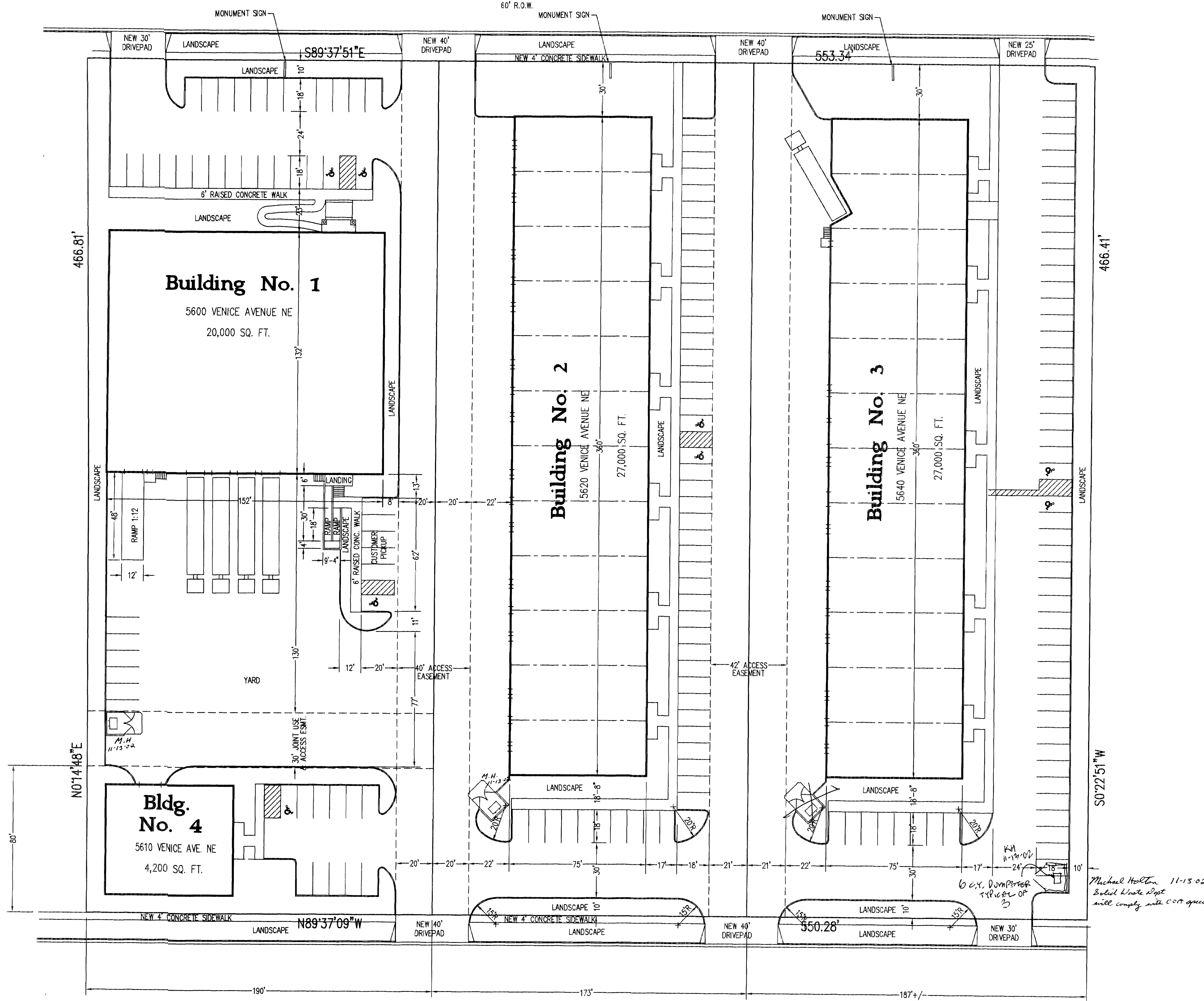


Venice Avenue

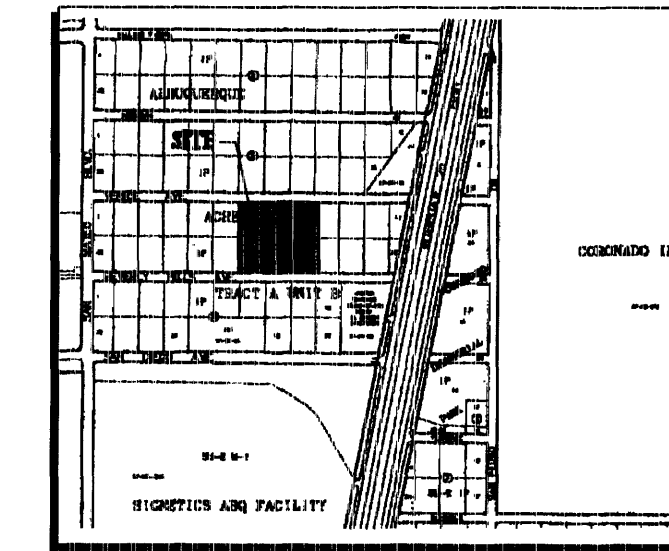


Beverly Hills Avenue



Site Plan

Scale: 1"=30'

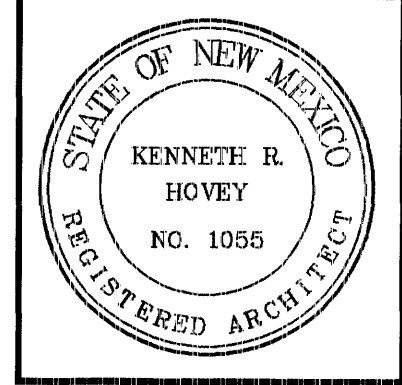


Vicinity Map

B-18

Site Data

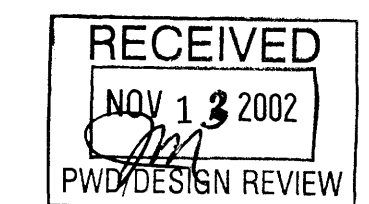
LEGAL DESCRIPTION:	LOT 7-A BLOCK 4 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES ALBUQUERQUE, NM
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18-Z
GROUND LEVEL BUILDING AREA:	
Building No. 1:	20,000 SQ. FT.
Building No. 2:	27,000 SQ. FT.
Building No. 3:	27,000 SQ. FT.
Building No. 4:	4,200 SQ. FT.
PARKING REQUIRED:	
OFFICE:	13,684/200=68
WAREHOUSE:	63,524/2,000=32
REQUIRED PARKING (TOTAL):	97 SPACES
PARKING PROVIDED:	155 SPACES



Venice Business Center
 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO LLP * (505) 881-1162

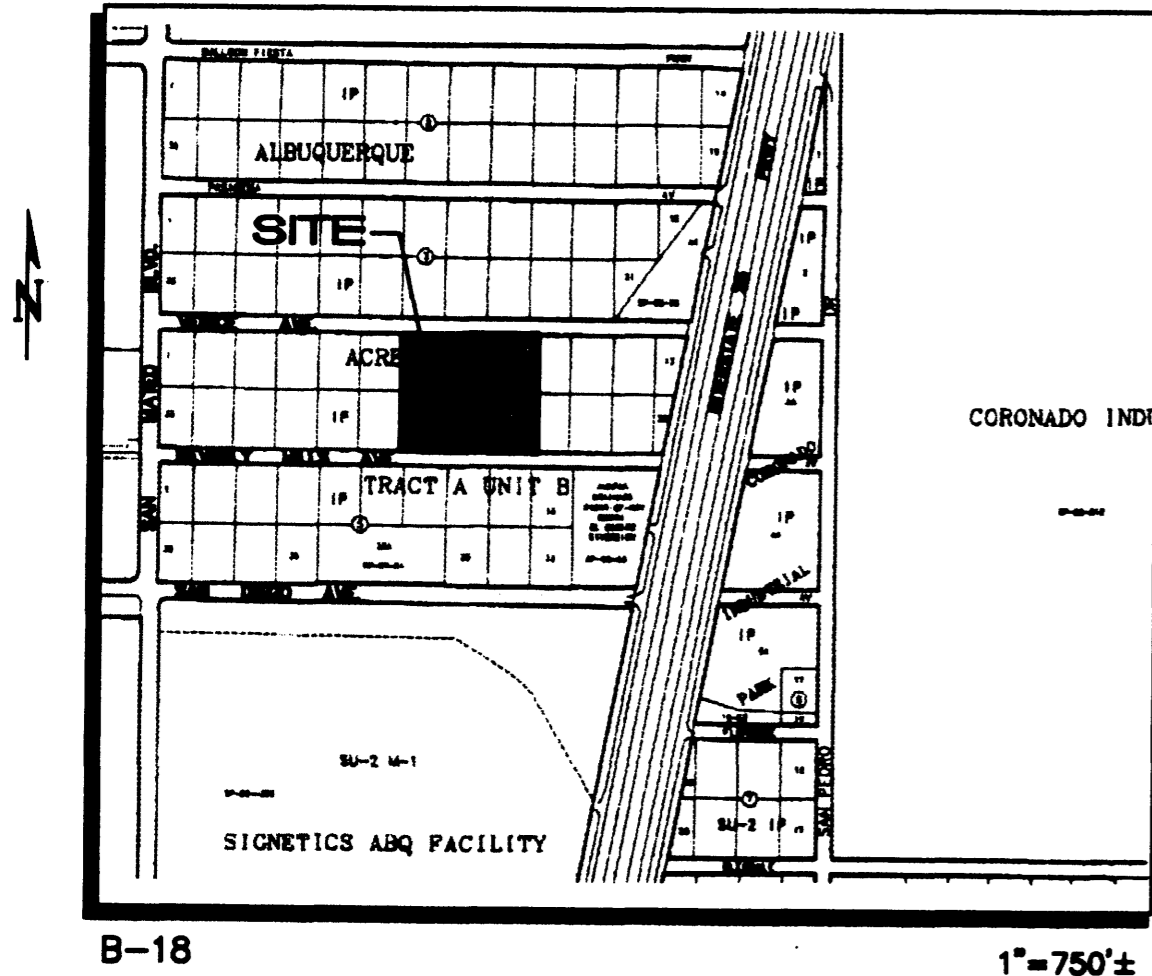
KEN HOVEY, ARCHITECT
 6051 254-0083 • FAX 6051 254-8001 • 3008 SIMMS AVE SE • ALBUQUERQUE, NM • 87105

JOB NO:	0206
DATE:	31 OCTOBER 2002
REVISIONS:	



SOLID WASTE APPROVAL

SHEET NO.
1



VICINITY MAP

**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2002

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A & 11-A; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2000 in Bk 2000C, pg 150, and being more particularly described as follows:

Beginning at a point on the easterly boundary of the herein described tract, said point being on the northerly right-of-way of Beverly Hills Ave, and also being common with the southeasterly corner of LOT 7-A in said TRACT A, from whence a tie to NMSHC Brass Cap "125-11" bears S 89°16'16" E, 788.35 feet;

THENCE continuing along said northerly right-of-way line of Beverly Hills Ave N 89°37'09" W, 550.28 feet to the southwesterly corner of the herein described tract;

THENCE leaving said northerly right-of-way line of Beverly Hills Ave and proceeding N 00°14'48" E, 233.35' to a point, said point being common with the northeasterly corner of LOT 27 in said TRACT A, and also being common with the southeasterly corner of LOT 6 in said TRACT A;

THENCE continuing along the easterly line of said LOT 6, TRACT A, N 00°13'56" W, 233.36' to the northwesterly corner of the herein described tract, said point being on the southerly right-of-way line of Venice Avenue;

THENCE continuing along said southerly right-of-way line of Venice Avenue S 89°37'51" E, 553.34 feet to the northeasterly corner of the herein described tract;

THENCE leaving said southerly right-of-way line of Venice Avenue and proceeding S 0°22'51" W, 466.81 to the point of beginning and containing 5.9076 acres more or less.

APPROVALS
DRB PROJECT NO.
APPLICATION NO.

1002324
02DRB - 01671

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION DATE

QWEST CORPORATION DATE

COMCAST CABLE
[Signature]
CITY SURVEYOR, ENGR. DIV., P.W.D. DATE 11-13-02

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS AND RECREATION DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000), and is true and correct to the best of my knowledge and belief.

[Signature]
Timothy Aldrich, P.S. DATE 11-01-02

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 3
- Gross Subdivision Acreage: 5.9076 Ac.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)

PLAT FOR "EL CAMINO SOUTH DIVERSION CHANNEL" (03-15-96, 96C-122)

NMSHTD RIGHT-OF-WAY MAPS, PROJECT NO."UI-005-4(52)228" (04-14-83)

records of Bernalillo County, New Mexico.
- Date of Survey: February, 2000.
- Title Report: None provided.
- Address of Property: 5600 Venice Ave NE
- City of Albuquerque, New Mexico Zone: IP
- Flood Zone Designation: Zone X, as shown on Panel 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, revised September 11, 1998. (No portion of this property lies within the 100-year floodplain.
- Encroachments: None apparent.
- The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
- Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the existing lot 7-A into three lots (Lot 7-A-1, 7-A-2 & 7-A-3), and to grant those easements shown hereon.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

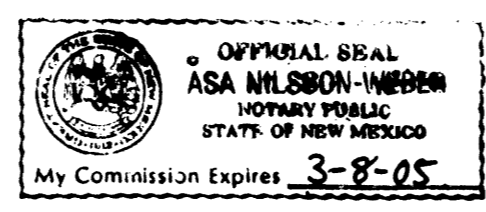
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

[Signature]
Jim Mocho, Managing Partner DATE 11/12/02

ACKNOWLEDGMENT

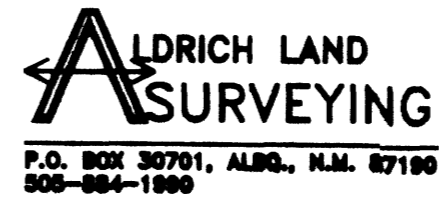
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS



This instrument was acknowledged before me on November 12, 2002, 2002, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: 3-8-05

[Signature]
Ana Nilsson-Weber
Notary Public



SUBDIVISION DATA/NOTES—CONTINUED FROM SHEET 1/2

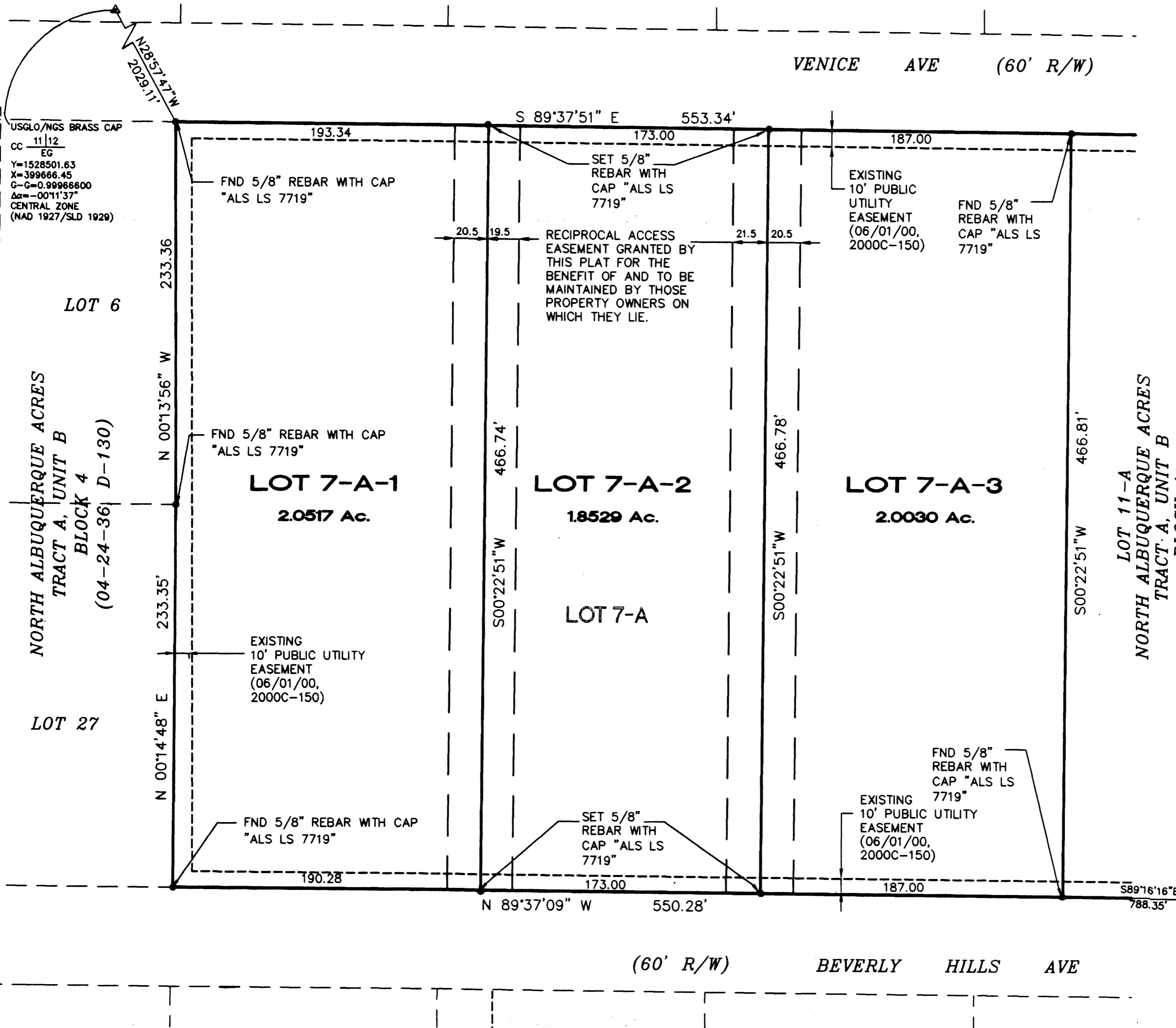
15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

To protect against risks associated with landfill gas, construction activity/ projects at this site should include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



USGLO/NGS BRASS CAP
CC 11112
EG
Y=1528501.63
X=399666.45
G-G=0.99966600
Az=0011'37"
CENTRAL ZONE
(NAD 1927/SLD 1929)

LOT 6

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
BLOCK 4
(04-24-36 D-130)

LOT 27

VENICE AVE (60' R/W)

(60' R/W) BEVERLY HILLS AVE



SCALE:
1"=50'



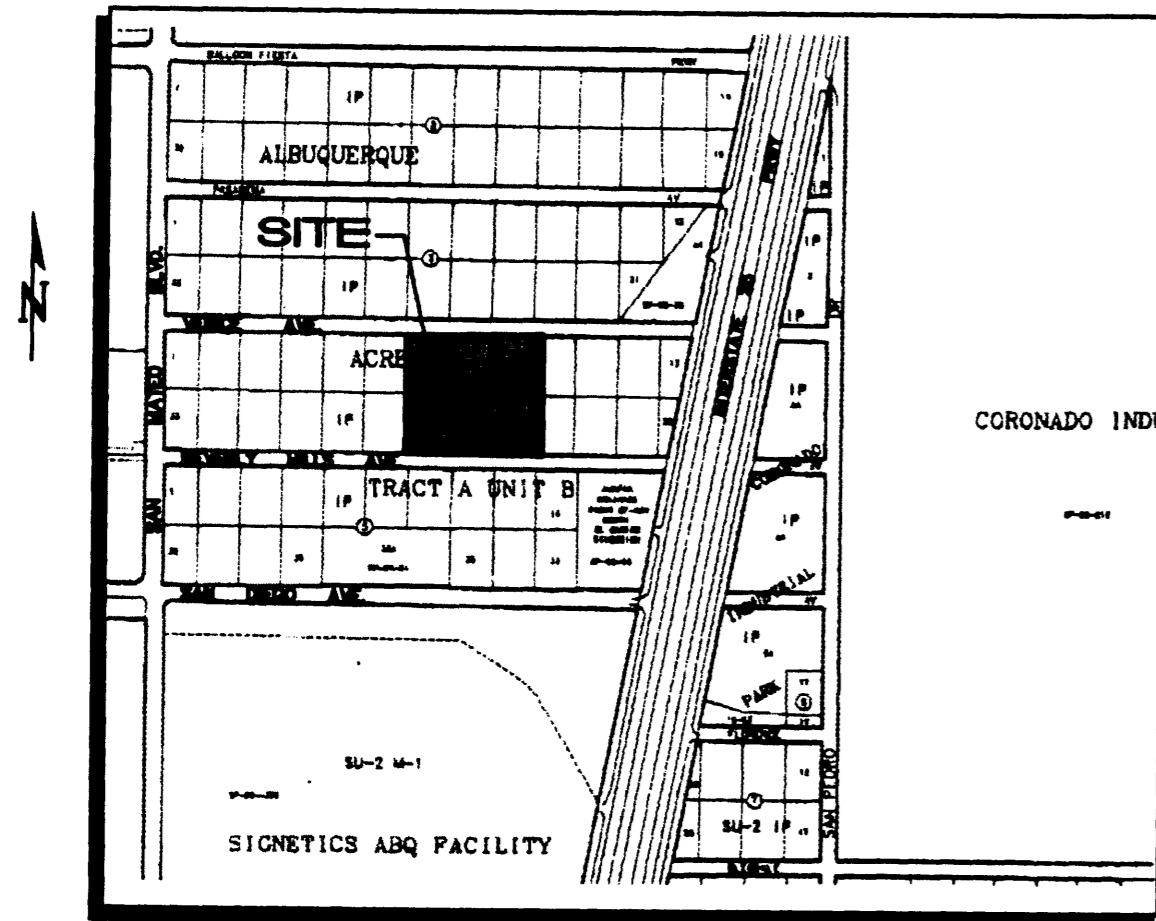
- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE CO. OF NM—ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 4. THE PUBLIC SERVICE CO. OF NM—GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Az=0011'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.94

**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



B-18

VICINITY MAP

1"=750'±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 3
3. Gross Subdivision Acreage: 5.9076 Ac.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. Bearings and Distances in parenthesis are record.
7. Basis of boundary are the following plats and documents of record entitled:
 - PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)
 - PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)
 - PLAT FOR "EL CAMINO SOUTH DIVERSION CHANNEL" (03-15-96, 96C-122)
 - NMSHTD RIGHT-OF-WAY MAPS, PROJECT NO."UI-005-4(52)228" (04-14-83)
- records of Bernalillo County, New Mexico.
8. Date of Survey: February, 2000.
9. Title Report: None provided.
10. Address of Property: 5600 Venice Ave NE
11. City of Albuquerque, New Mexico Zone: IP
12. Flood Zone Designation: Zone X, as shown on Panel 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, revised September 11, 1998. (No portion of this property lies within the 100-year floodplain.
13. Encroachments: None apparent.
14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
15. Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the existing lot 7-A into three lots (Lot 7-A-1, 7-A-2 & 7-A-3), and to grant those easements shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A & 11-A; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2000 in Bk 2000C, pg 150, and being more particularly described as follows:

Beginning at a point on the easterly boundary of the herein described tract, said point being on the northerly right-of-way of Beverly Hills Ave, and also being common with the southeasterly corner of LOT 7-A in said TRACT A, from whence a tie to NMSHC Brass Cap "I25-11" bears S 89°16'16" E, 788.35 feet;

THENCE continuing along said northerly right-of-way line of Beverly Hills Ave N 89°37'09" W, 550.28 feet to the southwesterly corner of the herein described tract;

THENCE leaving said northerly right-of-way line of Beverly Hills Ave and proceeding N 00°14'48" E, 233.35' to a point, said point being common with the northeasterly corner of LOT 27 in said TRACT A, and also being common with the southeasterly corner of LOT 6 in said TRACT A;

THENCE continuing along the easterly line of said LOT 6, TRACT A, N 00°13'56" W, 233.36' to the northwesterly corner of the herein described tract, said point being on the southerly right-of-way line of Venice Avenue;

THENCE continuing along said southerly right-of-way line of Venice Avenue S 89°37'51" E, 553.34 feet to the northeasterly corner of the herein described tract;

THENCE leaving said southerly right-of-way line of Venice Avenue and proceeding S 0°22'51" W, 466.81 to the point of beginning and containing 5.9076 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

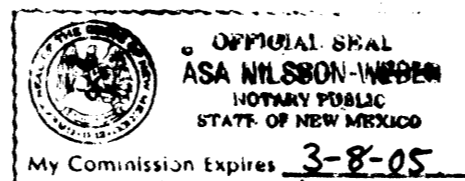
OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James G. Mocho 11/12/02
 Jim Mocho, Managing Partner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }



This instrument was acknowledged before me on November 12, 2002, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: 3-8-05

Ana Nilsson-Weber
 Notary Public

APPROVALS

DRB PROJECT NO.
 APPLICATION NO.

ENVIRONMENTAL HEALTH DEPARTMENT, C.O.A. DATE

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION DATE

QWEST CORPORATION DATE

COMCAST CABLE
[Signature] 11-13-02
 CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS AND RECREATION DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

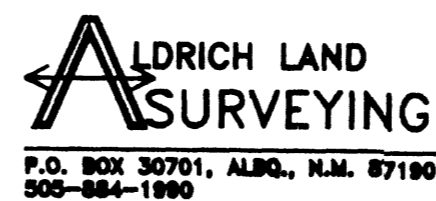
CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

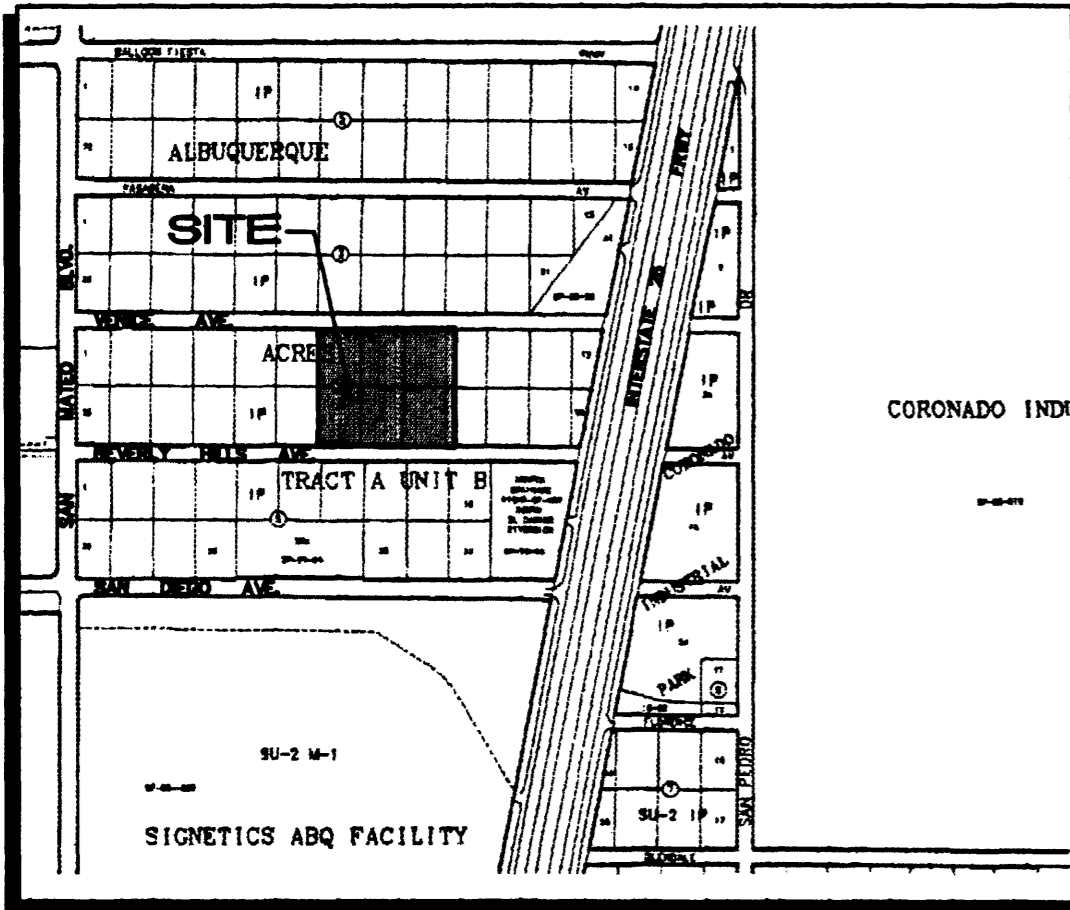
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000), and is true and correct to the best of my knowledge and belief."



[Signature] 11-11-02
 Timothy Aldrich, P.S. DATE



B-18

VICINITY MAP

1"=750'±

SKETCH PLAT

FOR ~~11-7-A-2~~ ^{7-A-2} ~~7-A-3~~ ^{7-A-3}
LOTS 7-A & 11-A
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4

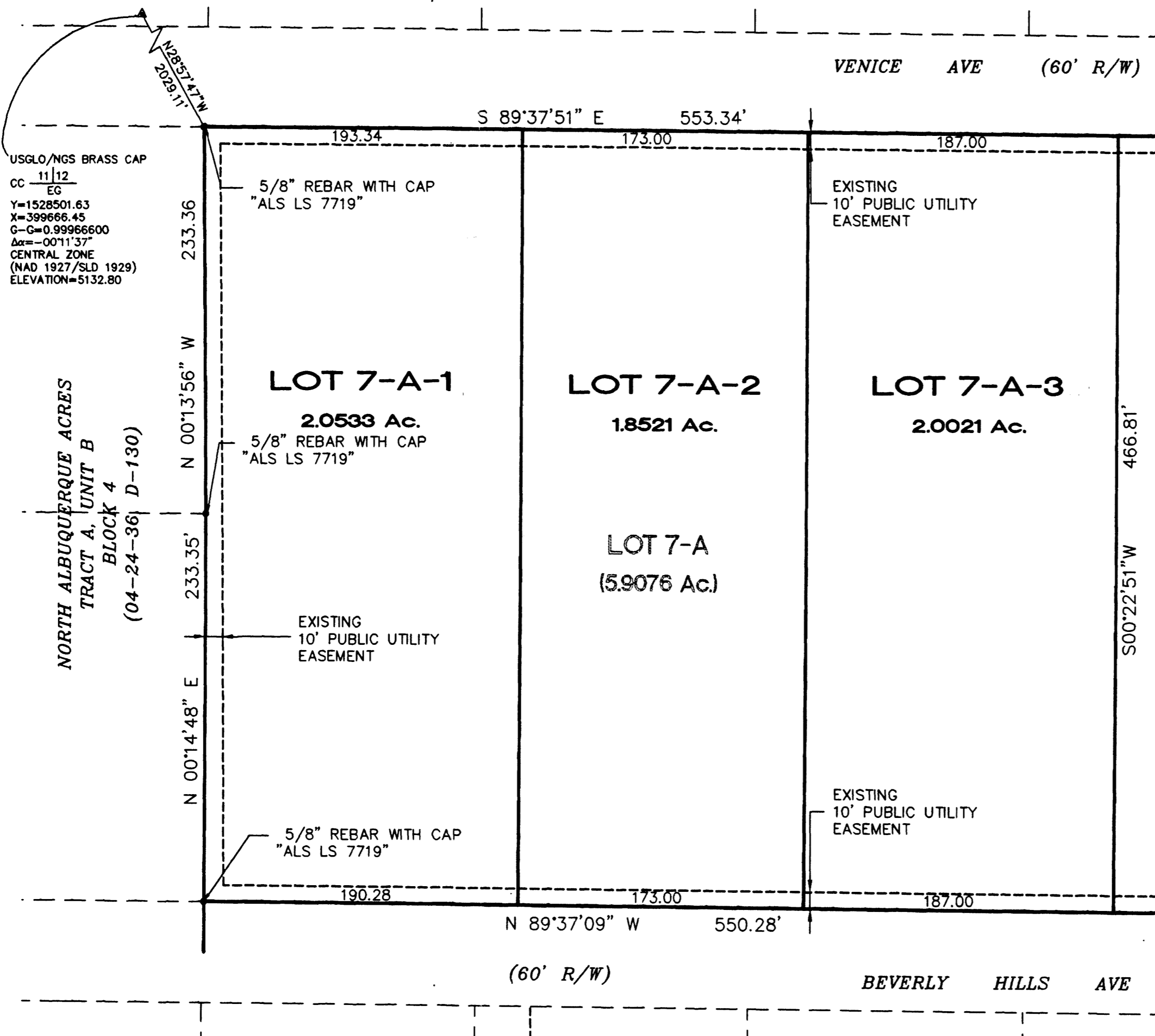
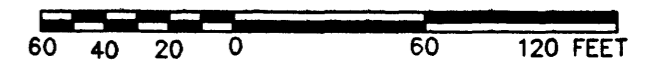
WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2000

10002324



SCALE:
1"=60'



LEGAL DESCRIPTION: LOT 7-A, TRACT A, UNIT B, BLOCK 4
 NORTH ALBUQUERQUE ACRES (BOOK 2000C, PAGE 150,
 RECORDED JUNE 01, 2000).

AREA: 5.9076 ACRES

BENCHMARK: NMSHC BRASS CAP "1-25-11", ELEV.= 5206.94

NMSHC BRASS CAP
 "125-11"
 Y=1526246.66
 X=401986.77
 G-C=0.99966195
 Δα=-00'11'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5206.94

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

SUBDIVISION DATA/NOTES--CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

To protect against risks associated with landfill gas, construction activity/ projects at this site should include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

A cross lot drainage easement is granted by this plat for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way.

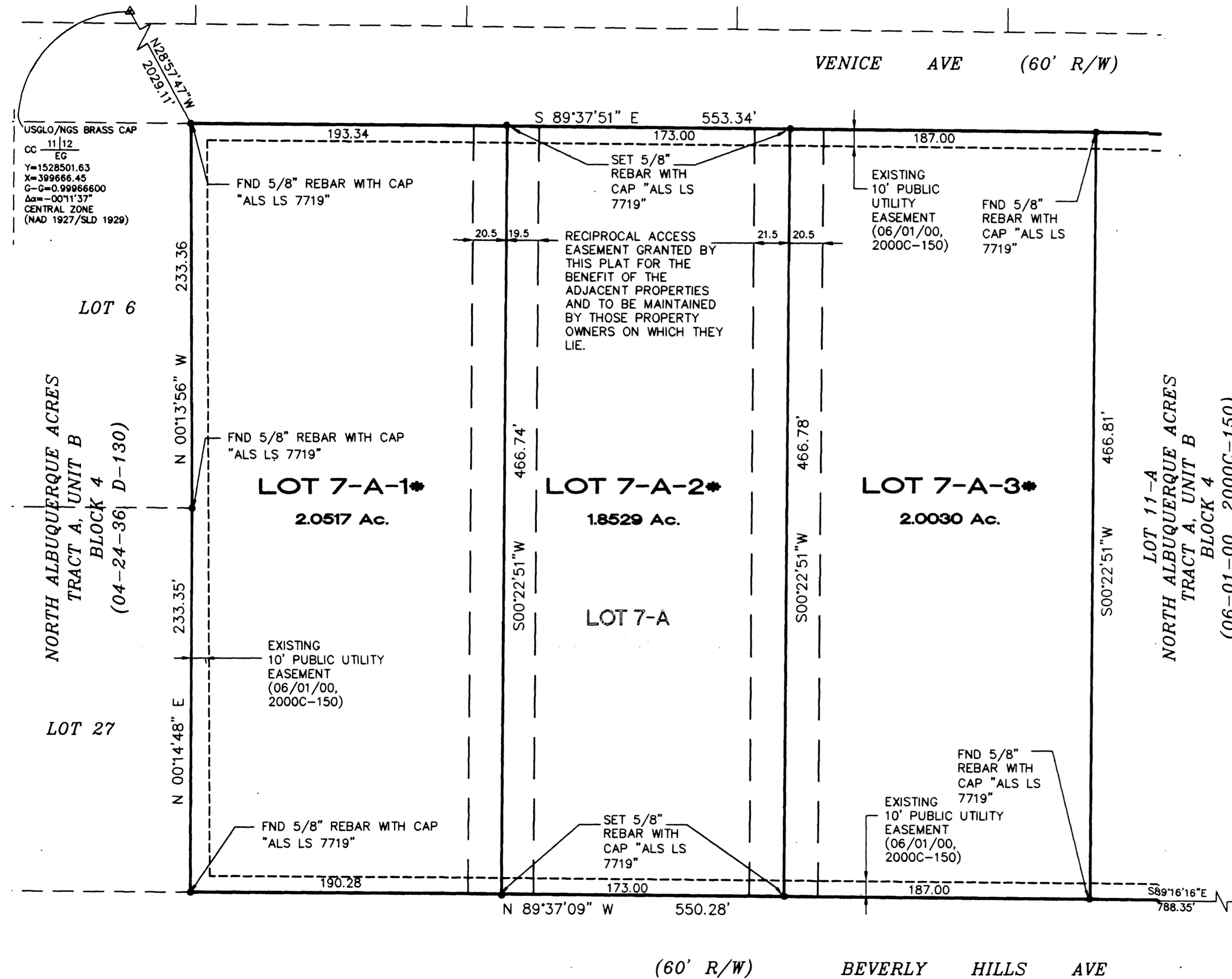
**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



SCALE:
1"=50'



PUBLIC UTILITY EASEMENTS

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

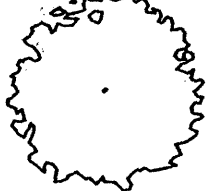






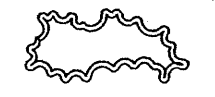


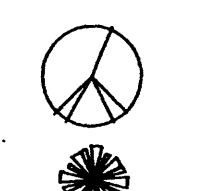


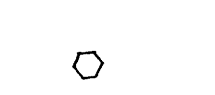




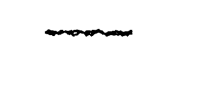
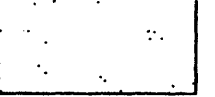

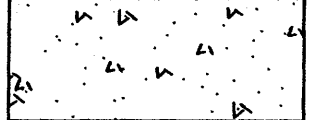
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.94

Venice Avenue

PLANT LEGEND

-  ASH (H) OR HONEY LOCUST (M+) 17
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
-  DESERT WILLOW (L) 13
Chilopsis linearis
5 Gal. 225sf
-  SILVERBERRY (M) 18
Elaeagnus pungens
5 Gal. 100sf
-  NANDINA (M) 20
Nandina domestica
5 Gal. 25sf
-  INDIAN HAWTHORN (M) 32
Raphiolepis indica
5 Gal.
-  RUSSIAN SAGE (L) 26
Perovskia atriplicifolia
5 Gal.
-  CRANBERRY COTONEASTER (M) 18
Cotoneaster apiculatus
5 Gal. 225sf
Symbol indicates 3 plants
-  GREYLEAF COTONEASTER (M) 18
Cotoneaster buxifolius
5 Gal.
Symbol indicates 3 plants
-  NATURAL EDGE
-  OVERSIZED GRAVEL & BOULDERS
-  OKLAHOMA REDBUD (M) 14
Cercis reniformis
2" Gal.
-  PALM YUCCA (L) 6
-  BLUE MIST SPIREA (M) 13
Caryopteris clandonensis
5 Gal.
-  ROSEMARY (L) 32
Rosmarinus officinalis
2 Gal. 36sf
-  AUTUMN SAGE (M) 55
Salvia greggii
2 Gal. 9sf
-  HONEYSUCKLE (M) 67
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
-  CHAMISA (L) 114
Chrysothamnus nauseosus
1 Gal. 25sf
-  ORNAMENTAL GRASS (M) 22
1 Gal. 36sf
-  WILDFLOWER 157
1 Gal. 4sf
-  VINE (M) 4
1 Gal. 200sf
-  3/4" GRAY GRAVEL WITH FILTER FABRIC
-  SANTA FE BROWN C.FINES WITH FILTER FABRIC

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

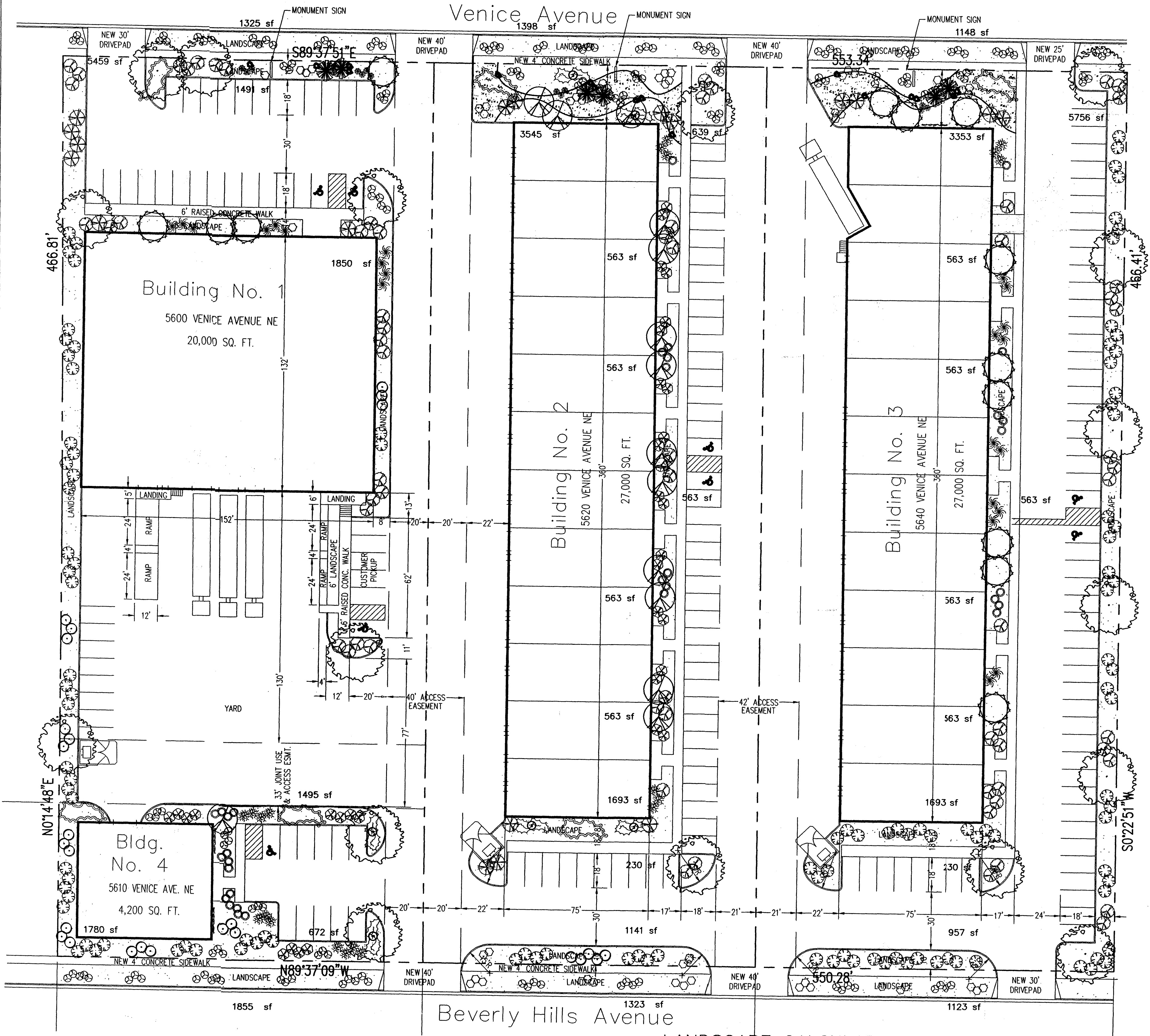
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Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

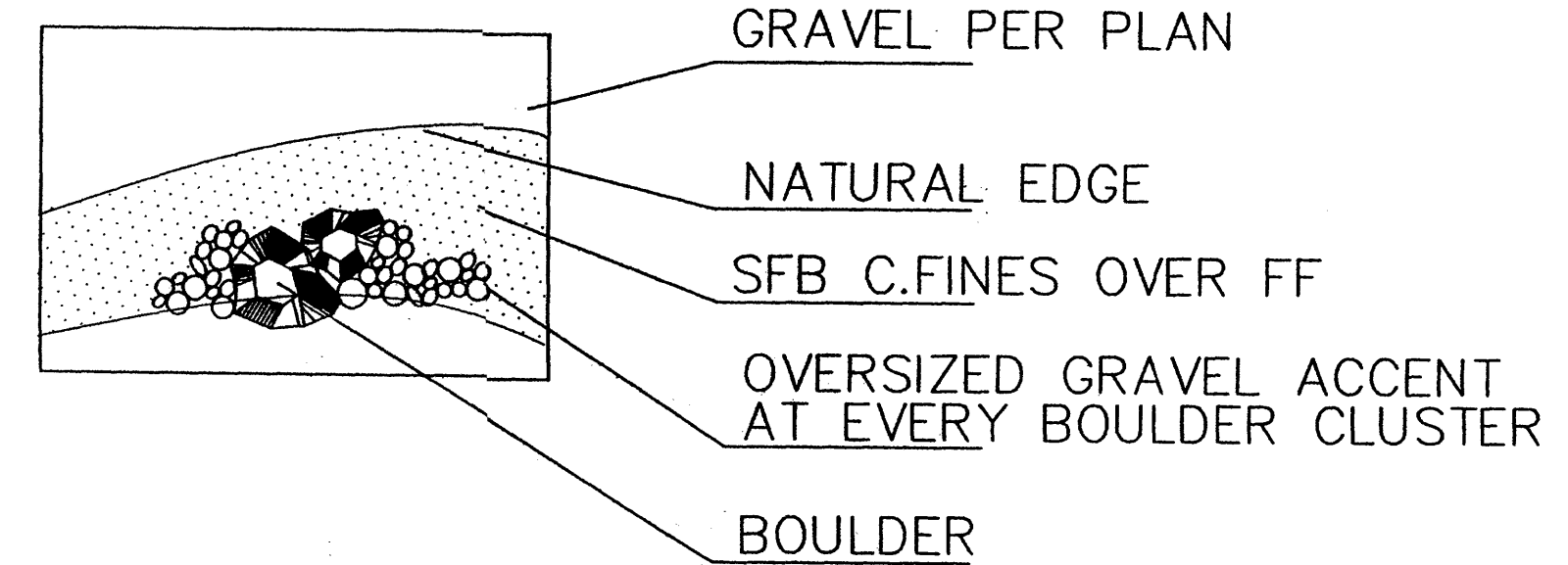
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

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FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

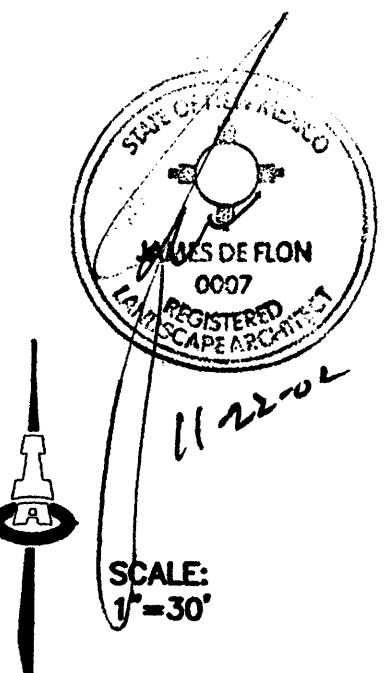


GRAVEL ACCENT DETAIL



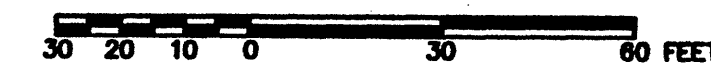
LANDSCAPE CALCULATIONS

	Lot 1	Lot 2	Lot 3	Lot 4	
NET LANDSCAPE AREA					
TOTAL LOT AREA	74,788	81,934	88,494	15,200	square feet
TOTAL BUILDINGS AREA	25,000	27,000	27,000	4,200	square feet
OFFSITE AREA	0	0	0	0	square feet
NET LOT AREA	49,788	54,934	61,494	11,000	square feet
LANDSCAPE REQUIREMENT	15%	15%	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	7,468	8,240	9,224	1,650	square feet
TOTAL LANDSCAPE PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL BED PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL SOD PROVIDED	0	0	0	0	square feet
TOTAL NATIVE SEED PROVIDED	0	0	0	0	square feet

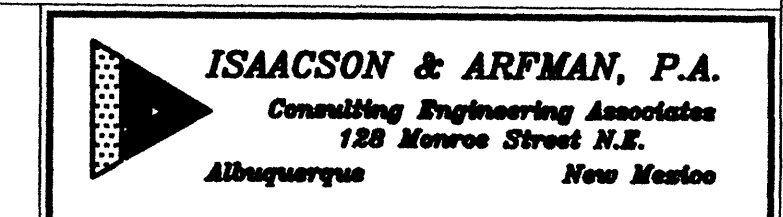


The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com



VENICE BUSINESS PARK
LANDSCAPE PLAN

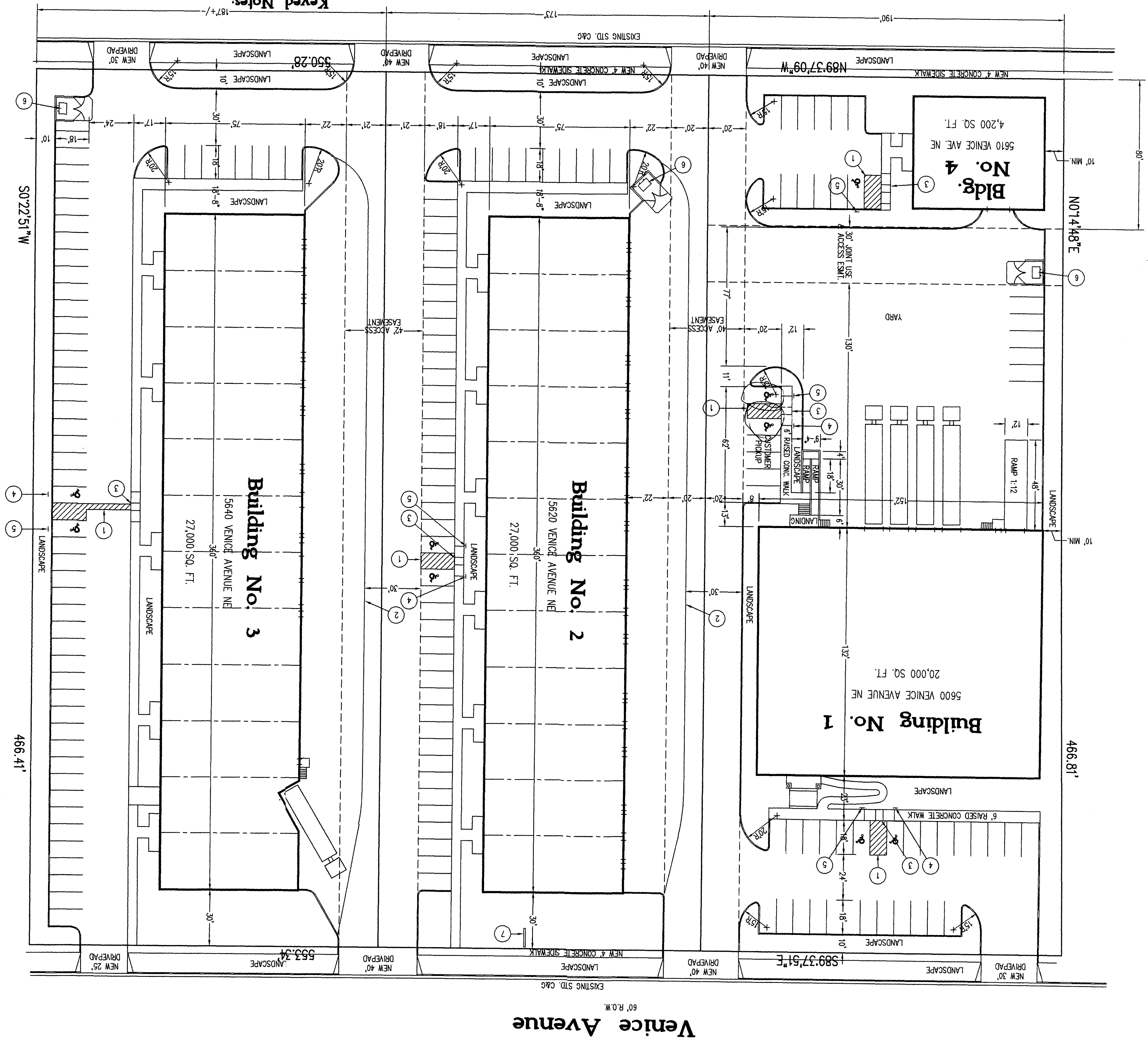


1249GRD.DW01h 10/02/02
SHEET 1 OF 1



Beverly Hills Avenue
60' R.O.W.

Site Plan
Scale: 1"=30'



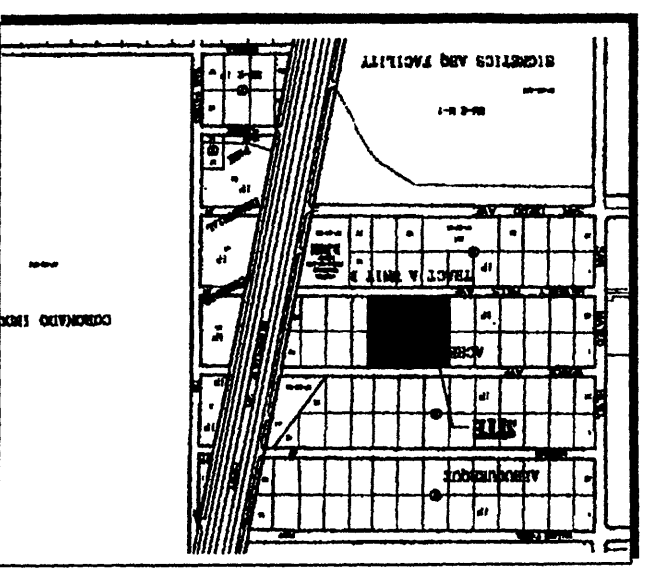
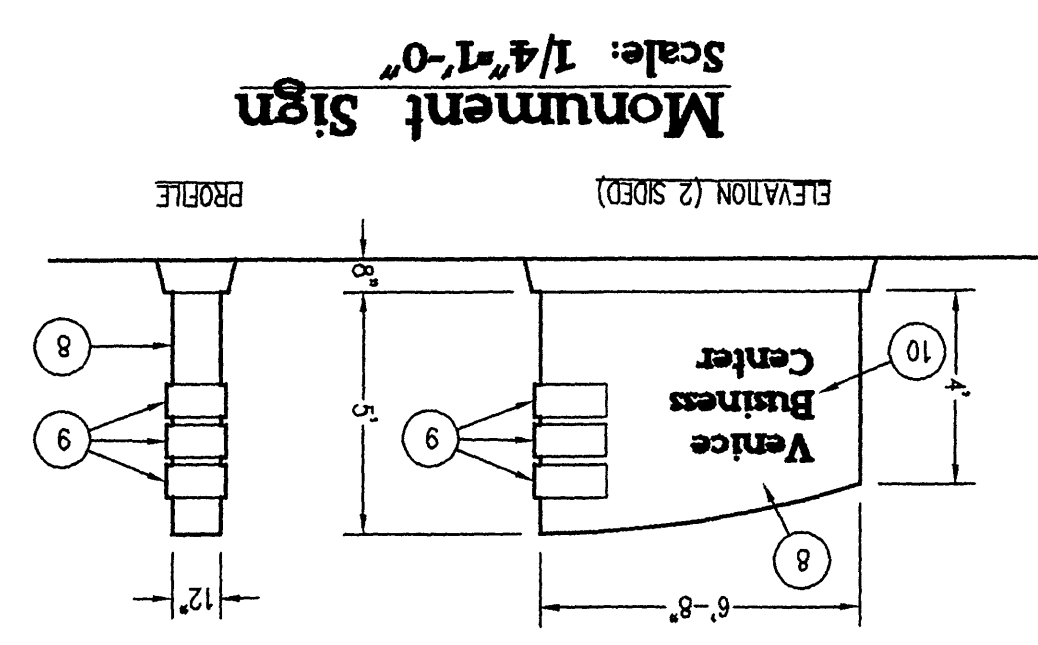
- Keyed Notes:**
- 1 4" WHITE STRIPPING AT 2' O.C.
 - 2 4" WHITE STRIPES
 - 3 H.C. RAMP: 1:12 MAX. SLOPE
 - 4 POST MTD. HC PARKING SIGN AT 48" ABOVE FINISH GRADE.
 - 5 POST MTD. VAN ACCESSIBLE HC PARKING SIGN AT 96" ABOVE FINISH GRADE.
 - 6 REFUSE ENCLOSURE WITH 6 CU. YD. DUMPSTER
 - 7 MONUMENT SIGN.
 - 8 STUCCO, COLOR: BUCKSKIN.
 - 9 STUCCO, COLOR: SANDALWOOD.
 - 10 APPLIED INDIVIDUAL PLASTIC LETTERS.

Site Development Plan

This Plan is consistent with the specific Site Development Plan approved by the Development Review Board (DRB) on November 13, 2002 and deferred to December 11th, 2002.

Application Number: 02ARB-01741
Project Number: 1002324

Environmental Health Department	Date:
Fire Marshal	Date:
Solid Waste Department	Date:
Traffic Engineering, Transportation Division	Date:
Utilities Development	Date:
Parks and Recreation	Date:
City Engineer	Date:
City Planner, Planning Department	Date:



Site Data

LEGAL DESCRIPTION: LOT 7-A, BLOCK 4, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, NORTH ALBUQUERQUE, NM.

CURRENT ZONING: IF

ZONE ATLAS PAGE: B-18-Z

GROUND LEVEL BUILDING AREA:

Building No. 1:	20,000 SQ. FT.
Building No. 2:	27,000 SQ. FT.
Building No. 3:	27,000 SQ. FT.
Building No. 4:	4,200 SQ. FT.

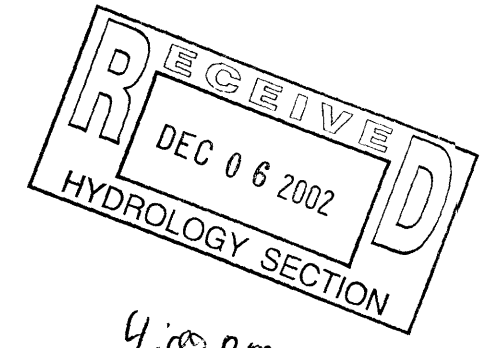
PARKING REQUIRED:

OFFICE:	13,684/200=65
WAREHOUSE:	63,524/2,000=32

REQUIRED PARKING (TOTAL): 97 SPACES

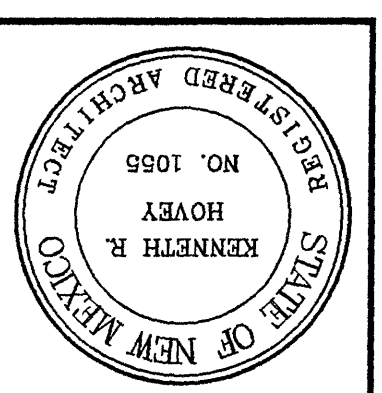
PARKING PROVIDED: 155 SPACES

LANDFILL BOUNDARY DISCLOSURE STATEMENT:
THE SUBJECT SITE IS SITUATED WITHIN 1000 FEET OF A LANDFILL.



Kell Hoyer, ARCHITECT
VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP * (505) 891-1762

Venice Business Center



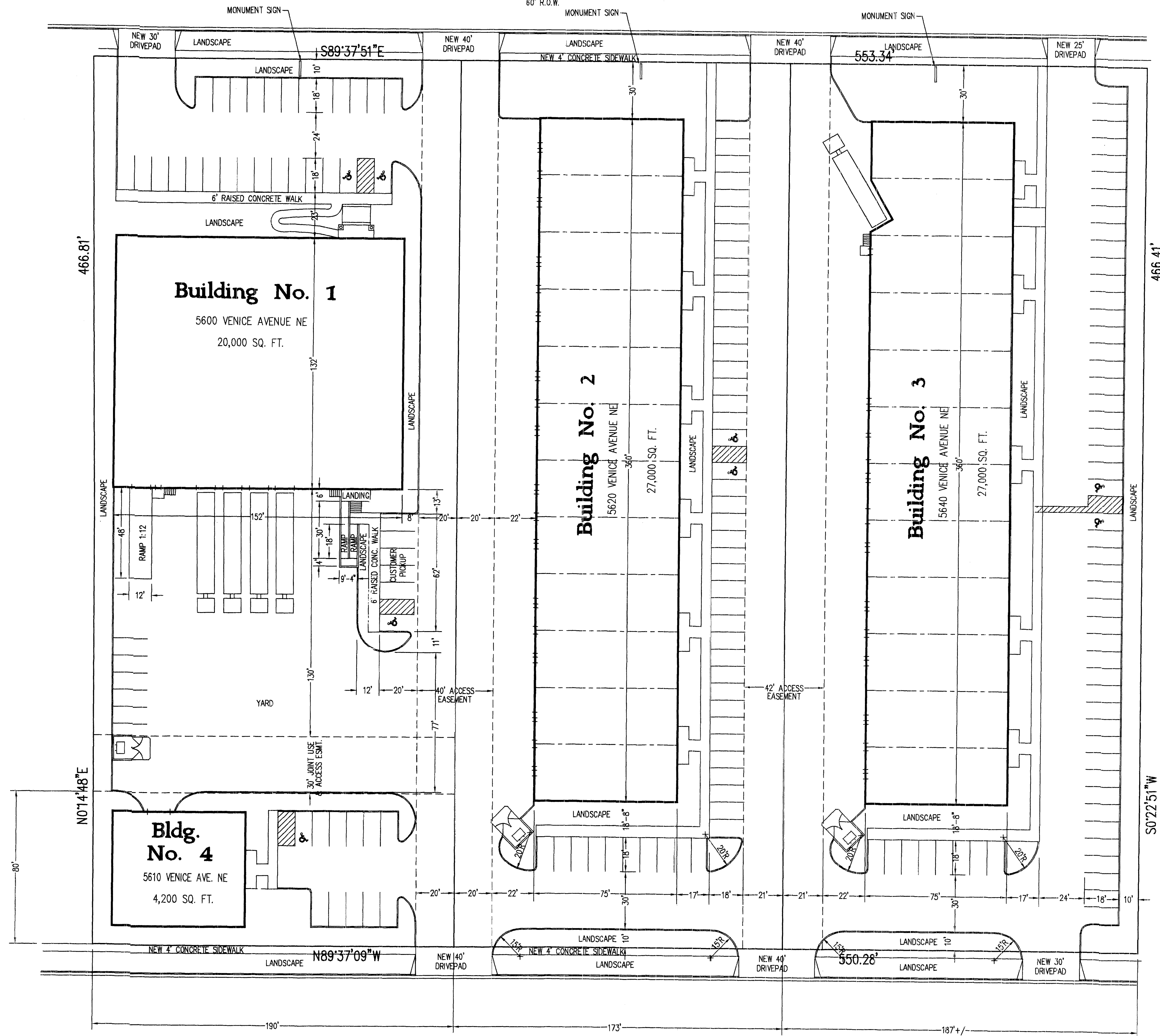
JOB NO: 0206
DATE: 31 OCTOBER 2002
REVISIONS

6	DECEMBER 2002
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Sheeran
Matson

Venice Avenue

60' R.O.W.



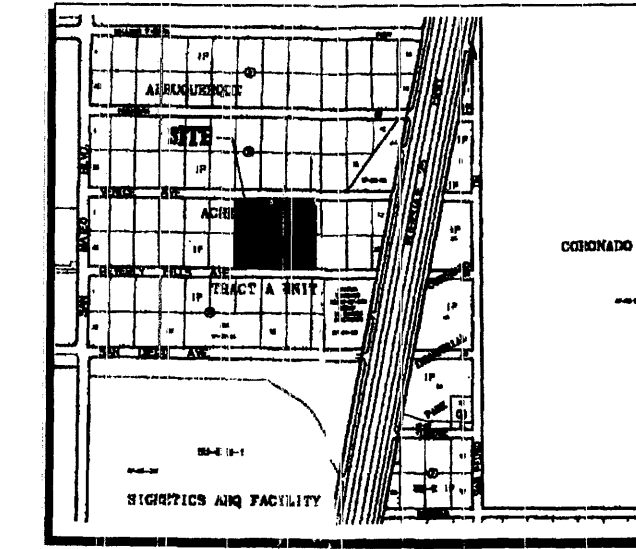
Beverly Hills Avenue

60' R.O.W.



Site Plan

Scale: 1"=30'



Vicinity Map

B-18

Site Data

LEGAL DESCRIPTION: LCT 7-A
BLOCK 4
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: B-18-Z

GROUND LEVEL BUILDING AREA:

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Building No. 2:	27,000 SQ. FT.
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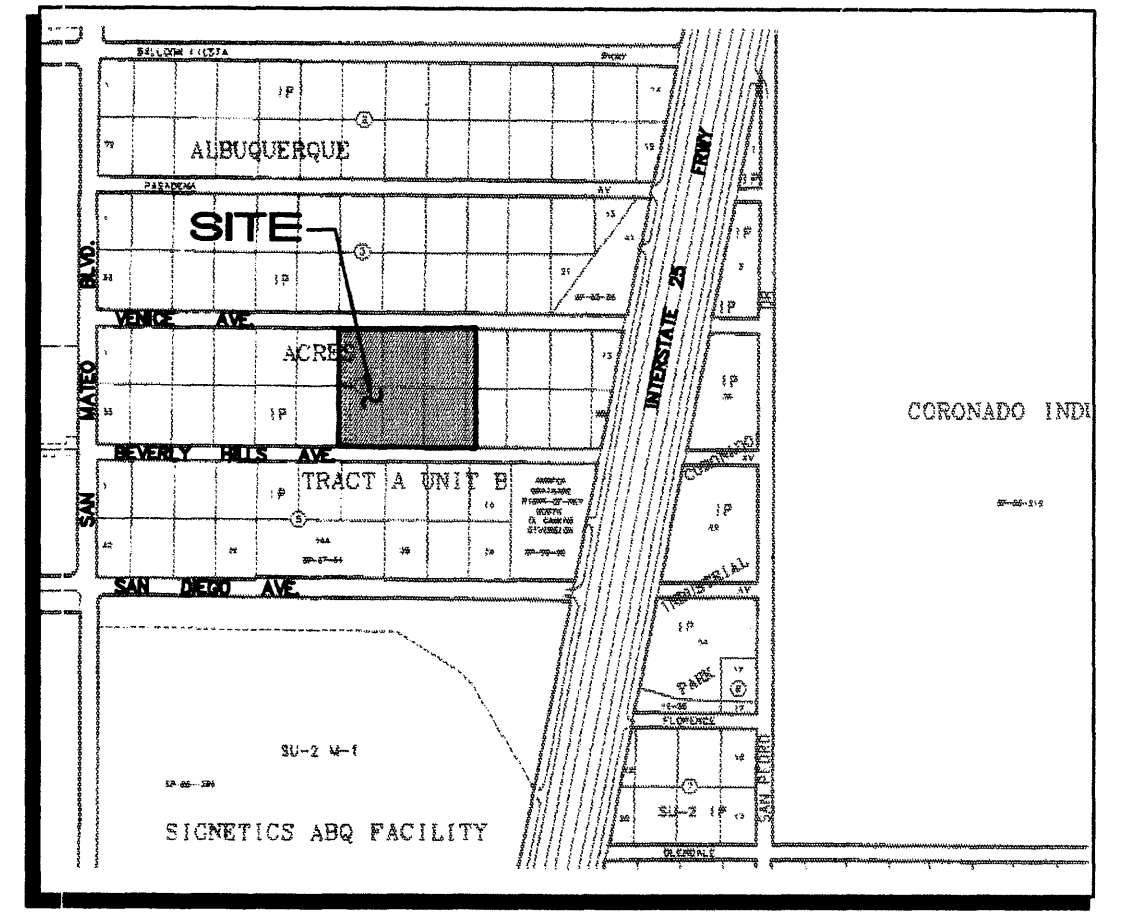
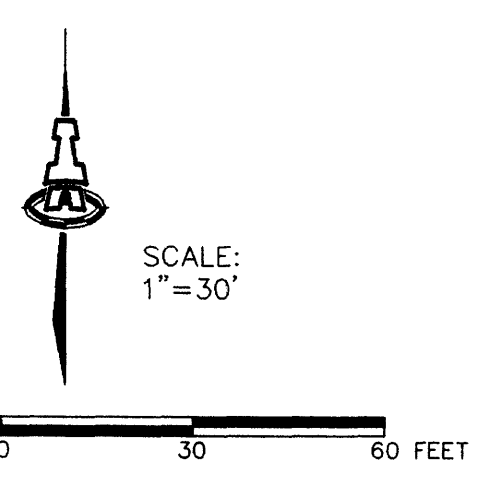
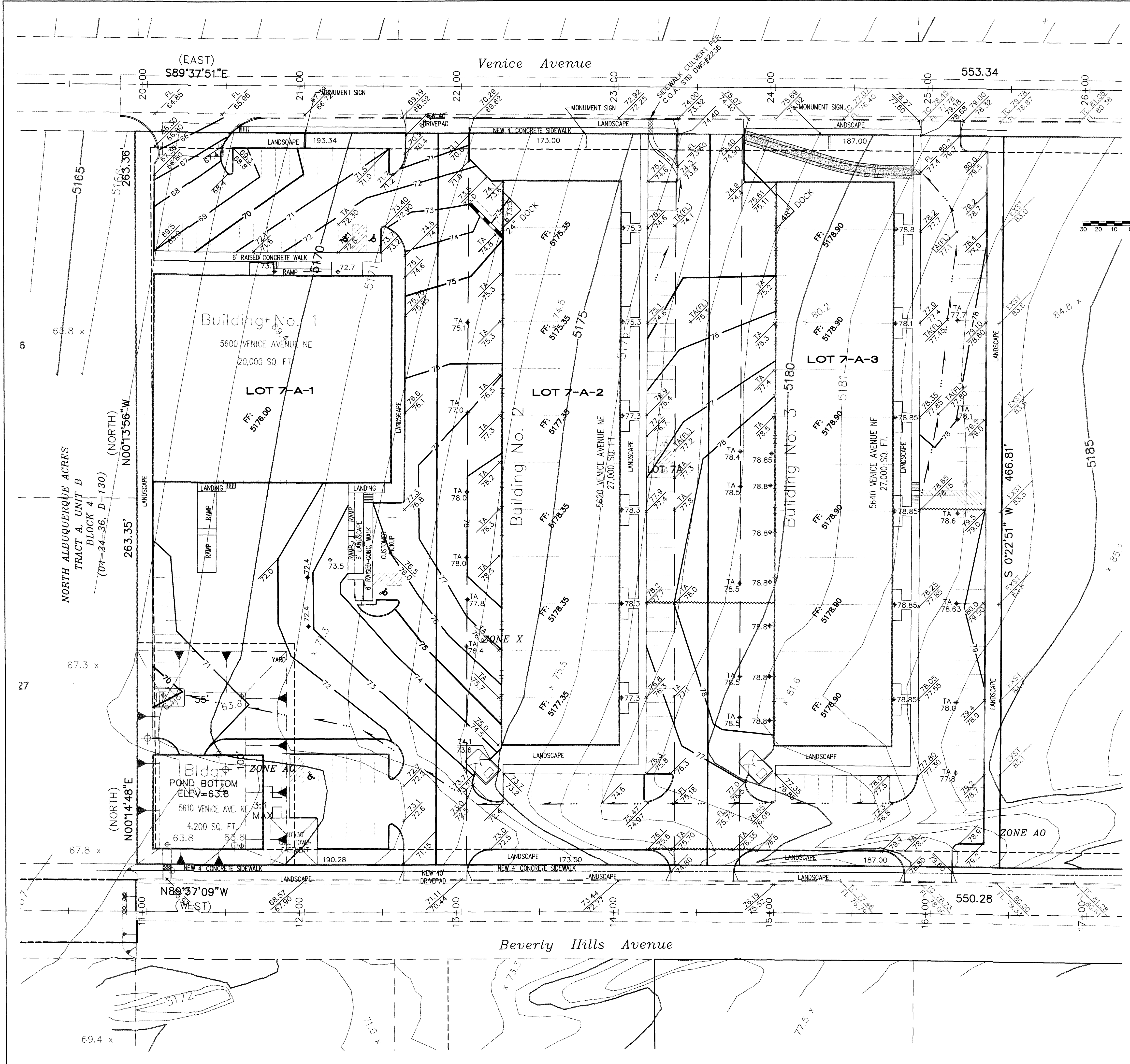


Venice Business Center
VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP * (505) 861-1162



JOB NO:	0206
DATE:	31 OCTOBER 2002
REVISIONS	

SHEET NO.
1



LEGAL DESCRIPTION: LOT 7-A, TRACT 4, UNIT B, BLOCK 4 NORTH ALBUQUERQUE ACRES (BOOK 2000C, PAGE 150, RECORDED JUNE 01, 2000).

AREA: 5.9076 ACRES

BENCHMARK: NMSHC BRASS CAP "I-25-11", ELEV.= 5206.94

FLOOD ZONE DESIGNATION: ZONE X AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE SEPTEMBER 20, 1996.

EXISTING CONDITIONS: UNDEVELOPED LOT WITH PERMANENT ADJACENT IMPROVEMENTS TO BOTH BEVERLY HILLS AVE. AND VENICE AVE..

EXISTING HYDROLOGY: PER CITY OF ALBUQUERQUE APPROVED DRAINAGE REPORT FOR BEVERLY HILLS AVE. & VENICE AVE. OFFICE/WAREHOUSE PUBLIC IMPROVEMENTS (B-18/D7A) APPROVED 01-09-01 ALLOWING FOR BASIN 102 TO DISCHARGE 24.8 CFS TO VENICE AVE.

PROPOSED CONDITIONS: LOT 7-A IS PROGRAMMED FOR SUBDIVIDING INTO THREE (3) LOTS, ALL HAVING FRONTAGE ON BOTH BEVERLY HILLS AVE. AND VENICE AVE. THERE SHALL BE MULTIPLE STORM WATER DISCHARGE POINTS AS INDICATED ON THE CONCEPTUAL PLAN.

THE SUBDIVISION OF LOT 7-A SHALL PROVIDE FOR THE REQUIRED CROSS ACCESS, PARKING AND DRAINAGE EASEMENTS.

OVERLAP SHEETFLOWS FROM THE UNDEVELOPED LAND TO THE EAST SHALL BE ALLOWED TO ENTER ONTO THE PROPERTY AND THEN CONVEYED TO THE PUBLIC RIGHTS-OF-WAY. THIS IS ONLY AN INTERIM CONDITION UNTIL SUCH TIME THAT THE OFFSITE PROPERTY IS DEVELOPED.

PROPOSED HYDROLOGY: THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THIS DEVELOPMENT.

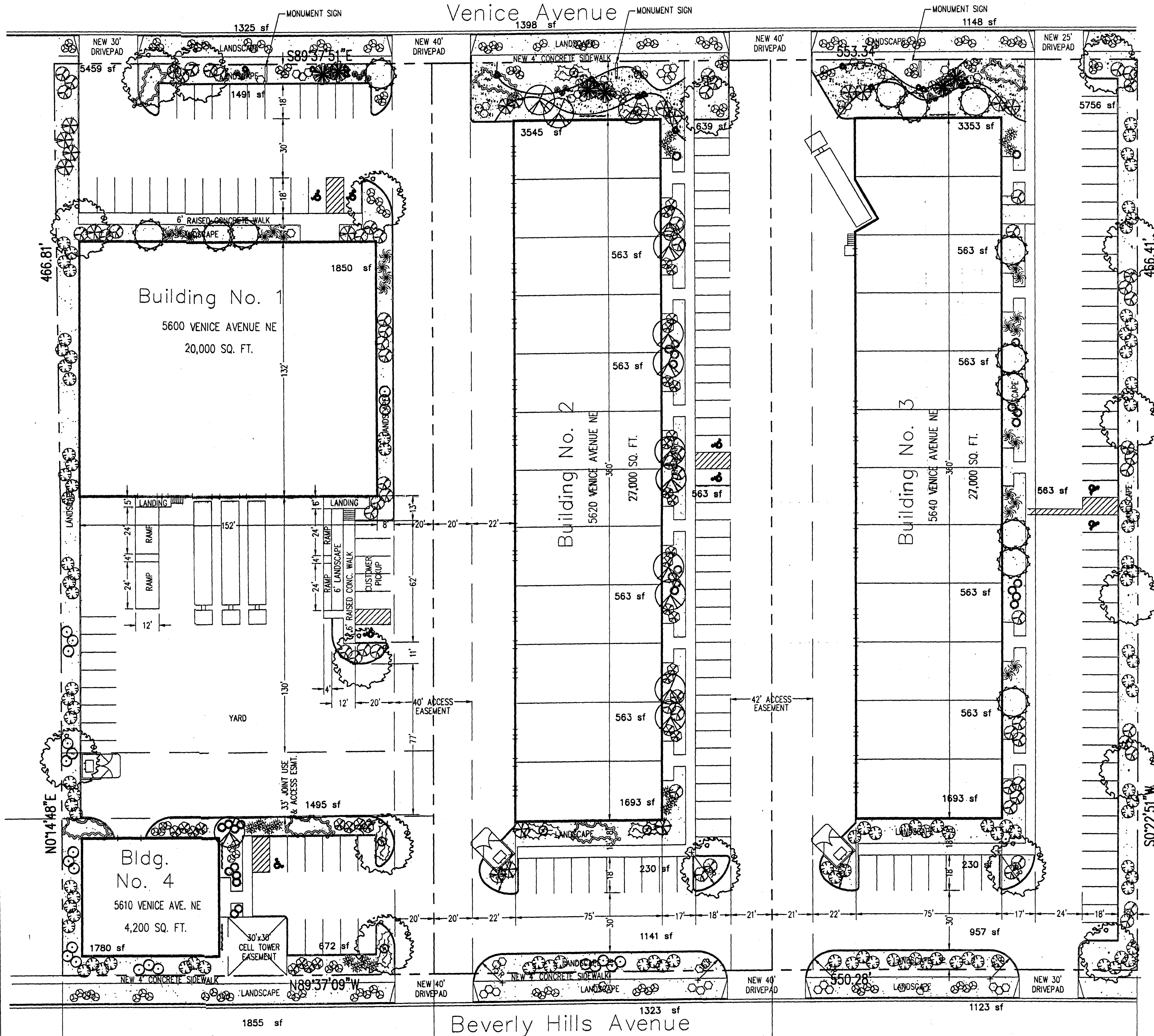
LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PAD GRADE ELEVATION
	SIDEWALK CULVERT
	TOP OF CURB ELEVATION FLOWLINE ELEVATION
	WATER BAR
	PROPOSED RETAINING WALL
	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	INVERT ELEVATION

**VENICE BUSINESS PARK
CONCEPTUAL
GRADING & DRAINAGE PLAN**

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

1249GRD.DWG.rh 11/05/02
SHEET 1 OF 1



- ASH (H) OR HONEY LOCUST (H)
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- SILVERBERRY (M)
Elaeagnus pungens
5 Gal. 100sf
- THREE-LEAF SUMAC (L)
Rhus trilobata
5 Gal. 36sf
- NANDINA (M)
Nandina domestica
5 Gal. 25sf
- INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal.
- RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 Gal.
- TAM JUNIPER (M)
Juniperus sabina
5 Gal. 225sf
- BUFFALO JUNIPER/
GREYLEAF COTONEASTER
Juniperus sabina/
Cotoneaster buxifolius
5 Gal.
- NATURAL EDGE
- OVERSIZED GRAVEL
& BOULDERS
- FLOWERING PEAR (H)
Pyrus calleryana
2" Gal.
- PALM YUCCA (L)
- BLUE MIST SPIREA (M)
Caryopteris clandonensis
5 Gal.
- ROSEMARY (M)
Rosmarinus officinalis
2 Gal. 36sf
- AUTUMN SAGE (M)
Salvia greggii
2 Gal. 9sf
- HONEYSUCKLE (M)
Lonicera sempervirens
1 Gal. 200sf
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- CHAMISA (L)
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1 Gal. 25sf
- ORNAMENTAL GRASS
1 Gal. 36sf
- WILDFLOWER
1 Gal. 4sf
- VINE
1 Gal. 200sf
- 3/4" GRAY GRAVEL
WITH FILTER FABRIC
- SANTA FE BROWN C.FINES
WITH FILTER FABRIC

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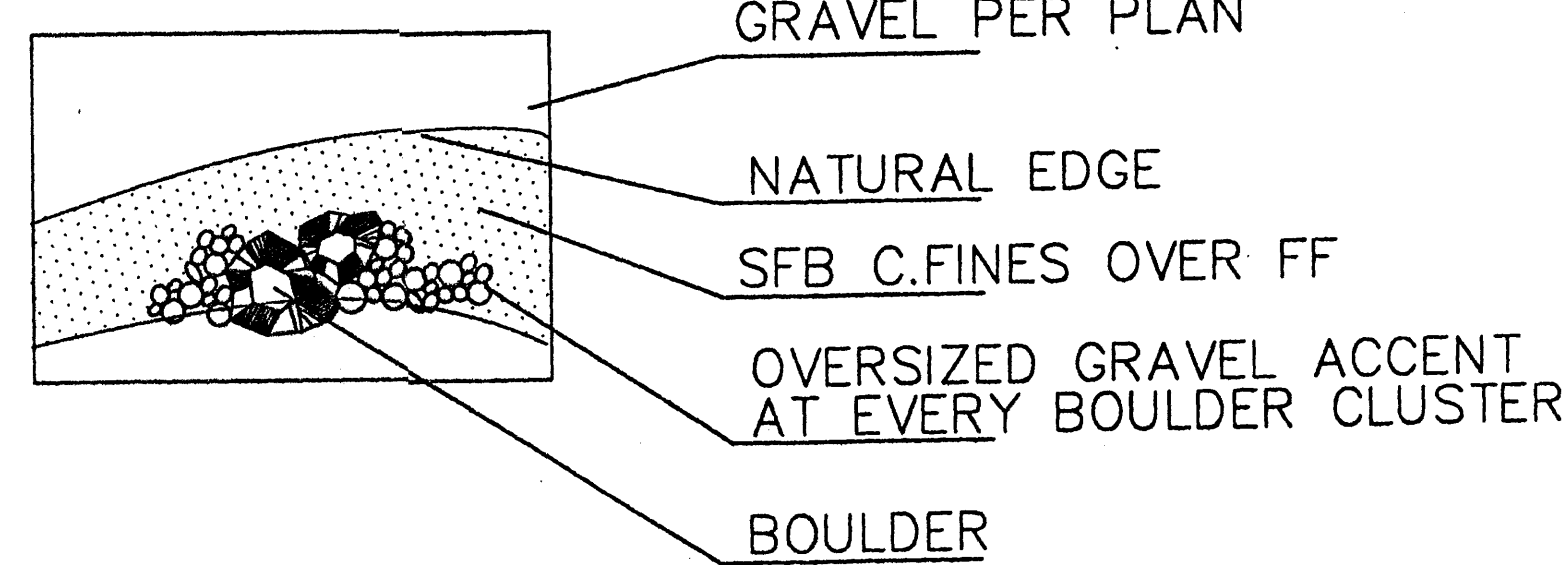
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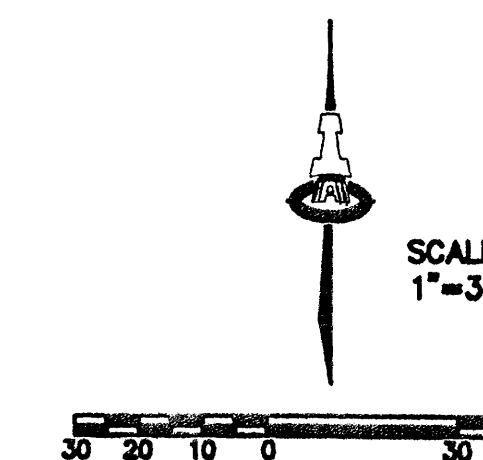
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

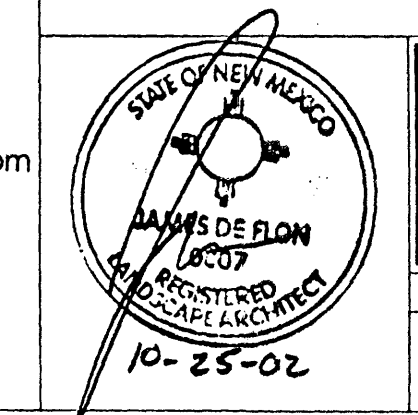
	Lot 1	Lot 2	Lot 3	Lot 4	
NET LANDSCAPE AREA					
TOTAL LOT AREA	74,788	81,934	88,494	15,200	square feet
TOTAL BUILDINGS AREA	25,000	27,000	27,000	4,200	square feet
OFFSITE AREA	0	0	0	0	square feet
NET LOT AREA	49,788	54,934	61,494	11,000	square feet
LANDSCAPE REQUIREMENT	15%	15%	15%	15%	
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TOTAL BED PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL SOD PROVIDED	0	0	0	0	square feet
TOTAL NATIVE SEED PROVIDED	0	0	0	0	square feet



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

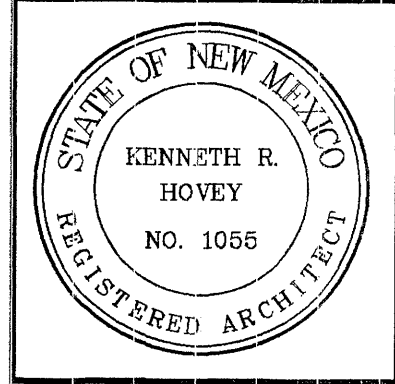
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VENICE
BUSINESS PARK
LANDSCAPE PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
188 Menores Street N.E.
Albuquerque New Mexico

1240GRD.DWG 10/02/02

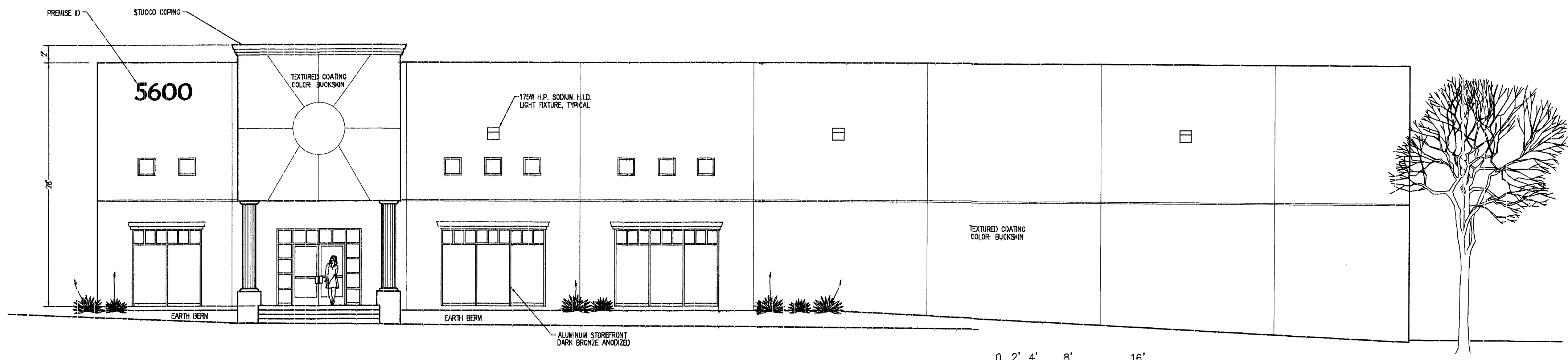


Venice Business Center
 BUILDING NO. 1, 5600 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP • (505) 861-1162

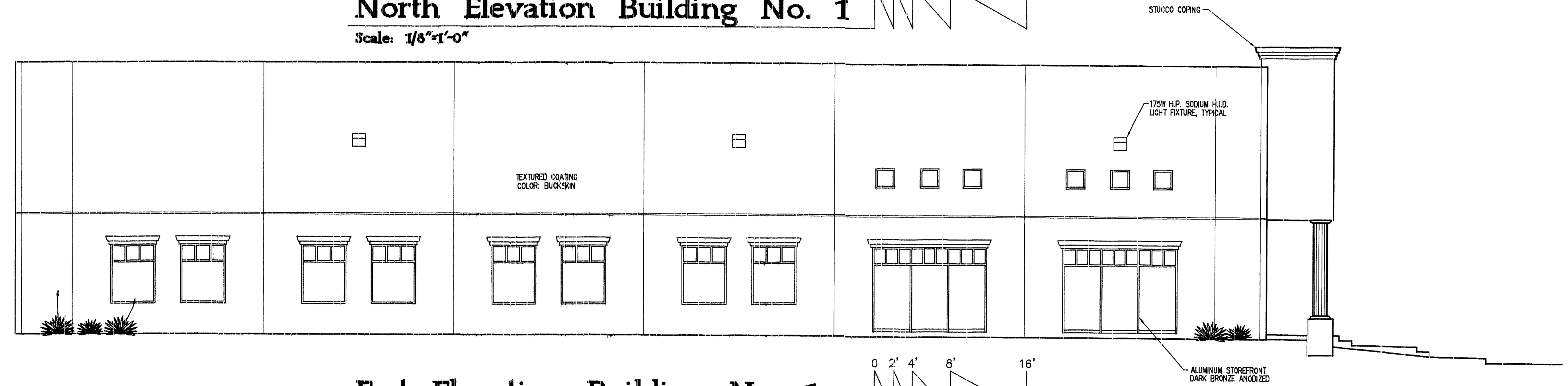
KEN HOVEY, ARCHITECT
 6003 254-0063 • FAX 505 254-1001 • 3000 SIMBS AVE SE • ALBUQUERQUE, NM • 87108

JOB NO.	0206
DATE	11 NOVEMBER 2002
REVISIONS	

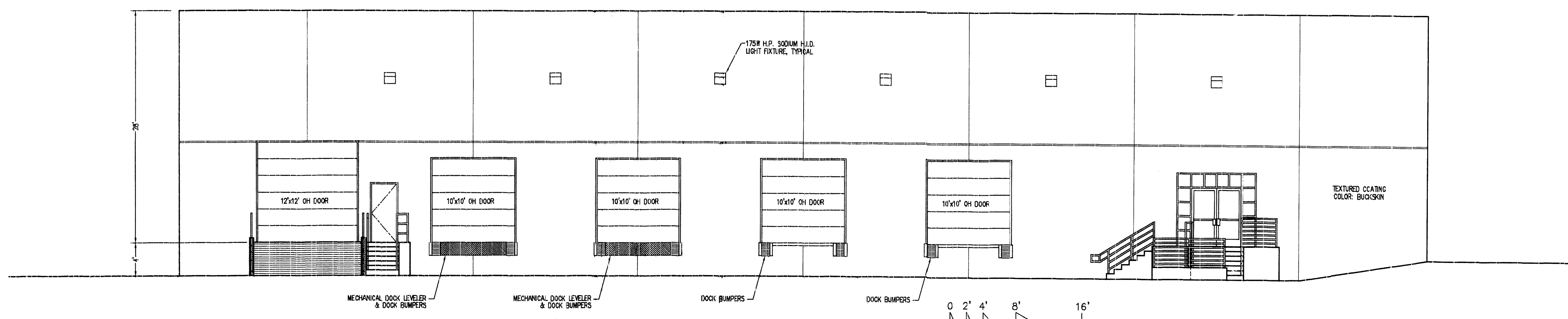
SHEET NO.
4



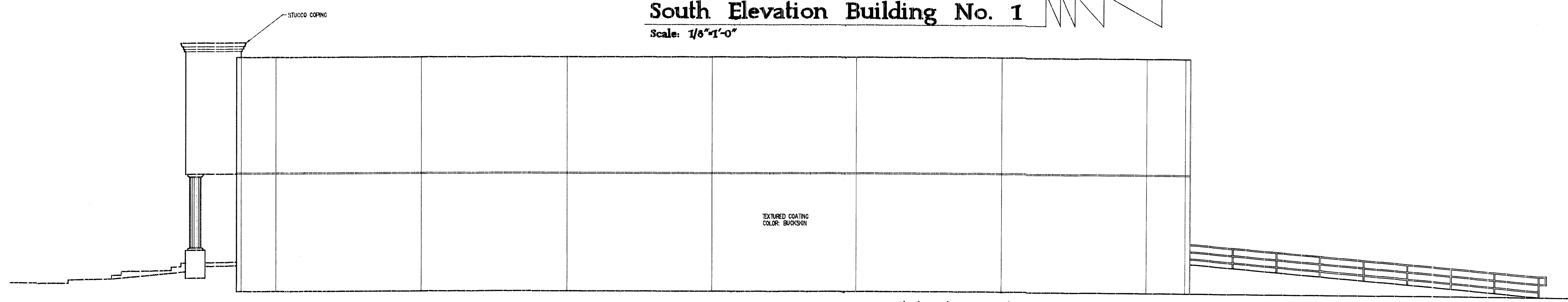
North Elevation Building No. 1
 Scale: 1/8"=1'-0"



East Elevation Building No. 1
 Scale: 1/8"=1'-0"



South Elevation Building No. 1
 Scale: 1/8"=1'-0"

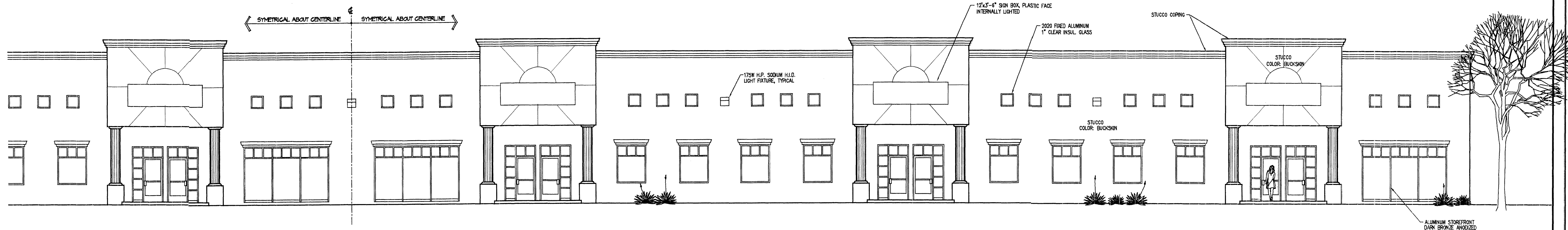


West Elevation Building No. 1
 Scale: 1/8"=1'-0"

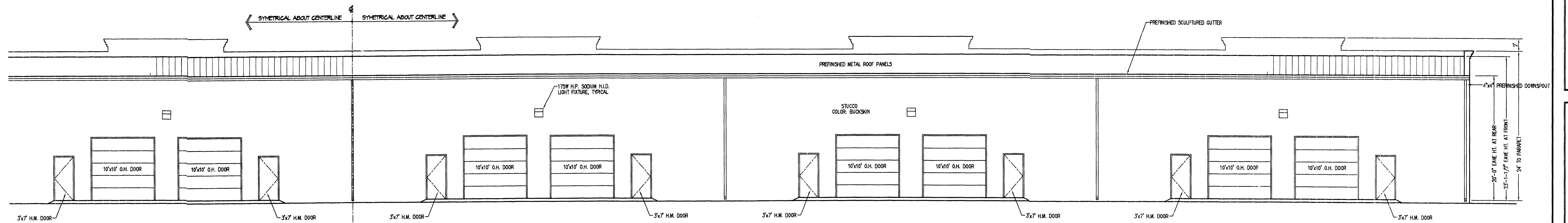


Venice Business Center
 BUILDING NO. 2, 5620 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP * (505) 881-1162

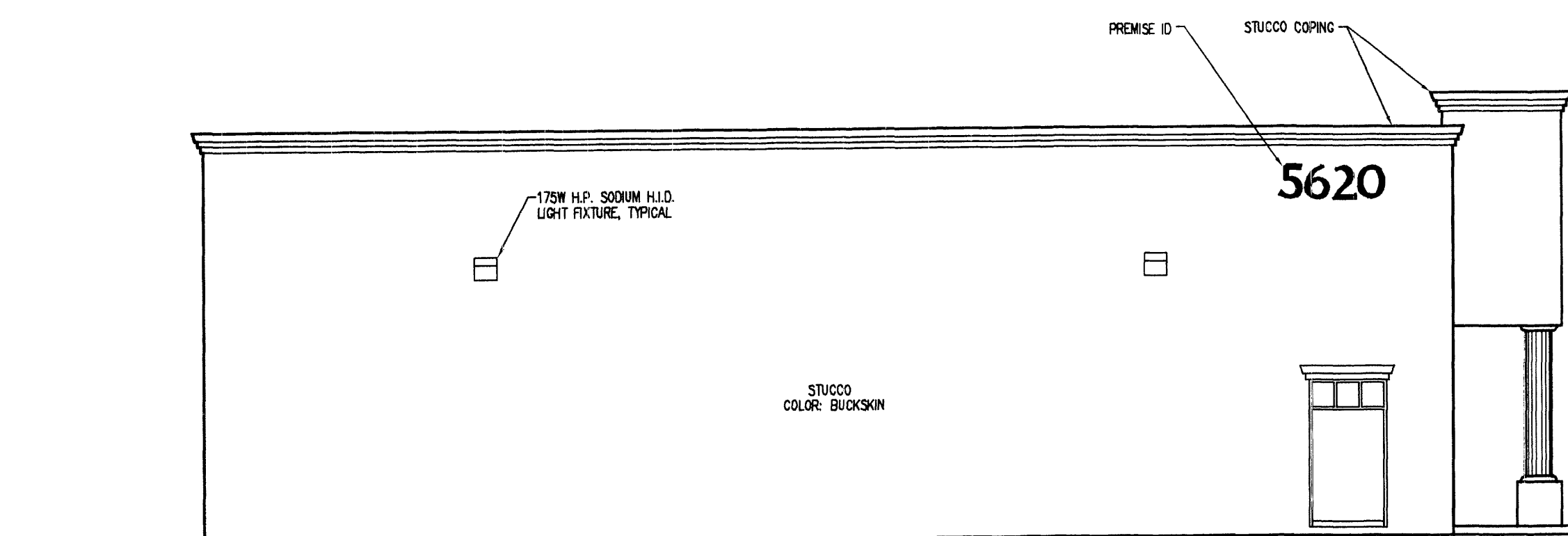
KEN HOVEY, ARCHITECT
 805 254-0063 • FAX 805 254-1801 • 3005 5185 AVE SE • ALBUQUERQUE, NM • 87103



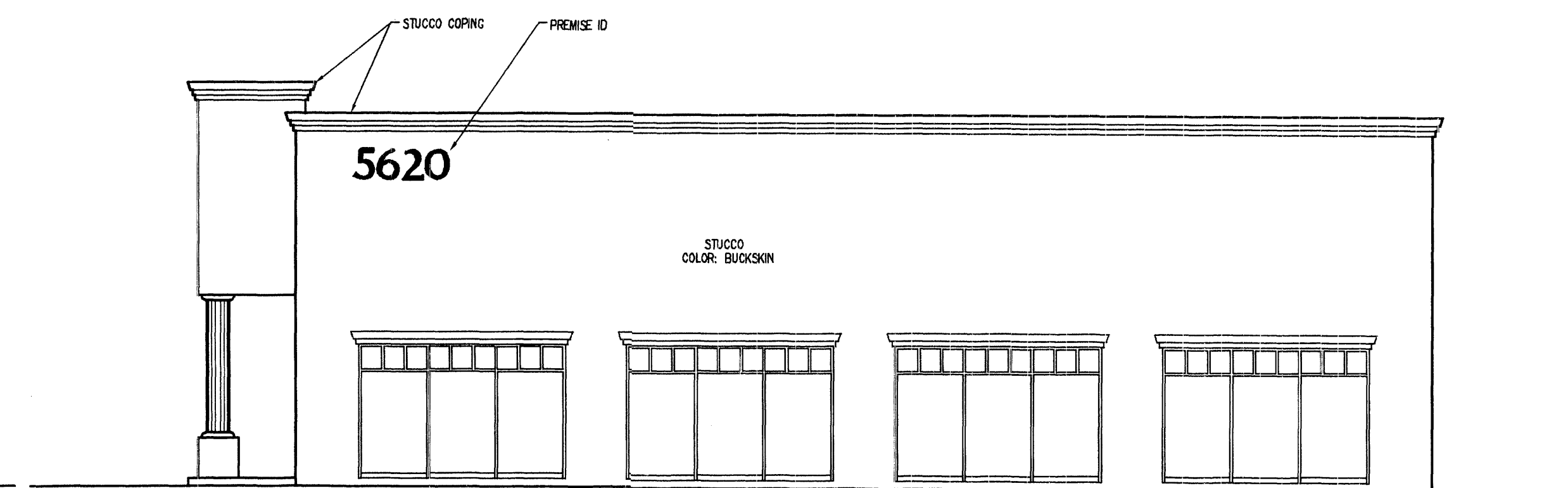
East Elevation Building No. 2
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West Elevation Building No. 2
 Scale: 1/8"=1'-0"



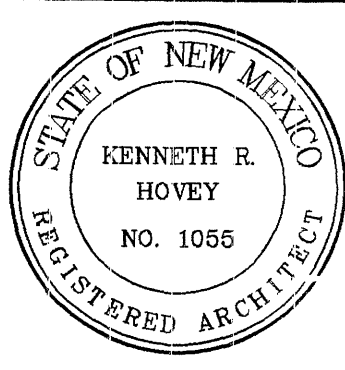
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 Scale: 1/8"=1'-0"



North Elevation Building No. 2
 Scale: 1/8"=1'-0"

JOB NO:	0206
DATE:	25 OCTOBER 2002
REVISIONS	

SHEET NO.
5



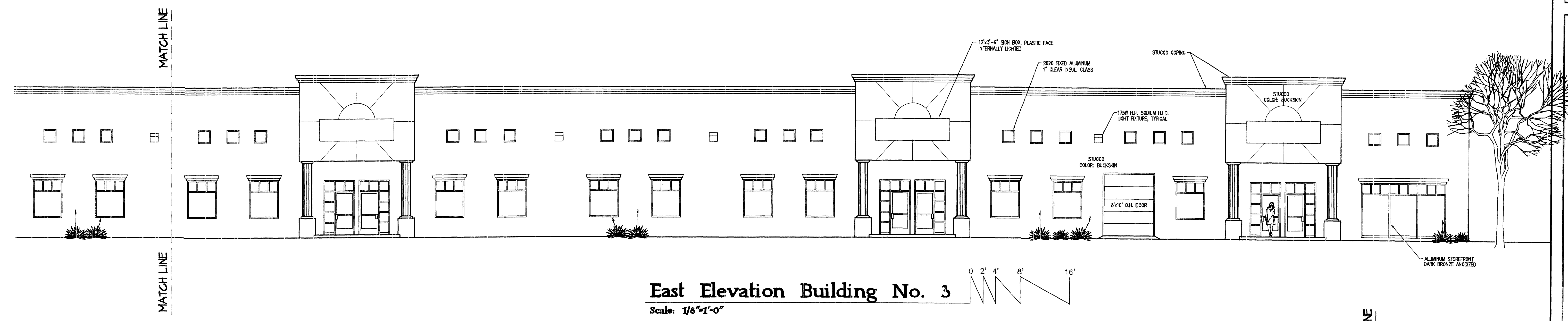
Venice Business Center
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 (505) 244-0003 • FAX (505) 254-8001 • 3806 SIMBS AVE SE • ALBUQUERQUE, NM • 87105

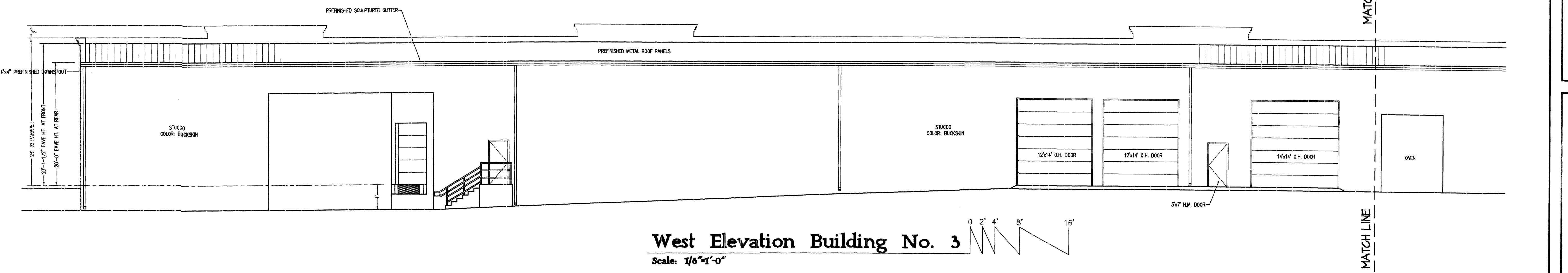
JOB NO: 0206
 DATE: 25 OCTOBER 2002

REVISIONS

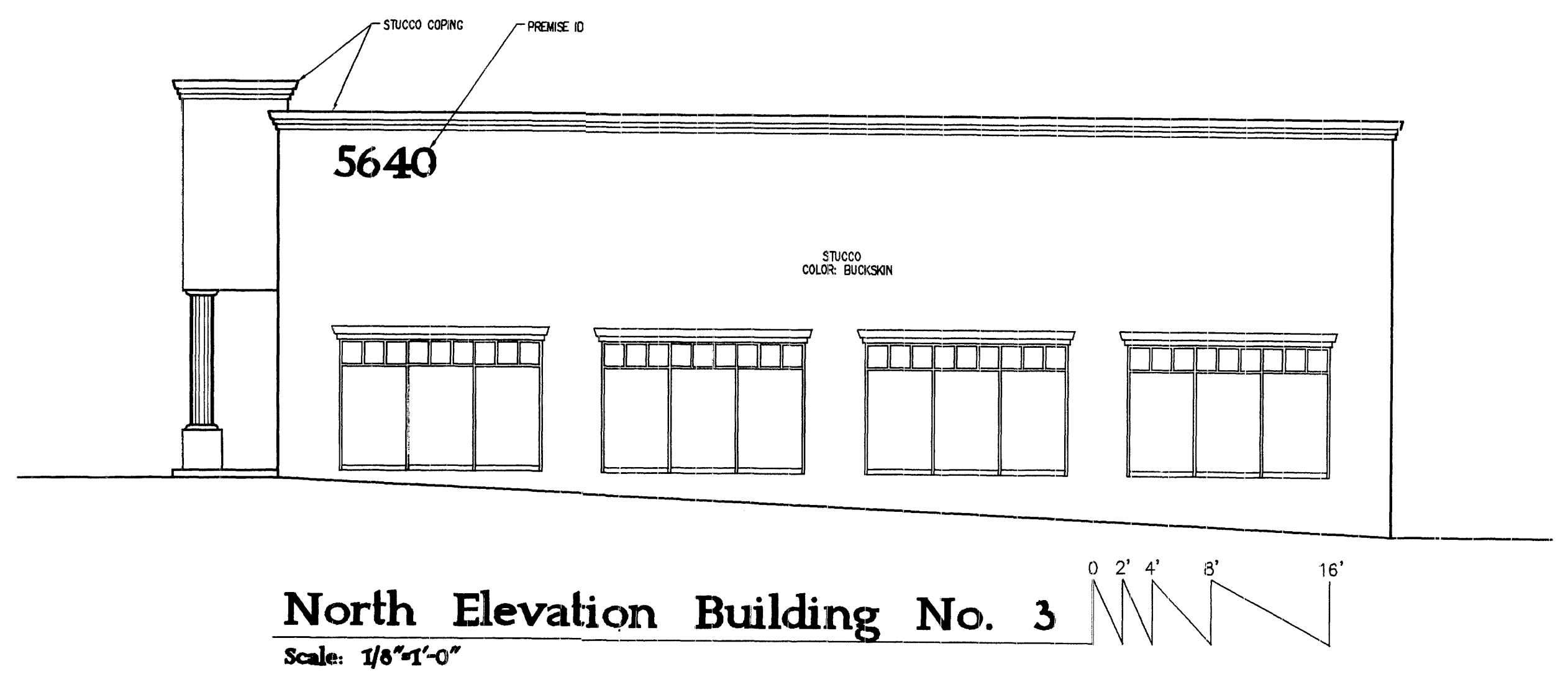
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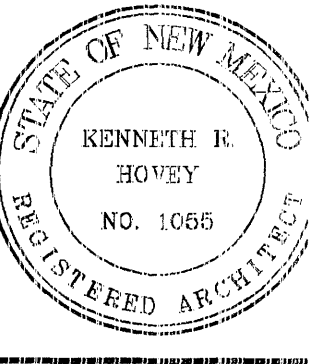
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West Elevation Building No. 3
 Scale: 1/8"=1'-0"

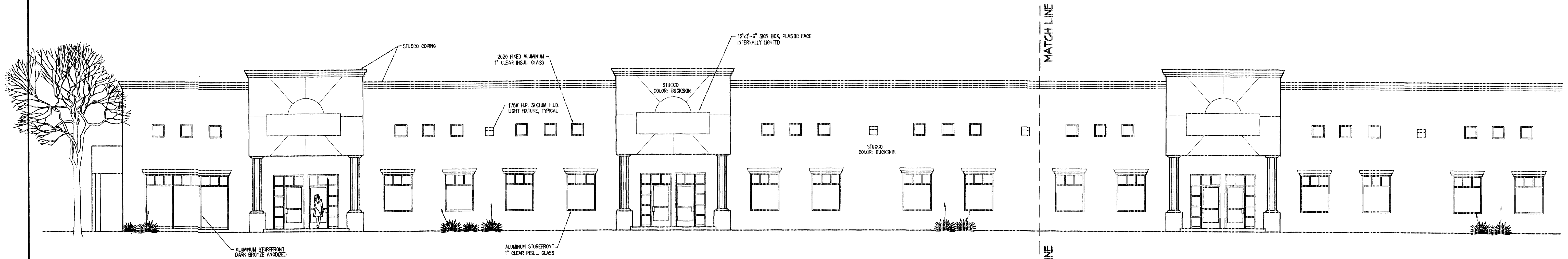


North Elevation Building No. 3
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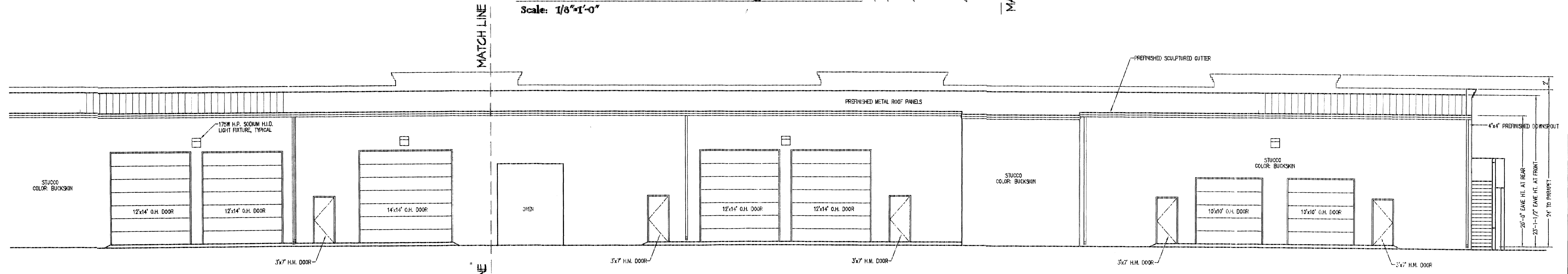
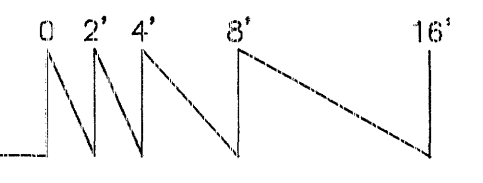
Venice Business Center
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KEN HOVEY ARCHITECT
 6501 254-0083 • FAX (505) 254-8091 • 3805 SUMMIT AVE SE • ALBUQUERQUE, NM • 87116



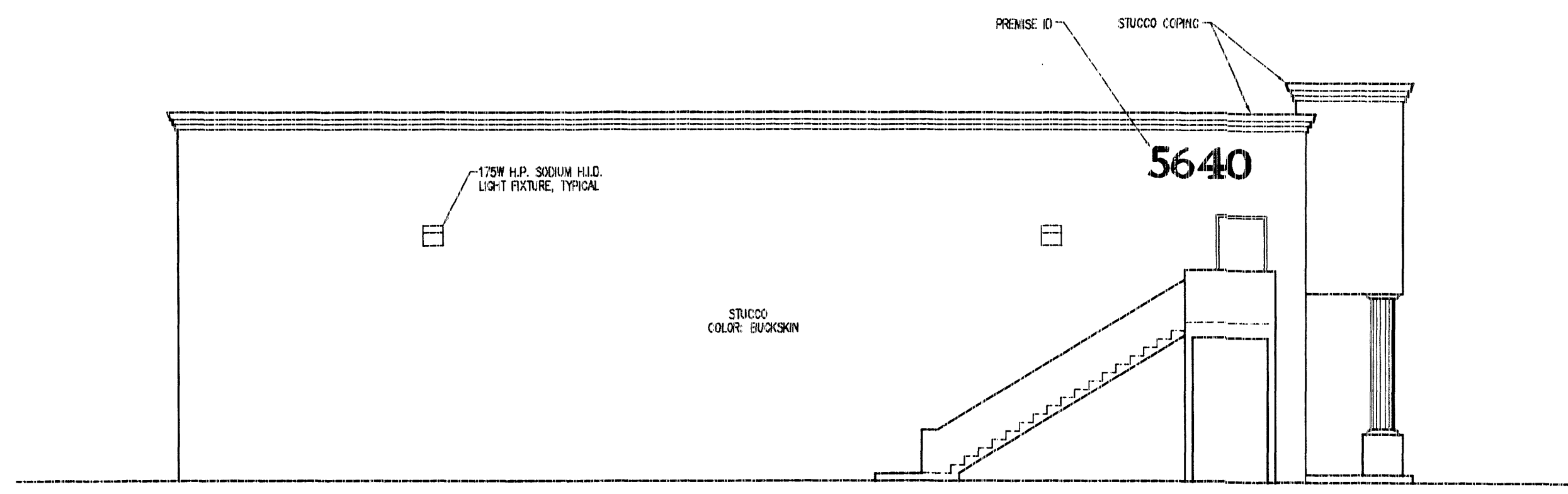
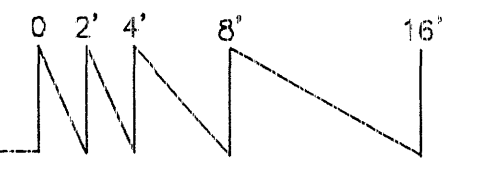
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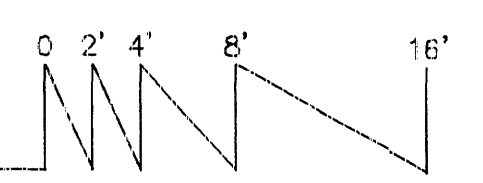
West Elevation Building No. 3

Scale: 1/8"=1'-0"



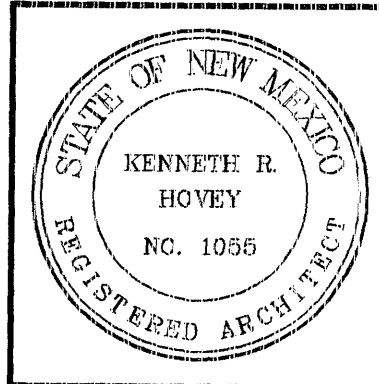
South Elevation Building No. 3

Scale: 1/8"=1'-0"



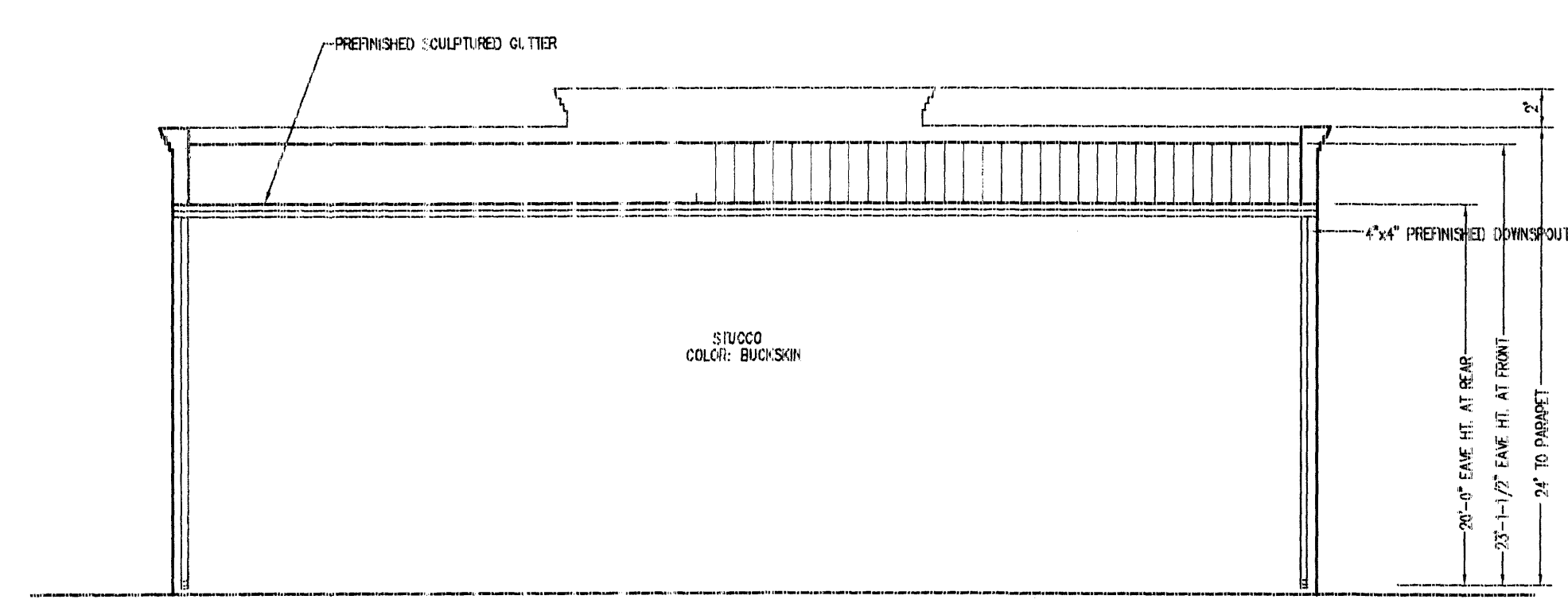
K&B NO:	0206
DATE:	25 OCTOBER 2003
REVISIONS:	

SHEET NO.

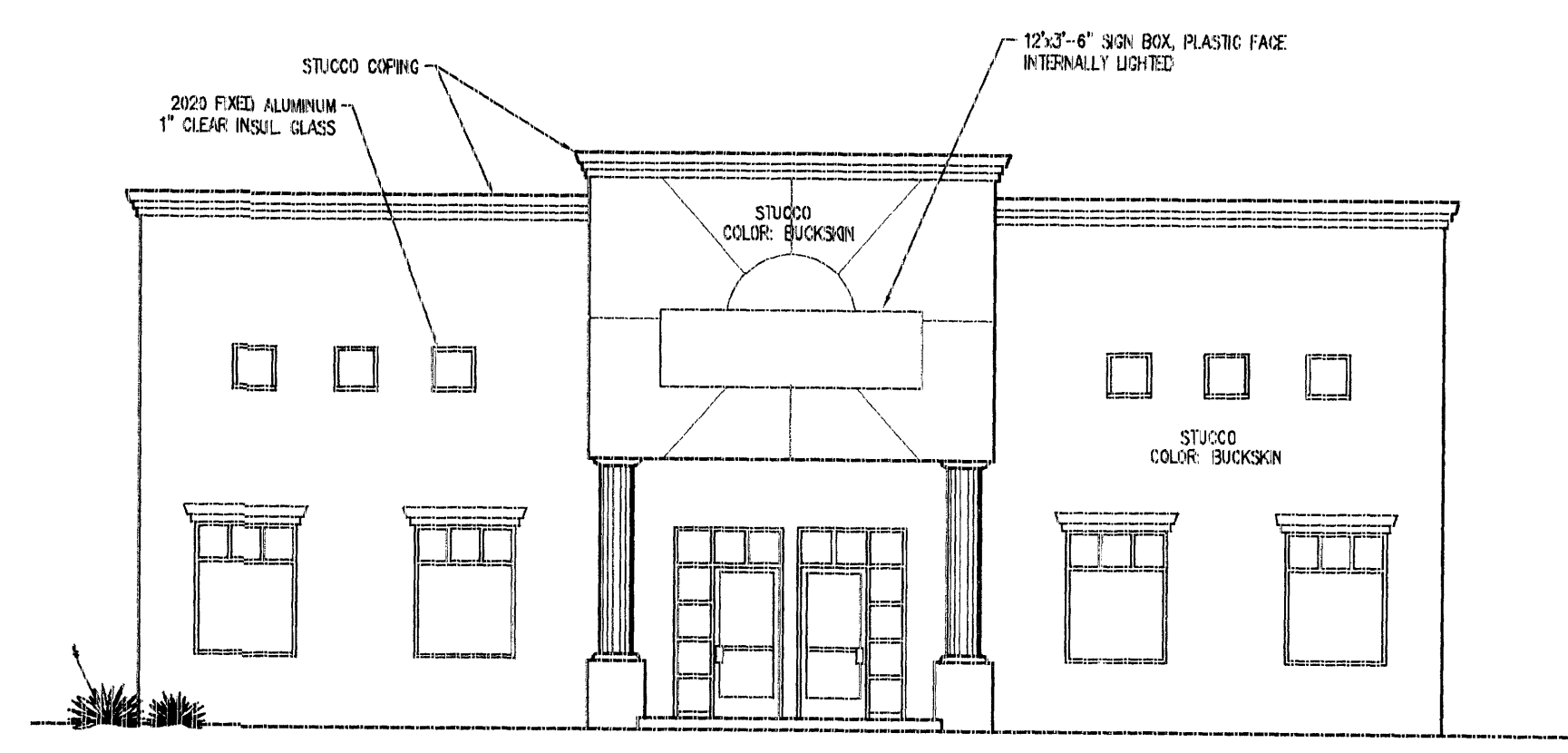


Venice Business Center
 BUILDING NO. 4, 5610 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
 DEVELOPED BY MOCHIO, CHANEY, OLSON & MOCHIO, LLP * (505) 881-1162

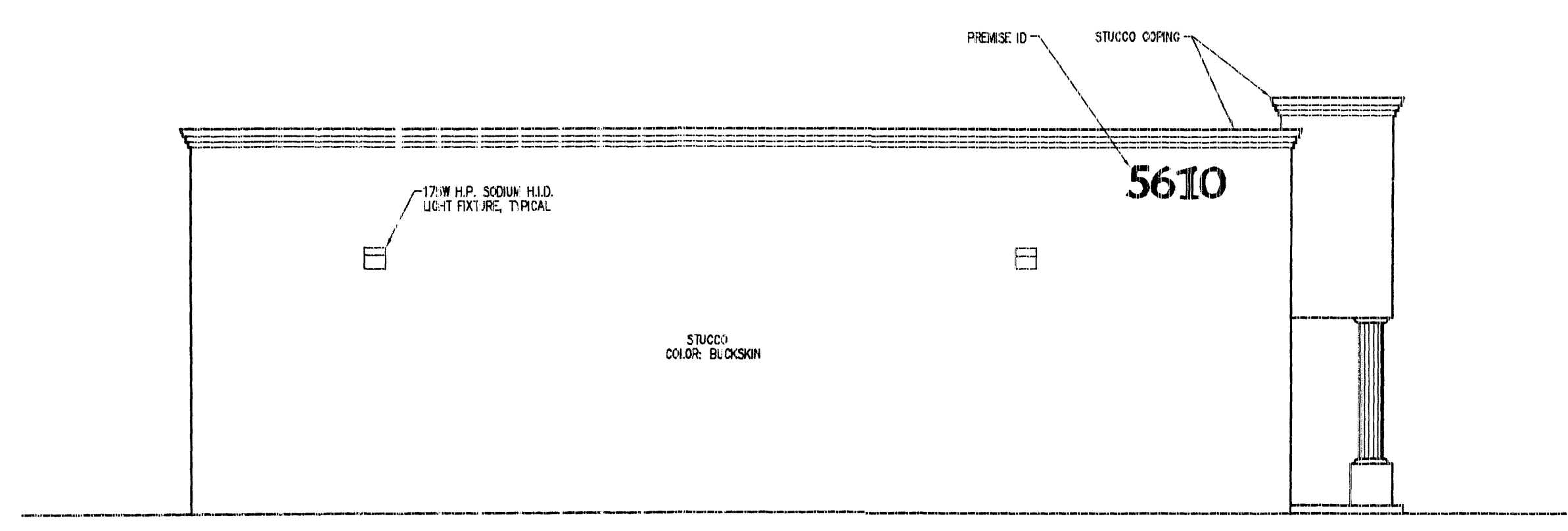
KEN HOVEY, ARCHITECT
 5501 25th Avenue SE • Albuquerque, NM • 87106
 505/254-0881 • FAX 505/254-1801 • 3800 SHERB AVE SE • ALBUQUERQUE, NM • 87106



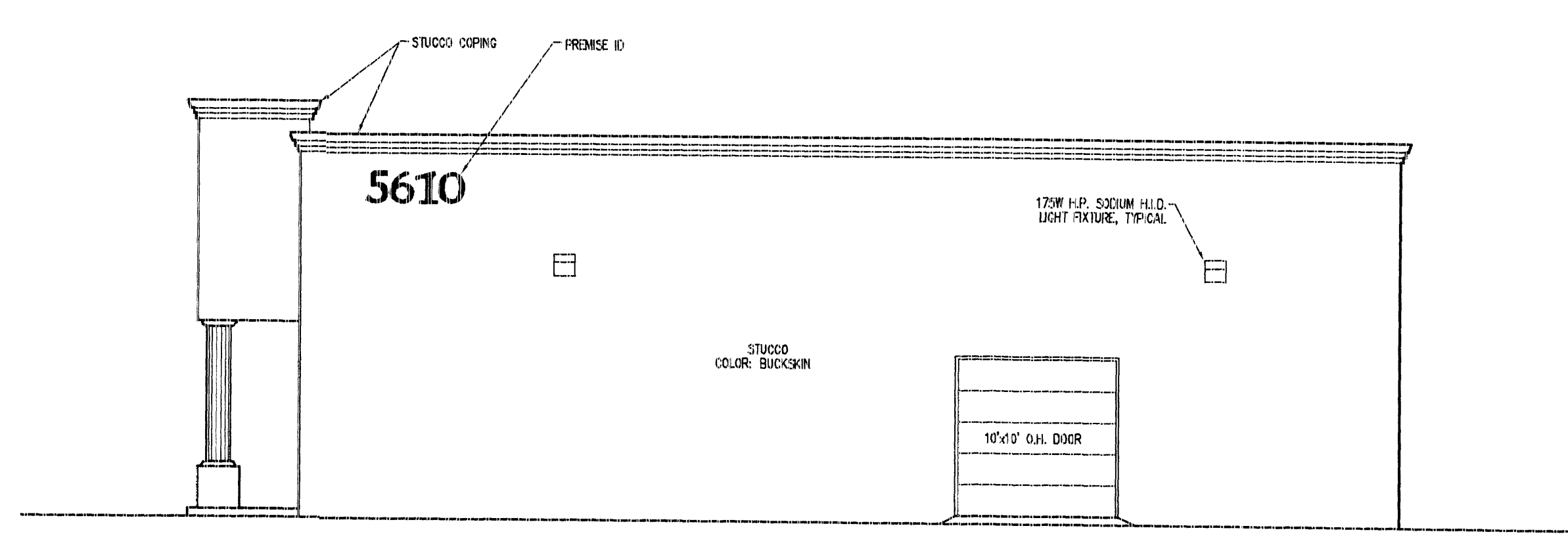
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 Scale: 1/8"=1'-0"



East Elevation Building No. 4
 Scale: 1/8"=1'-0"



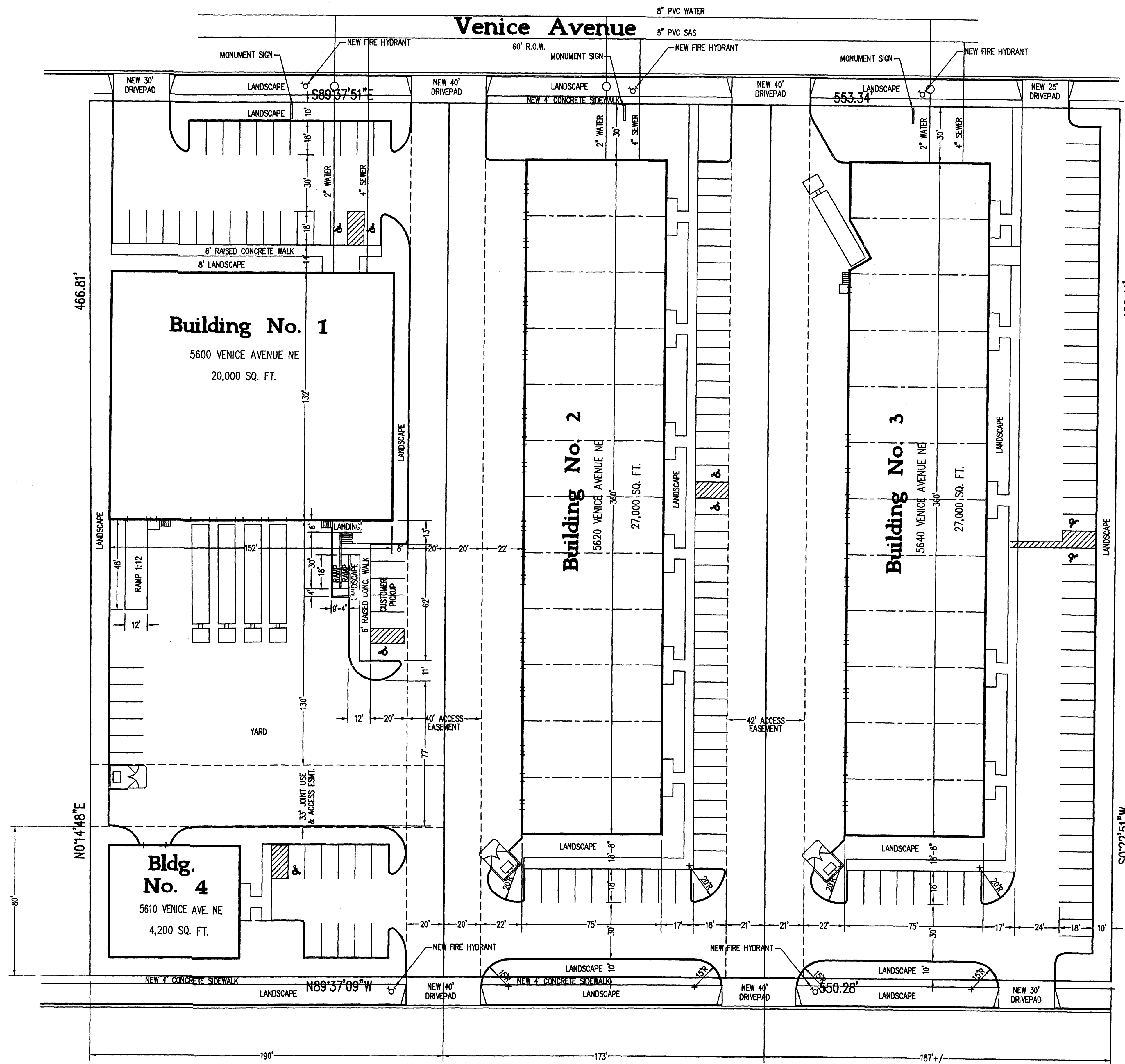
South Elevation Building No. 4
 Scale: 1/8"=1'-0"



North Elevation Building No. 4
 Scale: 1/8"=1'-0"

JOB NO.	0206
DATE	25 OCTOBER 2002
REVISIONS	

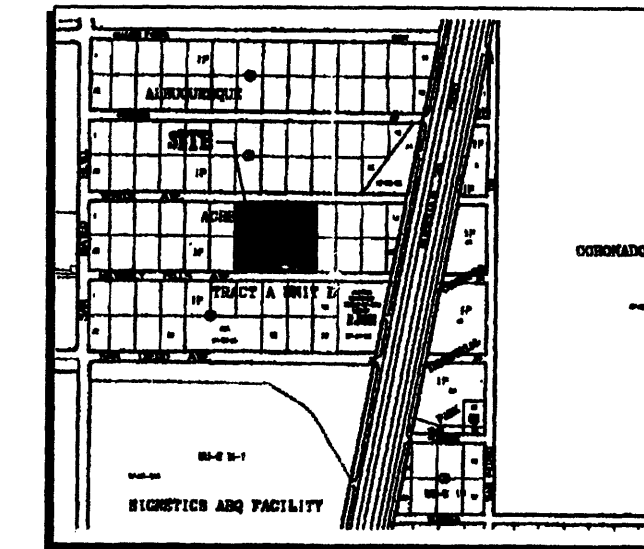
SHEET NO.
08



Beverly Hills Avenue
60' R.O.W.

Site Plan

Scale: 1"=30'



Vicinity Map

B-18

Site Data

LEGAL DESCRIPTION: LOT 7-A
BLOCK 4
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: B-18-Z

GROUND LEVEL BUILDING AREA:

Building No. 1:	20,000 SQ. FT.
Building No. 2:	27,000 SQ. FT.
Building No. 3:	27,000 SQ. FT.
Building No. 4:	4,200 SQ. FT.

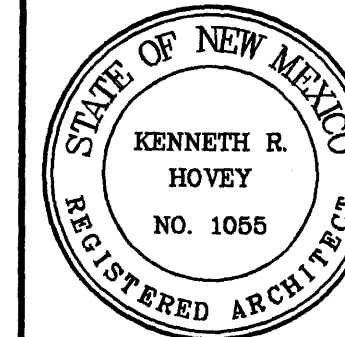
PARKING REQUIRED:

OFFICE:	13,684/200=65
WAREHOUSE:	63,524/2,000=32

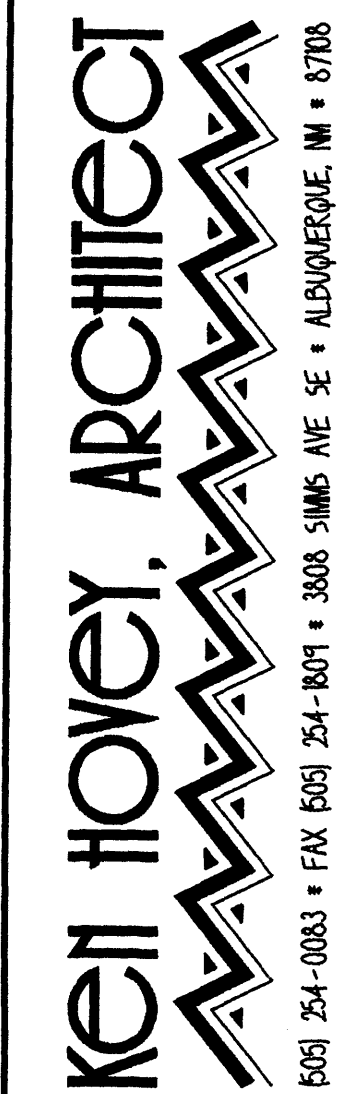
REQUIRED PARKING (TOTAL): 97 SPACES

PARKING PROVIDED: 155 SPACES

7/22/2002

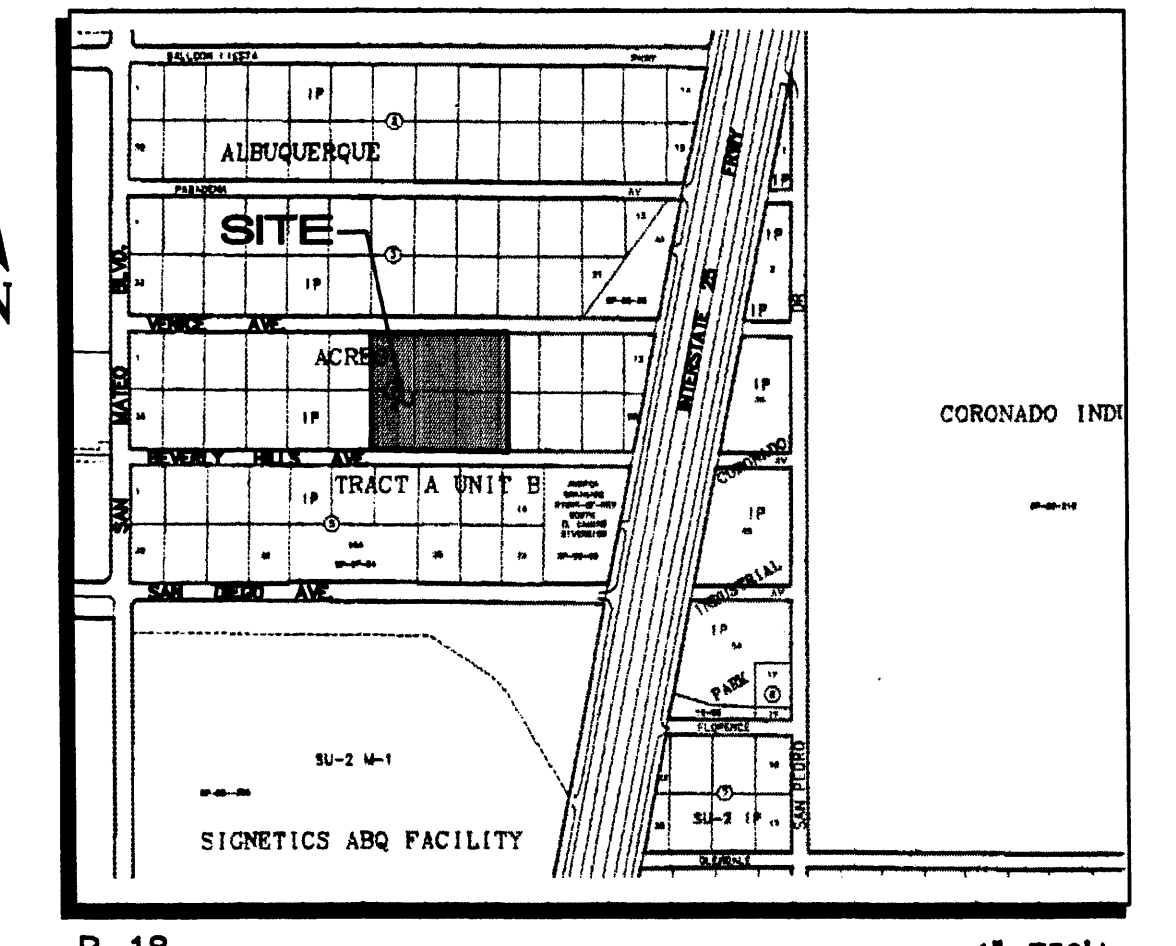
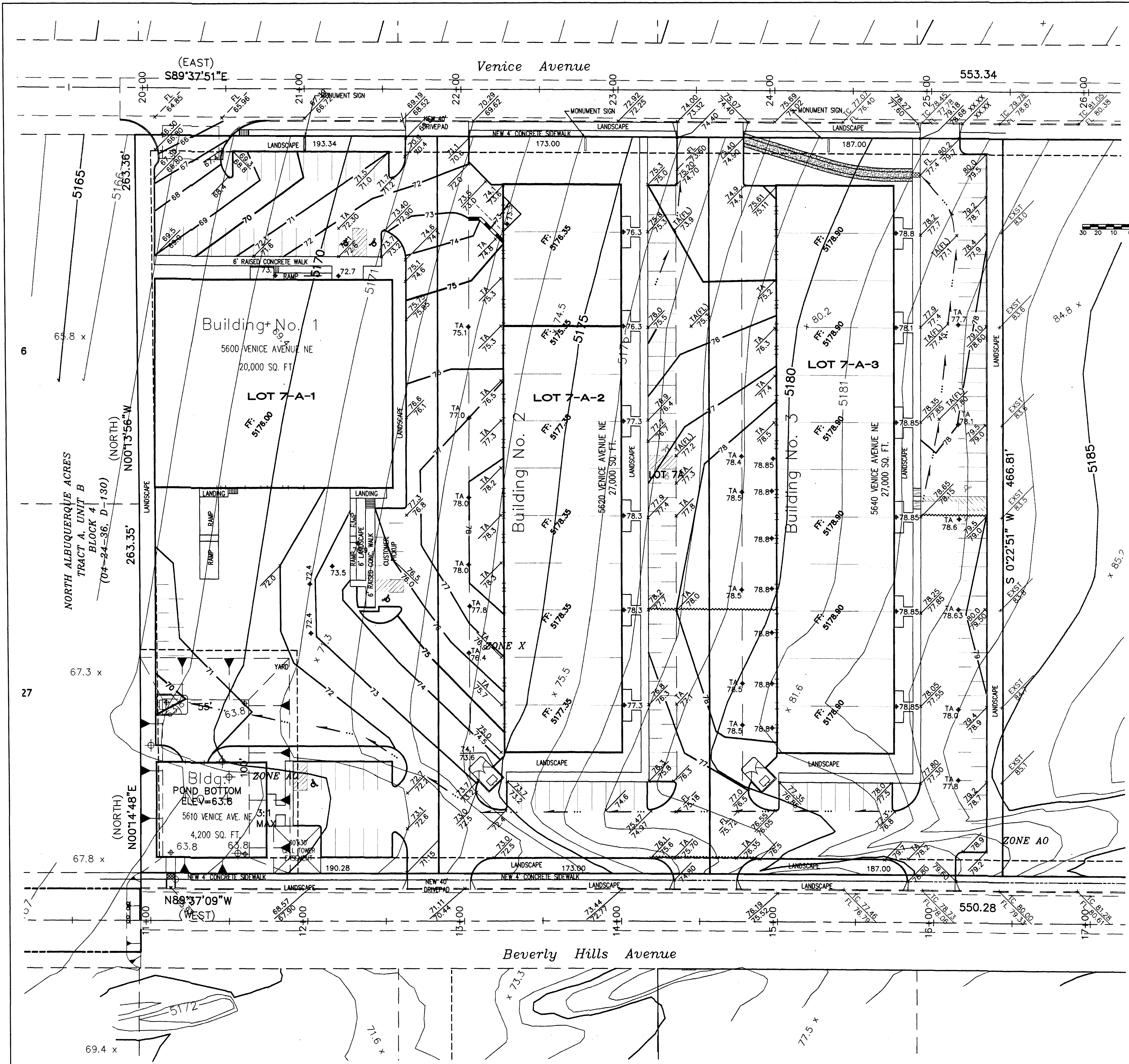


Venice Business Center
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DATE:	25 OCTOBER 2002
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SHEET NO.
1



SCALE:
1"=30'

0 10 20 30 40 50 60 FEET

LEGAL DESCRIPTION: LOT 7-A, TRACT A, UNIT B, BLOCK 4 NORTH ALBUQUERQUE ACRES (BOOK 2000C, PAGE 150, RECORDED JUNE 01, 2000).

AREA: 5.9076 ACRES

BENCHMARK: NMSHC BRASS CAP "I-25-11", ELEV.= 5206.94

FLOOD ZONE DESIGNATION: ZONE X AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE SEPTEMBER 20, 1996.

EXISTING CONDITIONS: UNDEVELOPED LOT WITH PERMANENT ADJACENT IMPROVEMENTS TO BOTH BEVERLY HILLS AVE. AND VENICE AVE..

EXISTING HYDROLOGY: PER CITY OF ALBUQUERQUE APPROVED DRAINAGE REPORT FOR BEVERLY HILLS AVE. & VENICE AVE. OFFICE/WAREHOUSE PUBLIC IMPROVEMENTS (B-18/07A) APPROVED 01-09-01 ALLOWING FOR BASIN 102 TO DISCHARGE 24.8 CFS TO VENICE AVE.

PROPOSED CONDITIONS: LOT 7-A IS PROGRAMMED FOR SUBDIVIDING INTO THREE (3) LOTS, ALL HAVING FRONTAGE ON BOTH BEVERLY HILLS AVE. AND VENICE AVE. THERE SHALL BE MULTIPLE STORM WATER DISCHARGE POINTS AS INDICATED ON THE CONCEPTUAL PLAN.

THE SUBDIVISION OF LOT 7-A SHALL PROVIDE FOR THE REQUIRED CROSS ACCESS, PARKING AND DRAINAGE EASEMENTS.

OVERLAND SHEETFLOWS FROM THE UNDEVELOPED LAND TO THE EAST SHALL BE ALLOWED TO ENTER ONTO THE PROPERTY AND THEN CONVEYED TO THE PUBLIC RIGHTS-OF-WAY. THIS IS ONLY AN INTERIM CONDITION UNTIL SUCH TIME THAT THE OFFSITE PROPERTY IS DEVELOPED.

PROPOSED HYDROLOGY: THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THIS DEVELOPMENT.

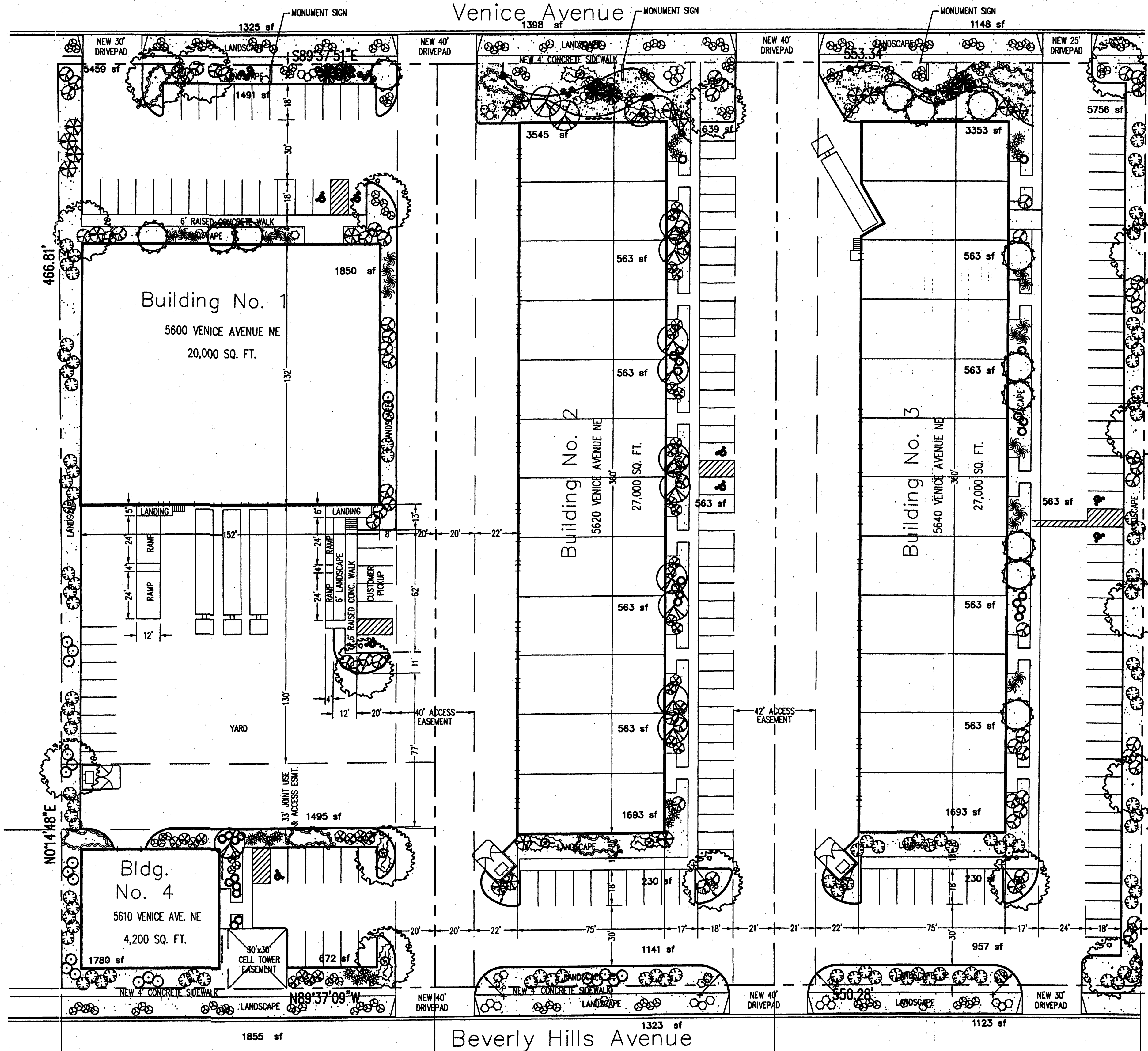
- LEGEND**
- 5200 — EXISTING CONTOUR
 - 52 — PROPOSED CONTOUR
 - ◆ 78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=6881.0 PAD GRADE ELEVATION
 - SIDEWALK CULVERT
 - 81.95 TOP OF CURB ELEVATION
 - 81.45 FLOWLINE
 - ~~~~~ WATER BAR
 - PROPOSED RETAINING WALL
 - TW=52.0 TOP OF WALL ELEVATION
 - BW=50.0 BOTTOM OF WALL ELEVATION
 - INV=72.5 INVERT ELEVATION

**VENICE BUSINESS PARK
CONCEPTUAL
GRADING & DRAINAGE PLAN**

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

Venice Avenue

PLANT LEGEND



- ASH (H) OR HONEY LOCUST (H)
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- SILVERBERRY (M)
Elaeagnus pungens
5 Gal. 100sf
- THREE-LEAF SUMAC (L)
Rhus trilobata
5 Gal. 36sf
- NANDINA (M)
Nandina domestica
5 Gal. 25sf
- INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal.
- RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 Gal.
- TAM JUNIPER (M)
Juniperus sabina
5 Gal. 225sf
- BUFFALO JUNIPER/
GREYLEAF COTONEASTER
Juniperus sabina/
Cotoneaster buxifolius
5 Gal.
- NATURAL EDGE
- OVERSIZED GRAVEL
& BOULDERS
- FLOWERING PEAR (H)
Pyrus calleryana
2" Cal.
- PALM YUCCA (L)
- BLUE MIST SPIREA (M)
Caryopteris clandonensis
5 Gal.
- ROSEMARY (M)
Rosmarinus officinalis
2 Gal. 36sf
- AUTUMN SAGE (M)
Salvia greggii
2 Gal. 9sf
- HONEYSUCKLE (M)
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (L)
Chrysothamnus nauseosus
1 Gal. 25sf
- ORNAMENTAL GRASS
1 Gal. 36sf
- WILDFLOWER
1 Gal. 4sf
- VINE
1 Gal. 200sf
- 3/4" GRAY GRAVEL
WITH FILTER FABRIC
- SANTA FE BROWN C.FINES
WITH FILTER FABRIC

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

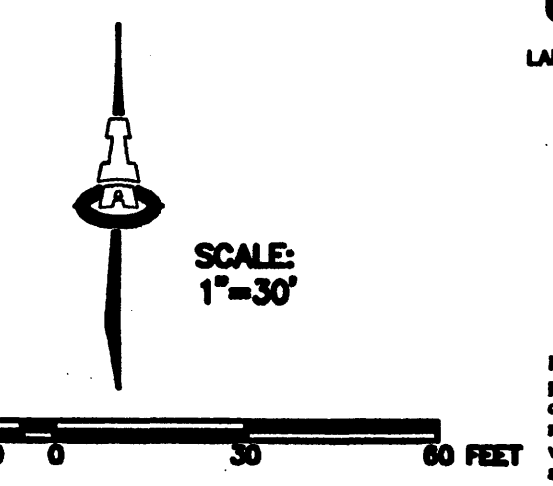
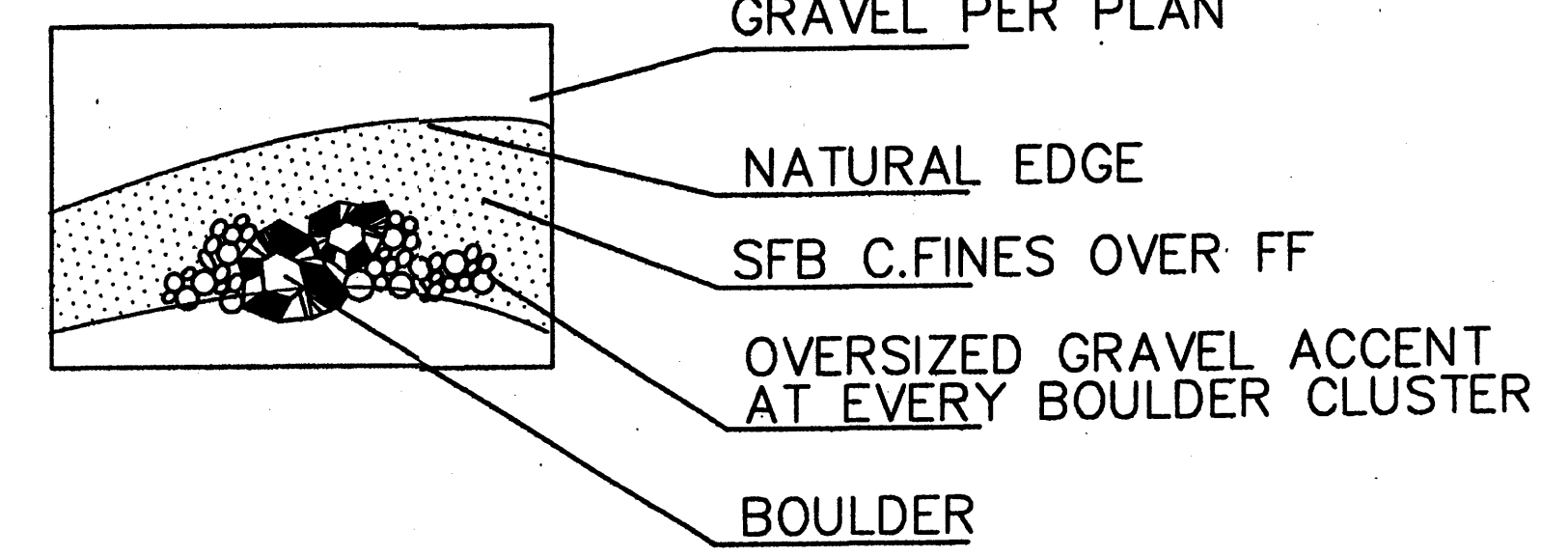
Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE CALCULATIONS

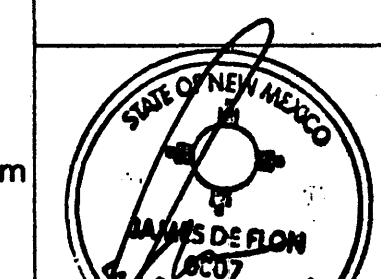
	Lot 1	Lot 2	Lot 3	Lot 4	
NET LANDSCAPE AREA					
TOTAL LOT AREA	74,788	81,934	88,494	15,200	square feet
TOTAL BUILDINGS AREA	25,000	27,000	27,000	4,200	square feet
OFFSITE AREA	0	0	0	0	square feet
NET LOT AREA	49,788	54,934	61,494	11,000	square feet
LANDSCAPE REQUIREMENT	15%	15%	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	7,468	8,240	9,224	1,650	square feet
TOTAL LANDSCAPE PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL BED PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL SOD PROVIDED	0	0	0	0	square feet
TOTAL NATIVE SEED PROVIDED	0	0	0	0	square feet

GRAVEL ACCENT DETAIL



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

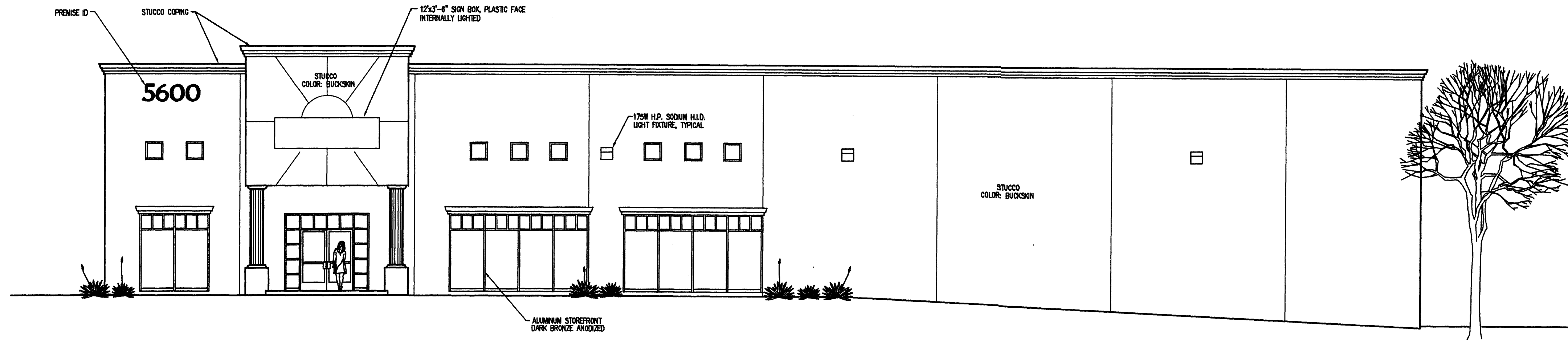
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com



VENICE
BUSINESS PARK
LANDSCAPE PLAN

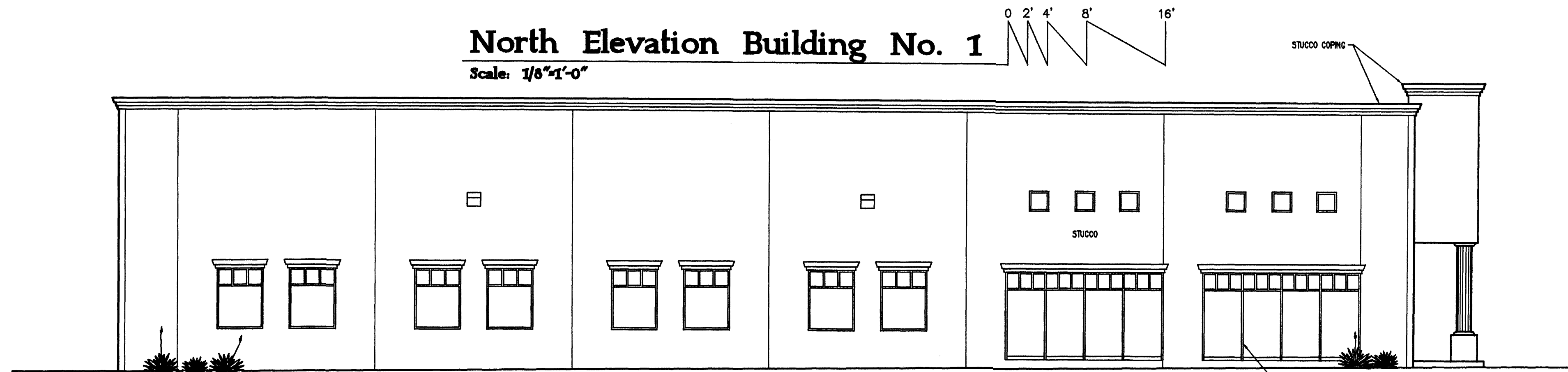
ISAACSON & ARPMAN, P.A.
Consulting Engineering Associates
188 Maroon Street N.E.
Albuquerque, New Mexico

1246GRD.DWG.rth 10/02/02
SHEET 1 OF 1



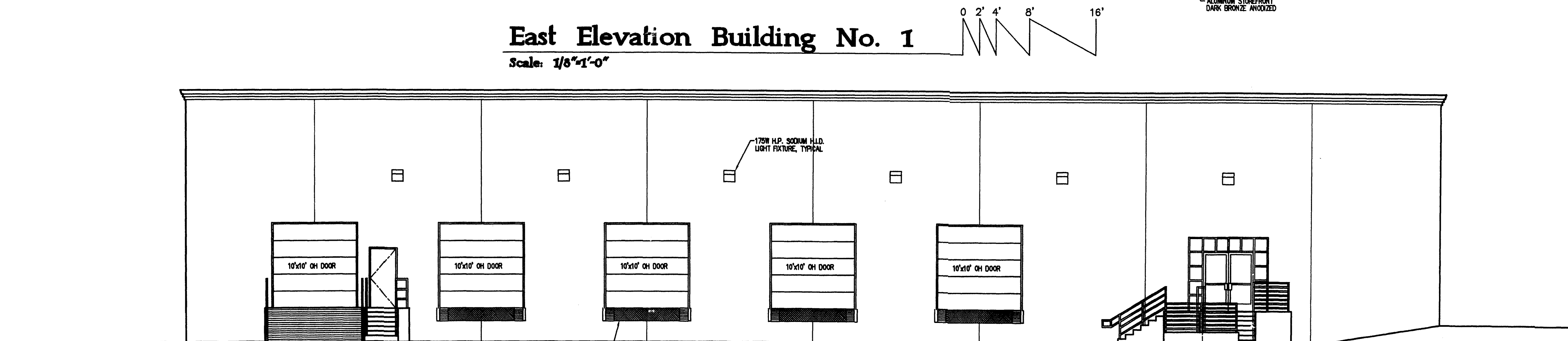
North Elevation Building No. 1

Scale: 1/8"=1'-0"



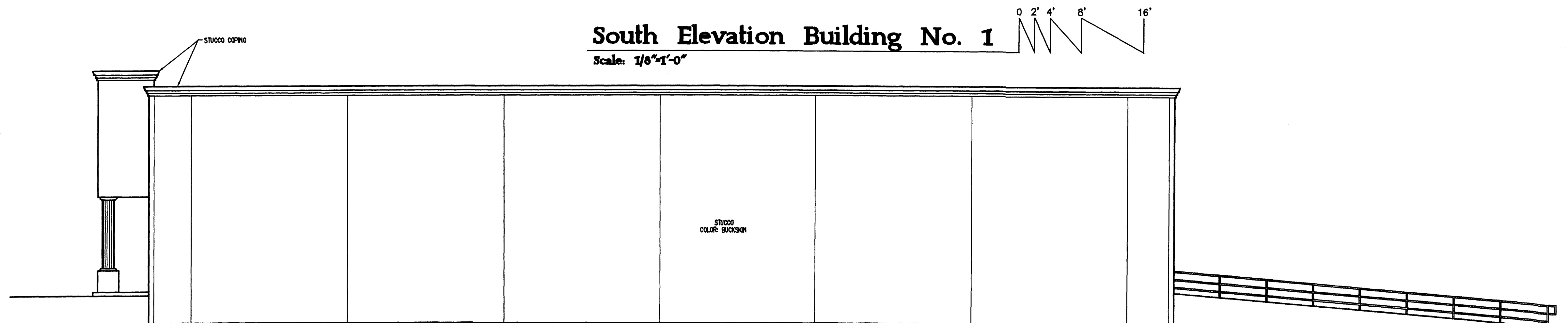
East Elevation Building No. 1

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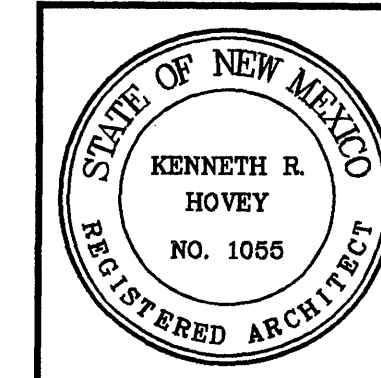
South Elevation Building No. 1

Scale: 1/8"=1'-0"



West Elevation Building No. 1

Scale: 1/8"=1'-0"



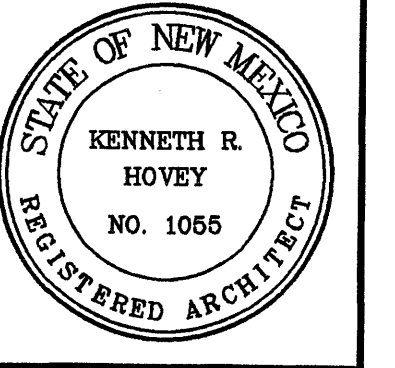
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 DATE: 25 OCTOBER 2002

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4

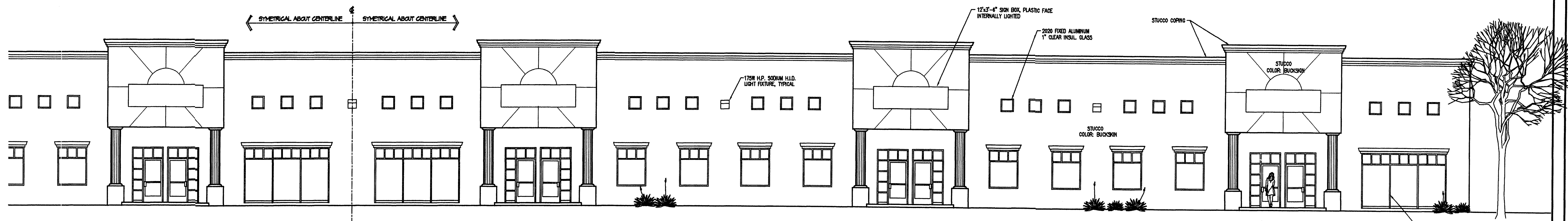


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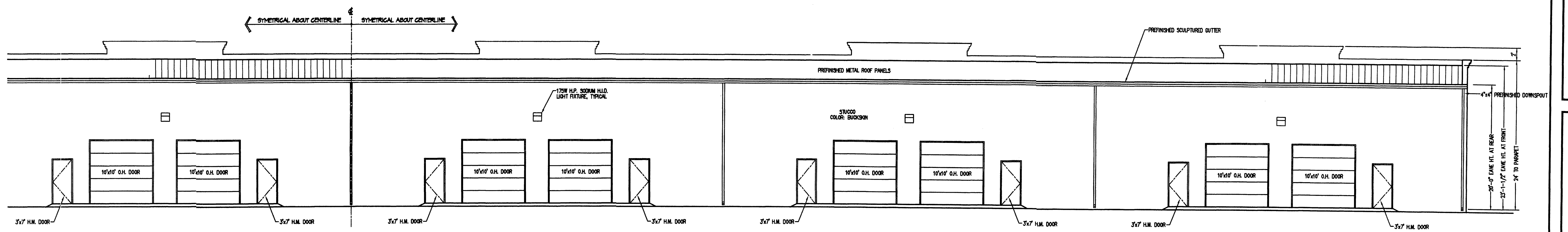
KEN HOVEY, ARCHITECT
 505) 254-0033 • FAX (505) 254-8011 • 3008 SIMS AVE SE • ALBUQUERQUE, NM • 87105

JOB NO:	0206
DATE:	25 OCTOBER 2002
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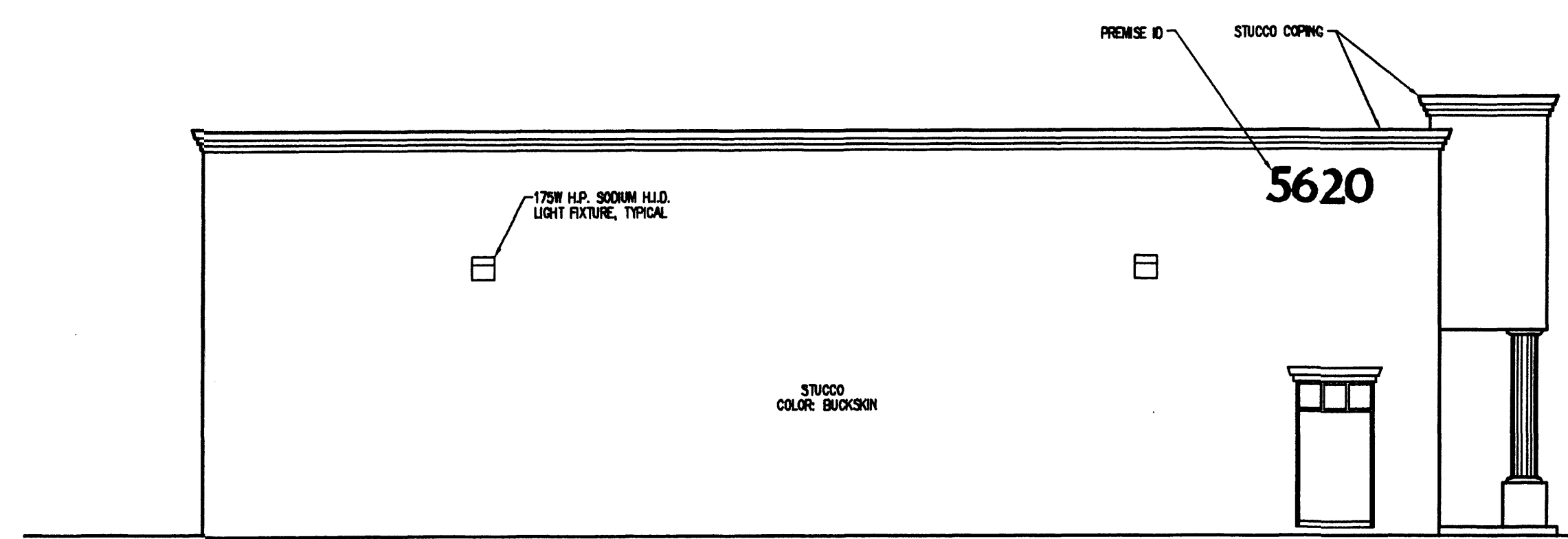
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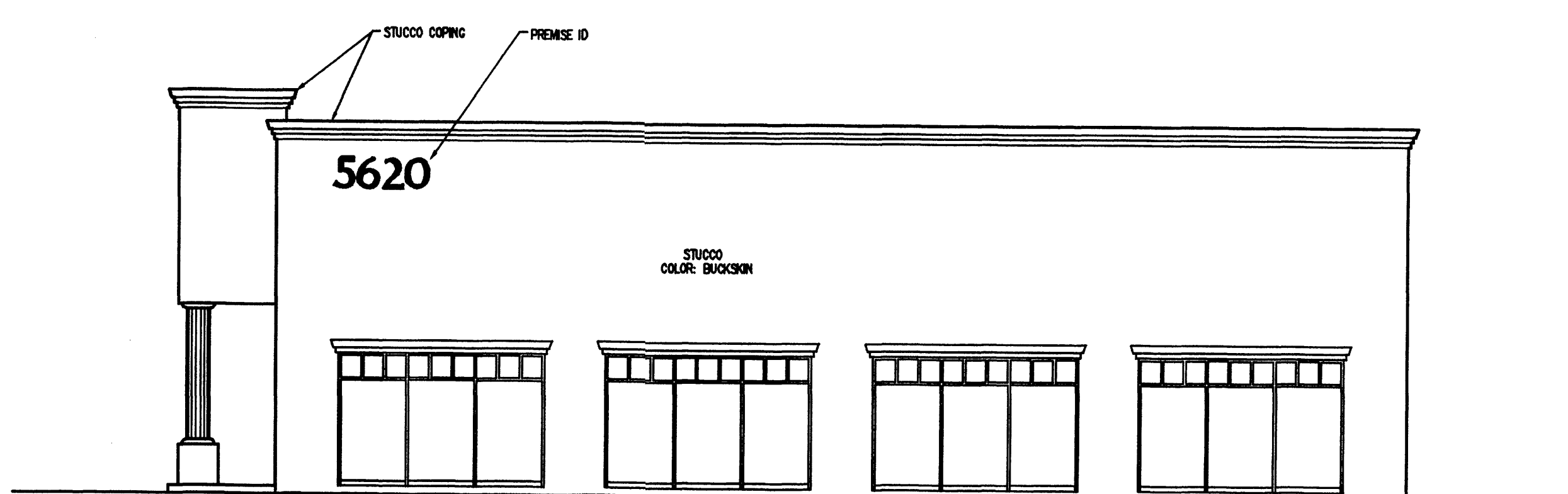
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West Elevation Building No. 2
 Scale: 1/8"=1'-0"



South Elevation Building No. 2
 Scale: 1/8"=1'-0"



North Elevation Building No. 2
 Scale: 1/8"=1'-0"



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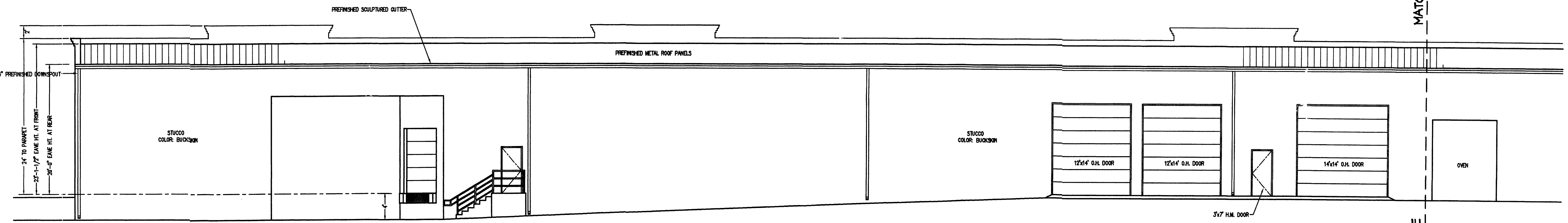
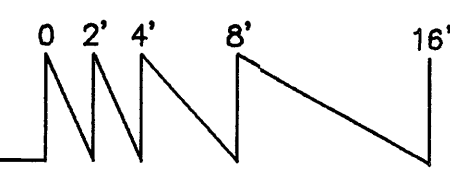
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JOB NO:	0206
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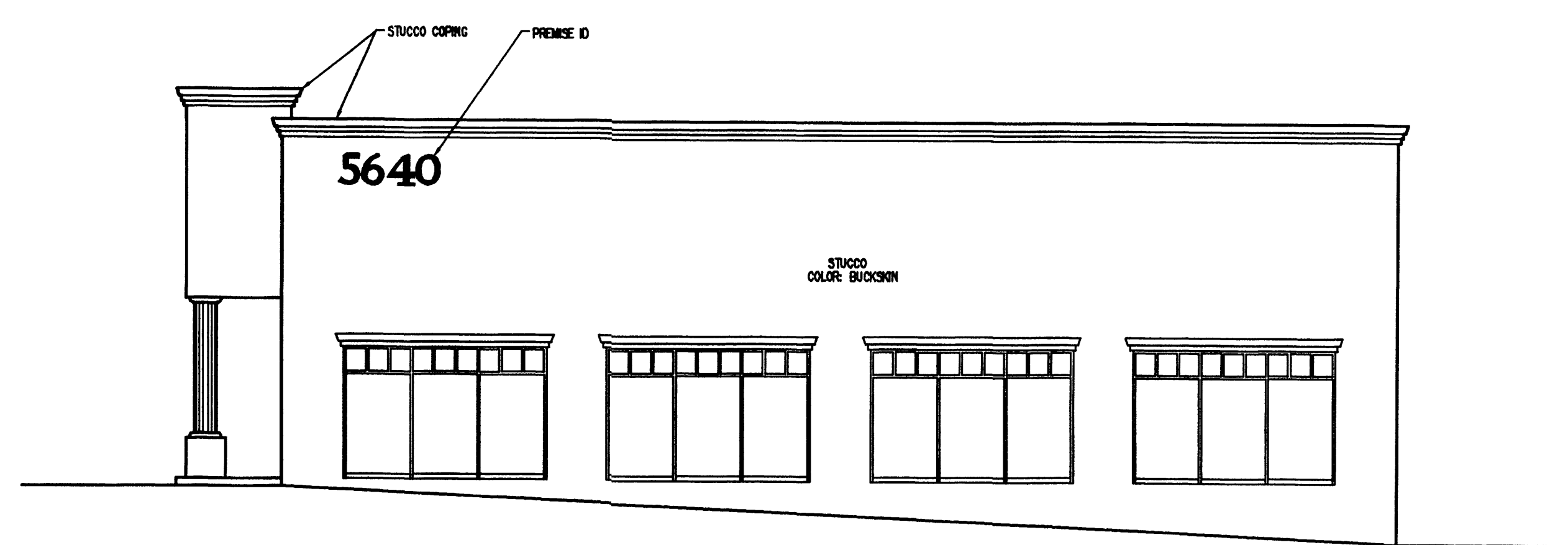
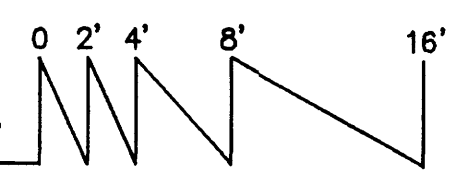
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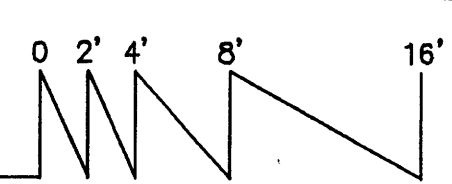
East Elevation Building No. 3
 Scale: 1/8"=1'-0"



West Elevation Building No. 3
 Scale: 1/8"=1'-0"



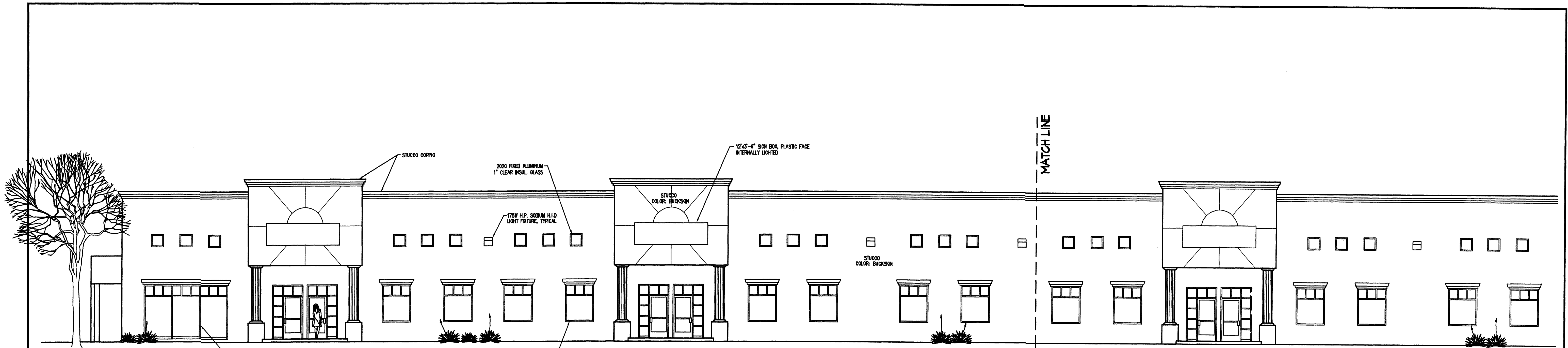
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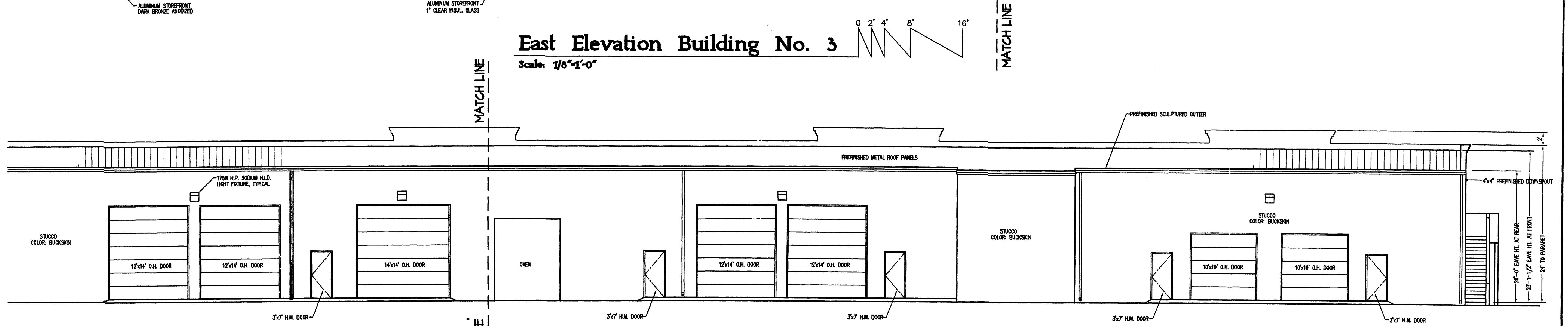
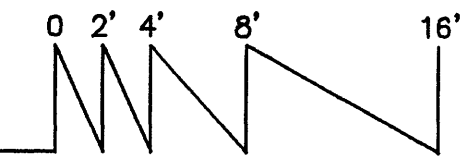
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KEN HOVEY, ARCHITECT
 6051 254-0083 • FAX 6051 254-8091 • 3808 SIMMS AVE SE • ALBUQUERQUE, NM • 87108



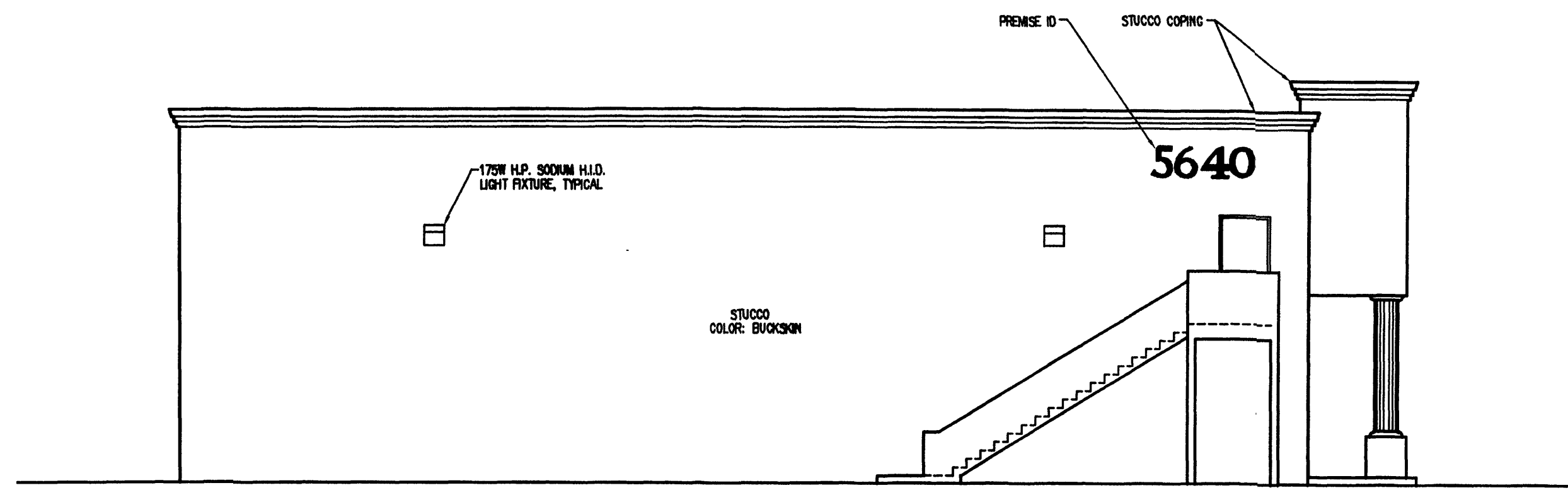
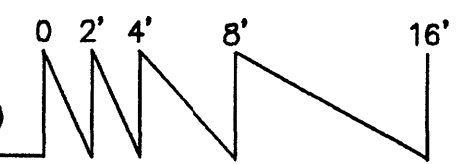
East Elevation Building No. 3

Scale: 1/8"=1'-0"



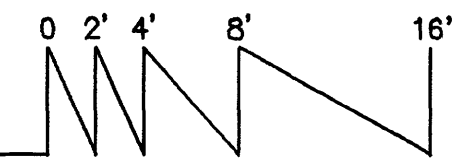
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South Elevation Building No. 3

Scale: 1/8"=1'-0"



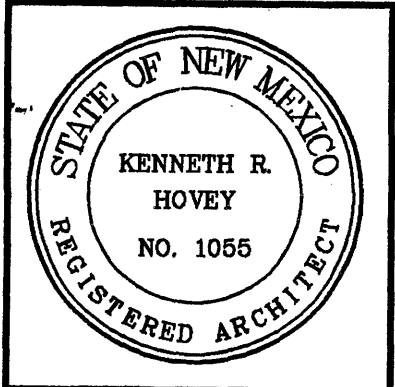
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DATE: 25 OCTOBER 2002

REVISIONS

NO.	DESCRIPTION

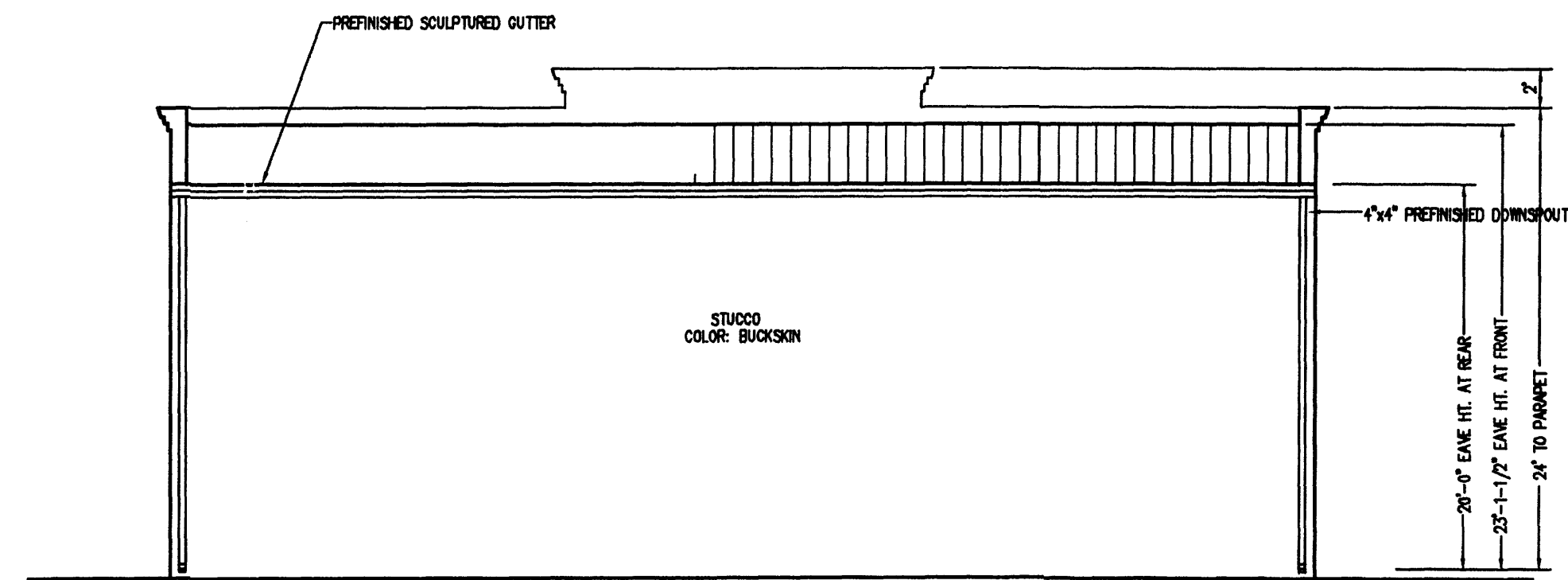
SHEET NO.



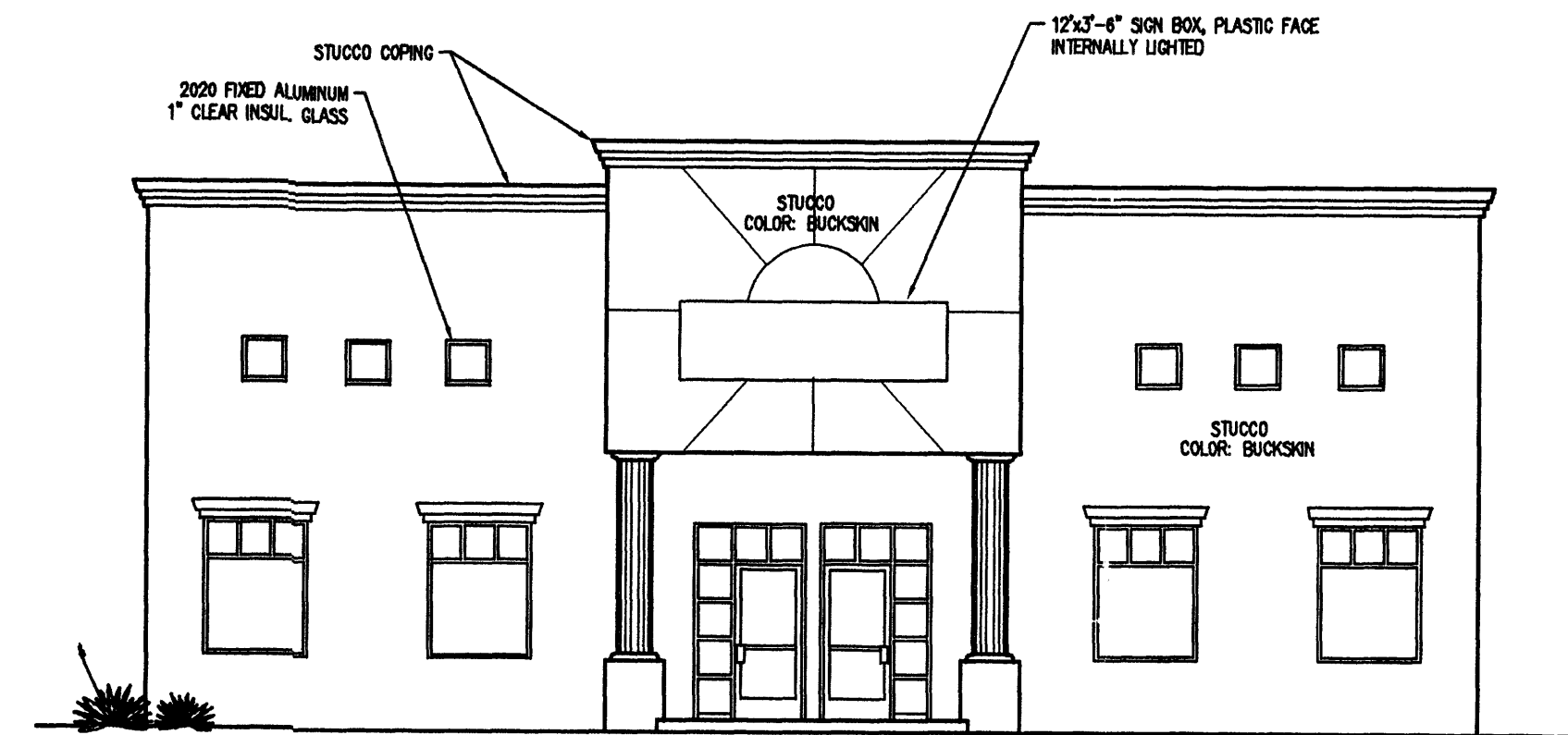
Venice Business Center

BUILDING NO. 4, 5610 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP * (505) 851-1762

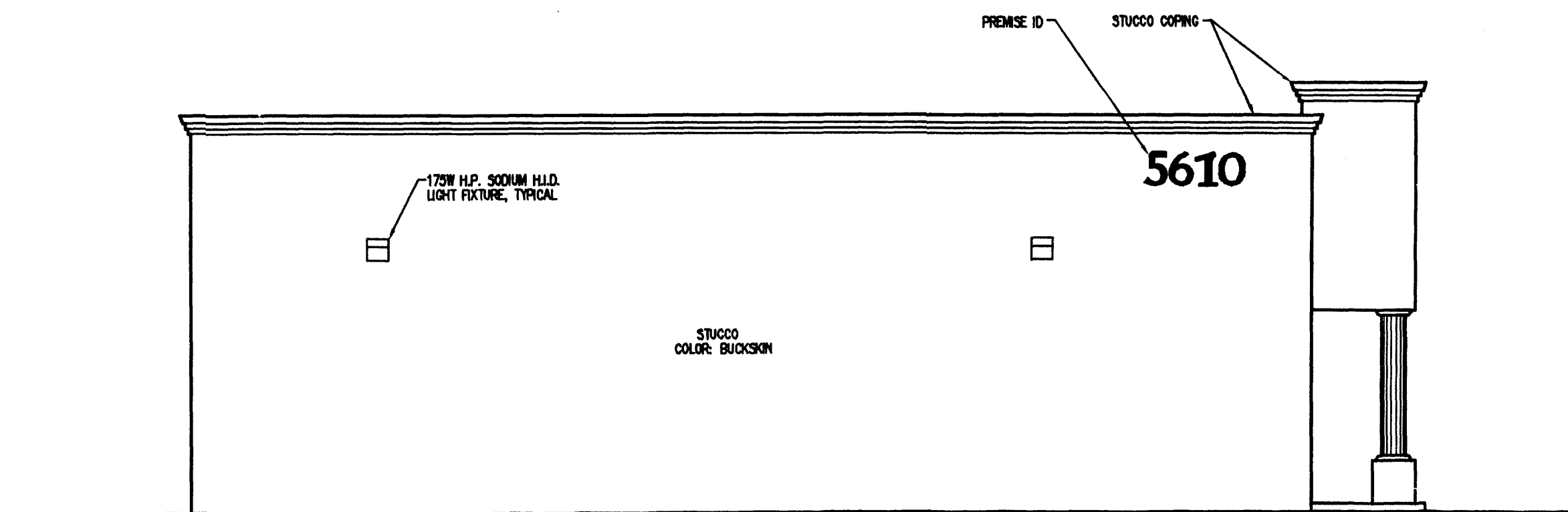
KEN HOVEY, ARCHITECT
 605 254-0083 • FAX 605 254-8041 • 3008 SIMMS AVE SE • ALBUQUERQUE, NM • 87105



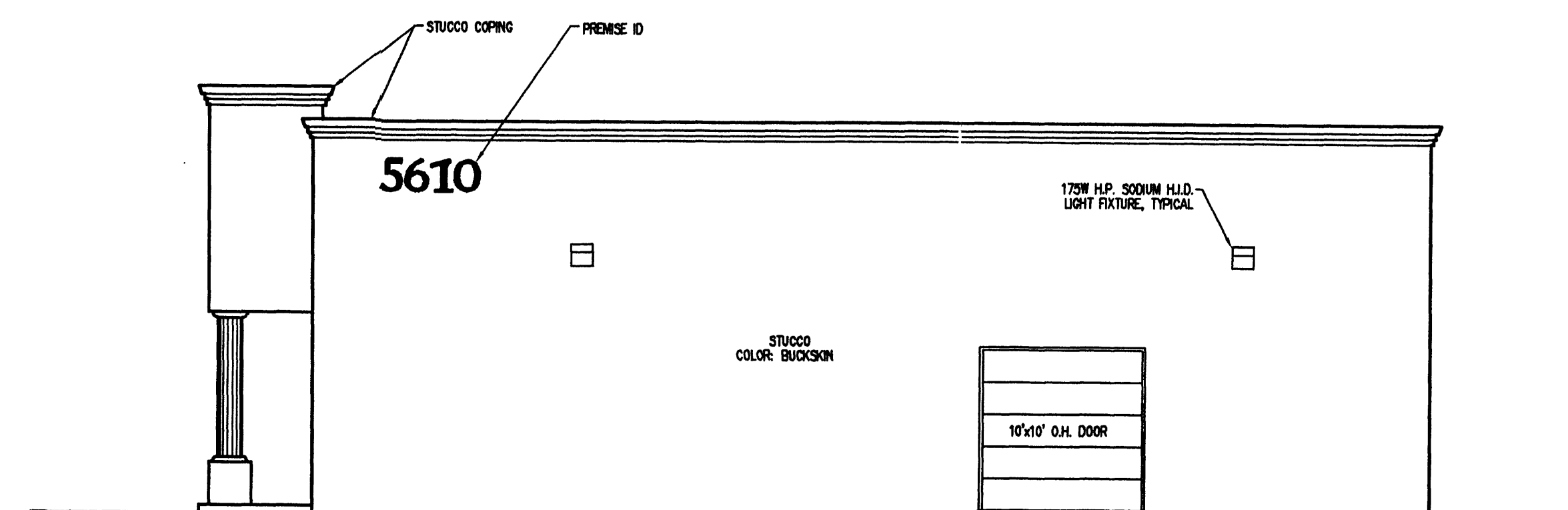
West Elevation Building No. 4
 Scale: 1/8"=1'-0"



East Elevation Building No. 4
 Scale: 1/8"=1'-0"



South Elevation Building No. 4
 Scale: 1/8"=1'-0"



North Elevation Building No. 4
 Scale: 1/8"=1'-0"

JOB NO:	0206
DATE:	25 OCTOBER 2002
REVISIONS	

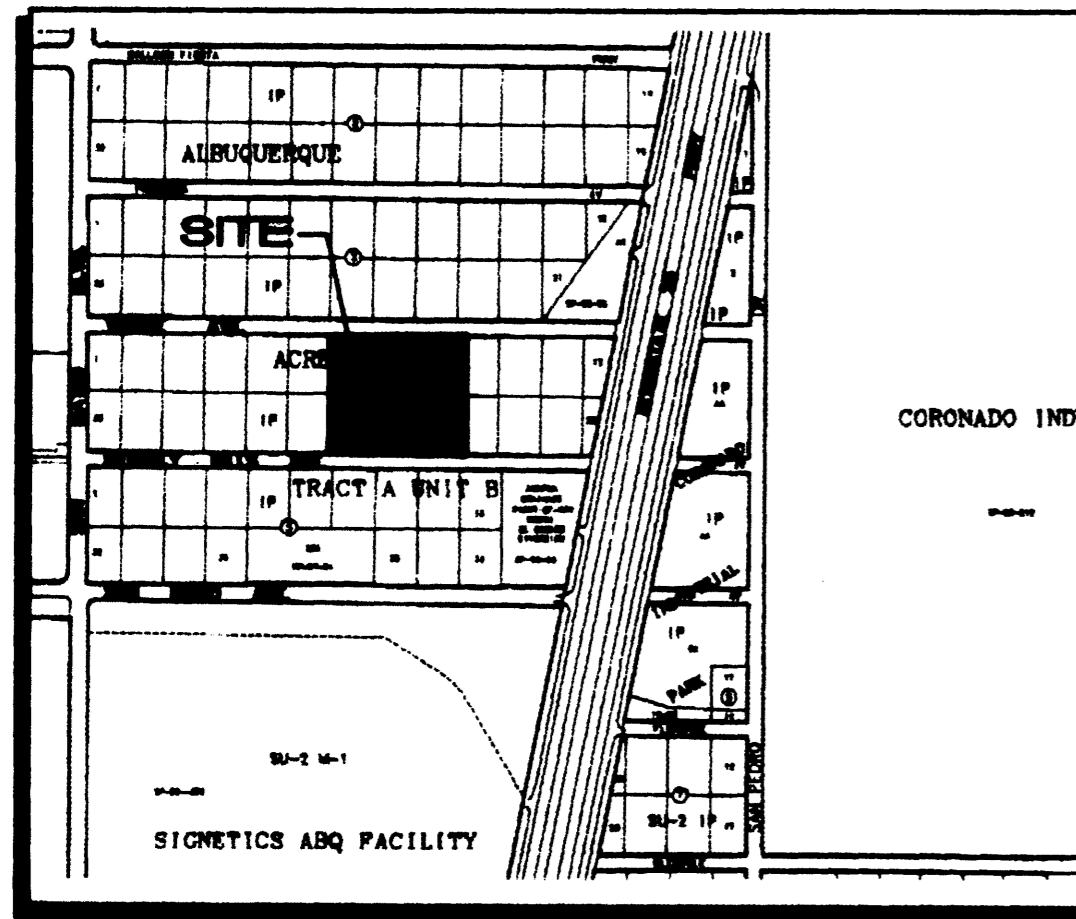
SHEET NO.
08

Cefm

**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



B-18 VICINITY MAP 1"=750'±

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A & 11-A; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2000 in Bk 2000C, pg 150, and being more particularly described as follows:

Beginning at a point on the easterly boundary of the herein described tract, said point being on the northerly right-of-way of Beverly Hills Ave, and also being common with the southeasterly corner of LOT 7-A in said TRACT A, from whence a tie to NMSHC Brass Cap "125-11" bears S 89°16'16" E, 788.35 feet;

THENCE continuing along said northerly right-of-way line of Beverly Hills Ave N 89°37'09" W, 550.28 feet to the southwesterly corner of the herein described tract;

THENCE leaving said northerly right-of-way line of Beverly Hills Ave and proceeding N 00°14'48" E, 233.35' to a point, said point being common with the northeasterly corner of LOT 27 in said TRACT A, and also being common with the southeasterly corner of LOT 6 in said TRACT A;

THENCE continuing along the easterly line of said LOT 6, TRACT A, N 00°13'56" W, 233.36' to the northwesterly corner of the herein described tract, said point being on the southerly right-of-way line of Venice Avenue;

THENCE continuing along said southerly right-of-way line of Venice Avenue S 89°37'51" E, 553.34 feet to the northeasterly corner of the herein described tract;

THENCE leaving said southerly right-of-way line of Venice Avenue and proceeding S 0°22'51" W, 466.81' to the point of beginning and containing 5.9076 acres more or less.

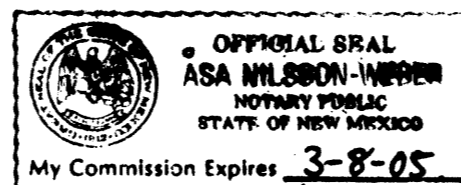
FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNERS

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James G. Mocho 11/12/02
Jim Mocho, Managing Partner Date



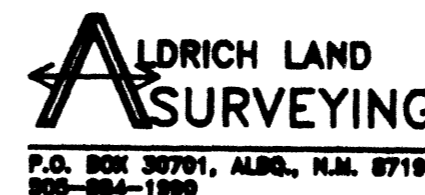
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on November 12, 2002, 2002, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: 3-8-05

Asa Nilsson-Weber
Notary Public



APPROVALS

DRB PROJECT NO.
APPLICATION NO.

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION DATE

QWEST CORPORATION DATE

COMCAST CABLE DATE

CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS AND RECREATION DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
Timothy Aldrich, P.S.

11-01-02
Date

SUBMISSION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 3
- Gross Subdivision Acreage: 5.9076 Ac.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)
 PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)
 PLAT FOR "EL CAMINO SOUTH DIVERSION CHANNEL" (03-15-96, 96C-122)
 NMSHTD RIGHT-OF-WAY MAPS, PROJECT NO."UI-005-4(52)228" (04-14-83)
 records of Bernalillo County, New Mexico.
- Date of Survey: February, 2000.
- Title Report: None provided.
- Address of Property: 5600 Venice Ave NE
- City of Albuquerque, New Mexico Zone: IP
- Flood Zone Designation: Zone X, as shown on Panel 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, revised September 11, 1998. (No portion of this property lies within the 100-year floodplain.
- Encroachments: None apparent.
- The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
- Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the existing lot 7-A into three lots (Lot 7-A-1, 7-A-2 & 7-A-3), and to grant those easements shown hereon.

SUBMISSION DATA/NOTES--CONTINUED FROM SHEET 1/2

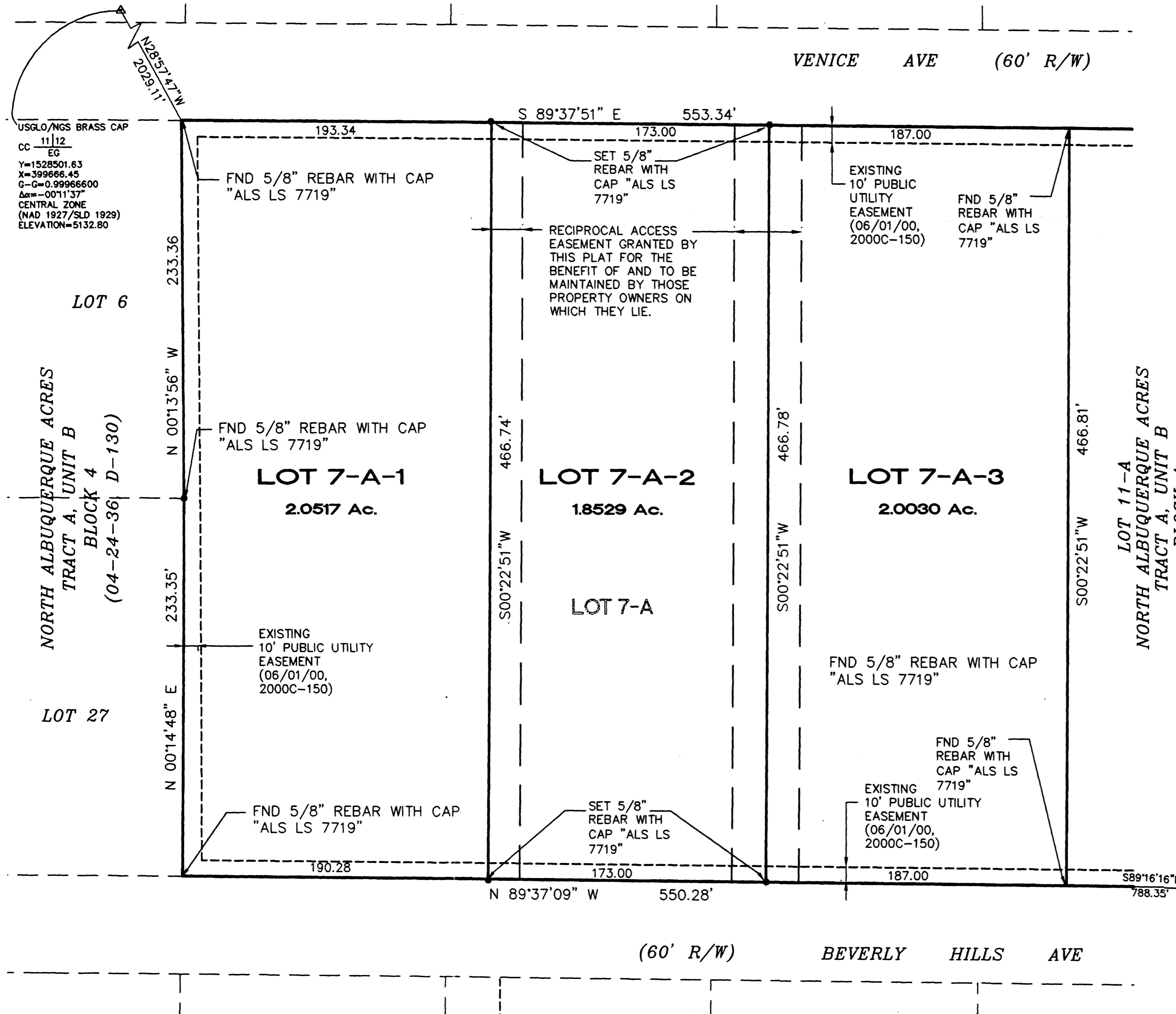
15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

To protect against risks associated with landfill gas, construction activity/ projects at this site should include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

**PLAT
FOR
LOTS 7-A-1, 7-A-2 & 7-A-3
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2002



- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NMSHC BRASS CAP
"125-11"
Y=1526246.66
X=401986.77
G-G=0.99966195
Δα=-00°11'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5206.94