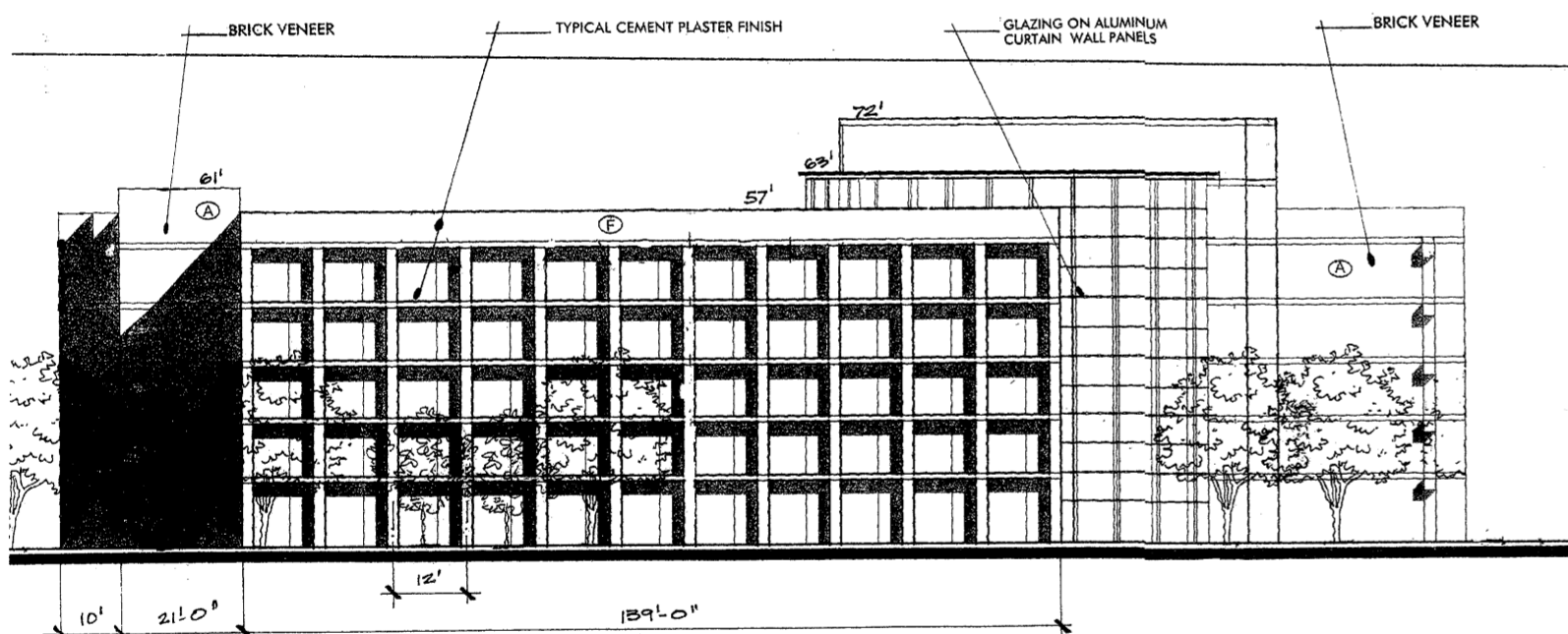




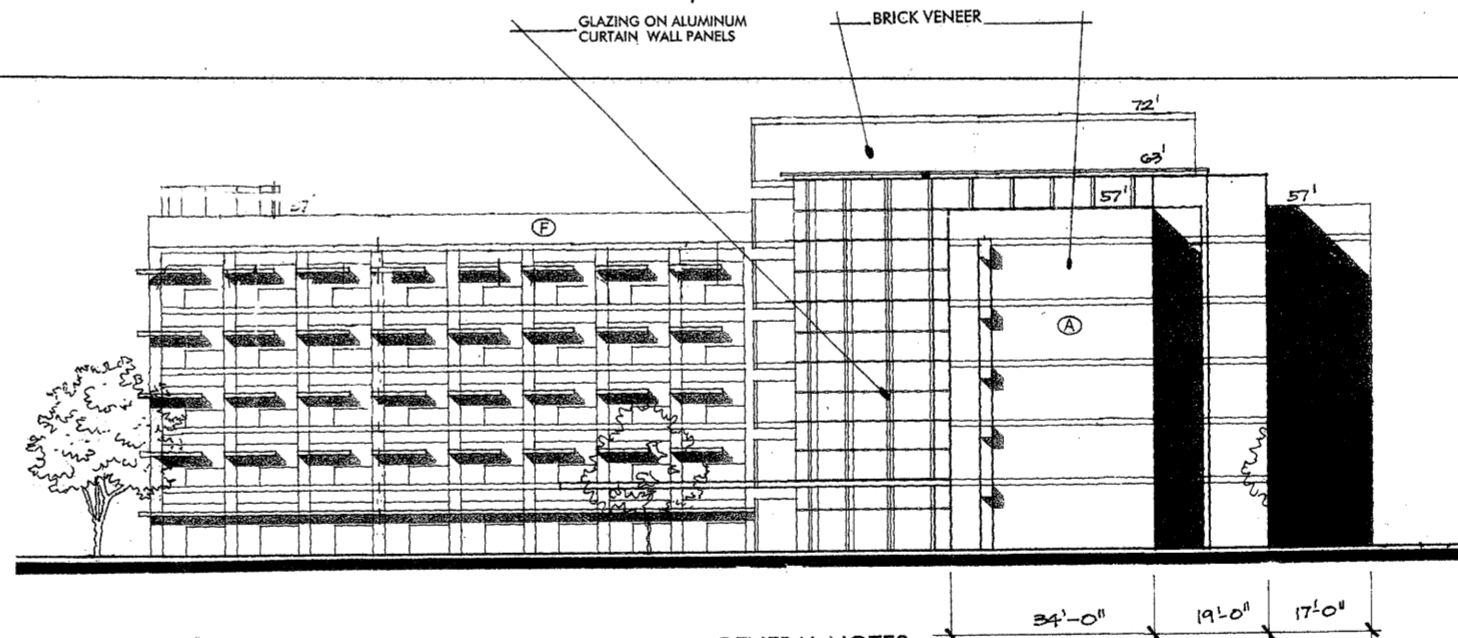
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



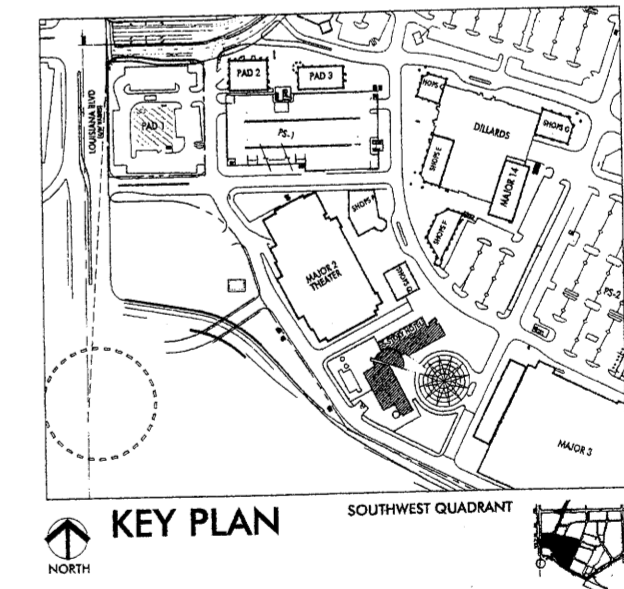
EAST ELEVATION

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Ⓢ = FIELD COLORS	Ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



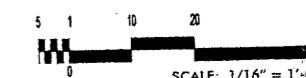
KEY PLAN

OWNER  
PRUDENTIAL FINANCIAL  
COUSINS PROPERTIES, INC.

PROJECT TEAM  
ARCHITECTURE  
NADEL ARCHITECTS  
ENGINEERING  
HUITT-ZOLLARS  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
ELEVATIONS

NADEL JOB#: 03168.00



SHEET 33 OF 34  
APRIL 04, 2006

ELEVATIONS - HOTEL BUILDING

WINROCK MARKETCENTER  
ALBUQUERQUE, NEW MEXICO



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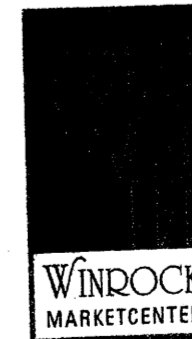


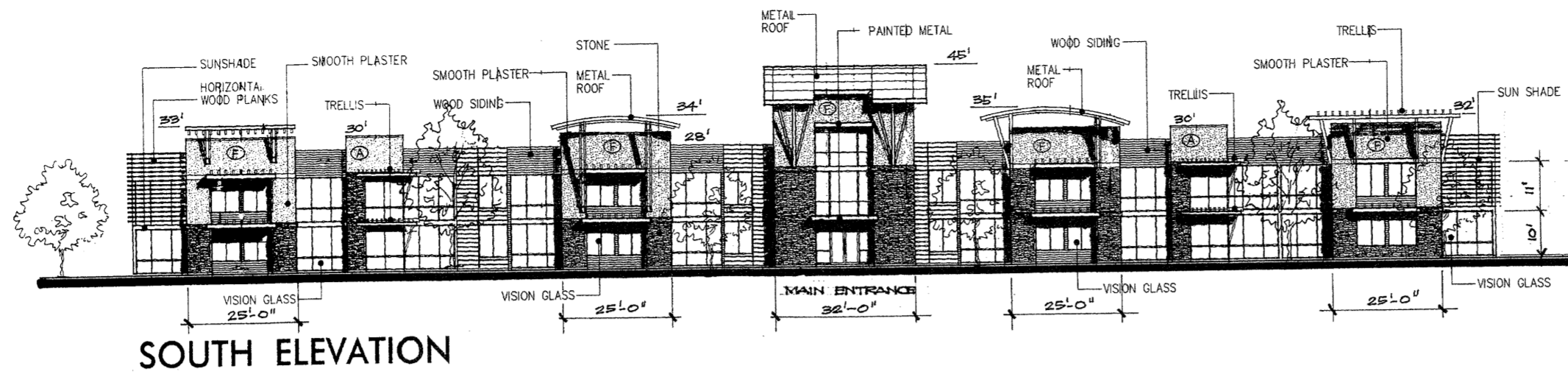
PruWinrock, LLC



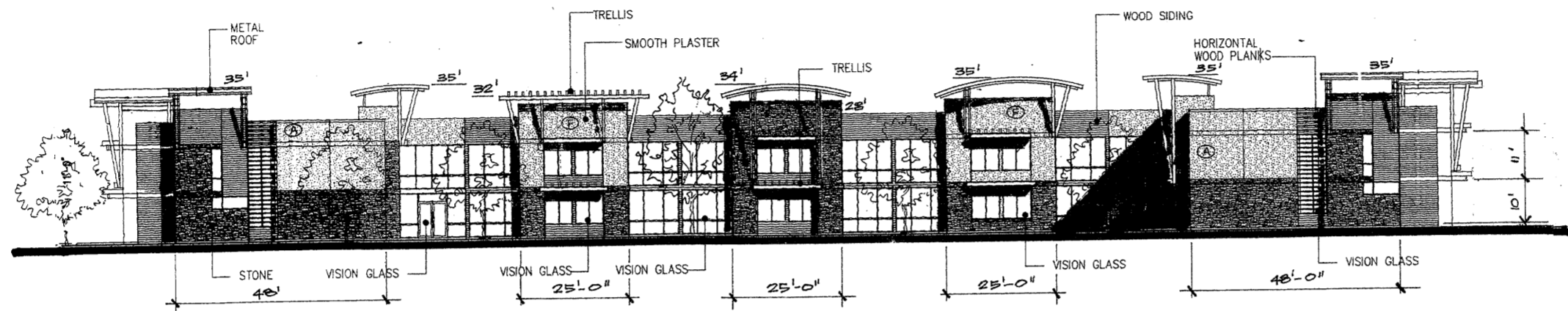
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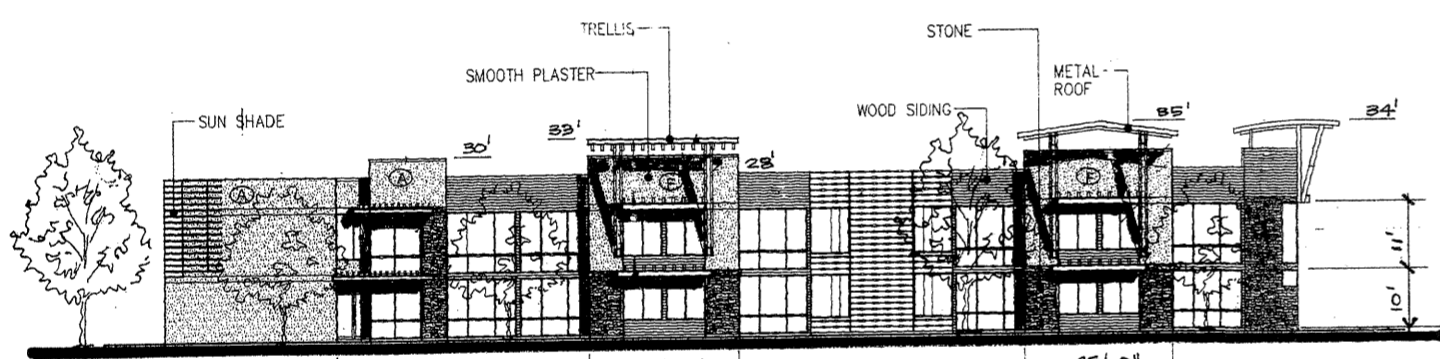




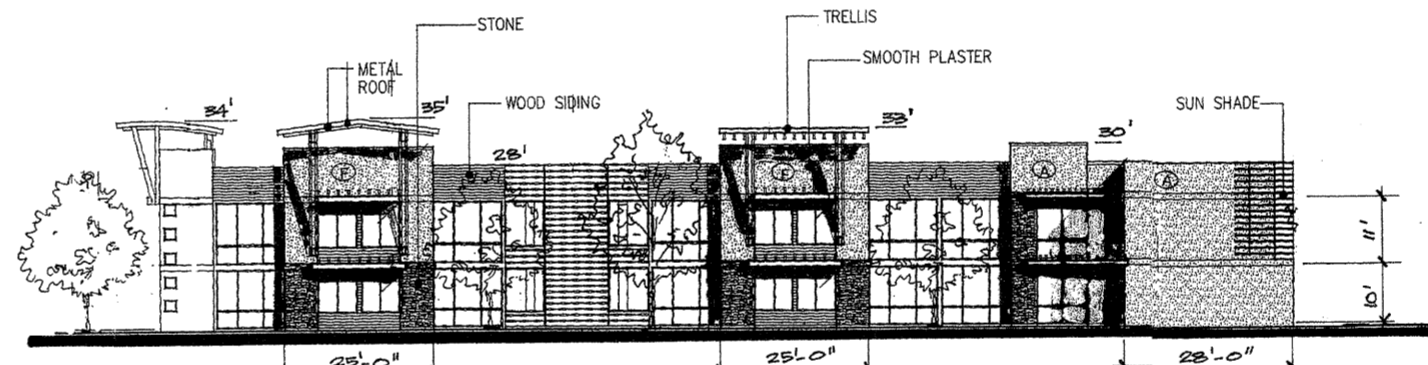
**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



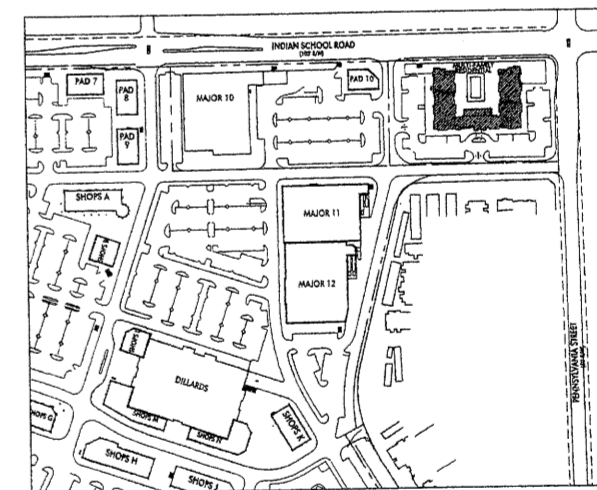
**WEST ELEVATION**

**GENERAL NOTES**

1. ALL BUILDING FACADES SHALL BE COMPOSED OF A COMBINATION OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, FACADE TREATMENTS, WINDOWS AND DOORS, AWNINGS, TRELLISES, AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.
2. ENTRY STOREFRONTS TO THE BUILDING MAY BE MODIFIED TO ACCOMMODATE SPECIFIC NEEDS OF FUTURE TENANTS. THESE STOREFRONTS ARE TO MAINTAIN THE OVERALL DESIGN INTENT OF THE BUILDING AS SHOWN AND MUST BE COMPATIBLE WITH THE BUILDING FACADES IN TERMS OF QUALITY OF MATERIALS AND SYSTEMS.
3. SIGNAGE AS SHOWN IS FOR ILLUSTRATIVE PURPOSES AND MAY CHANGE TO MEET FUTURE TENANT REQUIREMENTS.
4. THE TOP OF ALL MECHANICAL EQUIPMENT FOR ALL NEW BUILDINGS WILL BE LOWER THAN THE LOWEST BUILDING PARAPET HEIGHT AS MEASURED BY A HORIZONTAL LINE.
5. "ALL MAJOR FACADES GREATER THAN 100 FEET IN LENGTH SHALL INCORPORATE OUTDOOR SEATING (BENCHES, PLANTERS, LEDGES, ETC.) ADJACENT TO AT LEAST ONE OF THE FACADES AT A MINIMUM RATE OF 1 SEAT PER 25 LINEAR FEET OF BUILDING FACADE IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NONRESIDENTIAL USES."

**BUILDING COLORS LEGEND**

Ⓛ = FIELD COLORS	Ⓐ = ACCENT COLORS
TAN	ORANGE
BEIGE	LIGHT BROWN
WARM GREY	REDDISH BROWN
RED BEIGE	YELLOW BROWN
LIGHT BROWN	RED ORANGE
LIGHT YELLOW	BROWN ORANGE
BLUE GREEN	PURPLE
CLOUD BLUE	GREEN



**KEY PLAN**

**OWNER**  
**PRUWINROCK, LLC**  
**COUSINS PROPERTIES, INC.**

**PROJECT TEAM**  
 ARCHITECTURE  
**NADEL ARCHITECTS**  
 ENGINEERING  
**HUITT-ZOLLARS**  
 PLANNING/LANDSCAPE ARCHITECTURE  
**CONSENSUS PLANNING**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**ELEVATIONS**

NADEL JOB#: 03168.00  
 SHEET 34 OF 34  
 APRIL 04, 2006

**RESIDENTIAL BUILDING**

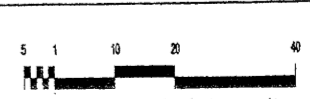
**WINROCK MARKETCENTER**  
 ALBUQUERQUE, NEW MEXICO

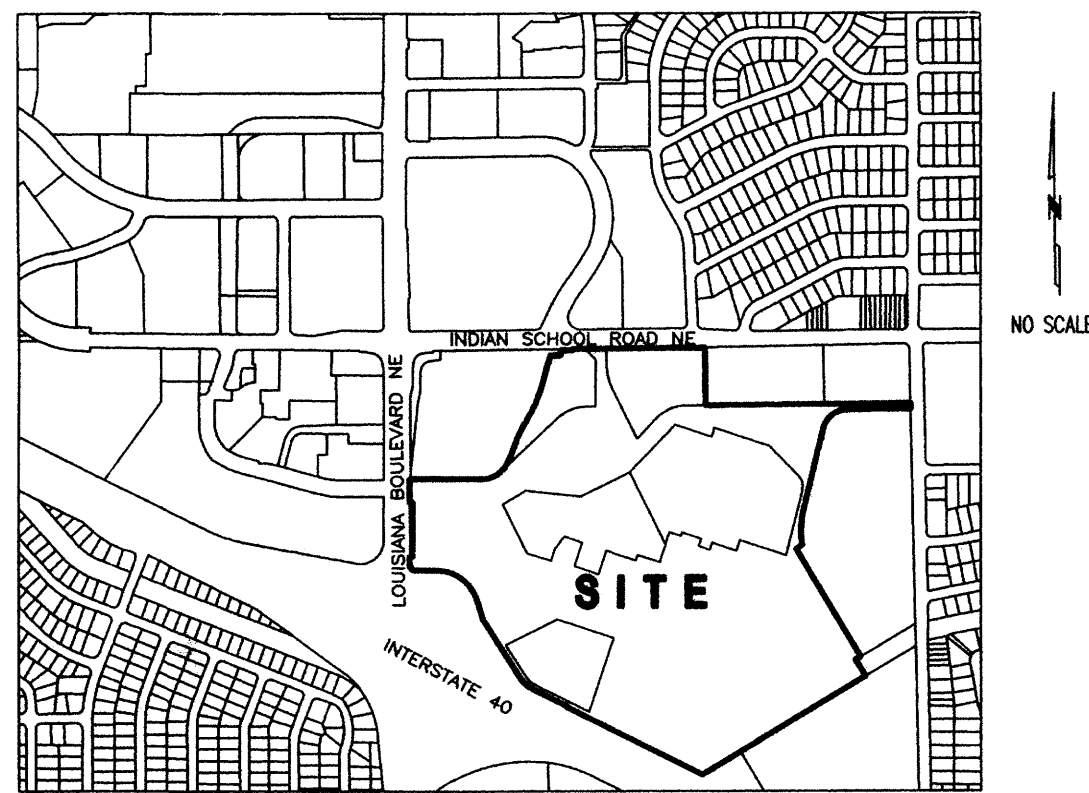
**Cousins Properties Inc.**  
 8001 Irvine Center Drive, Suite 100  
 Irvine, California 92618  
 Fax: (949) 581-9267 • (949) 582-7270

**PruWinrock, LLC**

**Nadel Architects Inc**

3080 BRISTOL ST. SUITE 500  
 COSTA MESA, CA 92626  
 T: 714.540.5000 F: 714.755.3013  
 WWW.NADELARC.COM





VICINITY MAP  
ZONE ATLAS J-19-Z

**SUBDIVISION DATA**

DRB NO.		PLAT ACRES	75.8854
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	75.8854
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

**NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS A-1-A, A-2, A-3, B, C-2A IN THE WINROCK CENTER ADDITION AND TRACT B IN THE HUNT-SPECTRUM DEVELOPMENT SITE INTO (1) OVERALL TRACT A-1-A1. ALL EXISTING EASEMENTS WITHIN THE PROPERTY BOUNDARY ARE BEING VACATED EXCEPT AS NOTED OR SHOWN ON THE PAGES OF THIS PLAT. SHEET 6 GRANTS A NEW ACCESS EASEMENT AND A NEW STORM DRAIN EASEMENT WITHIN THE PROPERTY.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA -00'15"05". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN NMSHC MONUMENTS "1-40-7" AND "1-40-6" BEING S. 63°47'27" E. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "1-40-7". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
3. ALL BEARINGS AND DISTANCES ARE RECORD.
4. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "20-H-18" ELEVATION = 5280.592 LOCATED IN LOUISIANA BOULEVARD SOUTH CENTER MEDIAN AT THE INTERSECTION WITH UPTOWN BOULEVARD.
5. ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
6. S.P. TALOS LOG NO. 2006121658
7. PROPOSED SANITARY SEWER AND WATER EASEMENTS ARE TO BE FINALIZED AT THE END OF THE PROJECT BASED ON ACTUAL LOCATIONS AND AS-BUILT FIELD SURVEY DATA. AN AMENDED PLAT SHALL BE FILED SHOWING THE TRUE LOCATIONS OF THESE FINAL EASEMENTS AT THE END OF THE FINAL PHASE OF CONSTRUCTION AT WINROCK CENTER. THESE PROPOSED EASEMENTS ARE SHOWN GRAPHICALLY ON THE GRANT OF OPTION FOR RIGHT-OF-WAY AND EASEMENT RECORDED SEPARATELY ON \_\_\_\_\_, 2006, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. NO. \_\_\_\_\_.

**EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM AND QWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

**DESCRIPTION**

A PARCEL OF LAND BEING ALL OF PARCELS A-1-A, A-2, A-3, B, C-2A IN THE WINROCK CENTER ADDITION PLAT RECORDED ON OCTOBER 28, 1996 IN VOL. 96C, FOLIO 408, DOCUMENT NO. 96117928, TOGETHER WITH ALL OF TRACT B IN THE PLAT OF TRACTS A & B, HUNT-SPECTRUM DEVELOPMENT SITE RECORDED ON AUGUST 2, 2004 IN VOL. 2004C, FOLIO 226, DOCUMENT NO. 2004108634 WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PARCEL CONTAINS 76.6057 ACRES MORE OR LESS AND (1) PARCEL.

**DEDICATION AND FREE CONSENT**

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

PruWinrock LLC

*Kevin R. Smith*  
Kevin R. Smith, Managing Director

(STATE OF NEW JERSEY) SS  
(COUNTY OF MORRIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16, 2006 BY KEVIN R. SMITH, MANAGING DIRECTOR OF PRUWINROCK LLC., WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: *Larry J. Kudloc*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/6/07

**APPROVED**

*JLB Holm* 3-17-06  
CITY SURVEYOR DATE

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

- PARCEL A-1-A UPC # 101905813040020410L1
- PARCEL A-2 UPC # 101905817045020460L1
- PARCEL A-3 UPC # 101905810043520405L1
- PARCEL B UPC # 101905808536020411L1
- PARCEL C-2A UPC # 101905813551020404L1
- TRACT B UPC # 101905808350420415

BERNALILLO COUNTY TREASURERS OFFICE:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
IN THE WINROCK CENTER ADDITION AND TRACT B  
IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2006

PROJECT NO. 1007308  
APPLICATION NO. 06 DRB  
PLAT APPROVALS

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON \_\_\_\_\_**

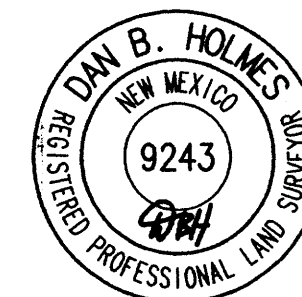
**UTILITY APPROVALS**

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
DEPARTMENT OF MUNICIPAL DEVELOPMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S CERTIFICATION**

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dan B. Holmes* 03-15-06  
DAN B. HOLMES, P.S. NO. 9243 DATE

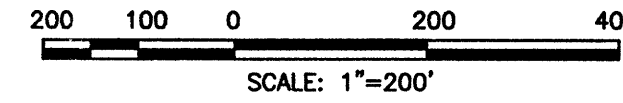


**HUITT-ZOLLARS**  
333 RIO RANCHO DR. N.E., STE. 101  
RIO RANCHO, N.M., 87124  
(505) 892-5141

**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
 A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
 IN THE WINROCK CENTER ADDITION AND TRACT B  
 IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
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 MARCH, 2006

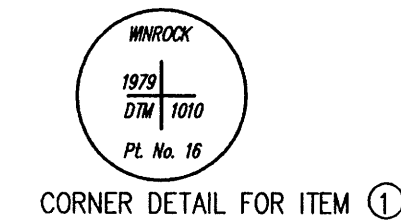
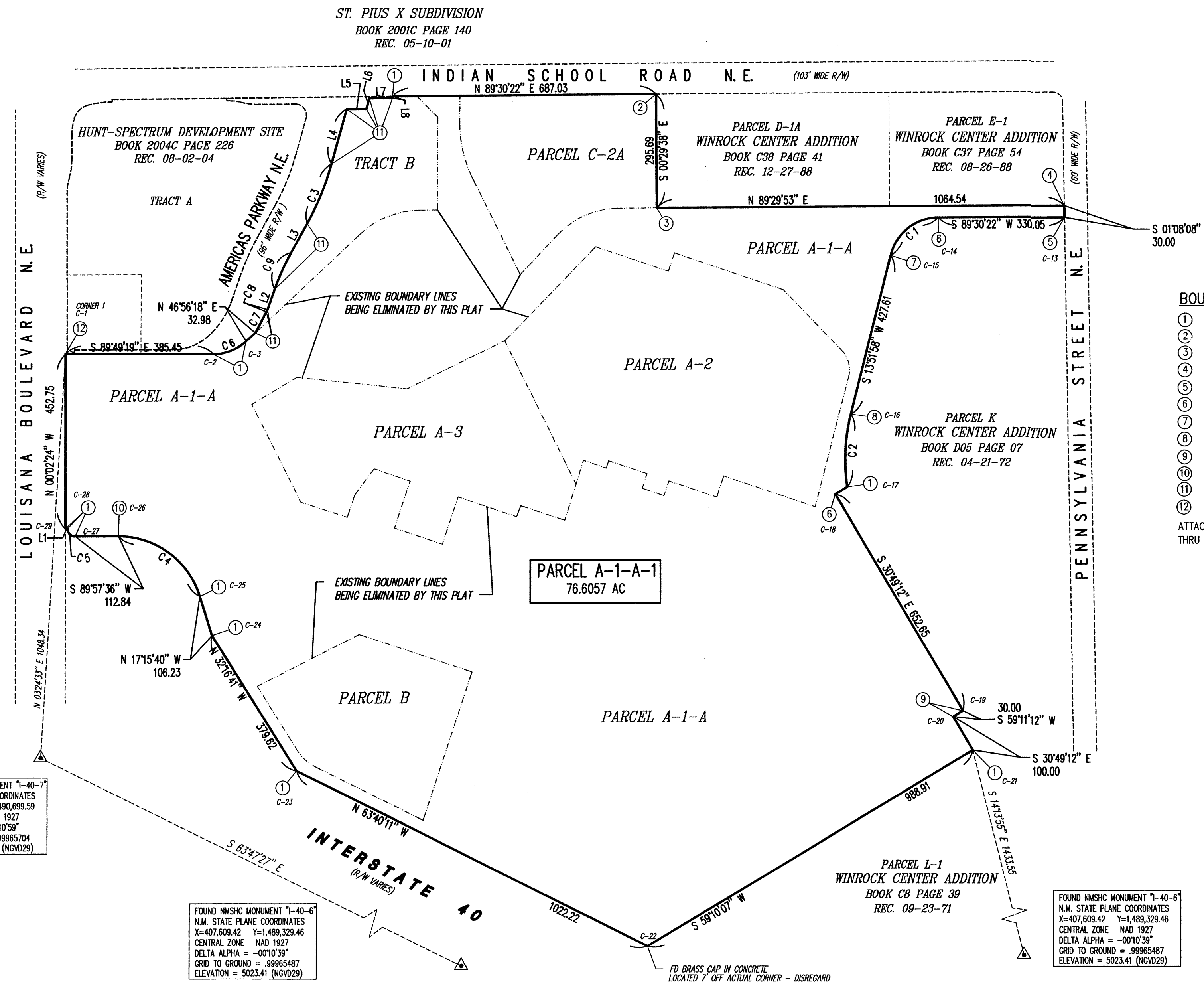
CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	75°38'24"	128.84	170.09	100.01	158.00	S 51°41'10" W
C2	22°20'49"	486.38	189.70	96.07	188.50	S 02°41'33" W
C3	13°41'35"	698.00	166.81	83.81	166.42	N 22°21'55" E
C4	72°46'44"	222.30	282.37	163.83	263.77	N 53°39'02" W
C5	90°00'27"	20.00	31.42	20.00	28.29	N 45°02'11" W
C6	43°14'23"	125.00	94.33	49.54	92.11	N 68°33'29" E
C7	02°06'37"	1678.84	61.83	30.92	61.83	N 27°25'22" E
C8	01°06'19"	310.50	5.99	3.00	5.99	N 31°33'02" E
C9	09°59'52"	602.00	105.05	52.66	104.91	S 24°12'47" W



LINE TABLE

NO	DIRECTION	DISTANCE
L1	S 89°57'36" W	5.66
L2	N 19°12'51" E	55.80
L3	N 29°12'43" E	85.00
L4	N 15°31'08" E	148.53
L5	N 89°30'58" E	51.14
L6	N 15°31'08" E	28.33
L7	N 89°30'58" E	59.56
L8	N 00°28'22" W	4.61



**BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:**

- ① FOUND BRASS CAP IN CONCRETE STAMPED PT # AND LS 1010 PER DETAIL ABOVE.
- ② FOUND "+" CHISELED IN TOP OF STEEL COVER ON SIDEWALK DRAIN
- ③ FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750.
- ④ FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
- ⑤ FOUND PK NAIL W/ BRASS TAG UNREADABLE
- ⑥ FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750
- ⑦ FOUND NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
- ⑧ FOUND CHISELED "+" IN CONCRETE SIDEWALK
- ⑨ FOUND NO. 3 REBAR IN CONCRETE SIDEWALK
- ⑩ FOUND HIGHWAY MARKER "T" RAIL
- ⑪ FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
- ⑫ NOT FOUND

ATTACHED BRASS TAG STAMPED LS 9243 TO FOUND POINTS IN ITEMS 1 THRU 11 WITH THE WIRE WHERE POSSIBLE. POINT NUMBERS INDICATED BY (C-F SHOWN)

FOUND NMSHC MONUMENT 1-40-7  
 N.M. STATE PLANE COORDINATES  
 X=404,826.08 Y=1,490,699.59  
 CENTRAL ZONE NAD 1927  
 DELTA ALPHA = -00°10'59"  
 GRID TO GROUND = 99965704  
 ELEVATION = 5023.41 (NGVD29)

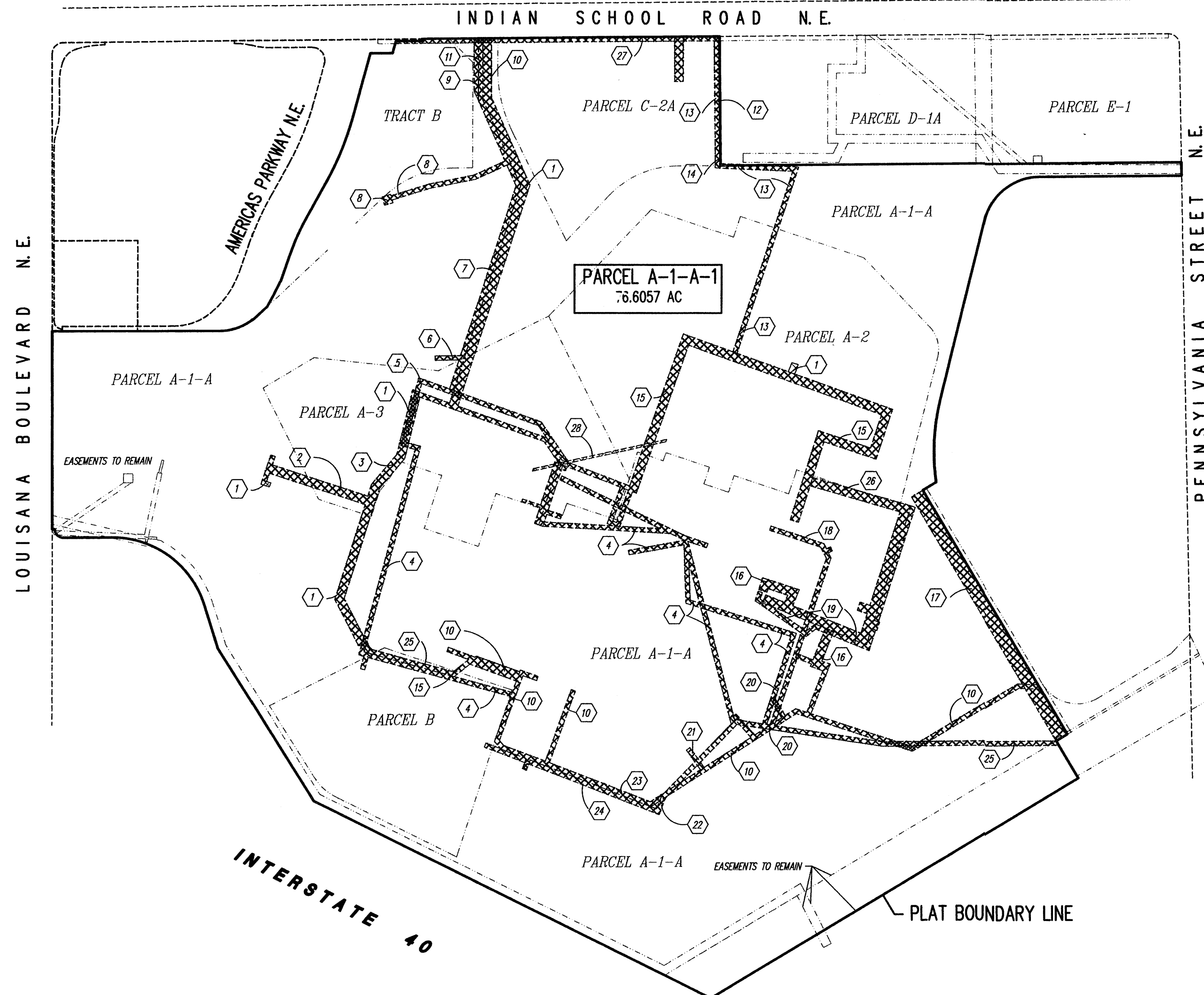
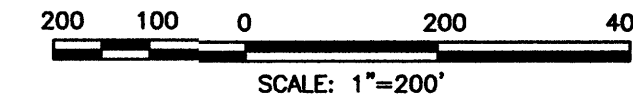
FOUND NMSHC MONUMENT 1-40-6  
 N.M. STATE PLANE COORDINATES  
 X=407,609.42 Y=1,489,329.46  
 CENTRAL ZONE NAD 1927  
 DELTA ALPHA = -00°10'39"  
 GRID TO GROUND = 99965487  
 ELEVATION = 5023.41 (NGVD29)

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**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
 A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
 IN THE WINROCK CENTER ADDITION AND TRACT B  
 IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006

**EXISTING EASEMENTS BEING VACATED  
 WITHIN THE BOUNDARY OF THIS PLAT**

1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
10. EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO
11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.



SEE SHEET 4 OF 6

**HUITT-ZOLIARS**  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
 (505) 892-5141



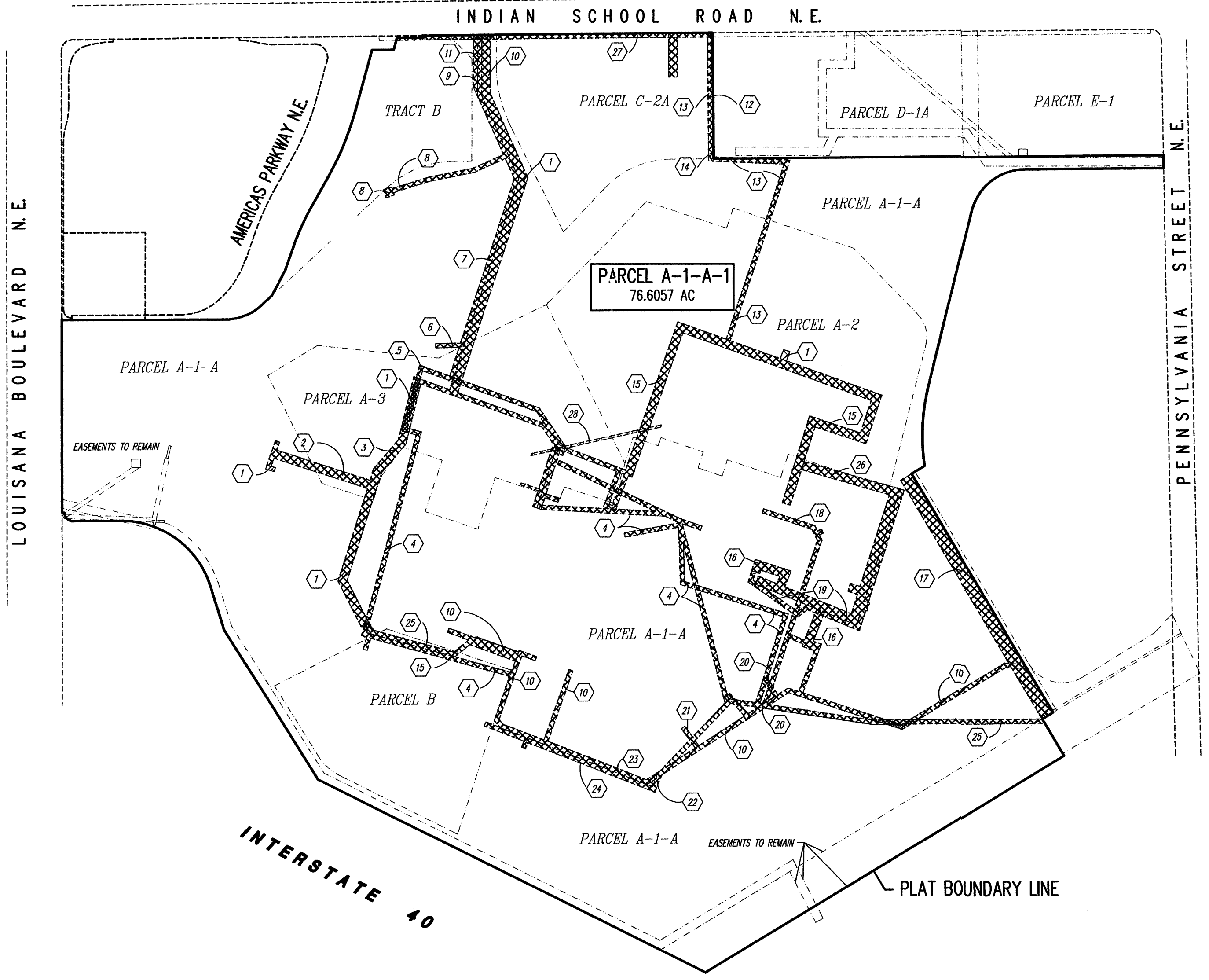
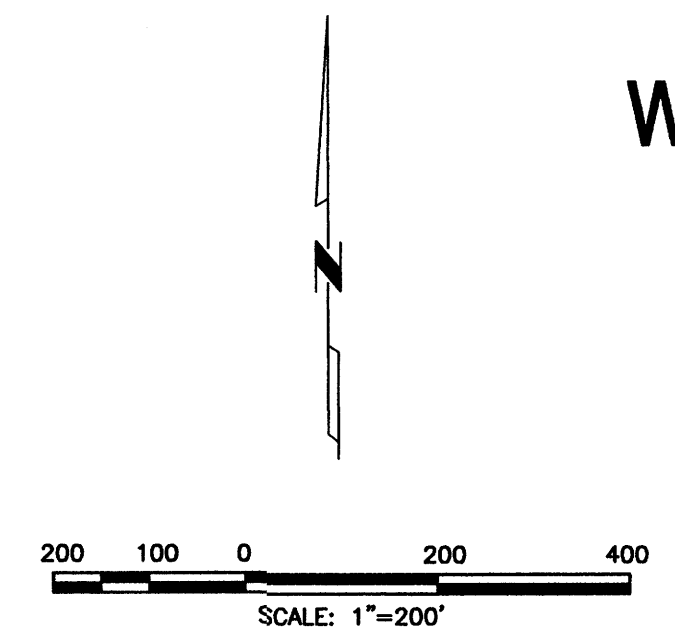
**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
 A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
 IN THE WINROCK CENTER ADDITION AND TRACT B  
 IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006

**EXISTING EASEMENTS BEING VACATED  
 WITHIN THE BOUNDARY OF BY THIS PLAT**

16. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILLED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
17. DECLARATION OF EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
19. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
20. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.

21. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
22. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
23. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

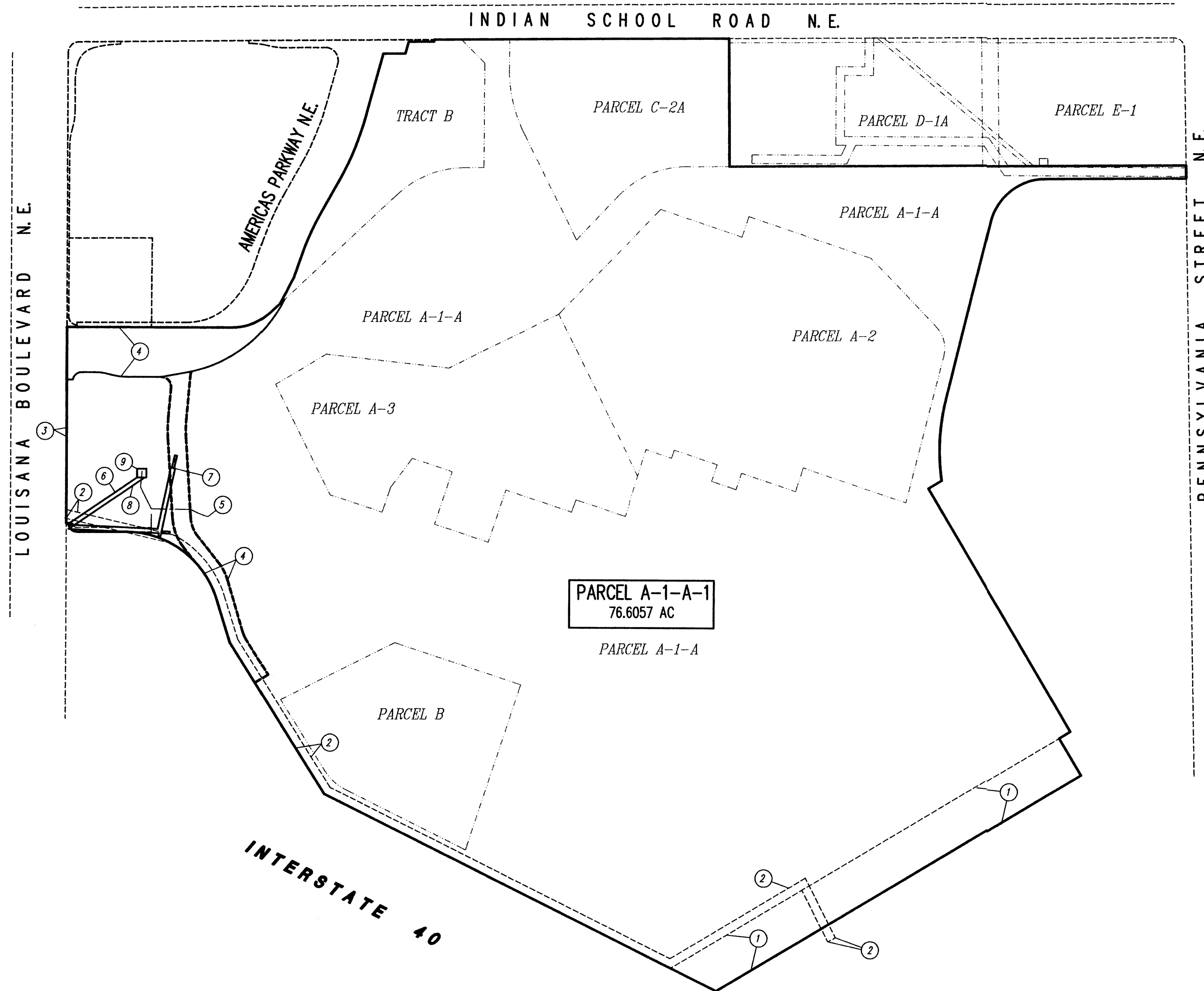
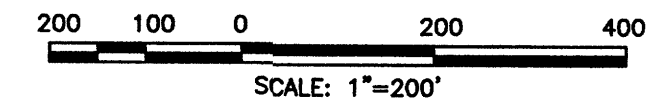


24. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 95C, FOLIO 446.
25. EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
26. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.
27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
28. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**EXISTING EASEMENTS TO REMAIN UNCHANGED**

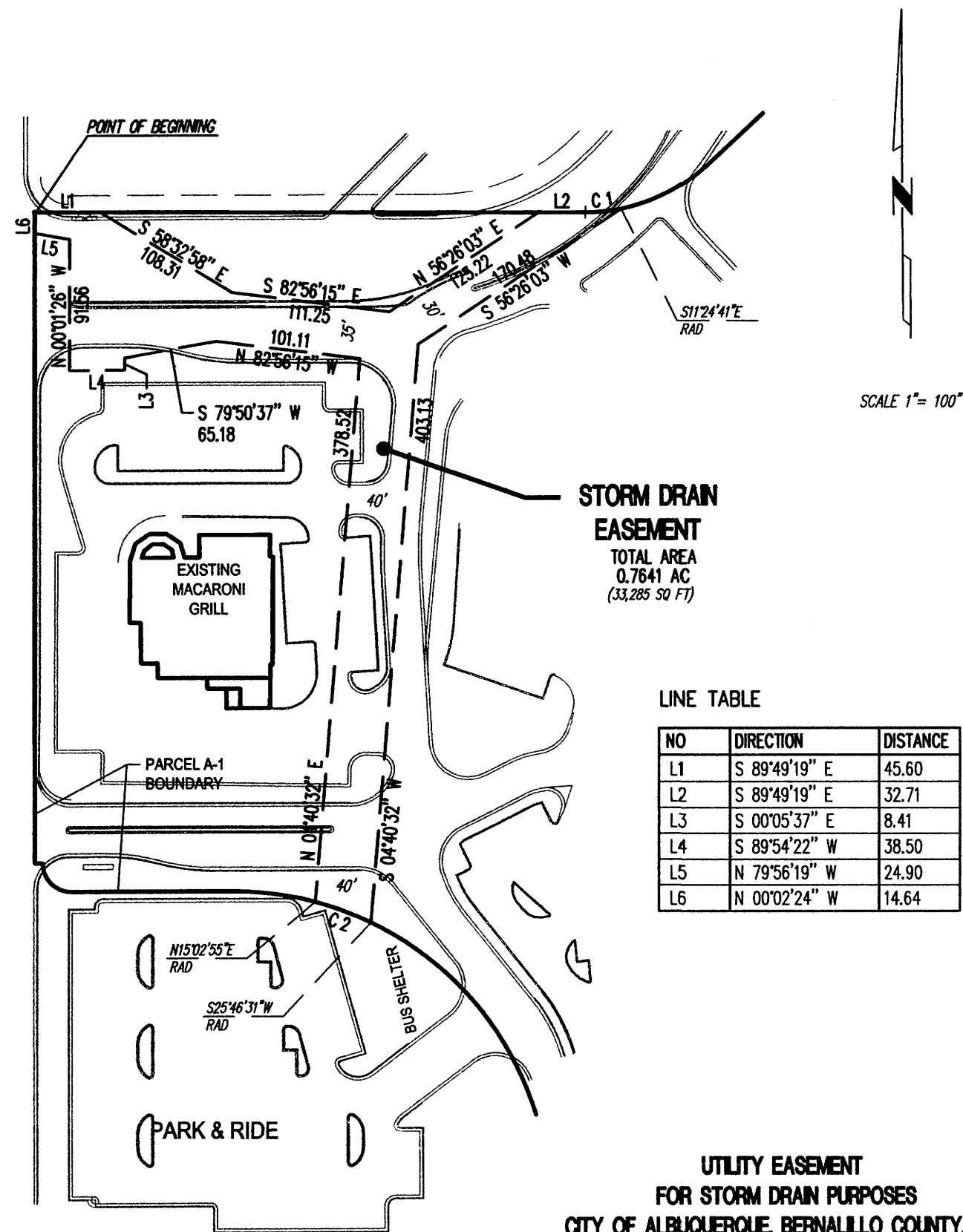
1. DRAINAGE AND UTILITY EASEMENT RESERVED ACROSS THE SOUTHEASTERLY ONE HUNDRED (100) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 1, 1953, IN PLAT BOOK D1, FOLIO 86.
2. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 20, 1965, RECORDED IN BOOK D 786, PAGE 426, AND AS AMENDED BY QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AND GRANT OF EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
3. PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, AS DOCUMENT NO. 9235897, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. UNDERGROUND ELECTRIC EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED AUGUST 11, 2004, RECORDED IN BOOK AB2 PAGE 3527, AS DOCUMENT NO. 2004113820, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2815, AS DOCUMENT NO. 93049136, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2819, AS DOCUMENT NO. 93049137, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
 A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
 IN THE WINROCK CENTER ADDITION AND TRACT B  
 IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006



8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MAY 12, 1993, RECORDED IN BOOK 93-12, PAGE 2823, AS DOCUMENT NO. 93049138, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
9. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 12, 1993, RECORDED IN BOOK 93-12, PAGE 2827, AS DOCUMENT NO. 93049139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

NEW EASEMENT BEING GRANTED BY THIS PLAT



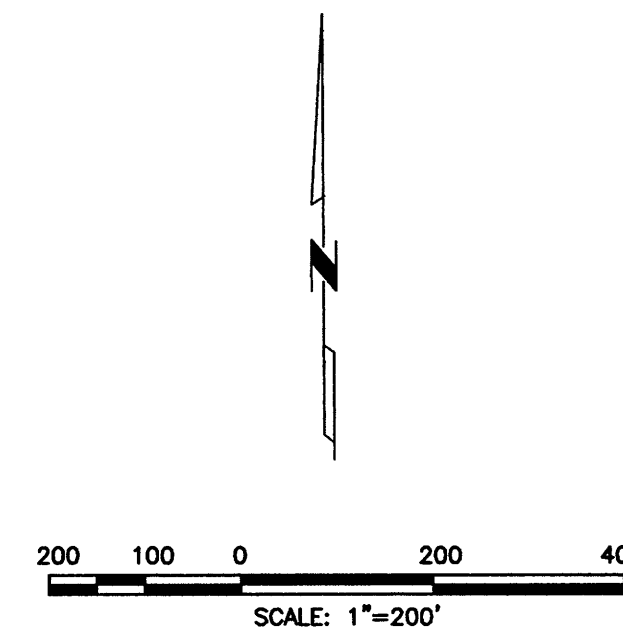
LINE TABLE

NO	DIRECTION	DISTANCE
L1	S 89°49'19" E	45.60
L2	S 89°49'19" E	32.71
L3	S 00°05'37" E	8.41
L4	S 89°54'22" W	38.50
L5	N 79°56'19" W	24.90
L6	N 00°02'24" W	14.64

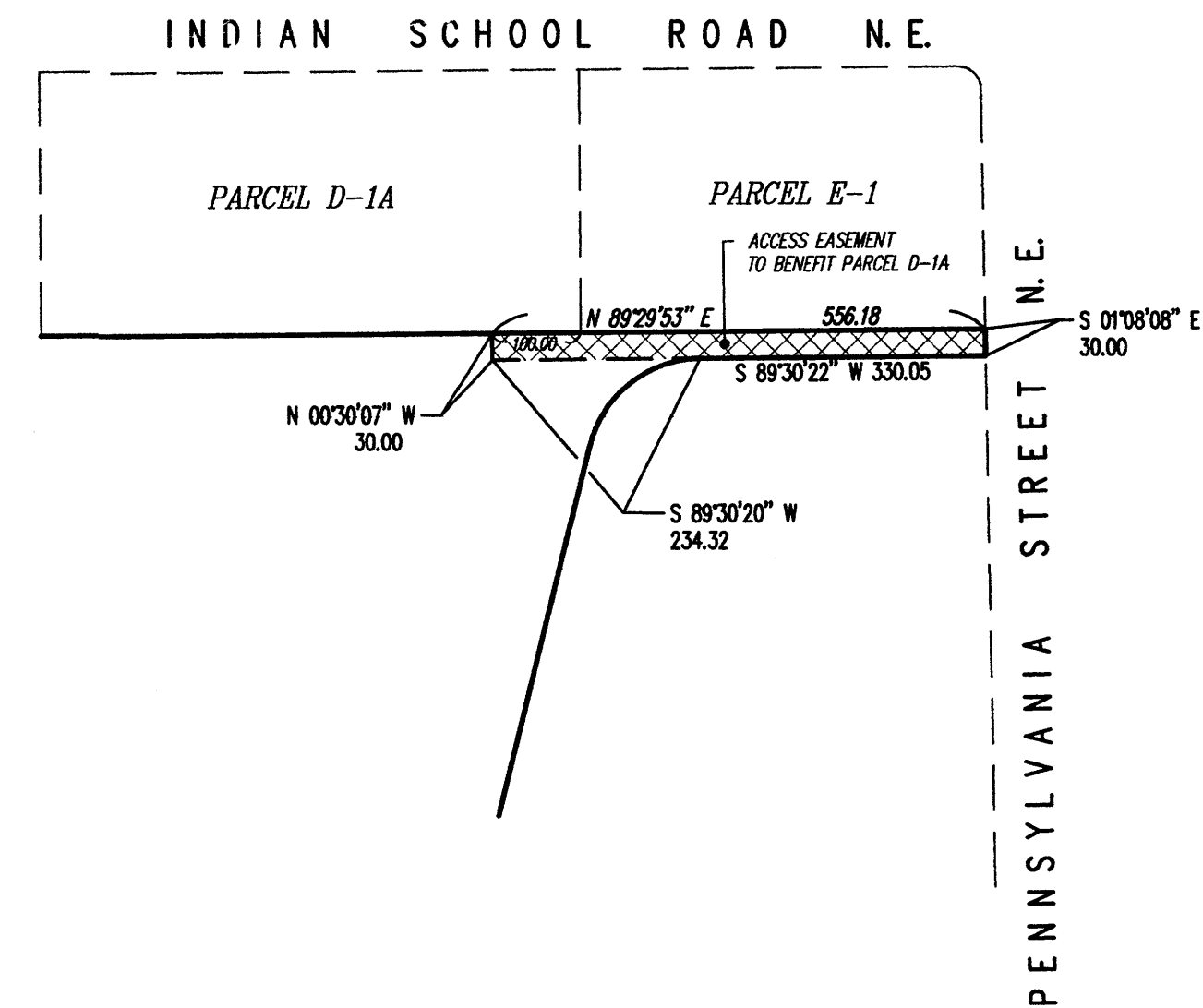
CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	11°35'22"	125.00	25.28	12.69	25.24	N 84°23'00" E
C2	10°43'36"	222.30	41.62	20.87	41.56	N 69°35'17" W

**PRELIMINARY PLAT OF PARCEL A-1-A-1**  
 A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A  
 IN THE WINROCK CENTER ADDITION AND TRACT B  
 IN THE HUNT-SPECTRUM DEVELOPMENT SITE  
**WINROCK CENTER ADDITION**  
 WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006



NEW EASEMENT BEING GRANTED BY THIS PLAT



**HUITT-ZOLLARS**  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M., 87124  
 (505) 892-5141