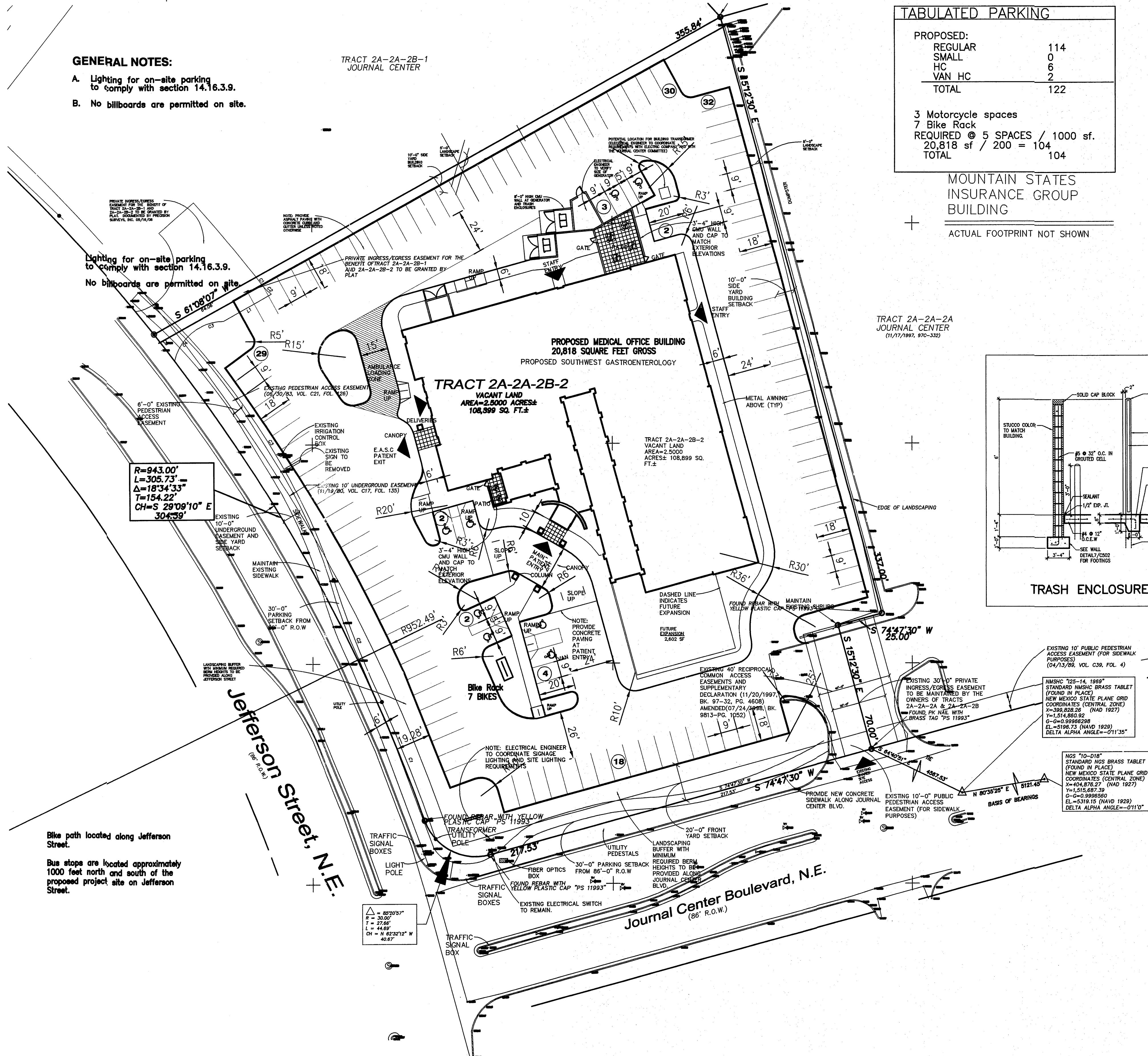


GENERAL NOTES:

- A. Lighting for on-site parking to comply with section 14.16.3.9.
- B. No billboards are permitted on site.

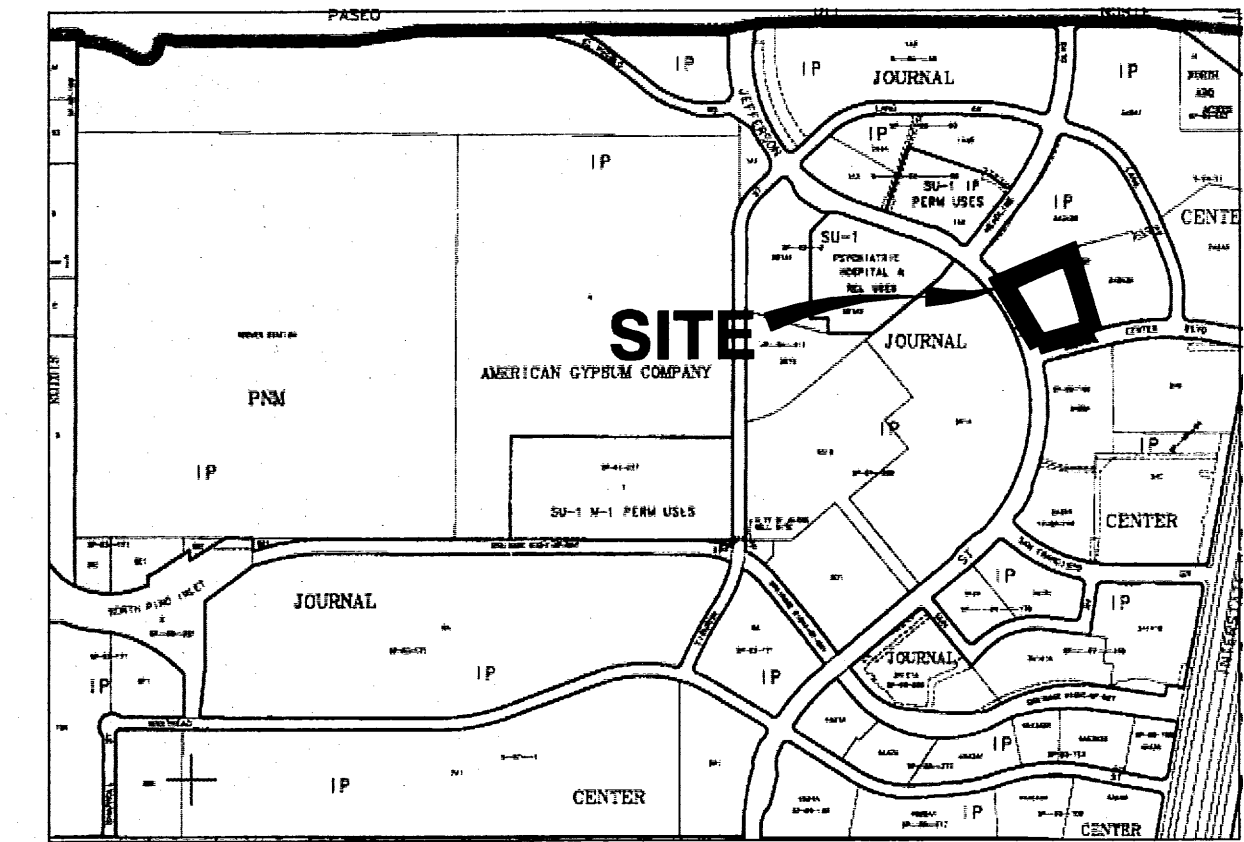


TABULATED PARKING

PROPOSED:	
REGULAR	114
SMALL	0
HC	6
VAN HC	2
TOTAL	122

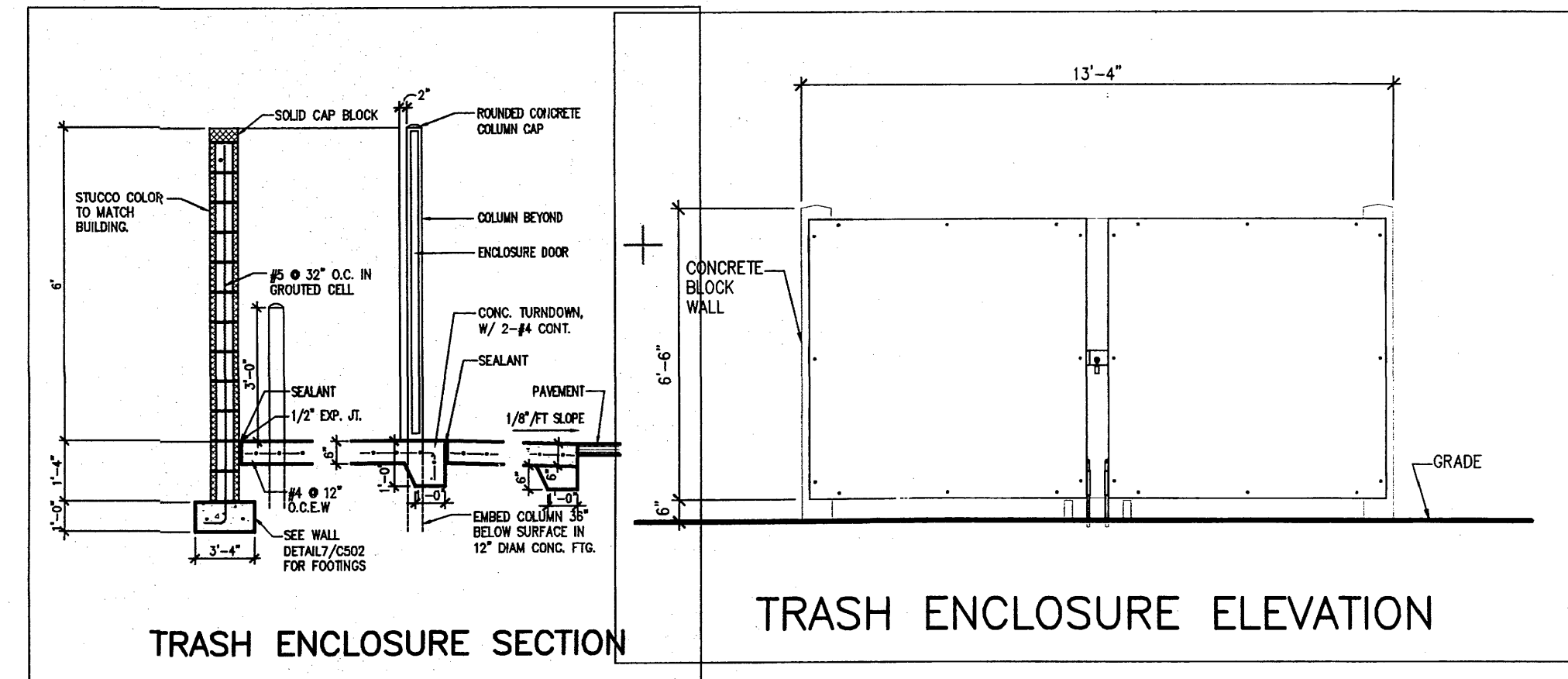
3 Motorcycle spaces
7 Bike Rack
REQUIRED @ 5 SPACES / 1000 sf.
20,818 sf / 200 = 104
TOTAL 104

MOUNTAIN STATES INSURANCE GROUP BUILDING
ACTUAL FOOTPRINT NOT SHOWN



SPBP
PRELIMINARY PLAN
APPROVED BY DRB
ON _____

E5 VICINITY MAP
SCALE: NOT TO SCALE
D-17-Z



PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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 DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Roger has Copy + File marked



THE DESIGN GROUP
ARCHITECTS - PLANNERS - INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

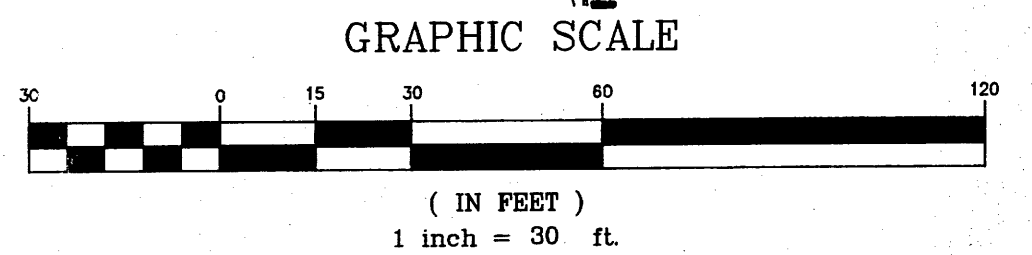
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE PAVING PLAN

DESIGNED: REG SCALE: VARIES
CHECKED: DAA JOB NO: 2320DRB
DATE: 06-24-08 PREP. FILE: DRB_C101

A1 SITE PAVING PLAN
SCALE: 1" = 30'-0"



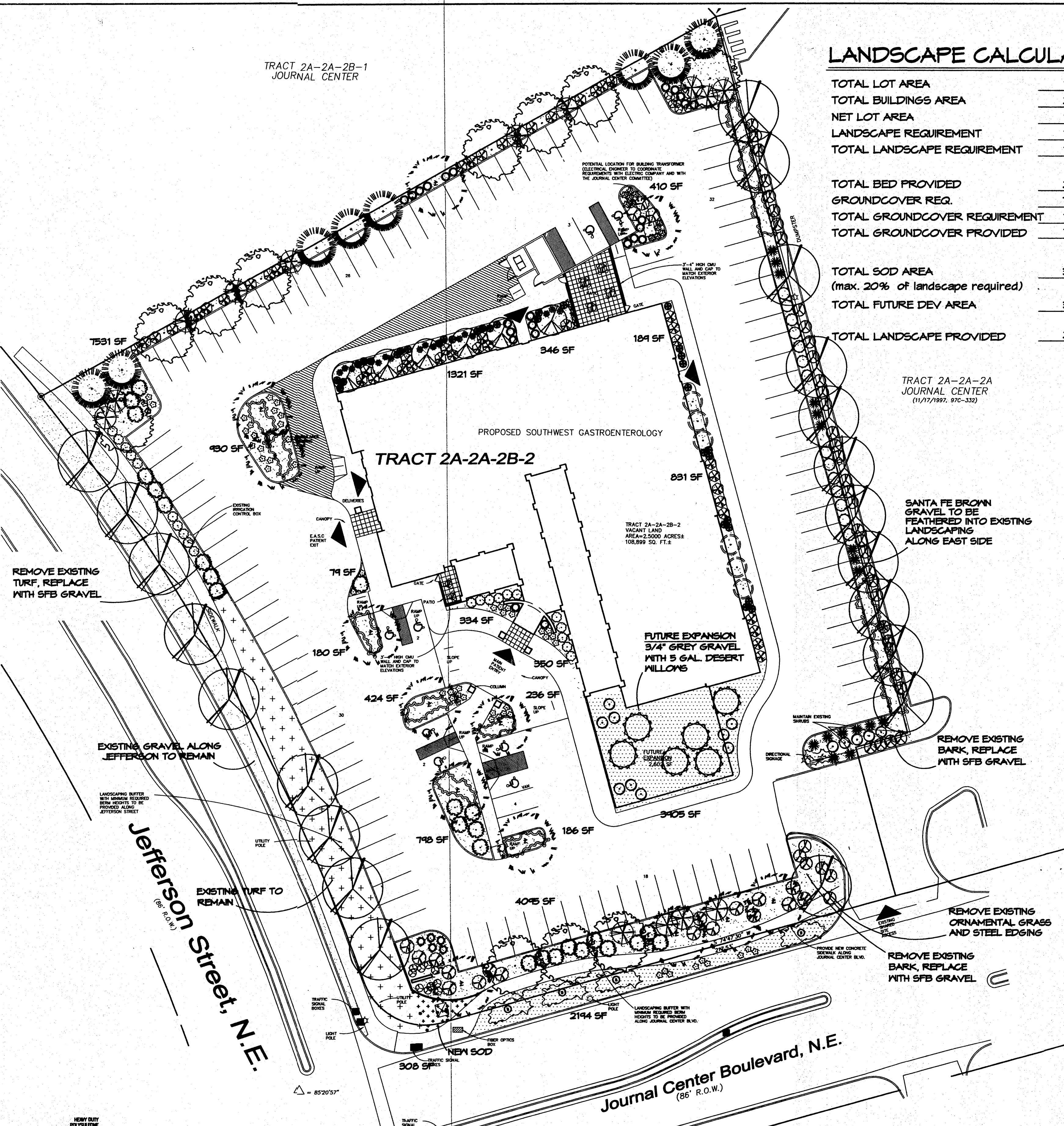
TRACT 2A-2A-2B-1
JOURNAL CENTER

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	134574	square feet
TOTAL BUILDINGS AREA	20898	square feet
NET LOT AREA	113676	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17051	square feet
TOTAL BED PROVIDED	20434	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	15326	square feet
TOTAL GROUNDCOVER PROVIDED	15616	square feet
TOTAL SOD AREA (max. 20% of landscape required)	308	square feet
TOTAL FUTURE DEV AREA	3905	square feet
TOTAL LANDSCAPE PROVIDED	24647	square feet

PLANT LEGEND

	SHADEMASTER HONEYLOCUST (M) 20 <i>Gleditsia triacanthos inermis</i> 2 1/2' Gal.		AUSTRIAN PINE (M) 8 <i>Pinus nigra</i> 6'-8'
	LONDON PLANE TREE (M) 11 <i>Platanus acerifolia</i> 2 1/2' Gal.		BRADFORD PEAR (M+) 6 <i>Pyrus calleryana 'Bradford'</i> 2 1/2' Gal.
	SILVERBERRY (M) 14 <i>Elaeagnus pungens</i> 5 Gal. 100sf		BLUE MIST SPIREA (M) 15 <i>Caryopteris clandonensis</i> 5 Gal. 4sf
	ROSE OF SHARON (M) 6 <i>Hibiscus syriacus</i> 5 Gal. 100sf		POTENTILLA (M) 54 <i>Potentilla fruticosa</i> 1 Gal. 9sf
	PHOTINIA (M+) 25 <i>Photinia Fraseri</i> 5 Gal. 64sf		THREADGRASS (M) 11 <i>Stipa tenuissima</i> 1 Gal. 4sf
	THREE-LEAF SUMAC (L) 14 <i>Rhus trilobata</i> 5 Gal. 36sf		WILDFLOWER 16 1 Gal. 4sf
	INDIAN HAWTHORN (M) 45 <i>Raphiolepis indica</i> 5 Gal. 36sf		HONEYSUCKLE (M) 20 <i>Lonicera japonica 'Halliana'</i> 1 Gal. 200sf Unstaked-Groundcover
	RUSSIAN SAGE (M) 5 <i>Perovskia atriplicifolia</i> 5 Gal. 36sf		TRUMPET VINE (M) 1 <i>Campsis radicans</i> 1 Gal. 400sf
	NANDINA (M) 21 <i>Nandina domestica</i> 5 Gal. 25sf		GREYLEAF COTONEASTER (M) 34 <i>Cotoneaster buxifolius</i> 5 Gal. 81sf Symbol indicates 3 plants
	UPRIGHT ROSEMARY (M) 24 <i>Rosmarinus officinalis</i> 5 Gal. 25sf		GREEN MOUND JUNIPER (L+) 12 <i>Juniperus sabina 'Buffalo'</i> 1 Gal. 64sf Symbol indicates 3 plants
	SCOTCH BROOM (M) 5 <i>Cytisus scoparius</i> 5 Gal. 16sf		CREeping ROSEMARY (L) 3 <i>Rosmarinus officinalis 'Prostrata'</i> 1 Gal. 36sf Symbol indicates 3 plants
	REGAL MIST (M) 33 <i>Muhlenbergia capillaris</i> 5 Gal. 4sf	FUTURE DEVELOPMENT AREA	
	RED YUCCA (L) 17 <i>Hesperaloe parviflora</i> 5 Gal. 9sf		DESERT WILLOW (L) 6 <i>Chilopsis linearis</i> 5 Gal. 225sf
	COMMERCIAL GRADE STEEL EDGING		RUSSIAN SAGE (M) 4 <i>Perovskia atriplicifolia</i> 5 Gal. 36sf
	SOD WITH POP UP SPRINKLERS	EXISTING PLANTS	
	SANTA FE BROWN GRAVEL WITH FILTER FABRIC		EXISTING TREE
	3/4" GRAY GRAVEL WITH FILTER FABRIC		EXISTING SHRUB
	EXISTING GREY GRAVEL TO REMAIN		
	EXISTING SOD TO REMAIN		



TRACT 2A-2A-2A
JOURNAL CENTER
(11/17/1997, 97C-332)

SANTA FE BROWN
GRAVEL TO BE
FEATHERED INTO EXISTING
LANDSCAPING
ALONG EAST SIDE

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

Should The Hilltop not receive a Grading and Drainage plan
during the design process or the on site grades differ
from the Grading and Drainage plan received, The Hilltop
reserves the right to apply slope stabilization materials
where the specified gravel will not be suitable. This will be
addressed as an infield-change order.

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

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

Point of connection for irrigation system is
unknown at current time and will be
coordinated in the field. Irrigation will be
operated by automatic controller.

Location of controller to be field determined
and power source for controller to be
provided by others.

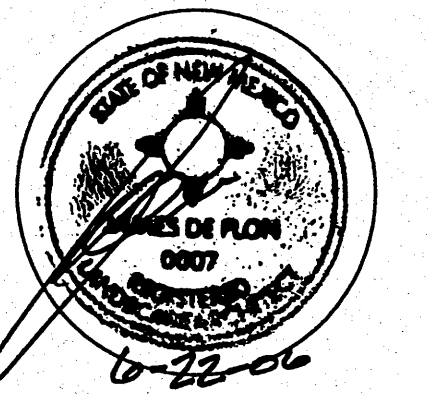
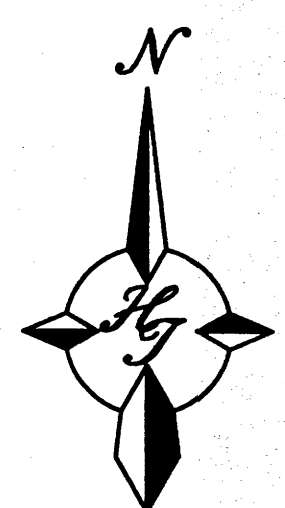
Irrigation maintenance shall be the
responsibility of the Property Owner.

Water and Power source shall be the
responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque
Street Tree Ordinance are as follows:

Name of Street: JOURNAL CENTER BLVD.
Required # 8 Provided # 8



THE DESIGN GROUP
ARCHITECTS - PLANNERS - INTERIOR DESIGN
282 CENTRAL AVENUE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6888 FAX: 505.242.6881

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

No.	DATE	DESCRIPTION

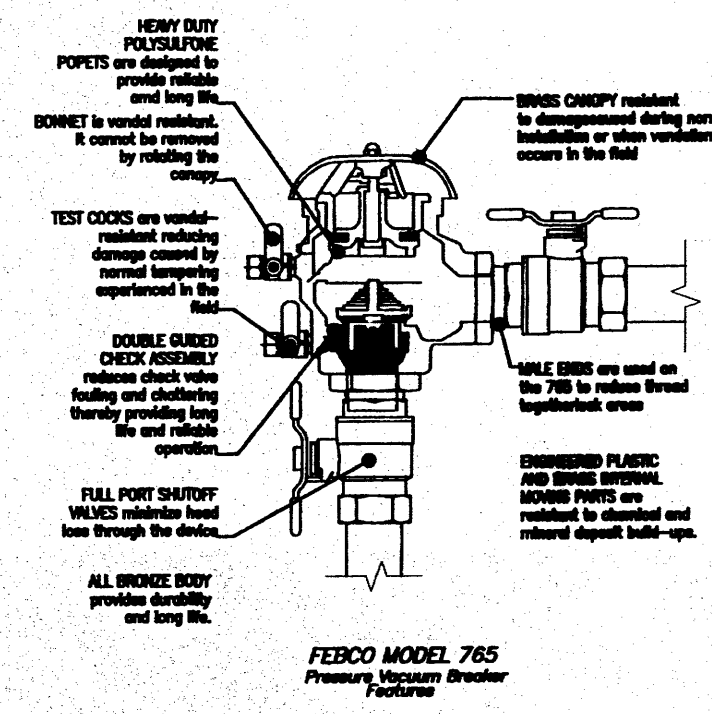
SHEET TITLE:
DEVELOPMENT REVIEW BOARD
LANDSCAPE PLAN

DESIGNED: RMM	SCALE: 1"=30'
CHECKED: CJ	JOB NO: 2320DRB
DATE: 08.20.06	COMP. FILE: DRB_L101

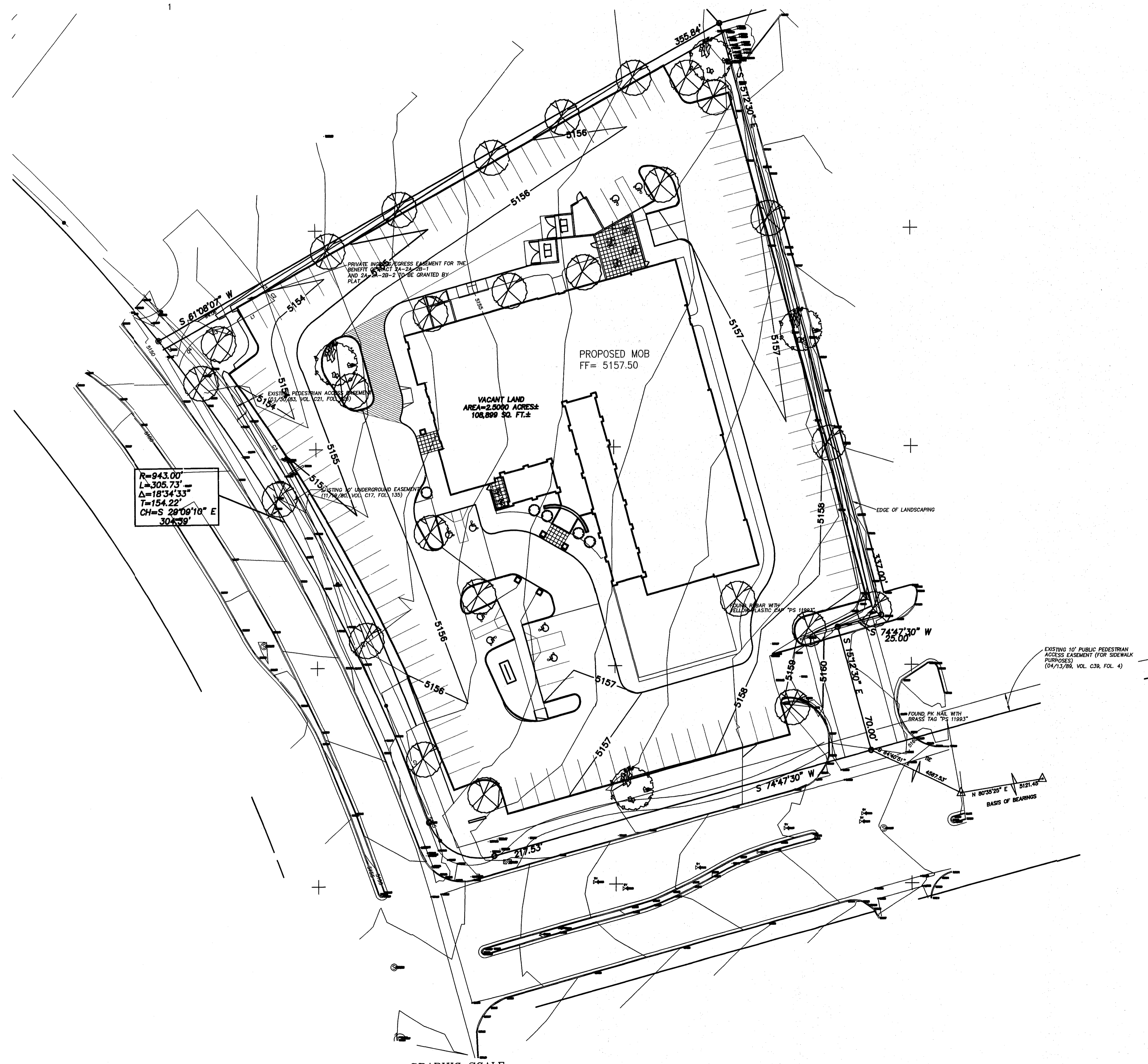
The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@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 reprinted or copied
unless applicable fees have been paid or job order
placed.

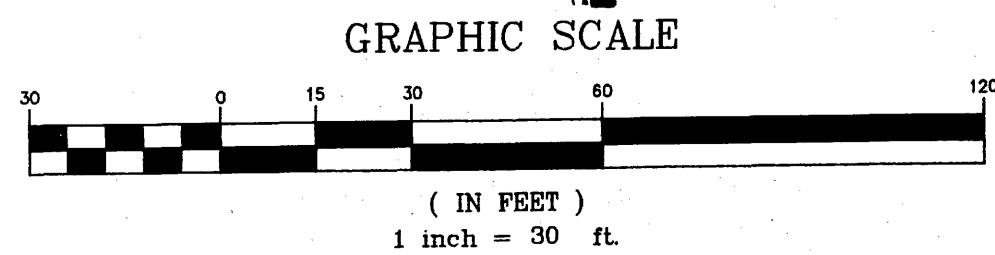
L101



BACKFLOW NOT TO SCALE



$R=943.00'$
 $L=305.73'$
 $\Delta=18^{\circ}34'33''$
 $T=154.22'$
 $CH=S 28^{\circ}09'10'' E$
 $304.59'$

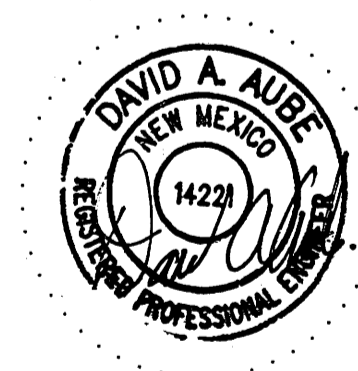


DRAINAGE NARRATIVE

The property currently flows from South-East to the North-West and into Jefferson Street. The site is located within the storm drainage management area of the Journal Center. The area has been masterplanned to allow for free discharge from the individual sites and detention ponds have been constructed downstream of the Journal Center complex to limit the effects of storm water runoff to downstream users.

The proposed improvements include construction of multiple story medical office buildings and associated parking along the perimeter of the site. The drainage concept is to harvest as much water as possible through passive means. No underground cisterns or chambers are proposed with this development.

Any roof drains located on the public sidewalk will have a sidewalk culvert and will require a Special Order 19 (S019) permit issued through the Hydrology department.



6-23-06
THE DESIGN GROUP
 ARCHITECTS • PLANNERS • INTERIOR DESIGN
 202 CENTRAL AVENUE SUITE 200
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:
 SOUTHWEST GASTROENTEROLOGY
 JOURNAL CENTER BOULEVARD, NE
 ALBUQUERQUE, NEW MEXICO

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
 DEVELOPMENT REVIEW BOARD
 SITE GRADING PLAN

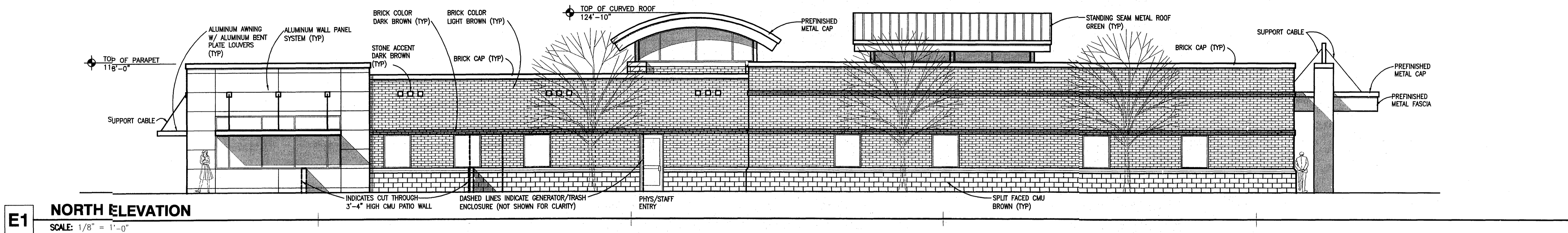
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CHECKED: DAA	JOB NO: 2320DRB
DATE: 06.20.06	COMP. FILE: DRB_C201

C201

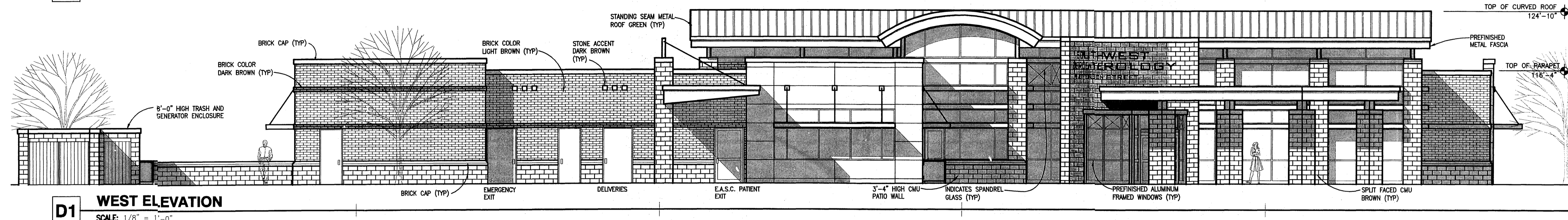
A1 SITE GRADING PLAN
 SCALE: 1" = 30'-0"

GENERAL NOTES

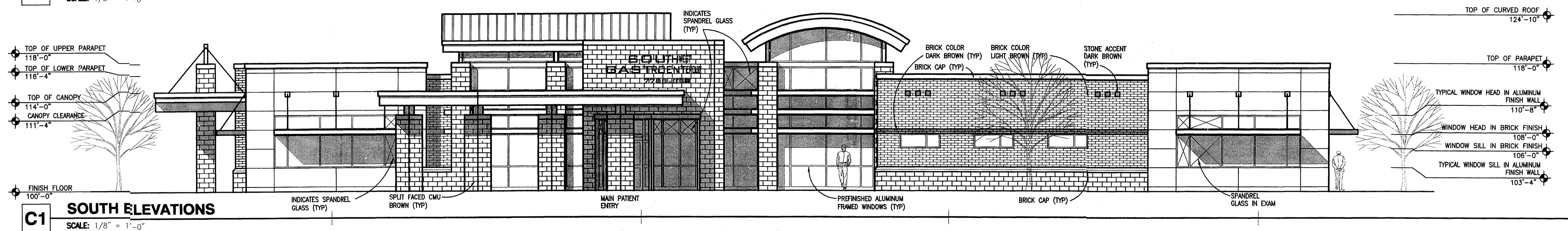
A. ALL METAL DOORS TO BE PAINTED TO MATCH ADJACENT MASONRY.



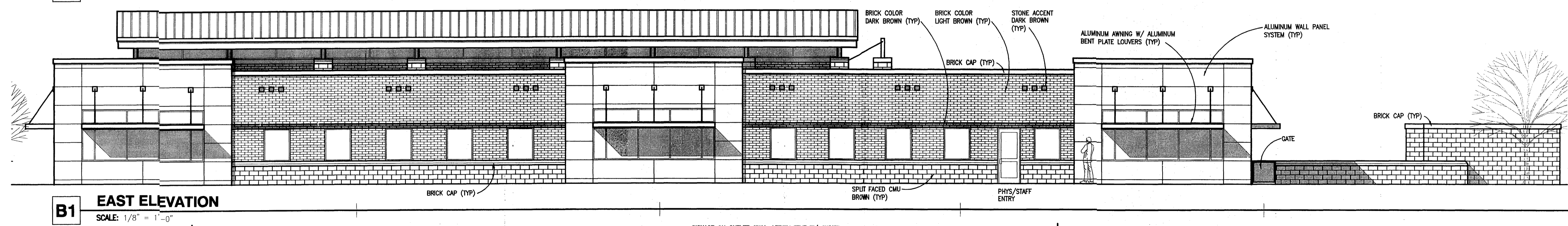
E1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



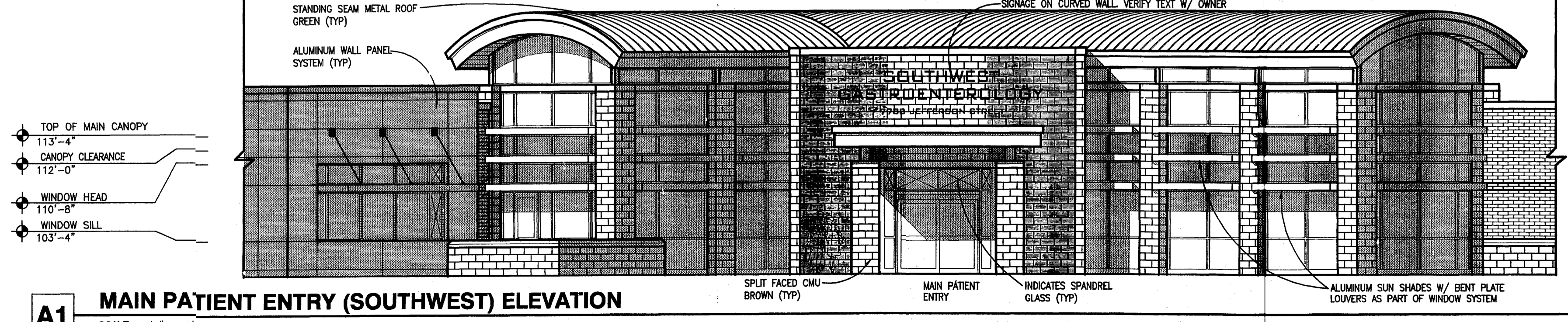
D1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



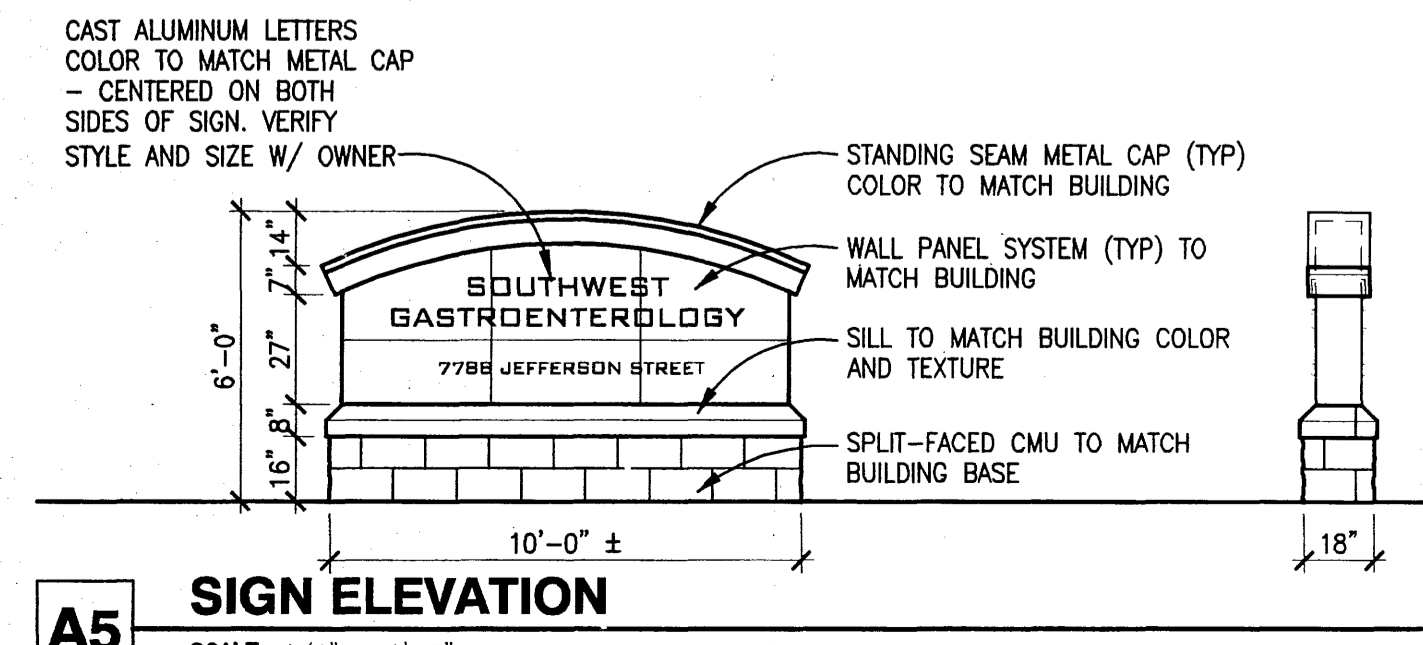
C1 SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



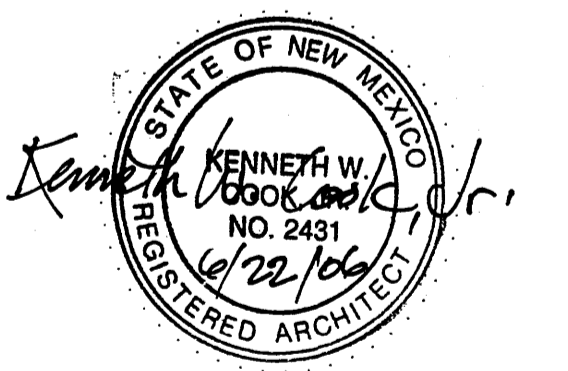
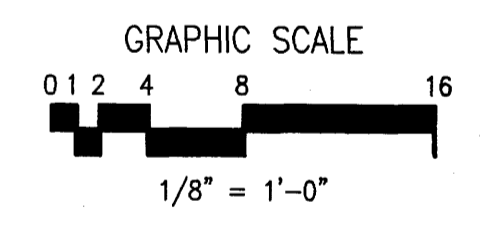
B1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 MAIN PATIENT ENTRY (SOUTHWEST) ELEVATION
SCALE: 1/8" = 1'-0"



A5 SIGN ELEVATION
SCALE: 1/4" = 1'-0"



THE DESIGN GROUP
ARCHITECTS • PLANNERS • INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

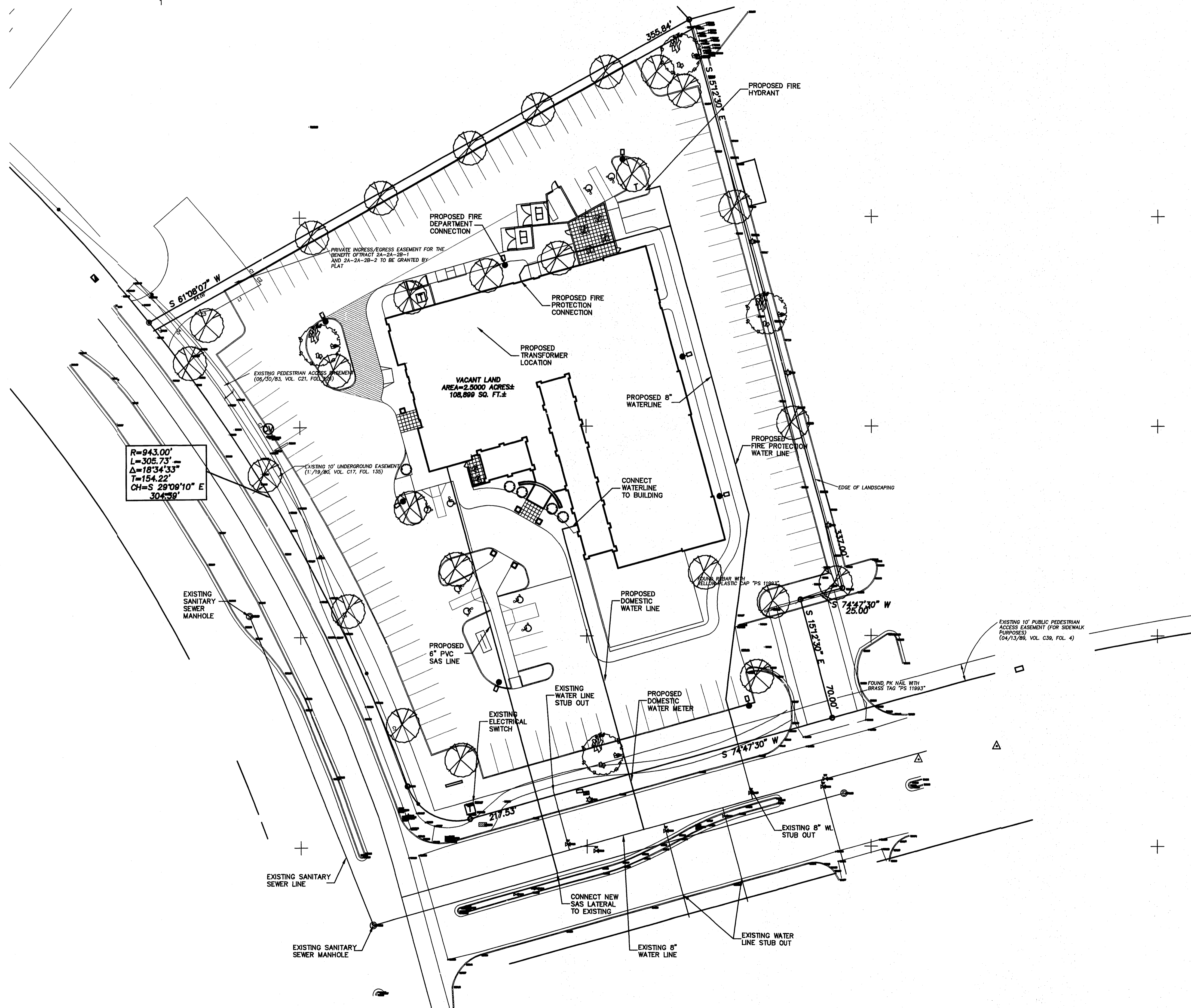
REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
EXTERIOR ELEVATIONS

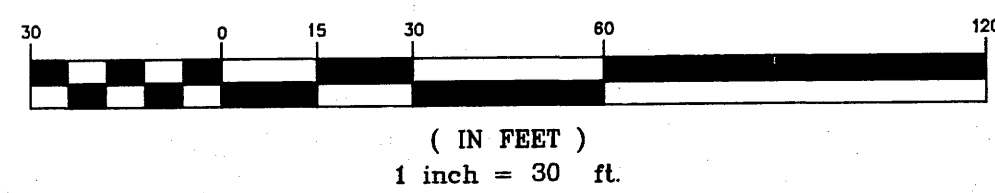
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DATE: 06.20.06 COMP. FILE: 2320_A100

A100

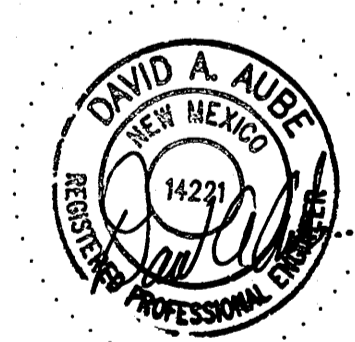


$R=943.00'$
 $L=305.73'$
 $\Delta=1834.33'$
 $T=154.22'$
 $CH=S 29'09'' E$
 $304.59'$

GRAPHIC SCALE



A1 SITE UTILITY PLAN
 SCALE: 1" = 30'-0"



6-23-06

THE DESIGN GROUP
 ARCHITECTS • PLANNERS • INTERIOR DESIGN
 202 CENTRAL AVENUE SE SUITE 300
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: 505.242.6800 FAX: 505.242.6881

PROJECT NAME:
**SOUTHWEST GASTROENTEROLOGY
 JOURNAL CENTER BOULEVARD, NE
 ALBUQUERQUE, NEW MEXICO**

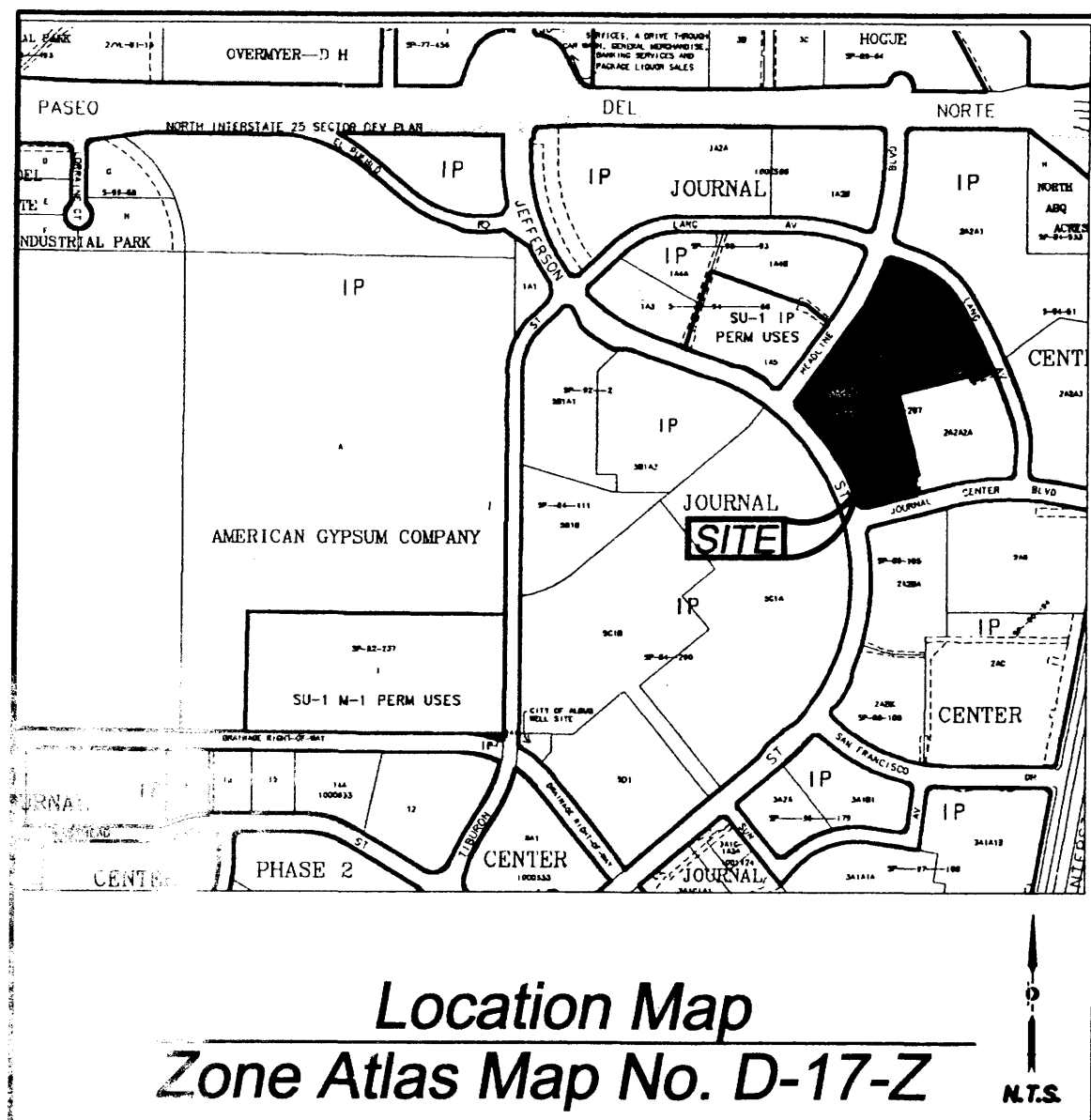
REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:
**DEVELOPMENT REVIEW BOARD
 SITE UTILITY PLAN**

DESIGNED: REG SCALE: VARIES
 CHECKED: DAA JOB NO: 2320DRB
 DATE: 06.20.06 COMP. FILE: DRB_C301

C301



Location Map
Zone Atlas Map No. D-17-Z N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 8.9868 ACRES±
ZONE ATLAS INDEX NO.: D-17-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: APRIL 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS, AND TO GRANT AN EASEMENT.

Notes:

- MISC. DATA: ZONING IP
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006180294.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

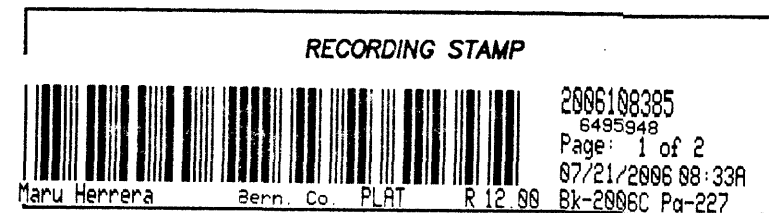
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Plat of
Tracts 2A-2A-2B-1 and 2A-2A-2B-2
Journal Center
Albuquerque, Bernalillo County, New Mexico
May 2006

Project No. 1004909

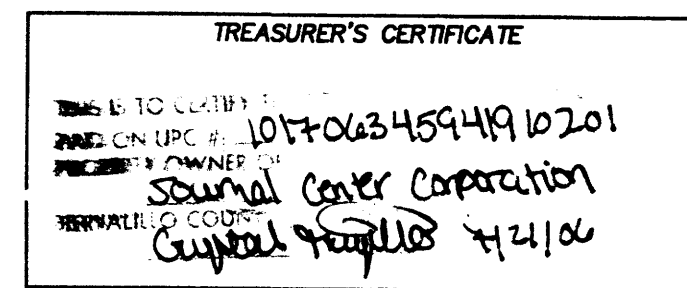
Application No. 06DRB 00717

Utility Approvals

Lead D. Marks	5-31-06
PNM ELECTRIC SERVICES	DATE
Lead D. Marks	5-31-06
PNM GAS SERVICES	DATE
Natalia Alfonso	5-30-06
QWEST TELECOMMUNICATIONS	DATE
Janine Jordan	6.9.06
COMCAST	DATE

City Approvals

[Signature]	5/22/06
CITY SURVEYOR	DATE
N/A	
REAL PROPERTY DIVISION	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
[Signature]	7-19-06
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
Roger & Jean	7/19/06
WATER UTILITY DEPARTMENT	DATE
Christina Sandoval	7/19/06
PARKS AND RECREATION DEPARTMENT	DATE
Bradley J. Bingham	7/19/06
AMAFCA	DATE
Bradley J. Bingham	7/19/06
CITY ENGINEER	DATE
[Signature]	07/21/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 5/17/06
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT 2A-2A-2B, JOURNAL CENTER, 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 NOVEMBER 17, 1997, IN MAP BOOK 97C, PAGE 332, CONTAINING 8.9868 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 2A-2A-2B-1 AND 2A-2A-2B-2, JOURNAL CENTER.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

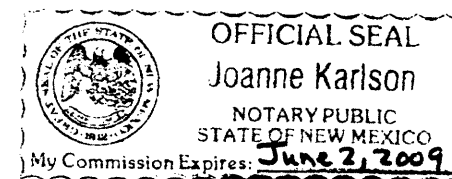
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature] 5-17-2006
DATE

LOWELL HARE
VICE-PRESIDENT AND CFO
JOURNAL CENTER CORPORATION
A DELAWARE CORPORATION

Acknowledgment

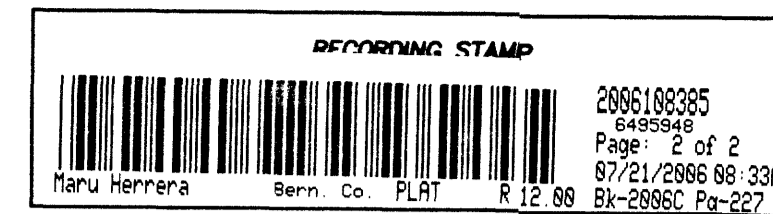
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY
LOWELL HARE, VICE-PRESIDENT AND CFO, JOURNAL CENTER CORPORATION, A DELAWARE CORPORATION.

BY [Signature] MY COMMISSION EXPIRES: June 2, 2009
NOTARY PUBLIC

Plat of
Tracts 2A-2A-2B-1 and 2A-2A-2B-2
Journal Center
 Albuquerque, Bernalillo County, New Mexico
 May 2006

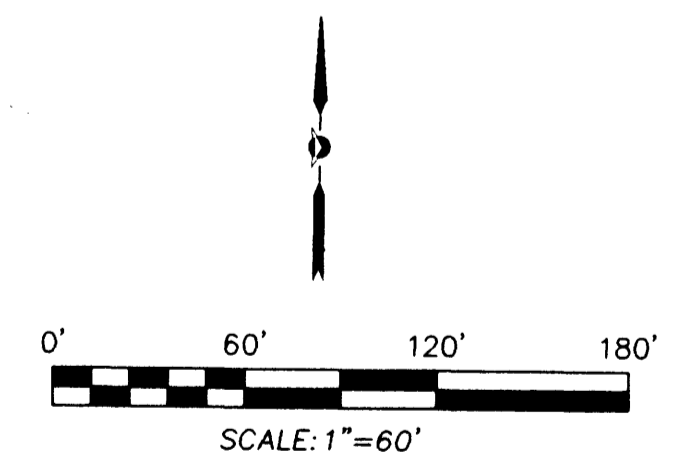


Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	37.51'	85°58'08"	23.30'	34.09'	N 04°49'00" W
C2	1212.05'	361.47'	17°05'14"	182.09'	360.13'	S 29°37'32" W
C3	30.00'	45.68'	87°14'02"	28.59'	41.39'	N 64°41'51" E
C4	370.00'	263.63'	40°49'27"	137.69'	258.09'	S 51°16'28" E
C5	2381.90'	297.29'	07°09'04"	148.84'	297.09'	S 27°17'11" E
C6	30.00'	44.69'	85°20'57"	27.66'	40.67'	N 62°32'12" W
C7	94.300'	459.81'	27°56'16"	234.57'	455.27'	S 33°50'02" E
C8	94.300'	305.73'	18°34'33"	154.22'	304.39'	S 29°09'10" E
C9	94.300'	154.08'	09°21'43"	77.21'	153.91'	S 43°07'18" E
C10	958.66'	80.21'	04°47'39"	40.13'	80.19'	S 21°34'14" E
C11	506.21'	71.75'	08°07'16"	35.94'	71.69'	N 21°33'27" W
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C16	366.37'	72.25'	11°17'55"	36.24'	72.13'	S 32°08'12" W
C17	248.02'	35.58'	08°13'10"	17.82'	35.55'	N 29°44'42" E
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C19	1133.60'	216.19'	10°55'37"	108.42'	215.86'	S 33°04'03" W
C20	280.01'	103.02'	21°04'47"	52.10'	102.44'	S 17°56'11" W
C21	30.00'	25.84'	49°20'58"	13.78'	25.05'	N 83°38'23" E

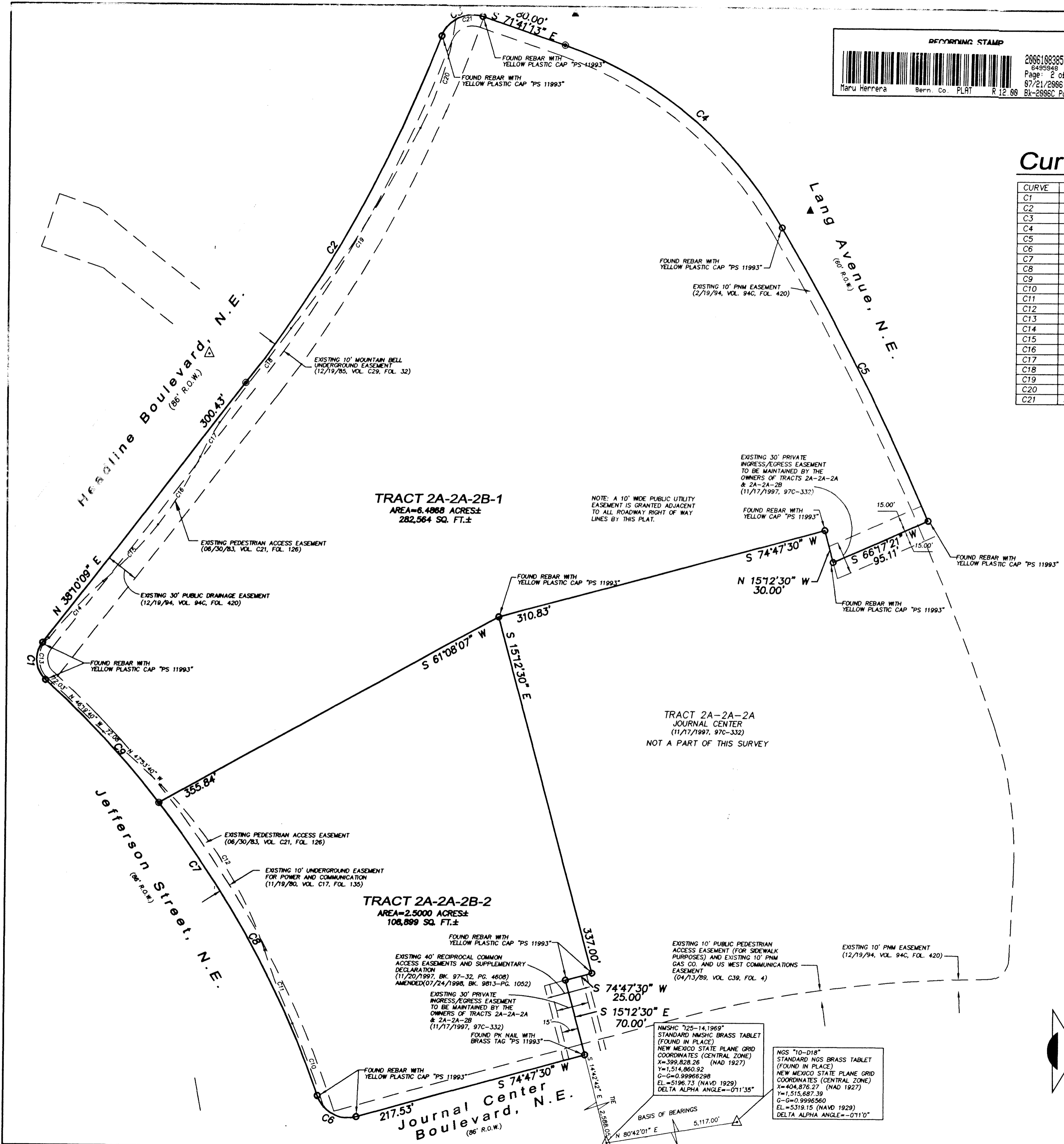
Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
▲	FOUND ALUMINUM CENTERLINE MONUMENT

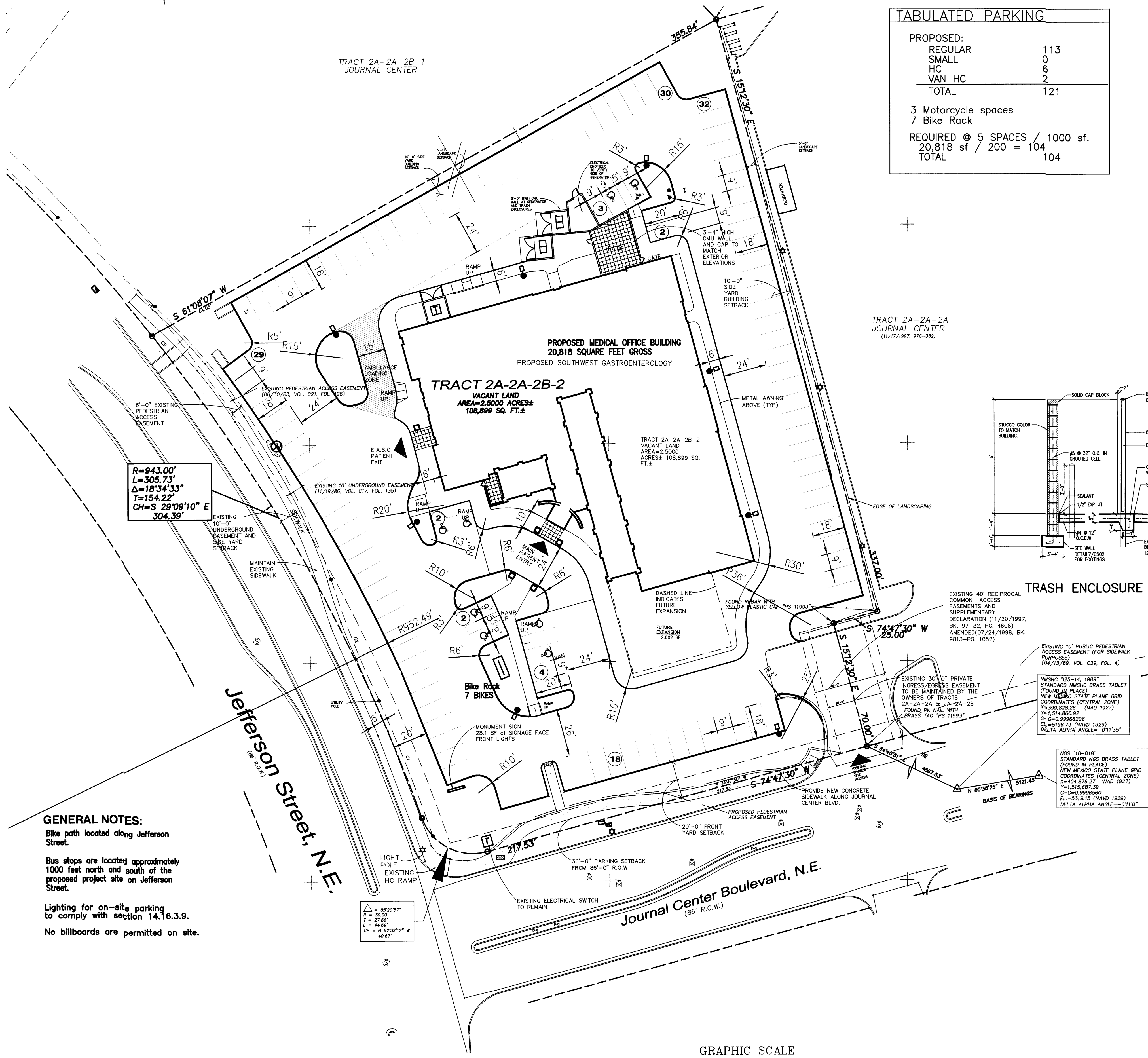


PRECISION SURVEYS, INC.

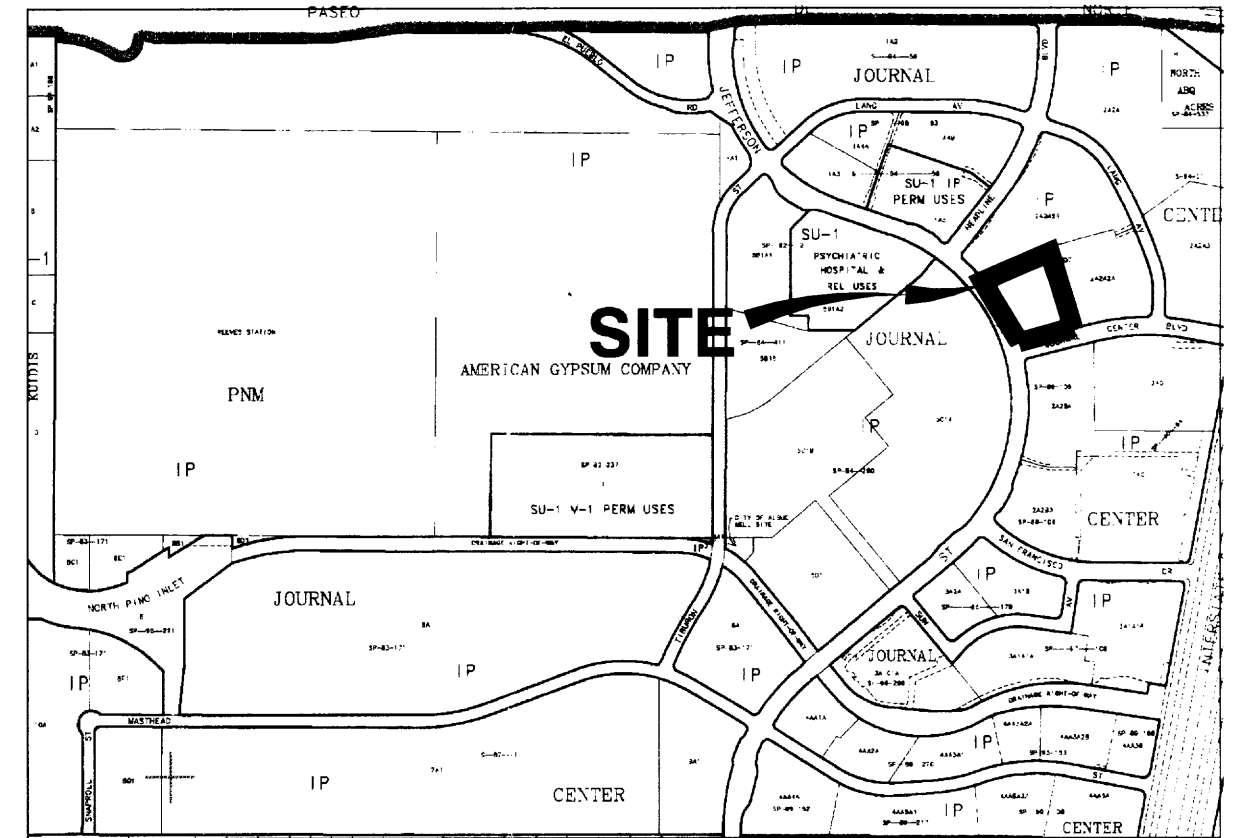
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



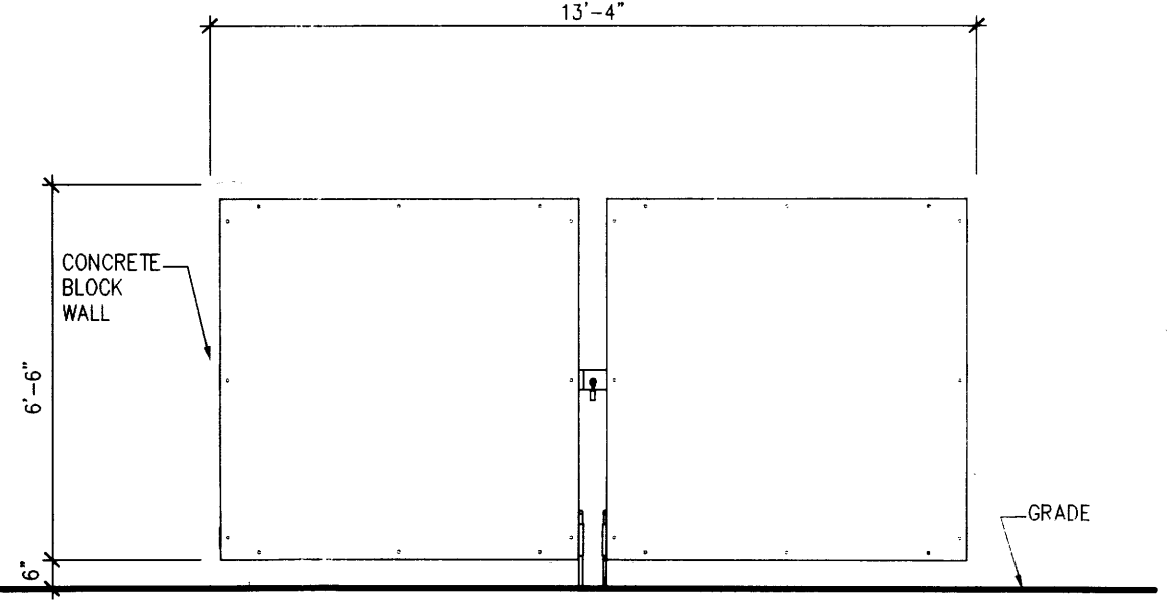
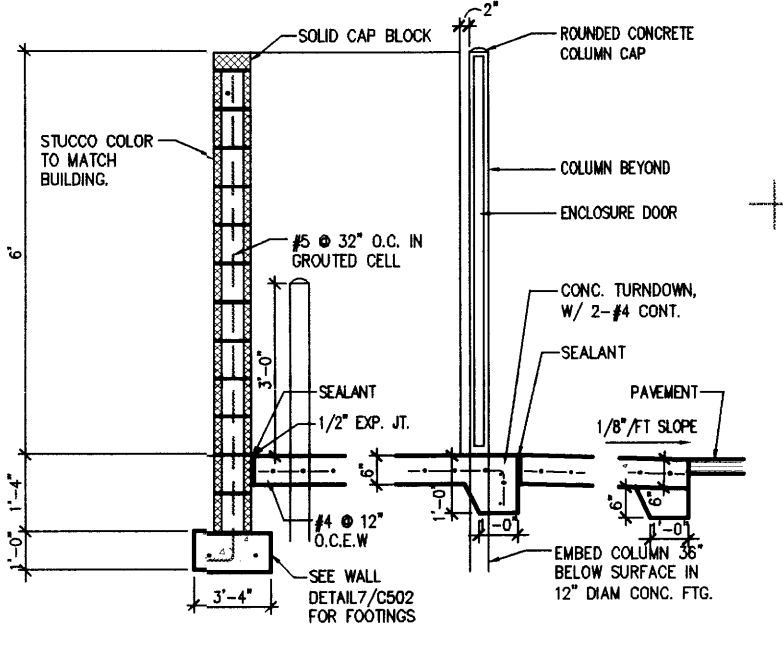
C:\Users\2005-05-15\64-1.dwg 6/27/2006 5:05:00 AM



TABULATED PARKING	
PROPOSED:	
REGULAR	113
SMALL	0
HC	6
VAN HC	2
TOTAL	121
3 Motorcycle spaces	
7 Bike Rack	
REQUIRED @ 5 SPACES / 1000 sf.	
20,818 sf / 200 = 104	
TOTAL	104



E5 VICINITY MAP
SCALE: NOT TO SCALE
D-17-Z



TRASH ENCLOSURE ELEVATION

TRASH ENCLOSURE SECTION

EXISTING 40' RECIPROCAL COMMON ACCESS EASEMENTS AND SUPPLEMENTARY DECLARATION (11/20/1997, BK. 97-32, PG. 4406) AMENDED 07/24/1998, BK. 9813-PG. 1052)

EXISTING 10' PUBLIC PEDESTRIAN ACCESS EASEMENT (FOR SIDEWALK PURPOSES) (04/13/98, VOL. C38, FOL. 4)

MUSHC 725-14, 1989 STANDARD INS BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=399,838.26 (NAD 1927) Y=1,515,687.52 G=0+0.99996500 EL=5319.15 (NAD 1929) DELTA ALPHA ANGLE=-071°35'

NSS 710-D18 STANDARD INS BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=404,878.27 (NAD 1927) Y=1,515,687.52 G=0+0.99996500 EL=5319.15 (NAD 1929) DELTA ALPHA ANGLE=-071°35'

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
Water Utility Department	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

*Environmental Health, if necessary

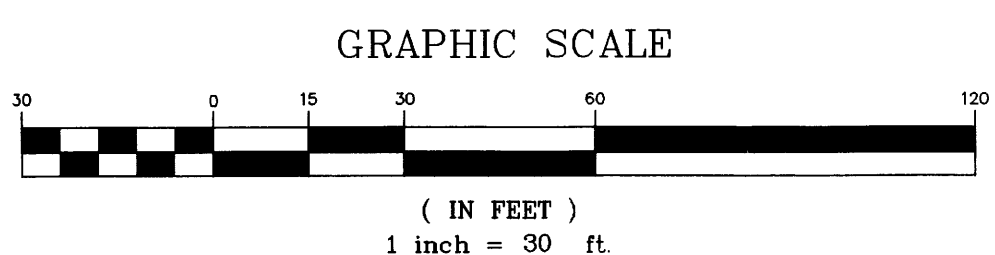
GENERAL NOTES:

Bike path located along Jefferson Street.

Bus stops are located approximately 1000 feet north and south of the proposed project site on Jefferson Street.

Lighting for on-site parking to comply with section 14.16.3.9.

No billboards are permitted on site.



7-24-06

THE DESIGN GROUP
ARCHITECTS • PLANNERS • INTERIOR DESIGN
292 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6888 FAX: 505.242.6881

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

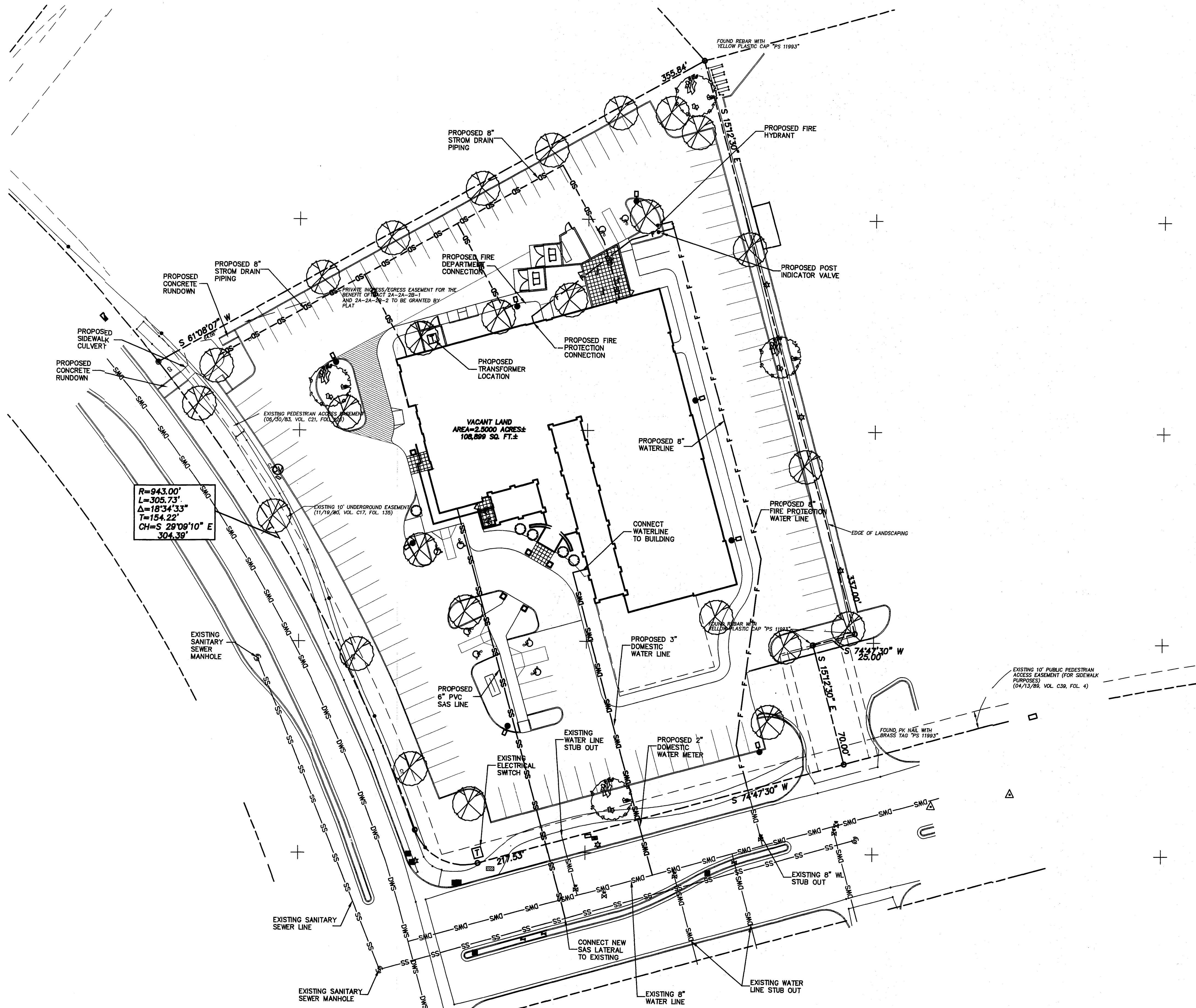
REVISIONS

No.	DATE	DESCRIPTION

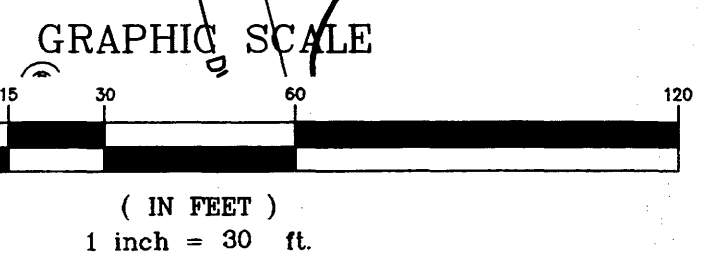
SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

DESIGNED	REG	SCALE	VARIES
CHECKED	DAA	JOB NO.	2320DRB
DATE	06.20.06	COMP. FILE	DRB_C101

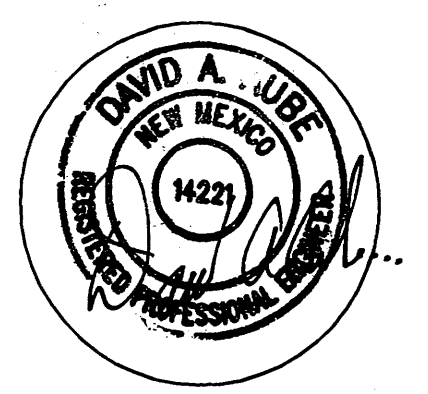
C101



$R=943.00'$
 $L=305.73'$
 $\Delta=1834.33'$
 $T=154.22'$
 $CH=S 29^{\circ}09'10" E$
 $304.39'$



A1 SITE UTILITY PLAN
SCALE: 1" = 30'-0"



7-24-06

THE DESIGN GROUP
ARCHITECTS • PLANNERS • INTERIOR DESIGN
292 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6880 FAX: 505.242.6881

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

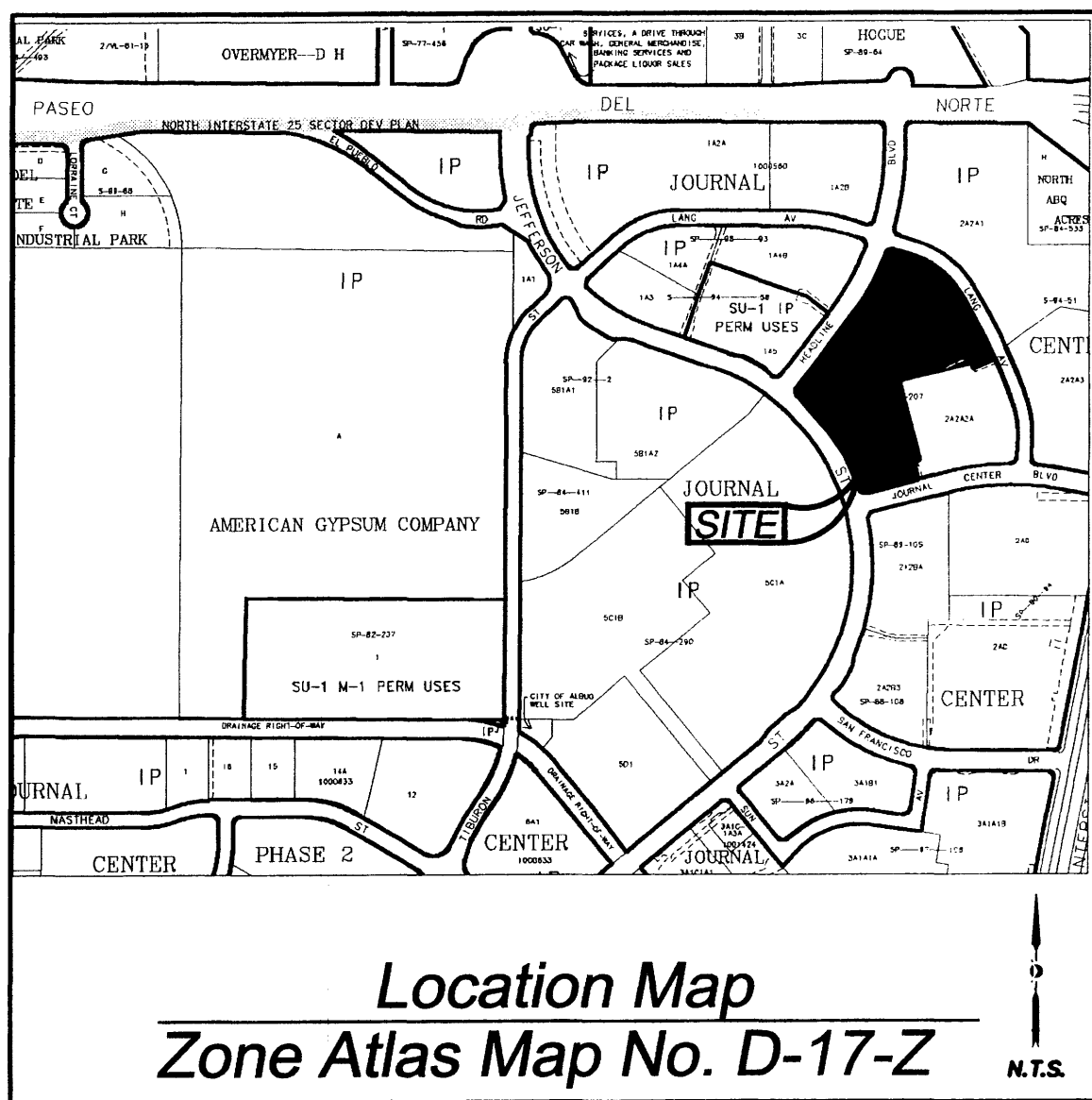
REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE UTILITY PLAN

DESIGNED: REG	SCALE: VARIES
CHECKED: DAA	JOB NO: 2320DRB
DATE: 06.20.06	COMP. FILE: DRB_C301

C301



RECORDING STAMP

PRELIMINARY PLAT
 APPROVED BY DRB
Journal Center
 ON
 Albuquerque, Bernalillo County, New Mexico
 May 2006

Project No. 1004909

Application No. 06 DRB 00717

Utility Approvals

<i>Leah D. Marks</i>	5-31-06
PNM ELECTRIC SERVICES	DATE
<i>Leah D. Marks</i>	5-31-06
PNM GAS SERVICES	DATE
<i>Natalia Antonia</i>	5-30-06
QWEST TELECOMMUNICATIONS	DATE

COMCAST	DATE
NEW MEXICO UTILITIES	DATE

City Approvals

<i>[Signature]</i>	5/22/06
CITY SURVEYOR	DATE

REAL PROPERTY DIVISION	DATE
------------------------	------

ENVIRONMENTAL HEALTH DEPARTMENT	DATE
---------------------------------	------

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
--	------

WATER UTILITY DEPARTMENT	DATE
--------------------------	------

PARKS AND RECREATION DEPARTMENT	DATE
---------------------------------	------

AMAFCA	DATE
--------	------

CITY ENGINEER	DATE
---------------	------

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 5/17/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT 2A-2A-2B, JOURNAL CENTER, 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 NOVEMBER 17, 1997, IN MAP BOOK 97C, PAGE 332, CONTAINING 8.9868 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 2A-2A-2B-1 AND 2A-2A-2B-2, JOURNAL CENTER.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 8.9868 ACRES±
 ZONE ATLAS INDEX NO: D-17-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS, AND TO GRANT AN EASEMENT.

Notes:

- MISC. DATA: ZONING IP
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006180294.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent

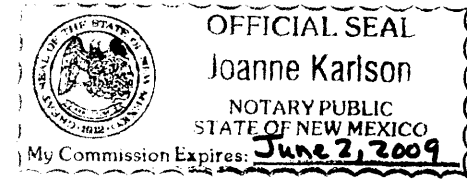
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[Signature] 5-17-2006
 LOWELL HARE
 VICE-PRESIDENT AND CFO
 JOURNAL CENTER COPORATION
 A DELAWARE CORPORATION
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY
 LOWELL HARE, VICE-PRESIDENT AND CFO, JOURNAL CENTER COPORATION, A DELAWARE CORPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: June 2, 2009
 NOTARY PUBLIC

Plat of
Tracts 2A-2A-2B-1 and 2A-2A-2B-2
Journal Center
 Albuquerque, Bernalillo County, New Mexico
 May 2006

Curve Table

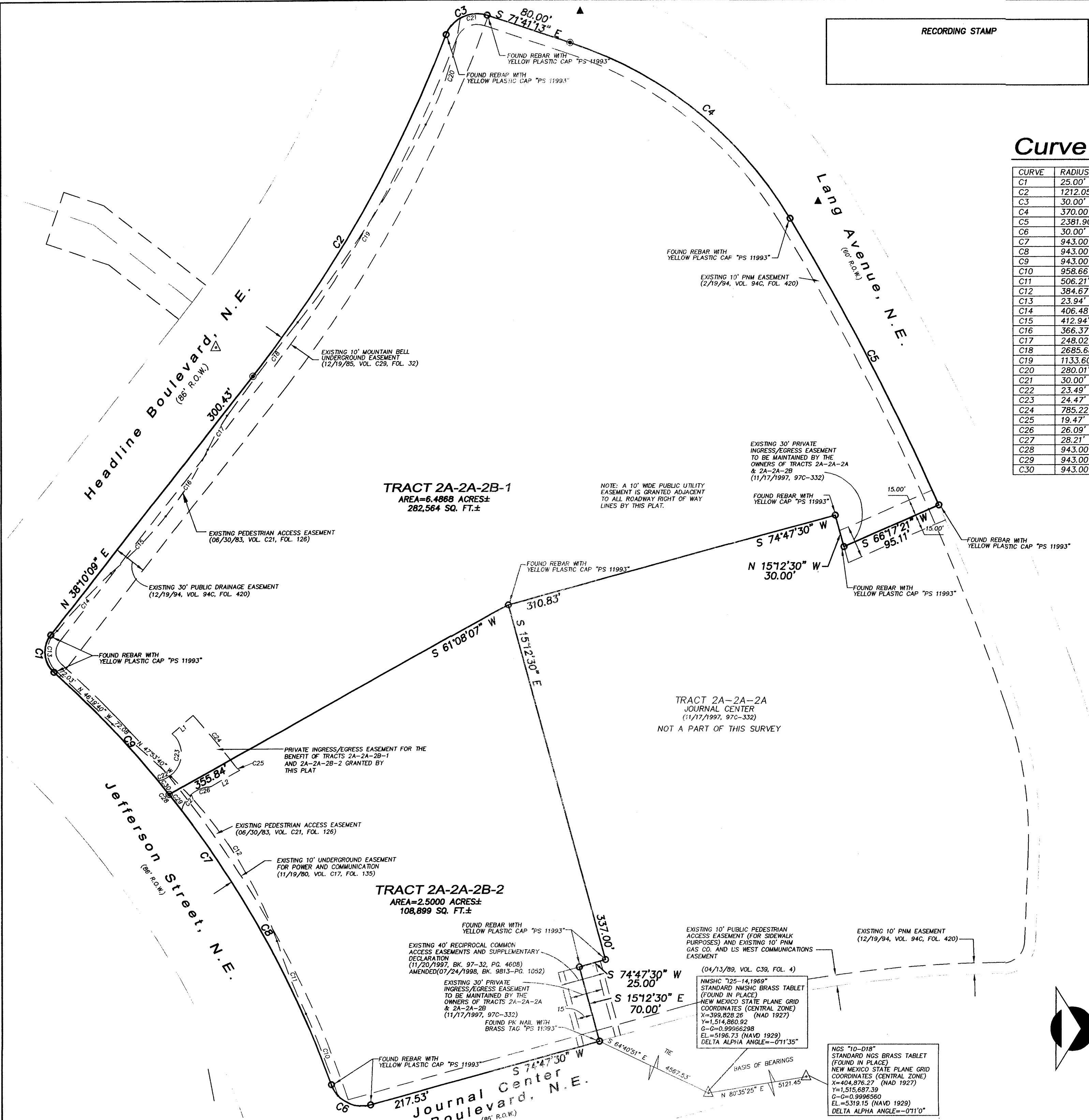
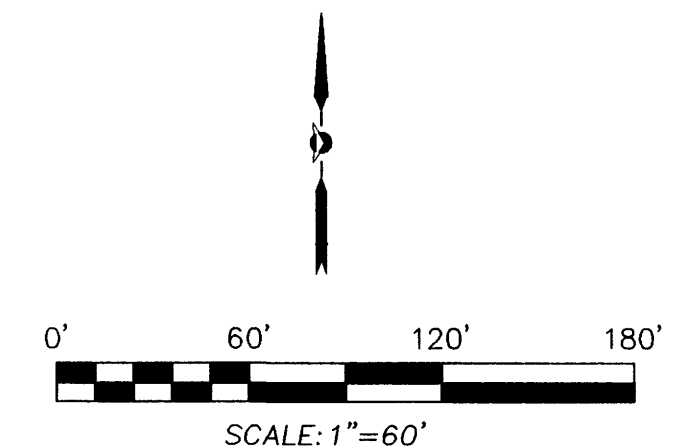
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C4	370.00'	263.63'	40°49'27"	137.69'	258.09'	S 51°16'28" E
C5	2381.90'	297.29'	07°09'04"	148.84'	297.09'	S 27°17'11" E
C6	30.00'	44.69'	85°20'57"	27.66'	40.67'	N 62°32'12" W
C7	943.00'	459.81'	27°56'16"	234.57'	455.27'	S 33°50'02" E
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C14	406.48'	72.13'	10°10'04"	36.16'	72.04'	N 43°13'25" E
C15	412.94'	72.35'	10°02'20"	36.27'	72.26'	S 44°14'37" W
C16	366.37'	72.25'	11°17'55"	36.24'	72.13'	S 32°09'12" W
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C18	2685.68'	107.61'	02°17'44"	53.81'	107.60'	N 37°14'54" E
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C20	280.01'	103.02'	21°04'47"	52.10'	102.44'	S 17°56'11" W
C21	30.00'	25.84'	49°20'58"	13.78'	25.05'	N 83°38'23" E
C22	23.49'	11.20'	27°19'22"	5.71'	11.09'	S 68°12'30" W
C23	24.47'	44.70'	104°40'54"	31.70'	38.74'	S 03°47'57" W
C24	785.22'	59.86'	04°22'05"	29.95'	59.85'	S 39°41'07" E
C25	19.47'	6.06'	17°49'14"	3.05'	6.03'	N 46°24'41" W
C26	26.09'	12.77'	28°02'01"	6.51'	12.64'	N 76°26'38" E
C27	28.21'	24.68'	50°08'01"	13.20'	23.90'	N 38°50'22" E
C28	943.00'	34.41'	02°05'26"	17.20'	34.40'	S 38°22'02" E
C29	943.00'	18.41'	01°07'08"	9.21'	18.41'	S 37°52'53" E
C30	943.00'	15.99'	00°58'18"	8.00'	15.99'	S 38°55'36" E

Line Table

LINE	BEARING	DISTANCE
L1	N 49°05'25" E	25.27'
L2	S 60°49'12" W	30.22'

Legend

- N 90°00'00" E FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ FOUND ALUMINUM CENTERLINE MONUMENT



PRECISION SURVEYS, INC.

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 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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