

Master Development Plan

Legal Description

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT SECTIONS 26 & 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING IDENTIFIED AS PARCELS 1 & 2 AS SHOWN ON "PLAT OF SURVEY FOR PARCELS 1 AND 2, DIGITAL PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"

Zoning

IP

Sector Plan

BEAR CANYON ARROYO CORRIDOR PLAN

Land Use Concept

THIS IP ZONED PROPERTY IS INTENDED TO BE DEVELOPED AS A BUSINESS PARK, WITH A MIX OF COMMERCIAL AND OFFICE USES. DESIGN GUIDELINES HAVE BEEN PROVIDED TO INTEGRATE THE MIX OF USES BY ESTABLISHING ARCHITECTURAL STYLE, UNIFIED LANDSCAPING THROUGHOUT, PEDESTRIAN LINKAGES, LIGHTING AND SIGNAGE GUIDELINES, AND COMPLIANCE WITH THE BEAR CANYON ARROYO CORRIDOR PLAN. THE PROPOSED MIXED BUSINESS USE DEVELOPMENT IS INTENDED TO APPEAL TO SURROUNDING AREAS, AS WELL AS PROVIDING ON-SITE AMENITIES IN SUPPORT OF THE ON-SITE OFFICE. THE TOTAL DEVELOPMENT IS INTENDED TO CREATE WALK-TO-LUNCH/DINNER OPPORTUNITIES, ALLOW FOR DAYTIME AND NIGHTTIME USES AND ENCOURAGE BICYCLE AND PEDESTRIAN USE BY PROVIDING LINKAGES THROUGHOUT THE SITE. THIS DEVELOPMENT WILL PROVIDE ON-SITE RESTAURANTS, A HOTEL SITE, A DRIVE-THRU BANK SITE, AND RETAIL AND OFFICE USES. ALTHOUGH ZONED IP, THE MARKETING EFFORT WILL BE TOWARD THE MIXED COMMERCIAL AND OFFICE USES DESCRIBED ABOVE. THE PRIVATE INTERNAL ROADS PROVIDED ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. SPECIAL ATTENTION HAS BEEN GIVEN TO THE FOLLOWING AS DESCRIBED IN THE MASTER DEVELOPMENT PLAN SHEETS HEREIN.

STRONG PEDESTRIAN LINKAGES

- UNIFIED ARCHITECTURAL STYLE
- BUILDING CLUSTER ARRANGEMENT
- BROKEN-UP PARKING AREAS/SHARED PARKING
- LIGHT COLORS AND LIGHT ROOFING MATERIALS
- UNIFIED LANDSCAPING

Land Utilization Restrictions

BASED UPON THE "TRAFFIC IMPACT STUDY" FOR THE SITE AT JEFFERSON STREET AND THE FRONTAGE ROAD, DATED OCTOBER 28, 1998 AND PREPARED BY TERRY BROWN, INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS MAY REQUIRE A TIS AMENDMENT. ALTHOUGH LAND USES HAVE BEEN IDENTIFIED ON SPECIFIC TRACTS FOR THE PURPOSE OF PREPARING A TIS, FLEXIBILITY IS REQUESTED FOR SWITCHING TRACTS. IT IS POSSIBLE THAT ONE OR TWO TRACTS MAY NOT BE BUILT ON IN ORDER TO MEET UNFORSEEN PARKING REQUIREMENTS FOR ADJACENT TRACTS.

Land Use Summary

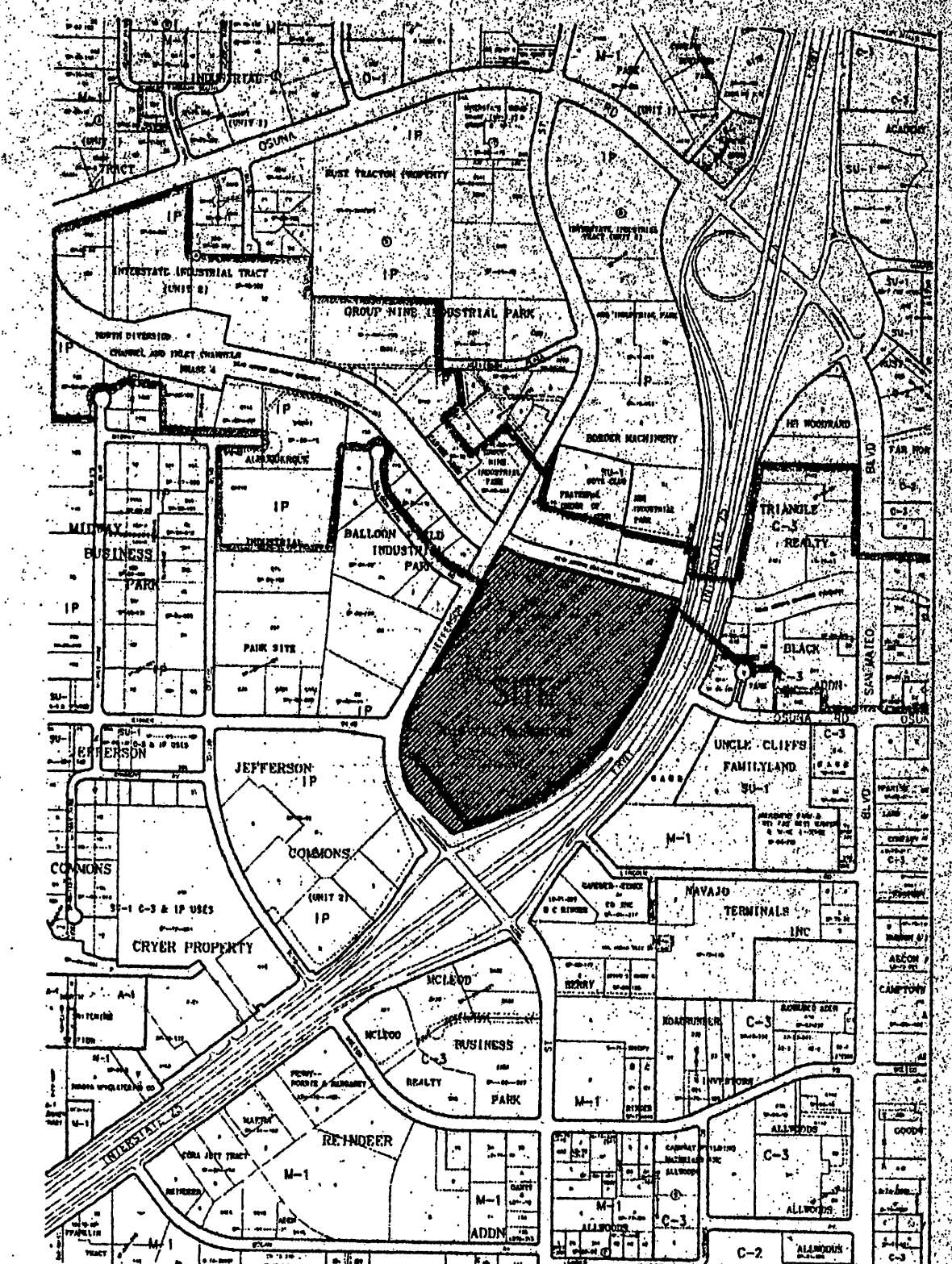
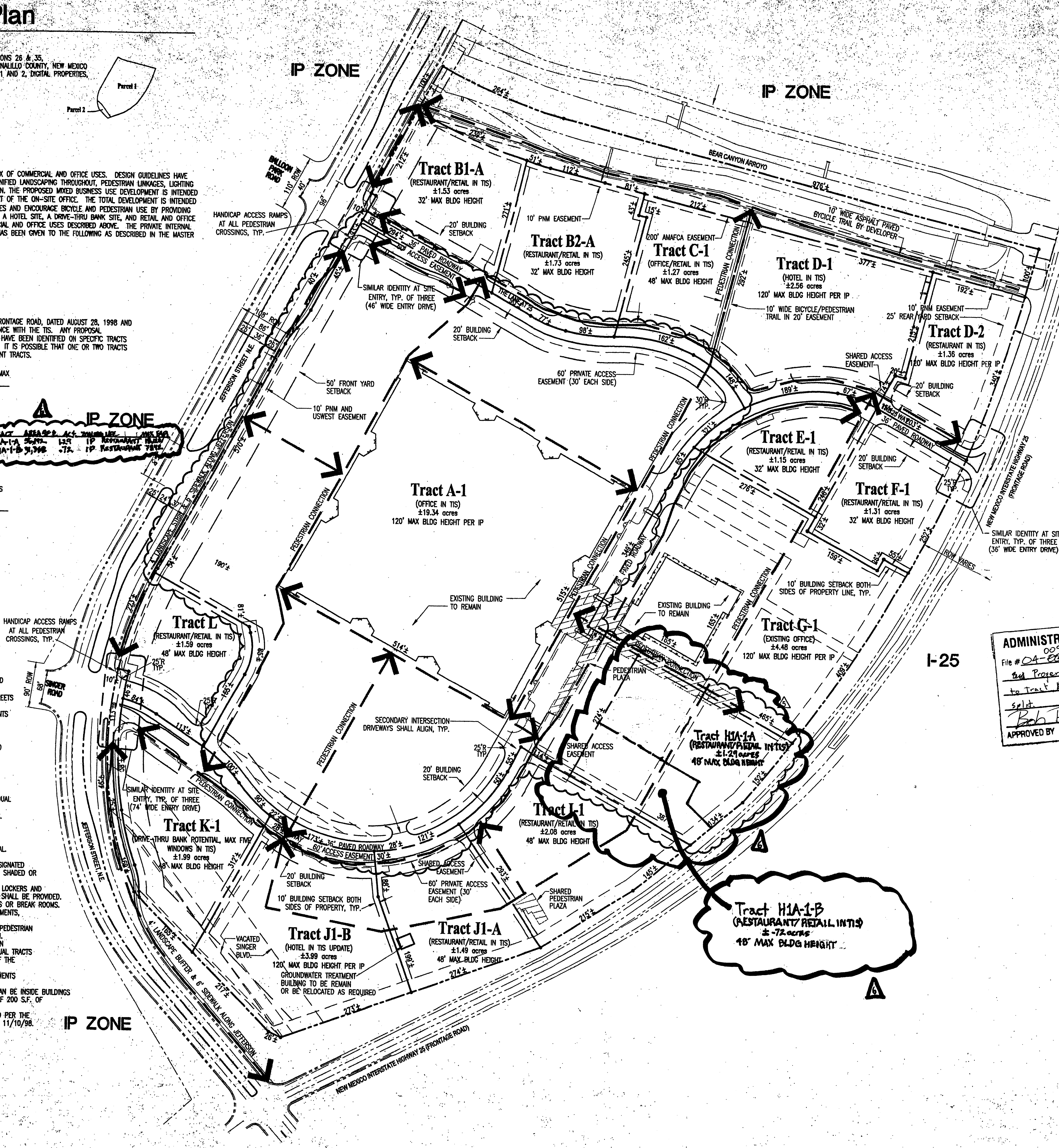
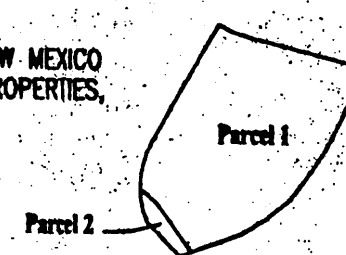
TRACT	SITE AREA S.F.	ACRES	ZONING	TIS LAND USES	PERMISSIVE IN IP	25 F.A.R. MAX BLDG. S.F.
A-1	842,666	19.34	IP	EXISTING OFFICE	255,002	
B1-1	66,830	1.53	IP	RESTAURANT/RETAIL	10,700	
B2-1	75,293	1.73	IP	RESTAURANT/RETAIL	18,823	
C-1	55,525	1.27	IP	OFFICE/RETAIL	13,881	
D-1	111,675	2.56	IP	HOTEL	90 ROOMS	
D-2	59,431	1.36	IP	RESTAURANT/RETAIL	14,850	
E-1	50,024	1.15	IP	RESTAURANT/RETAIL	12,508	
F-1	57,123	1.31	IP	RESTAURANT/RETAIL	14,281	
G-1	135,020	3.10	IP	EXISTING OFFICE	67,603	
H1A-1	87,663	2.01	IP	RESTAURANT/RETAIL	21,916	
H1A-2	89,736	2.08	IP	RESTAURANT/RETAIL	22,685	
J1-A	64,865	1.49	IP	RESTAURANT/RETAIL	16,218	
J1-B	115,064	2.64	IP	HOTEL	164 ROOMS	
K-1	86,710	1.99	IP	BANK	21,678	
L	69,078	1.59	IP	RESTAURANT/RETAIL	17,270	
SITE TOTALS				2,022,958	46.44	580,357

*EXISTING SQUARE FOOTAGE AT .32 F.A.R.
*EXISTING SQUARE FOOTAGE AT .30 F.A.R.

General Notes

- BUILDING HEIGHTS IN ACCORDANCE WITH THE IP ZONING DISTRICT AND MORE RESTRICTIVE THAN IP FOR SOME TRACTS.
- THE FIRST SITE PLAN FOR BUILDING PERMIT ON THIS SITE SHALL BE HEARD BEFORE THE ENVIRONMENTAL PLANNING COMMISSION FOR APPROVAL, NOT INCLUDING TRACTS A & G. SUBSEQUENT DEVELOPMENT CAN THEN GO DIRECTLY TO BUILDING PERMIT FOR APPROVAL. THE EPC MAY DELEGATE THE APPLICATION FOR THE FIRST SDP TO THE EPC SITE DEVELOPMENT PLAN SUBCOMMITTEE. BUILDING PERMIT APPLICATIONS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THIS SHEET.
- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN, BICYCLE, AND HANDICAP ACCESSIBLE WITHIN THE TRACT AND TO ADJACENT STREETS.
- PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE GRANTED BY THE SITE PLAN AND BY PLAT.
- SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND F.A.R.S.
- PARKING AREAS OF 50 SPACES OR MORE (IF NECESSARY) SHALL BE LANDSCAPED WITH SHADE TREES; ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
- SPECIAL PAVING TREATMENT (A MINIMUM OF 6 FEET WIDE WITH SPECIAL RAISED OR SCORED PAVING TREATMENT) SHALL BE PROVIDED WHERE PERIMETER SIDEWALKS CROSS VEHICULAR ENTRANCES AND AT LOCATIONS WITHIN THE SITE WHERE PEDESTRIAN PATHWAYS CROSS STREETS OR DRIVE ASILES.
- RESTAURANTS ARE ENCOURAGED TO HAVE OUTDOOR PATIO SEATING AND DINING; RESTAURANTS GREATER THAN 10,000 SF IN SIZE SHALL HAVE OUTDOOR DINING AREAS.
- PERIMETER LANDSCAPING SHALL BE SPECIFIED AS TO TYPE; SPACING OF STREET TREES SHALL BE EQUAL TO ONE PER 30 FEET FOR INTERNAL AND PERIMETER STREETS.
- LIGHTING TREATMENT WITHIN THE DEVELOPMENT SITE SHALL BE CONSISTENT TO A STANDARD FULL-CUTOFF SHOEBOX FIXTURE OR OF HIGHER ARCHITECTURAL QUALITY.
- NO DENISING BUILDING ELEVATIONS SHALL BE PERMITTED.
- A BANK DRIVE-THRU SHALL BE PERMITTED.
- FOR PARCELS A AND G, 1 SPACE PER 250 SF IS DEEMED ADEQUATE.
- TRASH ENCLOSURES SHALL UTILIZE SIMILAR COLORS AND MATERIALS TO BUILDINGS.
- DRIVE ACCESS CUTS TO LOTS FROM INTERNAL STREETS TO BE DETERMINED DURING INDIVIDUAL SITE DESIGN, 24' WIDE TYP.
- FUTURE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBMITTED DESIGN GUIDELINES.
- LANDSCAPING REQUIREMENTS FOR FUTURE DEVELOPED LOTS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND EACH TRACT OWNER SHALL BE RESPONSIBLE FOR INSTALLATION & MAINTENANCE OF STREET TREES ALONG JEFFERSON.
- A WATER AND SEWER AVAILABILITY STATEMENT SHALL BE REQUIRED PRIOR TO DRB APPROVAL.
- AN APPROVED DRAINAGE REPORT IS REQUIRED FOR DRB APPROVAL.
- THREE PARKING SPACES PER EACH REQUIRED HANDICAPPED PARKING SPACE SHALL BE DESIGNATED FOR MULTIPLE OCCUPANCY VEHICLES, REQUIRED ON OFFICE SITES ONLY, AND SHALL BE IN SHADED OR OTHERWISE PREFERRED LOCATIONS.
- ALL STRUCTURES OVER 50,000 S.F. SHALL PROVIDE ADEQUATE PROVISIONS FOR EMPLOYEE LOCKERS AND SHOWERS, AND EXCLUDING RESTAURANTS AND HOTELS, ON-SITE DINING OR BREAK ROOMS SHALL BE PROVIDED.
- ALL BUILDINGS OVER 30,000 S.F. ARE ENCOURAGED TO PROVIDE ON-SITE DINING FACILITIES OR BREAK ROOMS.
- BUILDING HEIGHT DESIGNATIONS FOR EACH LOT AS LABELED, OR AS PER IP ZONE REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- TYPICAL DRAWINGS OF STREET FURNITURE AND HARDSCAPE ELEMENTS SUCH AS BENCHES, PEDESTRIAN LIGHTING, BICYCLE RACKS, ETC. SHALL BE ILLUSTRATED IN THE MASTER DEVELOPMENT PLAN.
- BUILDING OUTLINES, PARKING AREAS, SIDEWALK LAYOUTS, AND LANDSCAPE AREAS SHOWN ON INDIVIDUAL TRACTS ARE CONCEPTUAL IN NATURE; ACTUAL LAYOUTS AND AREAS ON INDIVIDUAL TRACTS MAY DIFFER FROM THOSE SHOWN HEREIN, BUT MUST MEET THE INTENT AND GUIDELINES OF THE MASTER DEVELOPMENT PLAN.
- LOCATION OF WALLS, FENCES AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS AT ALL STREET INTERSECTIONS.
- FIVE SECURE BICYCLE FACILITIES SHALL BE PROVIDED AT STRATEGIC LOCATIONS ON SITE (CAN BE INSIDE BUILDINGS OR OUTSIDE). IN ADDITION, EACH BUILDING OVER 50,000 S.F. SHALL PROVIDE A MINIMUM OF 200 S.F. OF SECURED BICYCLE STORAGE, EITHER INSIDE THE BUILDING OR OUTSIDE.
- A TRANSPORTATION MANAGEMENT ASSOCIATION FOR ON-SITE WORKERS SHALL BE ORGANIZED PER THE TRANSPORTATION MANAGEMENT DEMAND SUBMITTED AND APPROVED BY TRANSIT DEPARTMENT 11/10/98.

IP ZONE



Vicinity Map
E-17-Z, F-17-Z

PRELIMINARY PLAT
APPROVED BY DRB

W/ corrections on access

ADMINISTRATIVE AMENDMENT
File # 04-00935 Project # 1000470
2nd Property line modifications to Tract H1A-1A
Solely
Bob Paulson 7/9/04
APPROVED BY DATE

- REVISED JUNE 4, 2004
- ISSUED FEBRUARY 4, 1999
- REVISED/REISSUED PER EPC CONDITIONS MARCH 23, 1999
- REVISED/REISSUED PER DRB CONDITIONS APRIL 27, 1999
- REVISED OCTOBER 27, 2000
- REVISED FEBRUARY 20, 2001
- REVISED MAY 18, 2001
- REVISED SEPTEMBER 7, 2001
- REVISED AUGUST 9, 2002

1e

Dekker/Perich/Sabatini
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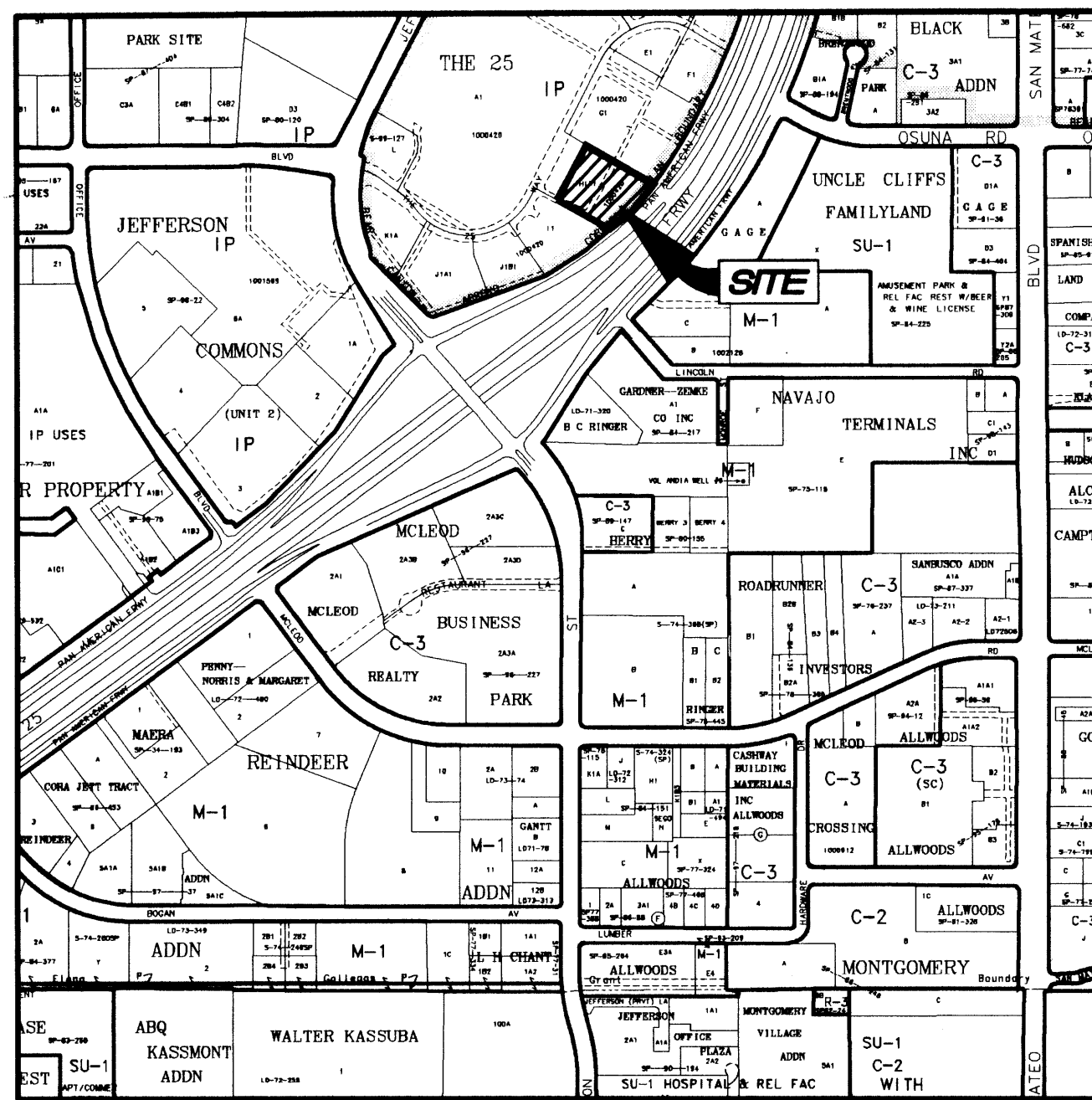
TRACTS H1-A-1-A AND H1-A-1-B
(BEING A REPLAT OF TRACT H1-A-1, THE 25)

THE 25

WITHIN
THE ELENA GALLEGOS GRANT

IN
PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2004



VICINITY MAP

Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey/New Mexico State Highway Commission Monument "I-25-17".
- Distances are ground.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750"
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis (), unless otherwise indicated hereon.
- U.C.L.S. Log Number 2004241136.
- City of Albuquerque Zone Atlas Page: F-17-Z
- Current Zoning is IP "Industrial Park"

SUBMISSION DATA

Total Plat Area 4.5967 Ac.
Number of existing Tracts 1
Number of Tracts Created 2

DISCLOSURE STATEMENT

The Purpose of this replat is to: Divide existing Tract H1-A-1 into two (2) Tracts and grant the public utility easements (if any) as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

Tract lettered H-One-A-One (H1-A-1) of the Plat of Tract H1-A-1 of THE 25, an Addition to the City of Albuquerque, 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 May 7, 2004 in Plat Book 2004C, page 144.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, TRACTS H1-A-1-A AND H1-A-1-B, THE 25 (BEING A REPLAT OF TRACT H1-A-1, THE 25) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon if any. Said owner(s) warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT H1-A-1
HAMILTON-MANN PROPERTIES, LLC,
A NEW MEXICO LIMITED LIABILITY COMPANY

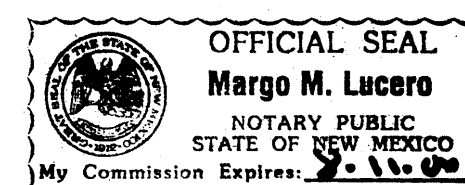
John J. Hamilton
By John J. Hamilton, Authorized Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4TH day of OCTOBER, 2004, by JOHN J. HAMILTON

Margo M. Lucero My commission expires 8.11.06
Notary Public



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Leonard D. Mark 6-29-04
PNM Electric Services Date
Leonard D. Mark 6-29-04
PNM Gas Services Date
David R. Muller 6-29-04
QWest Corporation Date
Rita E. Sisk 6-14-04
Comcast Date

CITY APPROVALS:

John B. Fout 10-5-04
City Surveyor Date
Real Property Division _____ Date _____
Environmental Health Department _____ Date _____
Traffic Engineering, Transportation Division _____ Date _____
Utilities Development _____ Date _____
Parks and Recreation Department _____ Date _____
AMA/FA _____ Date _____
City Engineer _____ Date _____
DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true, correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
June 8, 2004



SURV TEK, INC.

Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

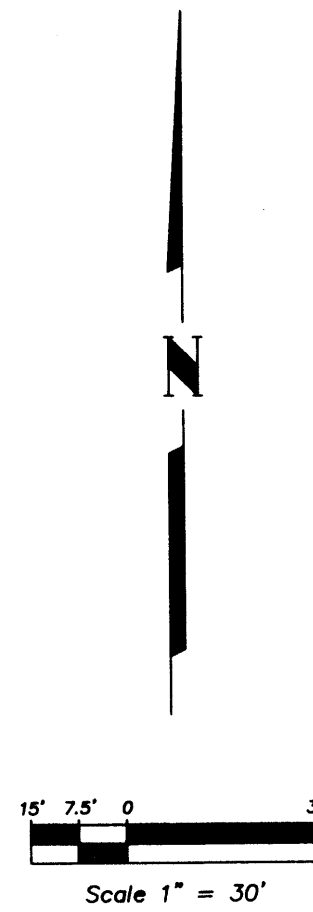
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NEW MEXICO PRINCIPAL MERIDIAN
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BERNALILLO COUNTY, NEW MEXICO

JUNE, 2004

Tract H1-A-1-A and H1-A-1-B are subject to that certain "Reciprocal Parking, Ingress/Egress, Access, and Drainage Easement for the Benefit of Tracts A, B1-A, B2-A, C-1, D-1, E, F, G-1, H1-A-1, H2, I-1, J-1-A, J-1-B, K-1 & L-1 of The 25 Granted by this Plat. Said Easement to be maintained by the Owner of Each Tract for the Benefit of All Tracts." Filed 11/18/02, in Volume 2002C, Folio 371.



THE 25 WAY
(PRIVATE, 60' WIDE)

TRACT A-1
THE 25
FILED NOVEMBER 18, 2002
2002C - 371

TRACT G-1
THE 25
FILED APRIL 30, 2001
2001C - 119

TRACT H1-A-1-A
1.2894 AC.

TRACT H1-A-1-B
0.7229 AC.

TRACT I-1
THE 25
FILED JANUARY 30, 2001
2001C - 4

N.M.S.H.C. Monument "I-25-17"
Y = 1,507,953.25
X = 397,880.77
Elev. = 5125.7
Ground to grid factor = 0.99966461

CURVE TABLE

CURVE	RAIDUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2699.79' (2699.79')	152.36' (152.40')	76.20' (76.22')	152.34' (152.38')	N39°24'46"E (N39°25'17"E)	3°14'01" (3°14'03")

PAN AMERICAN FREEWAY
(I-25 FRONTAGE ROAD)
(R. O. W. VARIES)