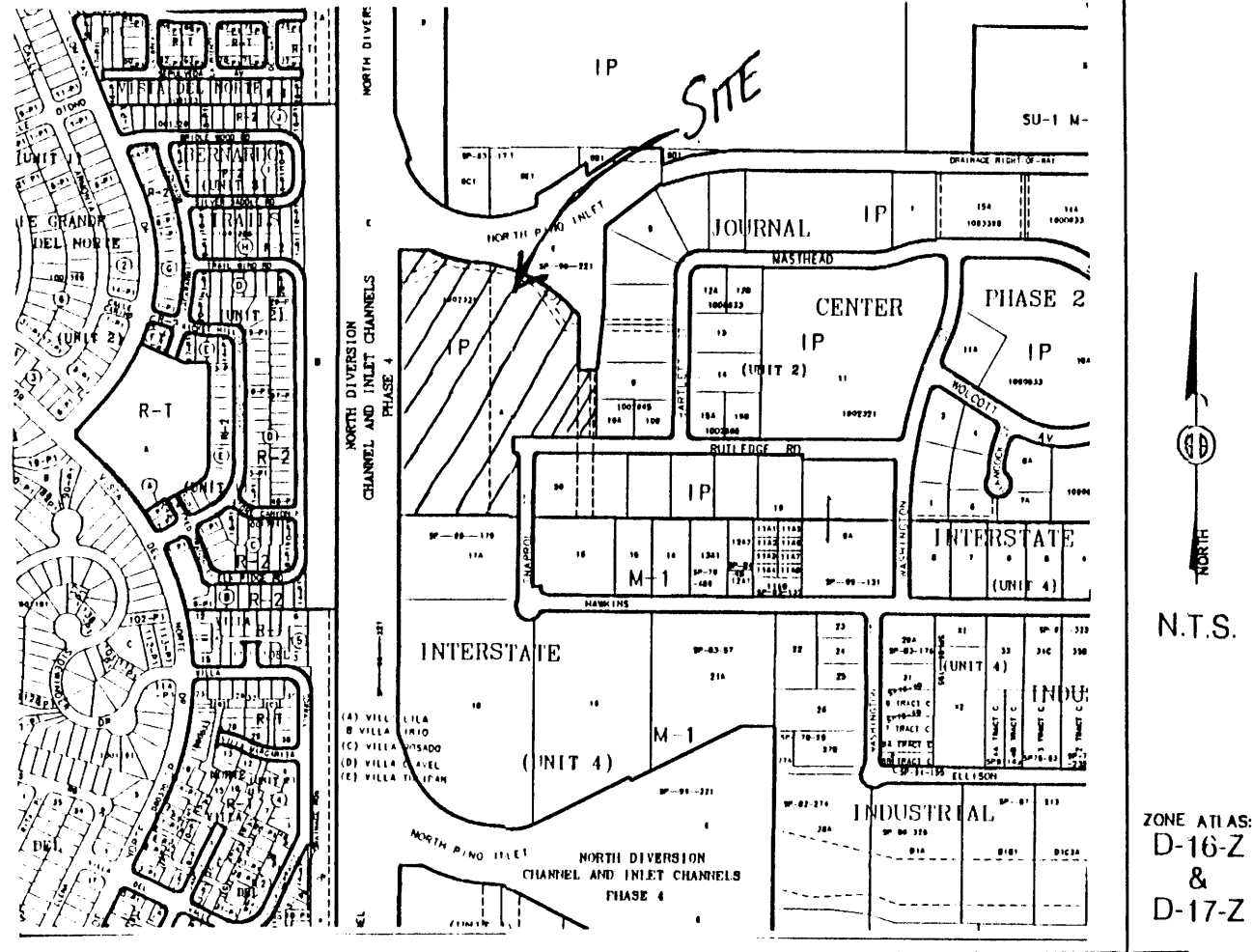


TALOS LOG # 2007-0213-52

**PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 1 OF 3**



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 CONTROL MONUMENTS NGS "REEVES 2, 1991" AND NMSIC "1-25-14, 1969", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN BOOK 2003C, PAGE 98.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 4
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED IP.
10. TRACTS A-1-A, A-2-A, A-3-A & A-4-A ARE SUBJECT TO RECIPROCAL PRIVATE CROSS-ACCESS, PARKING, UTILITY & DRAINAGE EASEMENT TO BENEFIT TRACTS A-1-A, A-2-A, A-3-A & A-4-A, AND ARE TO BE MAINTAINED BY SAID TRACTS.

LEGAL DESCRIPTION
Tracts A-1, A-2, A-3, and A-4, JOURNAL CENTER, PHASE 2, UNIT 2, within projected Sections 22 and 23, Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, 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 October 28, 2004 in Book 2004C, page 343.

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 DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE.

OWNER(S) SIGNATURE: _____ DATE: 1-11-07
OWNER(S) PRINT NAME: Angelo Brunacini
ADDRESS: PO Box 6363, APO NM, 87197 TRACT: _____
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2007.
BY: ANGELO BRUNACINI
MY COMMISSION EXPIRES: 10/01/09 Sarah Amato
NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DISCLOSURE STATEMENT

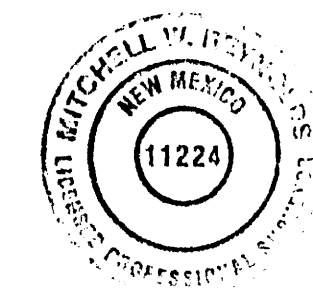
THE PURPOSE OF THIS PLAT IS TO DEPICT THE 350' PNM EASEMENT RELEASED AND NEW PNM EASEMENTS AS RECORDED.

CITY APPROVALS:	PROJECT NO. <u>1003572</u>	APPLICATION NO. <u>07DRB-00035</u>
<u>[Signature]</u>		<u>1-11-07</u>
CITY SURVEYOR		DATE
<u>[Signature]</u>		<u>2-7-07</u>
TRAFFIC ENGINEERING		DATE
<u>Christina Sandoval</u>		<u>2/7/07</u>
PARKS & RECREATION DEPARTMENT		DATE
<u>William J. Balch</u>		<u>2/7/07</u>
UTILITIES DEVELOPMENT		DATE
<u>Bradley L. Bingham</u>		<u>2/7/07</u>
A.M.A.F.C.A.		DATE
<u>Bradley L. Bingham</u>		<u>2/7/07</u>
CITY ENGINEER		DATE
<u>Matson</u>		<u>02/07/07</u>
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 01-10-08
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

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

T11N R3E SEC. 22 & 23



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1071030310320202
PROPERTY OWNER OF RECORD:
Brunacini Development LTD
BERNALILLO COUNTY TREASURER'S OFFICE
Angelo Brunacini 2/9/07

1" = 100'
PROJECT NO. 0406RS.32
DRAWN BY: RS/EH
ZONE ATLAS: D-16-Z & D-17-Z
JOURNAL.CRS

STATION: NGS "REEVES 2, 1991"
 X = 394067.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = NOT PUBLISHED
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

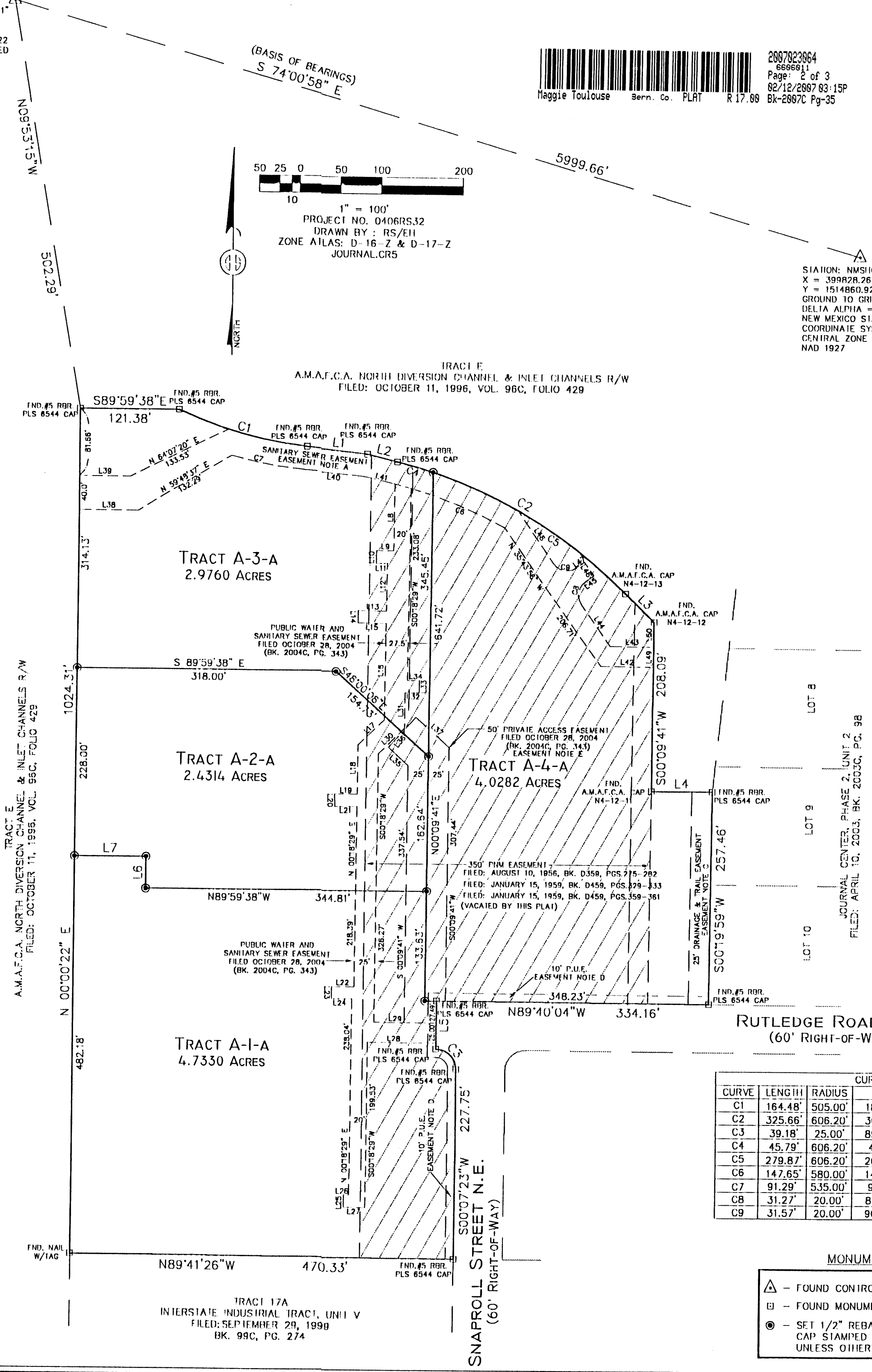
(BASIS OF BEARINGS)
 S 74°00'58" E

2607823864
 6666911
 Page: 2 of 3
 02/12/2007 03:15P
 Bk-2607C Pg-35

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 2 OF 3
SHOWING VACATED EASEMENT

50 25 0 50 100 200
 1" = 100'
 PROJECT NO. 0406RS.32
 DRAWN BY: RS/EH
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL: CR5

STATION: NMSIC "1-25-14, 1969"
 X = 399828.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	26.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W
L38	72.26	S89°59'38"E
L39	62.27	S89°59'38"E
L40	74.18	N84°45'59"W
L41	34.64	N76°57'03"W
L42	64.52	N89°40'01"W
L43	53.57	N89°40'01"W
L44	62.51	N35°18'09"W
L45	12.56	N54°16'04"E
L46	20.00	N35°43'56"W
L47	12.11	N54°16'04"E
L48	76.96	N35°18'09"W
L49	25.00	N00°09'41"E
L50	30.08	N00°09'41"E

- EASEMENT NOTES:
- A. PUBLIC SANITARY SEWER EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - B. 350' PNM EASEMENT
 FILED: AUGUST 10, 1956, BK. D359, PGS. 275-282
 FILED: JANUARY 15, 1959, BK. D459, PGS. 329-333
 FILED: JANUARY 15, 1959, BK. D459, PGS. 359-361
 - C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. &
 AND RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
 FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48'	505.00'	18°39'43"	163.76'	S74°39'50"E
C2	325.66'	606.20'	30°46'49"	321.76'	S61°08'42"E
C3	39.18'	25.00'	89°47'30"	35.29'	S44°46'22"E
C4	45.79'	606.20'	4°19'40"	45.78'	S74°22'16"E
C5	279.87'	606.20'	26°27'09"	277.39'	S58°58'51"E
C6	147.65'	580.00'	14°35'09"	147.25'	S69°39'29"E
C7	91.29'	535.00'	9°46'37"	91.18'	S79°52'40"E
C8	31.27'	20.00'	89°34'13"	28.18'	S09°28'57"W
C9	31.57'	20.00'	90°25'47"	28.39'	S80°31'03"E

MONUMENT LEGEND

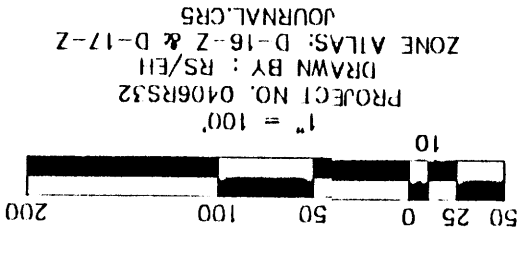
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T11N R3E SEC. 22 & 23

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA CALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 3 OF 3



STATION: NAD 1983
 X = 399878.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



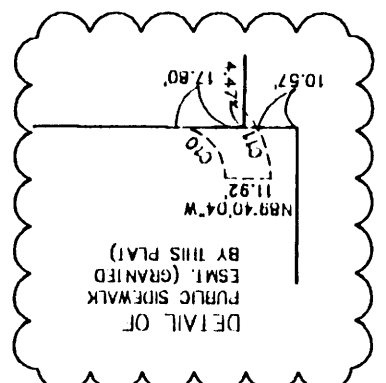
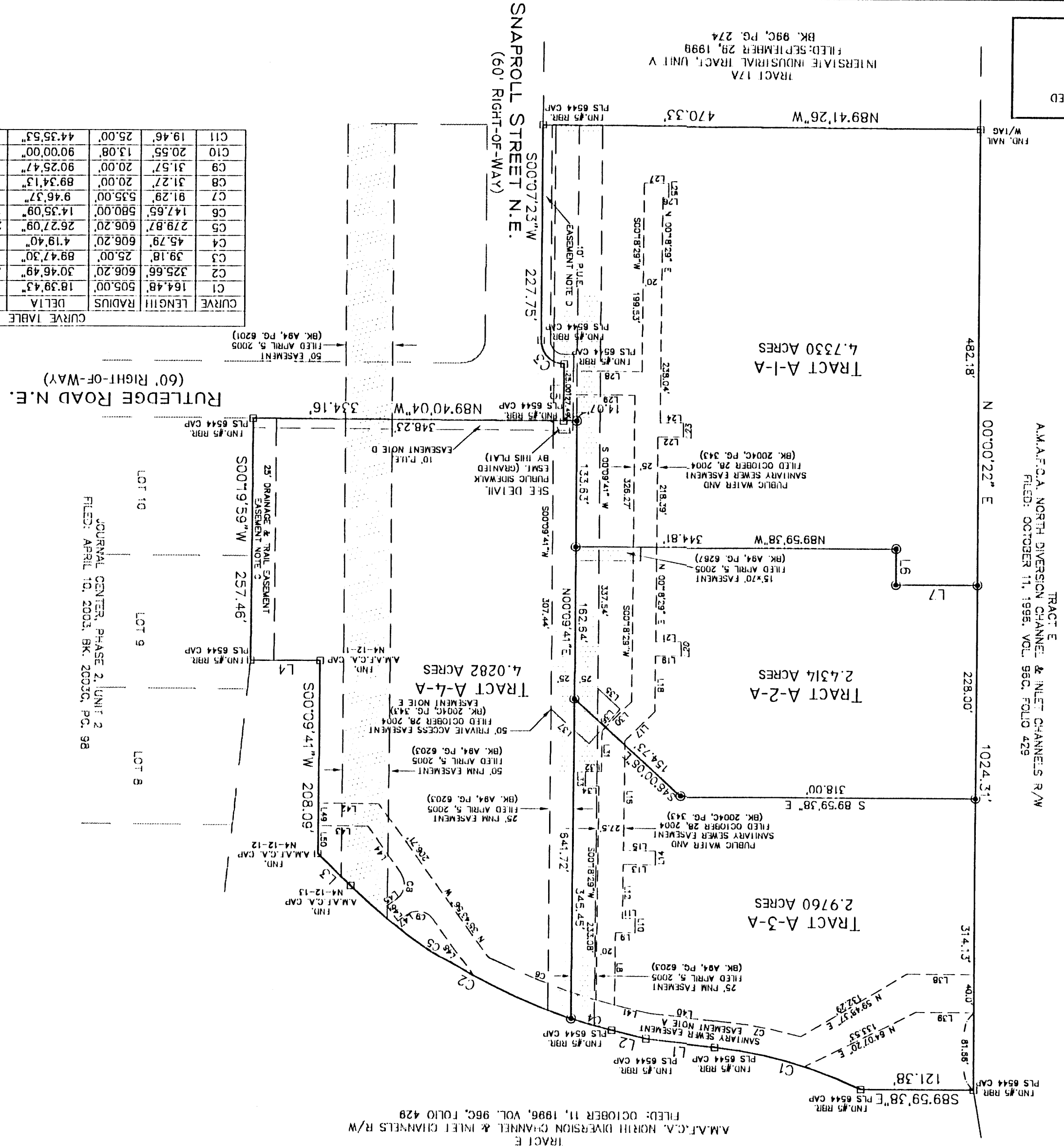
LINE TABLE

LINE	LENGTH	BEARING
L1	74.17	N83°59'58" W
L2	38.16	N76°30'17" W
L3	49.94	N45°45'17" W
L4	75.00	N89°41'26" W
L5	60.00	S00°19'56" W
L6	38.16	S00°00'22" W
L7	87.75	N89°59'58" W
L8	79.88	S00°18'29" W
L9	21.00	N89°41'31" W
L10	15.00	S00°18'29" W
L11	13.50	S89°41'31" E
L12	57.92	S00°18'29" W
L13	34.68	N89°41'31" W
L14	15.00	S00°07'09" E
L15	34.57	S89°41'31" E
L16	118.71	S00°18'29" W
L17	44.82	S45°18'29" W
L18	59.74	S00°18'29" W
L19	27.68	N89°41'31" W
L20	15.00	S00°07'09" E
L21	27.57	S89°41'31" E
L22	27.68	N89°41'31" W
L23	15.00	S00°07'09" E
L24	25.07	S89°41'31" E
L25	15.00	S00°18'29" W
L26	6.44	N89°41'31" W
L27	26.44	S89°41'31" E
L28	83.85	S89°41'31" E
L29	76.36	N89°41'31" W
L30	44.62	N45°18'29" E
L31	43.76	N00°18'29" E
L32	17.18	S89°41'31" E
L33	15.00	N00°18'29" E
L34	14.68	N89°41'31" W
L35	32.75	N48°00'08" W
L36	50.00	S41°59'52" W
L37	55.09	N48°00'08" W
L38	72.26	S89°59'58" E
L39	62.27	S89°59'58" E
L40	74.18	N84°45'59" W
L41	34.64	N76°57'03" W
L42	64.52	N89°40'01" W
L43	53.57	N89°40'01" W
L44	62.51	N35°18'09" W
L45	12.56	N54°16'04" E
L46	20.00	N35°43'56" W
L47	12.11	N54°16'04" E
L48	76.96	N35°18'09" W
L49	25.00	N00°09'41" E
L50	30.08	N00°09'41" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	164.48	505.00	183.99	43°	163.76
C2	325.66	606.20	304.64	49°	321.76
C3	39.18	25.00	89.47	30°	35.29
C4	45.79	606.20	419.40	45°	45.78
C5	279.87	606.20	262.70	27°	27.39
C6	147.65	580.00	143.50	14°	14.25
C7	91.29	535.00	94.63	37°	91.18
C8	31.27	20.00	89.34	13°	28.18
C9	31.57	20.00	90.25	47°	28.39
C10	20.55	13.08	90.00	00°	18.50
C11	19.46	25.00	44.35	53°	18.97

EASEMENT NOTES:
 A. PUBLIC SANITARY SEWER EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 D. 10' PUBLIC UTILITY EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
 FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343



MONUMENT LEGEND
 ▲ - FOUND CONTROL STATION AS NOTED
 □ - FOUND MONUMENT AS NOTED
 ● - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MM 11224"
 UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 PHONE: (505) 998-0308
 FAX: (505) 998-0306
 87102

TT1N R3E SEC. 22 & 23

BUILDING CRITERIA
PROJECT: BRUNACINI OFFICE BUILDING
 JOURNAL CENTER BUILDING B
 3721 RUTLEDGE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT COMPANY
 7400 MERIDIAN PLACE, N.W.
 ALBUQUERQUE, NEW MEXICO
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
 1001 RIO GRANDE BOULEVARD, N.W.
 ALBUQUERQUE, NEW MEXICO
LEGAL DESCRIPTION: LOT A, JOURNAL CENTER PHASE 2,
 UNIT 2.
ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE
GROSS SQUARE FOOTAGE: FIRST FLOOR = 16,493 SQ. FT.
 SECOND FLOOR = 16,493 SQ. FT.
TOTAL GROSS SQUARE FOOTAGE = 32,986 SQUARE FEET
BUILDING HEIGHT ABOVE GRADE: 40'-0"
PARKING ANALYSIS:
 OFFICE AREA = 24,764/200 = 123.82 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 124 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 159 PARKING SPACES
 (INCLUDES 6 HANDICAP ACCESSIBLE PARKING SPACES)
BICYCLE SPACES:
 124 REQUIRED PARKING SPACES/20 = 6.2 BICYCLE SPACES
 TOTAL BICYCLE SPACES REQUIRED = 7 BICYCLE SPACES
 TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLE SPACES
TOTAL PARKING PAVED AREA: 65,688 SQ. FT.
PERCENTAGE OF SITE LANDSCAPED: 15.9 PERCENT
LANDSCAPE TO PARKING AREA RATIO: 1 TO 3.92

SDBP SIGNATURE BLOCK

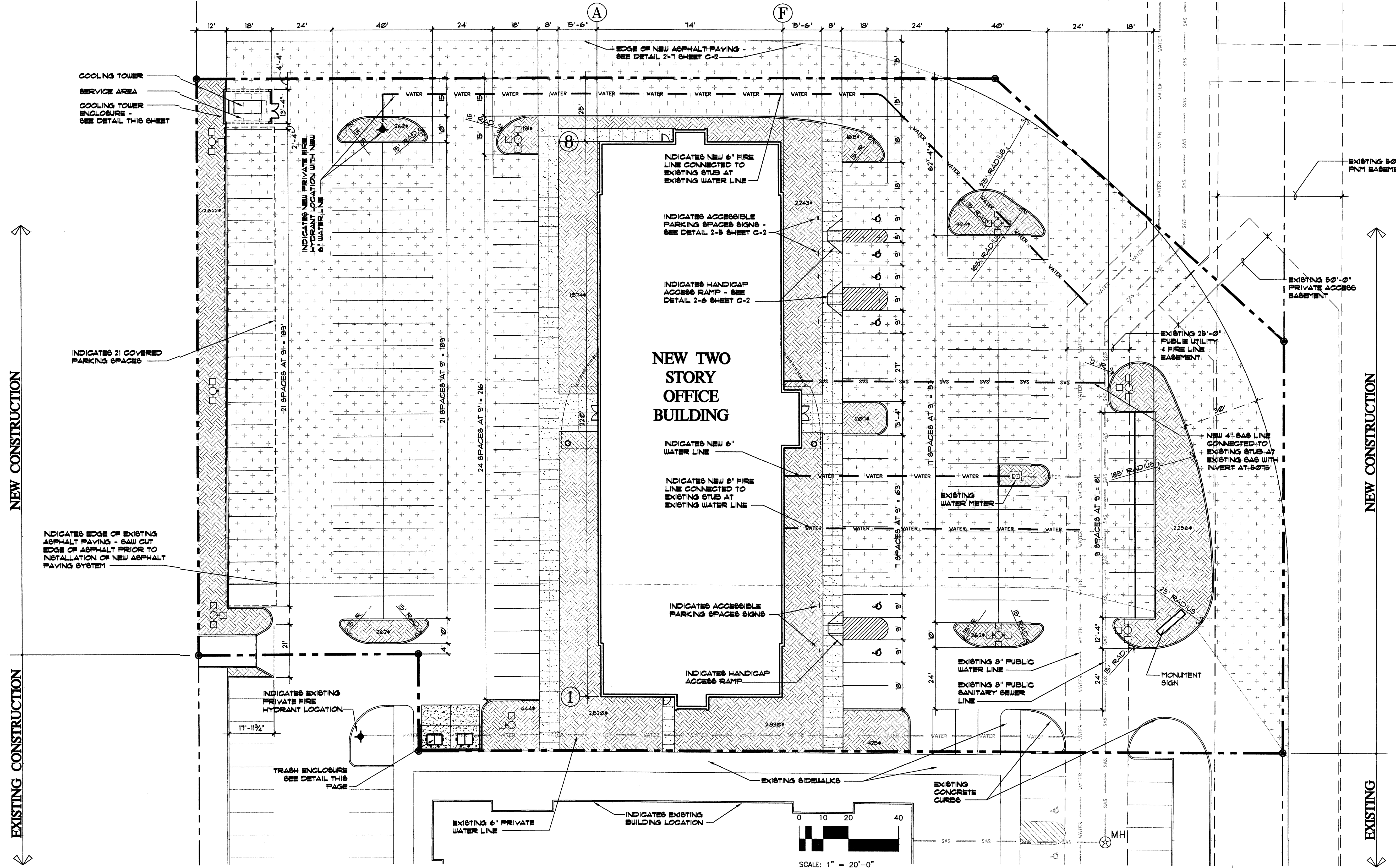
PROJECT NUMBER: _____
 APPLICATION NUMBER: 5/18/05

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Helton	5-10-05
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
* ENVIRONMENTAL HEALTH, IF NECESSARY	12/16/05



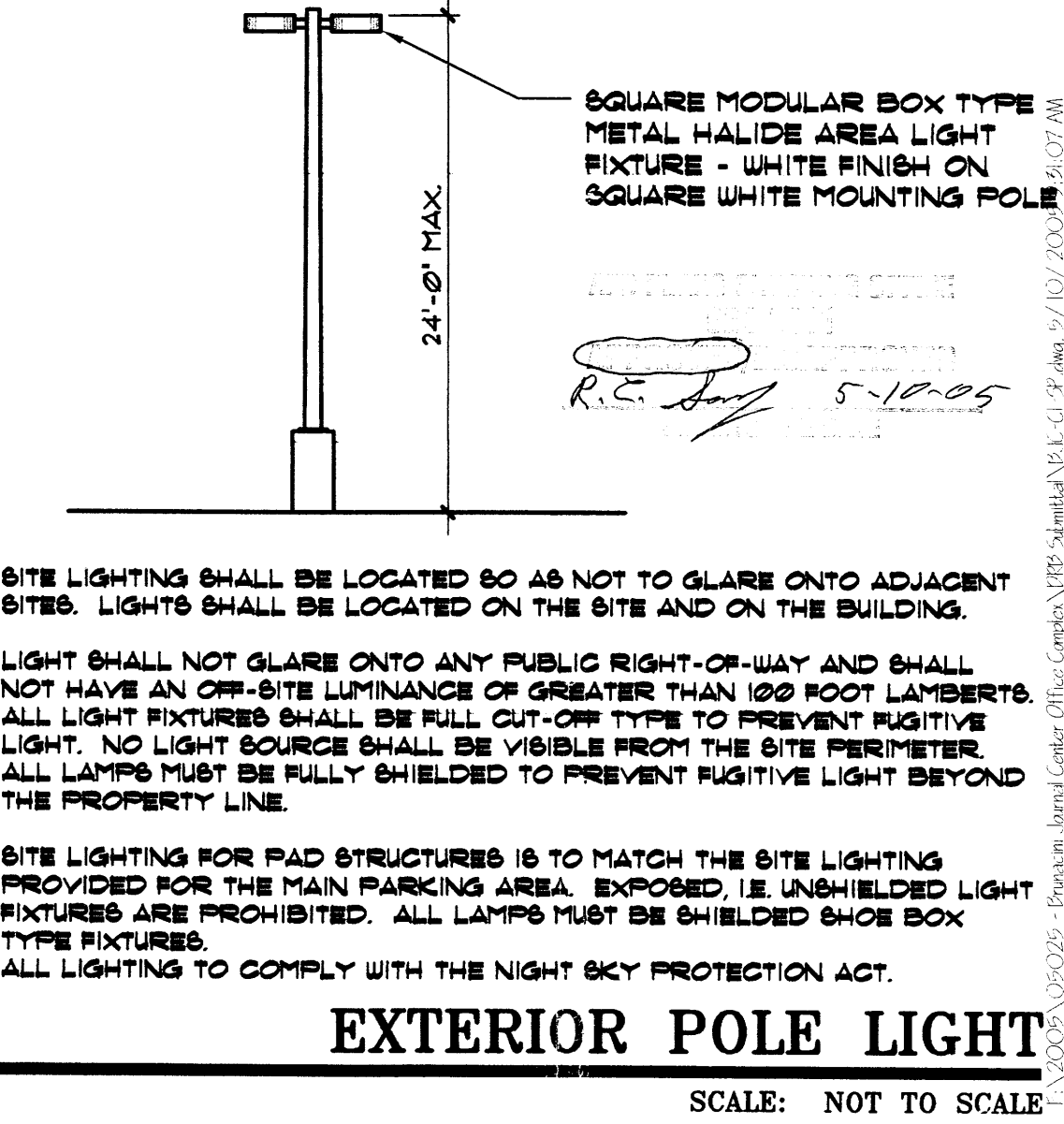
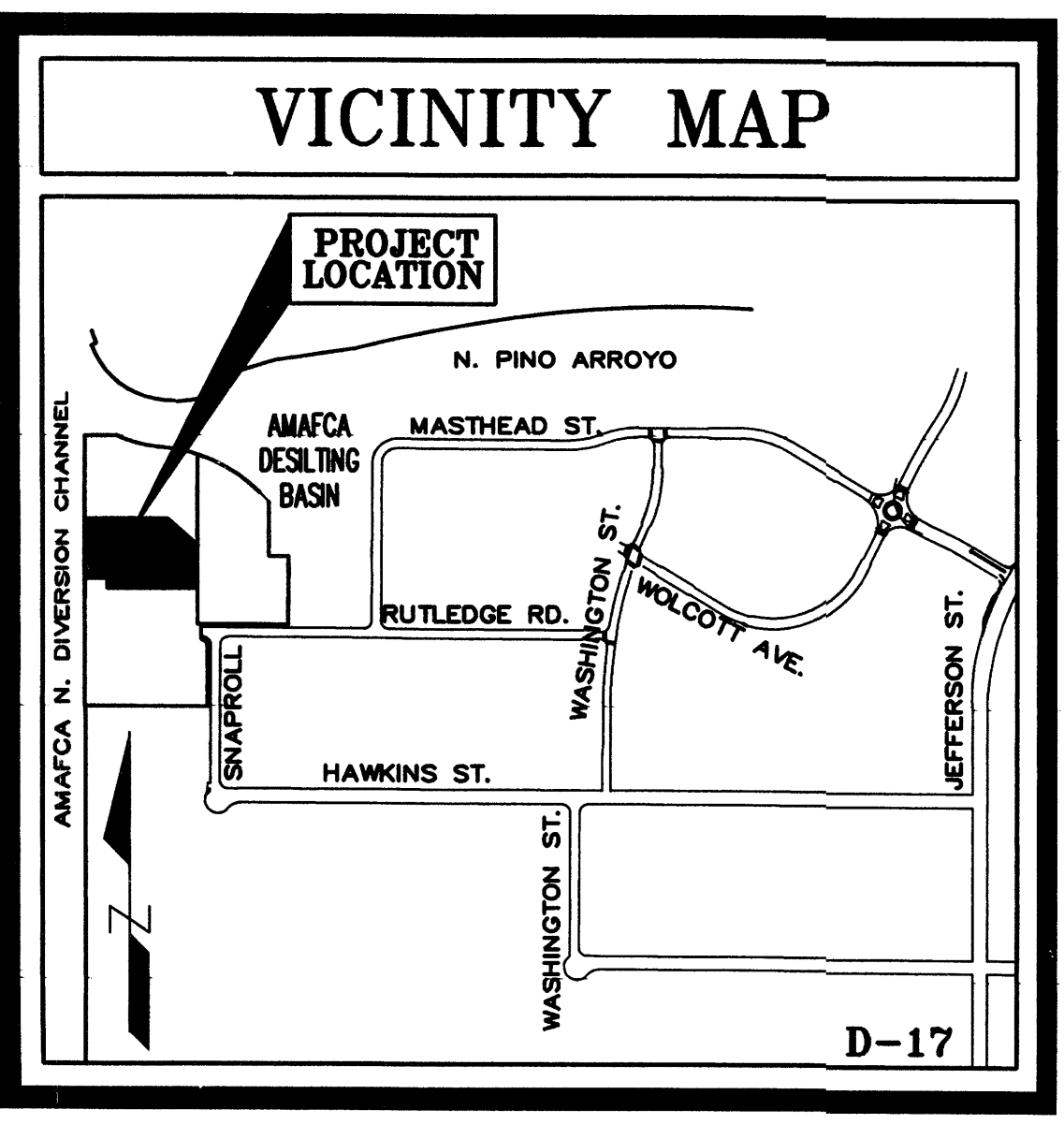
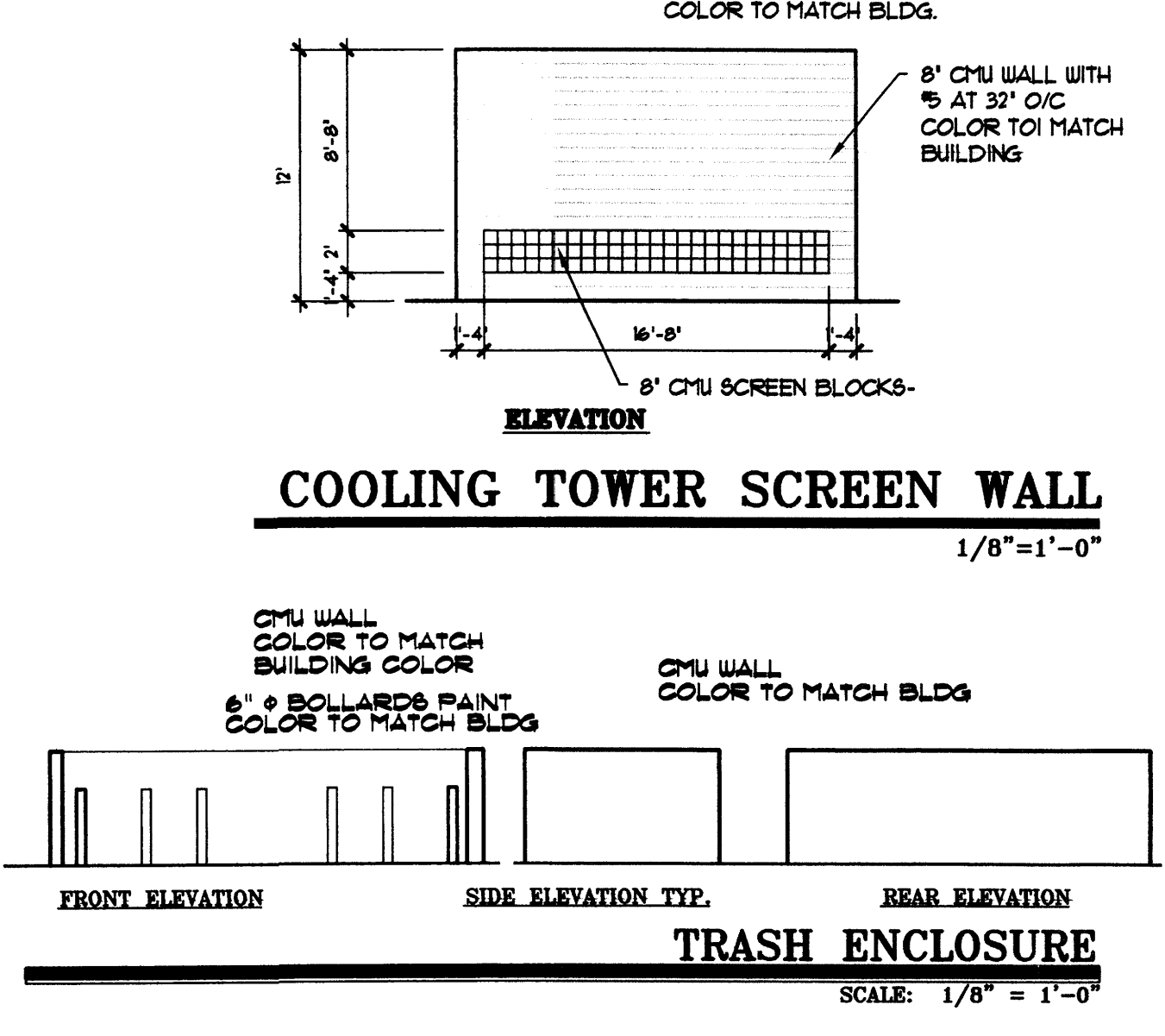
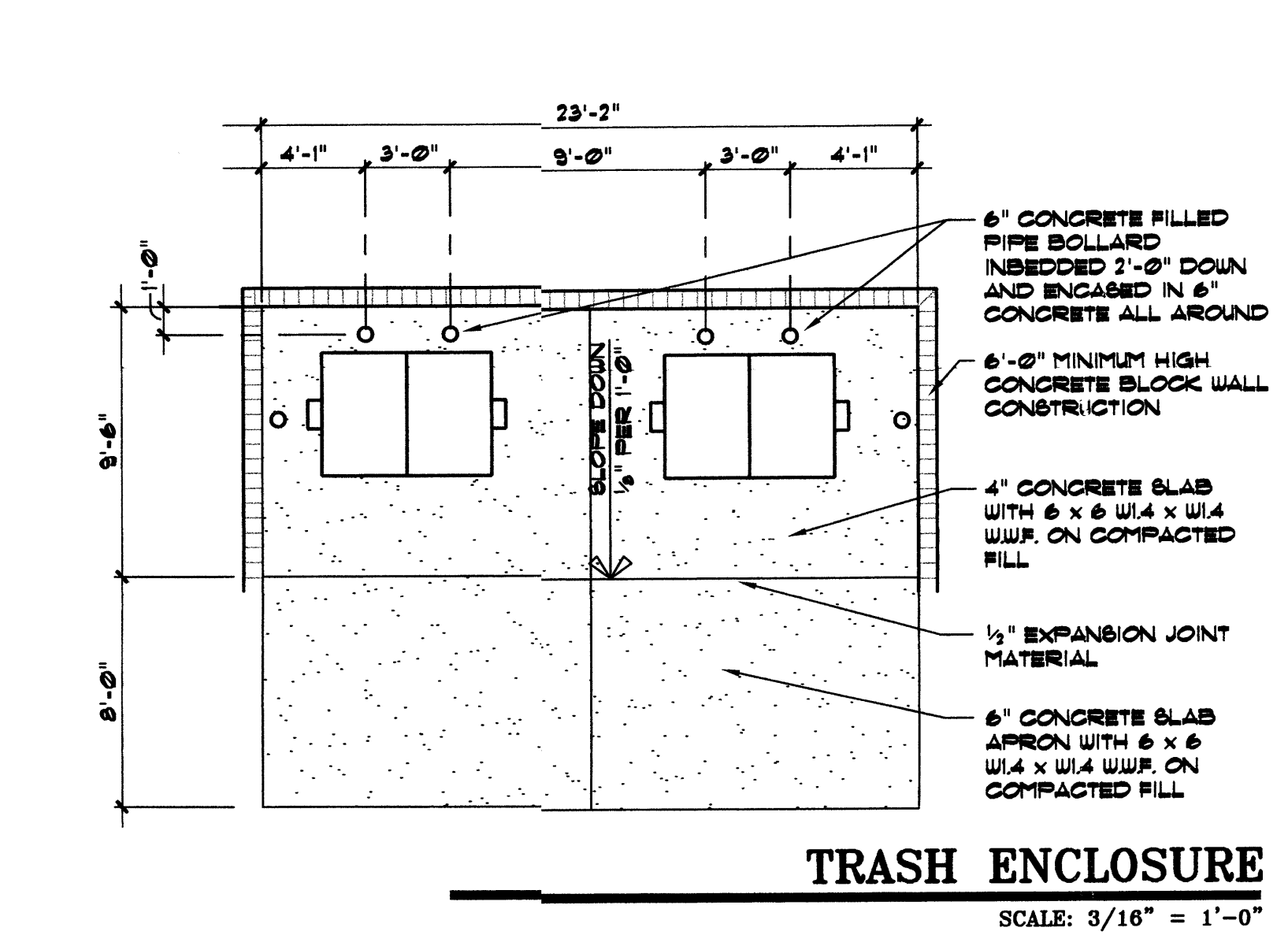
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 APRIL 11, 2005 SCALE: 1" = 20'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS
BRUNACINI OFFICE BUILDING
JOURNAL CENTER BUILDING B
 3721 RUTLEDGE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO

SHEET C-1
 PROJECT NO 0502

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Vigil Architects, P.C. shall retain all common law, statutory, other reserved rights, including the copyright there.

1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-330



BUILDING CRITERIA
 PROJECT: BRUNACINI OFFICE BUILDING
 CENTER BUILDING B
 3721 RUTLEDGE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO

OWNER: BRUNACINI DEVELOPMENT COMPANY
 7430 MELAN PLACE, N.W.
 ALBUQUERQUE, NEW MEXICO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
 1210 RIO GRANDE BOULEVARD, N.W.
 ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT A, JOURNAL CENTER PHASE 2,
 UNIT 2

ZONING ATLAS MAP: D-17-Z
 UNIFORM PROPERTY CODE: 101706302020030426
 ZONING CLASSIFICATION: (P) INDUSTRIAL PARK ZONE
 APPLICABLE BUILDING CODE:
 2003 INTERNATIONAL BUILDING CODE, 2003 NEW MEXICO
 2003 INTERNATIONAL BUILDING CODE, 2003 NEW MEXICO
 AND 2004 UNIFORM ADMINISTRATIVE CODE.

BUILDING TYPE: NEW TWO STORY OFFICE BUILDING
 CONSTRUCTION TYPE: TYPE V-B CONSTRUCTION WITH
 100% AUTOMATIC FIRE SPRINKLER
 SYSTEM THROUGH OUT.

OCCUPANT LOAD:
 OFFICE AREA = 32,291 GROSS SQUARE FEET/100 = 329.86 OCCUPANTS
 TOTAL MAXIMUM OCCUPANT LOAD = 330 OCCUPANTS

OCCUPANCY GROUP: GROUP B OCCUPANCY
 NUMBER OF FLOORS: TWO
 GROSS SQUARE FOOTAGE: FIRST FLOOR = 16,493 SQ. FT.
 SECOND FLOOR = 16,493 SQ. FT.
 TOTAL GROSS SQUARE FOOTAGE = 32,986 SQUARE FEET

ALLOWABLE AREA:
 TYPE V-B CONSTRUCTION & GROUP B OCCUPANCY = 9,000 SQ. FT.
 INCREASE FOR TWO STORY BUILDING = 18,000 SQ. FT.
 TOTAL = 27,000 SQ. FT.
 INCREASE FOR AUTOMATIC FIRE SPRINKLER SYSTEM = 2,000 SQ. FT.
 TOTAL = 29,000 SQ. FT.

EXIT WIDTH REQUIRED: 66 INCHES, 5'-6"
 EXIT WIDTH PROVIDED: 18'-0" GROUND FLOOR
 11'-0" SECOND FLOOR

NUMBER OF EXITS PROVIDED: FOUR
 BUILDING HEIGHT ABOVE GRADE: 40'-0"

PLUMBING FIXTURE REQUIREMENTS:
 8 OCCUPANTS = 330 OCCUPANTS/2 = 165 EACH GENDER
 5 WATER CLOSETS, 4 LAVATORIES EACH GENDER REQUIRED
 6 WATER CLOSETS, 4 LAVATORIES PROVIDED FOR WOMEN
 2 WATER CLOSETS, 4 URINALS, 4 LAVATORIES PROVIDED FOR MEN
 4 DRINKING FOUNTAINS PROVIDED


PARKING ANALYSIS:
 OFFICE AREA = 24,764/200 = 123.82 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 124 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 160 PARKING SPACES
 INCLUDES 8 ACCESSIBLE PARKING SPACES

PARKING SPACES SIZES: 9'-0" x 18'-0" MINIMUM WITH A
 2'-0" OVERHAND - TYPICAL

BICYCLE SPACES:
 124 REQUIRED PARKING SPACES/20 = 6.2 BICYCLE SPACES
 TOTAL BICYCLE SPACES REQUIRED = 7 BICYCLE SPACES
 TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLE SPACES

SITE LIGHTING: SEE DETAIL 2-8/C-2
 TOTAL LOT AREA: 105,913 SQUARE FEET, 2.4314 ACRES
 NET LOT AREA: 89,420 SQUARE FEET
 TOTAL LANDSCAPE AREA REQUIRED: 13,413 SQ. FT.
 TOTAL LANDSCAPE AREA PROVIDED: 16,759 SQ. FT.
 TOTAL PARKING PAVED AREA: 65,688 SQ. FT.
 PERCENTAGE OF SITE LANDSCAPED: 15.8 PERCENT
 LANDSCAPE TO PARKING AREA RATIO: 1 TO 3.92
 PLANNING REFERENCE NUMBERS:

NORTH
 LANDSCAPE PLAN
 APRIL 15, 2005 SCALE: 1"=20'-0"


CLAUDIO VIGIL ARCHITECTS

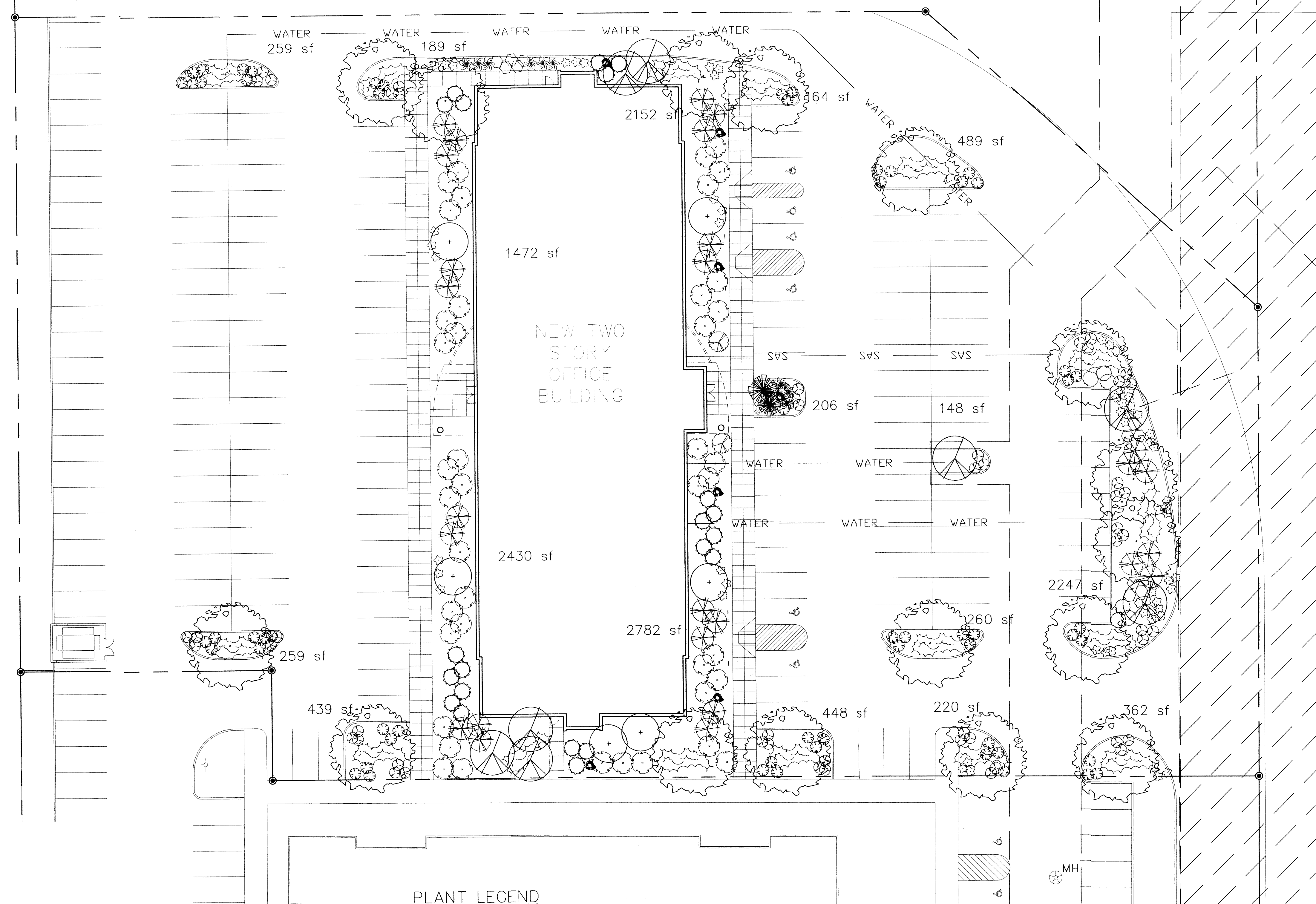
BRUNACINI OFFICE BUILDING
 JOURNAL CENTER BUILDING B
 3721 RUTLEDGE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
L-1
PROJECT NUMBER
PROJ#

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

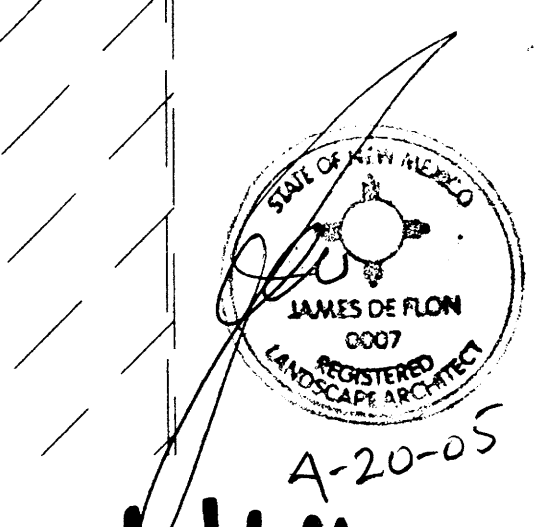
1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-1330



- PLANT LEGEND**
- | | | |
|--|--|--|
| <ul style="list-style-type: none"> BERINDA ASH (H) 16
Fraxinus SPP.
2" Cal. REDBUD (M) 8
Cercis reniformis
2" Cal. THORNLESS HAWTHORN (H) 6
Crataegus SPP.
15 Gal. 225SF SOTOL 2
Dasylirion wheeleri
5 Gal. 36sf SILVERBERRY (M) 26
Elaeagnus pungens
5 Gal. 100sf CURLLEAF MTN MAHOGANY (L) 42
Carcopus ledifolius
5 Gal. 100SF | <ul style="list-style-type: none"> THREE-LEAF SUMAC (L) 21
Rhus trilobata
5 Gal. 36sf FOUNTAIN GRASS (M) 9
Pennisetum spp.
5 Gal. 16sf APACHE PLUME (L) 6
Fallugia paradoxa
5 Gal. 25sf THREADGRASS (M) 60
Stipa tenuisima
2 Gal. 4sf AUTUMN SAGE (M) 11
Salvia greggii
2 Gal. 9sf POWIS CASTLE SAGE (L) 2
Artemisia x powis castle
1 Gal. 9sf | <ul style="list-style-type: none"> ENGLISH LAVENDER 57
Lavandula angustifolia
1 Gal. 25sf WILDFLOWER 57
1 Gal. 4sf GREYLEAF COTONEASTER 16
Cotoneaster buxifolius
5 Gal. 81sf SANTA ANA TAN GRAVEL WITH FILTER FABRIC EXISTING LANDSCAPING OVERSIZED GRAVEL & 9 BOULDERS |
|--|--|--|

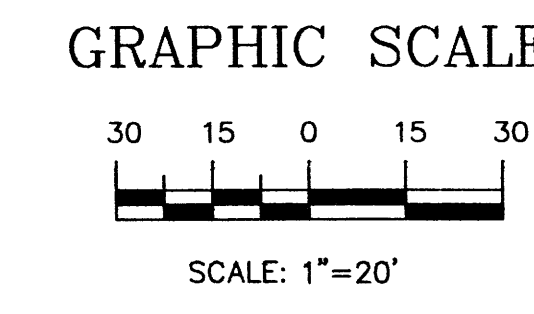
LANDSCAPE CALCULATIONS

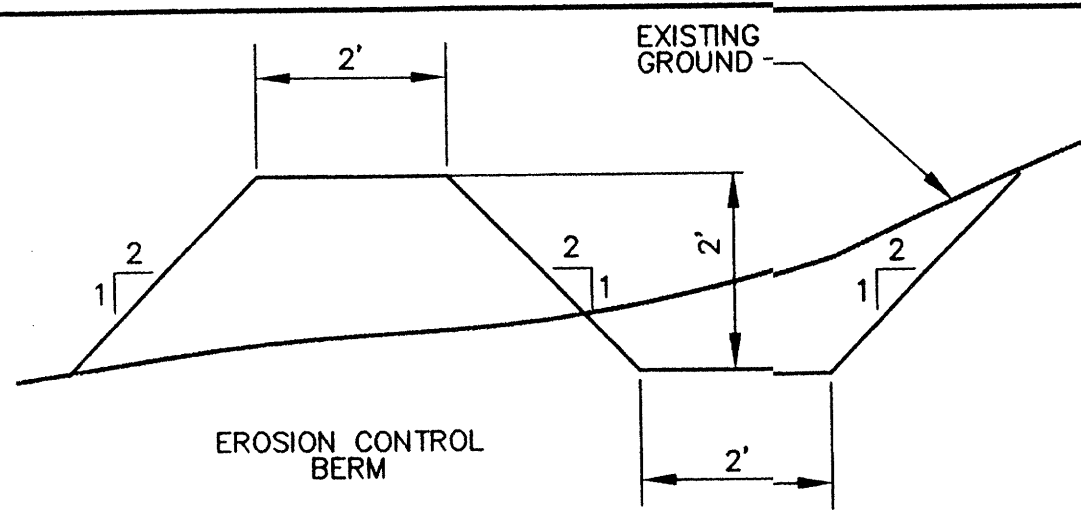
TOTAL LOT AREA	105913	square feet
TOTAL BUILDINGS AREA	16493	square feet
NET LOT AREA	89420	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	13413	square feet
TOTAL BED PROVIDED	16759	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	12569	square feet
TOTAL GROUNDCOVER PROVIDED	12578	square feet
TOTAL LANDSCAPE PROVIDED	16759	square feet



The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cjohnson@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.





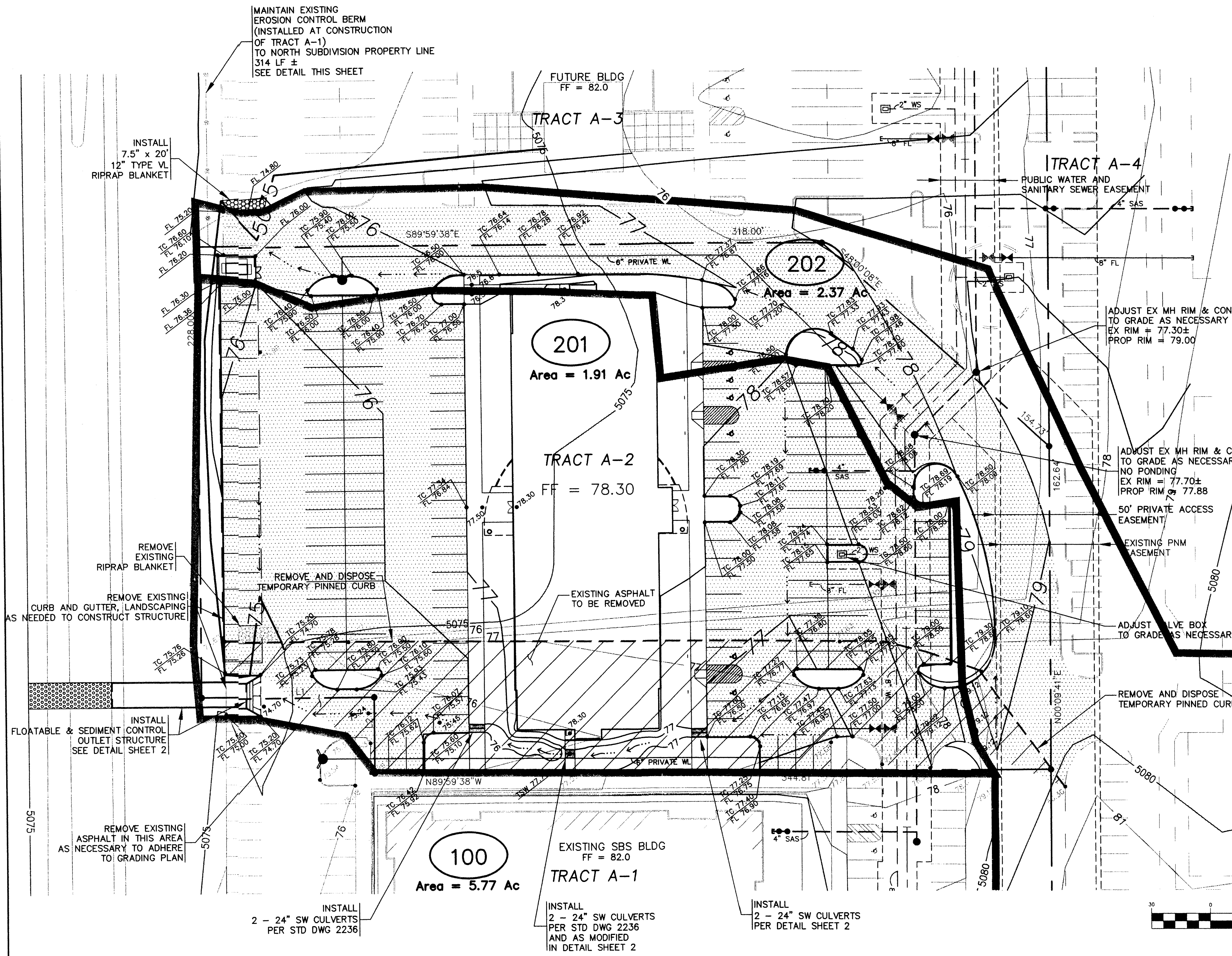
NOTE: A BERM WITH THE DIMENSIONS SHOWN ABOVE SHALL BE BUILT ALONG THE WEST BOUNDARY AND SHALL BE MAINTAINED UNTIL THE ULTIMATE DRAINAGE SYSTEM IS FUNCTIONAL.

**SECTION A-A
EROSION CONTROL BERM
NTS**

GRADING NOTES:

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1998 EDITION, AS AMENDED THROUGH UPDATE # 7.
- A 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.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE ±0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN ±0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY ±0.02 FOOT.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, ROADWAYS OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.

LINE DATA		
ID	BEARING	DISTANCE
L1	N89°59'38"W	87.75'
L2	S00°00'22"W	38.16'



DRAINAGE REPORT

Site Description
The project site, in Journal Center Phase 2 Unit 2, is located roughly west of the intersection of Masthead St. and Jefferson St. in northeast Albuquerque and specifically at the intersection of Rutledge Rd. and Snaproll St. It is the second lot in a four-lot business park and is bounded on the north by proposed Tract A-3, on the east by proposed Tract A-4, on the south by developed Tract A-1 and on the west by the North Diversion Channel.

Legal Description
Tract A-2 Journal Center Phase 2 Unit 2

Flood Hazard Zones
The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D.

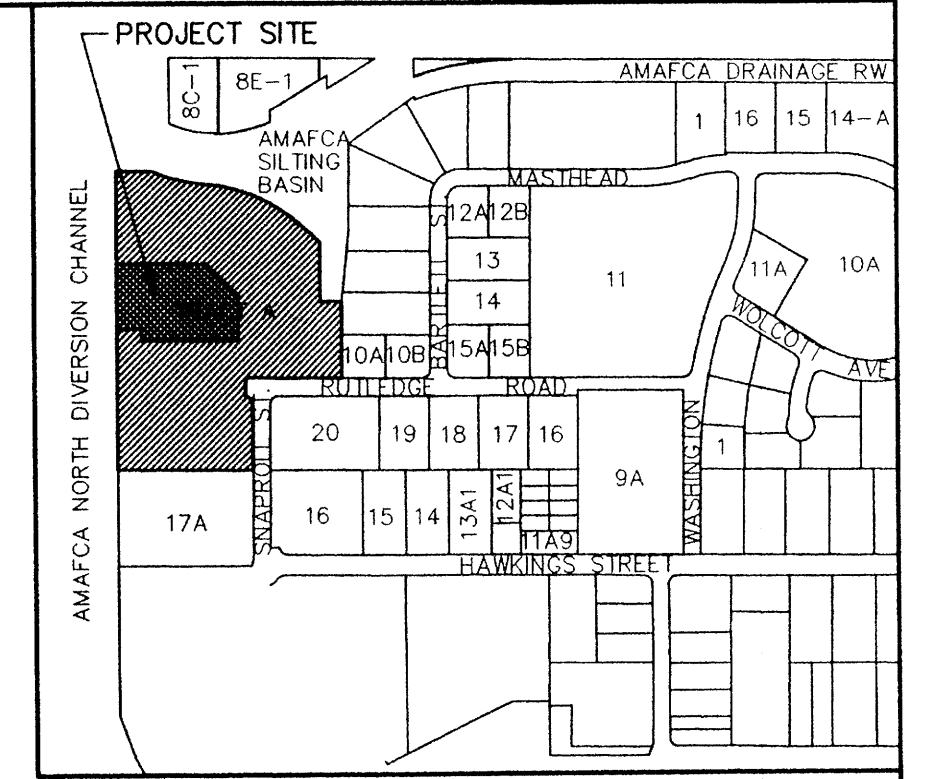
Existing Conditions
The site is entirely located in Basin A1 as shown on the "Journal Center-Phase 2 Unit II: Drainage Plan & Basin Map" by Bohannon Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannon Huston, Inc. plan.

Proposed Conditions
The site is located in Basins A1-a and A1-b as shown on the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. The boundaries of Basins A1-a and A1-b shift slightly due to minor overall site layout changes. This shift leaves the majority of Tract A-2 in Basin A1-b. Under developed conditions for Tract A-2, the site will accept flows from Basin 100 as shown on the approved "Brunacini @ Journal Center Tract A-1 Grading Plan" by Wilson & Company dated 9 September 2004. Additional runoff from the site parking lot is designated as Basin 201. These combined flows will discharge through the Floatable and Sediment Control Outlet Structure to be constructed at the west end of the shared boundary between Tract A-1 and Tract A-2. Flows from Basin 202, located along the eastern side of the site, will be directed around the building to the northwest corner of the tract and discharged into Tract A-3.

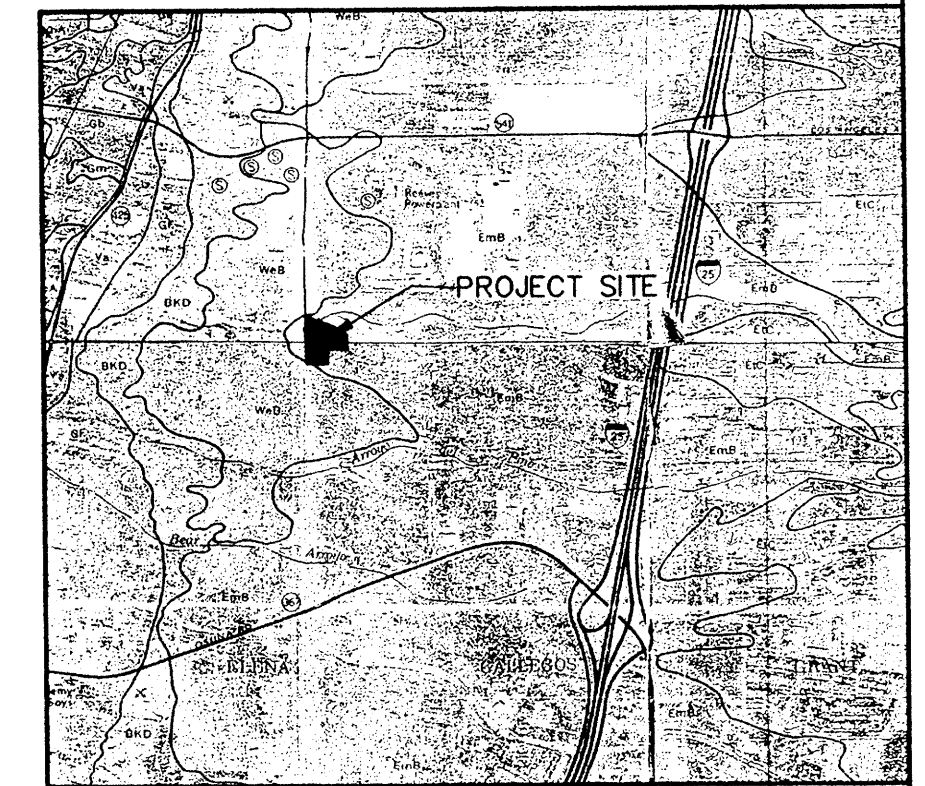
Developed Condition results are as follows:
1) Land Treatment - 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C.

The proposed development will maintain the Basin A1-b approximate discharge of 35 cfs through the proposed outlet structure into the North Diversion Channel and discharge approximately 11 cfs, a portion of the Basin A1-a ultimate discharge of approximately 33 cfs, to Tract A-3. A temporary Erosion Control Berm along the west property line of Tract A-3 will keep these flows onsite until development and ultimate discharge to the North Diversion Channel.

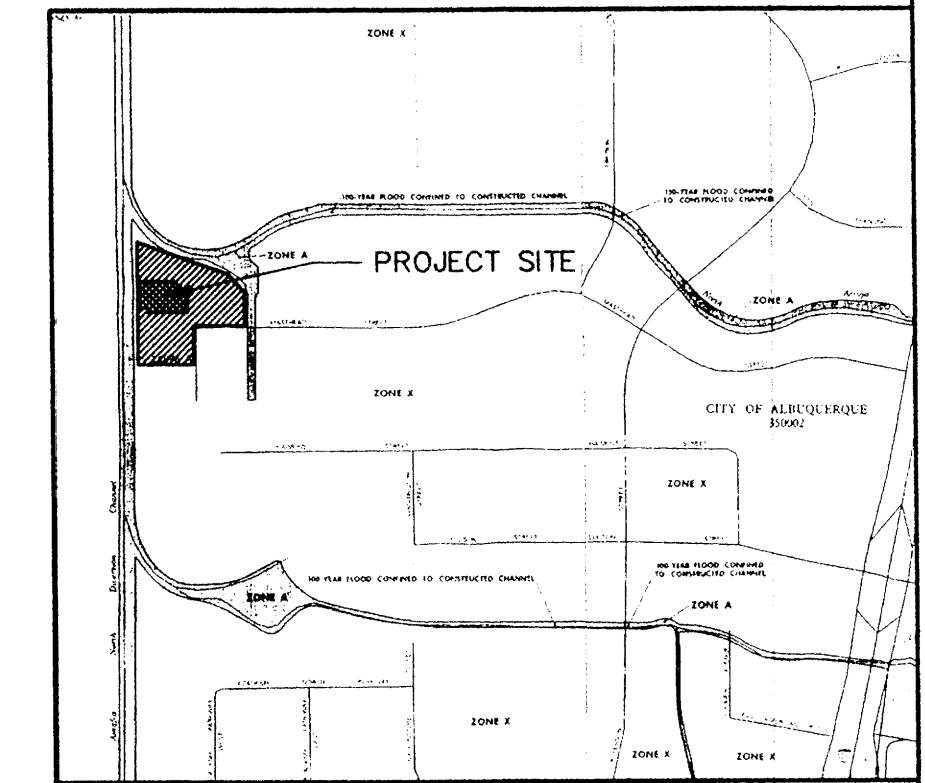
Conclusion
The development of this site is designed to substantially adhere to the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates discharge to the North Diversion Channel for the majority of the site with interim temporary retention for the rest on Tract A-3.



LOCATION MAP
ZONE ATLAS MAP NO. D-16 & D-17



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D

LEGAL DESCRIPTION

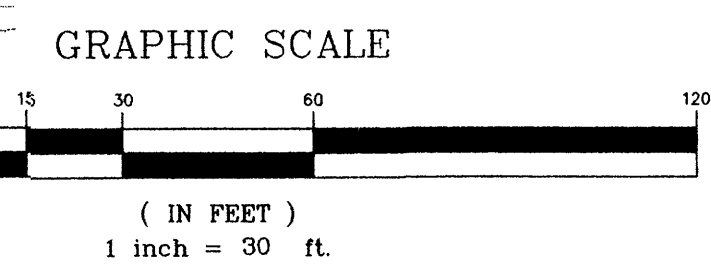
TRACT A-2, JOURNAL CENTER, PHASE 2, UNIT 2

BENCH MARK

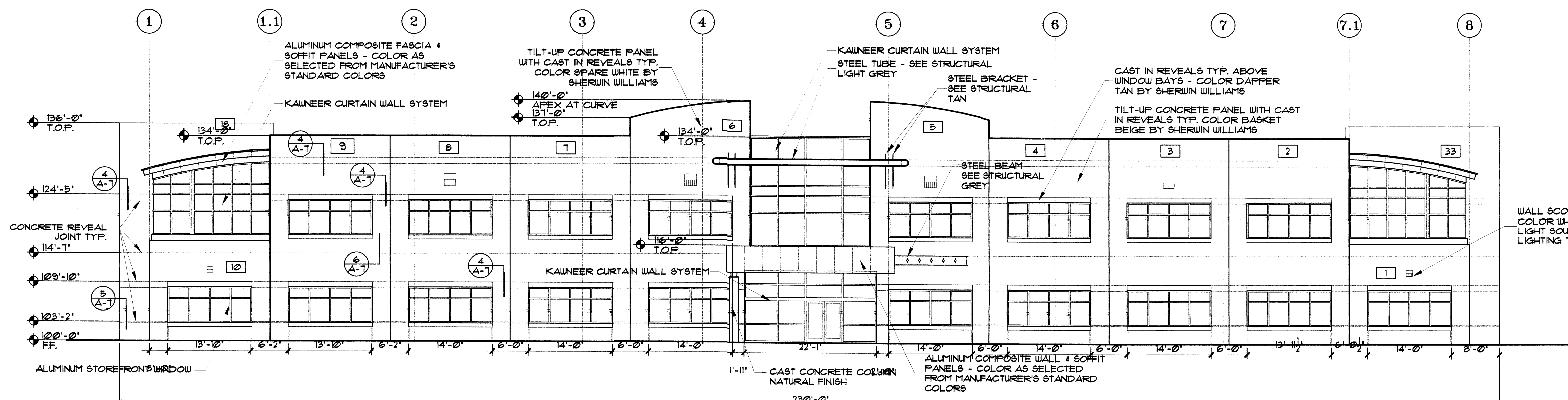
NGS BRASS TABLET STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279 GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -001'215" NGVD 1929 TRIG ELEVATION = 5074.0

LEGEND

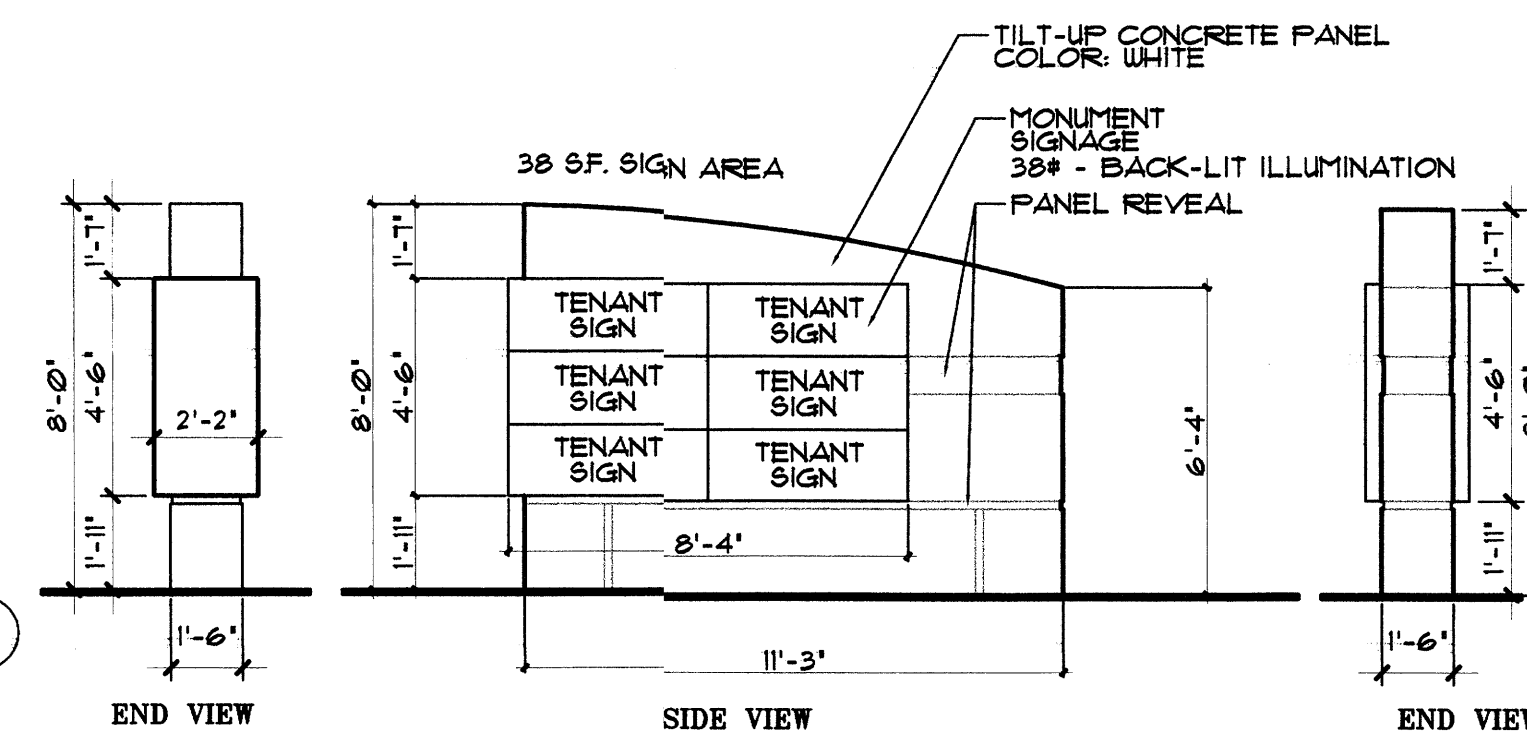
	EXISTING INTERMEDIATE CONTOUR		PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR		PROPOSED INDEX CONTOUR
	BASIN BOUNDARY LINE		EXISTING SPOT ELEVATION
	EXISTING FL ELEVATION		PROPOSED SPOT ELEVATION
	BASIN TAG		PROPOSED SWALE FLOWLINE
	EXISTING PAVEMENT TO BE REMOVED		PROPOSED PAVEMENT



WILSON & COMPANY 2600 THE AMERICAN ROAD S.E. SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP BRUNACINI @ JOURNAL CENTER TRACT A-2 GRADING PLAN	
	Design Review Committee City Project No. XXXX.XX	City Engineer Approval Zone Map No. D-16 & D-17

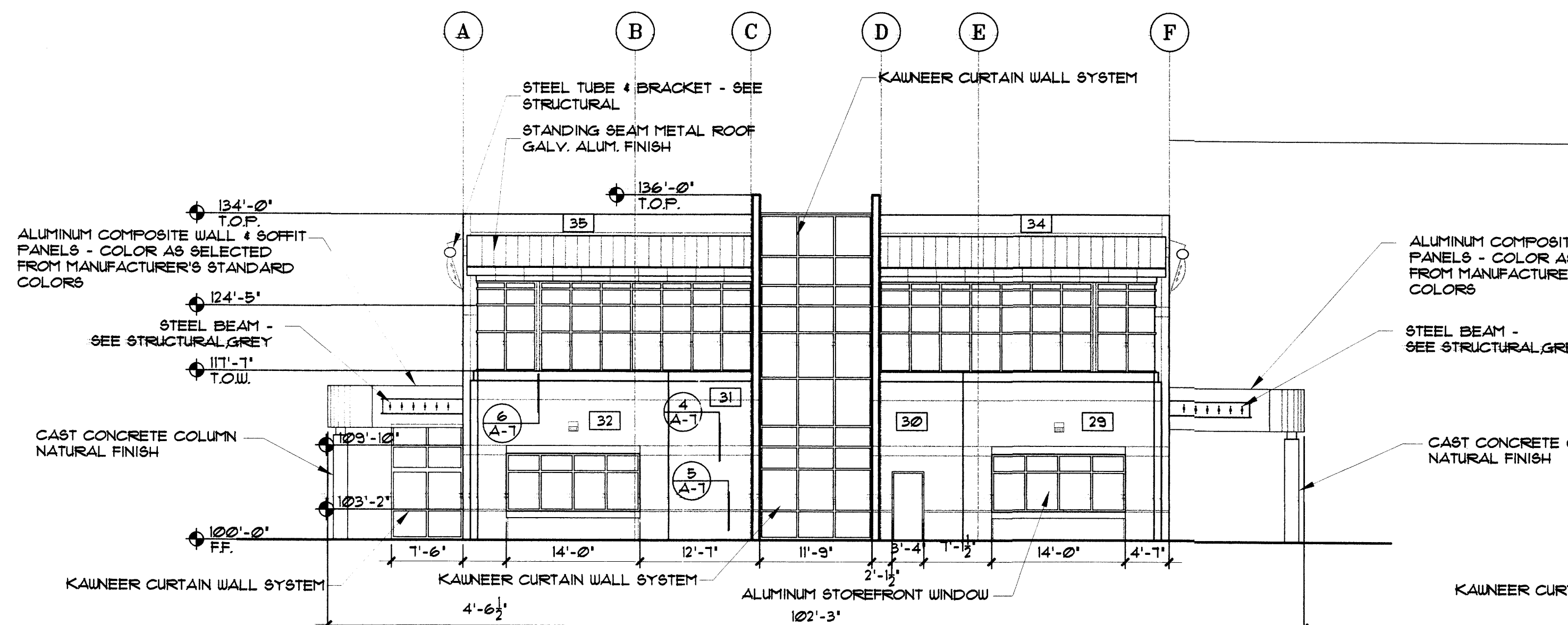
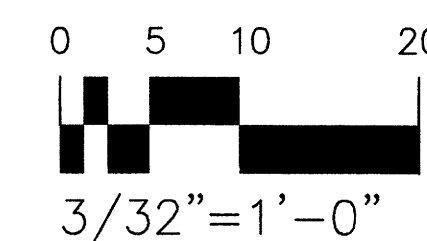


EAST ELEVATION

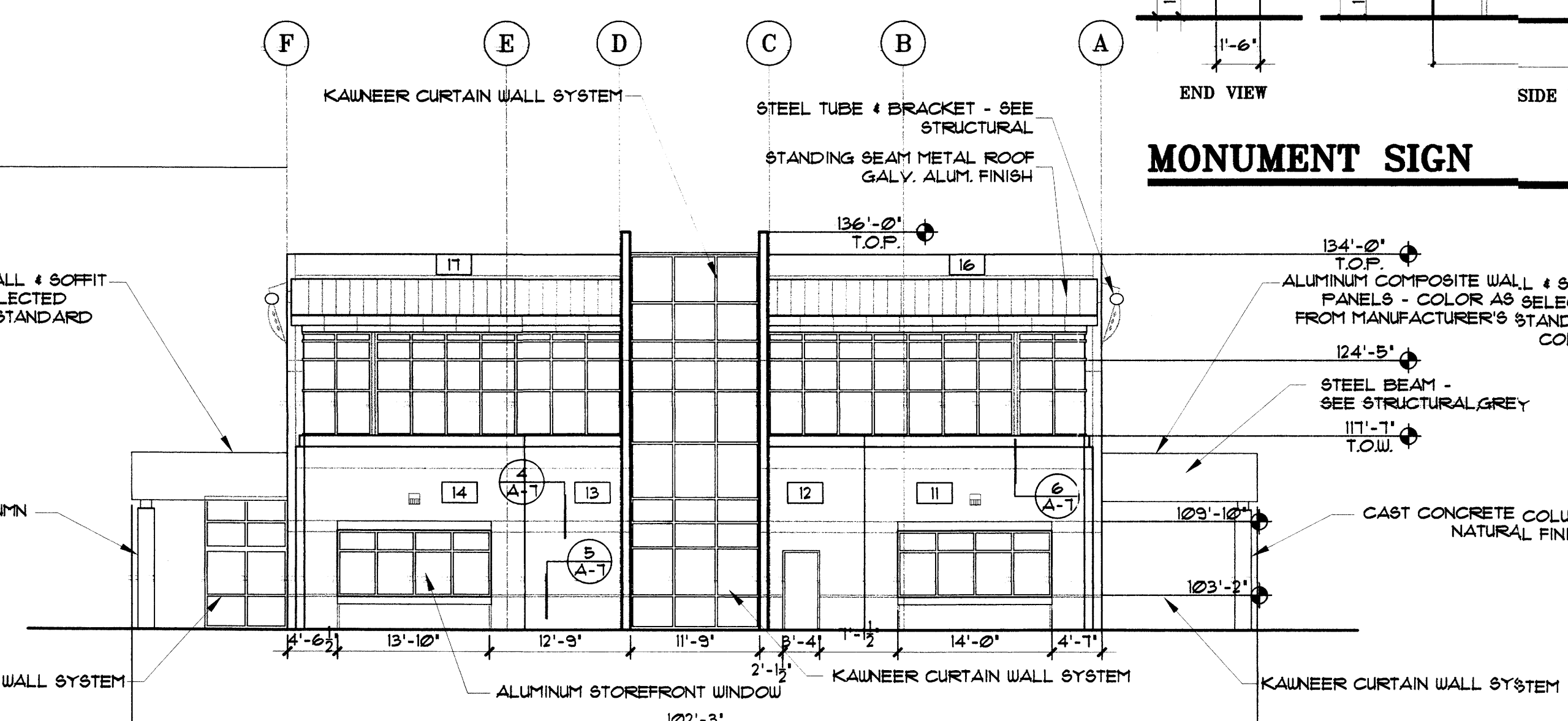


MONUMENT SIGN

SCALE: 1/4" = 1'-0"



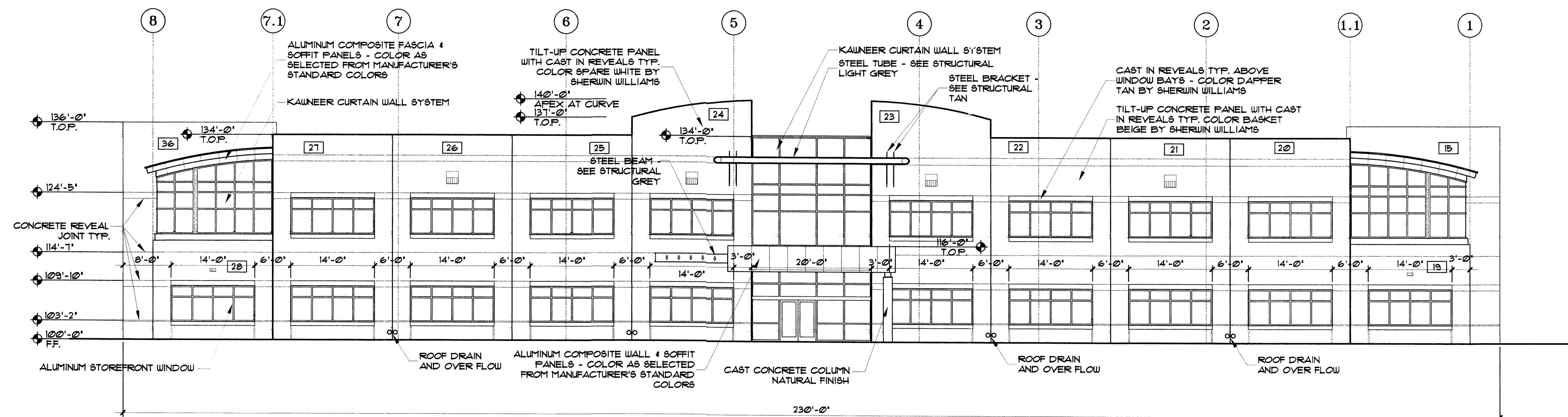
NORTH ELEVATION



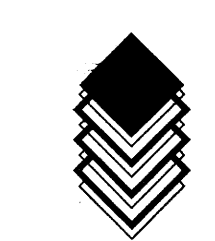
SOUTH ELEVATION

EXTERIOR ELEVATIONS

APRIL 11, 2005 SCALE: 3/32" = 1'-0" (U.N.O)



WEST ELEVATION



CLAUDIO VIGIL ARCHITECTS

BRUNACINI OFFICE BUILDING

JOURNAL CENTER BUILDING B

3721 RUTLEDGE STREET, N.E.

ALBUQUERQUE, NEW MEXICO

SHEET

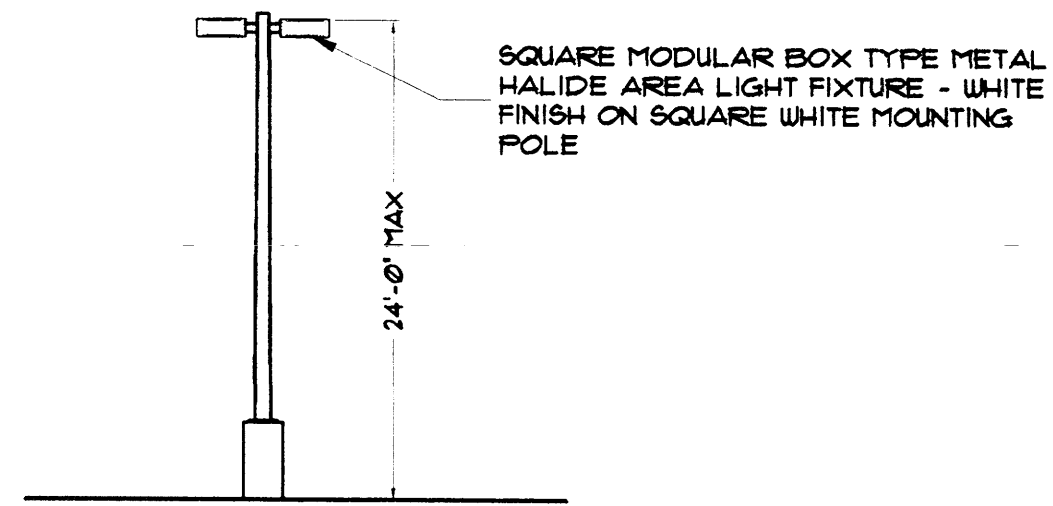
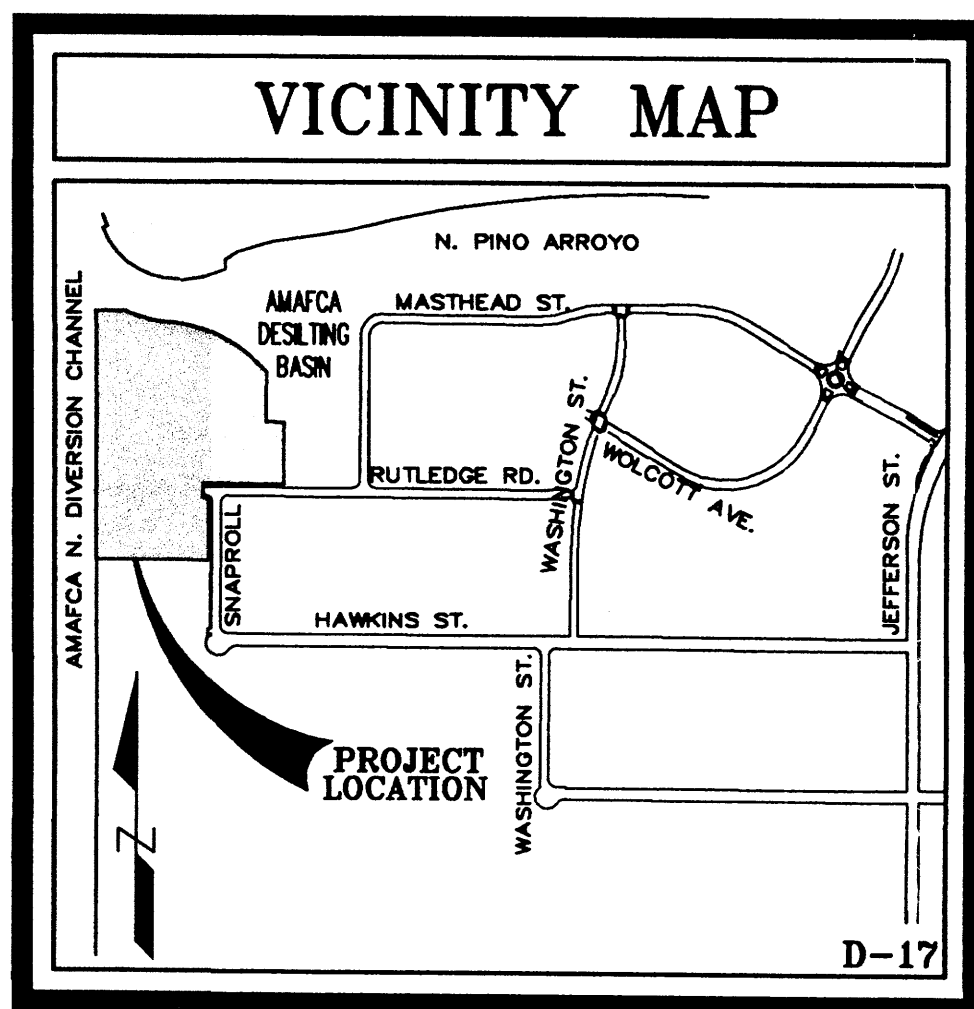
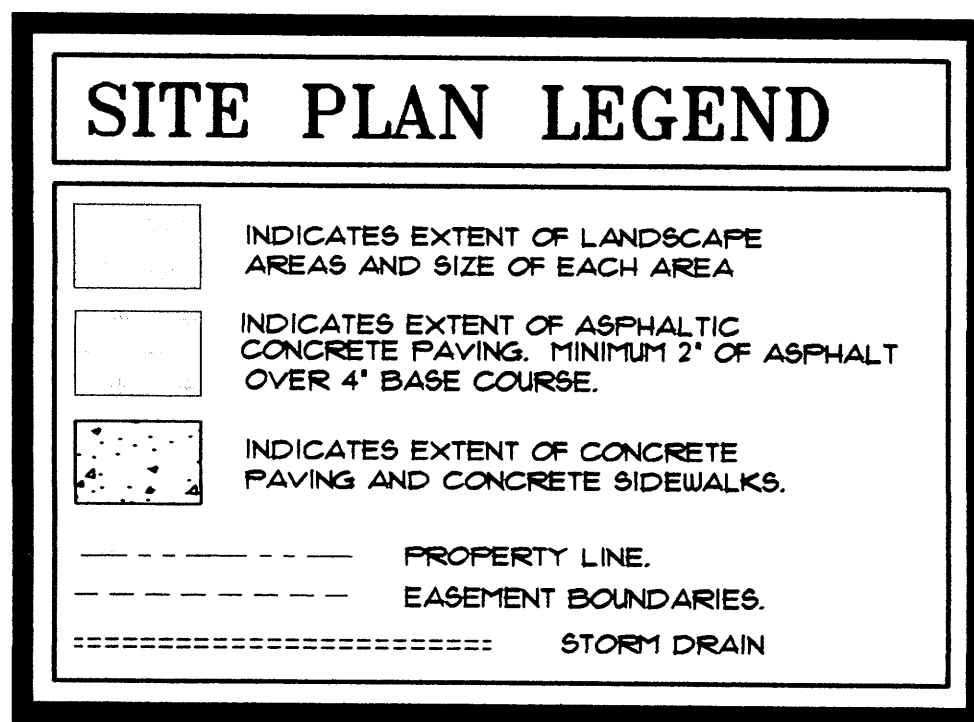
A-3

PROJECT NUMBER

05025

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-1330



SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

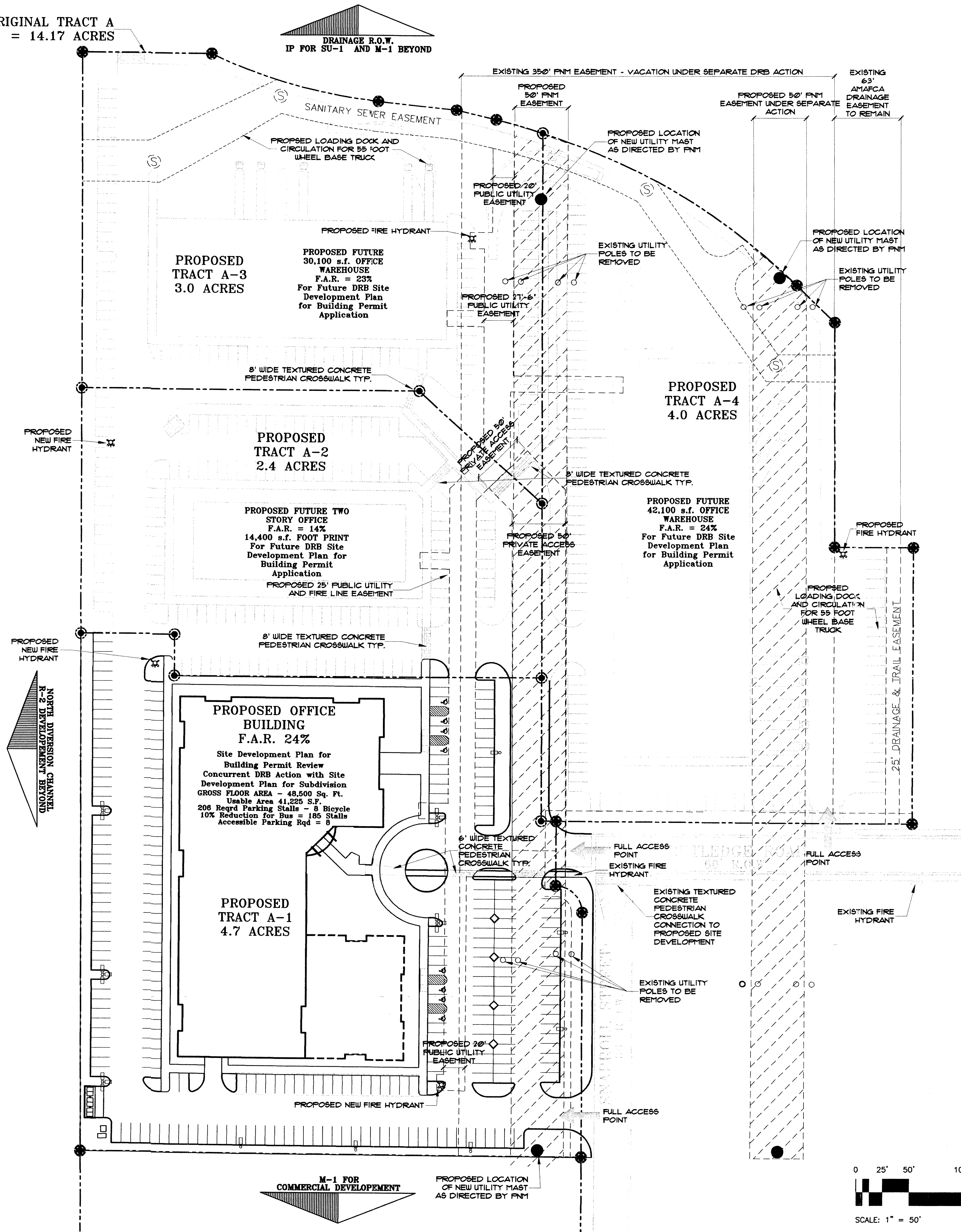
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT CANDLETS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA EXPOSED. I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

LIGHTING DETAIL

ORIGINAL TRACT A = 14.17 ACRES



SIGNATURE BLOCK	
PROJECT NUMBER:	1003572
APPLICATION NUMBER:	04DRB-01K2
IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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:	
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	8-25-04 DATE
<i>[Signature]</i> PARKS & RECREATION DEPARTMENT	8/25/04 DATE
<i>[Signature]</i> UTILITIES DEPARTMENT	8-25-04 DATE
<i>[Signature]</i> CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	8/25/04 DATE
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i> SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	8/25/04 DATE
PLN2(10705) 12/16/03	

PRELIMINARY PLAT
APPROVED BY DRB
ON

CRITERIA FOR EACH LOT
DESIGN CRITERIA FOR ALL LOTS DESCRIBED ON THIS SITE DEVELOPMENT PLAN SHALL FOLLOW THE SAME DESIGN CRITERIA OUTLINED IN THE CURRENT JOURNAL CENTER 2 LAND DEVELOPMENT DESIGN GUIDELINES AND AS FOLLOWS:

MAXIMUM BUILDING HEIGHT: 34'-0" for warehouse - 60' for office
MINIMUM BUILDING SETBACK: 20' front from ROW - 10' rear and sideyard
MAXIMUM DWELLING UNITS: NA
MAXIMUM FLOOR AREA RATIO: .7:1 = 70%

SITE DEVELOPMENT PLAN FOR SUBDIVISION
AUGUST 25, 2004 SCALE: 1"=50'-0" (U.N.O)

CLAUDIO VIGIL ARCHITECTS

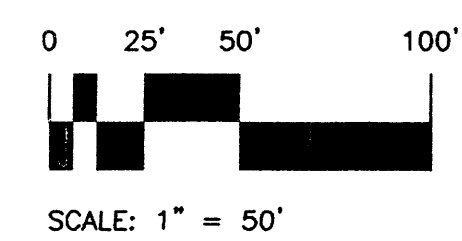
SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

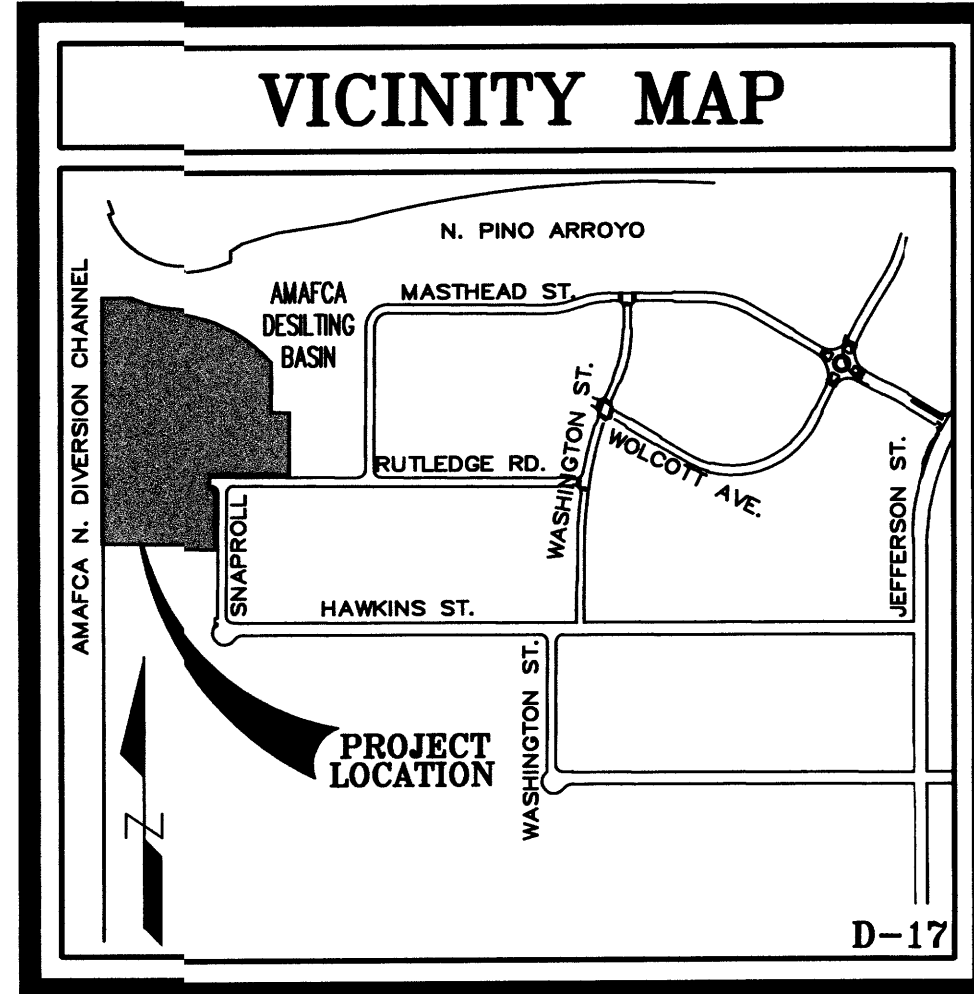
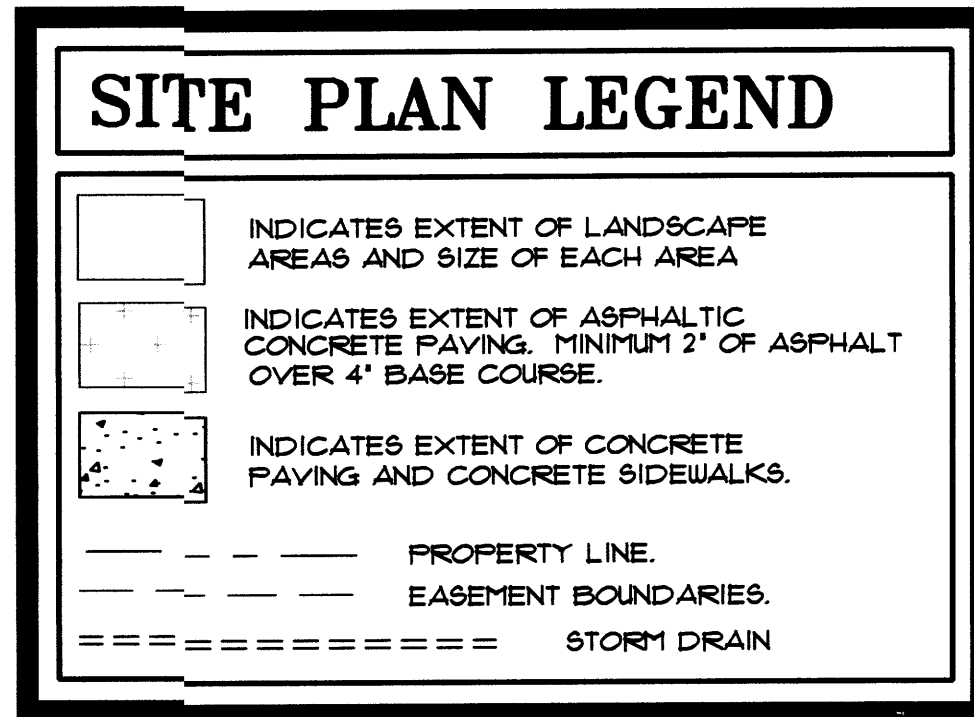
SHEET
SDP1

PROJECT NUMBER
04080

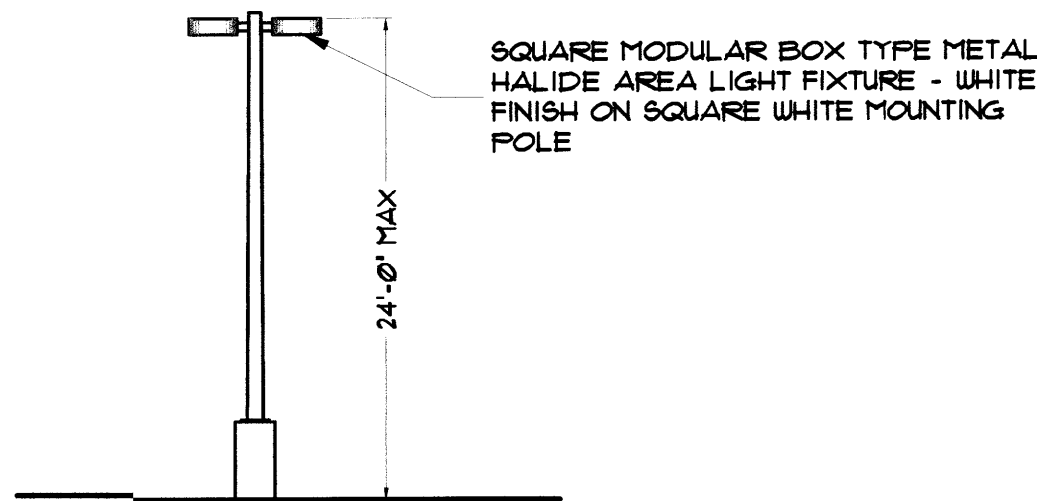
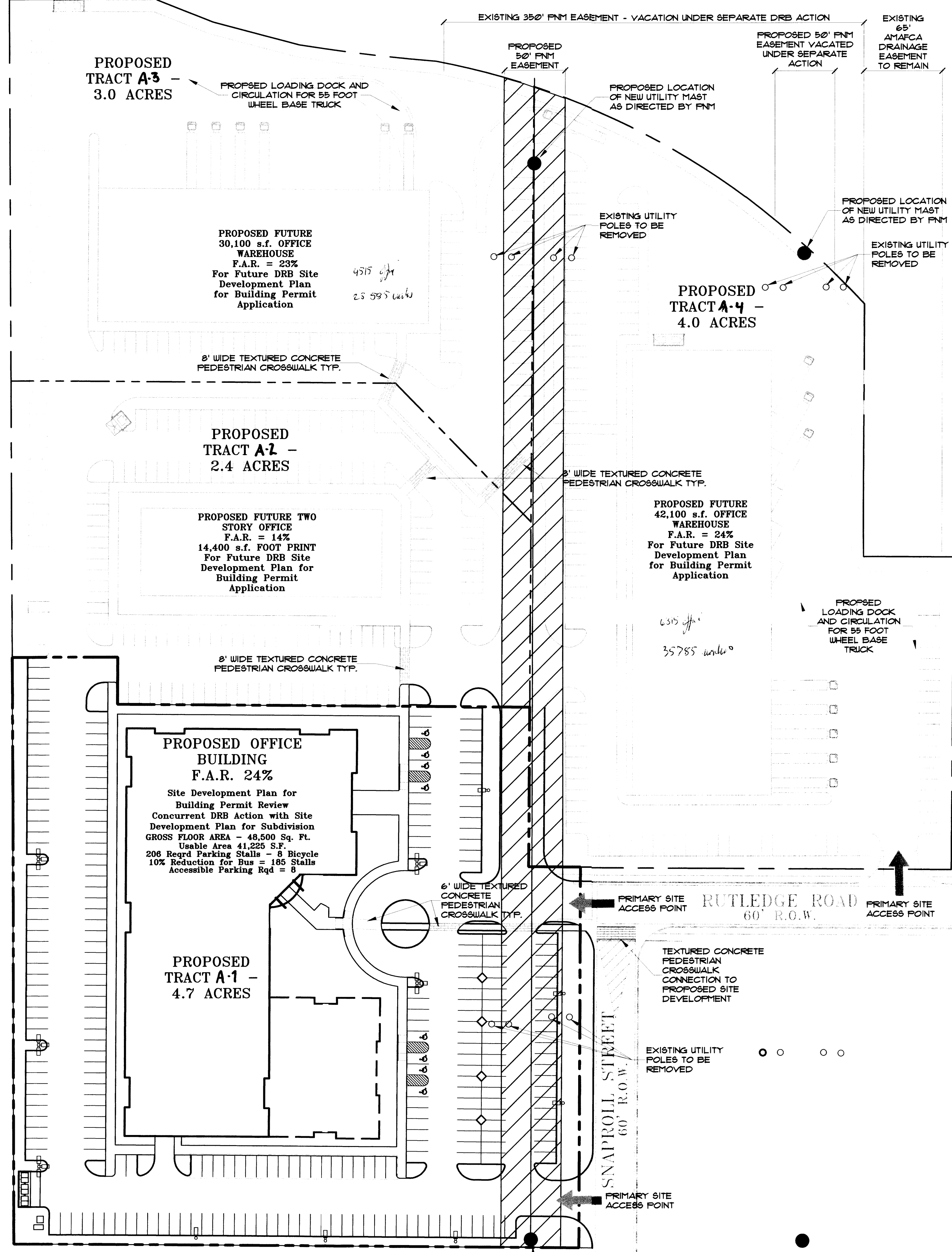
OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330





ORIGINAL TRACT A
= 14.17 ACRES



SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA EXPOSED. I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

LIGHTING DETAIL

SIGNATURE BLOCK

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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
PARKS & RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PLN(10708) 12/16/03

CRITERIA FOR EACH LOT

DESIGN CRITERIA FOR ALL LOTS DESCRIBED ON THIS SITE DEVELOPMENT PLAN SHALL FOLLOW THE SAME DESIGN CRITERIA OUTLINED IN THE CURRENT JOURNAL CENTER LAND DEVELOPMENT DESIGN GUIDELINES AND AS FOLLOWS:

MAXIMUM BUILDING HEIGHT: 34'-0" for warehouse - 60' for office
 MINIMUM BUILDING SETBACK: 20' front from ROW - 10' rear and side yard
 MAXIMUM DWELLING UNITS: NA
 MAXIMUM FLOOR AREA RATIO: .1 : 1 = 10%

NORTH

S.D.P. FOR SUBDIVISION

JULY 21, 2004 SCALE: 1"=50'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

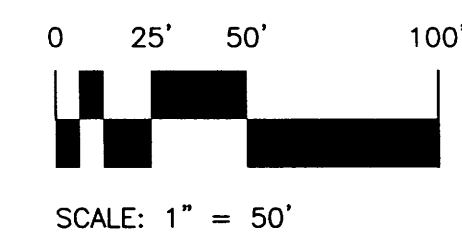
SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

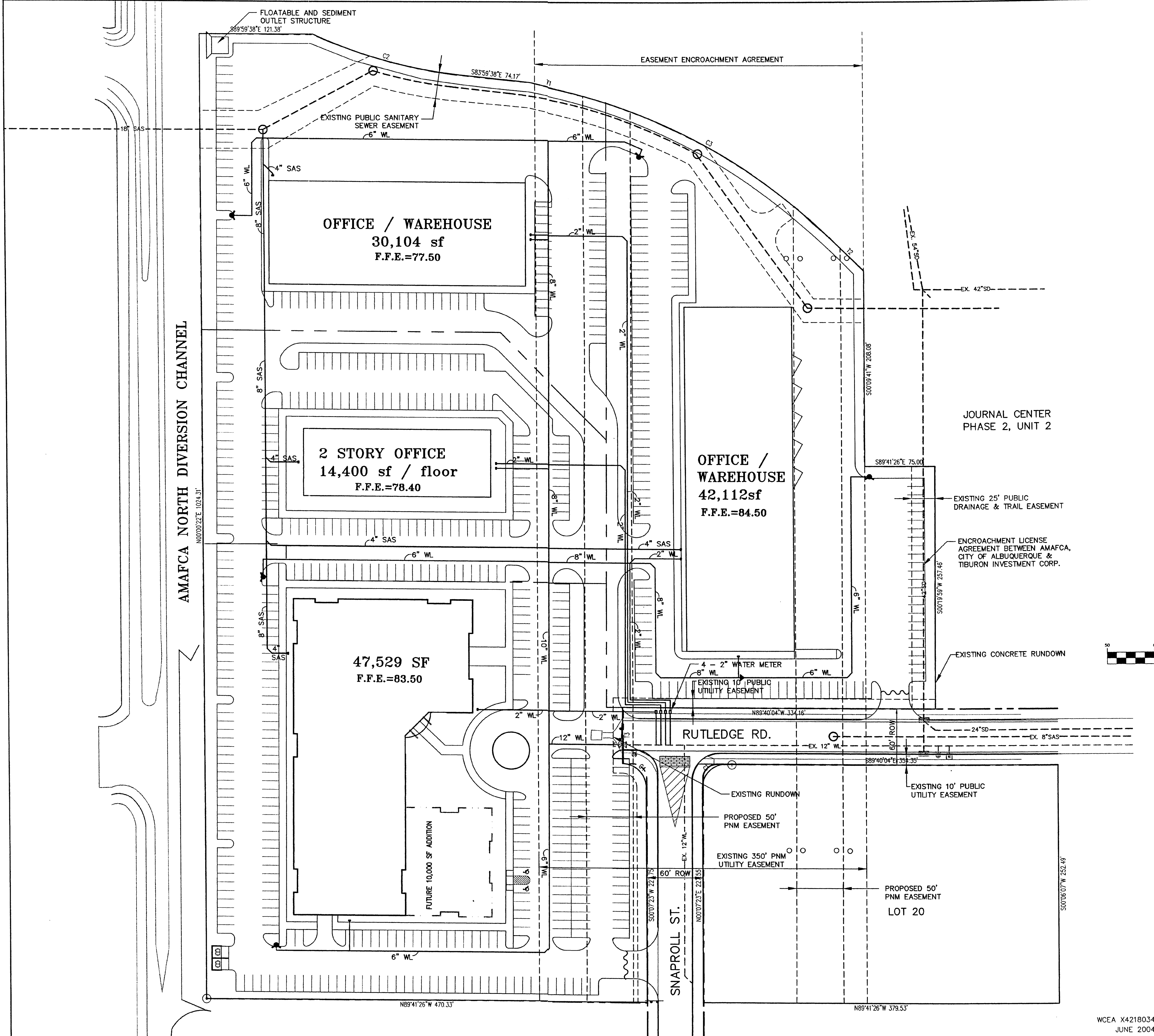
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
SP1
PROJECT NUMBER
04080

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330





AMAFCA NORTH DIVERSION CHANNEL

EASEMENT ENCROACHMENT AGREEMENT

JOURNAL CENTER
PHASE 2, UNIT 2

OFFICE /
WAREHOUSE
42,112sf
F.F.E.=84.50

OFFICE / WAREHOUSE
30,104 sf
F.F.E.=77.50

2 STORY OFFICE
14,400 sf / floor
F.F.E.=78.40

47,529 SF
F.F.E.=83.50

RUTLEDGE RD.

SNAPROLL ST.

PROPOSED 50' PNM EASEMENT
LOT 20

EXISTING 25' PUBLIC DRAINAGE & TRAIL EASEMENT

ENCROACHMENT LICENSE AGREEMENT BETWEEN AMAFCA, CITY OF ALBUQUERQUE & TIBURON INVESTMENT CORP.

EXISTING CONCRETE RUNDOWN

4 - 2" WATER METER
8" WL
EXISTING 10' PUBLIC UTILITY EASEMENT

EXISTING RUNDOWN

PROPOSED 50' PNM EASEMENT

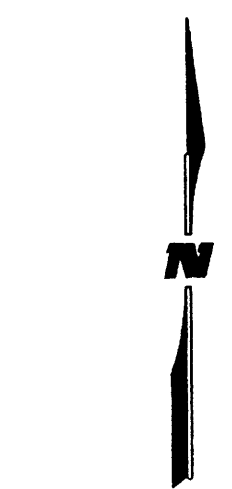
EXISTING 350' PNM UTILITY EASEMENT

EXISTING 10' PUBLIC UTILITY EASEMENT

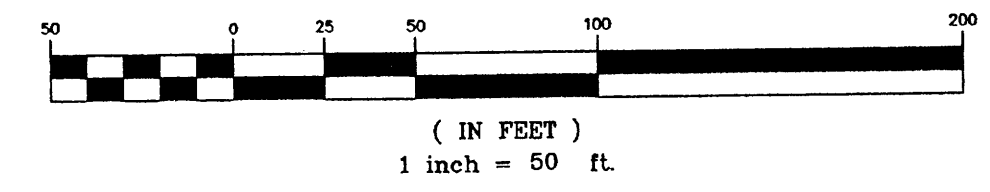
FLOATABLE AND SEDIMENT OUTLET STRUCTURE

EXISTING PUBLIC SANITARY SEWER EASEMENT

FUTURE 10,000 SF ADDITION



GRAPHIC SCALE

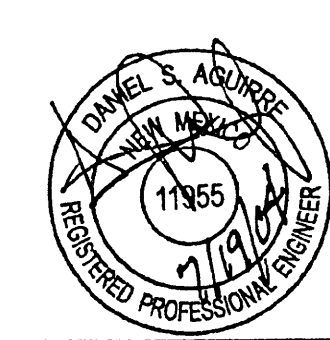


LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STORM DRAIN
- EXISTING UTILITY POLES
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SLOPE & DIRECTION OF RUNOFF
- SPOT ELEVATION

PLANNING DEPARTMENT

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BRUNACINI @ JOURNAL CENTER
SEWER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

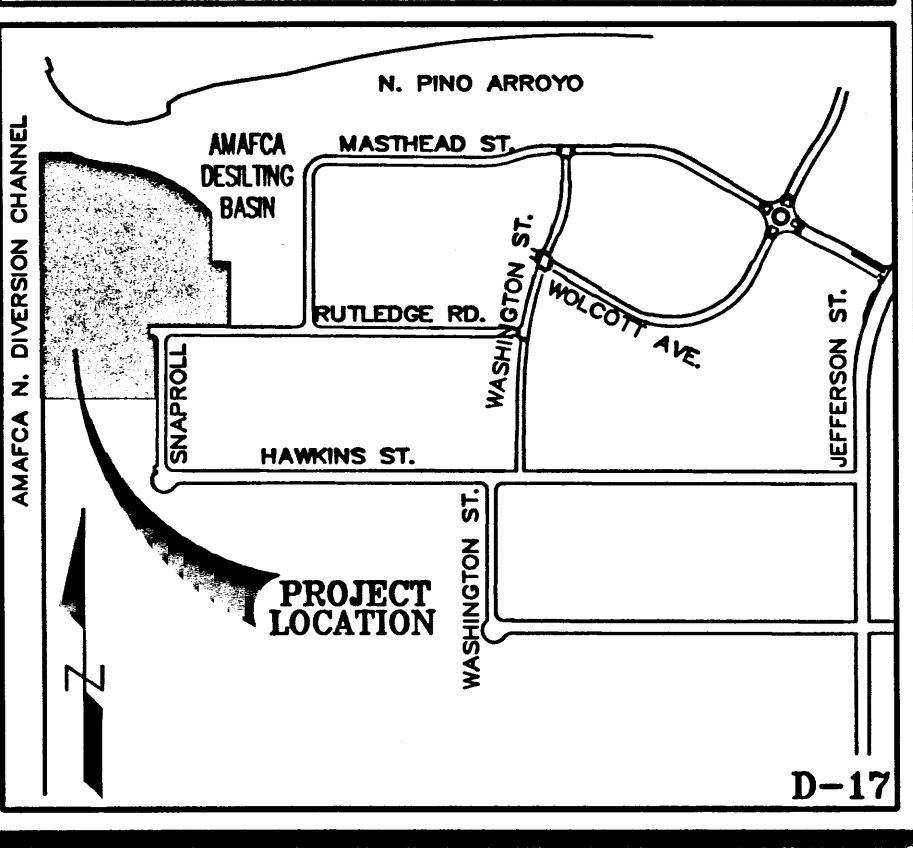
City Project No. XXXX.XX Zone Map No. D-16-Z & D-17-Z Sheet 1 Of 1

WCEA X4218034
JUNE 2004

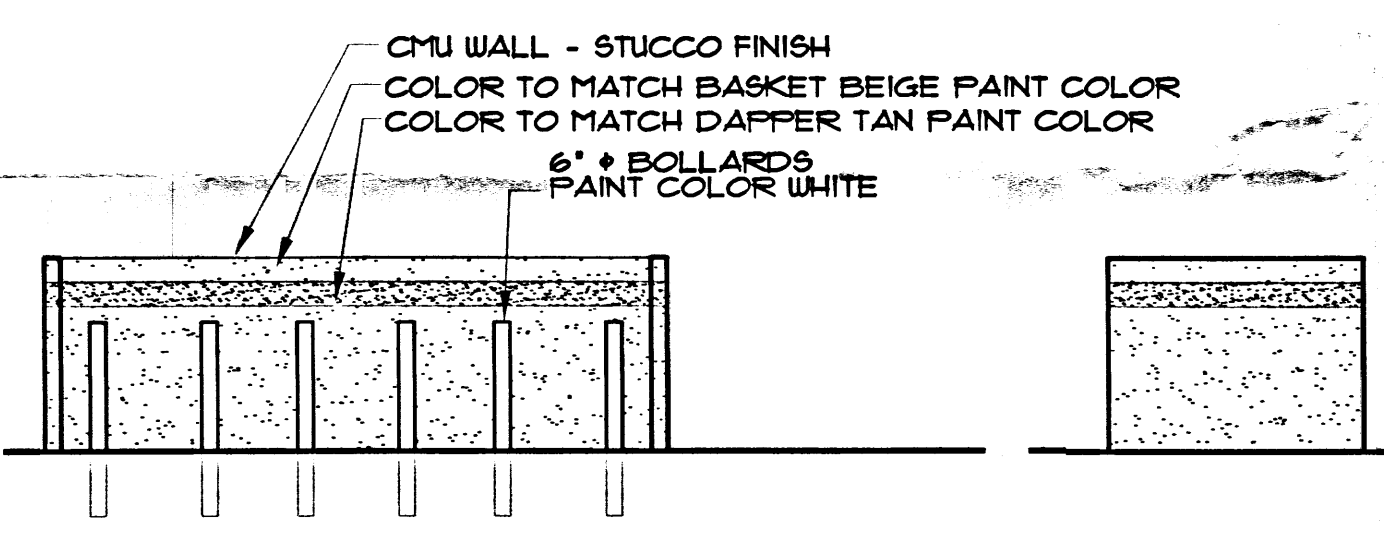
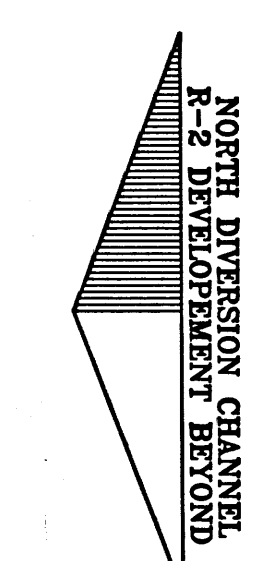
SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.

VICINITY MAP



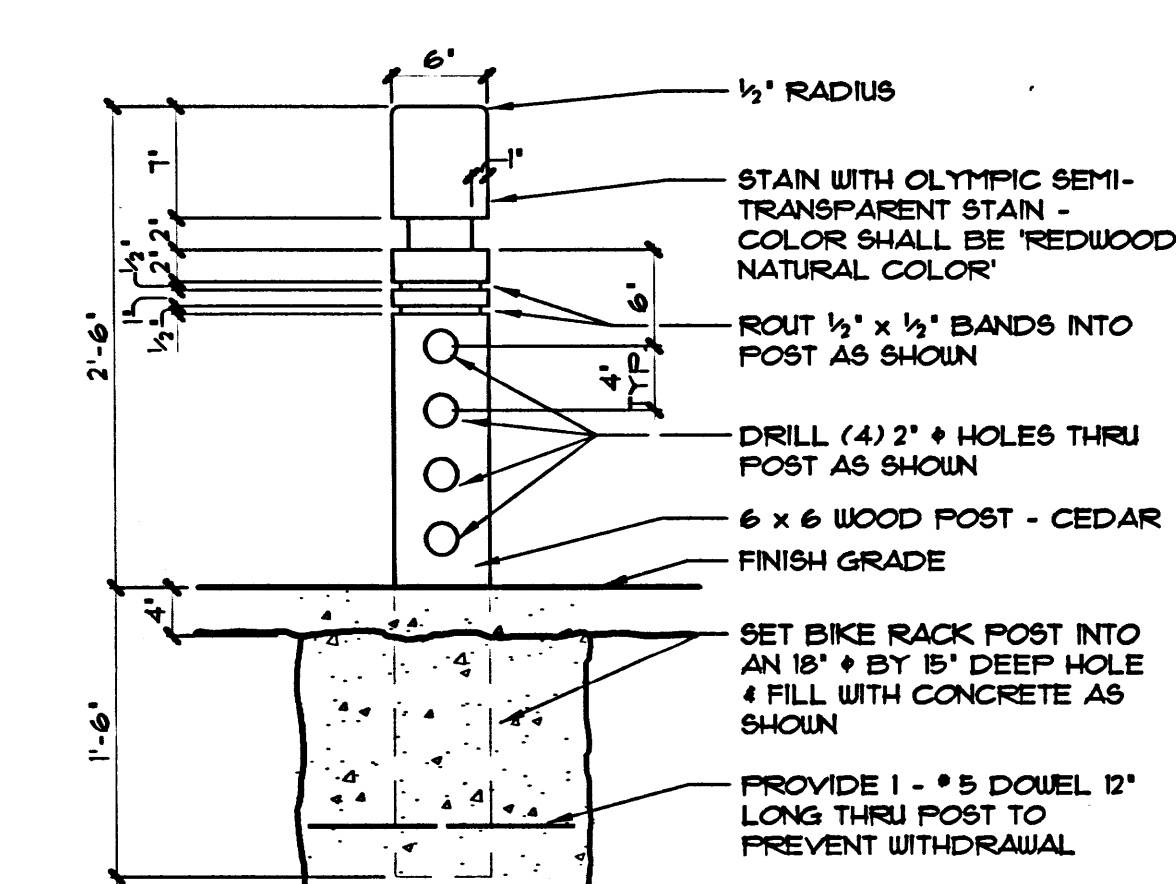
THREE HEAD METAL HALIDE AREA LIGHT FIXTURE - WHITE FINISH ON SQUARE WHITE MOUNTING POLE TYP.



TRASH ENCLOSURE

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

STUCCO OVER CONCRETE MASONRY TRASH ENCLOSURE - SEE DETAIL THIS SHEET
Triple Enclosure Requested 7-15-04 M.H.



BIKE RACK POST

SCALE: 1" = 1'-0"

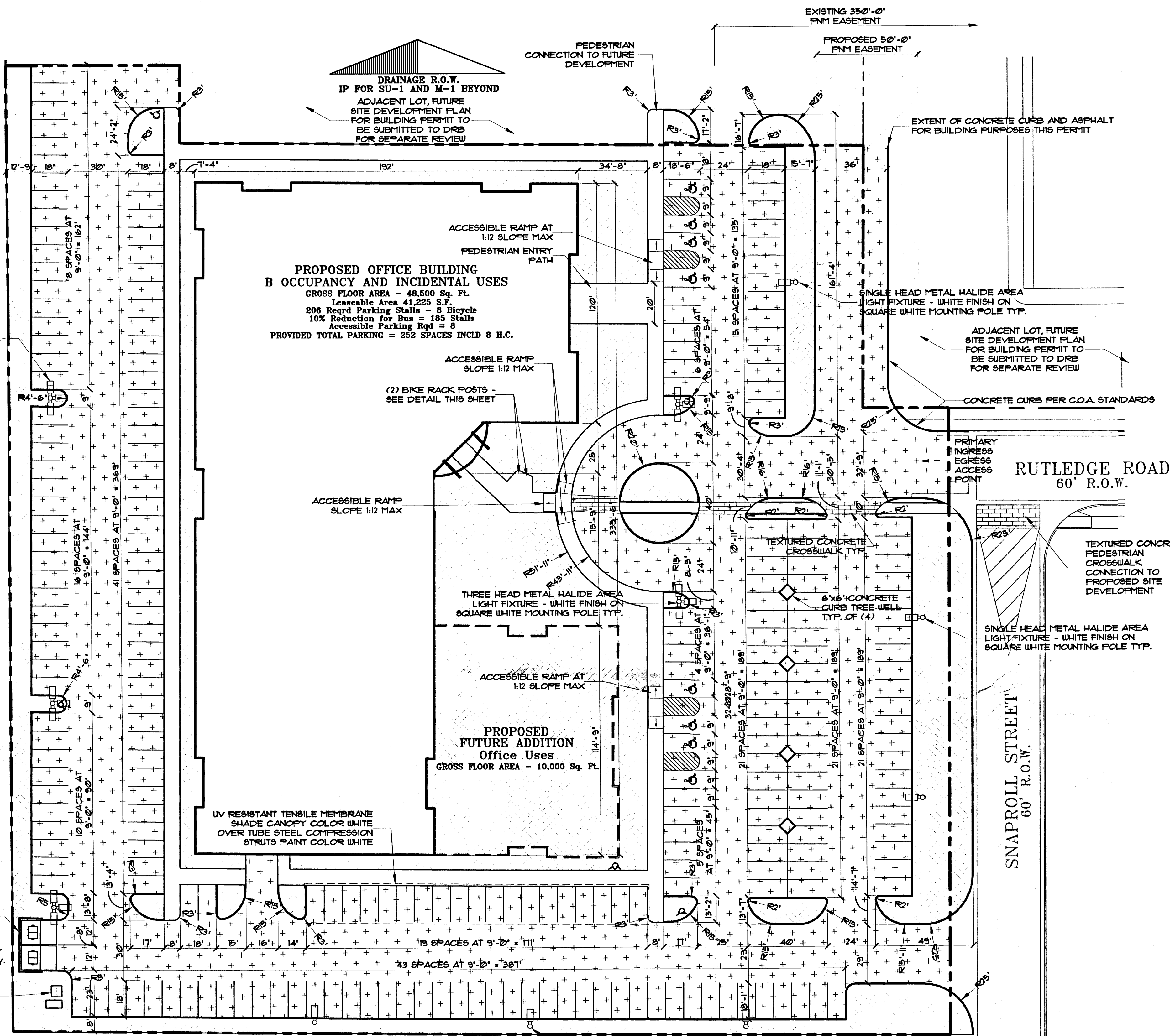
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA EXPOSED. I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

LIGHTING DETAIL



PROPOSED OFFICE BUILDING B OCCUPANCY AND INCIDENTAL USES
GROSS FLOOR AREA - 48,500 Sq. Ft.
Leasable Area 41,225 S.F.
206 Regrd Parking Stalls - 8 Bicycle
10% Reduction for Bus = 185 Stalls
Accessible Parking Rqd = 8
PROVIDED TOTAL PARKING = 252 SPACES INCLD 8 H.C.

PROPOSED FUTURE ADDITION Office Uses
GROSS FLOOR AREA - 10,000 Sq. Ft.

SIGNATURE BLOCK	
PROJECT NUMBER:	1000633
APPLICATION NUMBER:	
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
PARKS & RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Holton (Triple Enclosure Requested)	7-13-04
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PLN2(10709) 12/18/03	

BUILDING CRITERIA

PROJECT: SBS TECHNOLOGIES
LEGAL DESCRIPTION:
LOT A JOURNAL CENTER PHASE 2 UNIT 2

ZONING CLASSIFICATION: REQUIRED: IF PROPOSED, NO CHANGE AND BANK
ZONING ATLAS MAP: D-11

CASE HISTORY: DRB-96-463

BUILDING TYPE: OFFICE AND INCIDENTAL USES, WHOLESALE AND DISTRIBUTION

CONSTRUCTION TYPE: TYPE I IN FULLY SPRINKLED WITH MIN. 60' CLEAR ALL SIDES

GROSS SQUARE FOOTAGE: 48,500 SF
NET LEASABLE SQUARE FOOTAGE: 41,225 SF
OCCUPANCY GROUP: GROUP B AND INCIDENTAL USES

REQUIRED PARKING: 206 SPACES
PROVIDED PARKING: 252 STALLS INCLUDING 8 ACCESSIBLE
PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

TOTAL LOT AREA: 206,663 SQUARE FEET, 4.14 ACRES
NET LOT AREA: 147,028 SQUARE FEET
TOTAL PARKING/PAVED AREA: 94,000 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 27,054 SF.
TOTAL LANDSCAPE AREA PROVIDED: 42,067 SF.
LANDSCAPE TO PARKING AREA RATIO: 45 TO 1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

JULY 21, 2004 SCALE: 1"=30'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED
R.Z. Sanchez 7-12-04
Signature & Date

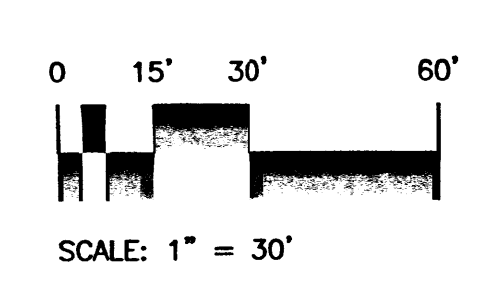
REGULATIVE
AUG 02 2004
HYDROLOGY SECTION

PRELIMINARY
NOT FOR CONSTRUCTION

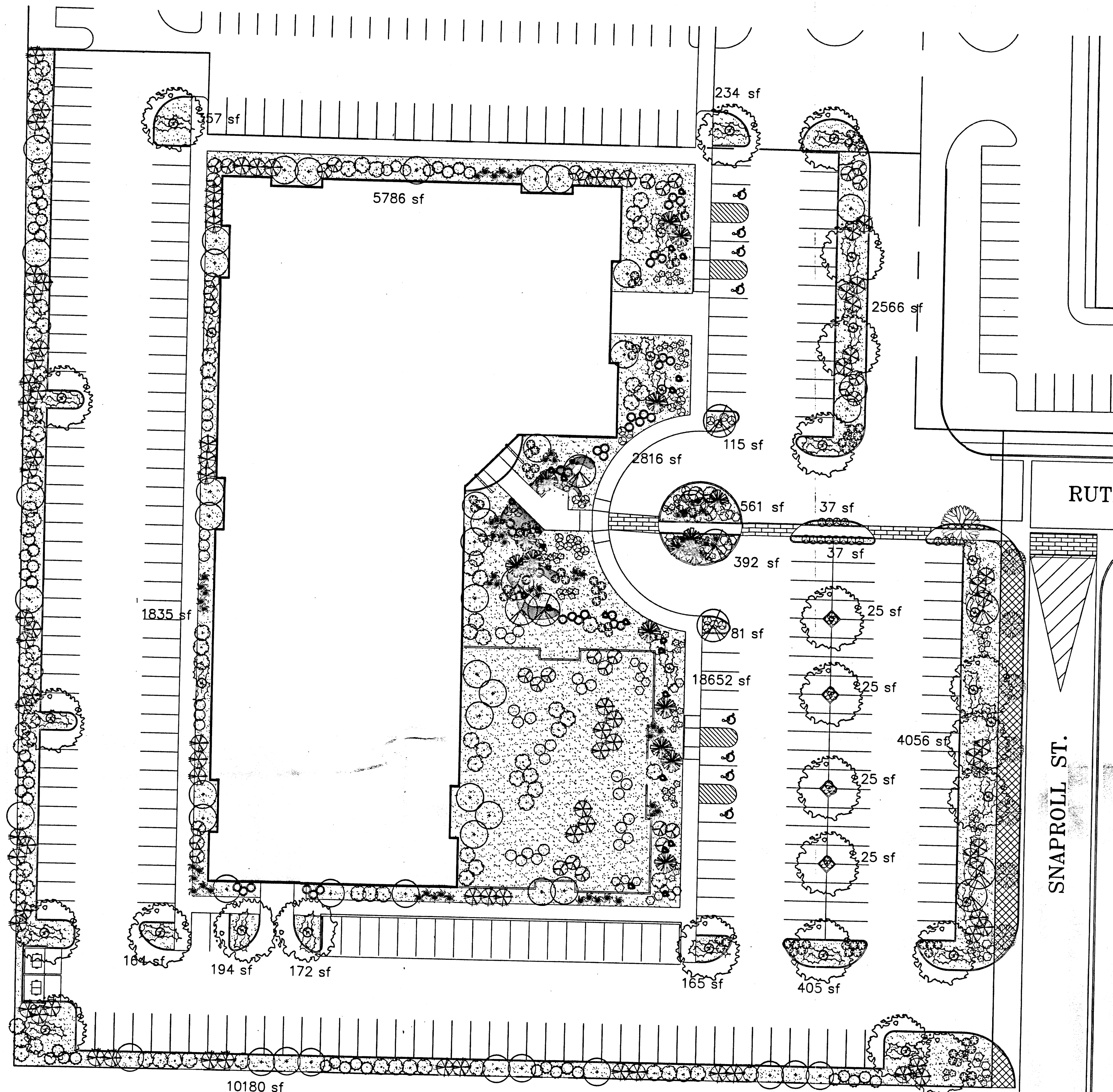
SHEET
SP1
PROJECT NUMBER
04080

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



SCALE: 1" = 30'



LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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

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

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

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

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

IRRIGATION NOTES:

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

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

HILLTOP SHALL CONTACT TIBURON INVESTMENT AT TIME OF LANDSCAPE IRRIGATION INSTALLATION ON WEST SIDE OF SNAPROLL TO COORDINATE CONNECTION TO CENTER IRRIGATION.

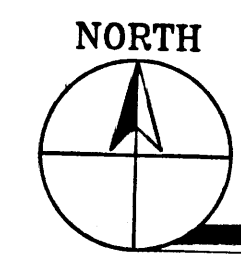
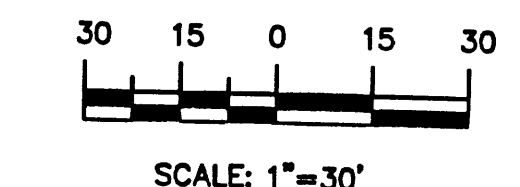
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	206663	square feet
TOTAL BUILDINGS AREA	57500	square feet
OFFSITE AREA	604	square feet
NET LOT AREA	148559	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22284	square feet
TOTAL PLANTING BED PROVIDED	38393	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	28795	square feet
TOTAL GROUND COVER PROVIDED	32103	square feet
TOTAL FUTURE BUILDING AREA	10512	square feet
GROUND COVER REQ. (PER JCZ PLANNING REVIEW)	40%	square feet
TOTAL GROUND COVER REQUIREMENT	4204	square feet
TOTAL GROUND COVER PROVIDED	4678	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	48905	square feet

PLANT LEGEND

EXISTING TREES	THREE-LEAF SUMAC (L) 42 Rhus trilobata 5 Gal. 36sf	POWS CASTLE SAGE (L) 38 Artemisia x powis castle 1 Gal. 9sf
BERINDA ASH (H) 25 Fraxinus SPP. 2" Cal.	FOUNTAIN GRASS (M) 56 Pennisetum spp. 5 Gal. 16sf	ENGLISH LAVENDER 83 Lavendula angustifolia 1 Gal. 25sf
REDBUD (M) 10 Cercis reniformis 2" Cal.	APACHE PLUME (L) 36 Fallugia paradoxa 5 Gal. 25sf	WILDFLOWER 67 1 Gal. 4sf
THORNLESS HAWTHORN (H) 48 Crataegus SPP. 15 Gal. 225SF	ROSEMARY (M) 38 Rosmarinus officinalis 2 Gal. 36sf	GREYLEAF COTONEASTER 87 Cotoneaster buxifolius 5 Gal.
SOTOL 16	THREADGRASS (M) 93 Stipa tenuissima 2 Gal.	SANTA ANA TAN GRAVEL WITH FILTER FABRIC
SILVERBERRY (M) 84 Elaeagnus pungens 5 Gal. 100sf	AUTUMN SAGE (M) 36 Salvia greggii 2 Gal. 9sf	EXISTING LANDSCAPING
CURLLEAF MTN MAHOGANY (L) 96 Carpocarpus ledfolius 5 Gal. 100SF		OVERSIZED GRAVEL & 35 BOULDERS

GRAPHIC SCALE



LANDSCAPE PLAN

JULY 9, 2004 1"=30' (U.N.O.)

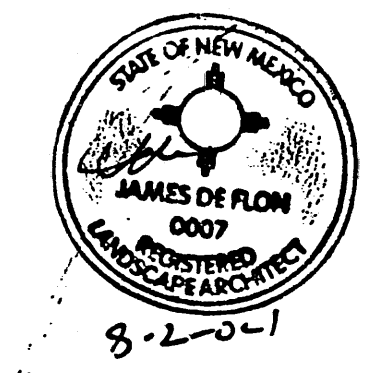
CLAUDIO VIGIL ARCHITECTS

SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

SHEET L-1
PROJECT NUMBER 02165

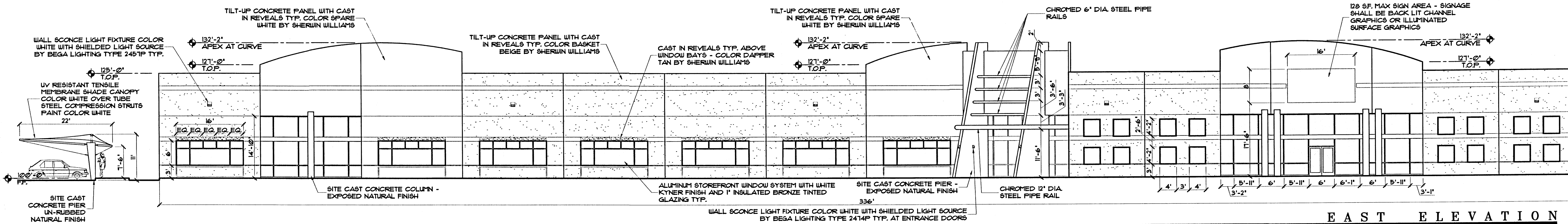
OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

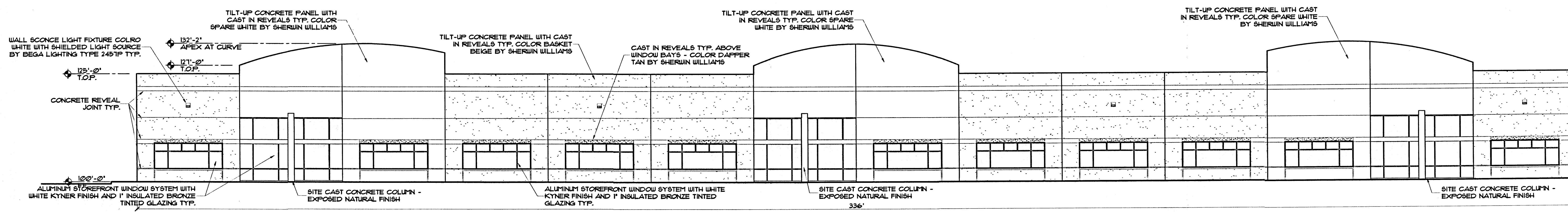


The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

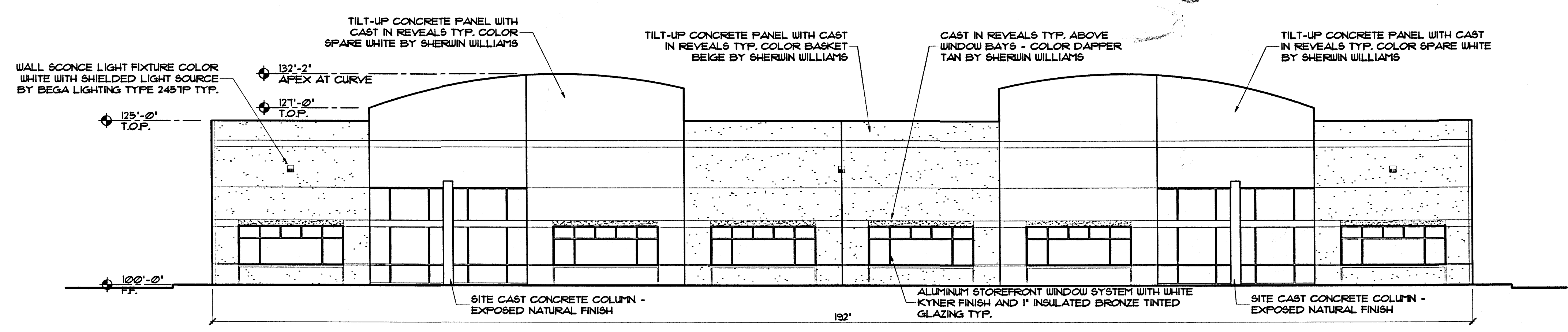
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmcd@hilltoplandscaping.com



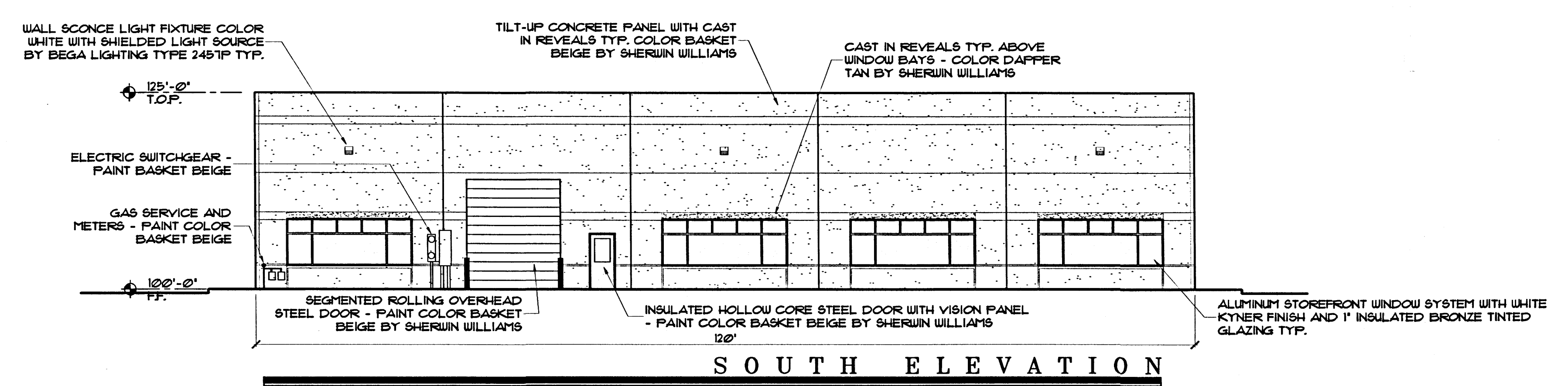
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

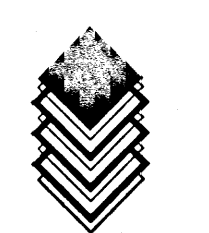


SOUTH ELEVATION

MECHANICAL UNITS:
 ALL MECHANICAL UNITS SHALL BE LOCATED BACK FROM THE PARAPET TOWARDS CENTER OF BUILDING ROOF AREA FOR VISUAL SCREENING PURPOSES FROM ADJACENT WALKWAYS AND STREETS

BUILDING ELEVATIONS

JULY 21, 2004 SCALE: 3/32"=1'-0" (U.N.O)

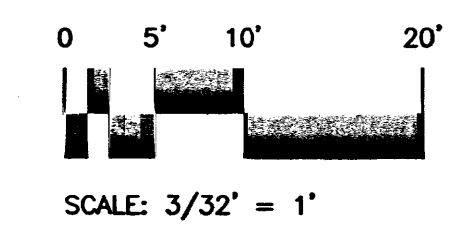

CLAUDIO VIGIL ARCHITECTS
SBS TECHNOLOGIES
 NEW OFFICE BUILDING
 JOURNAL CENTER
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY
 NOT FOR CONSTRUCTION

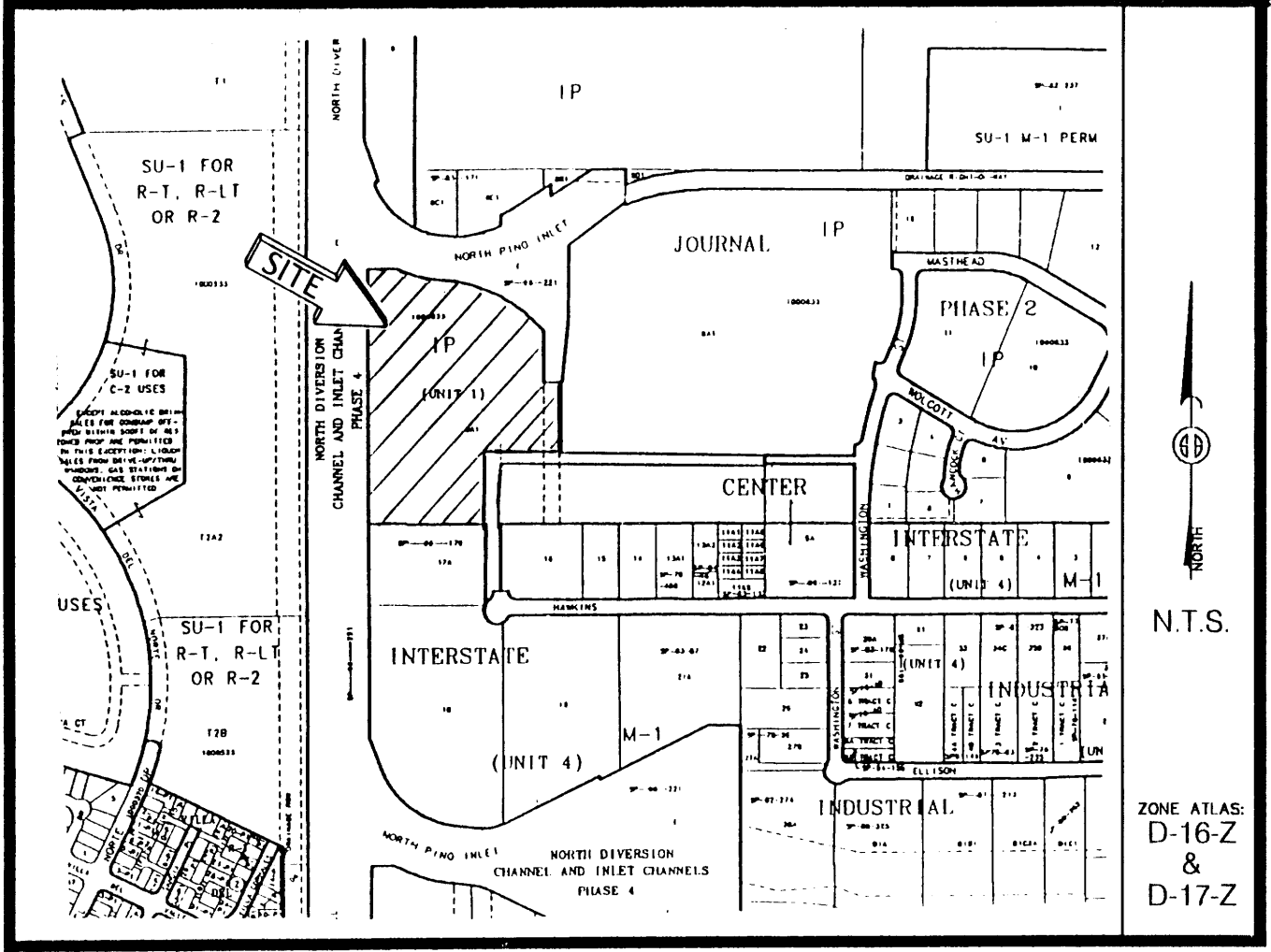
SHEET
EL1
 PROJECT NUMBER 04080

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-1330



2004\0480 - Brunacini - SBS technologies proposal\cfn\elevations.dwg



**PLAT OF
TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004
SHEET 1 OF 2**

LEGAL DESCRIPTION

Tract A of JOURNAL CENTER, PHASE 2, UNIT 2, City of Albuquerque, Bernalillo County, New Mexico, 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 April 10, 2003, in Plat Book 2003C, Page 98.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE **ONE (1)** EXISTING TRACTS INTO **FOUR (4)** NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.



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 CONTROL MONUMENTS NGS "REEVES 2, 1991" AND NMSHC "I-25-14, 1969", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN BOOK 2003C, PAGE 98.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED IP.
10. TRACTS A-1, A-2, A-3 & A-4 ARE SUBJECT TO RECIPROCAL PRIVATE CROSS-ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT TO BENEFIT TRACTS A-1, A-2, A-3 & A-4 AND ARE TO BE MAINTAINED BY SAID TRACTS.

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 DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: 7-16-04
 OWNER(S) PRINT NAME: BRUNICINI DEVELOPMENT LTD. CO., MANAGING MEMBER, ANGELO BRUNICINI
 ADDRESS: PO Box 6363 Albuquerque, Nm 87197 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JULY, 2004.
 BY: ANGELO BRUNICINI
 MY COMMISSION EXPIRES: 10/01/05

 Sarah Amato
 NOTARY PUBLIC

CITY APPROVALS: PROJECT NO.: 1003572 APPLICATION NO. 04028-01135
 _____ DATE: 7-19-04
 CITY SURVEYOR
 _____ DATE: 10-30-04
 TRAFFIC ENGINEERING
 _____ DATE: 10/20/04
 CHRISTINA SANDORVAL
 PARKS & RECREATION DEPARTMENT
 _____ DATE: 10/20/04
 ROGER A. GREEN
 UTILITIES DEVELOPMENT
 _____ DATE: 10-21-04
 A.M.A.F.C.A.
 _____ DATE: 10/26/04
 BRADLEY B. BISHOP
 CITY ENGINEER
 _____ DATE: 10/20/04
 SHERAN M. OLSON
 DRB CHAIRPERSON, PLANNING DEPARTMENT

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.

_____ DATE: July 18, 2004
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

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

T11N R3E SEC. 22 & 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC #: 1-017-063-102208-30120

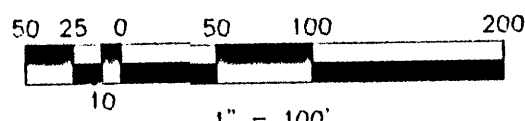
PROPERTY OWNER OF RECORD:
Tiburon Investment Corp.
 BERNALILLO COUNTY TREASURERS OFFICE:
Arthur Kavanagh 10/28/2004

1" = 100'
 PROJECT NO. 0406RS32
 DRAWN BY: RS
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL.CRS

**PLAT OF
TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004
SHEET 2 OF 2**

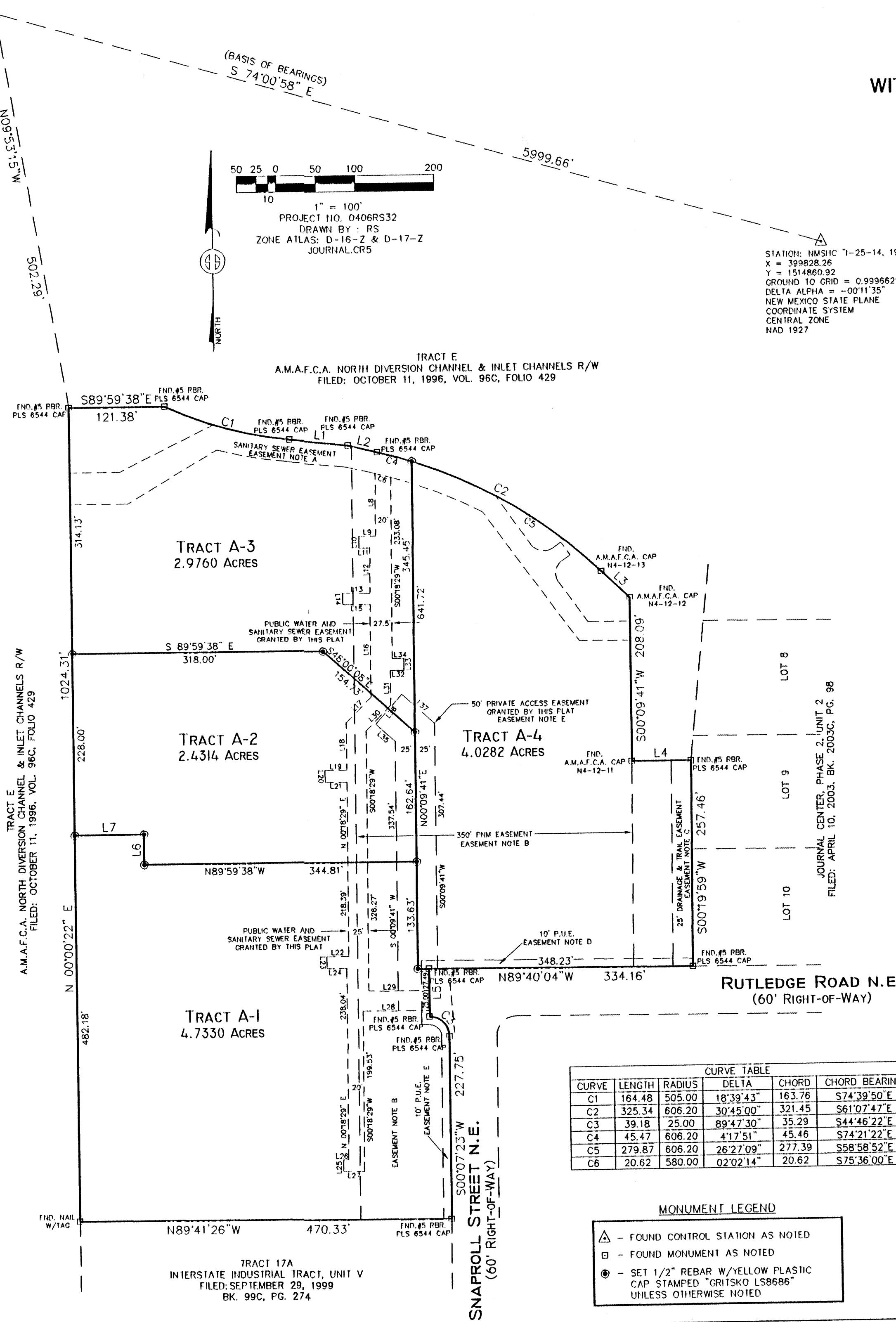
STATION: NGS "REEVES 2, 1991"
X = 394062.557
Y = 1516507.279
GROUND TO GRID = 0.99967022
DELTA ALPHA = -00'12.15"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

(BASIS OF BEARINGS)
S 74°00'58" E



PROJECT NO. 0406RS32
DRAWN BY: RS
ZONE ATLAS: D-16-Z & D-17-Z
JOURNAL.CR5

STATION: NMSHC "1-25-14, 1969"
X = 399828.26
Y = 1514860.82
GROUND TO GRID = 0.99966298
DELTA ALPHA = -00'11.35"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	26.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W

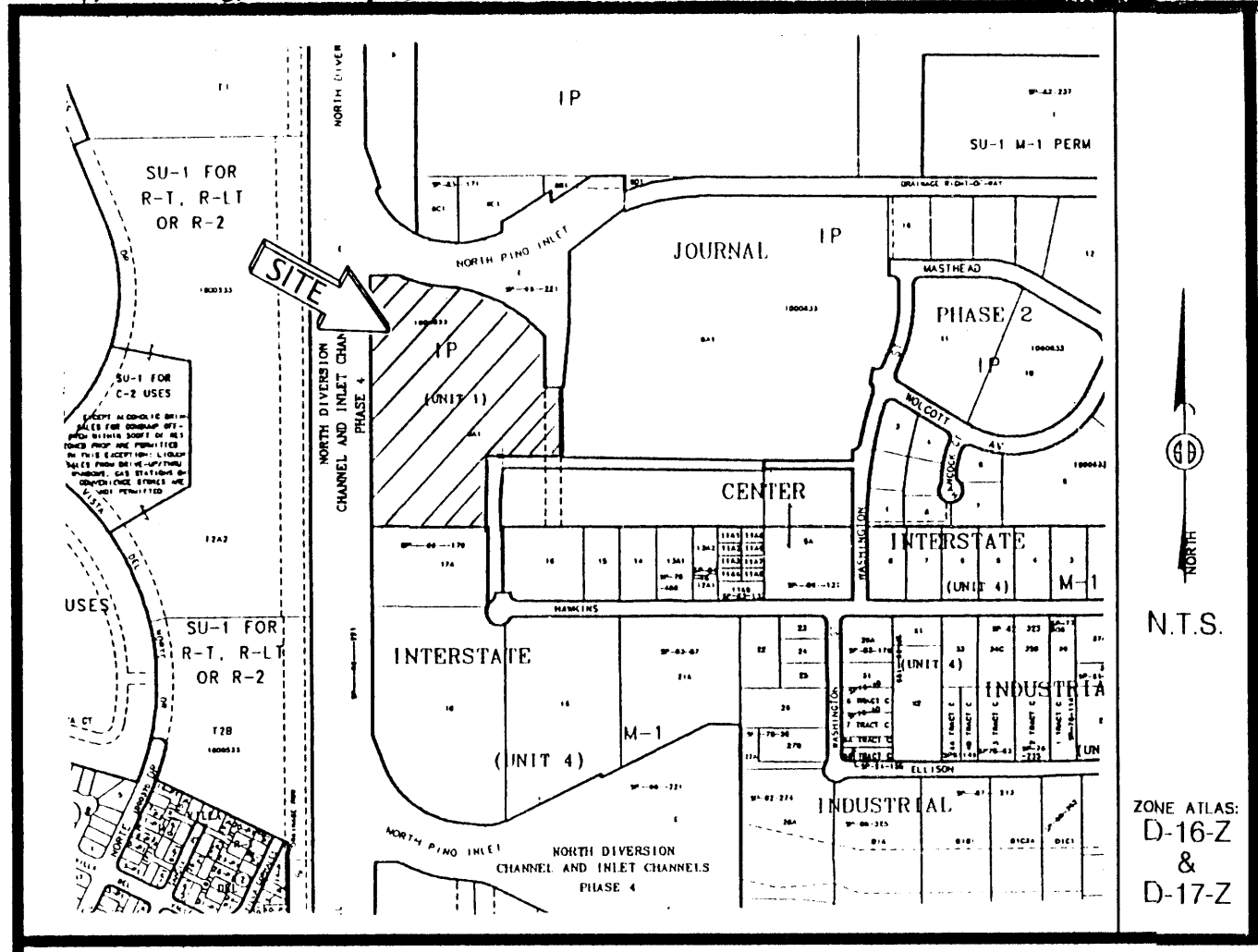
- EASEMENT NOTES:**
- A. PUBLIC SANITARY SEWER EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - B. 350' PNM EASEMENT
FILED: AUGUST 10, 1956, BK. D359, PGS. 275-282
FILED: JANUARY 15, 1959, BK. D459, PGS. 329-333
FILED: JANUARY 15, 1959, BK. D459, PGS. 359-361
 - C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48	505.00	18°39'43"	163.76	S74°39'50"E
C2	325.34	606.20	30°45'00"	321.45	S61°07'47"E
C3	39.18	25.00	89°47'30"	35.29	S44°46'22"E
C4	45.47	606.20	4°17'51"	45.46	S74°21'22"E
C5	279.87	606.20	26°27'09"	277.39	S58°58'52"E
C6	20.62	580.00	02°02'14"	20.62	S75°36'00"E

- 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
T11N R3E SEC. 22 & 23



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 CONTROL MONUMENTS NGS "REEVES 2, 1991" AND NMSHC "1-25-14, 1969", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN BOOK 2003C, PAGE 98.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED IP
10. TRACTS A-1, A-2, A-3 & A-4 ARE SUBJECT TO PRIVATE CROSS-ACCESS, PARKING AND DRAINAGE TO BENEFIT TRACTS A-1, A-2, A-3 & A-4 & ARE TO BE MAINTAINED BY SAID TRACTS. EASEMENTS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

1" = 100'
 PROJECT NO. 0406RS32
 DRAWN BY: RS
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL.CRS

PLAT OF
 TRACTS A-1, A-2, A-3 & A-4
 JOURNAL CENTER, PHASE 2, UNIT 2
 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ~~ONE (1)~~ ^{Four (4)} EXISTING TRACTS INTO ~~THREE (3)~~ NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 8/25/04

LEGAL DESCRIPTION

Tract A of JOURNAL CENTER, PHASE 2, UNIT 2, City of Albuquerque, Bernalillo County, New Mexico, 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 April 10, 2003, in Plat Book 2003C, Page 98.

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 DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: 7-16-04
 OWNER(S) PRINT NAME: BRUNICINI DEVELOPMENT LTD. CO., MANAGING MEMBER, ANGELO BRUNICINI
 ADDRESS: PO Box 6363, Albuquerque, NM 87197 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July, 2004.
 BY: ANGELO BRUNICINI
 MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<i>[Signature]</i>		
CITY SURVEYOR		7-19-04 DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
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.

[Signature] July 18, 2004
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

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

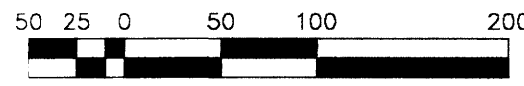
T11N R3E SEC. 22 & 23

100 35-72

PLAT OF
TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004
 SHEET 2 OF 2

STATION: NGS "REEVES 2, 1991"
 X = 394062.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = -00°12'15"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

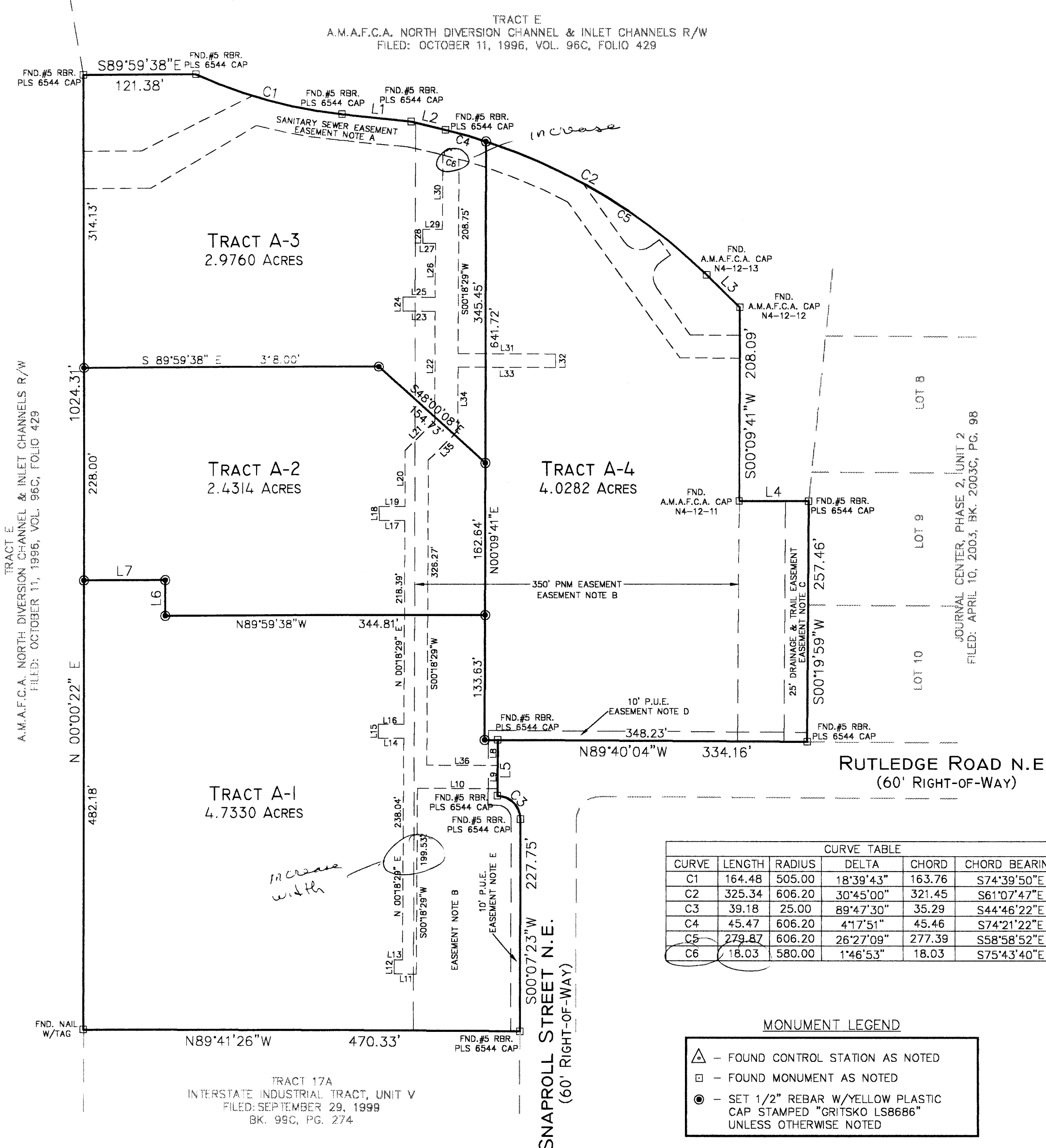
(BASIS OF BEARINGS)
 S 74°00'58" E



PROJECT NO. 0406RS32
 DRAWN BY: RS
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL.CRS

STATION: NMSHC "I-25-14, 1969"
 X = 399828.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	N00°00'22"E
L7	87.75	N89°59'38"W
L8	27.49	S00°19'56"W
L9	25.00	S00°19'56"W
L10	86.35	N89°41'31"W
L11	23.94	N89°41'31"W
L12	15.00	N00°18'29"E
L13	8.94	S89°41'31"E
L14	27.57	N89°41'31"W
L15	15.00	N00°07'09"W
L16	27.68	S89°41'31"E
L17	27.57	N89°41'31"W
L18	15.00	N00°07'09"W
L19	27.68	S89°41'31"E
L20	59.74	N00°18'29"E
L21	44.42	N45°18'29"E
L22	118.71	N00°18'29"E
L23	34.57	N89°41'31"W
L24	15.00	N00°07'09"W
L25	34.68	S89°41'31"E
L26	57.92	N00°18'29"E
L27	13.50	N89°41'31"W
L28	15.00	N00°18'29"E
L29	21.00	S89°41'31"E
L30	79.88	N00°18'29"E
L31	105.21	S89°41'31"E
L32	15.00	S00°18'29"W
L33	105.21	N89°41'31"W
L34	68.76	S00°18'29"W
L35	44.62	S45°18'29"W
L36	76.36	S89°41'31"E



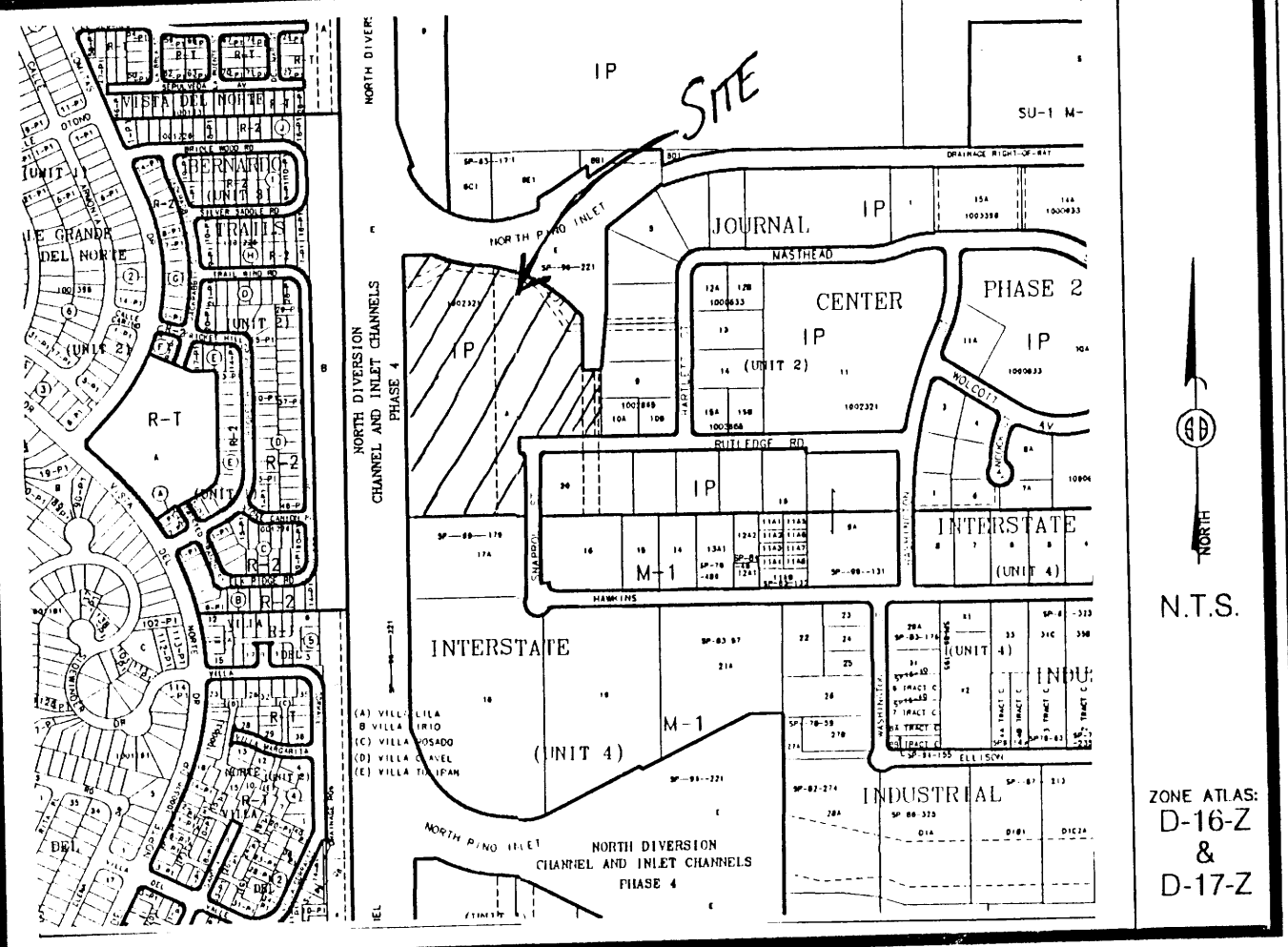
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48	505.00	18°39'43"	163.76	S74°39'50"E
C2	325.34	606.20	30°45'00"	321.45	S61°07'47"E
C3	39.18	25.00	89°47'30"	35.29	S44°46'22"E
C4	45.47	606.20	4°17'51"	45.46	S74°21'22"E
C5	279.87	606.20	26°27'09"	277.39	S58°58'52"E
C6	18.03	580.00	1°46'53"	18.03	S75°43'40"E

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

- EASEMENT NOTES:
- A. PUBLIC SANITARY SEWER EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - B. 350' PNM EASEMENT
FILED: AUGUST 10, 1956, BK. D359, PGS. 275-282
 - C. 25' PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A BLANKET COMMON PRIVATE ACCESS EASEMENT GRANT BY THIS PLAT.

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T11N R3E SEC. 22 & 23

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 1 OF 3



LEGAL DESCRIPTION
 Tracts A-1, A-2, A-3, and A-4, JOURNAL CENTER, PHASE 2, UNIT 2, within projected Sections 22 and 23, Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, 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 October 28, 2004 in Book 2004C, page 343.

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 DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE.

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DEPICT THE 350' PNM EASEMENT RELEASED AND NEW PNM EASEMENTS AS RECORDED.

OWNER(S) SIGNATURE: _____ DATE: 1-11-07
 OWNER(S) PRINT NAME: Angelo Brunacini
 ADDRESS: PO Box 6363, APO NM, 87197 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/01/09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2007.
 BY: Angelo Brunacini
 MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
 NOTARY PUBLIC

PRELIMINARY PLAT
APPROVED BY DRB
 ON _____

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 CONTROL MONUMENTS NGS "REEVES 2, 1991" AND NMSHC "I-25-14, 1969", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN BOOK 2003C, PAGE 90.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 4
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED IP.
10. TRACTS A-1-A, A-2-A, A-3-A & A-4-A ARE SUBJECT TO RECIPROCAL PRIVATE CROSS-ACCESS, PARKING, UTILITY & DRAINAGE EASEMENT TO BENEFIT TRACTS A-1-A, A-2-A, A-3-A & A-4-A, AND ARE TO BE MAINTAINED BY SAID TRACTS.

PUBLIC UTILITY EASEMENTS

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

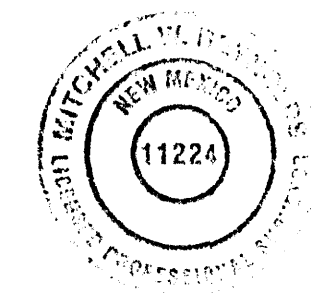
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		1-11-07
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
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 01-10-08
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



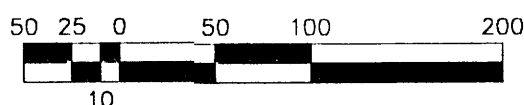
SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
T11N R3E SEC. 22 & 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

1" = 100'
 PROJECT NO. 0406RS32
 DRAWN BY: RS/EH
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL CR5

STATION: NGS "REEVES 2, 1991"
 X = 394062.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = NOT PUBLISHED
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

(BASIS OF BEARINGS)
 S 74°00'58" E

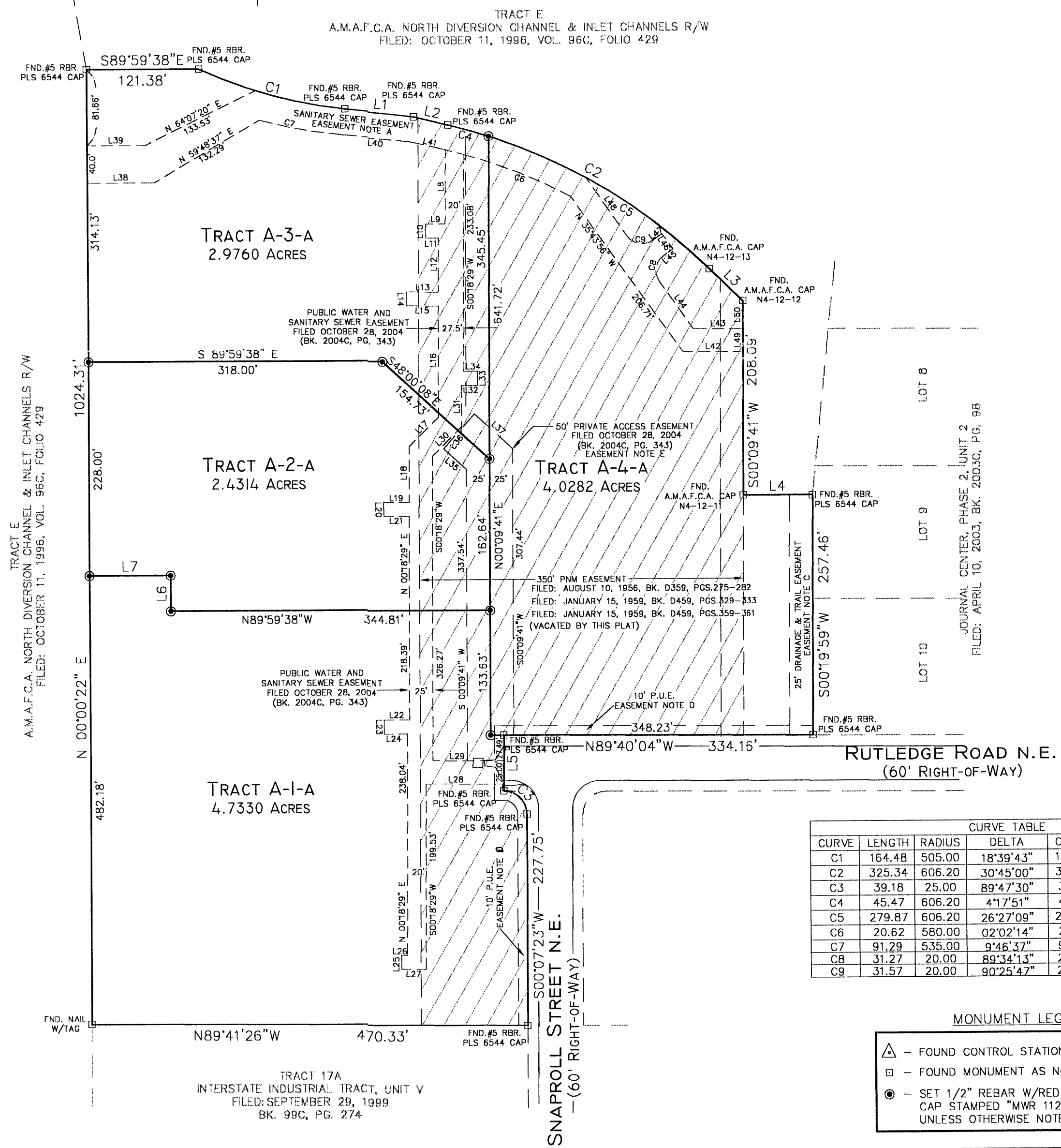


1" = 100'
 PROJECT NO. 0406RS32
 DRAWN BY: RS/EH
 ZONE ATLAS: D-16-Z & D-17-Z
 JOURNAL: CR5

STATION: NMSHC "I-25-14, 1969"
 X = 399678.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 2 OF 3

LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	26.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W
L38	72.26	S89°59'38"E
L39	62.27	S89°59'38"E
L40	74.18	N84°45'59"W
L41	34.64	N76°57'03"W
L42	64.52	N89°40'01"W
L43	53.57	N89°40'01"W
L44	62.51	N35°18'09"W
L45	12.56	N54°16'04"E
L46	20.00	N35°43'56"W
L47	12.11	N54°16'04"E
L48	76.96	N35°18'09"W
L49	25.00	N00°09'41"E
L50	30.08	N00°09'41"E



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48	505.00	18°39'43"	163.76	S74°39'50"E
C2	325.34	606.20	30°45'00"	321.45	S61°07'47"E
C3	39.18	25.00	89°47'30"	35.29	S44°46'22"E
C4	45.47	606.20	4°17'51"	45.46	S74°21'22"E
C5	279.87	606.20	26°27'09"	277.39	S58°58'52"E
C6	20.62	580.00	02°02'14"	20.62	S75°36'00"E
C7	91.29	535.00	9°46'37"	91.18	S79°52'40"E
C8	31.27	20.00	88°34'13"	28.18	S09°28'57"W
C9	31.57	20.00	90°25'47"	28.39	S80°31'03"E

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

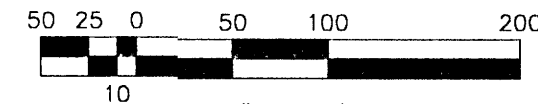
- EASEMENT NOTES:**
- A. PUBLIC SANITARY SEWER EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - B. 350' PNM EASEMENT
 FILED: AUGUST 10, 1956, BK. D359, PGS.275-282
 FILED: JANUARY 15, 1959, BK. D459, PGS.329-333
 FILED: JANUARY 15, 1959, BK. D459, PGS.359-361
 - C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
 FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
T11N R3E SEC. 22 & 23

STATION: NGS "REEVES 2, 1991"
 X = 394062.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = NOT PUBLISHED
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

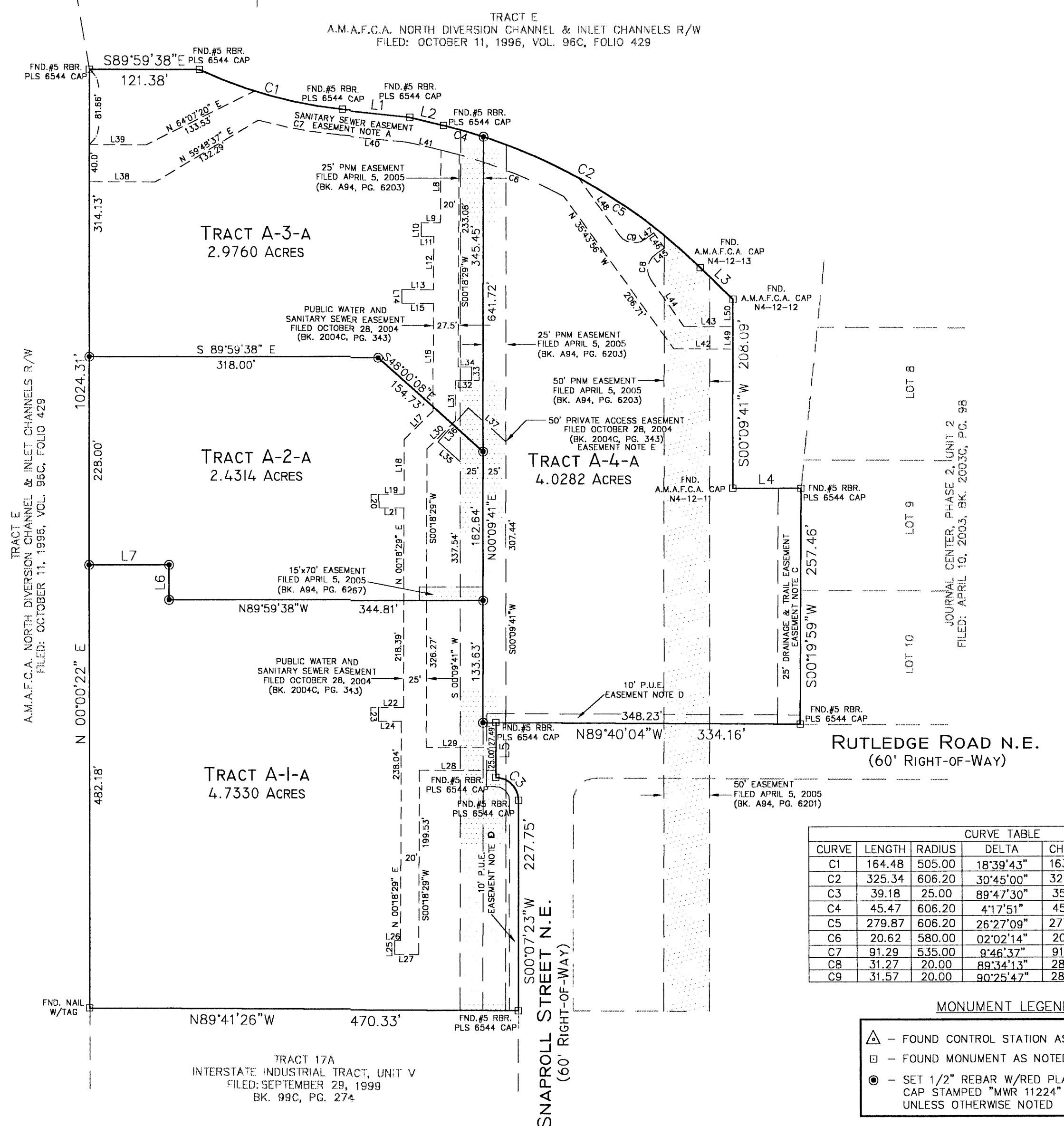
PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNAL CENTER, PHASE 2, UNIT 2 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M. ELENA GALLEGOS GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2007 SHEET 3 OF 3

(BASIS OF BEARINGS)
 S 74°00'58" E



STATION: NMSHC "I-25-14, 1969"
 X = 399828.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	76.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W
L38	72.26	S89°59'38"E
L39	62.27	S89°59'38"E
L40	74.18	N84°45'59"W
L41	34.64	N76°57'03"W
L42	64.52	N89°40'01"W
L43	53.57	N89°40'01"W
L44	62.51	N35°18'09"W
L45	12.56	N54°16'04"E
L46	20.00	N35°43'56"W
L47	12.11	N54°16'04"E
L48	76.96	N35°18'09"W
L49	25.00	N00°09'41"E
L50	30.08	N00°09'41"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48	505.00	18°39'43"	163.76	S74°39'50"E
C2	325.34	606.20	30°45'00"	321.45	S61°07'47"E
C3	39.18	25.00	89°47'30"	35.29	S44°46'22"E
C4	45.47	606.20	4°17'51"	45.46	S74°21'22"E
C5	279.87	606.20	26°27'09"	277.39	S58°58'52"E
C6	20.62	580.00	02°02'14"	20.62	S75°36'00"E
C7	91.29	535.00	9°46'37"	91.18	S79°52'40"E
C8	31.27	20.00	89°34'13"	28.18	S09°28'57"W
C9	31.57	20.00	90°25'47"	28.39	S80°31'03"E

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

EASEMENT NOTES:

A. PUBLIC SANITARY SEWER EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98

C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98

D. 10' PUBLIC UTILITY EASEMENT
 FILED: APRIL 10, 2003, BK. 2003C, PG. 98

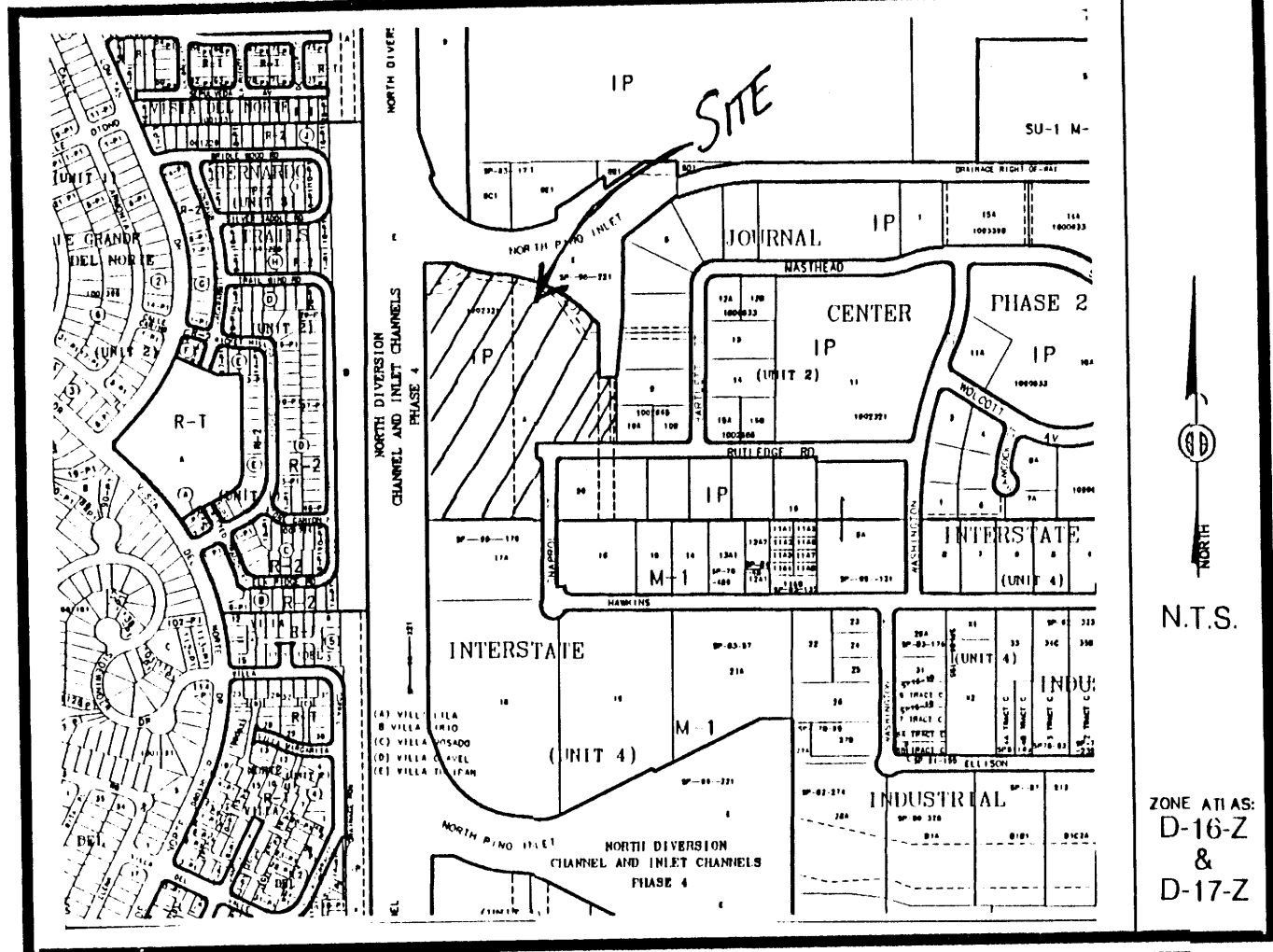
E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
 FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343

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

T11N R3E SEC. 22 & 23

TALOS LOG # 2007-0213-52

PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNAL CENTER, PHASE 2, UNIT 2 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M. ELENA GALLEGOS GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2007 SHEET 1 OF 3



LEGAL DESCRIPTION Tracts A-1, A-2, A-3, and A-4, JOURNAL CENTER, PHASE 2, UNIT 2, within projected Sections 22 and 23, Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, 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 October 28, 2004 in Book 2004C, page 343.

FREE CONSENT

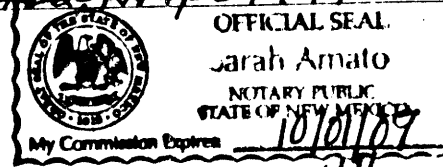
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. THOSE SIGNING AS OWNER(S) WARRANT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

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE 350' PNM EASEMENT RELEASED AND NEW PNM EASEMENTS AS RECORDED.

OWNER(S) SIGNATURE: [Signature] DATE: 1-11-07 OWNER(S) PRINT NAME: Angelo Brunacini ADDRESS: PO Box 6363, Albuquerque, NM, 87197 TRACT:

ACKNOWLEDGMENT STATE OF NEW MEXICO) COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2007.

BY: ANGELO BRUNACINI MY COMMISSION EXPIRES: 10/01/09 Sarah Amato NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

- 1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 CONTROL MONUMENTS NGS 'REEVES 2, 1991' AND NMSIC '1-25-14, 1969', AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN BOOK 2003C, PAGE 98.
6. GROSS AREA: 14.1686 ACRES
7. NUMBER OF EXISTING TRACTS: 4
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED IP.
10. TRACTS A-1-A, A-2-A, A-3-A & A-4-A ARE SUBJECT TO RECIPROCAL PRIVATE CROSS-ACCESS, PARKING, UTILITY & DRAINAGE EASEMENT TO BENEFIT TRACTS A-1-A, A-2-A, A-3-A & A-4-A, AND ARE TO BE MAINTAINED BY SAID TRACTS.

Table with columns for City Approvals, Project No., Application No., Name, Title, and Date. Includes signatures for City Surveyor, Traffic Engineering, Parks & Recreation, Utilities Development, and DRB Chairperson.

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.

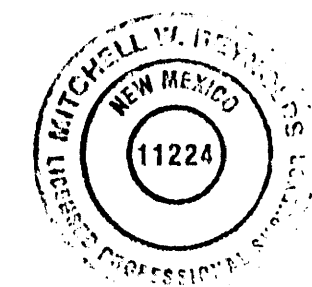
Mitchell W. Reynolds 01-10-08 Date Mitchell W. Reynolds New Mexico Professional Surveyor, 11224



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 107408031030704 PROPERTY OWNER OF RECORD: Brunacini Development Ltd BERNALILLO COUNTY TREASURER'S OFFICE: [Signature] 2/9/07

1" = 100' PROJECT NO. 0406RS32 DRAWN BY: RS/EH ZONE ATLAS: D-16-Z & D-17-Z JOURNAL: CRS

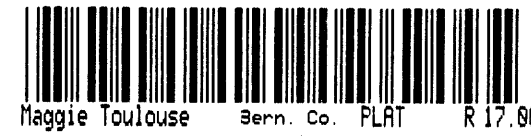


SURVEYS SOUTHWEST LTD.

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

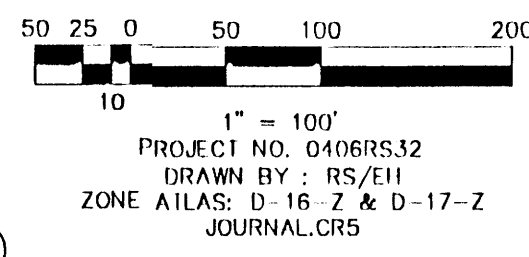
T11N R3E SEC. 22 & 23

STATION: NGS "REEVES 2, 1991"
 X = 394062.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = NOT PUBLISHED
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

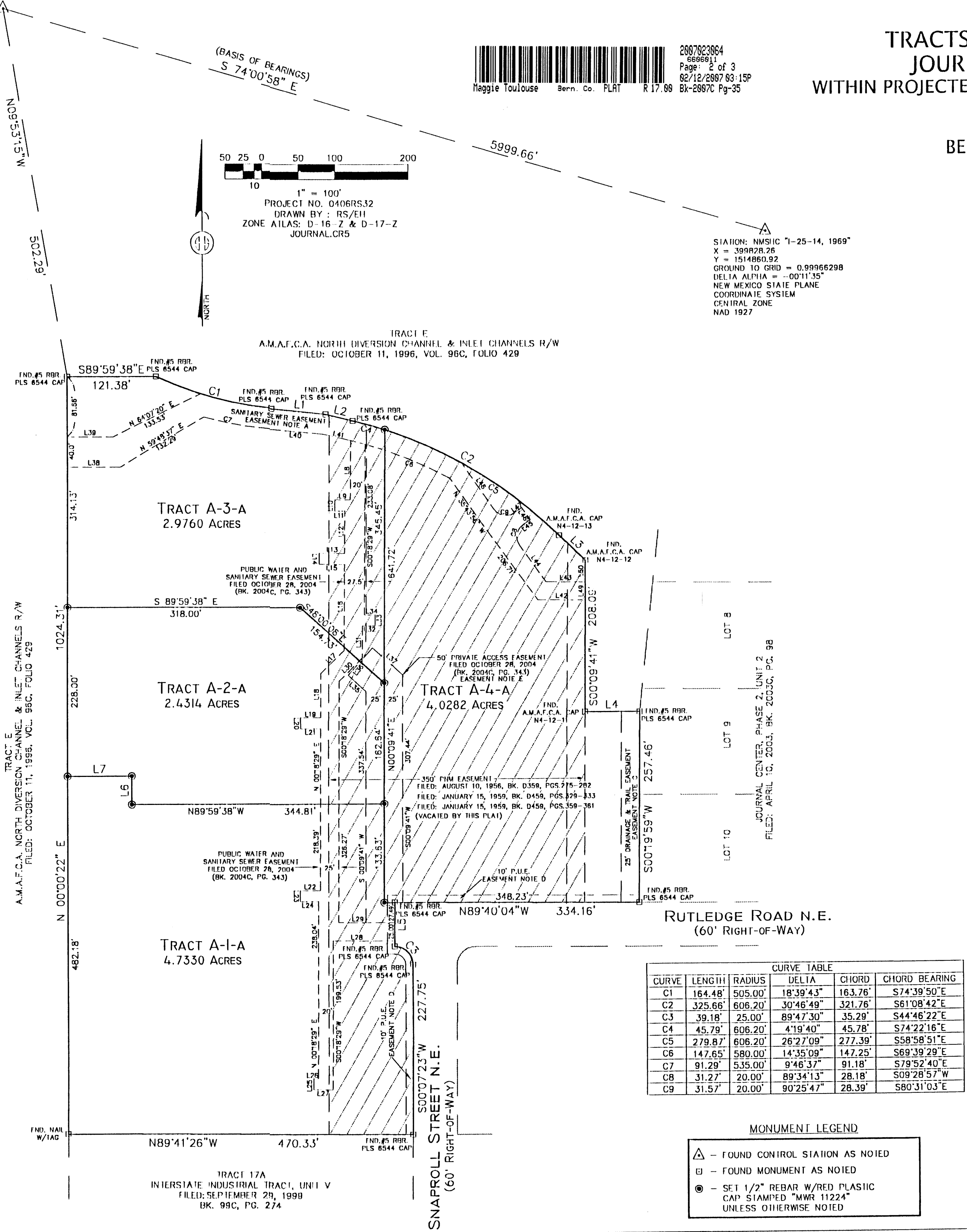


2007823864
 6666811
 Page: 2 of 3
 02/12/2007 03:15P
 Bk-2007C Pg-35

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 2 OF 3
SHOWING VACATED EASEMENT



STATION: NMSIC "1-25-14, 1969"
 X = 399828.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	26.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W
L38	72.26	S89°59'38"E
L39	62.27	S89°59'38"E
L40	74.18	N84°45'59"W
L41	34.64	N76°57'03"W
L42	64.52	N89°40'01"W
L43	53.57	N89°40'01"W
L44	62.51	N35°18'09"W
L45	12.56	N54°16'04"E
L46	20.00	N35°43'56"E
L47	12.11	N54°16'04"E
L48	76.96	N35°18'09"W
L49	25.00	N00°09'41"E
L50	30.08	N00°09'41"E

- EASEMENT NOTES:
- A. PUBLIC SANITARY SEWER EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - B. 350' PNM EASEMENT
FILED: AUGUST 10, 1956, BK. D359, PGS. 275-282
FILED: JANUARY 15, 1959, BK. D459, PGS. 329-333
FILED: JANUARY 15, 1959, BK. D459, PGS. 359-361
 - C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48'	505.00'	18°39'43"	163.76'	S74°39'50"E
C2	325.66'	606.20'	30°46'49"	321.76'	S61°08'42"E
C3	39.18'	25.00'	89°47'30"	35.29'	S44°46'22"E
C4	45.79'	606.20'	4°19'40"	45.78'	S74°22'16"E
C5	279.87'	606.20'	26°27'09"	277.39'	S58°58'51"E
C6	147.65'	580.00'	14°35'09"	147.25'	S69°39'29"E
C7	91.29'	535.00'	9°46'37"	91.18'	S79°52'40"E
C8	31.27'	20.00'	89°34'13"	28.18'	S09°28'57"W
C9	31.57'	20.00'	90°25'47"	28.39'	S80°31'03"E

- MONUMENT LEGEND
- △ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "NWR 11224" UNLESS OTHERWISE NOTED

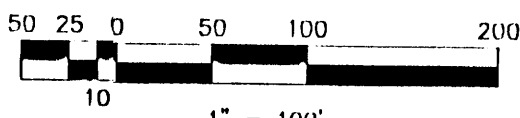
SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T11N R3E SEC. 22 & 23

PLAT OF
TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER, PHASE 2, UNIT 2
 WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 3 OF 3

STATION: NGS "REEVES 2, 1991"
 X = 394062.557
 Y = 1516507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = NOT PUBLISHED
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

2897823864
 8868911
 Page: 3 of 3
 82/12/2887 83:15P
 Bk-2887C Pg-35

Maggie Toulouse Bern. Co. FLAT R 17.08

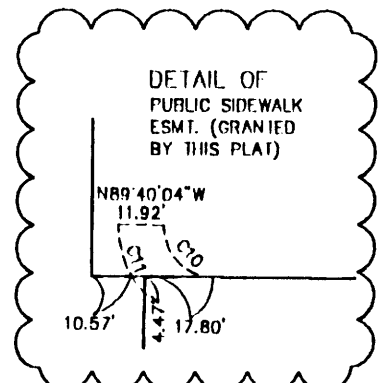
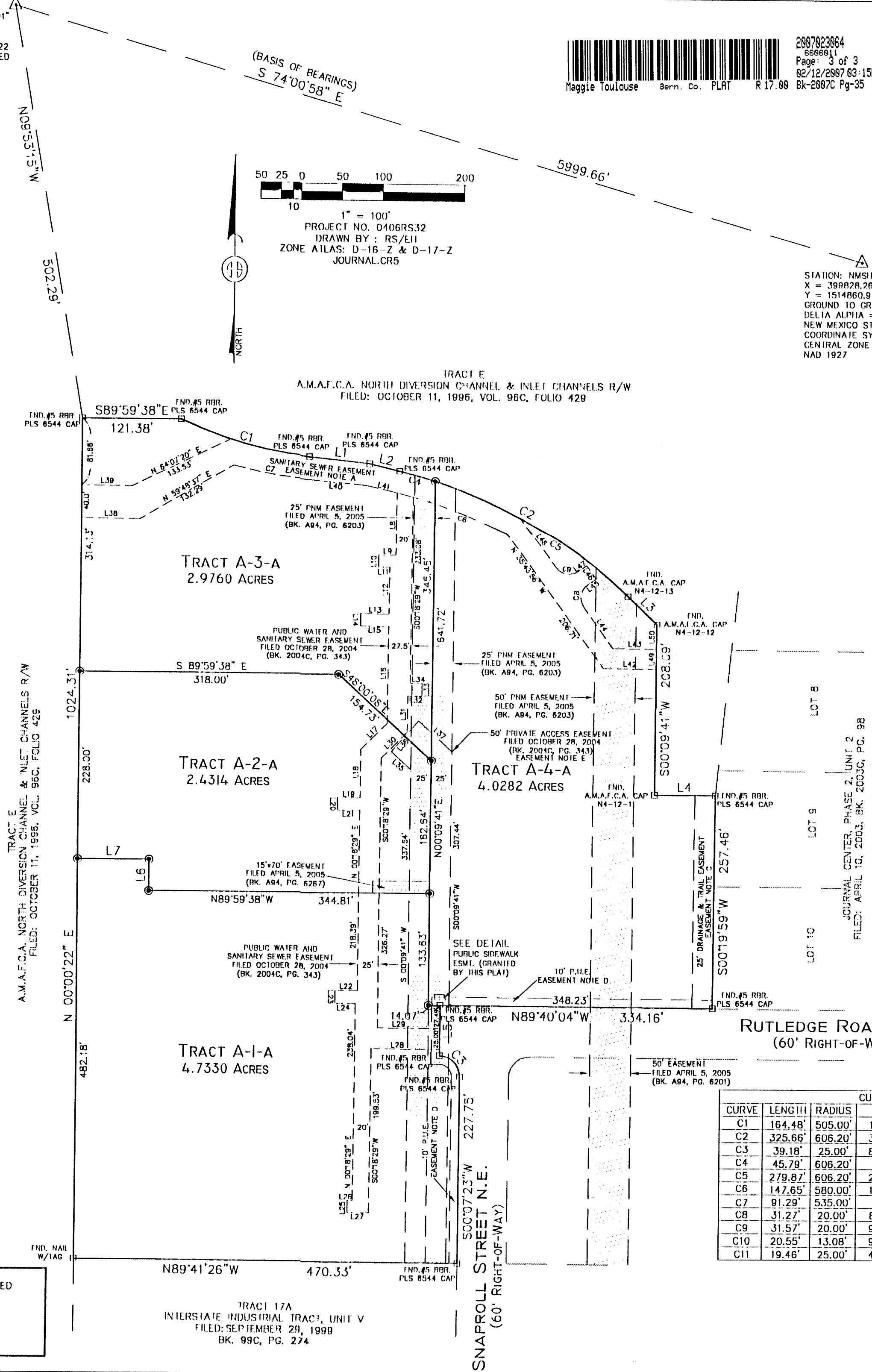


STATION: NMSIC "1-25-14, 1969"
 X = 399828.26
 Y = 1514860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00'11.35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

LINE	LENGTH	BEARING
L1	74.17	N83°59'38"W
L2	38.16	N76°30'17"W
L3	49.94	N45°45'17"W
L4	75.00	N89°41'26"W
L5	60.00	S00°19'56"W
L6	38.16	S00°00'22"W
L7	87.75	N89°59'38"W
L8	79.88	S00°18'29"W
L9	21.00	N89°41'31"W
L10	15.00	S00°18'29"W
L11	13.50	S89°41'31"E
L12	57.92	S00°18'29"W
L13	34.68	N89°41'31"W
L14	15.00	S00°07'09"E
L15	34.57	S89°41'31"E
L16	118.71	S00°18'29"W
L17	44.62	S45°18'29"W
L18	59.74	S00°18'29"W
L19	27.68	N89°41'31"W
L20	15.00	S00°07'09"E
L21	27.57	S89°41'31"E
L22	27.68	N89°41'31"W
L23	15.00	S00°07'09"E
L24	25.07	S89°41'31"E
L25	15.00	S00°18'29"W
L26	6.44	N89°41'31"W
L27	26.44	S89°41'31"E
L28	83.85	S89°41'31"E
L29	76.36	N89°41'31"W
L30	44.62	N45°18'29"E
L31	43.76	N00°18'29"E
L32	17.18	S89°41'31"E
L33	15.00	N00°18'29"E
L34	14.68	N89°41'31"W
L35	32.75	N48°00'08"W
L36	50.00	S41°59'52"W
L37	55.09	N48°00'08"W
L38	72.26	S89°59'38"E
L39	62.27	S89°59'38"E
L40	74.18	N84°45'59"W
L41	34.64	N76°57'03"W
L42	64.52	N88°40'01"W
L43	53.57	N89°40'01"W
L44	62.51	N35°18'09"W
L45	12.56	N54°16'04"E
L46	20.00	N35°43'56"W
L47	12.11	N54°16'04"E
L48	76.96	N35°18'09"W
L49	25.00	N00°09'41"E
L50	30.08	N00°09'41"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48'	505.00'	18°39'43"	163.76'	S74°39'50"E
C2	325.66'	606.20'	30°46'49"	321.76'	S61°08'42"E
C3	39.18'	25.00'	89°47'30"	35.29'	S44°46'22"E
C4	45.79'	606.20'	4°19'40"	45.78'	S74°22'16"E
C5	279.87'	606.20'	26°27'09"	277.39'	S58°58'51"E
C6	147.65'	580.00'	14°35'09"	147.25'	S69°39'29"E
C7	91.29'	535.00'	9°46'37"	91.18'	S79°52'40"E
C8	31.27'	20.00'	89°34'13"	28.18'	S09°28'57"W
C9	31.57'	20.00'	90°25'47"	28.39'	S80°31'03"E
C10	20.55'	13.08'	90°00'00"	18.50'	N44°40'04"W
C11	19.46'	25.00'	44°35'53"	18.97'	S21°58'01"E

- EASEMENT NOTES:
- A. PUBLIC SANITARY SEWER EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - C. 25' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - D. 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 2003, BK. 2003C, PG. 98
 - E. INGRESS AND EGRESS TO TRACTS A-2 & A-3 TO SNAPROLL ST. & RUTLEDGE ROAD IS PROVIDED BY A 50' CROSS LOT PRIVATE ACCESS EASEMENT
FILED: OCTOBER 28, 2004, BK. 2004C, PG. 343



- MONUMENT LEGEND
- ▲ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1 1/2" REBAR W/REF PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

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

T11N R3E SEC. 22 & 23

GRADING NOTES:

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1998 EDITION, AS AMENDED THROUGH UPDATE # 7.
- A 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.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PAVING/ROADWAY GRADES SHALL BE ±0.05 FT. FROM SHOWN PLAN ELEVATIONS.
- PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN ±0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY ±0.02 FOOT.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL STATE AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.

DRAINAGE REPORT

Site Description
The project site, in Journal Center Phase 2 Unit 2, is located roughly west of the intersection of Masthead St. and Jefferson St. in northeast Albuquerque and specifically at the intersection of Rutledge Rd. and Snoproll St. It is Tract A-4 in a four tract business park and is bounded on the north and northeast by Tract E, A.M.A.F.C.A North Diversion Channel and Inlet Channels R/W, on the east by Lots 9 and 10 of Journal Center, Phase 2, Unit 2, on the south by Rutledge Road, and on the west by Tracts A-1, A-2, and A-3 of Journal Center, Phase 2, Unit 2.

Legal Description
Tract A-4 Journal Center Phase 2 Unit 2

Flood Hazard Zones
The site is not located in a flood zone as shown by Panels 35001C0136D & 35001C0137D.

Existing Conditions
The site is entirely located in Basin A1 as shown on the "Journal Center-Phase 2 Unit II: Drainage Plan & Basin Map" by Bohannon Huston, Inc., dated 8 November 2002. That plan was an amendment to the approved drainage report for Journal Center Phase 2 Units 1&2 (D17/D3AA). The site was slightly graded to direct flows under the Bohannon Huston, Inc. plan.

Proposed Conditions
The proposed development of Tract A-4 will continue to adhere to the general drainage patterns established on the approved "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004, and further defined by the approved grading plans for Tract A-1, dated 11 September 2004, and Tract A-2, dated 28 June 2005.

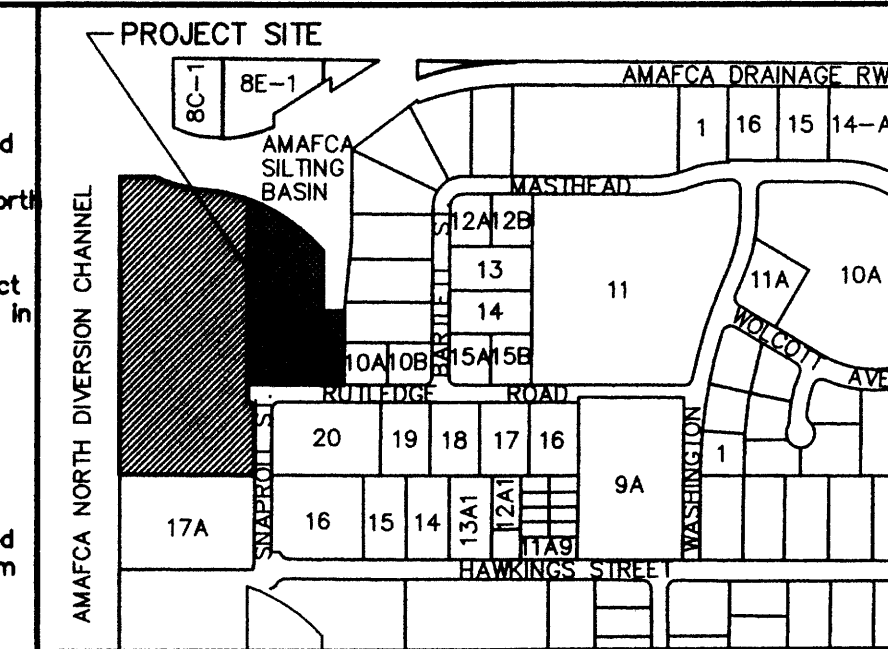
Tract A-4 drains via Basin 301 and via Basin 202, previously defined in Tract A-2, design and hereon minimally modified by design constraints. Basins 202, 301, and the undesignated basin of Tract A-3 constitute Basin A1-a of the above referenced approved grading plan dated 24 August 2004, with an ultimate discharge of approximately 33 cfs into the North Diversion Channel.

Temporary interim retention ponding in Tract A-3 will be utilized to hold flows generated by developed conditions of Tract A-4. Under developed conditions, a discharge of 14.5 cfs from Basin 301 and 8 cfs from modified Basin 202 will pond in Tract A-3. A temporary Erosion Control Berm along the Tract A-3 west property line will keep these flows onsite until development of Tract A-3 and the ultimate discharge to the North Diversion Channel.

Developed Condition results are as follows:
1) Land Treatment - 56% Land Treatment D, 25% Land Treatment B and 19% Land Treatment C.

The future development of Tract A-3 will construct the necessary outlet structure to the North Diversion Channel located at the NW corner of Tract A-3. This outlet will discharge the Basin A1-a volume of 33 cfs, comprised of 14.5 cfs from Basin 301, 8 cfs from Basin 202, and the allowable 10.5 cfs from the undesignated basin of Tract A-3.

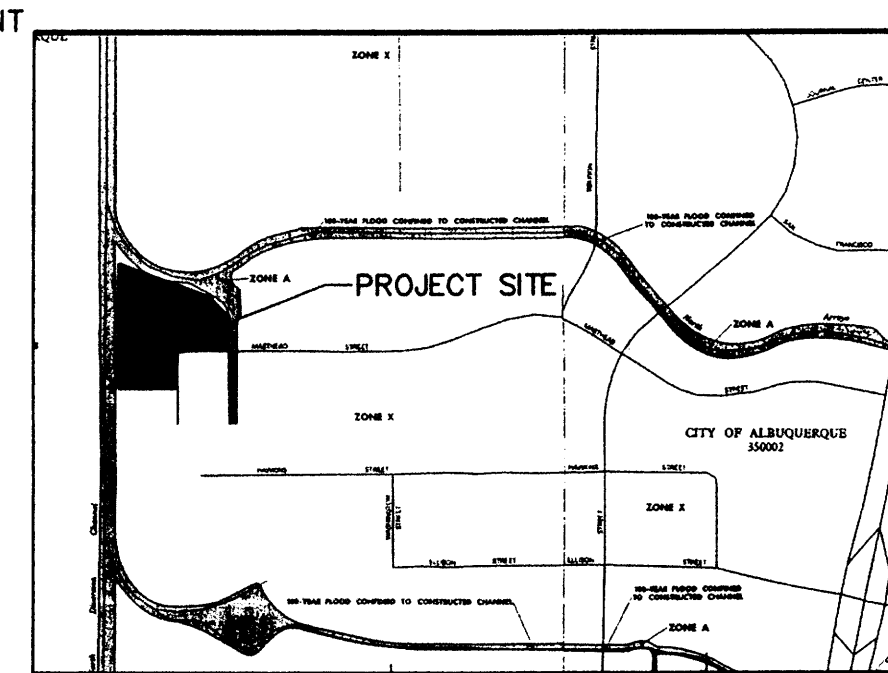
Conclusion
The development of this site is designed to substantially adhere to the "Brunacini @ Journal Center Drainage Plan" by Wilson & Company, Inc., dated 24 August 2004. That document indicates discharge to the North Diversion Channel for the majority of the site with interim temporary retention on Tract A-3.



LOCATION MAP
ZONE ATLAS MAP NO. D-16 & D-17



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANELS 35001C0136D & 35001C0137D

BENCH MARK
NGS BRASS TABLE STAMPED "REEVES 2, 1991" GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.557 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.99967022 DELTA ALPHA = -001215"
NGVD 1929 TRIG ELEVATION = 5074.0

LEGAL DESCRIPTION
TRACT A-4, JOURNAL CENTER, PHASE 2, UNIT 2



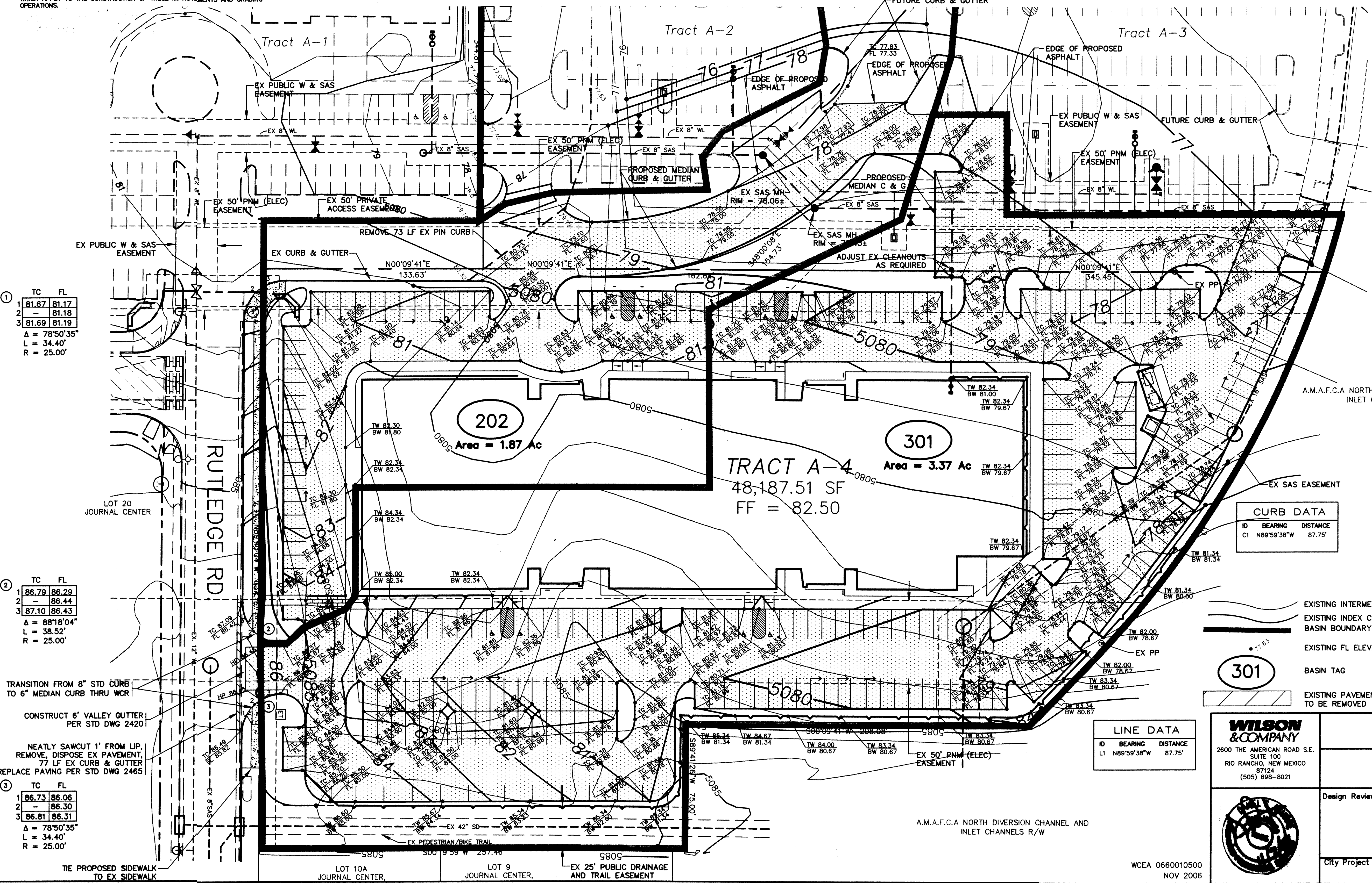
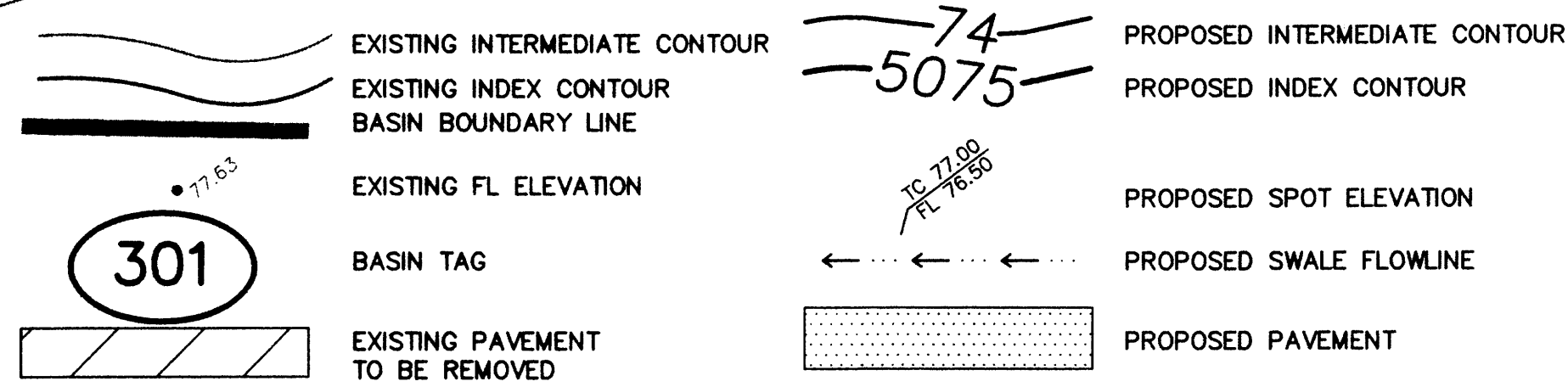
(IN FEET)
1 inch = 30 ft.

CURB DATA

ID	BEARING	DISTANCE
C1	N89°59'38"W	87.75'

LINE DATA

ID	BEARING	DISTANCE
L1	N89°59'38"W	87.75'



TC FL

1	81.67	81.17
2	-	81.18
3	81.69	81.19

Δ = 78°50'35"
L = 34.40'
R = 25.00'

TC FL

1	86.79	86.29
2	-	86.44
3	87.10	86.43

Δ = 88°18'04"
L = 36.52'
R = 25.00'

TC FL

1	86.73	86.06
2	-	86.30
3	86.81	86.31

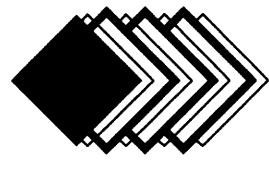
Δ = 78°50'35"
L = 34.40'
R = 25.00'

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
BRUNACINI @ JOURNAL CENTER
TRACT A-4
CONCEPTUAL GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	D-16 & D-17	1	1

WCEA 0660010500
NOV 2006



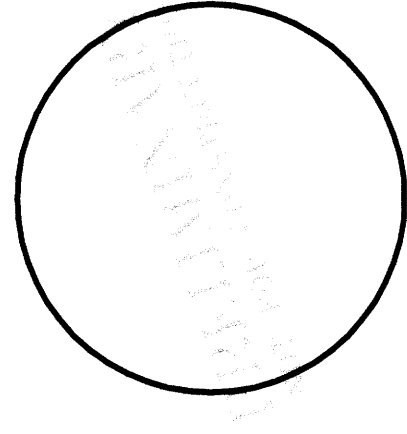
CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and drawings are the property of Claudio Vigil Architects, P.C. and shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL



BRUNACINI JOURNAL WEST BUILDING "A"
NEW OFFICE BUILDING
3721 RULEDGE ST. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 08150
DRAWING FILE: 08150BJC.BLDG B
DRAWN BY: LH
CHECK BY: CLAUDIO VIGIL ARCHITECTS 2006
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: OCTOBER 18, 2006

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

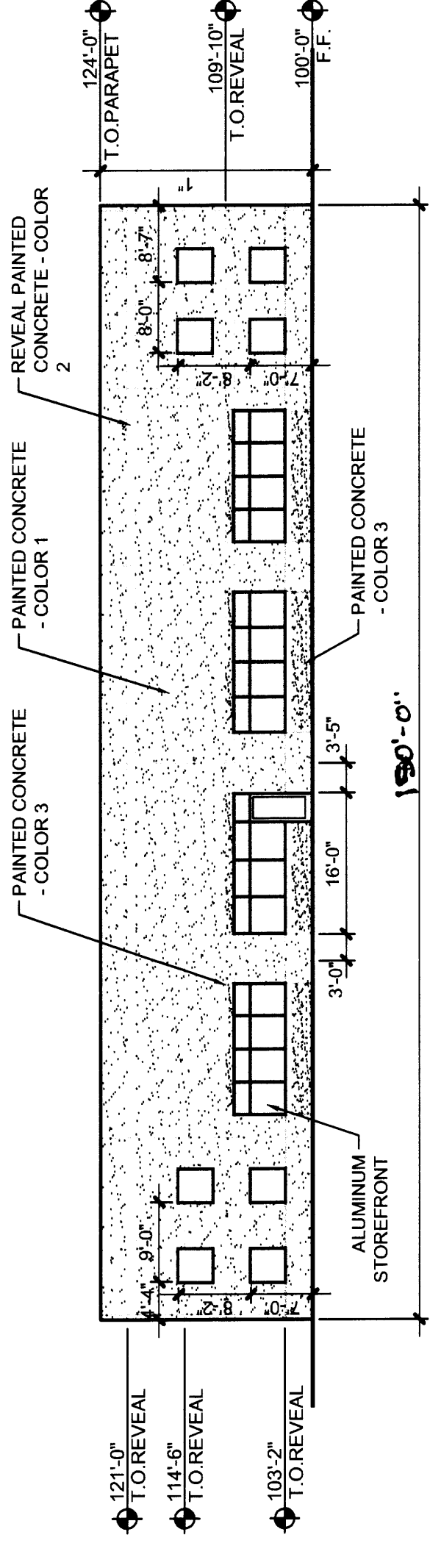
COLOR

COLOR 1: RIVER ROCKS (DIE6061) **TAN**
BRAND: DUNN EDWARDS PAINT
COLOR 2: THICK FOG (DIE6068) **LT KNAK /**
BRAND: DUNN EDWARDS PAINT
COLOR 3: RIVER ROCKS (DIE6061) **GREEN**
BRAND: DUNN EDWARDS PAINT
KAWNEER VG 451T, COLOR CLASSIC COPPER

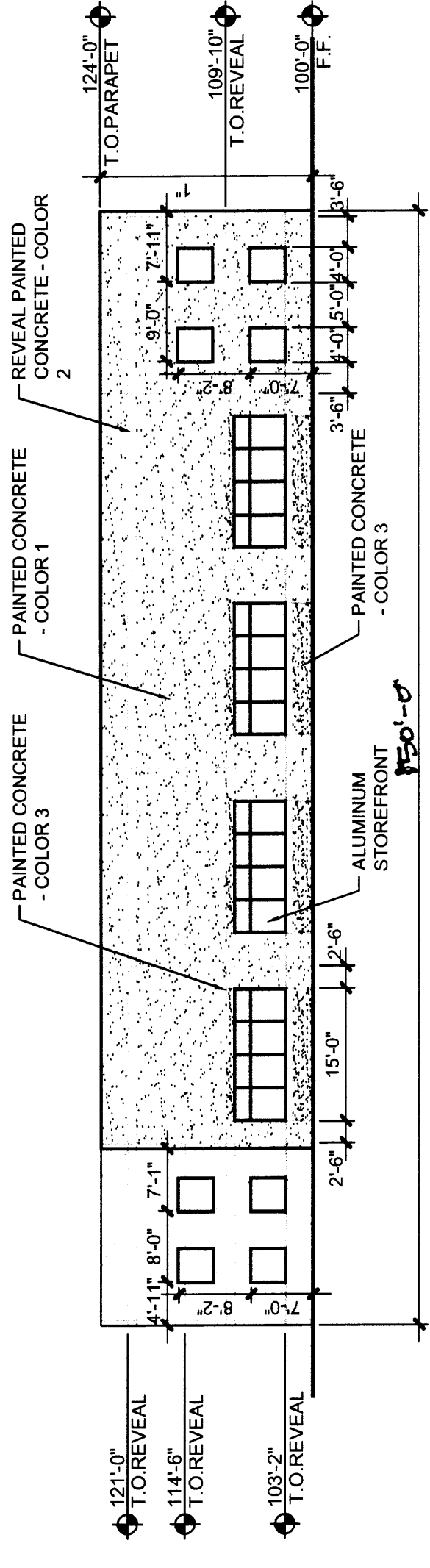
MATERIAL

CONCRETE PANEL:
ALUMINUM STOREFRONT:
PAINTED METAL DOORS:
GLAZING:
METAL ROOF:
COLOR TO BE DETERMINED BY ARCHITECT
GREEN SEMI-REFLECTIVE EQUAL TO VERSALUX
FLUOR GLASS GREEN 2880 1 FT VISTEOR
GALVALUME

SOUTH ELEVATION D5



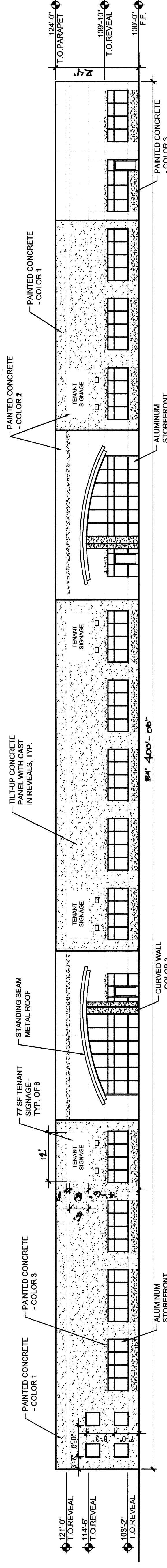
NORTH ELEVATION D3



D1

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

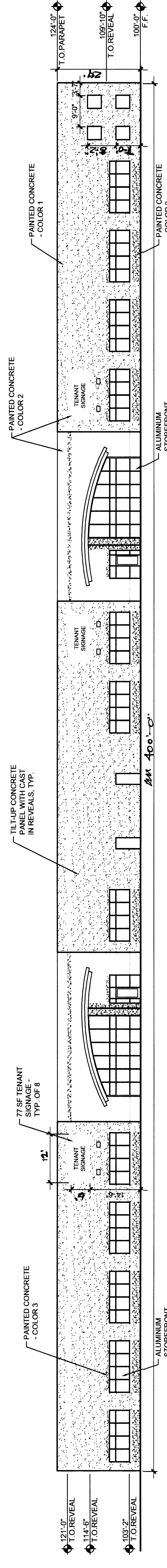
EAST ELEVATION



C1

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

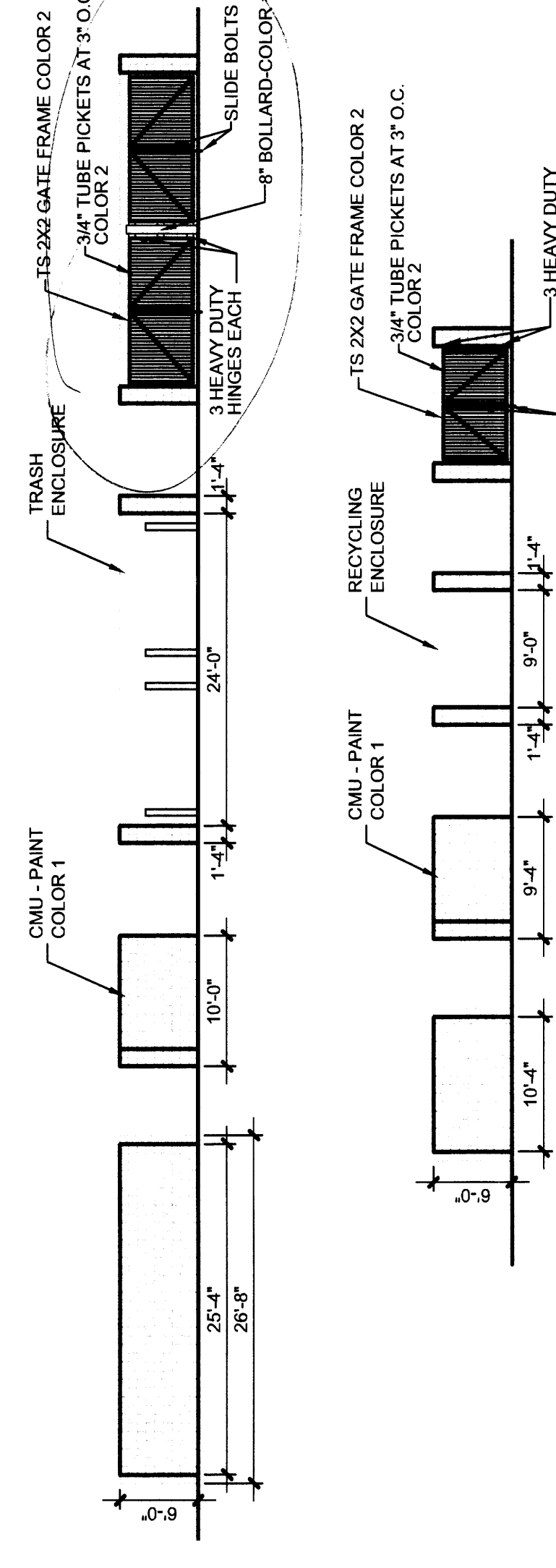
WEST ELEVATION



B1

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

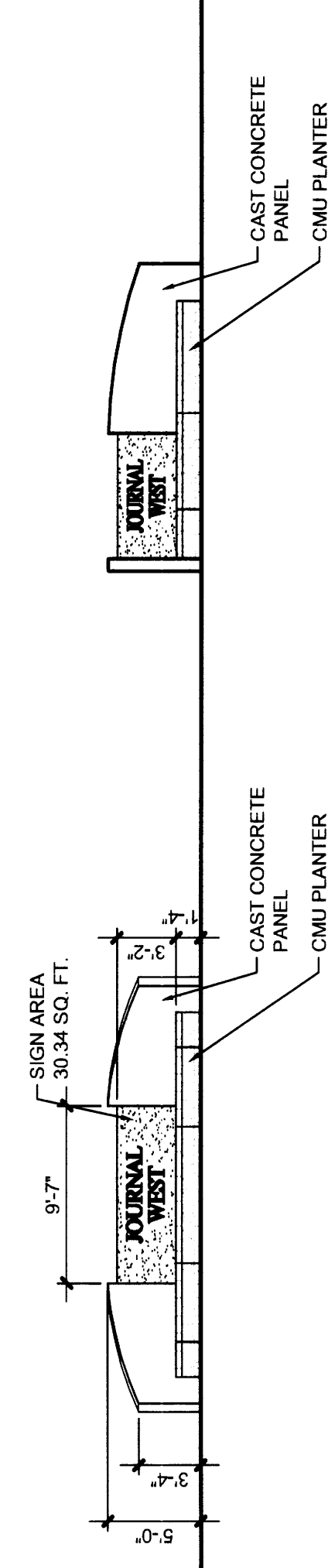
TRASH AND RECYCLING ENCLOSURE ELEV.



A1

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

ENTRANCE SIGN A3

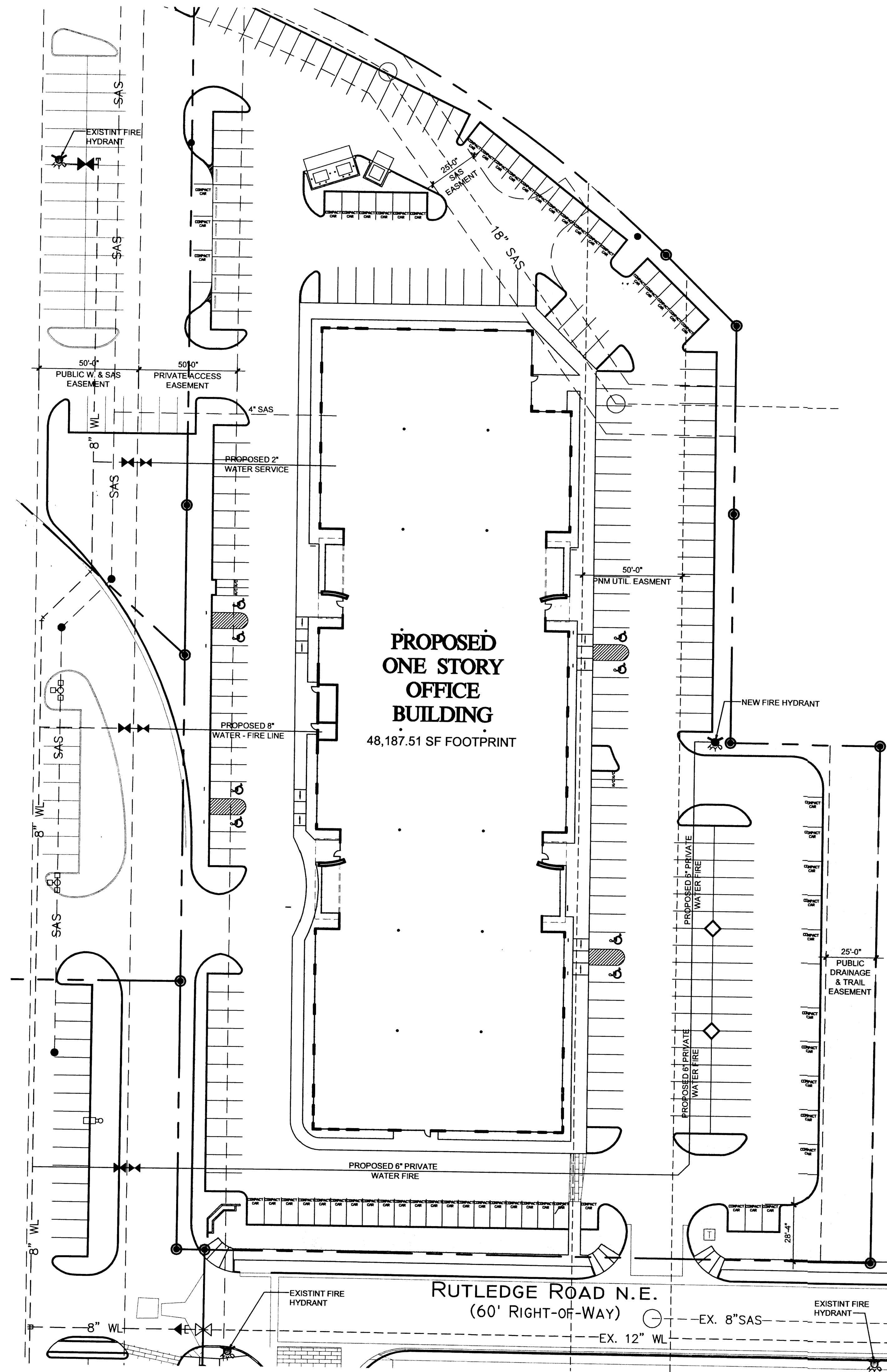


ENTRANCE SIGN A3

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

TRASH AND RECYCLING ENCLOSURE ELEV.

SCALE: 3/32" = 1'-0"



PROJECT INFORMATION

PROJECT: BRUNACINI JOURNAL WEST BUILDING A
NEW OFFICE BUILDING.
LOCATION: 3721 RUTLEDGE ST NE
ALBUQUERQUE, NEW MEXICO

OWNER: GA BRUNACINI DEVELOPMENT
7400 MERIDIAN PLACE N.W., SUITE D
ALBUQUERQUE, NEW MEXICO 87121

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, N.W.,
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TR A-4 PLAT OF TRACTS A-1, A-2, A-3, & A-4
JO ASE 2 UNIT 2 CONT 4
D17

ZONING ATLAS MAP: IP, INDUSTRIAL PARK ZONE

BUILDING FUNCTION: OFFICE BUILDING

CONSTRUCTION TYPE: TYPE II-B CONSTRUCTION WITH
100% AUTOMATIC FIRE SPRINKLER
SYSTEM.

OCCUPANCY TYPE: B (OFFICE)

ALLOWABLE AREA:
GROUP B OCCUPANCIES, TYPE II-B CONSTRUCTION,
 $A_a = A_1 + \frac{A_1 \cdot L_s}{100} = 23,000 + \frac{23,000 \times 300}{100} = 92,000 \text{ S.F.}$

TOTAL ALLOWABLE AREA = 92,000 S.F.

TOTAL BUILDING AREA: 48,187.51 SQUARE FEET

BUILDING HEIGHT: 24'-0" A.F.F.

OCCUPANCY LOAD: OFFICE = 48,187.51 S.F. / 100 = 482
TOTAL = 482

TOTAL LOT AREA: 175,473.79 SQUARE FEET, 2.518 ACRES

NET LOT AREA: 175,473.79 - 48,187.51 = 127,286.28 S.F.

TOTAL PARKING/PAVED AREA: 93,117.28 S.F.

TOTAL LANDSCAPE AREA REQUIRED: 19,063 S.F.

TOTAL LANDSCAPE AREA PROVIDED: 34,169 S.F.

LANDSCAPE TO PARKING AREA RATIO: 1 to 2.72

PARKING ANALYSIS: OFFICE AREA (100%) - 48,187.51/200 = 241 SPACES
TOTAL = 241 SPACES

TOTAL PARKING SPACES PROVIDED
170 REGULAR + 8 H.C. + 59 SMALL CAR + 4 MOTORCYCLE = 241 PARKING SPACES

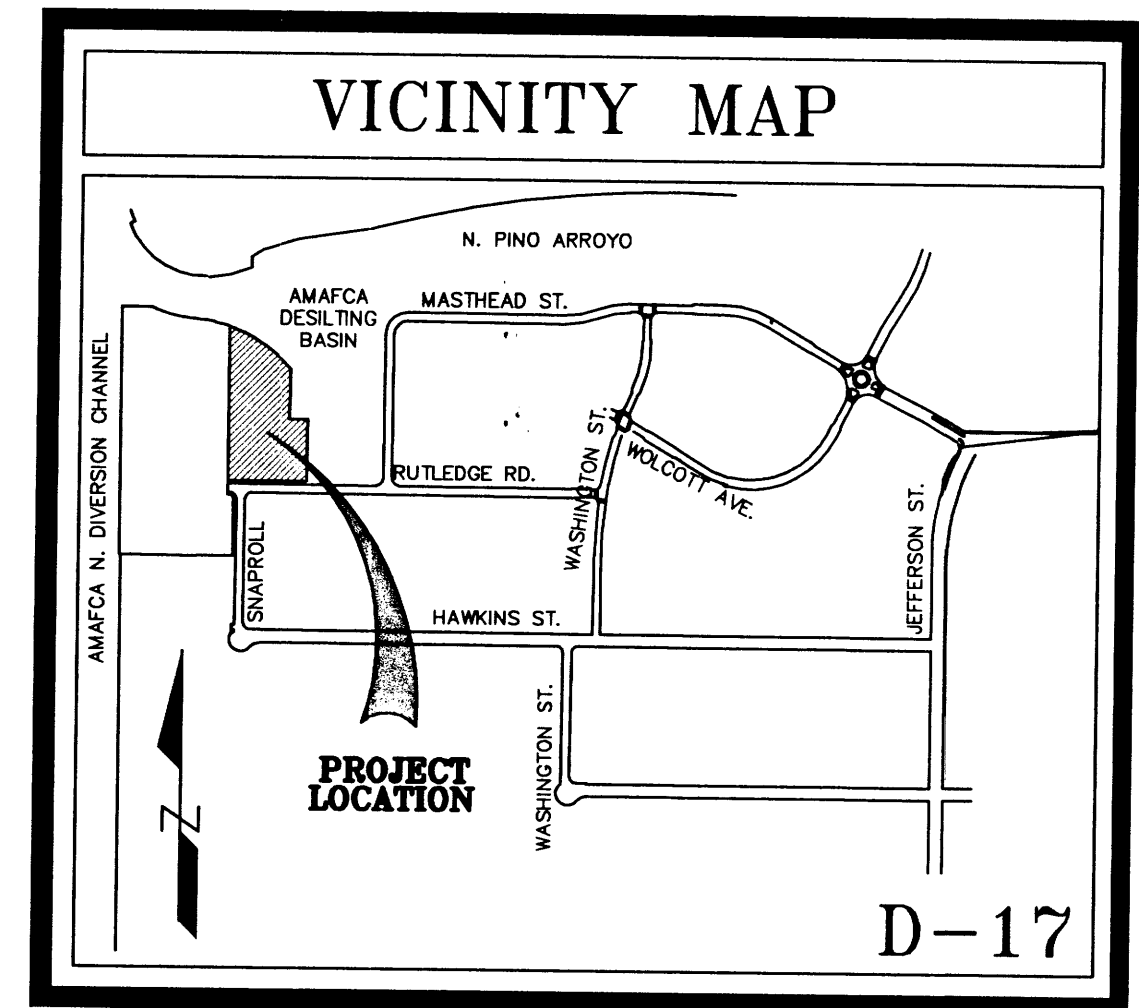
PARKING SPACE SIZES:

REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
8'-6" x 18'-0" WITH A 2'-0" OVERHANG

HANDICAP PARKING SPACE = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG

COMPACT PARKING SPACE = 9'-0" x 13'-6" WITH A 1'-6" OVERHANG
8'-6" x 13'-6" WITH A 1'-6" OVERHANG

BICYCLE SPACES:
REQUIRED PARKING - 242/20 = 12.1 BICYCLES (13 SPACES)
TOTAL BICYCLE SPACES PROVIDED = 16 BICYCLE SPACES



SITE PLAN LEGEND

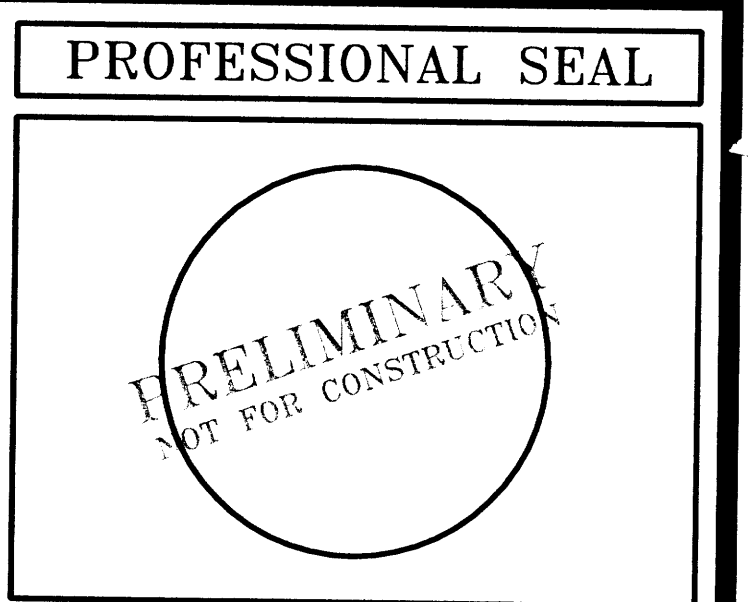
	INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA
	INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
	INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
	PROPERTY LINE.
	EASEMENT BOUNDARIES
	FIRE HYDRANTS



1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS



BRUNACINI JOURNAL WEST BUILDING "A"
NEW OFFICE BUILDING
3721 RULEDGE ST. NE
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

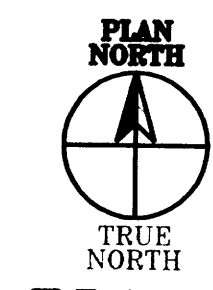
PROJECT NUMBER: 06150
DRAWING FILE: 06150-DRB/BJC BLDG B - ULP
DRAWN BY: LH
CHECK BY: LH
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: OCTOBER 18, 2006

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
A-301

A2
SCALE: 1" = 30'

CONCEPTUAL UTILITY PLAN



0 5 10 30