#### REGULATION OF BUILDINGS AND IMPROVEMENTS

# All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials must be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows:

\* Employ variety in structural forms that create visual character and interest. \* Avoid long, unarticulated facades. Facades shall have varied front setbacks with mall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)

- \* Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.

  \* Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural \* The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

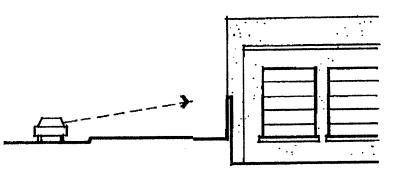
  \* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

# Design elements which are undesirable and should be avoided: \* Exposed, untreated precision block walls. \* Metal used as the main architectural feature.

\* Attached mansard roofs on small portions of the roof line. \* Materials with high maintenance requirement. Wood facings are prohibited.

Mall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery. Berming in conjunction with landscaping can be used at building edge to reduce structure mass and

height along facade. Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the rchitectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



#### LOADING DOCKS SHALL BE & CREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

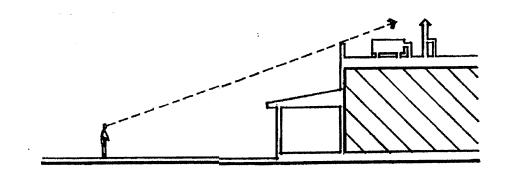
#### Design for roofs shall be as follows:

\* No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee. \* If mansard roofs are to be used, they shall wrap around the front perimeter of the buildin as mell as that part of the side of the building that falls within the 100 foot set back from curb. \* All rooftop equipment shall be screened from the public view.

\* The roof design should be considered an integral part of the overall architectural design theme.

\* Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



#### ALL ROOFTOP EQUIPMENT SHALL BE SCREENED PROM THE PUBLIC VIEW

Building Site Coverage.
At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from

Building front yard setback lines: Principal Arterial: 50 feet Collector Street: 20 feet Local Street:

1150

11 +1

Parking area setback lines: Principal Arterial: 30 feet Collector Street: Local Street:

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets. Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parkway areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee. No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard

Landscaped Area. The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet

- access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

  \* Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

  \* A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

  \* Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.
- size of all plant materials.

  \* A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.

  \* All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.

  \* Headers shall be used to separate the turf and ground cover zones.
- \* The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.

  \* One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.

\* In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous & evergreen trees

evergreen trees.

\* To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from \* The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" callper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

\* All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds. \* All areas which are planted with turf, shrubs and trees shall be irrigated by an underground system. \* Ail undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque

Storage Areas and Service Areas; Refuse Collection Areas.
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concerting is not permitted on the top of fences or walls. No materials, supplies or equipment, be larged to appropriate any permitted on the stored in any area on the site except behind including company-owned or operated vehicles, shall be stored in any area on the site except behind

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse collection area shall be allowed between any street and building front yard setbacks.

For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



#### PROVIDE BERM BETWEEN PARKING AREA & UNSER BLVD.

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

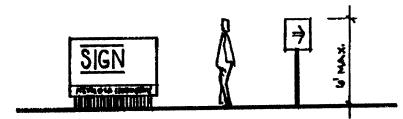
All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage. Drainage Requirements. All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site

Pedestrian Walkways/Bikeways.
Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets,

where sidewalks are required, shall have a 4 foot wide sidewalk. A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site. The City of Albuquerque has established a bikeway network which identifies a route along Bluewater from 98th Street to Coors. Blke routes provide for the shared use of the street by

Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanoes to Bluewater. A trail is proposed along the entire length of unser. In order to accommodate bicycles, bike racks shall be provided on each site.

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing manner. Fascia signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawlings showling a copy of the proposed signs. The maximum height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

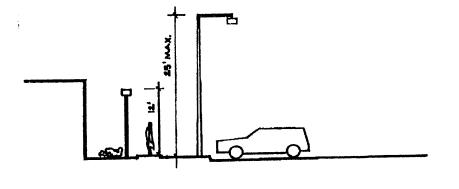


#### SIENS SHALL BE 14 SQ. PT. MAXIMUM IN AREA AND O PEET ABOVE AVERAGE FINISH STADE

UTILITIES.

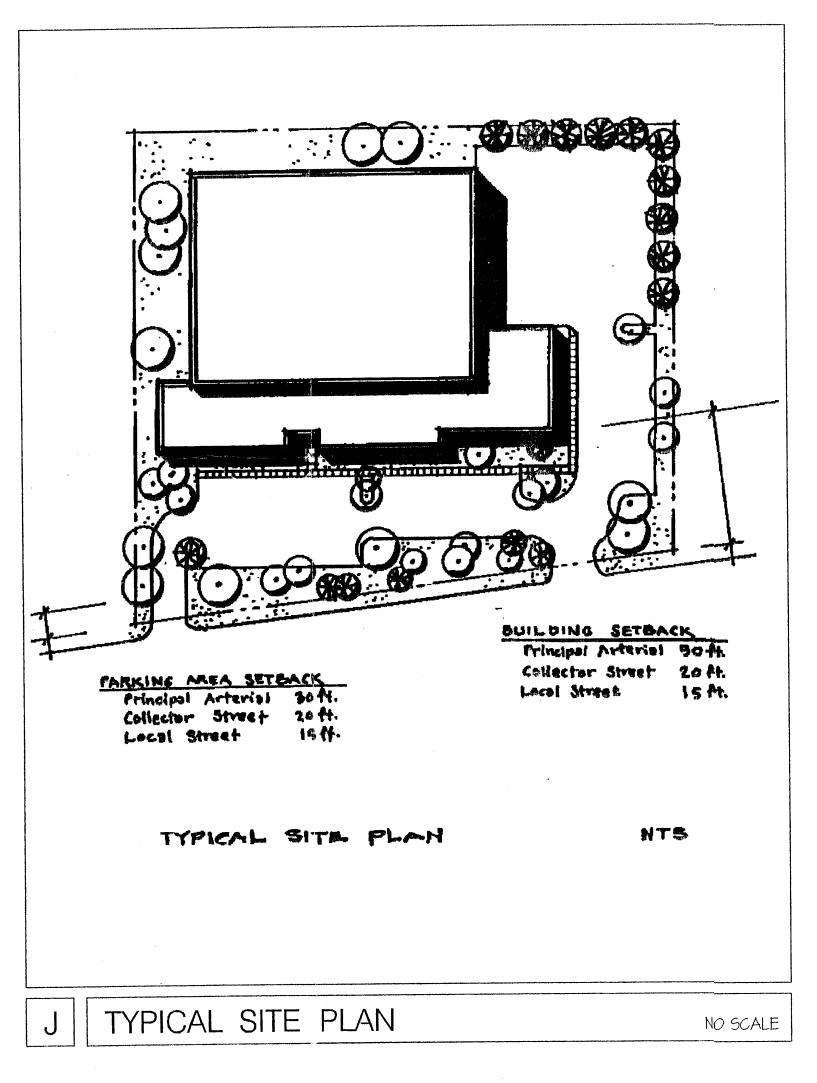
All utility lines and associated facilities furnishing service to the Property shall be installed and mainteined underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

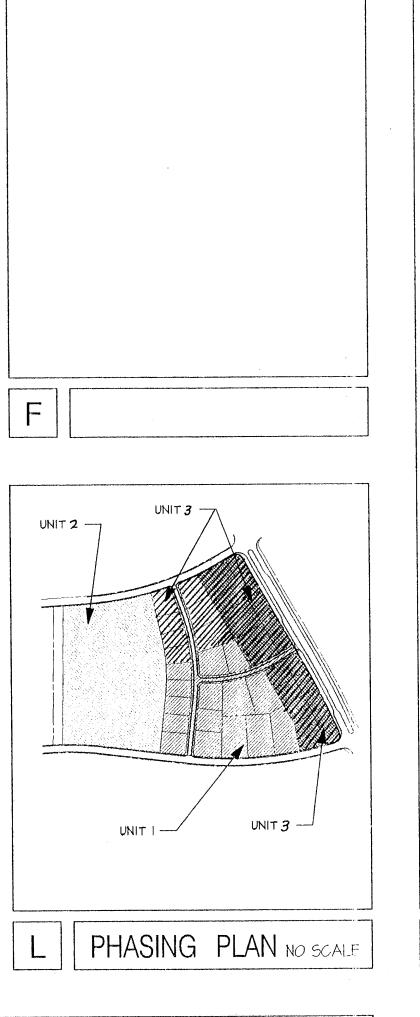
Lighting.
Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

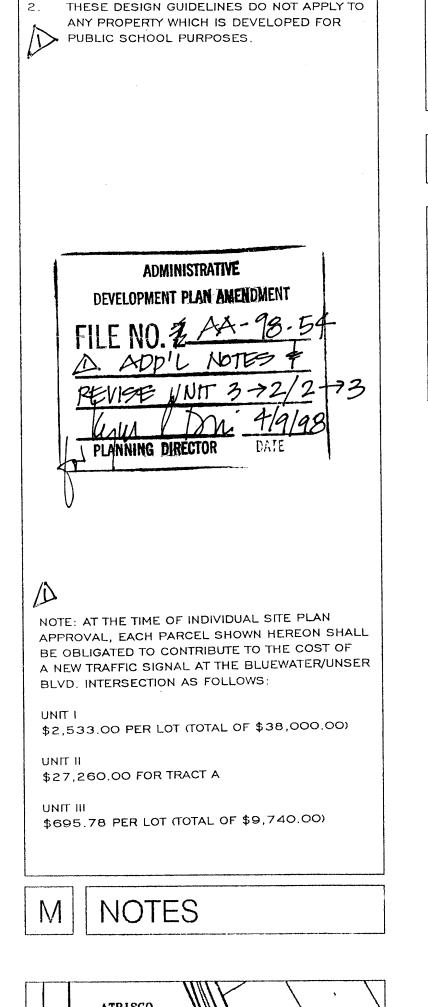


#### PARKING LOT FIXTURES I OVERALL MAXIMUM HEIGHT 25 PT. WALKWAY LIGHT FIXTURES : IL FE MAXIMUM

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or



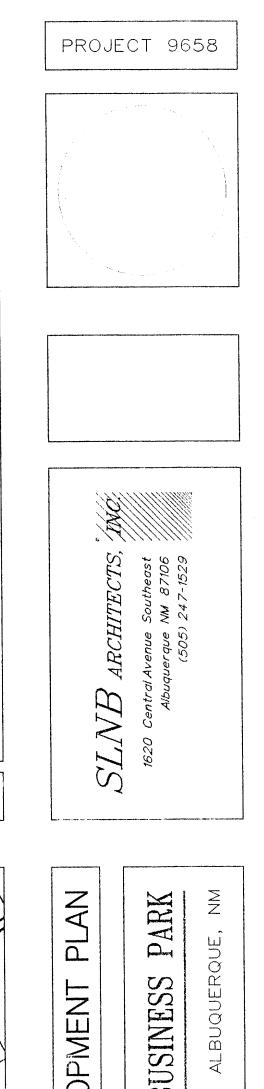


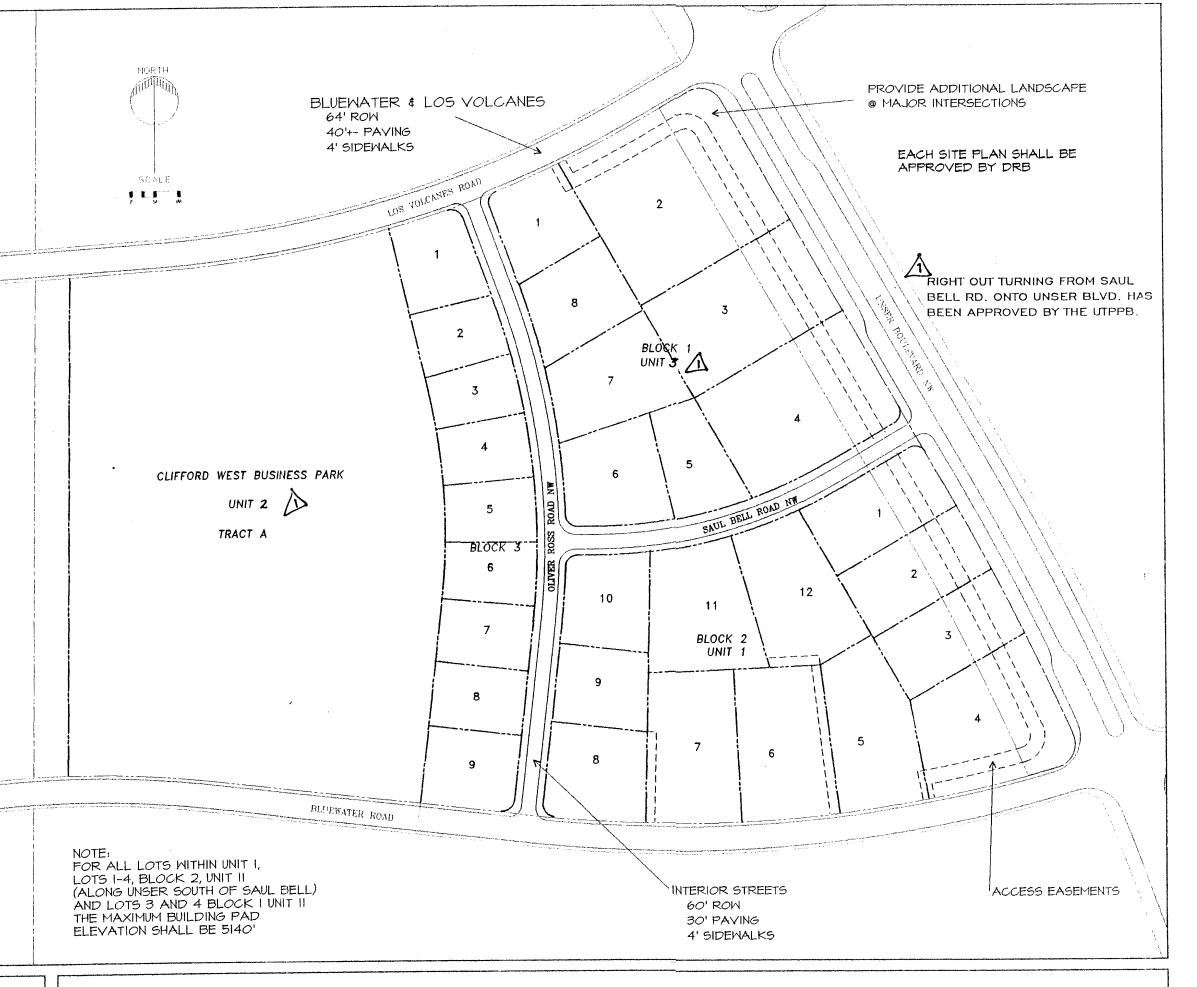


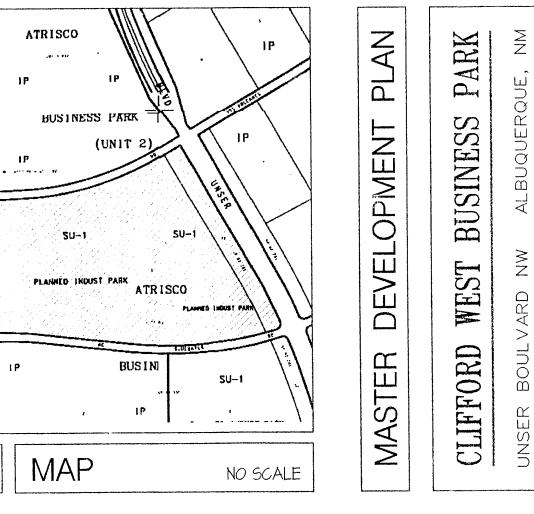
EACH PROPERTY WITHIN THIS PLAN AREA SHALL

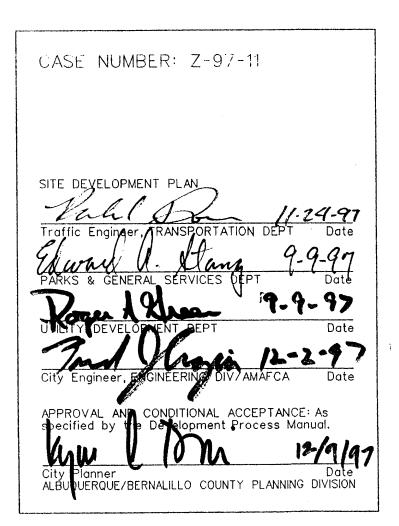
BE REQUIRED TO OBTAIN SITE PLAN APPROVAL THROUGH DRB IN ACCORDANCE WITH THE DESIGN

PARAMETER SHOWN HERE ON.

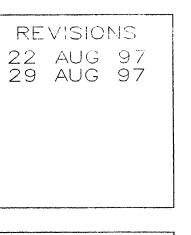








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SHEET

DESIGN GUIDLINES

WISITE PLAN

| | = 200'-0

REGULATION OF BUILDINGS AND IMPROVEMENTS Building Regulations.

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the autorial surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows: \* Employ variety in structural forms that create visual character and interest. \* Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)

\* Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition. \* Windows and doors are key elements of any structure's form and should relate to the scale of

the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

\* Sensitive alteration of colors and materials can produce diversity and enhance architectural \* The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

\* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the

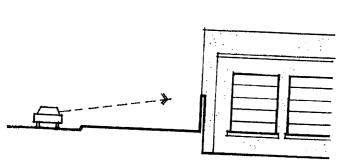
Design elements which are undesirable and should be avoided: \* Exposed, untreated precision block walls. \* Metal used as the main architectural feature.

\* Attached mansard roofs on small portions of the roof line. \* Materials with high maintenance requirement. Wood facings are prohibited.

Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental

Berming in conjunction with landscaping can be used at building edge to reduce structure mass and

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face



LOADING DOCKS SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

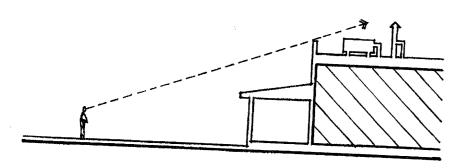
Design for roofs shall be as follows:

\* No part of the roof may project above the parapet, except with the consent of the \* If mansard roofs are to be used, they shall wrap around the front perimeter of the buildin as well as that part of the side of the building that falls within the 100 foot set back from curb.

\* All rooftop equipment shall be screened from the public view. \* The roof design should be considered an integral part of the overall architectural design theme.

\* Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



ALL RODFTOP EQUIPMENT SHALL BE SCREENED

Building Site Coverage.

At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from Building front yard setback lines: Parking area setback lines:

Principal Arterial: 50 feet Principal Arterial: 30 feet Collector Street: 20 feet

Collector Street: 20 feet Local Street: 15 feet The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets.

Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parkway areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an Integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee. No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard

Landscaped Area. The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas. access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

\* Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition. thereafter shall be maintained in a well-kept condition.

\* A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape \*A minimum or eignteen percent (16%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

\*Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.

\* A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites. All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.

\* Headers shall be used to separate the turf and ground cover zones.

\* The landscape treatment at prominent entries and intersections should change in terms of \* The landscape treatment at prominent entries and intersections should change in terms of

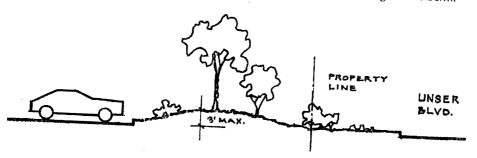
\* In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous & evergreen trees.

\* To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from \* The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing \* All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weed \* All areas which are planted with turf, shrubs and trees shall be irrigated by an underground system. \* All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.) Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque

Storage Areas and Service Areas; Refuse Collection Areas. All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the concerting is not partitled on the top of fences or walls. No materials supplies or equipment. or concertina is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse collection area shall be allowed between any street and building front yard setbacks.

Parking Areas.
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



PROVIDE BERM BETWEEN PARKING AREA & UNSER BLVD.

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage. All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site

Pedestrian Walkways/Bikeways. Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site. The City of Albuquerque has established a bikeway network which identifies a route along

Bluewater from 98th Street to Coors. Bike routes provide for the shared use of the street by Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanoes to Bluewater. A trail is proposed along the entire length of unser.

In order to accommodate bicycles, bike racks shall be provided on each site. Sign Standards.

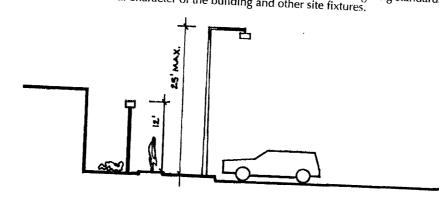
Sign Standards.
Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) the prior approval of the Architectural Control Committee. Information on such signs, which is to construction details, and drawings showing a copy of the proposed signs. The maximum height of (only) and face lighting of signs are permitted. Other lighting methods require the written approval



SIGNS SHALL BE 14 SQ, PT. MAXIMUM IN ARSA AND G PEET ABOVE AVERAGE FINISH GRADE

All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

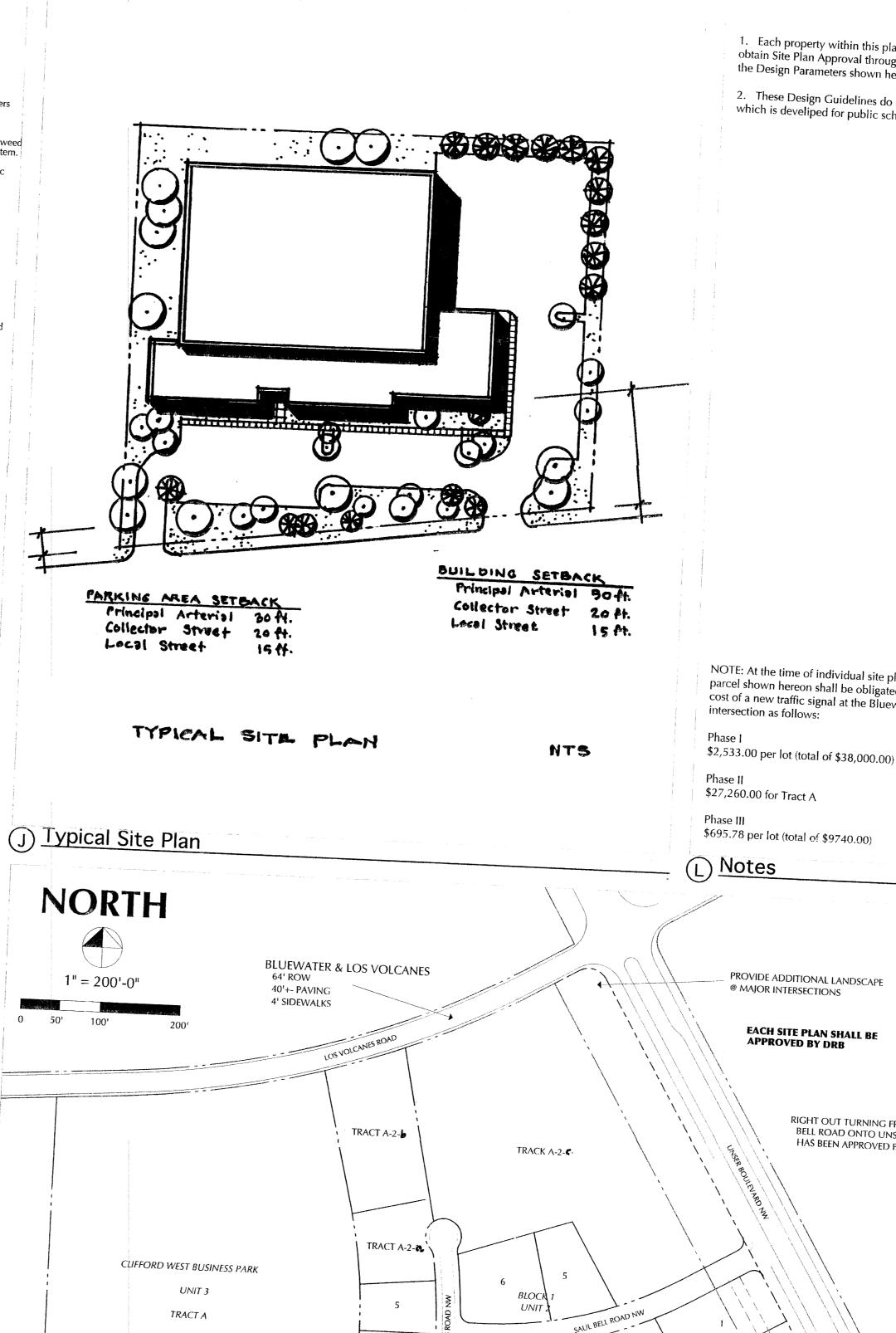
Lighting.
Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should be architectural character of the building and other site fixtures. blend with the architectural character of the building and other site fixtures.



PARKING LOT FIXTURES: OVERALL MAXIMUM HEIGHT 25 FT. WALKWAY LIGHT FIXTURES: 12 FT. MAXIMUM

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or



BLOCK 3

FOR ALL LOTS WITHIN UNIT 1,

(ALONG UNSER SOUTH OF SAUL BELL)

AND LOTS 3 AND 4 BLOCK 1 UNIT II THE MAXIMUM BUILDING PAD

LOTS 1-4, BLOCK 2, UNIT II

ELEVATION SHALL BE 5140'

(w) Site Plan

BLOCK 2

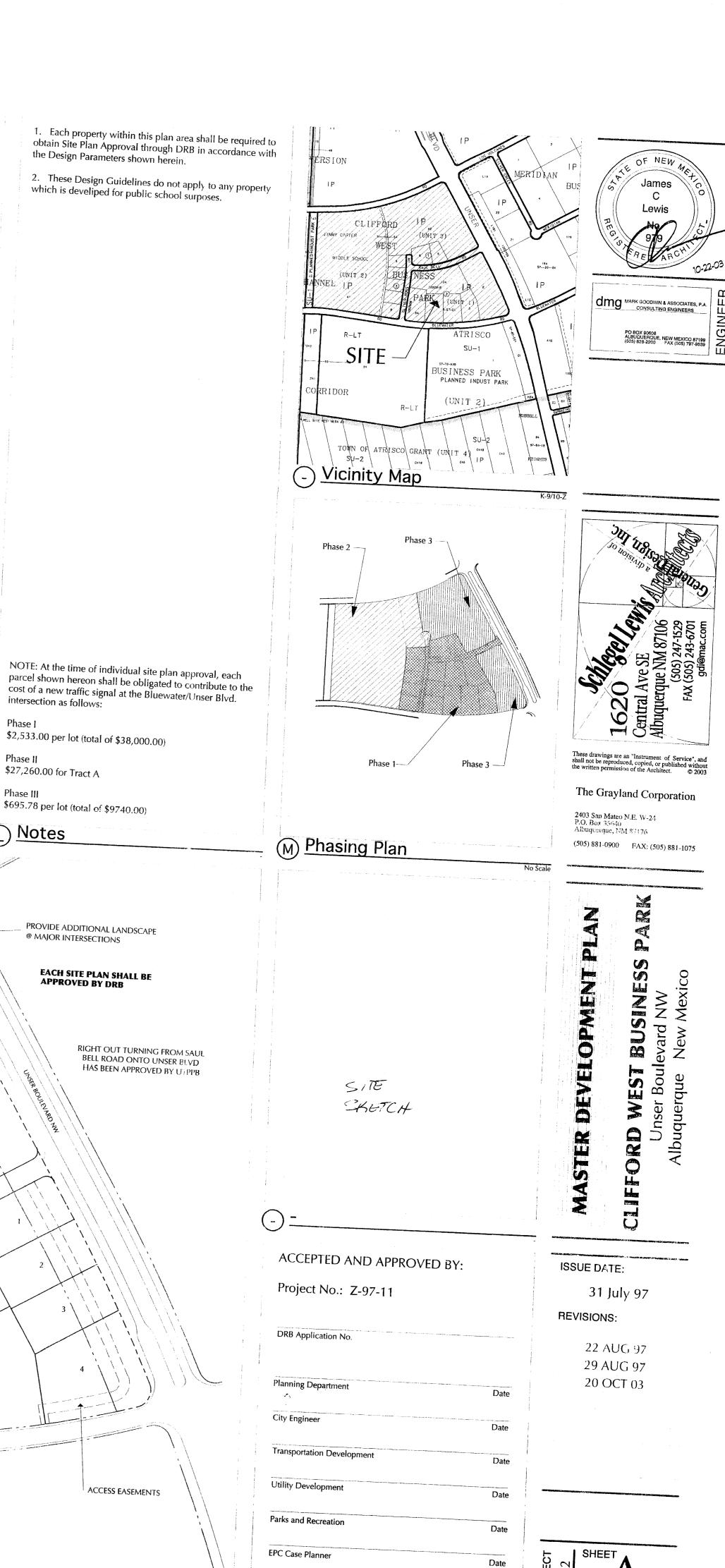
INTERIOR STREETS

60' ROW

30' PAVING

4' SIDEWALKS

UNIT 1



PROVIDE ADDITIONAL LANDSCAPE

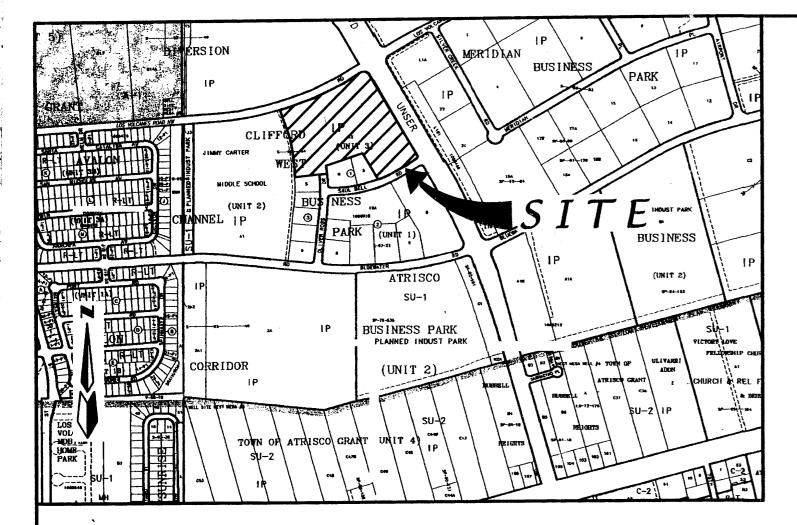
**EACH SITE PLAN SHALL BE** APPROVED BY DRB

**ACCESS EASEMENTS** 

(Z) Approvals

@ MAJOR INTERSECTIONS

The landscape treatment at prominent entries and intersections should change in terms or intensity, pattern, texture, scale or form to highlight these areas.
One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings. (T) Design Guidelines



# SUBDIVISION DATA

LOCATION MAP

ZONE ATLAS K-9-Z & K-10-Z

SCALE: NONE

#### Plat Case No's. Project # Case # 12.5689 Ac. Gross Acreage K-9-Z & K-10-Z Zone Atlas No. 1 Tract No. of existing Tracts/Lots 3 Tracts No. of Tracts/Lots created \_\_1 Tract No. of Tracts/Lots eliminated 0.02 Miles of full width streets created 0.2395 Ac. Street Area dedicated to the City of Albuquerque November, 2002 Date of Survey Utility Control Location System Log Number XXXXXXXXXXXXXXXX SU1/IP

#### FREE CONSENT AND DEDICATION:

The subdivision hereon described 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 dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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 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. 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: CLIFFORD WEST, LLC a New Mexico Limited Liability Company EMPIRE CAPITAL, LLC, Managing Partner

BY:	
	Jack J. Ciifford, Empire Capital, LLC Managing Partner For Clifford West, LLC

DATE

#### OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

**COUNTY OF BERNALILLO** 

This instrument was acknowledged before me on \_ By Jack J. Clifford of Empire Capital, LLC Managing Partner for CLIFFORD WEST, LLC a New Mexico Limited Liability Company on behalf of said Company.

**NOTARY PUBLIC** 

MY COMMISSION EXPIRES

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(SEE SHEET 2)

NOTES

(SEE SHEET 2)

#### PURPOSE OF PLAT

- 1. Subdivide Tract A-2. Clifford West Business Park Unit 3 into 3 Tracts.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

#### PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide
- 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably 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 purposes described above, together with the 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, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

### PLAT FOR TRACTS A-2-1, A-2-2, AND A-2-3 CLIFFORD WEST BUSINESS PARK UNIT 3

WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 21 & 22 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2003

	ACCEPTANCE as specified by the Albuqueror rticle 14 of the Revised Ordinances of Albuquerque, N
Project Number:	- PRELIMINARY FILE
Application Number:	
PLAT APPROVAL	
Utility Approvals:	ON HIPO
PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transport	ration Division Date
Utilities Development	Date
Parks and Recreation Departr	ment Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning D	Department Date

"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, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719

SURVEYOR'S CERTIFICATION



P.O. BOX 30701, ALBQ., N.M. 87190 505-884-1990

Dwg: A03026FPS1.dwg Drawn: STEPHEN Checked: ALS Scale: N/A Date: 10/20/03 Job: A03026

#### **EASEMENTS** PROPERTY CORNERS N44°15'07"E 10' PUBLIC UTILITY EASEMENT • FOUND 5/8" REBAR WITH 137.35 ACS MONUMENT (02-21-96, 96C-77)CAP "LS 7430" "10-K10" Y=1487056.22 o FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP.) 10' PUBLIC UTILITY EASEMENT X=357375.04 (12-10-97, 97C-346)G-G=0.99967738 $\Delta \alpha = -00^{\circ}16'27''$ 10' PNM EASEMENT CENTRAL ZONE (11-15-96, BK. BCR 96-30, PGS. 6262-6263) (NAD 1927/SLD 1929) ELEVATION=5142.79 100' 50' 200' SCALE: 1" = 100'BOULEVARD TRACT A-2 12.5689 AC. CLIFFORD WEST BUSINESS PA UNIT 2, TRACT A-1 (08-10-98, 98C-235) CLIFFORD WEST BUSINESS PARK UNIT 3 (8-10-98, 98C-235)BLOCK 1 LOT 6 LOT 5 SAUL BELL ROAD N.W. CLIFFORD WEST BUSINESS PARK UNIT 1 (12-10-97, 97C-346)**EXISTING 20' PUBLIC WATERLINE** TRACT B EASEMENT(12-10-97, 97C-346)-LOT 5 BLOCK 3 CLIFFORD WEST **BUSINESS PARK** UNIT 1 (12-10-97, 97C-346)CLIFFORD WEST LOT 10A BUSINESS PARK UNIT 1 (12-10-97, 97C-346)

# PLAT FOR TRACTS A-2-1, A-2-2, AND A-2-3 CLIFFORD WEST BUSINESS PARK UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

#### DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 21 and 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-2, UNIT 3, CLIFFORD WEST BUSINESS PARK as the same is shown and designated on said plat filed for the record in the office of the County Clerk of Bernalillo, New Mexico on August 10, 1998 in Volume 98C, Folio 235 and containing (547,500 s.f.) 12.5689 acres more or less.

#### **NOTES:**

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and Distances are field and record.
- 4. Basis of boundary are the following plats and documents of record entitled:

"CLIFFORD WEST BUSINESS PARK", (08-10-98, 98C-235)

"CLIFFORD WEST BUSINESS PARK", (12-10-97, 97C-346)

records of Bernalillo County, New Mexico.

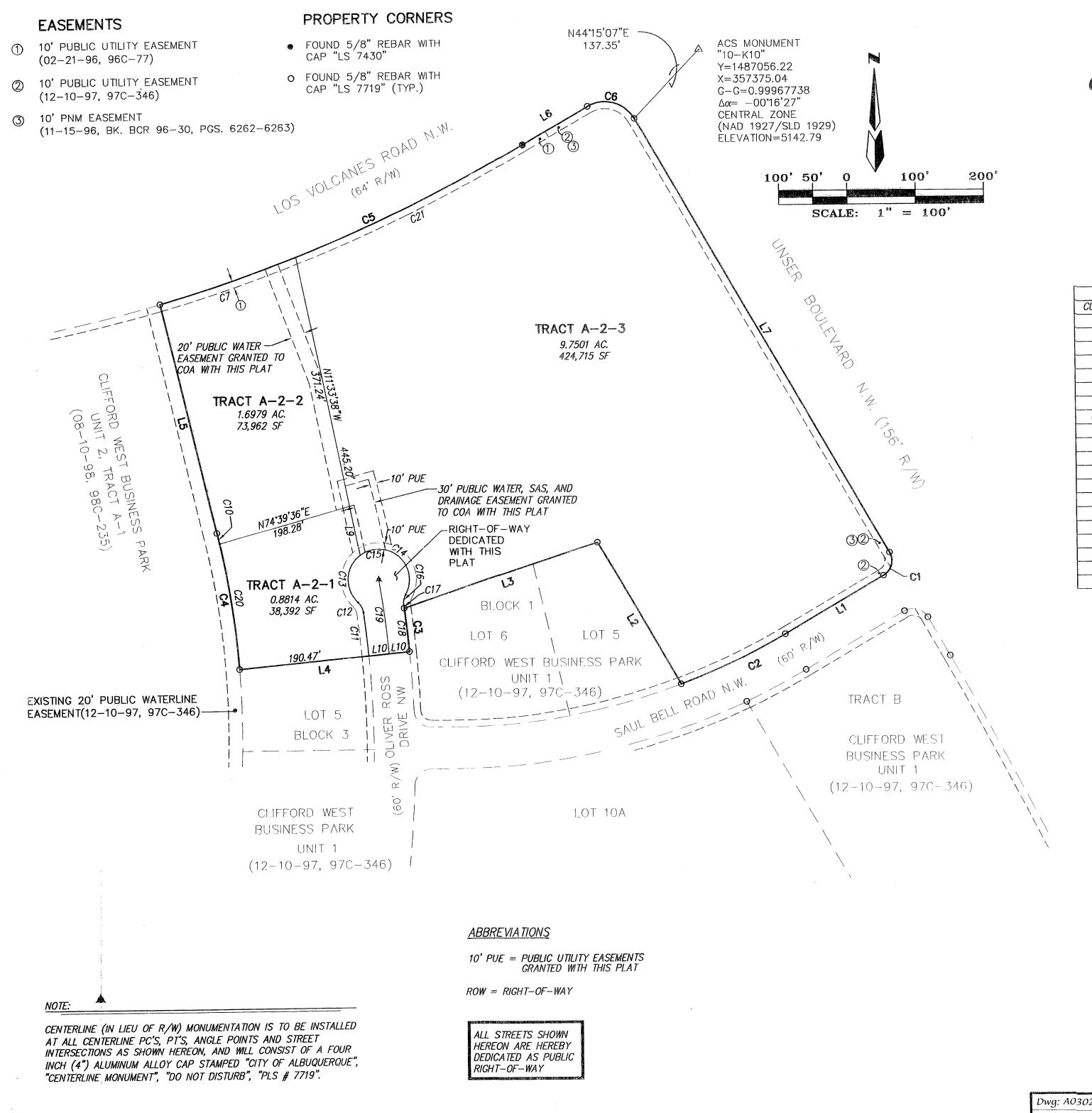
- 5. Date of Survey: November, 2002.
- 6. Title Report: provided by Stewert Title Commitment No. 02100698MD (Effective Date: October 23, 2002)
- 7. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP.).
- 8. City of Albuquerque, New Mexico Zone: IP
- 9. 100 Year Flood Zone Designation: Zone X, Revised Panel 342 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 342 revised by LOMR dated 10-03-97)

	CURVE DATA								
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH			
C1	25.00'	39.27'	89*59'46"	25.00'	S 14'57'26" W	35.35'			
C2	970.00'	169.23'	09*59'46"	84.83'	S 64*57'12" W	169.02'			
С3	1530.00'	63.65'	02°23'01"	31.83'	S 06°23'40" E	63.64'			
C4	1275.00'	202.45'	09*05'51"	101.44'	N 08*42'28" W	202.23'			
C5	2323.83'	579.20'	1416'51"	291.11'	N 67°05'44" E	577.71'			
C6	50.00'	78.54	90°00'14"	50.00'	S 75°02'34" E	70.71'			

	LINE DATA							
NUMBER	DIRECTION	DISTANCE						
L1	S 59'57'19" W	167.42'						
L2	N 30°02'31" W	240.29'						
L3	S 71°31'37" W	299.18'						
L4	S 84'47'50" W	250.47						
L5	N 13°15'23" W	343.49'						
L6	N 59 <b>'</b> 57'19" E	110.74						
L7	S 30°02'27" E	732.37'						



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PLAT FOR
TRACTS A-2-1, A-2-2, AND A-2-3
CLIFFORD WEST BUSINESS PARK UNIT 3

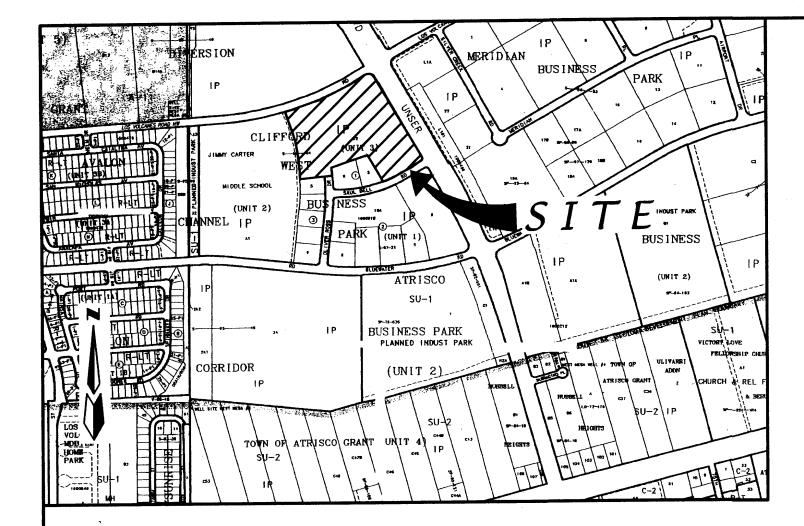
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

		CUF	RVE TABLE			
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	89'59'46"	25.00	N14°57'26"E	35.35
C2	970.00	169.23	9°59'46"	84.83	N64°57′12″E	169.02
C3	1530.00	63.65	2°23'01"	31.83	NO6°23'40"W	63.64
C4	1275.00	202.45	9°05'51"	101.44	NO8*42'28"W	202.23
C5	2323.83	579.21	1476'51"	291.11	N67°05'45"E	577.71
C6	50.00	78.54	90°00′14″	50.00	N75°02'34"W	70.71
<i>C7</i>	2323.83	209.93	5°10'34"	105.04	N71°38′53″E	209.86
C10	1275.00	16.16	0°43'34"	8.08	N12"53'37"W	16.16
C11	1470.00	63.45	2°28'22"	31.73	NO6°26'21"W	63.44
C12	25.00	17.04	39°03'49"	8.87	N27°12'27"W	16.72
C13	45.00	78.76	10016'39"	53.89	S03°23'58"W	69.08
C14	45.00	122.63	156'08'01"	212.93	N48°23'42"W	88.06
C15	45.00	201.38	256°24'41"	57.17	S81°27′59″W	70.72
C16	25.00	16.32	37°24′30″	8.46	S10°58'04"W	16.03
C17	1530.00	4.01	0°09'00"	2.00	NO7°39'41"W	4.01
C18	1530.00	67.66	2'32'01"	33.83	NO6 28'10"W	67.65
C19	1500.00	108.86	4 09 29"	54.45	NO716'55"W	108.84
C20	1275.00	186.29	8°22'17"	93.31	NO8'20'41"W	186.13
C21	2323.83	369.27	9'06'17"	185.03	N64°30′28″E	358.89

	LINE TAB	LE
LINE ID	LENGTH	BEARING
L1	167.42	S59*57'19"W
L2	240.29	N30°02'31"W
L3	299.18	N71°31'37"E
L4	250.47	S84°47'50"W
L5	343.49	N1395'23"W
L6	110.74	N59°57′19″E
L7	732.37	S30'02'27"E
L9	73.96	S11°33'38"E
L10	30.00	S84°47′50″W

LDRICH LAND SURVEYING P.O. BOX 30701, ALBQ., N.M. 87190 505-884-1990

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LOCATION MAP	<b>ZONE ATLAS K-9-Z &amp; K-10-Z</b>
	SCALE: NONE
SUBDIVISION DATA	
Plat Case No's.	Project # <u>/ / / / / / / / / / / / / / / / / / </u>
	Case # <u> as DRB - 01903</u>
Gross Acreage	12.5689 Ac. *
Zone Atlas No	K-9-Z & K-10-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	3 Tracts
No. of Tracts/Lots eliminated	1 Tract
Miles of full width streets created	0.02
Street Area dedicated to the City of Albuquerque	ue 0.2395 Ac.
Date of Survey	November, 2002
Date of Survey Utility Control Location System Log Number	2003431832
Zoning	SU1/IP

The subdivision hereon described 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 dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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 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. 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER CLIFFORD WEST, LLC a New Mexico Limited Liability Company EMPIRE CAPITAL, LLC, Managing Partner

FREE CONSENT AND DEDICATION:

BY: Pack G. Chillon	10/20/03
Jack J. Clifford, Empire Capital, LLC Managing Partner	' ' / '
For difford West/LLC	DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

LOCATIONINAD

**COUNTY OF BERNALILLO** 

BETH GONZALES NOTARY PUBLIC-STATE OF NEW MEXICO

By Jack J. Clifford of Empire Capital, LLC Managing Partner for CLIFFORD WEST, LLC a New Mexico Limited Liability Company on behalf of said Company.

MY COMMISSION EXPIRES

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(SEE SHEET 2)

**NOTES** 

(SEE SHEET 2)

#### PURPOSE OF PLAT

- 1. Subdivide Tract A-2, Clifford West Business Park Unit 3 into 3 Tracts.
- 2. Grant easements as shown hereon.
- 3. Dedicate Right-of-way as shown hereon.

#### PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide
- 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably 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 purposes described above, together with the 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, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR

# TRACTS A-2-A, A-2-B., AND A-2-C CLIFFORD WEST BUSINESS PARK UNIT 3

WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 21 & 22 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2003

#### APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003057	
Application Number:	
PLAT APPROVAL	

**Utility Approyals:** 

Len 13. Mut
PNM Electric Services
Leaf 15. Mel
PNM Gas Services

11-11-03

Quest

Compaet 11-03-03

pprovals:///	13 77 00
1/2/Jun-	10-27-03
City Surveyor	Date
N/A	
Real Property Division	Date
Traffic Engineering, Transportation Division	 Date

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA Mazur	1-14-04
AMAFCA	Date

DRB Chairperson, Planning Department

City Engineer

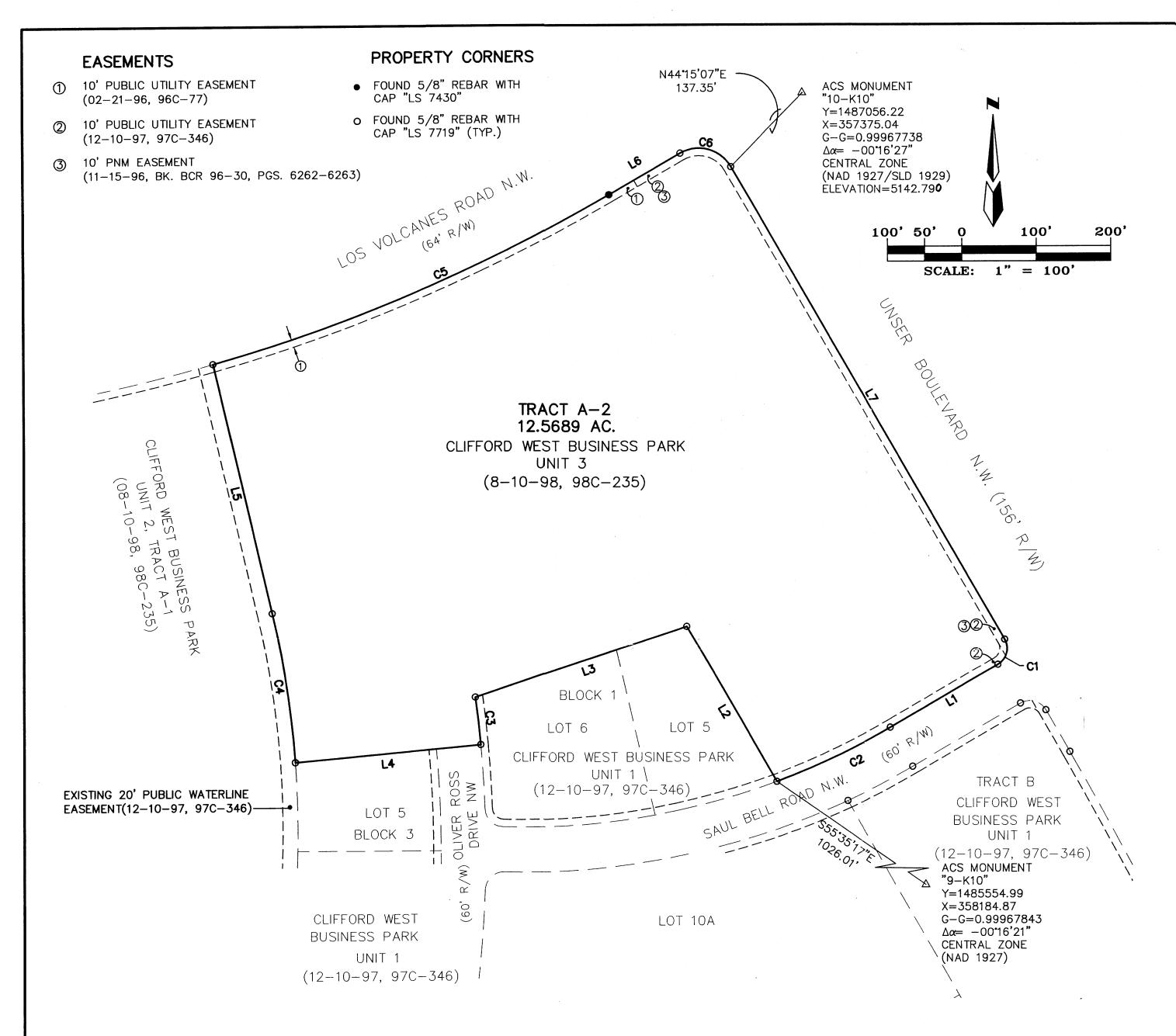
SURVEYOR'S CERTIFICATION

"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, and is true and correct to the best

of my knowledge and belief."

P.O. BOX 30701, ALBQ., N.M. 87190 Drawn: STEPHEN Checked: **ALS** 

Dwg: A03026FPS1.dwg Scale: 10/20/03 Iob: A03026 Date:



CURVE DATA

DELTA ANGLE

89'59'46"

09'59'46"

02°23'01"

09'05'51"

14"16'51"

90'00'14"

**TANGENT** 

25.00'

84.83'

31.83'

101.44

291.11

50.00

ARC LENGTH

39.27

169.23'

63.65

202.45

579.20'

78.54

NUMBER

C4

C5

C6

RADIUS

25.00'

970.00'

1530.00'

1275.00

2323.83'

50.00'

CHORD DIRECTION

S 14°57'26" W

S 64°57'12" W

S 06'23'40" E

N 08°42'28" W

N 67°05'44" E

S 75°02'34" E

CHORD LENGTH

35.35

169.02'

63.64'

202.23

577.71

70.71

	LINE DATA	
NUMBER	DIRECTION	DISTANCE
L1	S 59*57'19" W	167.42'
L2	N 30°02'31" W	240.29'
L3	S 71'31'37" W	299.18'
L4	S 84°47'50" W	250.47
L5	N 13°15'23" W	343.49'
L6	N 59 <b>*</b> 57 <b>'</b> 19" E	110.74
L7	S 30°02'27" E	732.37

# PLAT FOR TRACTS A-2-A, A-2-B, AND A-2-C CLIFFORD WEST BUSINESS PARK UNIT 3

WITHIN THE

TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

#### DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 21 and 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-2, UNIT 3, CLIFFORD WEST BUSINESS PARK as the same is shown and designated on said plat filed for the record in the office of the County Clerk of Bernalillo, New Mexico on August 10, 1998 in Volume 98C, Folio 235 and containing (547,500 s.f.) 12.5689 acres more or less.

#### NOTES:

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and Distances are field and record.
- 4. Basis of boundary are the following plats and documents of record entitled:

"CLIFFORD WEST BUSINESS PARK", (08-10-98, 98C-235)

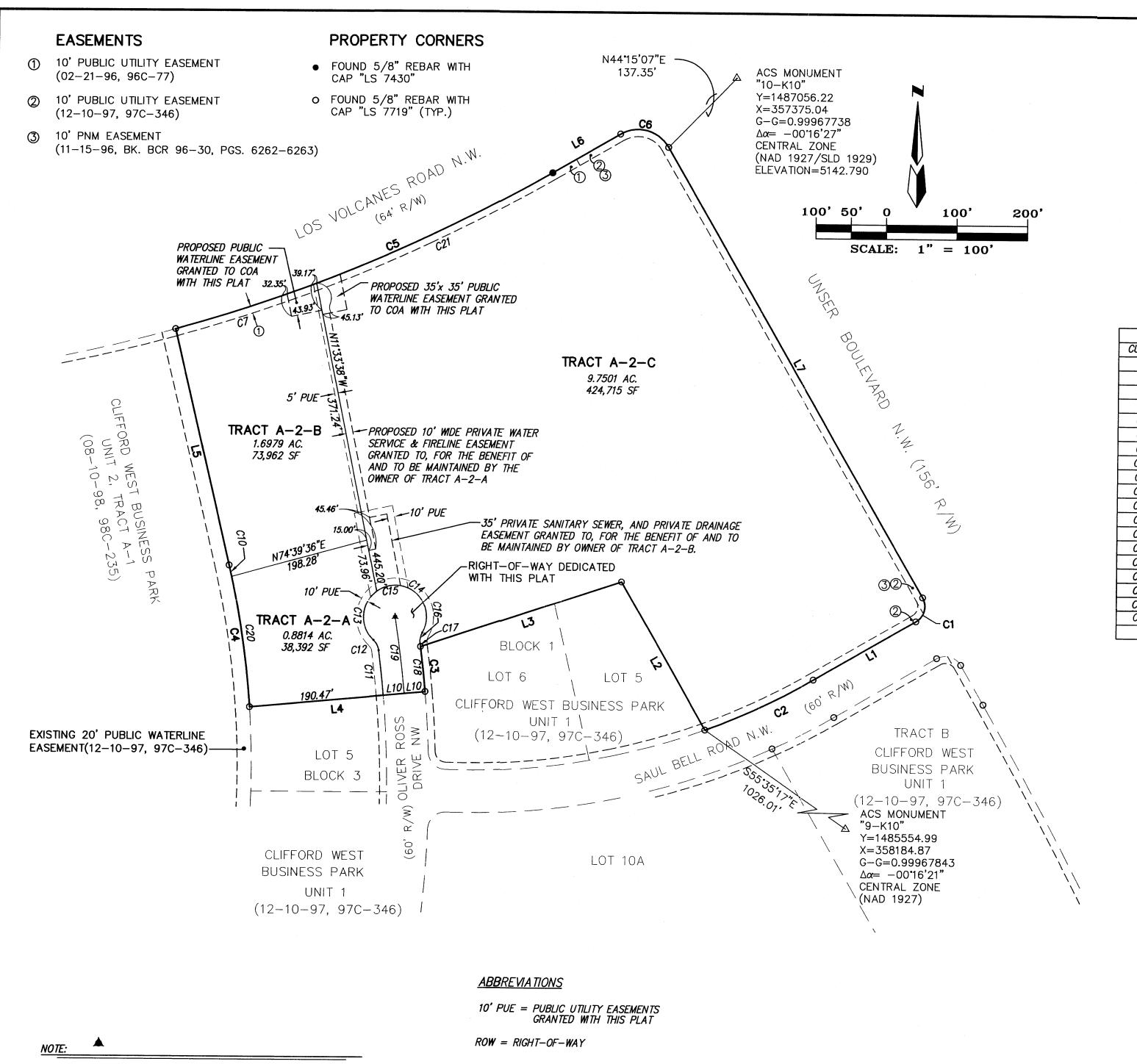
"CLIFFORD WEST BUSINESS PARK", (12-10-97, 97C-346)

records of Bernalillo County, New Mexico.

- 5. Date of Survey: November, 2002.
- 6. Title Report: provided by Stewert Title Commitment No. 02100698MD (Effective Date: October 23, 2002)
- 7. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP.).
- 8. City of Albuquerque, New Mexico Zone: IP
- 9. 100 Year Flood Zone Designation: Zone X, Revised Panel 342 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 342 revised by LOMR dated 10-03-97)



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Scale: 1'=40'	Date:	10/22/03	Job:	A03026	2 3



# PLAT FOR TRACTS A-2-A, A-2-B, AND A-2-C CLIFFORD WEST BUSINESS PARK UNIT 3

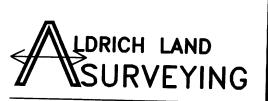
WITHIN THE
TOWN OF ATRISCO GRANT
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TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

	<del></del>	CU	RVE TABLE			
CURVE	RADIUS	<i>LENGTH</i>	DELTA	TANGENT	CHORD BRG	CHORD
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C2	970.00	169.23	9*59'46"	84.83	N64°57'12"E	169.02
<i>C3</i>	1530.00	63.65	2°23'01"	31.83	N06°23'40"W	63.64
C4	1275.00	202.45	9°05'51"	101.44	N08°42'28"W	202.23
C5	2323.83	<i>579.21</i>	1476'51"	291.11	N67°05'45"E	577.71
C6	50.00	<i>78.54</i>	90°00′14″	50.00	N75°02'34"W	70.71
<i>C7</i>	2323.83	209.93	5°10'34"	105.04	N71°38'53"E	209.86
C10	1275.00	16.16	0°43′34"	8.08	N12°53'37"W	16.16
C11	1470.00	<i>63.45</i>	2°28'22"	31.73	N06°26'21"W	63.44
C12	25.00	17.04	<i>39°03'49</i> "	8.87	N2712'27"W	16.72
C13	45.00	78.76	10076'39"	53.89	S03°23'58"W	69.08
C14	45.00	122.63	156°08'01"	212.93	N48°23'42"W	88.06
C15	45.00	201.38	256*24'41"	57.17	S81°27'59"W	70.72
C16	25.00	16.32	<i>37°24′30″</i>	8.46	S10°58'04"W	16.03
C17	1530.00	4.01	009'00"	2.00	N07°39'41"W	4.01
C18	1530.00	67.66	2'32'01"	33.83	N06°28'10"W	67.65
C19	1500.00	108.86	409'29"	54.45	N0716'55"W	108.84
C20	1275.00	186.29	8°22'17"	93.31	NO8°20'41"W	186.13
C21	2323.83	369.27	9°06'17"	185.03	N64°30'28"E	368.89

LINE TABLE					
LINE ID	<i>LENGTH</i>	BEARING			
<u>L1</u>	167.42	S59°57'19"W			
L2	240.29	N30°02'31"W			
L3	299.18	N71°31'37"E			
L4	250.47	S84*47'50"W			
L5	343.49	N13"15'23"W			
L6	110.74	N59°57'19"E			
L7	732.37	S30°02'27"E			
<u> 19</u>	73.96	S11°33'38"E			
L10	30.00	S84°47'50"W			

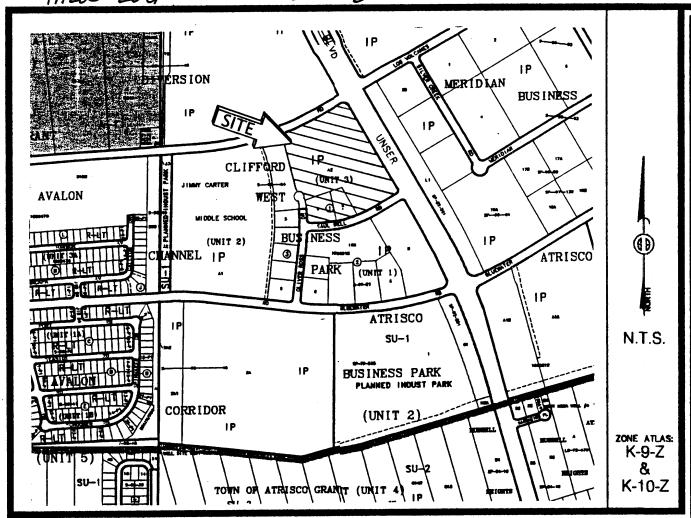
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY Z-04



				•	P.O. BOX 3 505-884-1	0701, ALBQ., N 990	I.M. 87190
Dwg: A	0026FPS2-3.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet _	of
Scale:	1'=40'	Date:	01/12/04	Job: Ad	03026	3	" <i>3</i>

TALOS LOG # 2005-2212-30



#### Vicinity Map

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN HEREON
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN VOLUME 2004C, FOLIO 29.
- 6. GROSS AREA: 11.4480 ACRES
- 7. NUMBER OF EXISTING TRACTS/LOTS: 1 TRACT/2 LOTS
- 8. NUMBER OF TRACTS CREATED: 2
- 9. PROPERTY IS SUBJECT TO A PRIVATE RECIPROCAL CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT GRANTED BY THIS PLAT.
- 10. PROPERTY IS ZONED IP.

#### **LEGAL DESCRIPTION**

TRACT A-2-C IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 3 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN BOOK 2004C, PAGE 29: TOGETHER WITH LOTS 5 AND 6 IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 1 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 1997 IN VOLUME 97C, FOLIO 346.

#### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIMIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

THIS INSTRUMENT WAS ACKNOWLEDGED SET OF THIS TOTAL TO THE STATE OF THE

# PLAT OF

TRACTS A-2-C-1 & A-2-C-2, BLOCK 1 CLIFFORD WEST BUSINESS PARK UNIT 3

PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO MAY 2005

SHEET IOF 2 MINARY PLAT

#### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE (1) EXISTING TRACT AND TWO (2) EXISTING LOTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS

	•
CITY APPROVALS: PROJECT NO.:	APPLICATION NO.
ILB Hart	5.25-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
WATER UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

#### SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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 and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko
New Mexico Professional Surveyor, 8686

ay 23, 2005



#### SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO

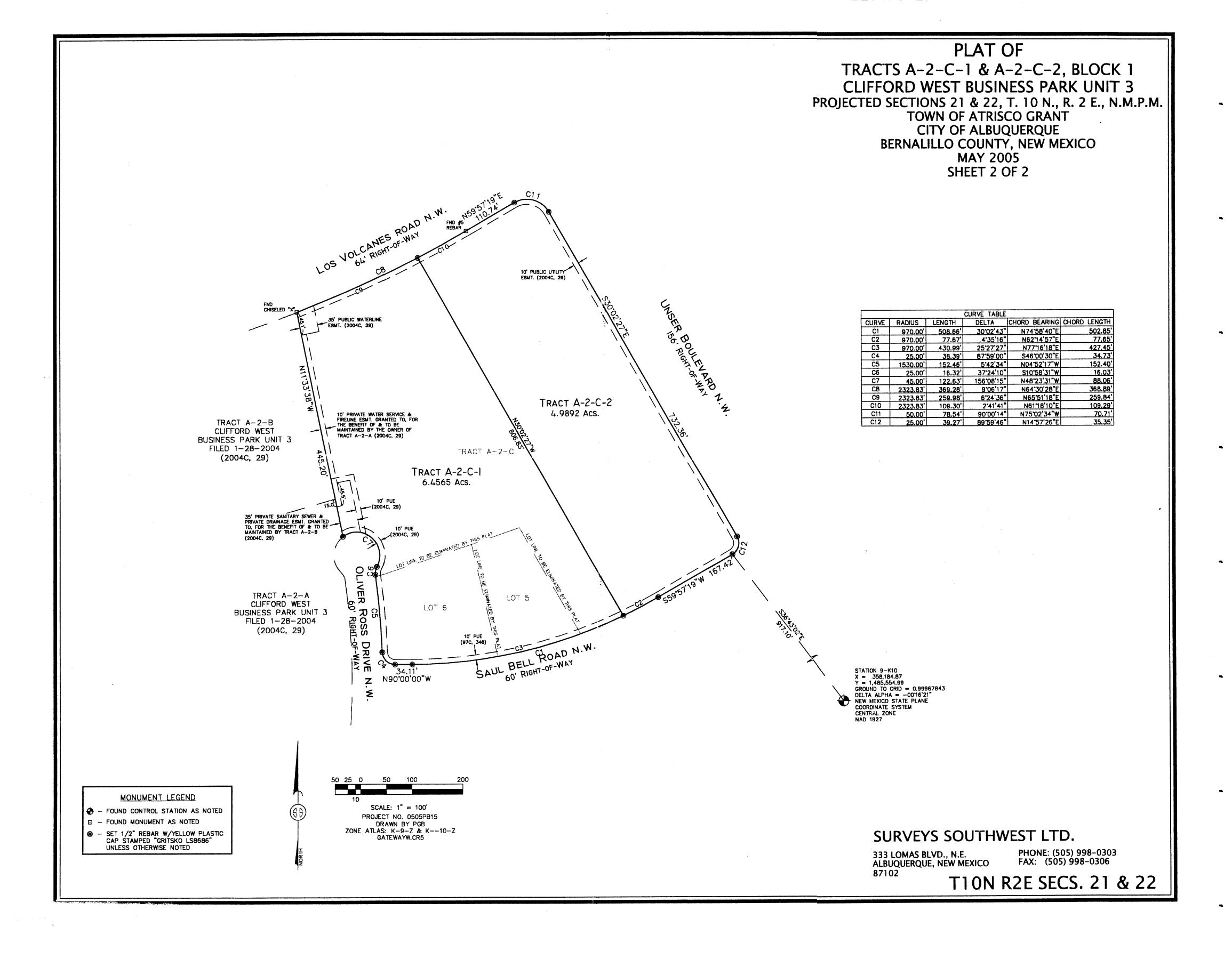
PHONE: (505) 998-0303 FAX: (505) 998-0306

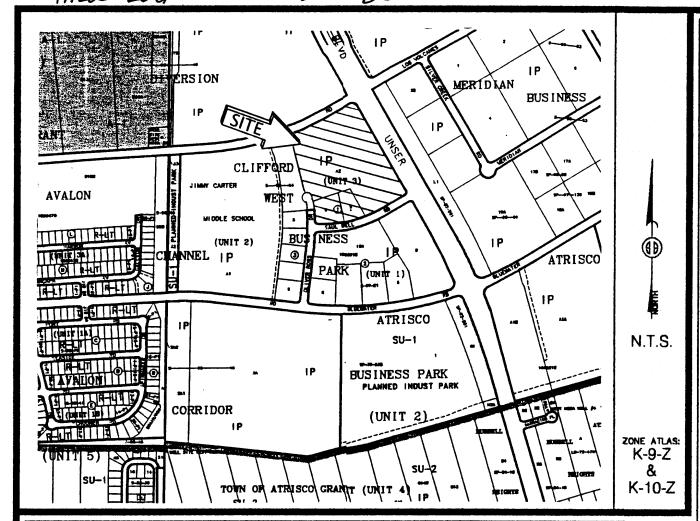
T10N R2E SECS. 21 & 22

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:





#### Vicinity Map

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN VOLUME 2004C, FOLIO 29.
- 6. GROSS AREA: 11.4480 ACRES
- 7. NUMBER OF EXISTING TRACTS/LOTS: 1 TRACT/2 LOTS
- 8. NUMBER OF TRACTS CREATED: 2
- 9. PROPERTY IS SUBJECT TO A PRIVATE RECIPROCAL CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT GRANTED BY THIS PLAT.
- 10. PROPERTY IS ZONED IP.



#### **LEGAL DESCRIPTION**

TRACT A-2-C IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 3 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN BOOK 2004C, PAGE 29: TOGETHER WITH LOTS 5 AND 6 IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 1 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 1997 IN VOLUME 97C, FOLIO 346.

#### **FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Role	8 A. Ra	ul manager	DATE: 5-	22-06
OWNER(S) PRINT NAME: 1-40 C-4	even West	LE, Robert A	- Russell, Ma	
ADDRESS: 85 85 E. Heut		seattsdal	e +2 TRACT:	
ACKNOWLEDGMENT	P		253	
STATE OF NEW MEXICO )		OFFICIAL SEAL.		
).SS	<b>FEP</b>	Sarah Amato		
COUNTY OF BERNALILLO )		NOTARY PUBLIC		
	A Commission of	STATE OF NEW MEXICO	$\mathcal{N}_{l,n,l}$	
THIS INSTRUMENT WAS ACKNOWLEDG	GED BEFORE	HIS THE DAY OF	1/1/92	, 2005
BY: 140BERT H. 14USSELL,	I-40 GATELL	IM) I PRESTILC.	MANAGER	
MY COMMISSION EXPIRES:		Sugar	Hmr H	
10101105		NOTAR	IÝ PUBLIC	

# PLAT OF

TRACTS A-2-C-1 & A-2-C-2, BLOCK 1 **CLIFFORD WEST BUSINESS PARK UNIT 3** PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **MAY 2005** SHEET 1 OF 2

#### **DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE (1) EXISTING TRACT AND TWO (2) EXISTING LOTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS

CITY APPROVALS: PROJECT NO.: 100 3057	APPLICATION NO. 05 02B · 0089
ILB Hat	5.25.05
CITY SURVEYOR	DATE
John Say	6-8-05
TRAFFIC ENGINEERING	DATE
Christina Sandonal	6/8/05
PARKS & RECREATION DEPARTMENT	DATE
Kogud Areen	6-8-05
WATER UT ITIES DEVELOPMENT	DATE
Bradley L. Birhan	6/8/05
A.M.A.F.C.A.	DATE
Begdly J. Berfan	6/8/05
CITYENGINEER	DATE
Matson	6/8/a
DRR CHAIRPERSON PLANNING DEPARTMENT	DATE

#### SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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 and is true and correct to the best of my knowledge and belief.

New Mexico Professional Surveyor, 8686

87102



# SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#: 109057 530 436 10311 /1009057 - 10308 /1009057 - 10307

PROPERTY OWNER OF RECORD: BERNALILLO COUNTY TREASURER'S OFFICE:

Chantier

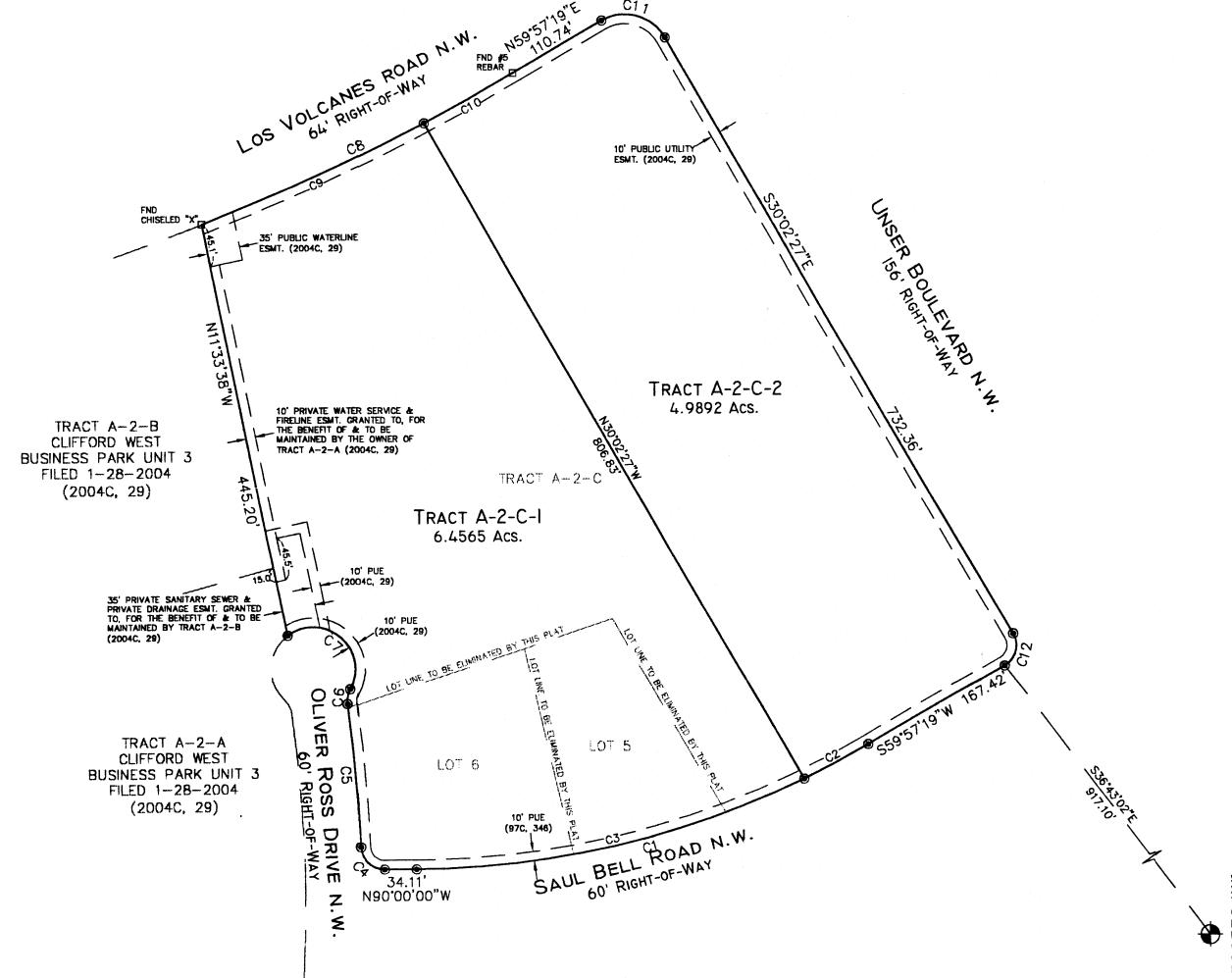
6-9-05

2005082463 6278511 Page: 2 of 2 96/99/2005 02:18P Mary Herrera Bern. Co. PLRT R 12.90 Bk-2005C Pg-194

# PLAT OF

TRACTS A-2-C-1 & A-2-C-2, BLOCK 1
CLIFFORD WEST BUSINESS PARK UNIT 3
PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2005
SHEET 2 OF 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	508.66	30'02'43"	N74"58'40"E	502.85
C2	970.00'	77.67	4"35"16"	N62"14'57"E	77.65'
C3	970.00'	430.99	25'27'27"	N7776'18"E	<b>427.45</b> '
C4	25.00'	38.39	87'59'00"	S46 00'30"E	34.73'
C5	1530.00'	152.46	5'42'34"	N04'52'17"W	152.40'
C6	25.00'	16.32	37°24'10"	S10'58'31"W	16.03'
C7	45.00'	122.63	156'08'15"	N48'23'31"W	88.06'
C8	2323.83	369.28	9'06'17"	N64"30'28"E	368.89'
C9	2323.83	259.98'	6'24'36"	N65°51'18"E	259.84'
C10	2323.83	109.30	2'41'41"	N6178'10"E	109.29'
C11	50.00'	78.54	90'00'14"	N75°02'34"W	70.71
C12	25.00'	39.27'	89'59'46"	N14°57'26"E	35.35'

STATION 9-K10

X = 358,184.87

Y = 1,485,554.99

GROUND TO GRID = 0.99967843

DELTA ALPHA = -00'16'21"

NEW MEXICO STATE PLANE

COORDINATE SYSTEM

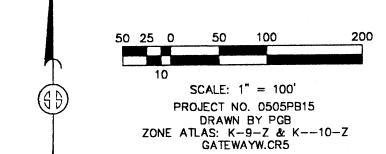
CENTRAL ZONE

NAD 1927

#### MONUMENT LEGEND

- FOUND CONTROL STATION AS NOTED

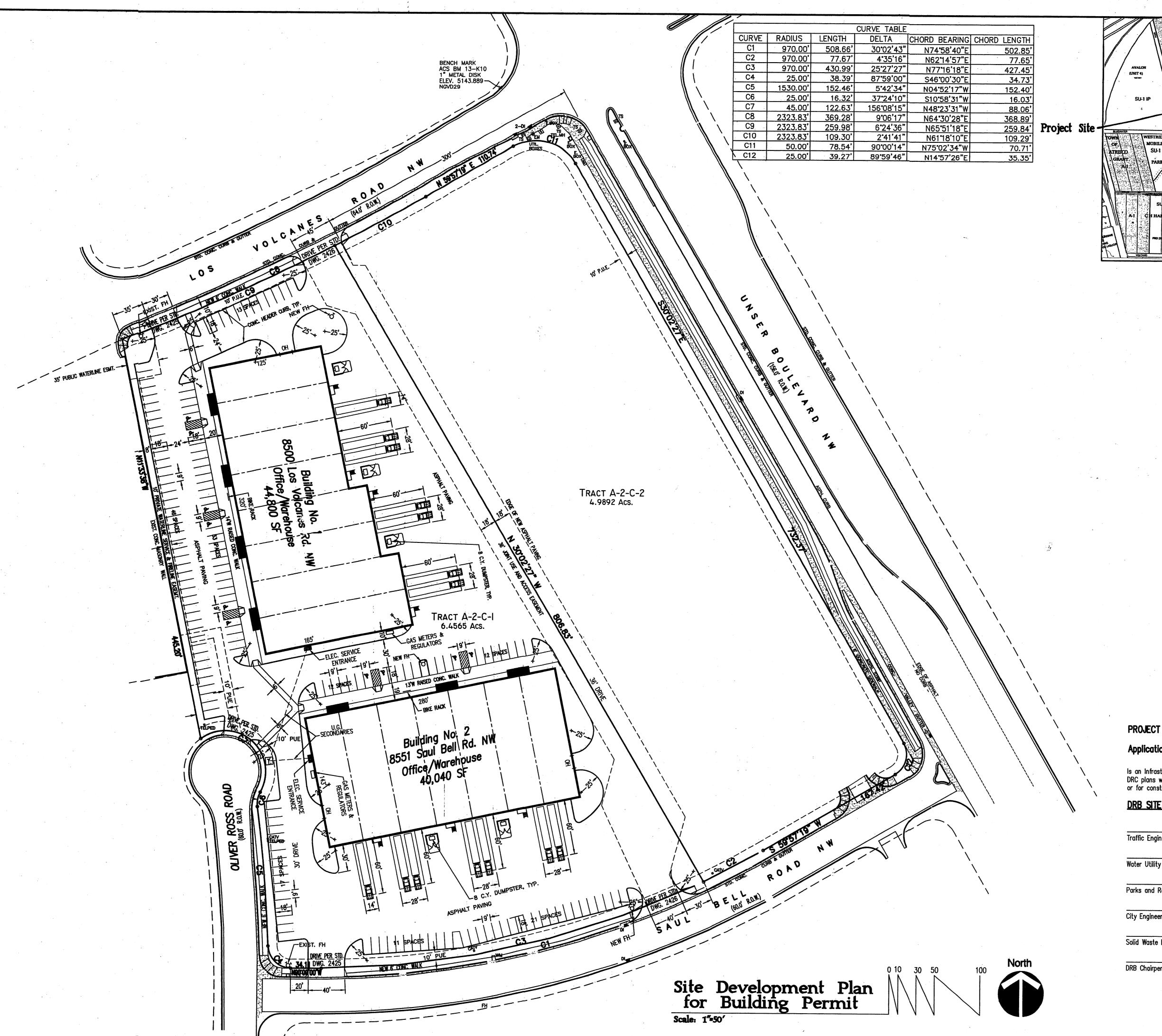
   FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



## SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22





# Vicinity Map K-9

# Design Data

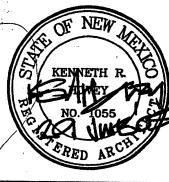
	CLIFFORD WEST BUS	BLOCK ONE, INESS PARK UNIT 3, ALBUQUERQUE, NM
	CURRENT ZONING:	<u>IP</u>
	ZONE ATLAS PAGE:	K-9
	ADDRESS:	
	BUILDING NO. 1: 8500 LOS V BUILDING NO. 2: 8551 S	
	SITE AREA:	6.4565 ACRES
. •	BUILDING AREA:	
	BUILDING NO. 1:	44,800 SQ. FT.
	BUILDING NO. 2:	40,040 SQ. FT.
	TYPE OF CONSTRUCTION:	II-B
	FIRE SPRINKLERED:	YES
	PROPOSED USE:	OFFICE/WAREHOUSE
	ASSUME 20 PERCENT OFFICE: ASSUME 80 PERCENT WAREHOU	16,968 SQ. FT.
	OFF-STREET PARKING REQUIRE 16,968/200+67872/2,	
	OFF-STREET PARKING PROVIDE 165 SPACES (INCLUDES 8 HC	
	BICYCLE PARKING REQUIRED:	·
		19/20 = 6  SPACES
	BICYCLE PARKING PROVIDED:	8 SPACES

PROJECT NUMBER:	1003057
Application Number:	05-00980

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC 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
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	 Date



IDESS PATK
LEUQUERQUE, NEW MEXICO
C \* (480) 505-4048

Gateway West Business F UNSER BLYD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEY DEVELOPED BY 1-40 GATEWAY WEST, LLC \* (480) 50

KON HOVEY, ARCHITCCI

SOS) 257-8458 \* 3808 SIMMS AVENUE SE \* ALBUQUERQUE, NM \* 87108

JOB NO: 0508

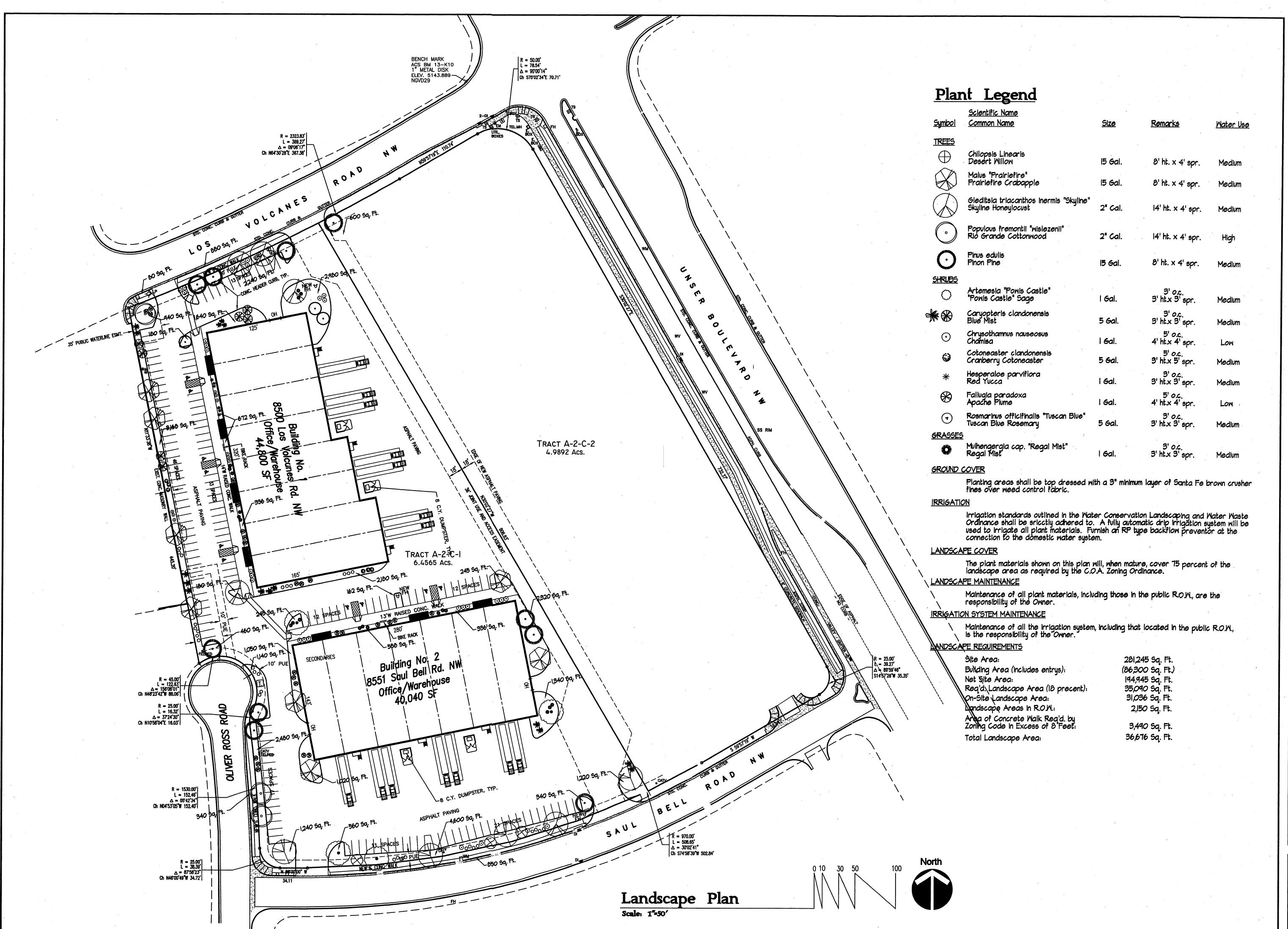
DATE: 6 JUNE 2005

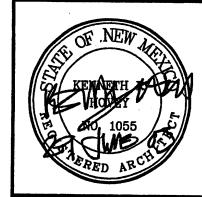
REVISIONS

29 JUNE 2005

SHEET NO.

C.1





SS Park
RQUE, NEW MEXICO
490) 505-4048

est Business P

GateWay West JUNSER BLYD. NW AT LOS VOLCANES RO



JOB NO: 0508

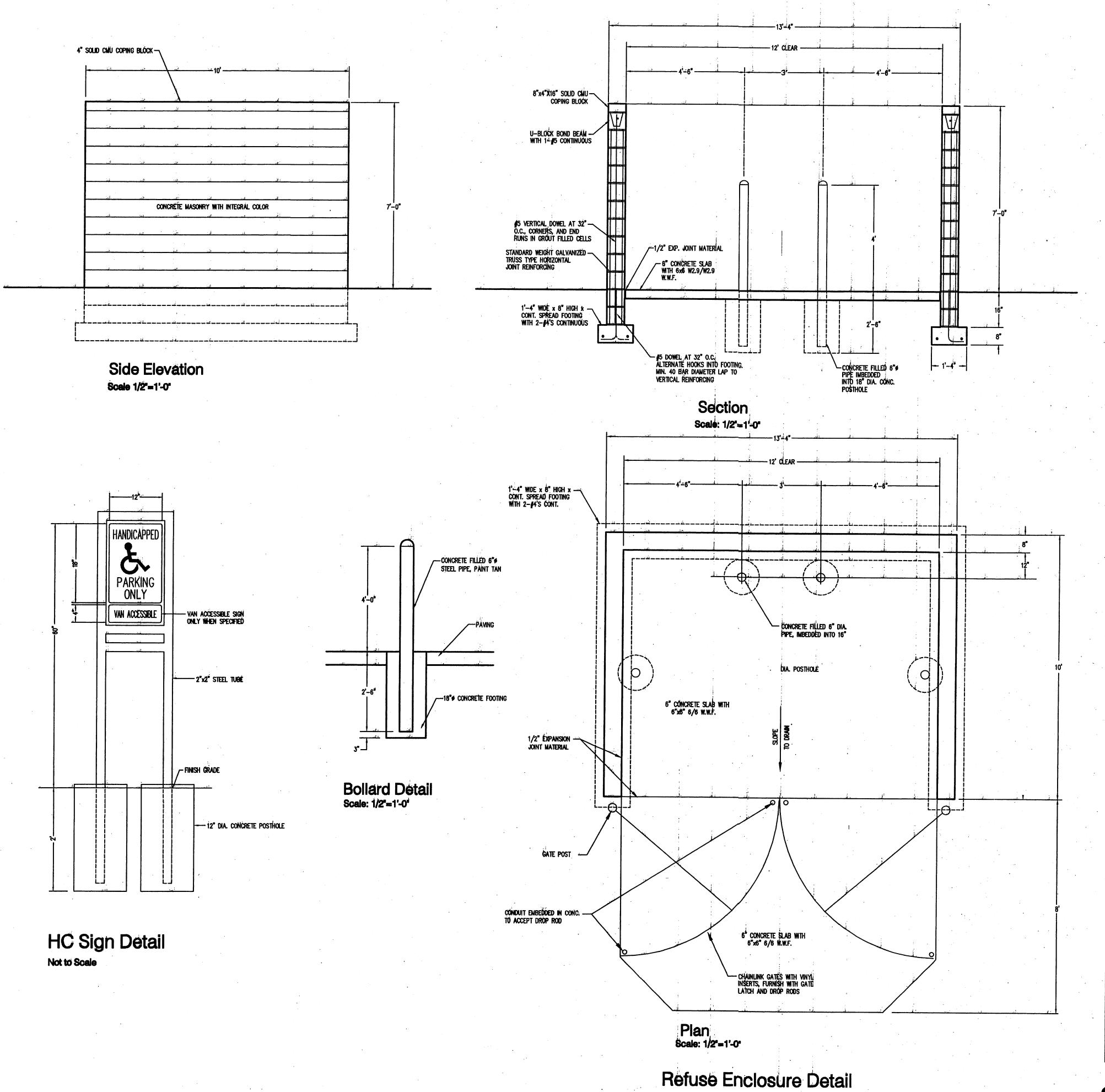
DATE: 6 JUNE 2005

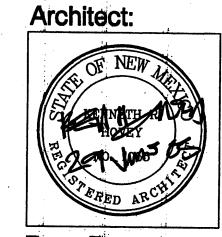
REVISIONS

29 JUNE 2005

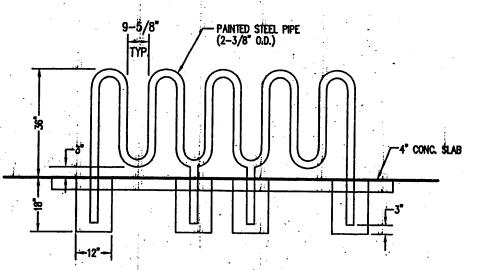
sheet no.

**C.2** 

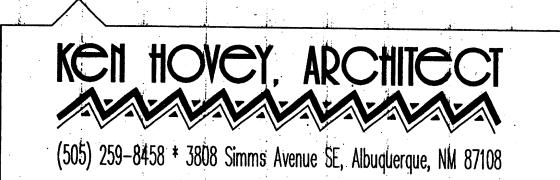




Dwg. Date: 6-6-05



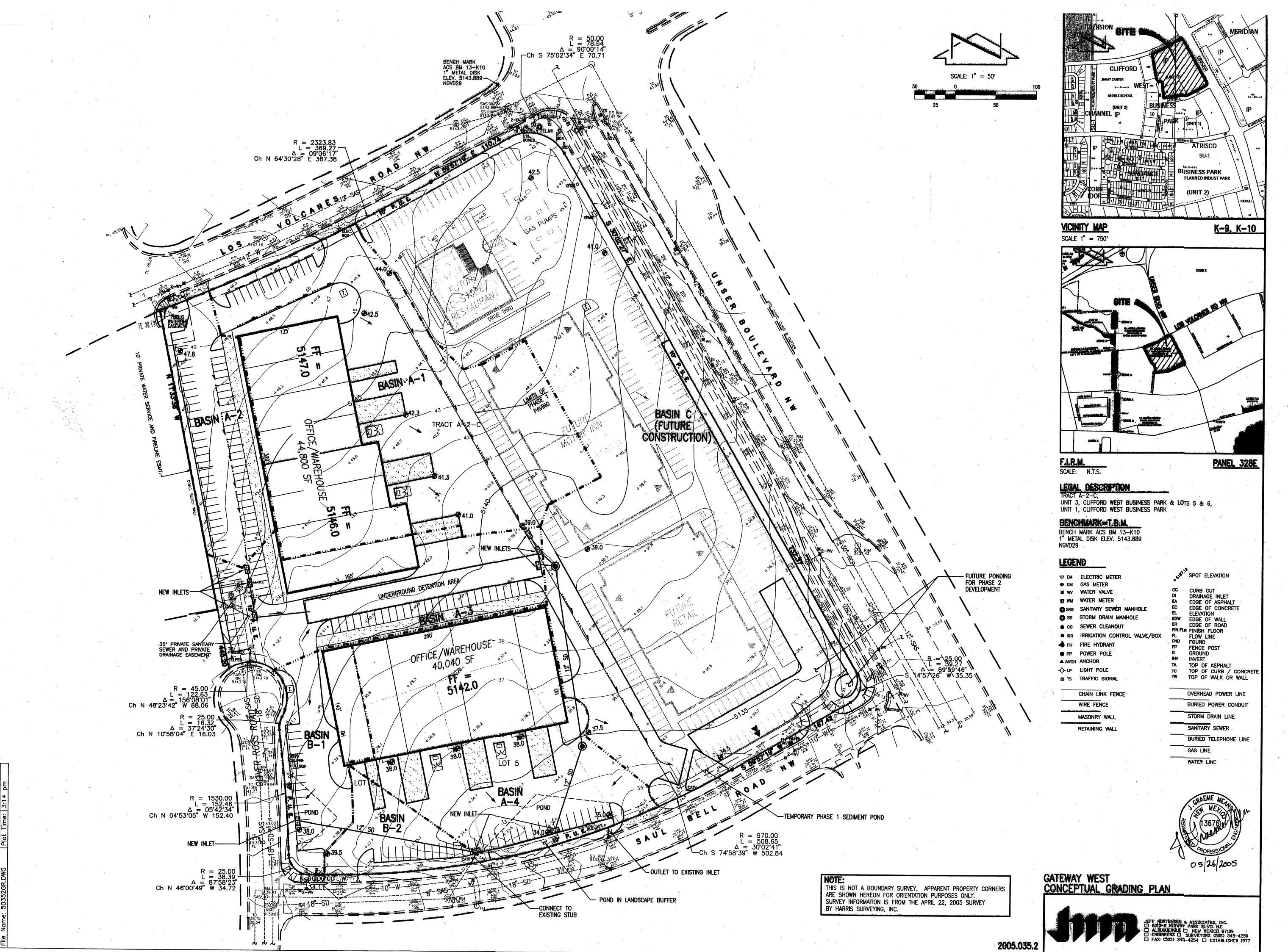
Bicycle Rack Detail scale 3/8"=1'-0"



Gateway West Business Park
Developed by I-40 Gateway West LLC

Unser Blvd. NW at Los Volcanes Road Albuquerque, NM

**C.3** 



SHEET G.1

#### I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED DEVELOPMENT IS LOCATED IN WESTERN ALBUQUERQUE WITHIN THE CLIFFORD WEST BUSINESS PARK, AND REQUIRES SITE DEVELOPMENT PLAN APPROVAL THROUGH DRB. THE SITE IS SUBJECT TO DISCHARGE RESTRICTIONS AND WILL UTILIZE DETENTION TO LIMIT STORMWATER RUNOFF TO EXISTING DOWNSTREAM PUBLIC DRAINAGE FACILITIES. OFFSITE FLOWS DO NOT IMPACT THE SITE. A PLATTING ACTION IS PROPOSED TO CONSOLIDATE 3 EXISTING LOTS AND DIVIDE THE TOTAL AREA FOR PHASING AND FINANCING PURPOSES. THE PURPOSE OF THIS CONCEPTUAL DRAINAGE PLAN IS TO OBTAIN SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVALS.

#### II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAPS K-9 AND K-10 ON SHEET G-1, THE SITE IS LOCATED ON THE WEST SIDE OF UNSER BLVD NW, BETWEEN I-40 AND CENTRAL AVE. A 1998 MASTER DRAINAGE PLAN PREPARED BY AVID ENGINEERING ADDRESSED SITE DRAINAGE BASINS AND STORM DRAIN SIZING. LOS VOLCANES RD NW, UNSER BLVD NW, AND SAUL BELL RD NW ARE DEVELOPED PUBLIC CITY OF ALBUQUERQUE STREETS THAT SURROUND THE SITE TO THE NORTH, EAST, AND SOUTH, RESPECTIVELY. THE SITE TO THE WEST IS DEVELOPED. THE EXISTING LEGAL DESCRIPTIONS ARE TRACT A-2-C, CLIFFORD INDUSTRIAL PARK, UNIT 3, AND TRACTS 5 AND 6, BLOCK 1, CLIFFORD INDUSTRIAL PARK, UNIT 1. THE SITE IS ZONED IP. PROPOSED DEVELOPMENT WILL REQUIRE A SITE DEVELOPMENT PLAN. AS SHOWN BY PANEL 328E OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED NOVEMBER 19, 2003, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

#### III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

A. CLIFFORD WEST BUSINESS PARK GRADING AND DRAINAGE PLAN BY MARK GOODWIN & ASSOCIATES DATED 07-30-1997. (HYDROLOGY FILE K9-D23). THIS PLAN IDENTIFIED THE ALLOWABLE DISCHARGE RATE FOR THE OVERALL SITE AS 1.08625 CFS/ACRE INCLUDING THE STREETS AND 0.789257 CFS/ACRE FOR THE LOTS THEMSELVES.

THE PROPOSED CONSTRUCTION DRAINING VIA DETENTION TO EXISTING PUBLIC DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENT.

#### IV. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED WITH A SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH. THE SITE IS BOUNDED ON THE EAST BY UNSER BLVD NW, A FULLY DEVELOPED PUBLIC STREET WITH A PUBLIC STORM DRAIN. SAUL BELL ROAD NW RUNS ALONG THE SOUTH PROPERTY LINE AND IS ALSO A FULLY DEVELOPED PUBLIC STREET WITH PUBLIC STORM DRAIN.

#### V. DEVELOPED CONDITIONS

THE SITE WILL BE DEVELOPED IN TWO PHASES. THE FIRST PHASE WILL APPROXIMATELY INCLUDE THE WEST HALF OF THE TRACT AS SHOWN. A REPLAT WILL BE REQUIRED TO RECONFIGURE THE SITE FOR PHASING AND FINANCING PURPOSES. CROSS—LOT DRAINAGE AND ACCESS EASEMENTS WILL BE REQUIRED TO ACCOMMODATE SHARED DRAINAGE PATTERNS.

AS SHOWN ON THE GRADING PLAN, THE FIRST PHASE WILL INCLUDE TWO COMMERCIAL OFFICE/WAREHOUSE BUILDINGS WITH ASSOCIATED PAVING AND LANDSCAPING IMPROVEMENTS. ALL SITE RUNOFF WILL BE ROUTED THROUGH ONSITE PRIVATE DETENTION PONDS BEFORE RELEASING TO EXISTING PUBLIC STORM DRAIN STUBS PROVIDED IN SAUL BELL FOR THIS SITE. THE ALLOWABLE DISCHARGE OF 0.8 CFS/ACRE WILL REQUIRE A LARGE VOLUME OF ON—SITE DETENTION. TO MAKE FULL USE OF THE SITE WITHOUT LOSING SIGNIFICANT AMOUNTS OF AREA TO DEDICATED PONDING, A SIGNIFICANT AMOUNT OF THE PROPOSED PONDING WILL BE ACCOMPLISHED UNDERGROUND. THE EXACT METHODS WILL BE DETAILED IN THE PERMIT PLANS. THE OPTIONS BEING CONSIDERED ARE EITHER USING LONG REACHES (APPROX 1500 LF) OF 48" STORM DRAIN, OR USING AN UNDERGROUND STORAGE CHAMBER SUCH AS THE "RAINSTORE" SYSTEM.

THE PHASE 2 AREA WILL NOT BE DISTURBED. AS SHOWN ON THE PLAN, IT WILL ALSO UTILIZE DETENTION PONDING TO LIMIT THE DISCHARGE TO THE ALLOWABLE RATE.

#### VI. CONCEPTUAL GRADING PLAN

THE GRADING PLAN ON SHEET G.1 SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM AN APRIL, 2005 TOPOGRAPHIC SURVEY BY HARRIS SURVEYING, 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS, AND FLOWLINES, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY AND SUPPLEMENTED WITH AS—BUILT DRAWINGS OF CITY INFRASTRUCTURE PLANS, AND 4) THE LIMIT AND CHARACTER OF THE PROPOSED PONDING AREA AND IMPROVEMENTS.

#### VII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100—YEAR, 6—HOUR RAINFALL EVENT. THE PROCEDURE FOR 40—ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE BUILDING PERMIT PLANS WILL BE REQUIRED TO DEMONSTRATE THE DETENTION PONDING CHARACTERISTICS AND NET DISCHARGE.

#### VIII. CONCLUSIONS

1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLAN FOR THIS SITE.

2) DEVELOPED RUNOFF FROM THIS SITE WILL BE ROUTED THROUGH ONSITE PRIVATE DETENTION PONDS AND WILL DRAIN TO EXISTING PERMANENT PUBLIC STORM DRAINAGE IMPROVEMENTS.

3) THERE ARE NO DRAINAGE RELATED DPM DESIGN VARIANCES, DRAINAGE EASEMENTS OR DRAINAGE COVENANTS PROPOSED AT THIS TIME. THE RELATED PLATTING WILL REQUIRE CROSS—LOT DRAINAGE EASEMENTS TO ALLOW THE SITE TO DRAIN AS SHOWN. PRIVATE FACILITY DRAINAGE COVENANTS WILL BE REQUIRED FOR THE PROPOSED DETENTION PONDS.

4) A SEPARATE DRAINAGE SUBMITTAL WILL BE MADE FOR BUILDING PERMIT APPROVALS. THIS SUBMITTAL WILL NEED TO DEMONSTRATE POND DISCHARGE AND STORM DRAIN CAPACITIES.

CALCULATIONS (ENTIRE, SITE)

# I. PRECIPITATION ZONE = 1

II.  $P_{6,100} = P_{360} = 2.20$ 

III. TOTAL AREA  $(A_T) = 498762 \text{ SF}/11.45 \text{ AC}$ 

#### IV. EXISTING LAND TREATMENT

TREATMENT AREA (SF/AC) %
C 498760/11.45 10

#### V. DEVELOPED LAND TREATMENT

TREATMENT AREA (SF/AC) %

B 62770/1.44 12.6
D 435990/10.01 87.4

#### VI. EXISTING CONDITION

#### A. VOLUM

 $E^{M} = (E^{A}A^{A} + E^{B}A^{B} + E^{C}A^{C}E^{D}A^{D})/A^{L}$ 

 $E^{M} = (E^{C} A^{C}) / A^{L}$ 

 $E_W = [0.99(11.45)]/11.45 = 0.99 \text{ IN}$ 

 $V_{100} = (E_W/12)A_T$ 

 $V_{100} = (0.99/12)11.45 = 0.9446 \text{ ac-ft} = 41,150 \text{ CF}$ 

# B. PEAK DISCHARGE

 $Q_{P} = Q_{PA}Q_{A} + Q_{PB}Q_{B} + Q_{PC}Q_{C} + Q_{PD}Q_{D}$ 

 $Q_{P} = Q_{PC} A_{C}$ 

 $Q_p = Q_{100} = 2.87(11.45) = 32.9 \text{ cfs}$ 

#### VII. DEVELOPED CONDITION

#### VOLUME

 $E^{M} = (E^{A}A^{A} + E^{B}A^{B} + E^{C}A^{C}E^{D}A^{D})/A^{L}$ 

 $E^{\mathbf{M}} = (E^{\mathbf{B}} \mathbf{A}^{\mathbf{B}} + E^{\mathbf{D}} \mathbf{A}^{\mathbf{D}}) / \mathbf{A}^{\mathbf{L}}$ 

 $E_W = [0.67(1.44) + 1.97(10.01)]/11.45 = 1.81 \text{ IN}$ 

 $V_{100} = (E_W/12)A_T$ 

 $V_{100} = (1.81/12)11.45 = 1.727 \text{ ac-ft} = 75,230 \text{ CF}$ 

#### B. PEAK DISCHARGE

 $d^{b} = d^{b} q^{y} + d^{b} q^{B} + d^{b} c^{y} + d^{b} d^{D} q^{D}$ 

 $Q_{P} = Q_{PB}A_{B} + Q_{PD}A_{D}$ 

 $Q_p = Q_{100} = 2.03(1.44) + 4.37(10.01) = 46.7 \text{ cfs}$ 

#### VIII. COMPARISON

A. VOLUME

 $\Delta V_{100} = 75,230 - 41,150 = 34,080 \text{ CF (INCREASE)}$ 

#### B. **PEAK DISCHARGE**

 $\Delta Q_{100} = 46.7 - 32.9 = 13.8 \text{ cfs (INCREASE)}$ 

BASIN	AREA (ac)	%	Q <sub>100</sub> (cfs)
A-1	2.62	22.8	10.6
A-2	0.62	5.4	2.5
A-3	1.09	9.5	4.4
A-4	1.65	14.5	6.8
B-1	0.52	4.5	2.1
B-2	0.29	2.5	1.2
OTAL PHASE 1	6.79	59.2	27.6

ALLOWABLE DISCHARGE = (6.79 ac)(0.79 cfs/ac) = 5.36 cfs

#### CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT—OF—WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE. OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

7. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT—OF—WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

8. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL

STREET USE.

9. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES:

 THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
 THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL

EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE"

PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.)
WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR,
ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE
YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE—SEEDED ACCORDING
TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS
WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO

SEPARATE PAYMENT WILL BE MADE.

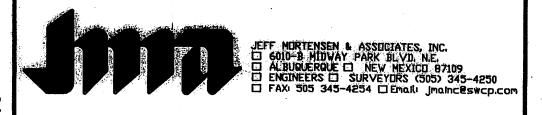
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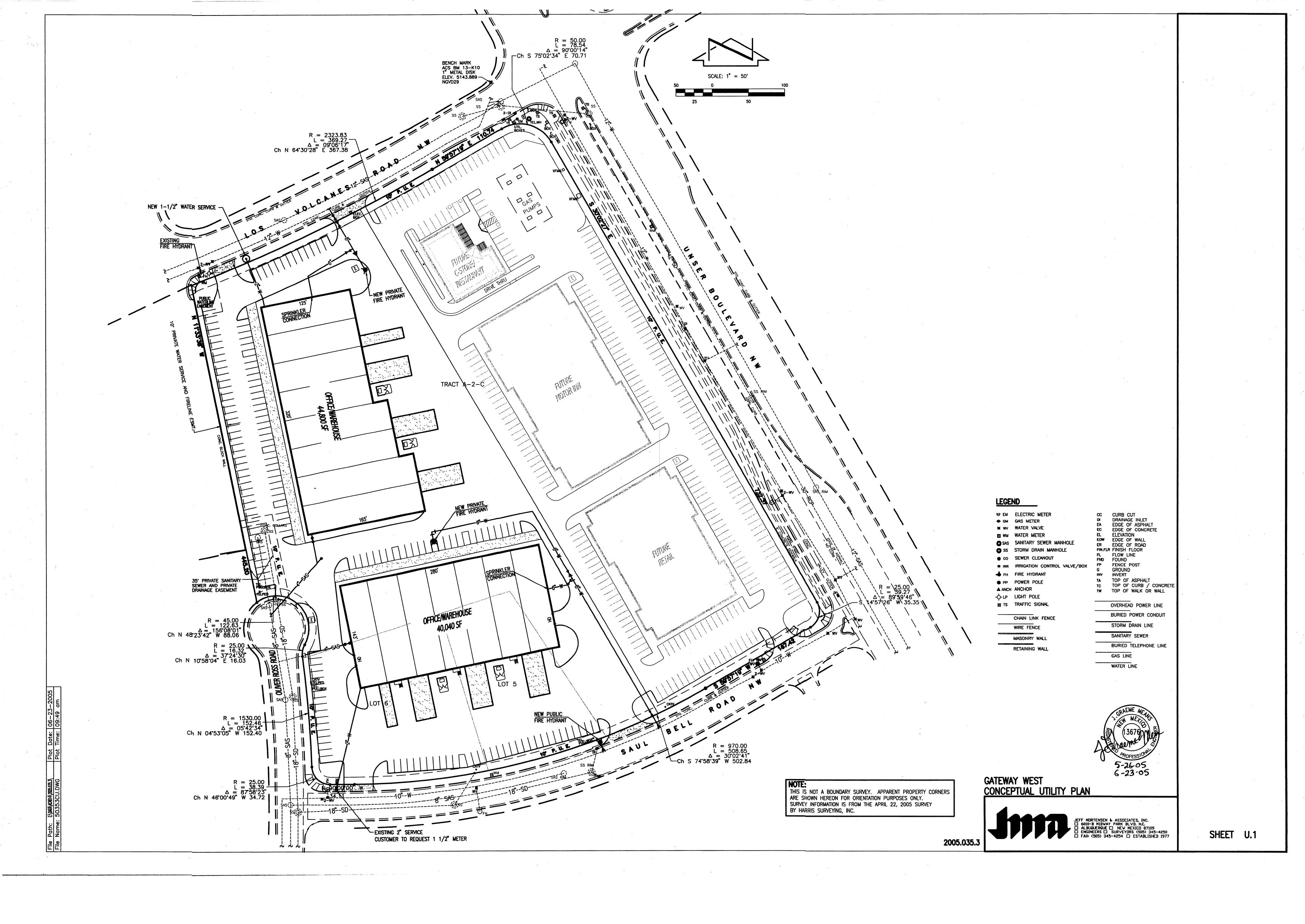
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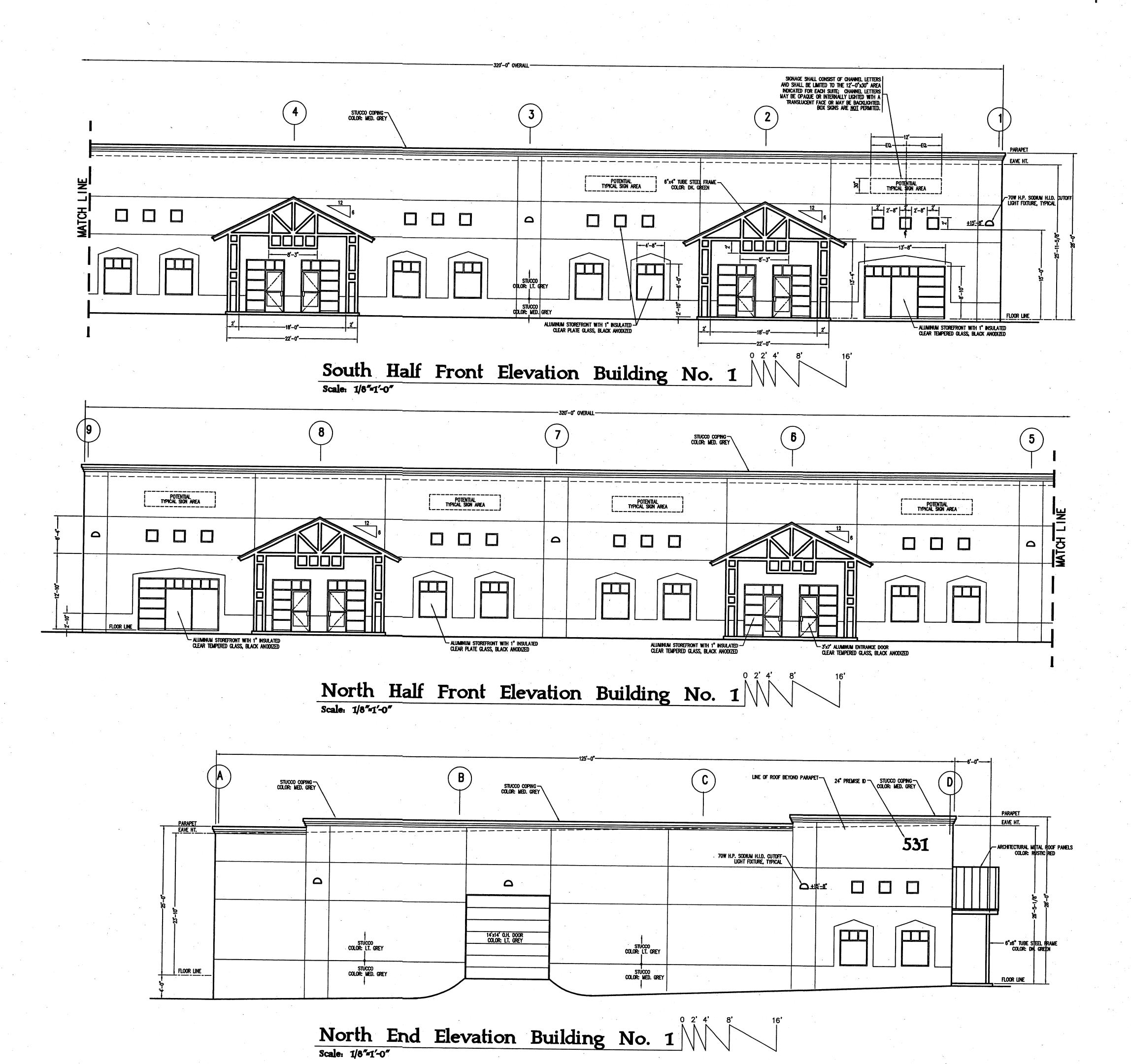
SIDEWALK
INSPECTOR
STORM DRAIN
MAINTENANCE

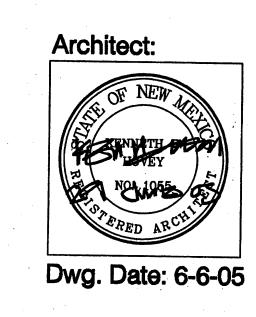


GATEWAY WEST CONCEPTUAL DRAINAGE PLAN & CALCULATIONS











Gateway West Business Park

Developed by I-40 Gateway West, LLC

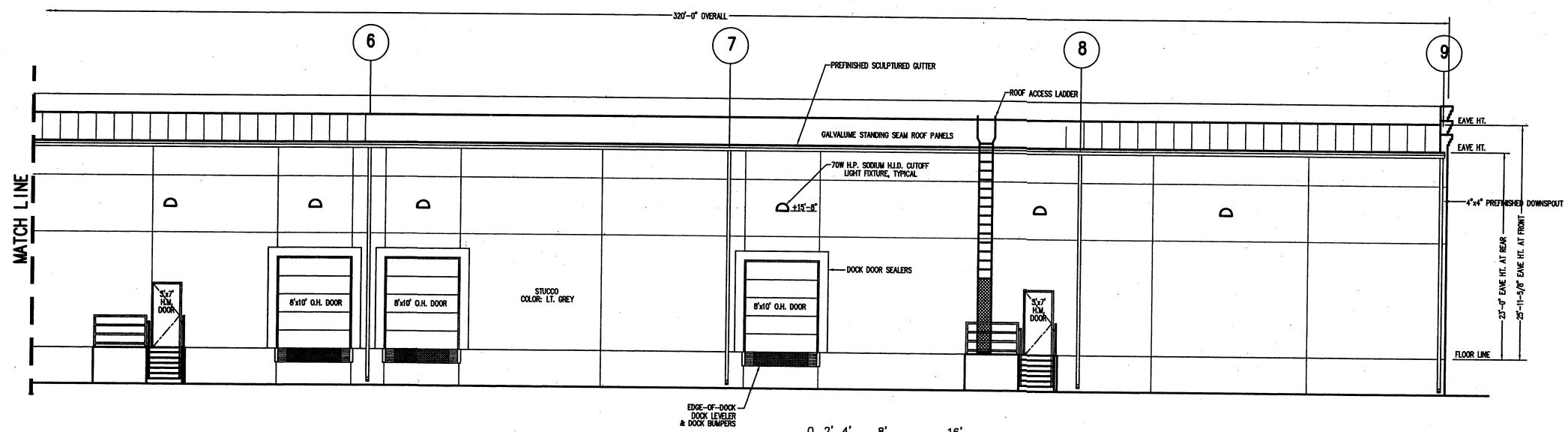
Unser Blvd. NW at Los Volcanes Road Albuquerque, NM

A.1.1

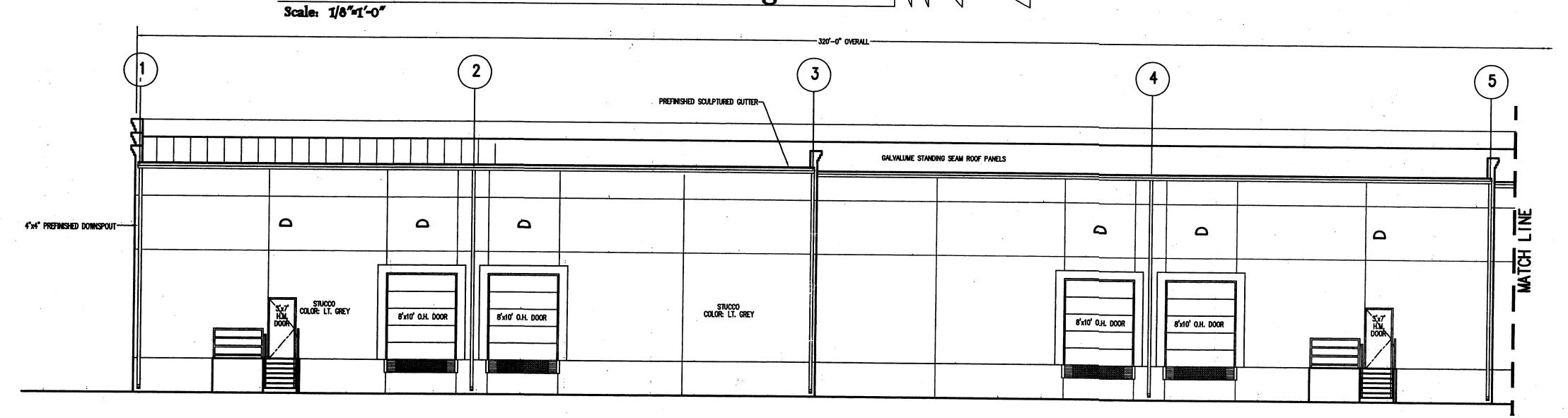


**Architect:** 

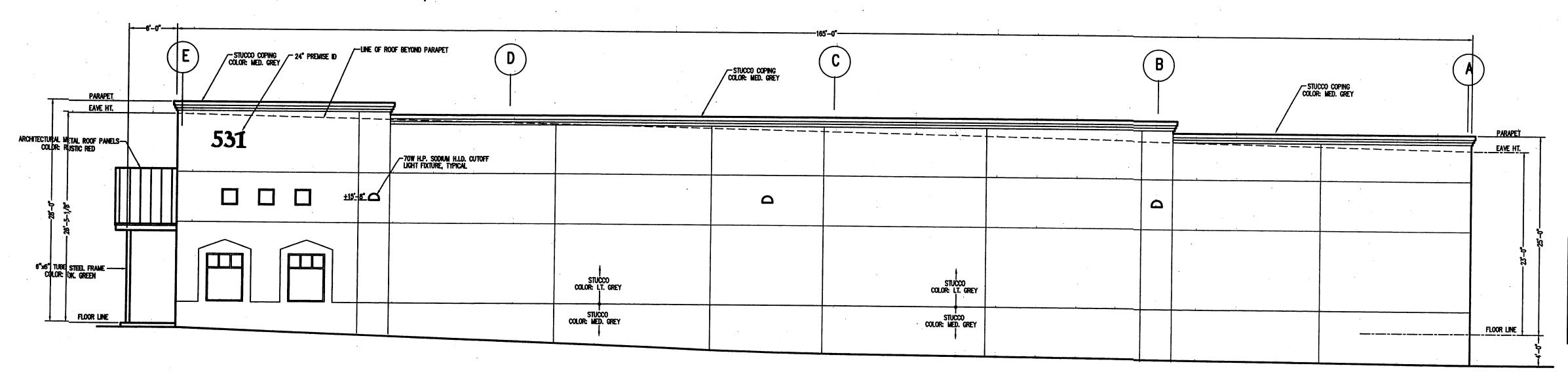
Dwg. Date: 6-12-05



North Half Rear Elevation Building No. 1



# South Half Rear Elevation Building No. 1 Scale: 1/8"-1'-0"



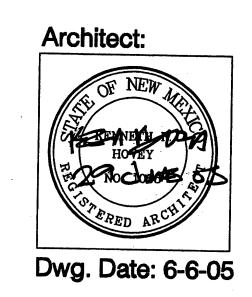
KCI HOVEY, ARCHITECT
(505) 259-8458 \* 3808 Simms Avenue SE, Albuquerque, NM 87108

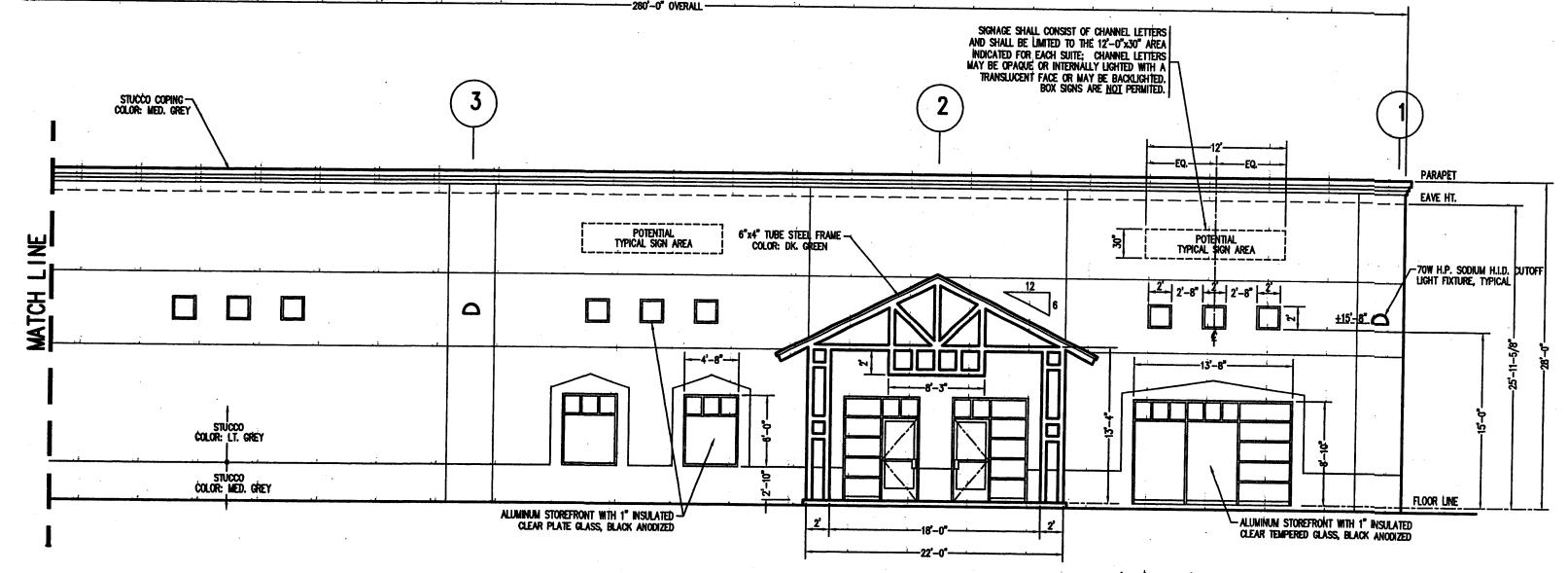
Gateway West Business Park
Developed by I-40 Gateway West, LLC

Unser Blvd. NW at Los Volcanes Road Albuquerque, NM

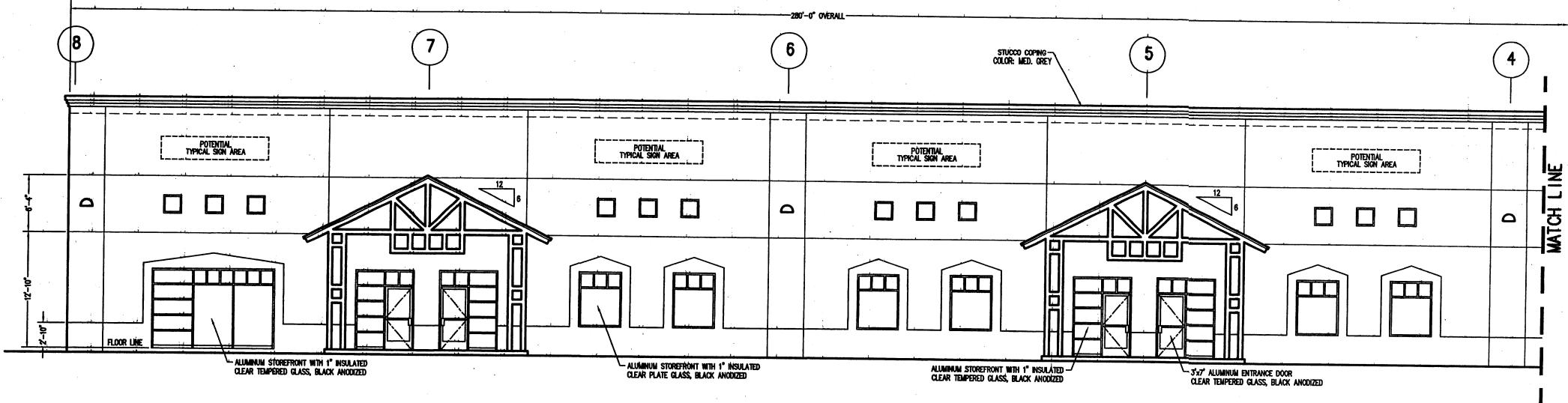
A.1.2

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

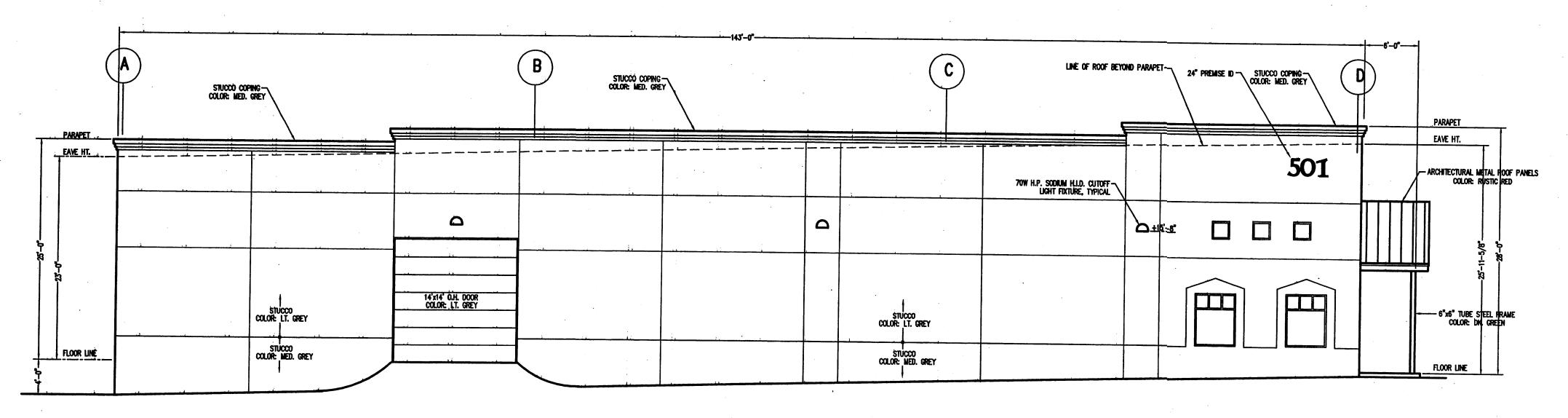




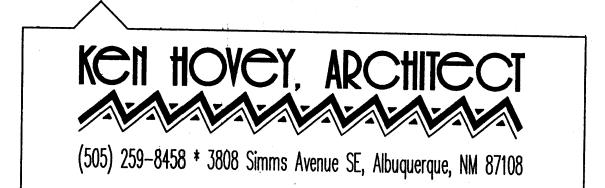
West Half Front Elevation Building No. 2 Scale: 1/8"-1'-0"



East Half Front Elevation Building No. 2 16'
Scale: 1/8"-1'-0"



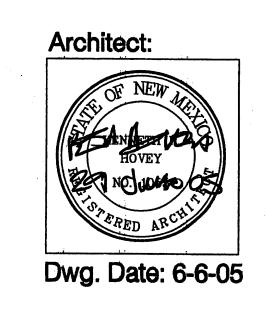
East End Elevation Building No. 2 16'
Scale: 1/8"-1'-0"

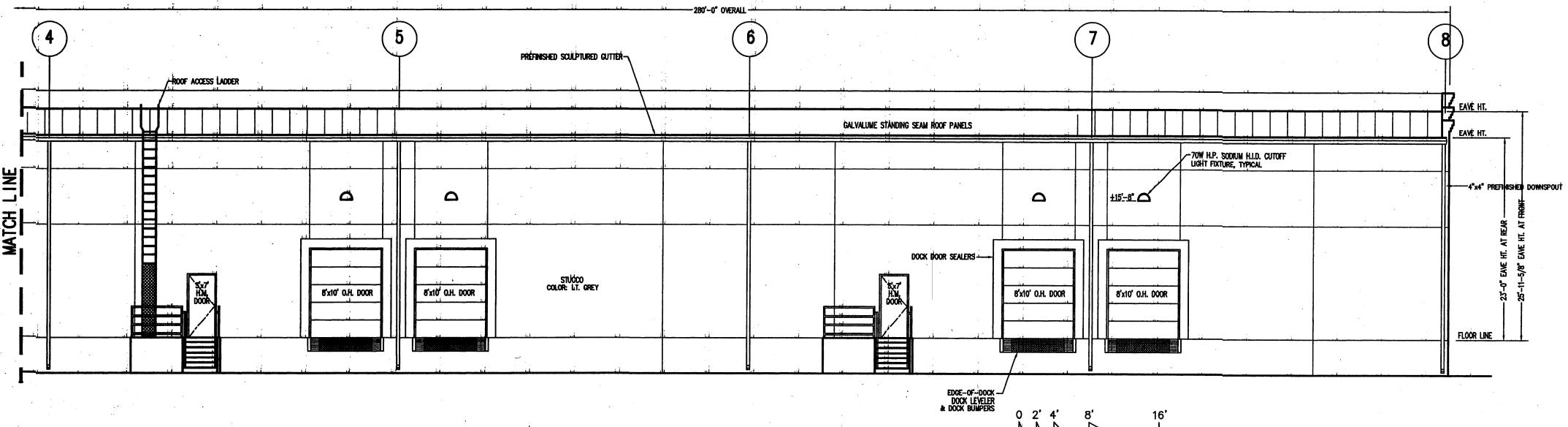


Gateway West Business Park
Developed by I-40 Gateway West, LLC

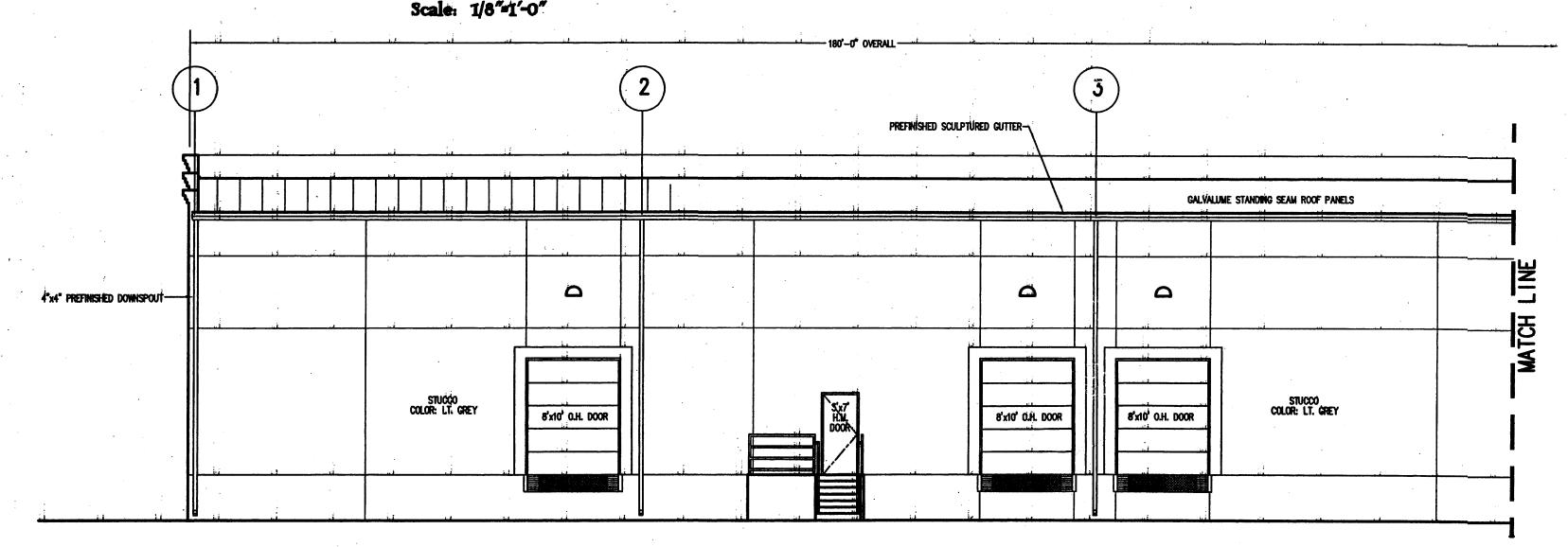
Unser Blvd. NW at Los Volcanes Road Albuquerque, NM

A.2.1

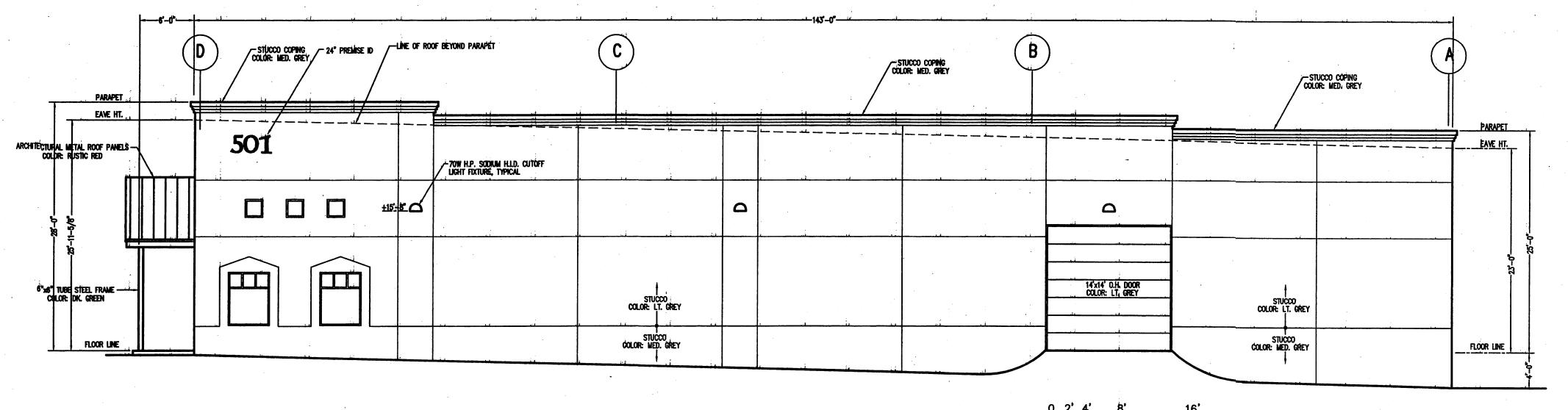




East Half Rear Elevation Building No. 2



West Half Rear Elevation Building No. 2 16' Scale: 1/8"-1'-0"



West End Elevation Building No. 2 16'
Scale: 1/8"-1'-0"

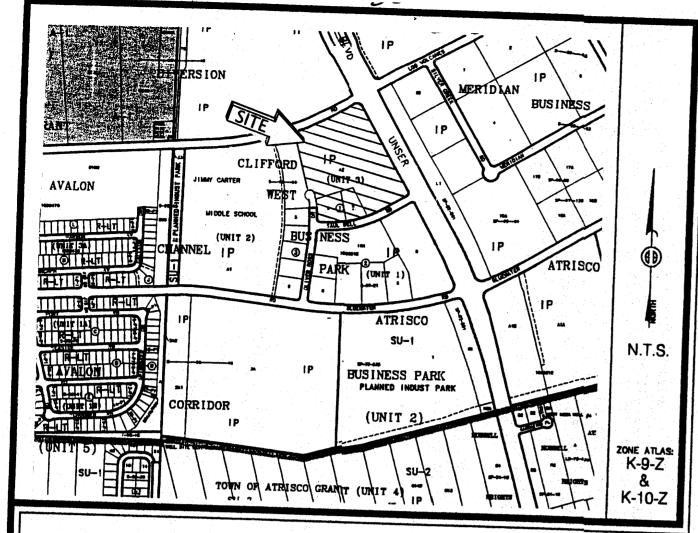


Gateway West Business Park

Developed by I-40 Cateway West, LLC

Unser Blvd. NW at Los Volcanes Road Albuquerque, NM

A.2.2



#### Vicinity Map

#### SUBDIVISION DATA/NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN VOLUME 2004C, FOLIO 29.
- 6. GROSS AREA: 11.4480 ACRES
- 7. NUMBER OF EXISTING TRACTS/LOTS: 1 TRACT/2 LOTS
- 8. NUMBER OF TRACTS CREATED: 2
- 9. PROPERTY IS SUBJECT TO A PRIVATE RECIPROCAL CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT GRANTED BY THIS PLAT.
- 10. PROPERTY IS ZONED IP.



#### LEGAL DESCRIPTION

TRACT A-2-C IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 3 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 2004 IN BOOK 2004C, PAGE 29: TOGETHER WITH LOTS 5 AND 6 IN BLOCK 1 OF CLIFFORD WEST BUSINESS PARK UNIT 1 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 1997

#### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Robert A. Russel Manager DATE: 5-23-05 ADDRESS: 85 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
ADDRESS: 85 85 6 Hart C. C. Robert A. Russell Manager
ACKNOWLEDGMENT STATE OF NEW MEXICO
CACA OFFICIAL SEAL.
COUNTY OF BERNALILLO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE THE THIS 10/01/03
BY: 170BERT H. TYUSSELL, I-40 GATEWAY [PAST LLC. TYMANAGER
MY COMMISSION EXPIRES:  10   0   0   0   0   0   0   0   0   0

# PLAT OF

TRACTS A-2-C-1 & A-2-C-2, BLOCK 1 CLIFFORD WEST BUSINESS PARK UNIT 3 PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **MAY 2005** SHEET 1 OF 2

#### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE (1) EXISTING TRACT AND TWO (2) EXISTING LOTS INTO TWO (2) NEW TRACTS AND TO GRANT ADDITIONAL EASEMENT(S) AS

CITY APPROVALS: PROJECT NO.: 100 3057 APP	LICATION NO. <i>05 DLB · 0029</i> 2
CITY SURVEYOR	5.25.05
_ Spl Da	DATE
Christina Sandonal	0-8-05 DATE
PARKS RECREATION DEPARTMENT	6 8 05 DATE
WATER UTUTIES DEVELOPMENT	C-8-05
Bradley L. Birfran	6/8/05
Begdly S. Birtan	b/8/05
CITYENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<b>6/8/</b> の DATE

# SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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 and is true and correct to the best of my knowledge and belief.

New Mexicouprofessional Surveyor, 8686



# SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

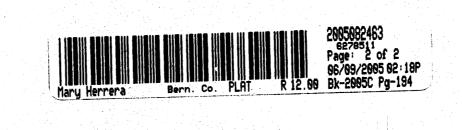
PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#: 100906763043610311/1009057-10308/1009057-10307 PROPERTY OWNER OF RECORD:

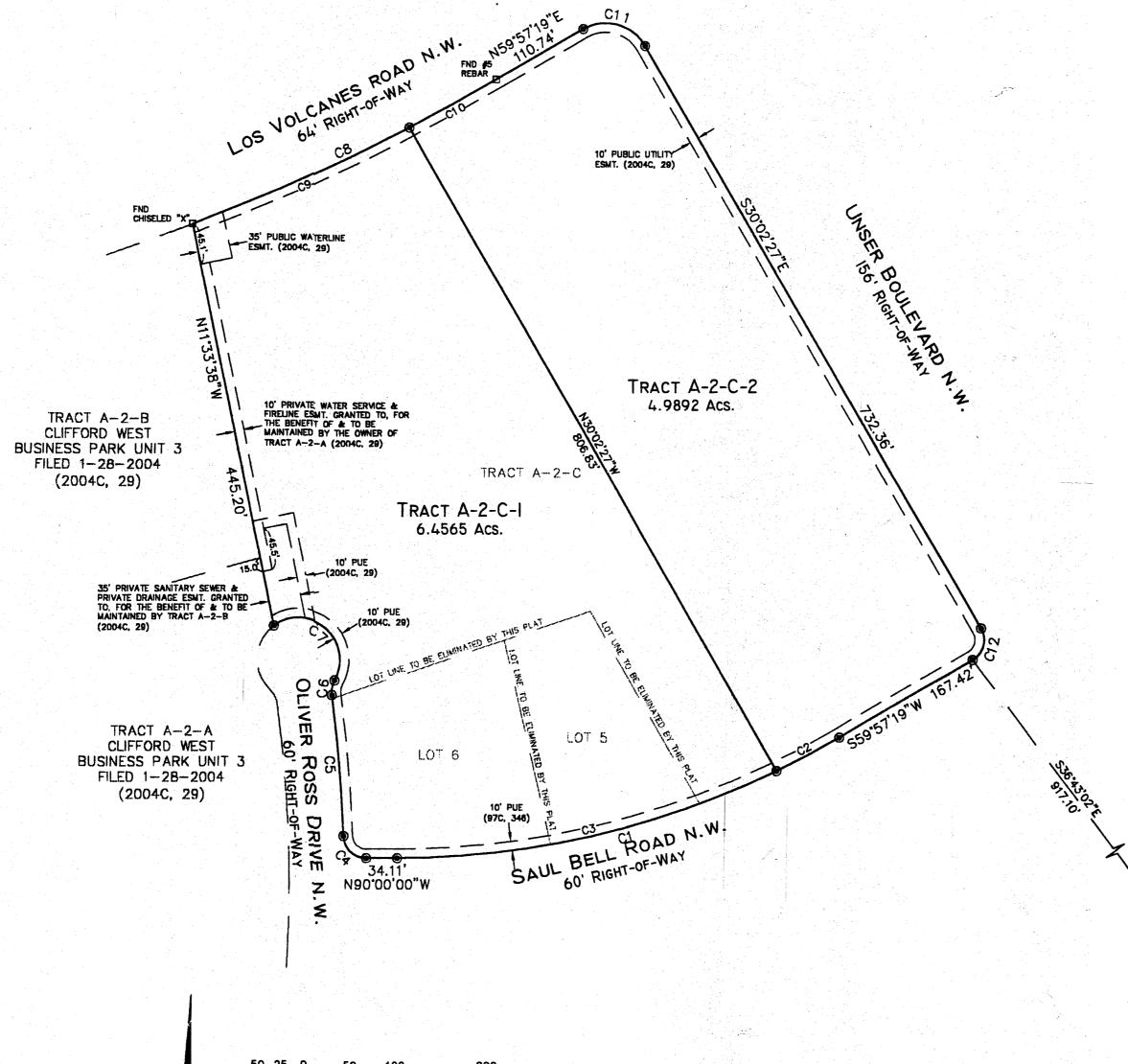
BERNALILLO COUNTY TREASURERS OFFICE:

Chewrier 6-9-05



# PLAT OF

TRACTS A-2-C-1 & A-2-C-2, BLOCK 1
CLIFFORD WEST BUSINESS PARK UNIT 3
PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2005
SHEET 2 OF 2



			CURVE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00	508.66	30'02'43"	N74"58'40"E	502.85'
C2	970.00'	77.67'	4'35'16"	N62"14'57"E	77.65'
C3	970.00'	430.99	25"27"27"	N7776'18"E	427.45'
C4	25.00'	38.39	87'59'00"	S46'00'30"E	34.73'
C5	1530.00	152.46	5'42'34"	N04'52'17"W	152.40'
C6	25.00	16.32'	37"24'10"	S10'58'31"W	16.03'
C7	45.00'	122.63'	156"08"15"	N48'23'31"W	88.06'
C8	2323.83	369.28	9'06'17"	N64'30'28"E	368.89'
C9	2323.83	259.98'	6'24'36"	N65°51'18"E	259.84
C10	2323.83	109.30	2'41'41"	N6178'10"E	109.29'
C11	50.00	78.54	90'00'14"	N75°02'34"W	70.71
C12	25.00'	39.27	89'59'46"	N14°57'26"E	35.35'

STATION 9-K10

X = 358,184.87

Y = 1,485,554.99

GROUND TO GRID = 0.99967843

DELTA ALPHA = -00'16'21"

NEW MEXICO STATE PLANE

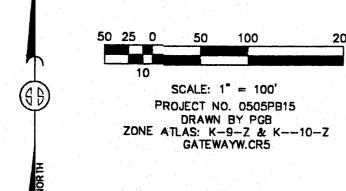
COORDINATE SYSTEM

CENTRAL ZONE

NAD 1927

#### MONUMENT LEGEND

- FOUND CONTROL STATION AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



#### SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

# PLAT OF TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1 CLIFFORD WEST BUSINESS PARK UNIT 3 PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE 2006 SHEET 2 OF 2

MONUMENT LEGEND

→ FOUND CONTROL STATION AS NOTED

→ FOUND MONUMENT AS NOTED

→ SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

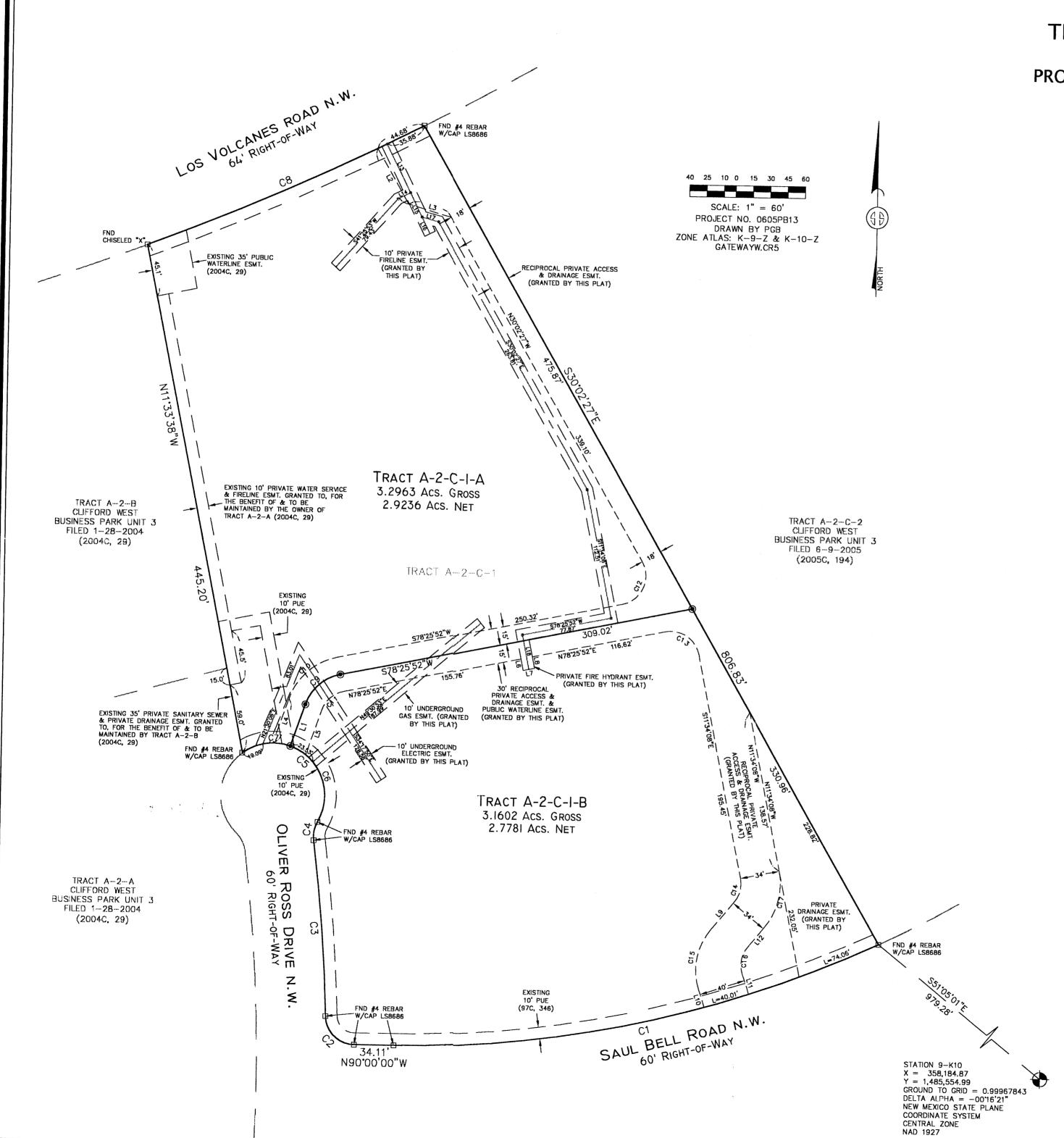
	0.10				
			CURVE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	430.99	25°27'27"	N77'16'18"E	427.45'
C2	25.00'	38.39'	87*59'00"	S46'00'30"E	34.73'
C3	1530.00	152.46	5*42'34"	N04'52'17"W	152.40
C4	25.00'	16.32	37°24'10"	S10'58'31"W	16.03'
C5	45.00'	122.63'	156'08'15"	N48'23'31"W	88.06
C6	45.00'	79.22'	100*52'05"	N20'45'26"W	69.38'
C7	45.00'	43.41'	5516'10"	S81'10'26"W	41.74'
C8	2323.83'	259.98'	6'24'36"	N65'51'18"E	259.84'
C9	40.00'	41.58'	59'33'15"	S48'39'14"W	39.73'
C10	55.00'	57.17'	59'33'15"	S48'39'14"W	54.63'
C11	25.00'	25.99'	59'33'15"	S48'39'14"W	24.83'
C12	25.00'	47.33	108'28'19"	N24°11'42"E	40.57
C13	25.00'	39.27'	90,00,00,	N56°34'08"W	35.36'
C14	25.00'	22.31	51 08'23"	N14°00'03"E	21.58'
C15	55.00'	55.66'	57*59'13"	S10'34'38"W	53.32'
C16	25.00'	25.30'	57'59'13"	S10°34'38"W	24.24'
C17	59.00'	52.66'	51'08'23"	N14'00'03"E	50.93

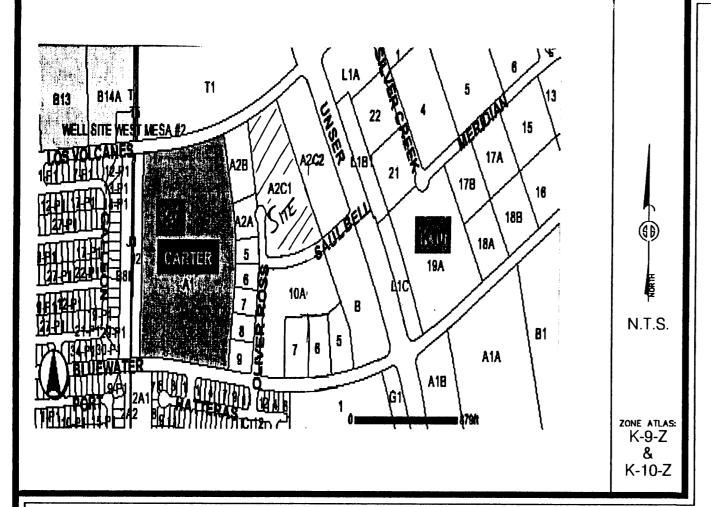
		LINE TABLE	
	LINE	BEARING	LENGTH
	L1	S18'52'36"W	37.92
	L2	S30°02'27"E	54.93
	L3	S73'45'24"E	38.50
	L4	S18'52'36"W	40.51
	L5	N18'52'36"E	40.49
	L6	S11'34'08"E	8.00'
	L7	N78'25'52"E	9.00'
	L8	N11'34'08"W	8.00'
	L9	S39*34'15"W	30.58
	L10	S18'24'58"E	15.99
	L11	N18'24'58"W	18.38
	L12	N39'34'15"E	21.28'
	L13	S26'35'43"E	46.56
1	L14	S63'24'17"W	12.00'
	L15	S26'35'43"E	23.12
	L16	S26'35'43"E	16.03'
	L17	S75"18'48"E	14.87
L	L18	S11'34'08"E	30.26

# SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22





#### **Vicinity Map**

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. GROSS AREA: 6.4565 ACRES
- 6. NUMBER OF EXISTING TRACTS/: 1
- 7. NUMBER OF TRACTS CREATED: 2
- 8. PROPERTY IS SUBJECT TO A PRIVATE RECIPROCAL CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT PER THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 3, FILED JUNE 9, 2005 IN BOOK 2005C, PAGE 194.
- 9. PROPERTY IS ZONED IP.
- 10) The reciprocal private access and drainage easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A, A-2-C-1-B and A-2-C-2 and is to be maintained by the owners of Tract A-2-C-1-A and A-2-C-1-B.
- 11) The private fireline easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A and A-2-C-1-B and is to be maintained by said
- 12) The private drainage easement granted by this plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-B and A-2-C-2 and is to be maintained by the owner of Tract A-2-C-1-B.

#### **LEGAL DESCRIPTION**

TRACT A-TWO-C-ONE (A-2-C-1) IN BLOCK ONE (1) OF CLIFFORD WEST BUSINESS PARK UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2005 IN BOOK 2005C, PAGE 194.

#### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Rolet A. Rusel, Man	DATE: 6-9-06
OWNER(S) PRINT NAME: 1-40 Gateway Loest LLC ADDRESS: 2430 Million in PL & B. Saile A. All	TRACT:
ACKNOWLEDGMENT STATE OF NEW MEXICO )  ).SS  OFFICIAL SEAL CARL W GENSER Notary Public	87107
COUNTY OF BERNALILLO ) State of Now Mexico My Comm. Expires	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1774  BY: Carl W Gerber	DAY OF June , 2006.
MY COMMISSION EXPIRES:  March 29, 200	NOTARY PUBLIC

# PLAT OF

TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1 **CLIFFORD WEST BUSINESS PARK UNIT 3** PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JUNE 2006** 

PRELIMINARY/PLAT APPROVED BY DRB

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) XIS IN BIT TO THE PURPOSE OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003057	APPLICATION NO.06 DRB-00877
If Hant	6/13/06
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
WATER UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE

#### SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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 and is true and correct to the best of my knowledge and belief.

Mitchell W Reynolds

Mitchell W. Reynolds

06-05-06



#### SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

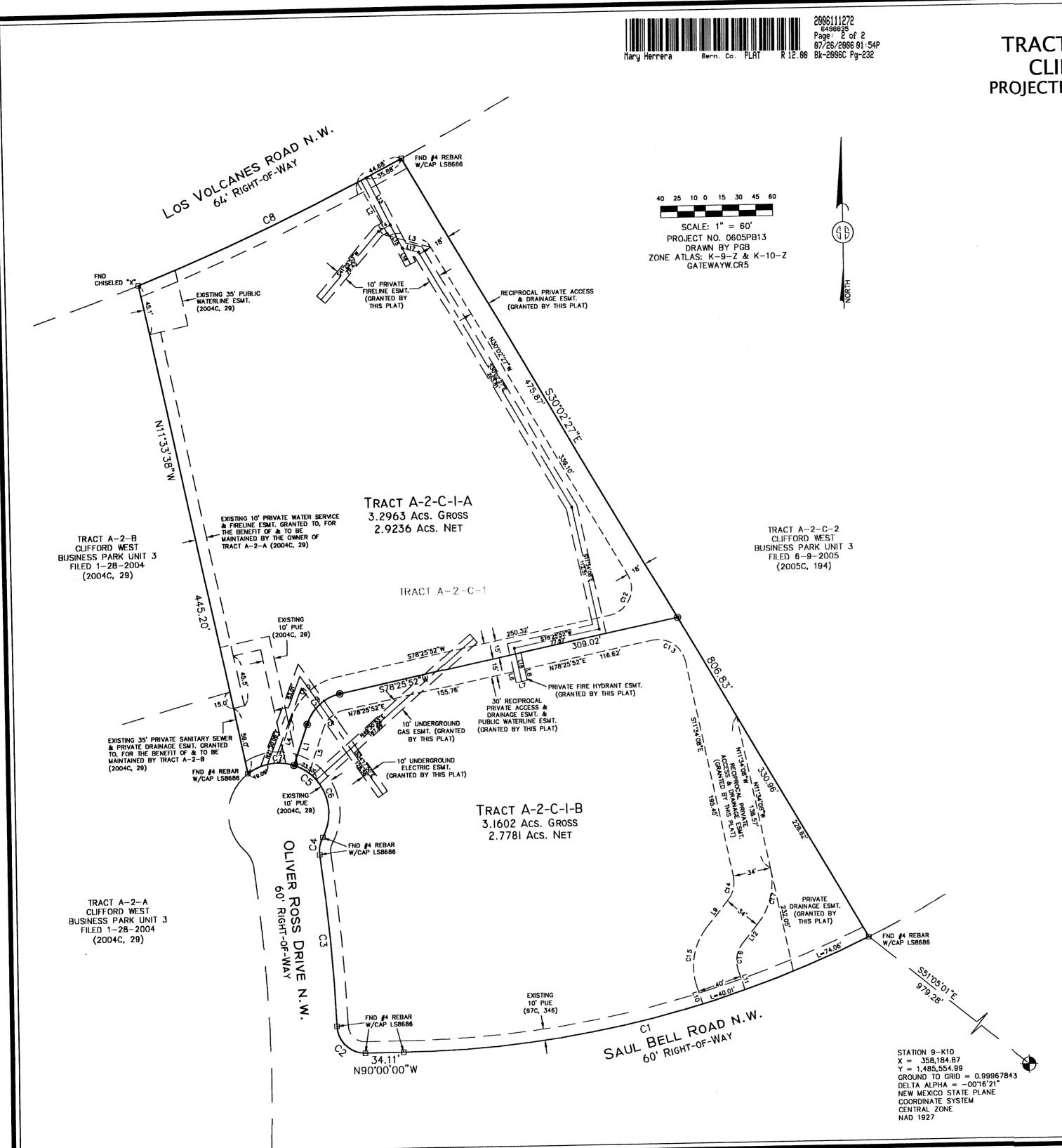
PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:



# **PLAT OF**

TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1
CLIFFORD WEST BUSINESS PARK UNIT 3
PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006
SHEET 2 OF 2

MONUMENT LEGEND

♣ - FOUND CONTROL STATION AS NOTED

□ - FOUND MONUMENT AS NOTED

 SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH		
C1	970.00'	430.99'	25'27'27"	N77'16'18"E	427.45'		
C2	25.00'	38.39'	87'59'00"	S46'00'30"E	34.73'		
C3	1530.00'	152.46	5*42'34"	N04'52'17"W	152.40'		
C4	25.00'	16.32'	37'24'10"	S10'58'31"W	16.03'		
C5	45.00'	122.63	156'08'15"	N48'23'31"W	88.06		
C6	45.00'	79.22'	100*52'05"	N20*45'26"W	69.38'		
C7	45.00	43.41	551610"	S81'10'26"W	41.74		
C8	2323.83	259.98'	6'24'36"	N65'51'18"E	259.84		
C9	40.00	41.58	59'33'15"	S48'39'14"W	39.73'		
C10	55.00	57.17	59'33'15"		54.63'		
C11	25.00	25.99'	59'33'15"	S48'39'14"W			
C12	25.00'	47.33'	108'28'19"				
C13	25.00'	39.27	90,00,00,	N56°34'08"W			
C14	25.00'	22.31	51'08'23"				
C15	55.00		57'59'13"				
C16	25.00'	25.30	57'59'13'				
C17	59.00	52,66	51'08'23'	N14°00'03"E	50.93'		

LINE TABLE						
LINE	BEARING	LENGTH				
L1	S18'52'36"W	37.92'				
L2	S30'02'27"E	54.93'				
L3	S73'45'24"E	38.50				
L4	S18'52'36"W	40.51				
L5	N18'52'36"E	40.49				
L6	S11'34'08"E	8.00'				
L7	N78'25'52"E	9.00'				
L8	N11'34'08"W	8.00'				
L9	S39'34'15"W	30.58				
L10	S18'24'58"E	15.99'				
L11	N18'24'58"W	18.38				
L12	N39'34'15"E	21.28'				
L13	S26'35'43"E	46.56				
L14	S63'24'17"W	12.00				
L15	S26'35'43"E	23.12'				
L16	S26'35'43"E	16.03				
L17	S75"18'48"E	14.87'				
L18	S11'34'08"E	30.26				

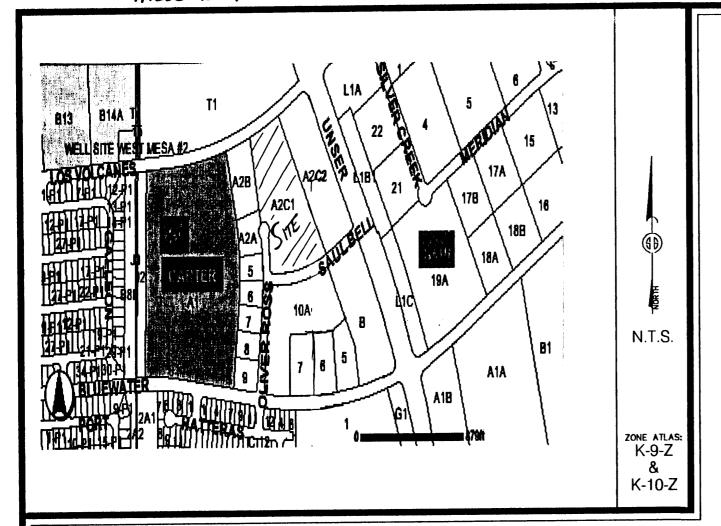
# SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

TALOS LOG # 2006-2319-57



#### **Vicinity Map**

#### SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN HEREON.
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- 5. GROSS AREA: 6.4565 ACRES
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- 9. PROPERTY IS ZONED IP.
- 10) The reciprocal private access and drainage easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A, A-2-C-1-B and A-2-C-2 and is to be maintained by the owners of Tract A-2-C-1-A and A-2-C-1-B.
- 11) The private fireline easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A and A-2-C-1-B and is to be maintained by said
- 12) The private drainage easement granted by this plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-B and A-2-C-2 and is to be maintained by the owner of Tract A-2-C-1-B. Tract A-2-C-1-A is also a beneficiary and shares in the maintainence.



#### **LEGAL DESCRIPTION**

TRACT A-TWO-C-ONE (A-2-C-1) IN BLOCK ONE (1) OF CLIFFORD WEST BUSINESS PARK UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2005 IN BOOK 2005C, PAGE 194.

#### FREE CONSENT

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OWNER(S) SIGNATURE:	ut A. Rusel Man	DATE: 6-	9-06
	Gateway Loss LLC	<u> </u>	
ADDRESS: 2430 Military	OPLUB SALLA ALL	TRACT:	
ACKNOWLEDGMENT	OFFICIAL MEAL	87107	
STATE OF NEW MEXICO ) ).SS	CARL W GERBER Notary Public	, ,	
COUNTY OF BERNALILLO )	State of New Mentoo My Comm. Expires	awar 🗗	0000
THIS INSTRUMENT WAS ACKNOW	LEDGED BEFORE ME THIS 1774	DAY OF JUNES	,2006
BY: Carl W Gerber			
MY COMMISSION EXPIRES:			
March 29 2010		NOTARY PUBLIC	

# PLAT OF

TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1 **CLIFFORD WEST BUSINESS PARK UNIT 3** PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JUNE 2006** SHEET 1 OF 2

#### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003057 APP	LICATION NO.06 DRB-0087
HB Hart	6/13/06
CITY SURVEYOR	DATE
Bradley S. Brushum TRAFFIC ENGINEERING	//26/06
Christina Dandoval	7/24/06
PARKS & RECREATION DEPARTMENT	DATE
William J. Malch	7/26/06 DATE
Bradley J. Brugham	7/26/06
A.M.A.F.C.A.	DATE
CITY ENGINEER	7/26/06 DATE
Matron	07/24/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

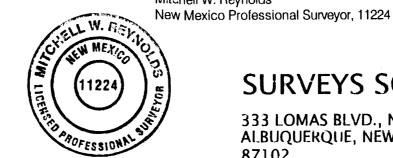
#### SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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 and is true and correct to the best of my knowledge and belief.

Mitchell W Reynolds

Mitchell W. Reynolds

06-05-06



#### SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#: 100906752542610313 PROPERTY OWNER OF RECORD:

1-40 Gotcury West LLC

BERNALILLO COUNTY TREASURER'S OFFICE:

1 XXXXX

PROJECT 9658

REGULATION OF BUILDINGS AND IMPROVEMENTS

All buildings and structures erected within the site shall comply with all applicable City of Albyquerque zoning and building code requirements as well as other local applicable codes. Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior mails on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows:

Employ variety in structural forms that create visual character and internst.

Avoid long, unarticulated facades. Facades shall have varied front setbacks with mall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)

Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.

Nindows and doors are key elements of any structures form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

Sensitive alteration of colors and materials can produce discosting and architecturally.

Sensitive alteration of colors and materials can produce diversity and enhance architectural \* The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

\* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

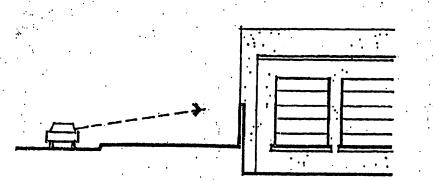
Design elements which are undesirable and should be avoided:

"Exposed, untreated precision block walls."

Metal used as the main architectural feature. \* Attached mansard roofs on small portions of the roof line. Materials with high maintenance requirement. Mood facings are prohibited. all materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental

derming in conjunction with landscaping can be used at building edge to reduce structure mass and

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



LOADING DOCKS SHALL BE & CREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:

\* No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.

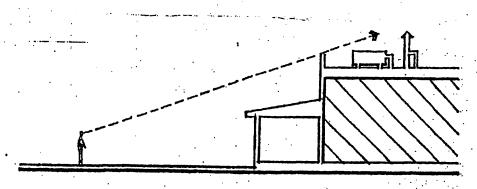
\* If maneard roofs are to be used, they shall map around the front perimeter of the buildin as well as that part of the side of the building that falls within the 100 foot set back from curb.

\* All rooftop equipment shall be screened from the public view.

\* The roof design should be considered an integral part of the overall architectural design theme.

\* Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



ALL ROOFTOP EQUIPMENT SHALL BE SCREENED

Building Site Coverage.

At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total orea of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Setbacks.
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

Building front yard setback lines: Principal Arterial: 50 feet Collector Street: 20 feet Local Street: 15 feet

Parking area setback lines: Principal Arterial: 30 feet Collector Street: 20 feet Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets. Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscoped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee. No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard

Landscaped Area.

The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setback within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

\*Required Landscaped Area: On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

\*A minimum of eighteen percent (10%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

\*Seventy-five percent (17%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.

\*A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites. All Landscape Areas not covered with turf shall have a ground topping of crushed rack, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pole shades of red.

\*Headers shall be used to separate the turf and ground cover zones.

\*The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight the sea areas.

\*One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter s required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous. evergreen trees.

To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" callper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gailon containers, and the balance shall be in one gallon containers. Turi grasses shall be capable of providing complete ground coverage within one growing season after installation.

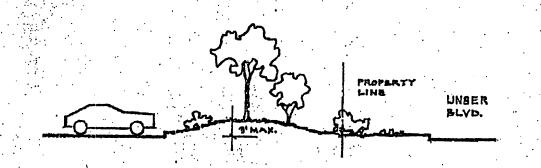
All plant material, including trees, shrubs, ground cover; turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
All oreas which are planted with turf, shrubs and trees shall be irrigated by an underground system. \* All undeveloped sites, and all unpaved areas of developed sites shall be kept in a meed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscoped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque

Storage Areas and Service Areas, Refuse Collection Areas. Storage Areas and Service Areas; Refuse Collection Areas.
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concerting is not permitted on the top of fences or walls. No materials, supplies or equipment, building companies and accepted vehicles shall be stored in any area on the site except heliad. including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse collection area shall be allowed between any street and building front yard setbacks.

Parking Areas.
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

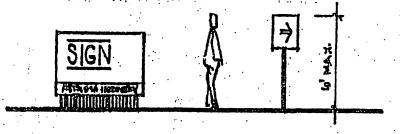
All off-street parking and access drives and all loading areas must be paved with a year-round Drainage Requirements.
All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site

Pedestrian Walkways/Bikeways.
Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian sirculation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Commiltee, shall be provided with the site. The City of Altuquerque has established a bikeway network which identifies a route along Bluewater from 48th Street to Coors. Blke routes provide for the shared use of the street by automobiles and bicycliets.

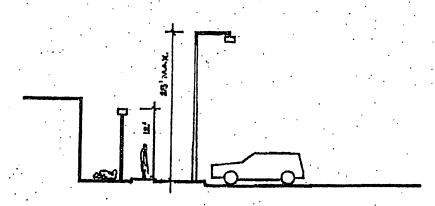
Along Unser Evileyard, an existing paved trail is located on the east side between Los Volcanoes to Blueriater. A trail is proposed along the entire length of unser. In order to accommodate bicycles, blke racks shall be provided on each site.

Signs shall be ntegrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing manner. Fascia signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs, which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawlings showing a copy of the proposed signs. The maximum height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.



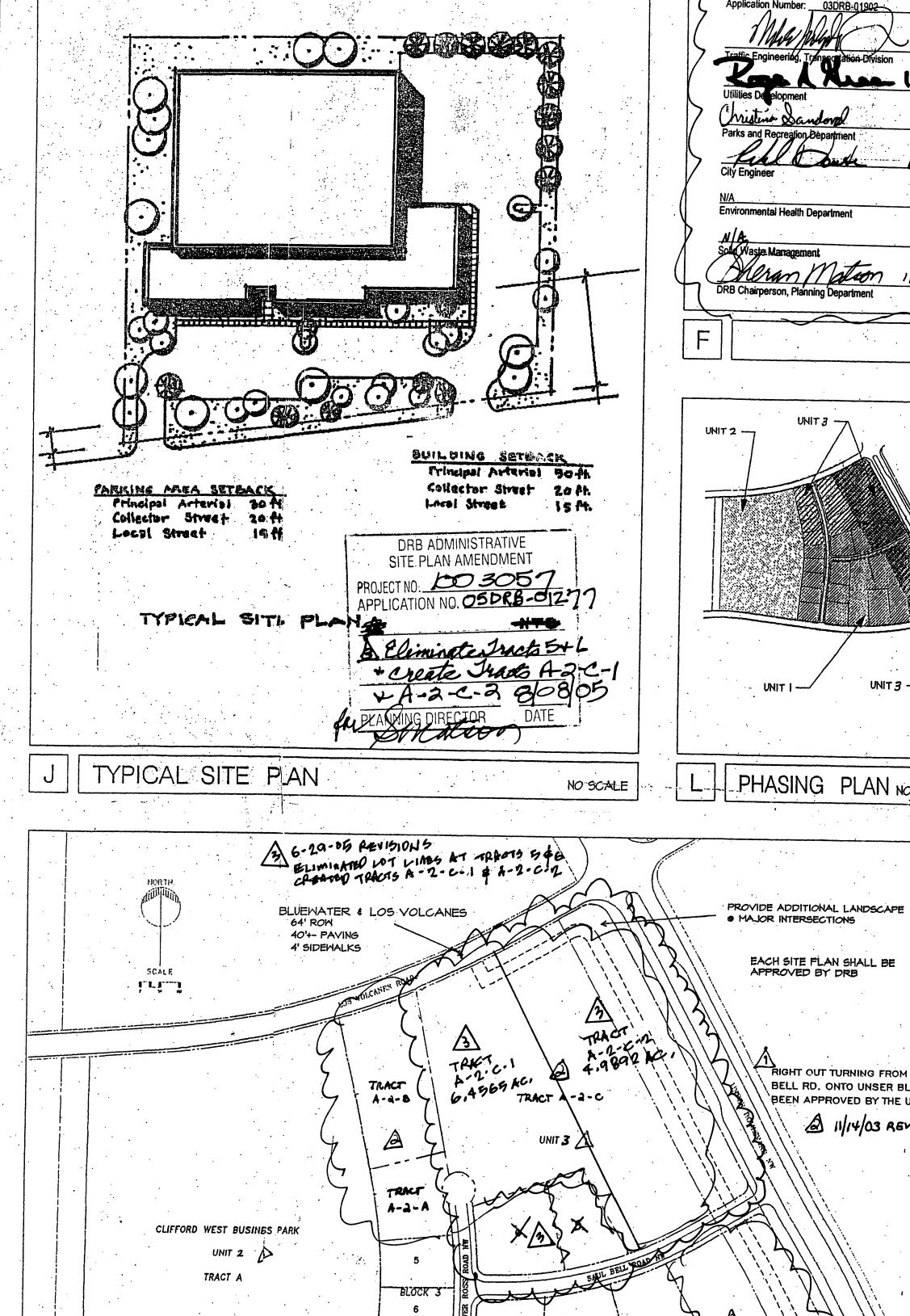
SISNS SHALL BE 14 SQ. FT. MAXIMUM IN ARBA AND O PEET ADOYE AVERAGE PINISH GRADE

All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way. Lighting.
Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkmay lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be pasted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.



PARKING LOT FIXTURES " OVERALL MAXIMUM HEIGHT 15 FT.

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or



BLUEWATER ROAD

FOR ALL LOTS WITHIN UNIT I

THE MAXIMUM BUILDING PAD

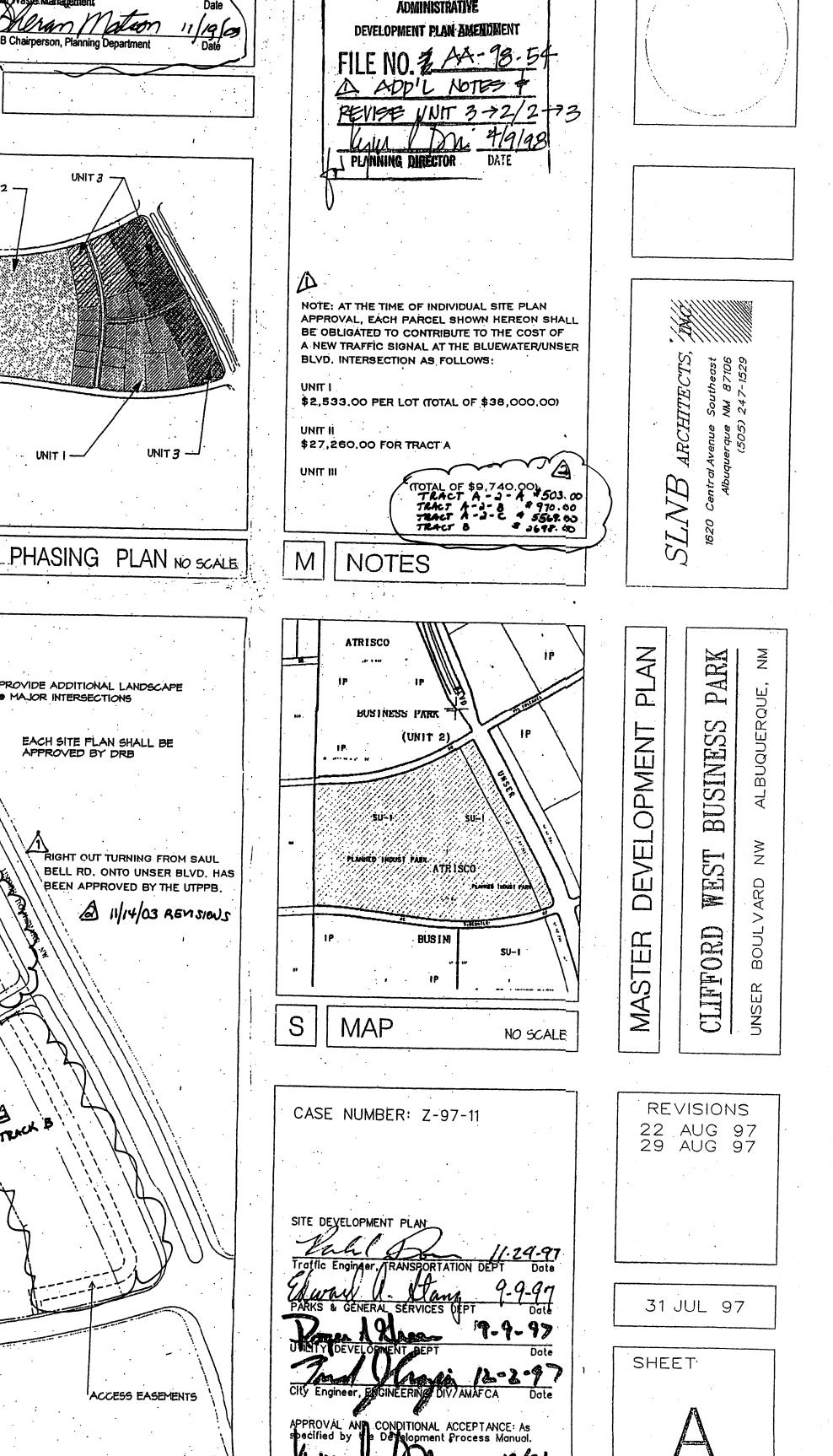
ELEVATION SHALL BE 5140'

|W||SITE PLAN

(ALONG UNSER SOUTH OF SAUL BELL) AND LOTS 3 AND 4 BLOCK I UNIT II

LOTS 1-4, BLOCK 2, UNIT II

PROJECT NUMBER: 1003057



City Planner Date ALBU VUERQUE/BERNALILLO COUNTY PLANNING DIVISION

EACH PROPERTY WITHIN THIS PLAN AREA SHALL

THESE DESIGN AND MET APPLY TO ANY PROPERTY WHICH IS DEVELOPED FOR

E REQUIRED TO OBTAIN SITE PLAN APPROVAL

THROUGH DRB IN ACCORDANCE WITH THE DESIGN

PARAMETER SHOWN HERE ON.

.....

Date

UNIT3 -

l" = 200'-0"

EACH SITE FLAN SHALL BE

APPROVED BY DRB

BLOCK 2 UNIT

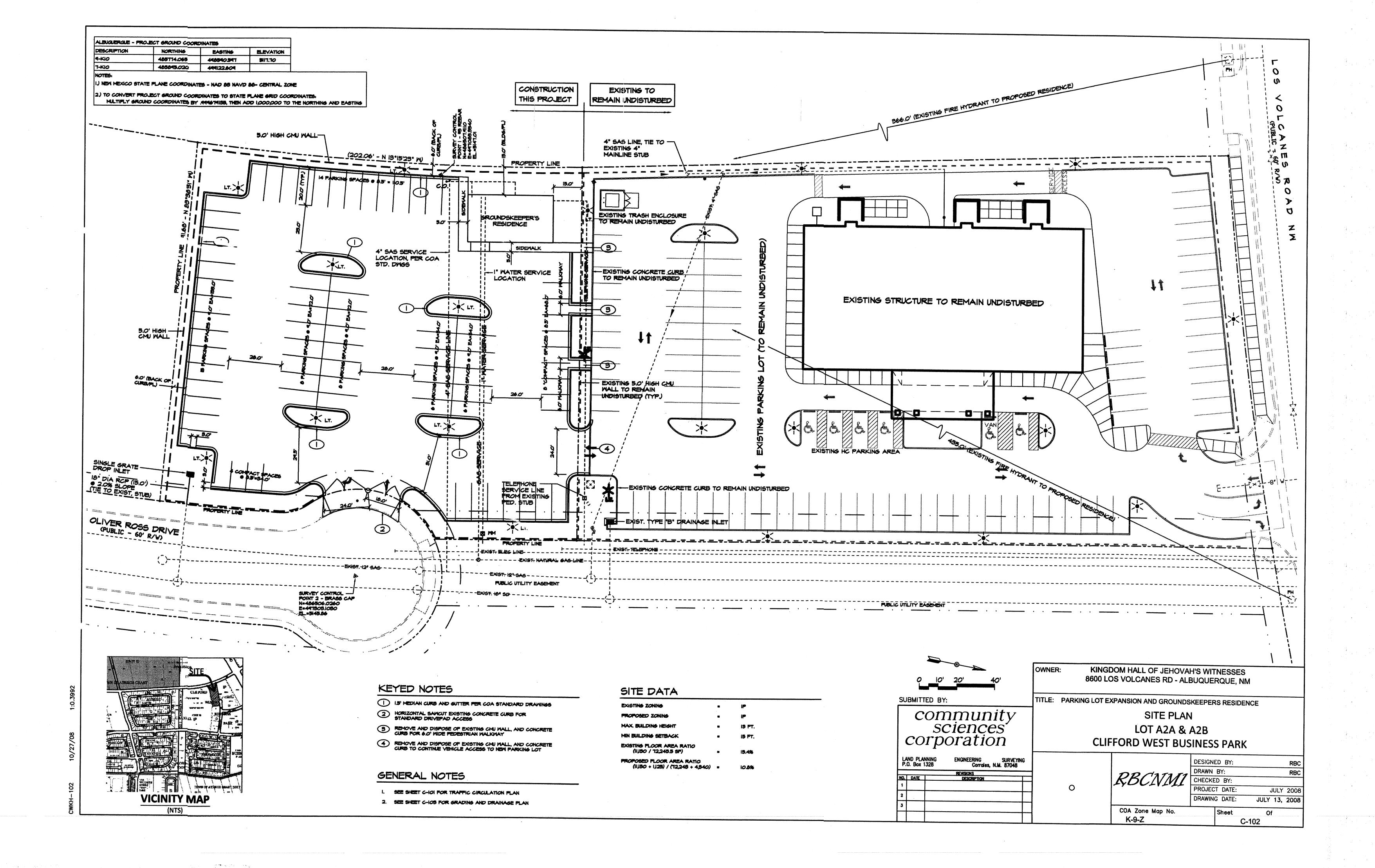
60' ROW

• •

30' PAVING

4' SIDEWALKS

PUBLIC SCHOOL PURPOSES.



Building Regulations. All buildings and structures erected within the site shall comply with all applicable City of Albaquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be opplied to exterior rialls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the notural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls, which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins:

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades: generally associated with industrial structure are as follows:

Employ variety in structural forms that create visual character and internst.

Avoid long, unarticulated facades. Facades shall have varied front setbacks with nail planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)

Entries to industrial structure should portray a quality office appearance by being; architecturally tied into the overall mass and building composition.

Inindows and doors are key elements of any structures form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

The staggering of planes along an exterior mail elevation creates pockets of light and shadow; providing relief from monotonous expanses of facade.

\* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

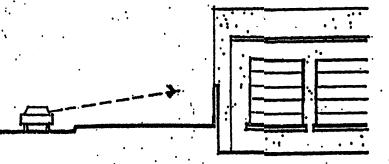
Design elements which are undesirable and should be avoided:
Exposed, untreated precision block walls.
Metal used as the main architectural feature.

Attached mansord roofs on small partions of the roof line.

Materials with high maintenance requirement. Wood facings are prohibited. Itali materials should be chosen that will mithstand abuse by varidals, easily repaired, or accidental damage by machinery.

Berming in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade:

Lloading docks shall not be located on the front exterior of the building. The loading docks and ibading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



LOADING DOCKS SHALL BE & BREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:

No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.

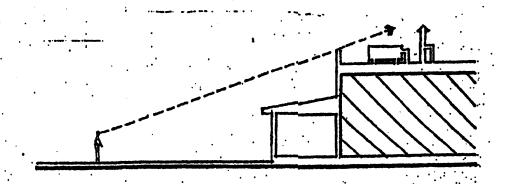
If maneard roofs are to be used, they shall wrap around the front perimeter of the buildin as well as that part of the side of the building that falls within the 100 foot set back from curb.

All rooftop equipment shall be screened from the public view.

The roof design should be considered an integral part of the overall architectural design theme.

Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ducthork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



ALL ROOFTOP EQUIPMENT SHALL DE

Building Site Coverage.

At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Setbacks.
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

Building front yard setback lines: Principal Arterial: 50 feet Collector Street: 20 feet Local Street: 15 feet

Parking area setback lines:
Principal Arterial: 30 feet
Collector Street: 20 feet
Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front an more than one street must satisfy the front yard setback for all such streets. Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb; shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard

Landscaped Area.

The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access mays and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for payed access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

"Required Landscaped Area: On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

"A minimum of eighteen percent (10%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

"Seventy-live percent (15%) of the required Landscape Area shall be covered with living vegetative materials.

"A minimum of brienty (20%) of the provided Landscape Area shall be covered with living size of all plant materials.

"A minimum of brienty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.

"All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.

"Headers shall be used to separate the turf and ground cover zones.

"The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight it see areas.

"One tree is required for each twenty-five (25) linear feet of roadway. The

in addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter s required along the perimeter. The location of these trees shall be in the front, sites or rear setback areas. They may be clustered and should include a mix of deciduous. evergreen trees.

shall have one tree for each ten (10) parking stalls with no stall being more than 100 rest from a tree.

The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the sirubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers are ground coverage within one growing season after installation.

All plant material, including trees, shrubs, ground cover; turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.

All oreas which are planted with turf, shrubs and trees shall be irrigated by an underground system.

All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscoped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a time (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.) Plant Materials: See the plant list for Atrisco Business Park on the approved City of Albuquerque

Storage Areas and Service Areas; Refuse Collection Areas.
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solld wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concerting is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse, collection area shall be allowed between any street and building front yard setbacks.

Parking Areas.
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage. Drainage Requirements.
All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site

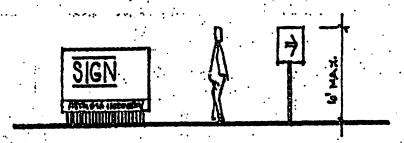
Pedestrian Walkways/Bikeways.
Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk. A pedestrian draulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site.

The City of Altiquerque has established a bikeway network which identifies a route along Bluewater from 45th Street to Coors. Blike routes provide for the shared use of the street by automobiles and bicyclists. Along Under Evievard, an existing paved trail is located on the east side between Los Volcanoes to Bluerater. It trail is proposed along the entire length of unser.

in order to accommodate bicycles, bike racks shall be provided on each site.

.... Sign Standards.

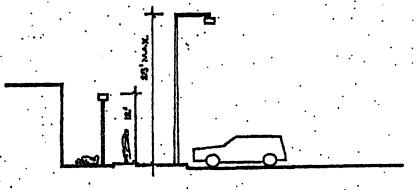
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SIENS CHALL DE 14 SQ. FT. MAXIMUM IN ARBA AND O PEET ABOVE AVERAGE FINISH GRADE

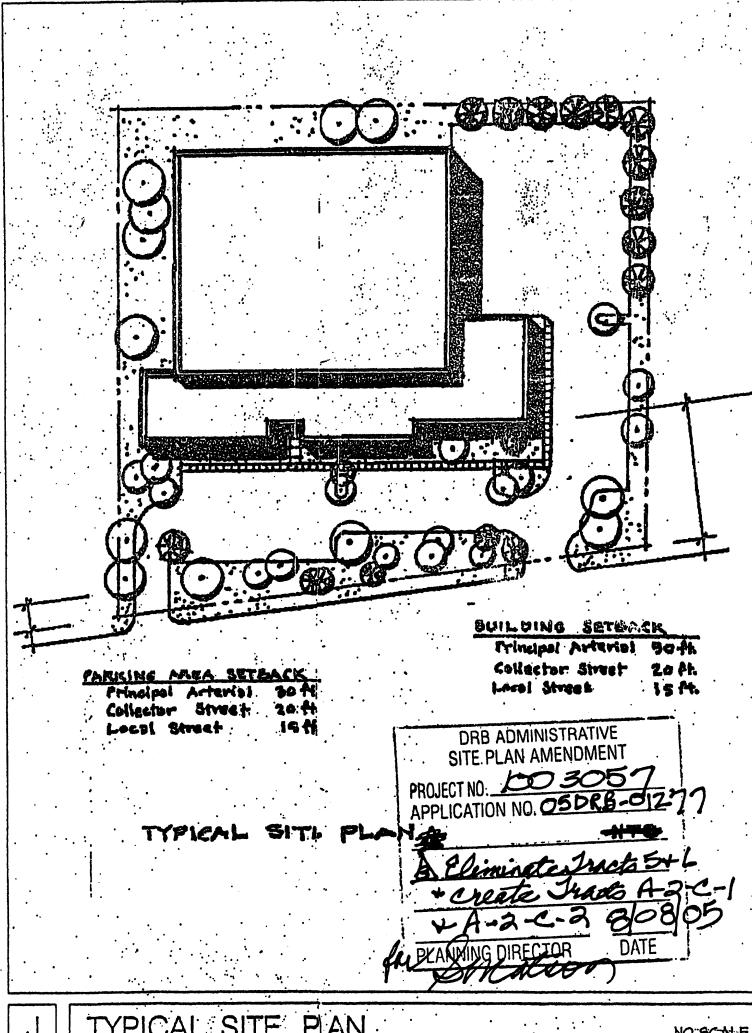
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Parking to fixtures are to have an overall maximum height of twenty-five (25) feet. Malkmay lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shielded are to be partied to match the surface to which attached, individual site lighting standards should blend with the architectural character of the building and other site fixtures.



PARKING LOT FIXTURES I' OVERALL MAXIMUM HEIGHT 15 FT.

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a sale, clean, wholesome condition, and all unpaved areas shall be maintained in a need-free Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open free or



\$ 6-29-05 FEVISIONS AT APPETS 546.
CHANGO THATS A-2-C-1 \$ 4-2-C-2

TAKTC.1

6,4569 ACI

Tract A

BLOCK 2 UNIT 1

TERIOR STREETS

60' ROW

30' PAVING

4' SIDEWALKS

BLUEWATER & LOS VOLCANES

TRACT

A-4-B

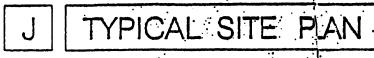
A

TRACT

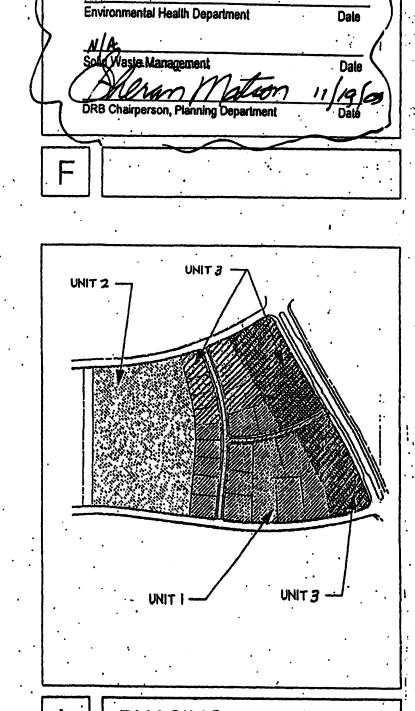
64' ROM

BLUEWATER ROAD

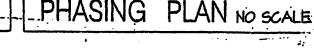
40'4- PAVING 4' SIDEWALKS



. ["L,""]



PROJECT NUMBER: \_\_1003057



PROVIDE ADDITIONAL LANDSCAPE

EACH SITE FLAN SHALL BE

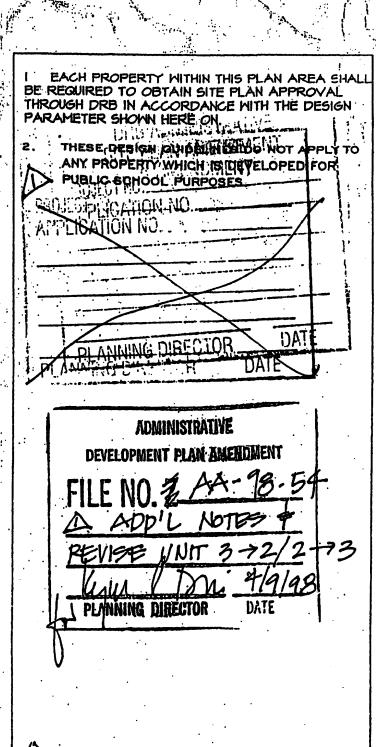
RIGHT OUT TURNING FROM SAUL

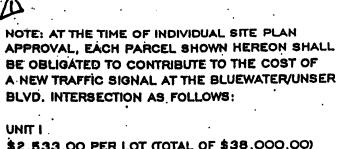
BEEN APPROVED BY THE UTPPB.

BELL RD. ONTO UNSER BLVD. HAS

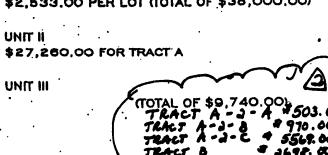
\$ 11/14/03 REM SIONS

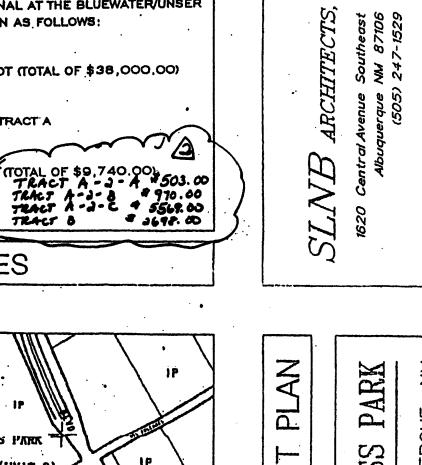
MAJOR INTERSECTIONS



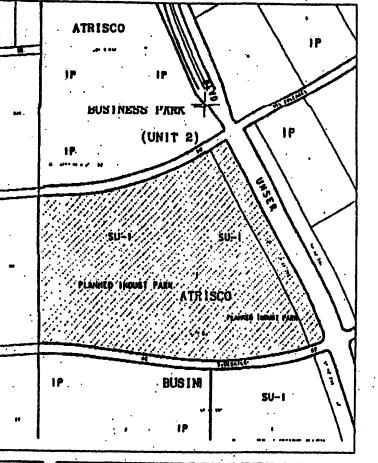


\$2,533.00 PER LOT (TOTAL OF \$38,000.00)

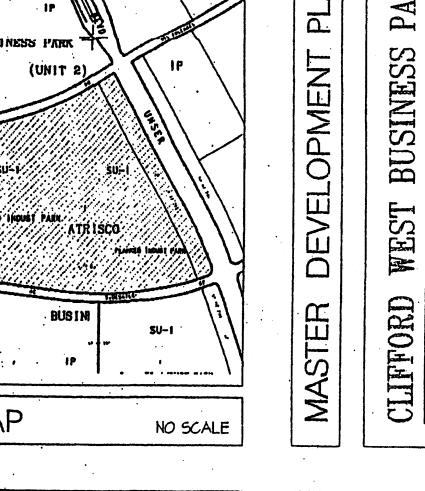


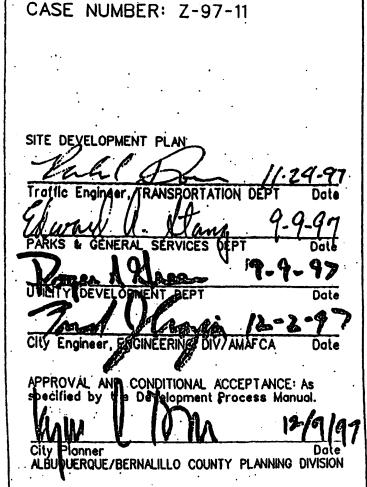


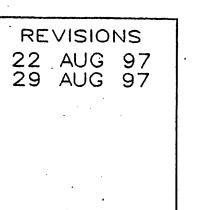
PROJECT 9658



S NO SCALE







31 JUL 97 SHEET

DESIGN GUIDLINES

NOTE: FOR ALL LOTS WITHIN UNIT I,

THE MAXIMUM BUILDING PAD

ELEVATION SHALL BE 5140'

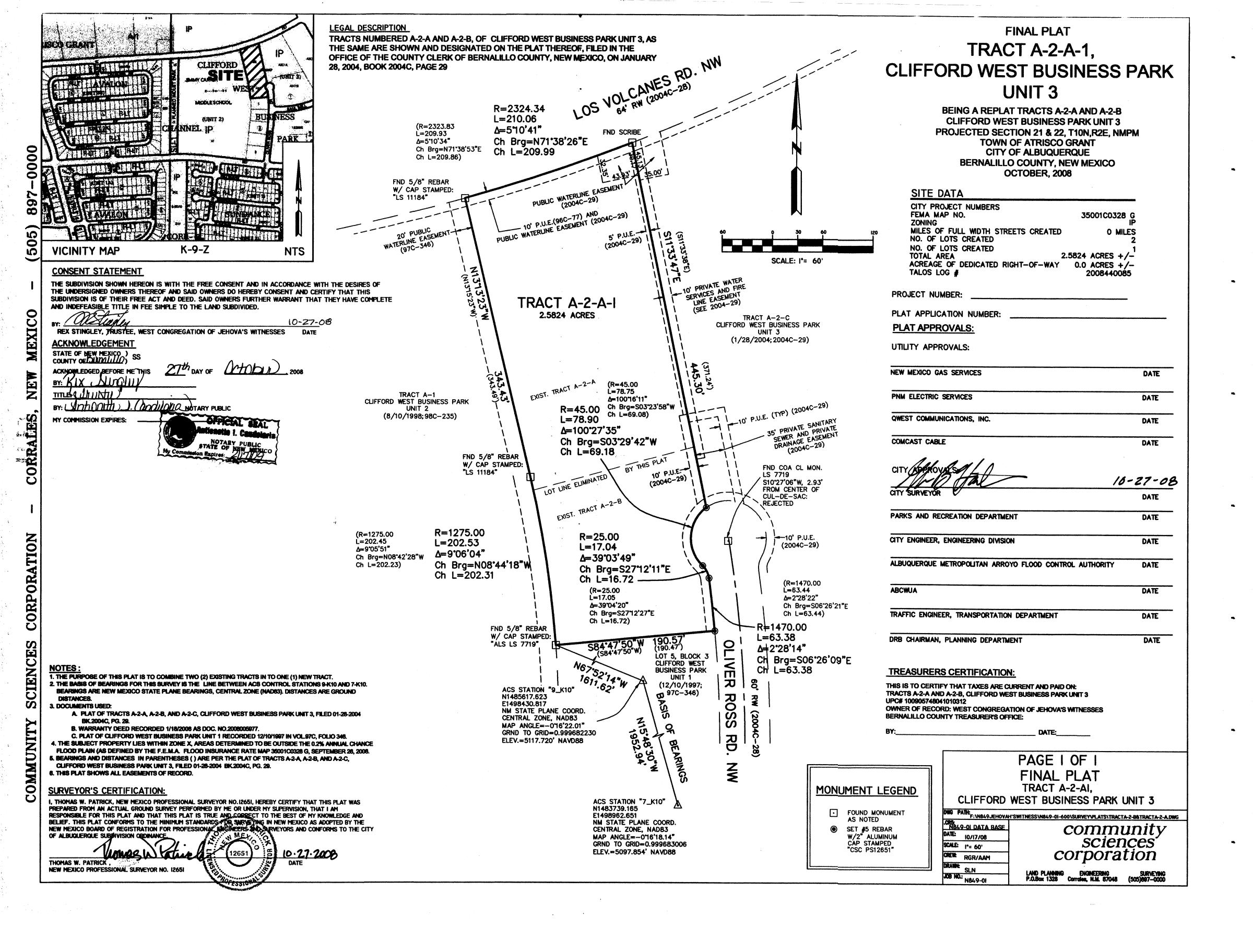
SITE PLAN

LOTS 1-4, BLOCK 2, UNIT II (ALONG UNSER SOUTH OF SAUL BELL)

AND LOTS 3 AND 4 BLOCK I UNIT II

l" = 200'-0"

ACCESS EASEMENTS



REGULATION OF BUILDINGS AND IMPROVEMENTS

Building Regulations.

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, arrylt or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

- Design techniques which can be utilized to help overcome tupical unattractive and monotonous facades generally associated with industrial structure are as follows:

  \* Employ variety in structural forms that create visual character and interest.

  \* Avoid long, unarticulated facades. Facades shall have varied front setbacks with mall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)

  \* Entries to industrial structure should partray a quality office appearance by being architecturally tied into the overall mass and building composition.

  \* Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

  \* Sensitive alteration of colors and materials can produce diversity and enhance architectural
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- \*The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

  \*Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

Design elements which are undesirable and should be avoided:

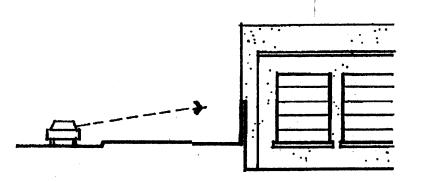
\* Exposed, untreated precision block walls.

\* Metal used as the main architectural feature.

\* Attached mansard roofs on small portions of the roof line.
\* Materials with high maintenance requirement. Wood facings are prohibited.

Mall materials should be chosen that will mithetand abuse by vandals, easily repaired, or accidental damage by machinery. Berming in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.

Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



#### LOADING DOCKS SHALL BE 4 CREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:

\* No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee. Architectural Control Committee.

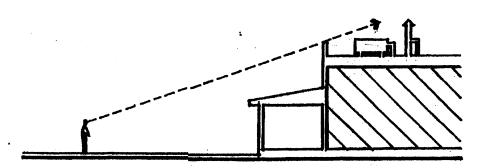
\* If mansard roofs are to be used, they shall wrap around the front perimeter of the buildin as well as that part of the side of the building that falls within the 100 foot set back from curb.

\* All rooftop equipment shall be screened from the public view.

\* The roof design should be considered on integral part of the overall architectural design theme.

\* Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



#### ALL ROOFTOP FRUIPMENT SHALL DE SCRIENEP

Building Site Coverage.
At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Setbacks.
Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

Building front yard setback lines: Principal Arterial: 50 feet Collector Street: 20 feet Local Street: 15 feet

Parking area setback lines:
Principal Arterial: 30 feet
Collector Street: 20 feet
Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets. Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parkway areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee. No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

Landscaped Area.

The front yard setback of every site and the side yard setbacks within IOO feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within IOO feet from the curb which are not used for paved access or parking areas, netuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

"Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be matricained in a well-kept condition.

"A minimum of eighteen percent (19%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

"Seventy-five percent (19%) of the required Landscape Area shall be covered with living vegetative materials. The area and this percentage is calculated based on the mature canopy size of all plant materials.

"A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.

"All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bank chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be used to separate the turf and ground cover zones.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.

One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between group

\* In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of decidious \$

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\* To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

"The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers, and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

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\* All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.

\* All areas which are planted with turf, shrubs and trees shall be irrigated by an underground system.

\* All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be screened from view from the public right of way, or in the alternative, unimproved areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque

Storage Areas and Service Areas, Refuse Collection Areas.
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry piliars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concerting is not permitted on the top of fences or walls. No materials, supplies or equipment, including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

All autdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted.) No refuse collection area shall be allowed between any street and building front yard setbacks.

Parking Areas.
For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berming. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.



At all times the Orner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets and on private roads shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage.

Drainage Requirements.
All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site

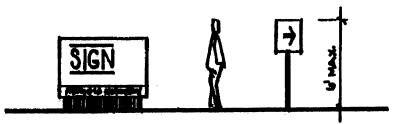
Pedestrian Malkways/Bikeways.
Properties adjacent to Unser Bovievard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bikeway network which identifies a route along Bivewater from 48th Street to Coors. Bike routes provide for the shared use of the street by automobiles and bicyclists.

Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanoes to Eiverciter. A trail is proposed along the entire length of unser. In order to accommodate bicycles, bike racks shall be provided on each site.

Sign Standards.

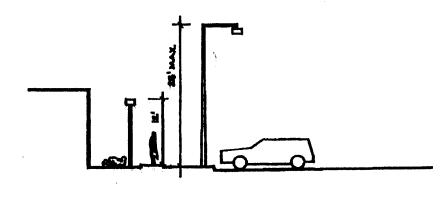
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SIGHS CHALL DO 14 GO, PT. MAXIMUM IN AREA AND O PRET ABOVE AVERAGE FINISH GRADE

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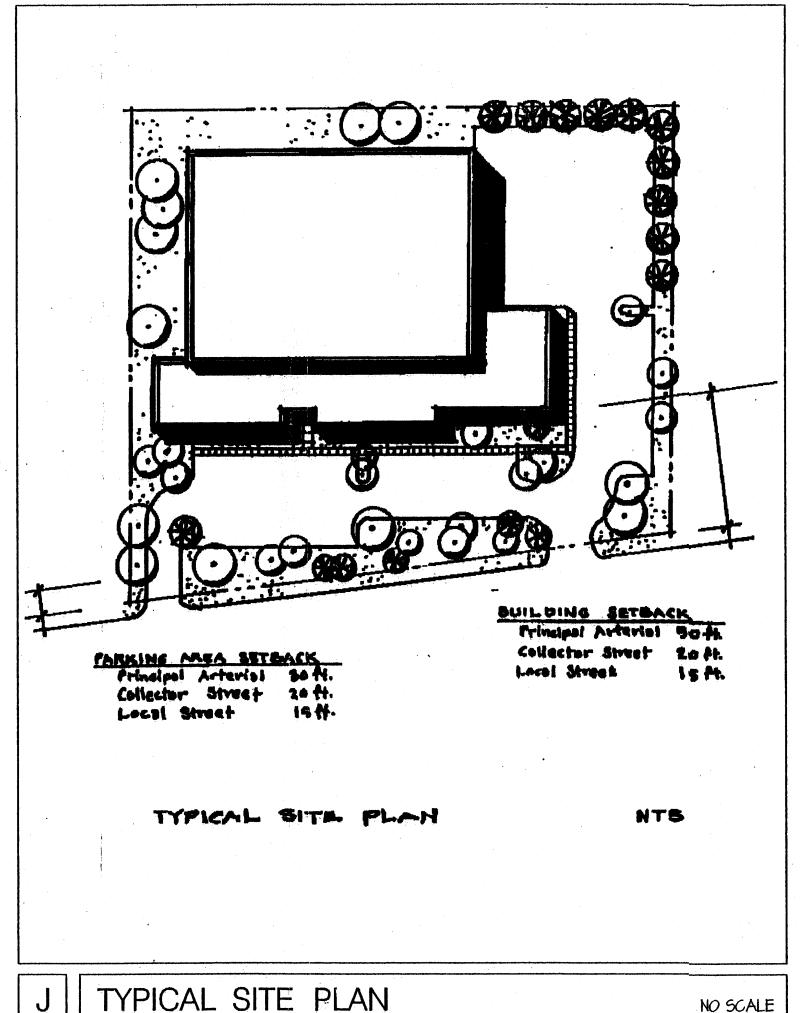
Lichting.
Pdiking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.



PARKING LOT FIXTURES! OVERALL MAXIMUM HEIGHT 25 PT. WALKWAY LIGHT FIXTURES ! IL PE MAXIMUM

Maintenance. Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free

Each orner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or



BLUEWATER & LOS VOLCANES

UNIT'S A

BLOCK 2 UNIT

NTERIOR STREETS

4' SIDEWALKS

30' PAYING

60' ROW

64' ROW

BLUEWATER ROAD

FOR ALL LOTS WITHIN UNIT I. LOTS 1-4, BLOCK 2, UNIT II

THE MAXIMUM BUILDING PAD

ELEVATION SHALL BE 5140'

SITE PLAN

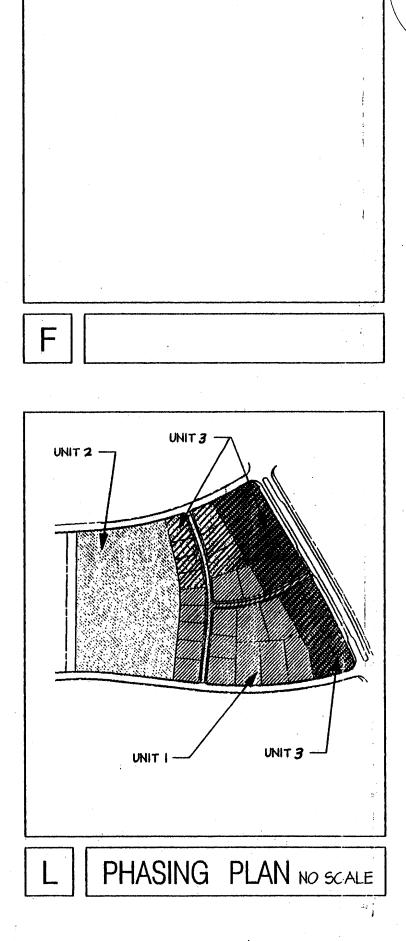
(ALONG UNSER SOUTH OF SAUL BELL)

AND LOTS 3 AND 4 BLOCK | UNIT II

CLIFFORD WEST BUSINESS PARK

TRACT A

40'+- PAVING 4' SIDEWALKS



PROVIDE ADDITIONAL LANDSCAPE

EACH SITE PLAN SHALL BE

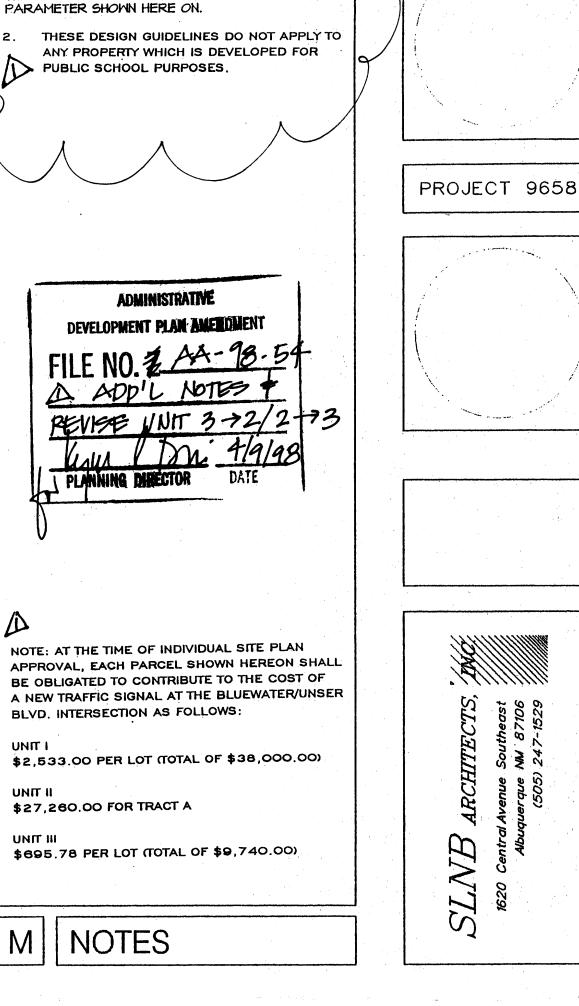
RIGHT OUT TURNING FROM SAUL BELL RD. ONTO UNSER BLVD. HAS BEEN APPROVED BY THE UTPPB.

ACCESS EASEMENTS

l" = 200'-0"

APPROVED BY DRB

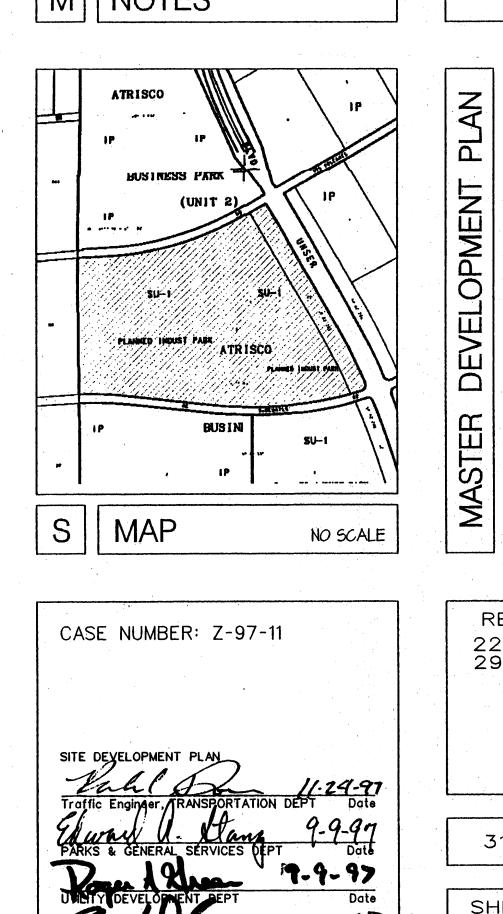


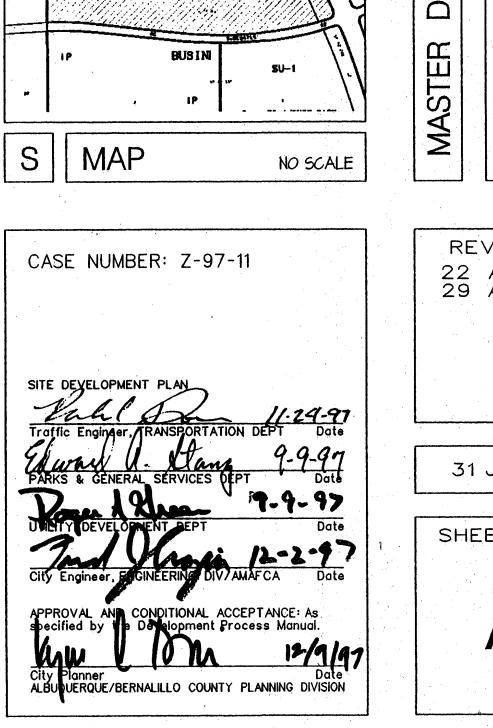


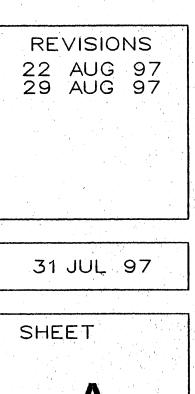
EACH PROPERTY WITHIN THIS PLAN AREA SHALL

BE REQUIRED TO OBTAIN SITE PLAN APPROVAL

THROUGH DRB IN ACCORDANCE WITH THE DESIGN







V

BUSINESS

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CLIFFORD

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## REGULATION OF BUILDINGS AND IMPROVEMENTS

Building Regulations

All buildings and structures erected within the site shall comply with all applicable City of Albiquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior malls on the front of the building and to the sides of the building up to a 100 feet from any public street curb. Finished quality building materials include the following: face brick, slump rock, stone, glass, masonry, stucco, dryvit or "EFIS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. The remaining exterior malls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

- Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows:

  \* Employ variety in structural forms that create visual character and interest.

  \* Avoid long, unarticulated facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural characters. treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.,
- \* Entries to Industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.

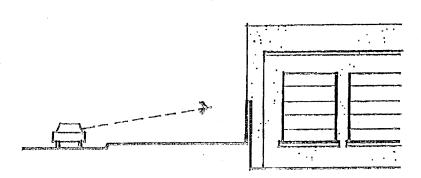
  \* Mindows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural \* The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monoctonous expanses of facade.

  \* Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.
- Design elements which are undestrable and should be avoided.
- Exposed, untreated precision block malls \* Metal used as the main architectural feature.

  \* Attached mansard roofs on small portions of the roof line
- \* Materials with high maintenance requirement. Wood facings are prohibited. Hall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental

amage by machinery. Berming in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.

Loading docks shall not be located on the front exterior of the building. The loading docks and bading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



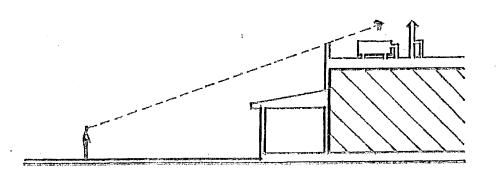
#### LOADING DOCKS SHALL BE & CREENED FROM VIEW FROM STREETS ADJACENT TO THE SITE

Design for roofs shall be as follows:

\* No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee. \* If maneard roofs are to be used, they shall wrap around the front perimeter of the buildin as well as that part of the side of the building that falls within the 100 foot set back from curb.

\* All rooftop equipment shall be screened from the public view. \* The roof design should be considered an integral part of the overall architectural design theme. \* Concerting and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Eutters, downspouts, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and service doors are to be painted consistent with the color scheme of the building.



#### ALL RESETED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC YIEW

Building Site Coverage.

At all times buildings constructed on the site shall contain at least Ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee

Building and Farking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from

Building front yard setback lines: Principal Arterial: 50 feet Collector Street Local Street

Parking area setback lines: Principal Arterial: 30 feet Collector Street: Local Street

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or waits (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets. Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided, that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee. No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

Landscaped Area.

Landscaped Area.
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

\* Required Landscaped Area. On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

\* A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

\* Seventy-five percent (75%) of the required Landscape Area shall be covered with living yeatative materials. The area and the percentage is calculated based on the mature canopy

vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials. size of all plant materials.

\*A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.

\*All Landscape Areas not covered with turf shall have a ground tapping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors all good shall be earth tope ranges including pale shades of red

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\* All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.

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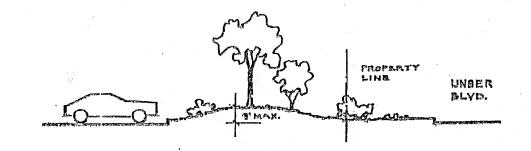
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All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concerting is not permitted on the top of fences or walls. No materials, supplies or equipment, is all the content of the site of Including company-owned or operated vehicles, shall be stored in any area on the site except behind such a barrier.

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#### Provide Derm Between Farking Area & Unser Plyd.

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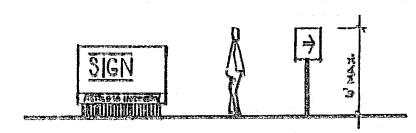
Pedestrian Wallwaye/Bikeways, Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidemalks are required, shall have a 4 foot wide sidemalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the building(s), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site. The City of Albuquerque has established a bikeway network which identifies a route along Bluewater from 48th Street to Coors. Bike routes provide for the shared use of the street by

Along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanoes to Bluewater. A trail is proposed along the entire length of unser.

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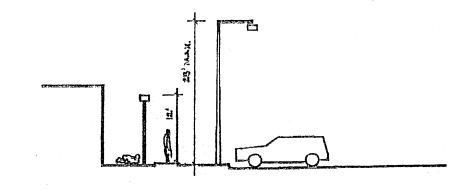
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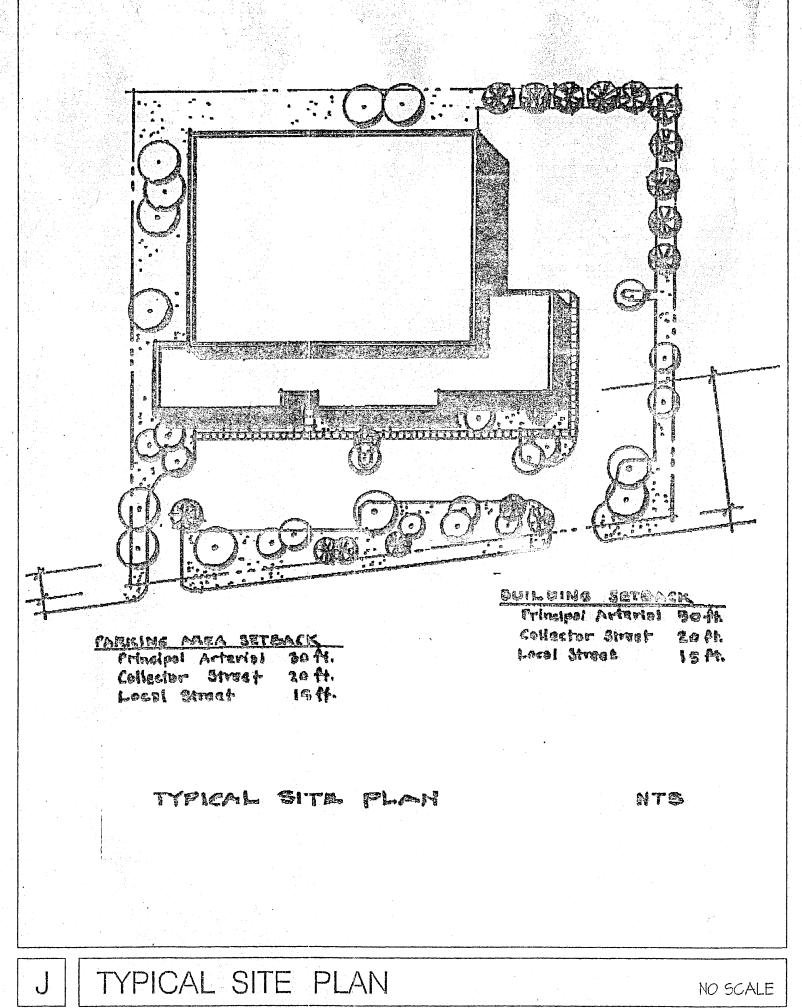
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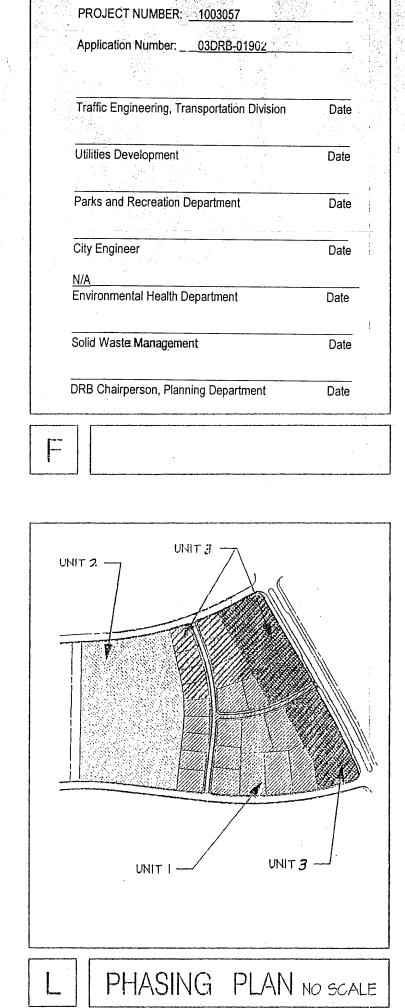


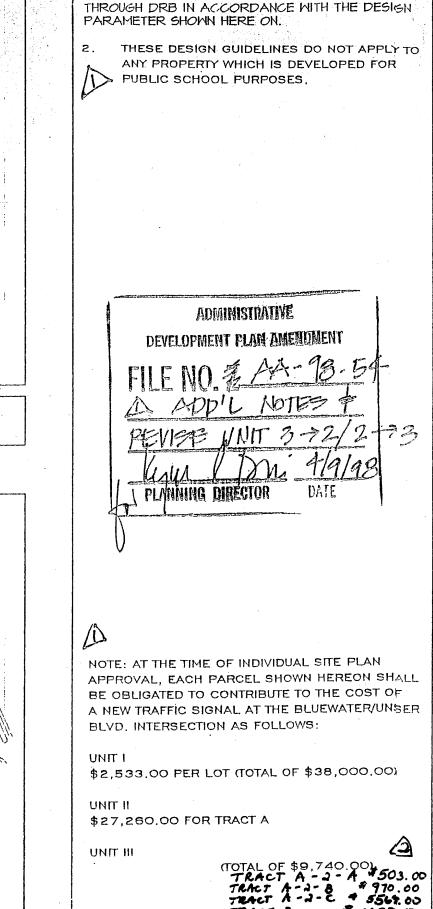
PARICING LOT PINTURES I CVERALL MAXIMUM HEIGHT 65 PT. WALKWAY LIGHT PINTURBO I LEFT MAXIMUM

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SITE PLAN

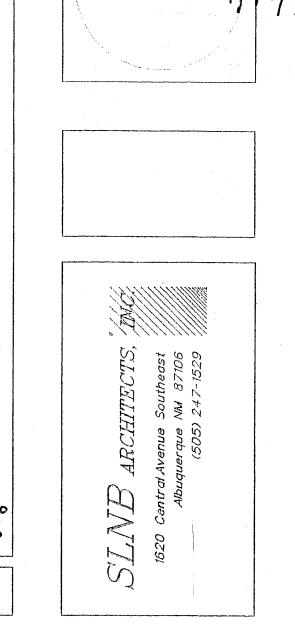


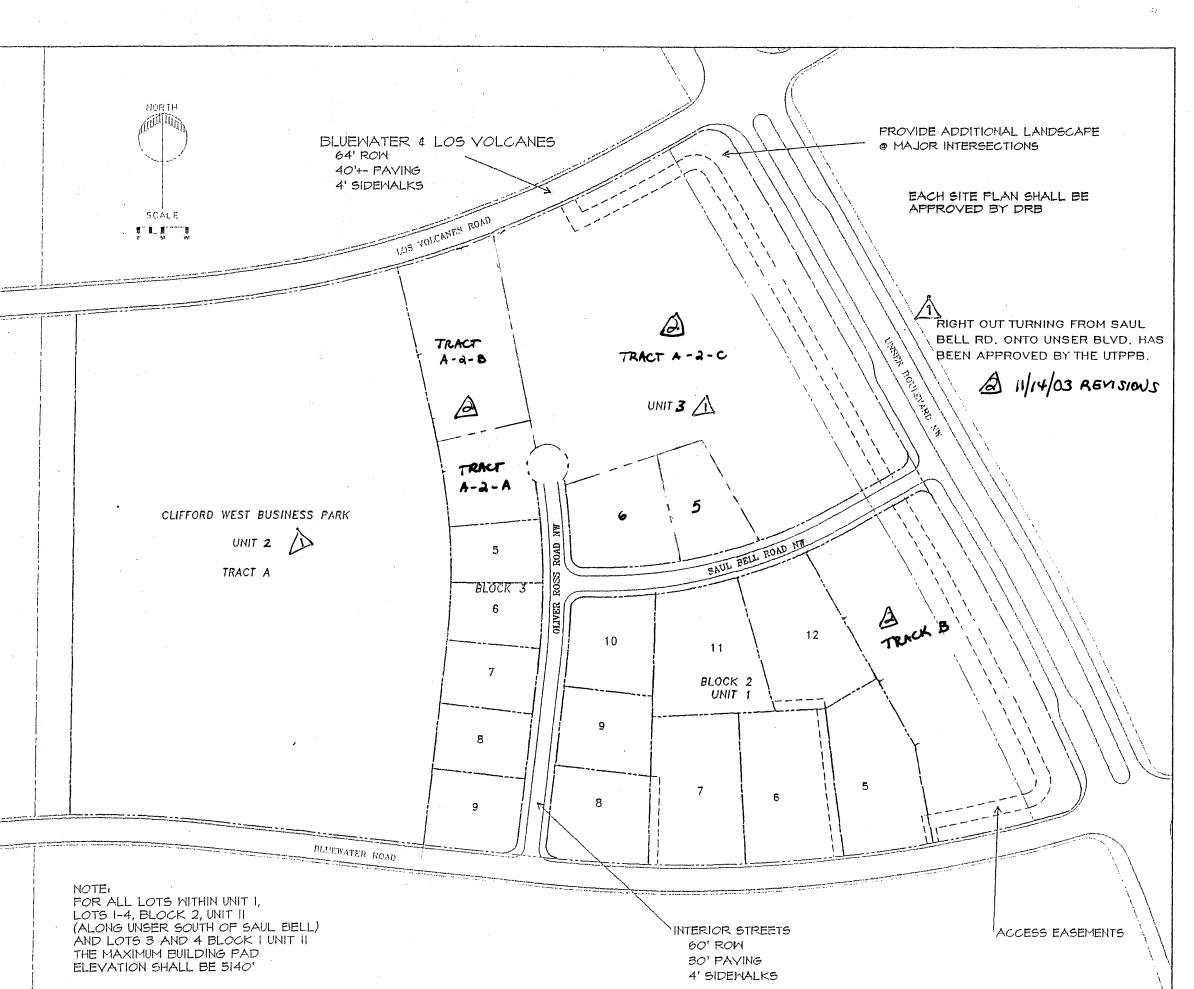


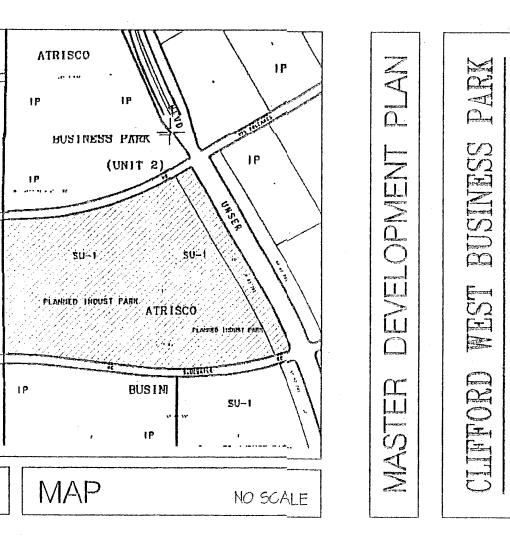


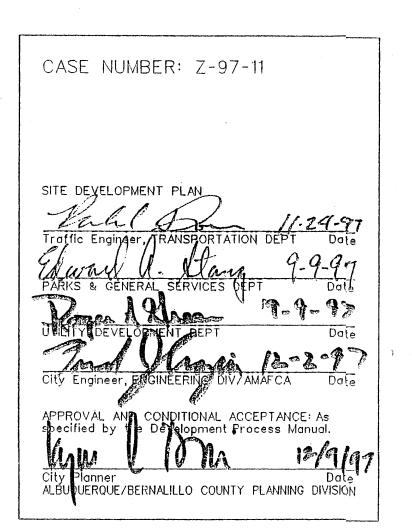
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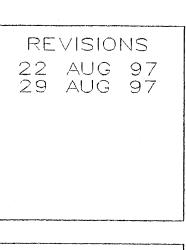








l" = 200'-0'



BOI

31 JUL 97 SHEET

DESIGN GUIDLINES