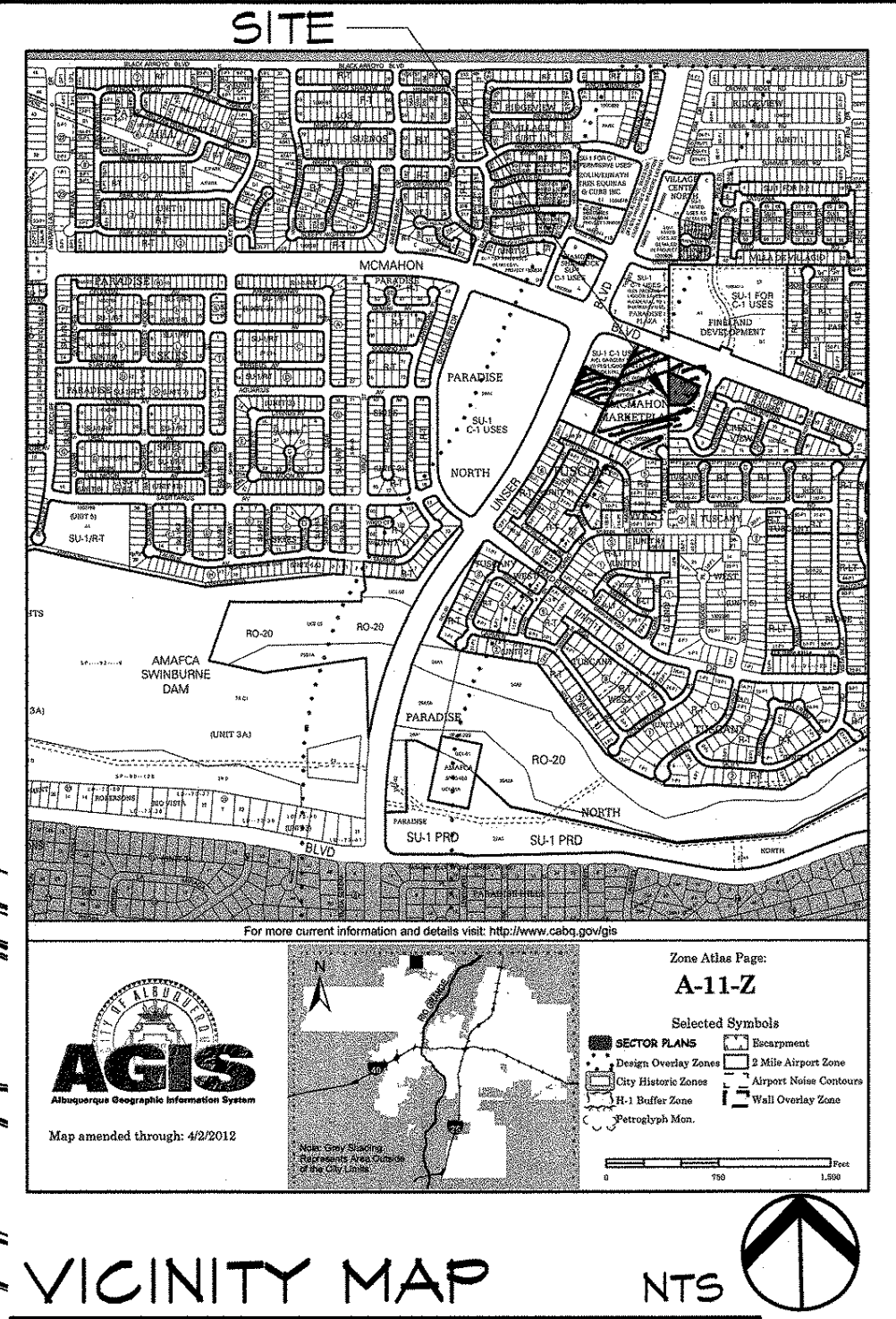
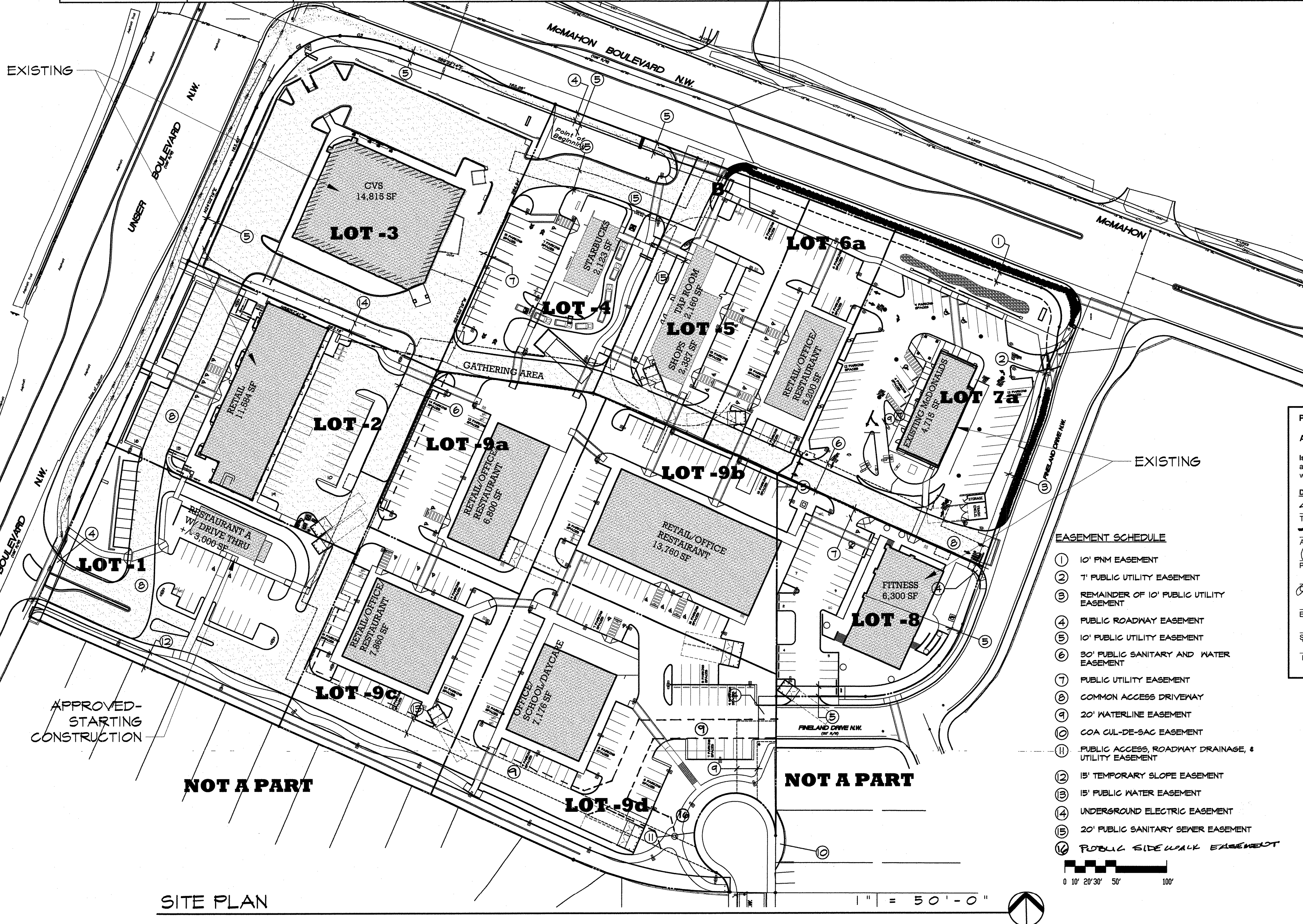


| LEGAL DESCRIPTION | VARIES: REFER TO DESCRIPTION BELOW | | | | | | | | | | | | | TOTAL |
|---------------------------------|------------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--------------------------------|------------------------------|------------------------------|------------------------------|-----------------------|-------|
| TRACT NUMBER | LOT-1 | LOT-2 | LOT-3 | LOT-4 | LOT-5 | LOT-6a | LOT-7a | LOT-8 | LOT-9a | LOT-9b | LOT-9c | LOT-9d | | |
| TOTAL ACREAGE: | AREA = 1.14 AC | AREA = 1.2048 AC | AREA = 1.6548 AC | AREA = 0.9181 AC | AREA = 0.6886 AC | AREA = 5927 AC | AREA = 1.292 AC | AREA = 0.6767 AC | AREA = 0.7127 AC | AREA = 0.9648 AC | AREA = 0.8085 AC | AREA = 1.55 AC | | |
| EXISTING ZONING: | VARIES: REFER TO APPLICATION PAGE | | | | | | | | | | | | | |
| PROPOSED ZONING: | VARIES: REFER TO APPLICATION PAGE | | | | | | | | | | | | | |
| BLDG. SIZE/ REQ. DINING SEATS | 9,000 SF / 100 SEATS | 11,584 SF / NA | 16,091 SF / NA | 2,128 SF / 52 SEATS | 4,547 SF / 80 SEATS & 1/200 | 4,712 SF | 4,715 SF / 120 SEATS | 6,300 SF / 106 OL #1/3 | 6,800 SF | 15,760 SF | 7,860 SF | 7,776 SF | | |
| FAR: | .06 | .222 | .222 | .0755 | .1516 | .0948 | .0878 | .21 | .2140 | .224 | .2240 | .1066 | | |
| PROPOSED # OF STRUCTURES: | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| PROPOSED USE: | RESTAURANT IV DRIVE THRU | SHOPS/RETAIL-FOOD-OFFICE | DRUG STORE | RESTAURANT IV DRIVE THRU | SHOPS/RETAIL-FOOD-OFFICE | SHOPS/RETAIL-FOOD-OFF. | RESTAURANT IV DRIVE THRU | FITNESS CENTER / TENANT | SHOPS/RETAIL-FOOD-OFFICE | SHOPS/RETAIL-FOOD-OFFICE | SHOPS/RETAIL-FOOD-OFFICE | OFFICE/SCHOOL/DAYCARE | | |
| TOTAL PARKING PROVIDED: | 97 SPACES | 57 SPACES | 70 SPACES | 20 SPACES | 14 SPACES | 21 SPACES | 26 SPACES | 27 SPACES | 26 SPACES | 42 SPACES | 56 SPACES | 69 SPACES | 494 SPACES PROV. | |
| TOTAL PARKING REQ (INC. EMPL.): | 90 SPACES | 56 SPACES | 75 SPACES | 19 SPACES (1 PER 4 SEATS) | 92 SPACES | 24 SPACES | 90 SPACES (1 PER 4 SEATS) | 96 SPACES | 94 SPACES | 69 SPACES | 56 SPACES | 17 SPACES (2+1/300SF) | 494 SPACES REQ. | |
| DIFFERENCE (-2): | +7 SPACES | +1 SPACES | -5 SPACES | 7 SPACES | -19 SPACES | +8 SPACES | +8 SPACES | -4 SPACES | -8 SPACES | -27 SPACES | +0 SPACES | +46 SPACES | +8 SPACES | |
| HC PROVIDED: | 2 HC (INC. 2 VAN ACCESSIBLE) | 4 HC (INC. 4 VAN ACCESSIBLE) | 4 HC (INC. 2 VAN ACCESSIBLE) | 1 HC, VAN ACCESSIBLE | 4 HC (INC. 4 VAN ACCESSIBLE) | 2 HC (INC. 2 VAN ACCESSIBLE) | 3 HC (INC. 3 VAN ACCESSIBLE) | 2 HC (INC. 2 VAN ACCESSIBLE) | 10 HC (INC. 10 VAN ACCESSIBLE) | 4 HC (INC. 4 VAN ACCESSIBLE) | 5 HC (INC. 2 VAN ACCESSIBLE) | 2 HC (INC. 2 VAN ACCESSIBLE) | 41 HC PROV. | |
| HC REQUIRED: | 2 HC SPACES | 4 HC SPACES | 4 HC SPACES | 1 HC SPACE | 2 HC SPACES | 1 HC SPACE | 1 HC SPACE | 9 HC SPACE | 3 HC SPACES | 4 HC SPACES | 5 HC SPACES | 1 HC SPACE | 29 HC REQ. | |
| BIKE SPACES PROVIDED: | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 2 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 62 BIKE PROV. | |
| BIKE SPACES REQUIRED: | 2 BIKE SPACES | 3 BIKE SPACES | 4 BIKE SPACES | 1 BIKE SPACE | 2 BIKE SPACES | 1 BIKE SPACE | 2 BIKE SPACES | 2 BIKE SPACES | 2 BIKE SPACES | 4 BIKE SPACES | 2 BIKE SPACES | 2 BIKE SPACES | 27 BIKE REQ. | |
| MOTORCYCLE SPACES PROVIDED: | 2 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACE | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 26 MC PROV. | |
| MOTORCYCLE SPACES REQUIRED: | 1 MOTORCYCLE SPACE | 3 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 1 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 1 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 1 MOTORCYCLE SPACE | 23 MC REQ. | |
| MAX BUILDING HEIGHT: | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | 26' TO TOP OF PARAPET | |



PROJECT NUMBER: 1005780
 Application Number: 16 ETC 40081/17 bfp. 70136

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG 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:

Resam M. Wad 8/2/17
 Traffic Engineering, Transportation Division
 Date

Frank Cook 08-02-17
 Date

David 8/2/17
 Date

Samuel Angles 8-2-2017
 City Engineer
 Date

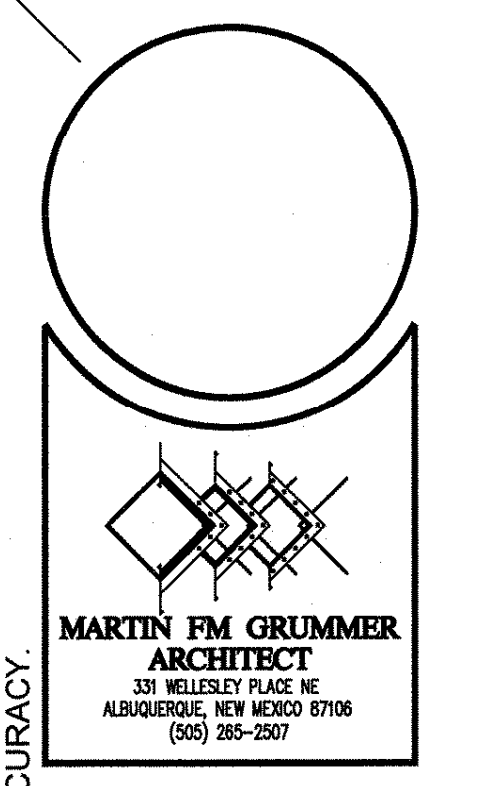
M. G. K. 8/2/2017
 Environmental Health Department (conditional)
 Date

Sam M. 7/2/17
 Solid Waste Management
 Date

W. 8-2-2017
 Date

DRB Chairperson, Planning Department

- EASEMENT SCHEDULE
- 10' PNM EASEMENT
 - 7' PUBLIC UTILITY EASEMENT
 - REMAINDER OF 10' PUBLIC UTILITY EASEMENT
 - PUBLIC ROADWAY EASEMENT
 - 10' PUBLIC UTILITY EASEMENT
 - 30' PUBLIC SANITARY AND WATER EASEMENT
 - PUBLIC UTILITY EASEMENT
 - COMMON ACCESS DRIVEWAY
 - 20' WATERLINE EASEMENT
 - COA CUL-DE-SAC EASEMENT
 - PUBLIC ACCESS, ROADWAY DRAINAGE, & UTILITY EASEMENT
 - 15' TEMPORARY SLOPE EASEMENT
 - 15' PUBLIC WATER EASEMENT
 - UNDERGROUND ELECTRIC EASEMENT
 - 20' PUBLIC SANITARY SEWER EASEMENT
 - PUBLIC SIDEWALK EASEMENT



McMAHON MARKET PLACE
 NEW SHELL BUILDING
 McMAHON BLVD & UNSER BLVD NW
 ALBUQUERQUE, NM 87114

SITE PLAN FOR SUBDIVISION

DATE: 20 JUNE 2017
 DRAWN BY: MFMG
 CHECKED BY:

REVISIONS

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| | |
| | |

SHEET NO:
A1.0
 1 OF 3

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (see diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 36% of the total building area, with the remaining 64% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of FOUR, WITH THREE AVAILABLE for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of structure to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, A COFFEE SHOP AND TWO fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities

PLANT LEGEND

- CHINESE PISTACHE (M) 28
- SHALIMAR OAK (M) 17
- COMMON HACKBERRY (M) 17
- CHITALPA (M) 20
- DESERT WILLOW (L) 54
- SILVERBERRY (M) 50
- BUTTERFLY BUSH (M) 11
- BIRD OF PARADISE (L) 16
- GRANT SAGE (M) 156
- RUSSIAN SAGE (M) 56
- CLIFFROSE (M) 63
- INDIAN HAWTHORN (M) 96
- FERN BUSH (L) 75
- APACHE PLUME (L) 141
- LITTLELEAF LINDEN (M) 9
- PAVANE ROSE LOCUST (M) 14
- SPANISH PACODA TREE (M) 8
- LEWIS WILLOW (M) 9
- JAPANESE PINE (M) 23
- GREEN GRANT ASSORTMENT (M) 17
- NEW MEXICO OLIVE (L) 47
- PRICKLY PEAR (L) 126
- CHAMISA (L) 54
- SANTOLINA (L) 82
- POINS CASTLE SAGE (L) 81
- TURBENTINE BUSH (L) 179
- AUTUMN LEAF (M) 73
- POTENTILLA (M) 53
- BIG SAGE (L) 87
- BLISS SOTOL (L) 40
- RED WUCCA (L) 40
- SPRINKLEY COTONWOOD (M) 30
- PRUNER CONIFEROUS (M) 106
- THREEDORASS (M) 127
- PERRY SUE (L) 175
- WINTER JASMINE (L) 64
- HONEYSCUCKLE (M) 81
- POTENTILLA (M) 53
- BIG SAGE (L) 87
- BLISS SOTOL (L) 40
- RED WUCCA (L) 40
- SPRINKLEY COTONWOOD (M) 30
- PRUNER CONIFEROUS (M) 106
- THREEDORASS (M) 127
- PERRY SUE (L) 175
- WINTER JASMINE (L) 64
- HONEYSCUCKLE (M) 81
- POTENTILLA (M) 53

PLANT LEGEND (N.T.S)
RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

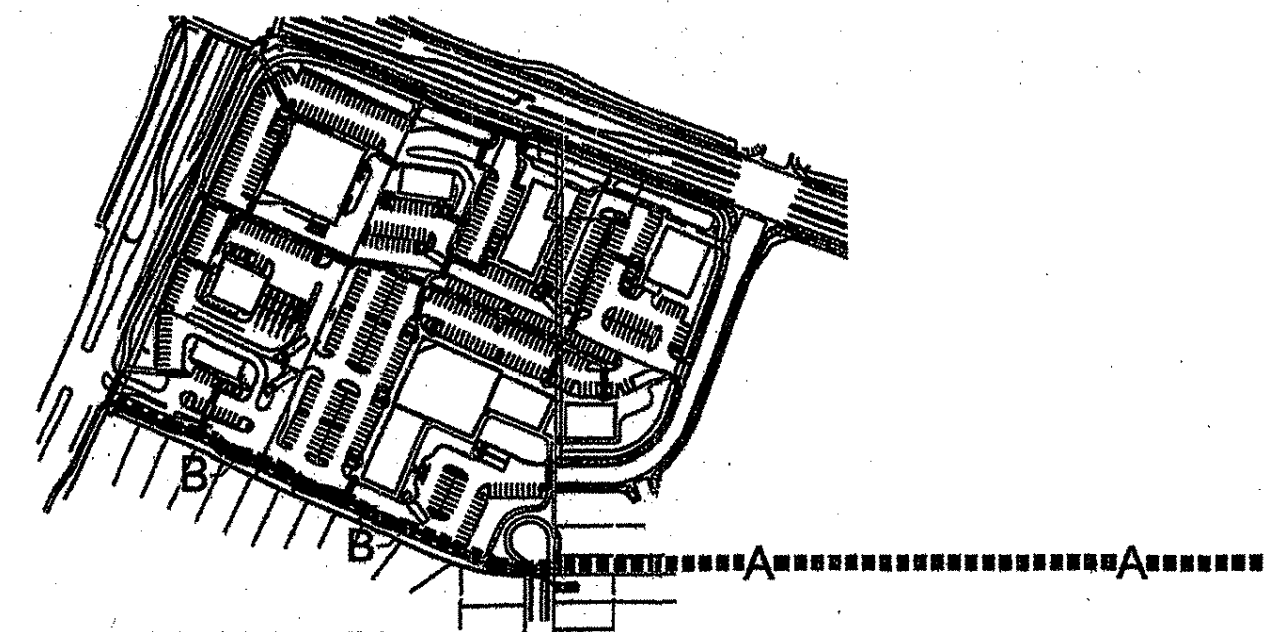


DIAGRAM-2 (N.T.S)
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

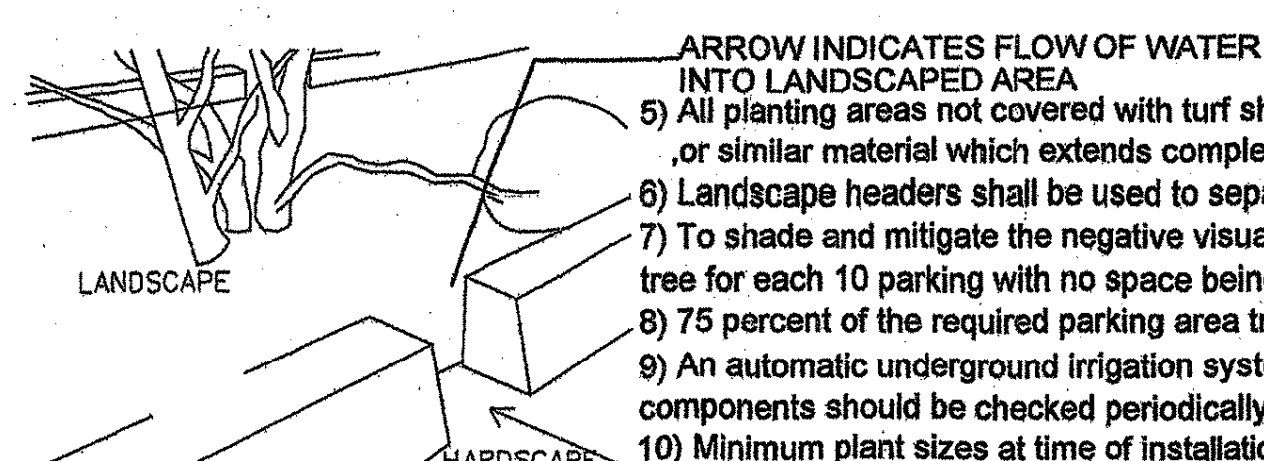


DIAGRAM-5 (N.T.S)
SITE LANDSCAPE WATER CATCHMENT MEANS

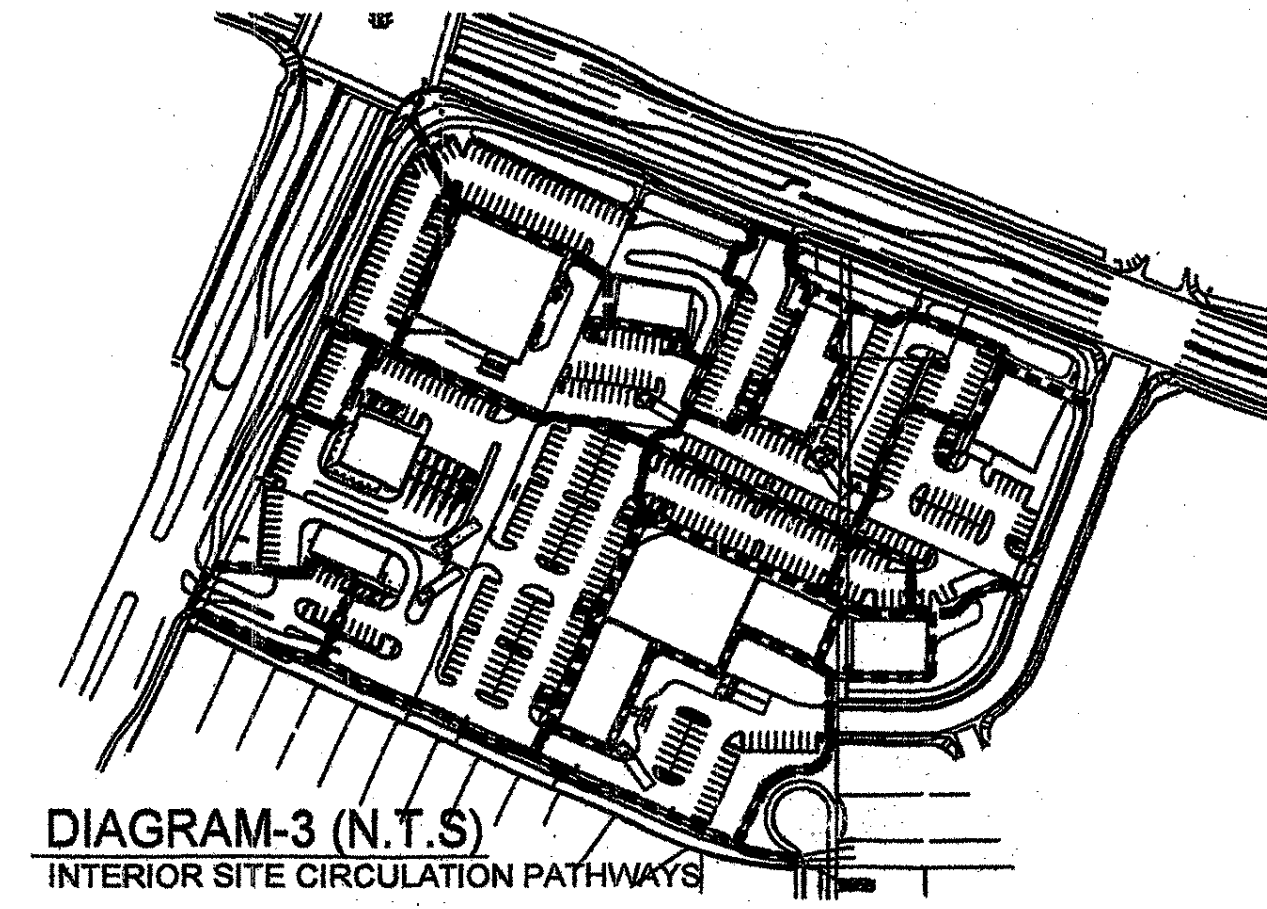


DIAGRAM-3 (N.T.S)
INTERIOR SITE CIRCULATION PATHWAYS

- The following are minimum architectural standards for the commercial development:
- 1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
 - 2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, [2015 IBC] and other local building and fire codes.
 - 3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
 - 4) CLEAR, REFLECTIVE, AND BRONZE TINTED GLAZING ARE PERMITTED.
 - 5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

- 1) Minimum building setbacks for the commercial parcels include:
 - * Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
 - * Adjacent residential lot lines.: 30 foot minimum.
 - * Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

- The following minimum standards shall be required for the design of the lighting system:
- 1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
 - 2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
 - 3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
 - 4) Pedestrian scale light fixtures for pedestrian walks and plaza areas not to exceed 18' high.
 - 5) Comply with State of New Mexico Dark Sky Ordinance. Uplight of any kind shall be prohibited.
 - 6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

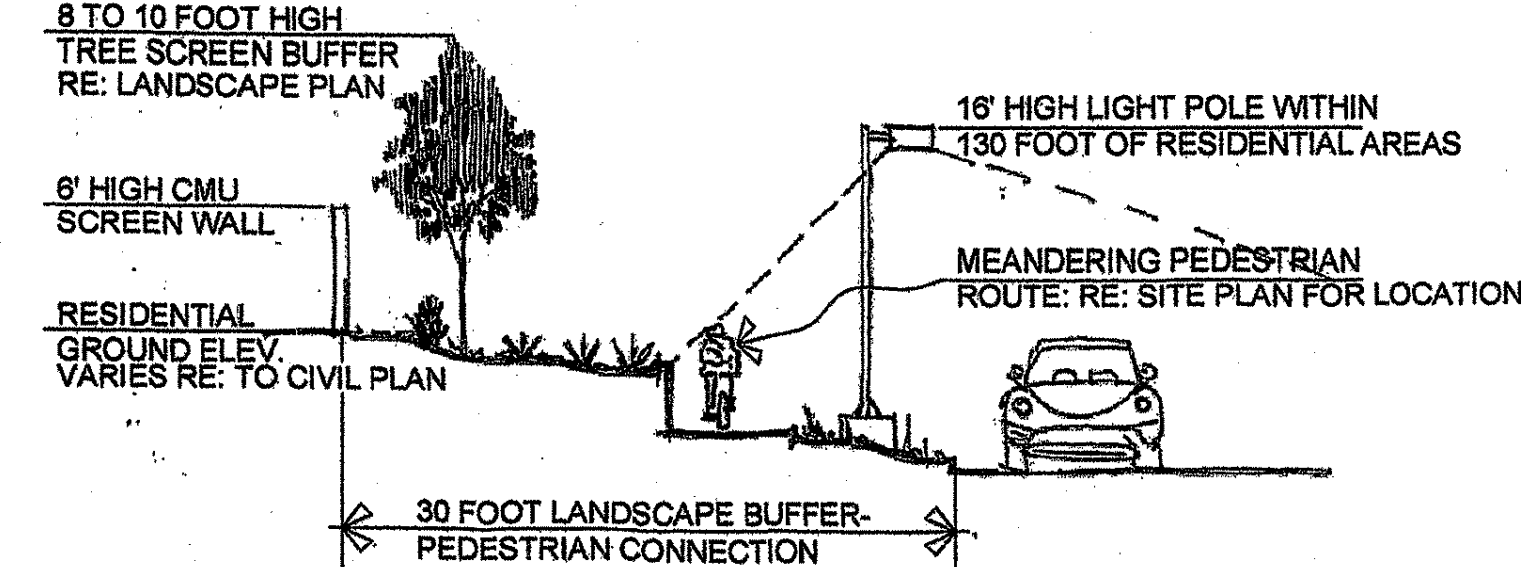


DIAGRAM-4 (N.T.S)
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING
All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES
1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation (when viewed from the public right-of-way).

- 2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

ALL SIGNAGE SHALL COMPLY WITH THE ALBUQUERQUE ZONING CODE FOR ZONE C-1.
Signs within the PROPERTY boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions:

1. No off-premises signs are allowed
 2. On-premises signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.
 - b. Size:
 1. The size of wall signs shall not exceed the following:
 - Single tenant buildings shall not exceed 8% of facade area to which they are applied.
 - Multi tenant buildings shall not exceed 10% of facade area to which they are applied.
 - 1A. awnings w/ signage and or logos shall be included in the 8 and 10 percent signage allowance.
 - c. Height:
 1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
 2. Height of free-standing sign shall not exceed 26 ft for McMahon Blvd and Fineland Drive, and 12 ft for Unser Blvd.
 3. Sign cabinets shall be consistent with building architectural theme.
 - d. Signage:
 1. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
 2. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
 3. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.
- Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

- 1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees (UMBRELLAS, OR SHADE STRUCTURE THAT IS architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
- 2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
- 3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. This area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
- 4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

- 1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- 2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
- 3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provide for required parking on its respective parcel, or provide cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

- 1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
- 2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circulation paths to structures within the McMahon Market Place pedestrian circulation network.
- 3) Parking areas shall be designed to include a pedestrian link to buildings.
- 4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
- 5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
- 6) Off-street parking requirements:
 - * PARKING SHALL BE PER COA ZONING CODE, EACH BUILDING PERMIT SHALL HAVE ENOUGH PARKING
 - * Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
 - * One bicycle parking space shall be provided for every 20 parking spaces for cars.
 - * Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
 - * Office use shall be required to have 1 parking spaces per 200 sf net leasable area on the ground floor and 1 space per 300 sf of office area on structures other than the first floor, net leasable area in the basement areas and on all floors above the ground floor.
 - * Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The general landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:

- 1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
- 2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
- 3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
- 4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

- 5) All planting areas not covered with turf shall have a ground topping of crushed rock, or similar material which extends completely under the plant material.
- 6) Landscape headers shall be used to separate any turf and groundcover areas.
- 7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.
- 8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet
- 9) An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- 10) Minimum plant sizes at time of installation shall be as follows:
 - Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height
 - Shrubs and Groundcovers 1 gallon

High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

- 11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
 - A. Water storage devices shall be above ground only, constructed of a material suitable for containment of harvested water.
 - B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
 - C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
 - D. Water provided by the water harvesting system shall be supplemental to the irrigation system.
12. Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re: diagram-5 for illustration)
13. Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures shall be MODERN NEW MEXICAN, WITH EARTH TONE COLORS AND MATERIALS. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility AS SPECIFIED BELOW with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements. Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

| | | | | | | | | |
|---|-------------------|---|---|----------------------|--|---|---------------|--|
| A | WALL FINISH COLOR | BENJAMIN MOORE #1032 (DARK TAN) | F | WALL FINISH COLOR | SHERWIN WILLIAMS DOVE TAIL SW 7018 (GREY COLOR) | K | AWNING | SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME |
| B | WALL FINISH COLOR | BENJAMIN MOORE #951 (LIGHT TAN) | G | WALL FINISH COLOR | SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR) | L | CMU BLOCK | UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN |
| C | WALL FINISH COLOR | SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR) | H | WALL FINISH COLOR | SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR) | M | AWNING FABRIC | SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN) |
| D | WALL FINISH COLOR | SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR) | I | STOREFRONT | CLEAR ANNOXIDIZED ALUMINUM (SILVER COLOR) | N | CORTEN | CORTEN - RUSTED STEEL |
| E | WALL FINISH COLOR | SHERWIN WILLIAMS TERRA-COTTA RED | J | ROOF FINISH MATERIAL | SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL | | | |

E. BUILDING COLOR SCHEDULE

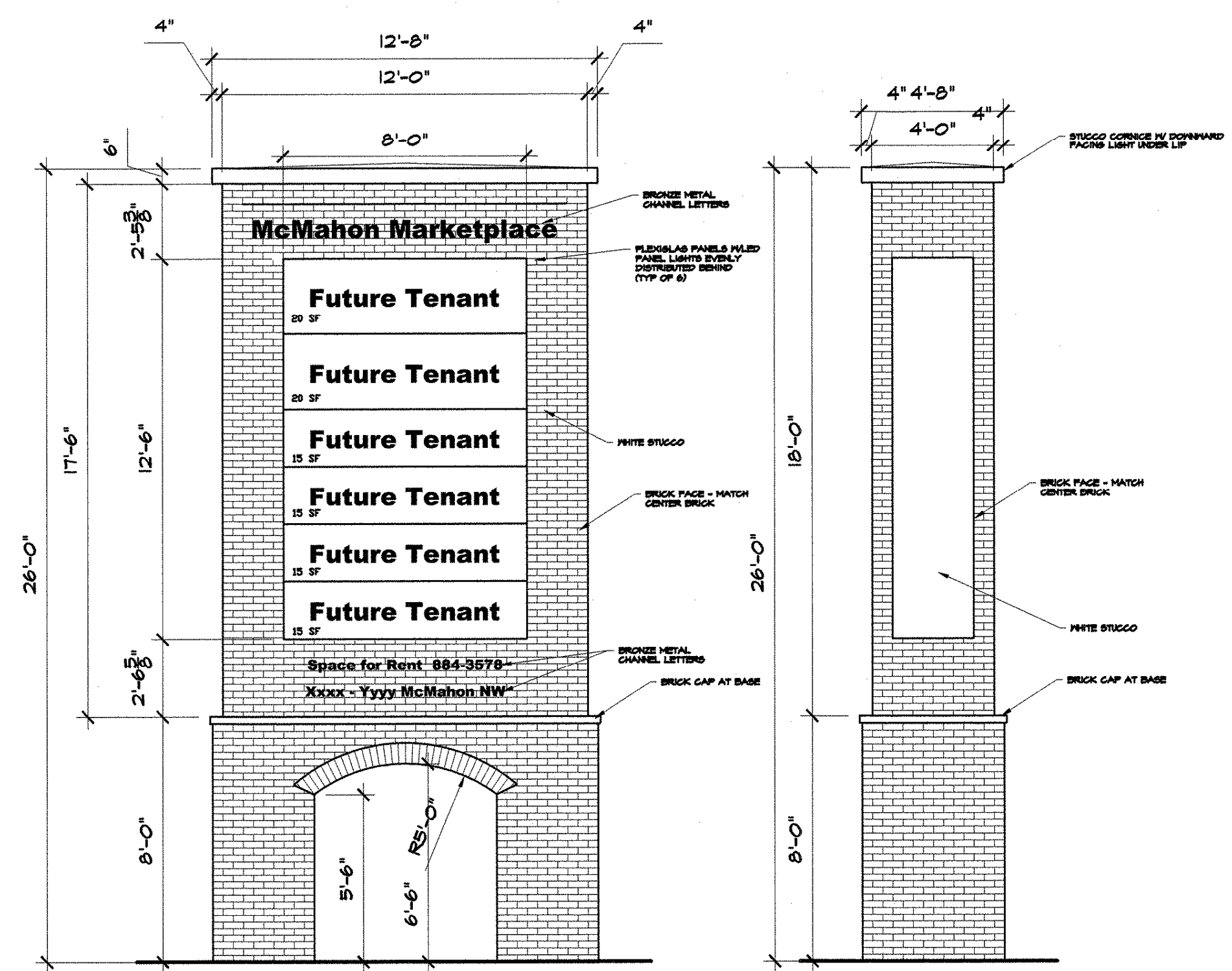
REVISED GUIDELINES APPLY TO LOTS 2, 4, 5, 6A, 7, 8, 9A, 9B, 9C, & 9D

| REV | DATE | BY | REVISION |
|-----|---------|----|--|
| 1 | 7/6/07 | S | JOB COMMENTS |
| 2 | 5/10/07 | S | NOTICE OF DECISION COMMENTS |
| 3 | 5/10/07 | S | PER OFFICIAL NOTICE OF DECISION COMMENTS |
| 4 | 1/26/07 | S | REV SUBMITAL |

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110
FAX (505) 837-5877

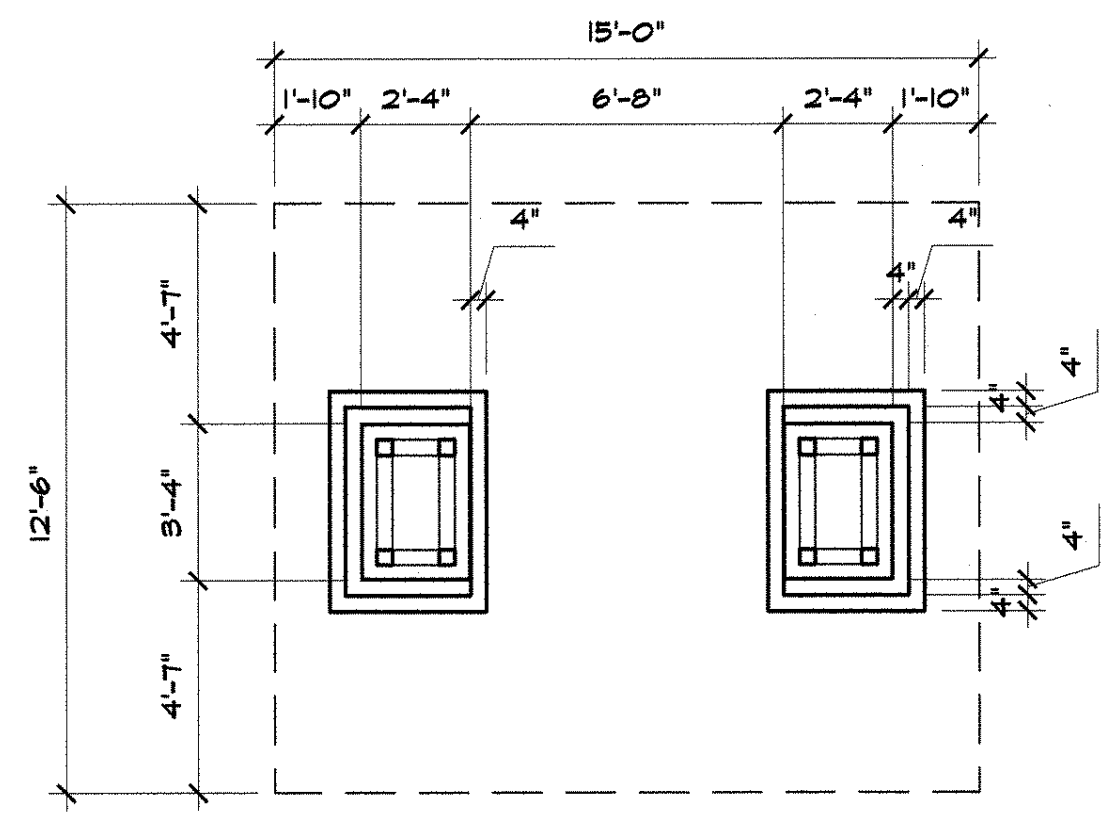
| | |
|---|----------------------|
| PROJECT TITLE | MCMAHON MARKET PLACE |
| S.E.C. OF UNSER AND MCMAHON ALBUQUERQUE, NEW MEXICO | |
| PROJECT MANAGER | STEPHEN DUNBAR, AIA |
| DRAWN BY: | S |
| JOB NO. | 0670 |
| SHEET TITLE | DESIGN GUIDELINES |

| | | | |
|--------|---------|--------|-----|
| DATE: | 12/6/06 | sheet- | |
| SCALE: | 1"=50' | A1.2 | of- |



1 MONUMENT 'B' SIGN FACE
1/4" = 1'-0"

2 MONUMENT 'B' SIGN SIDE
1/4" = 1'-0"



B

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MARTIN FM GRUMMER
ARCHITECT
338 BELLEVUE PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 285-2507

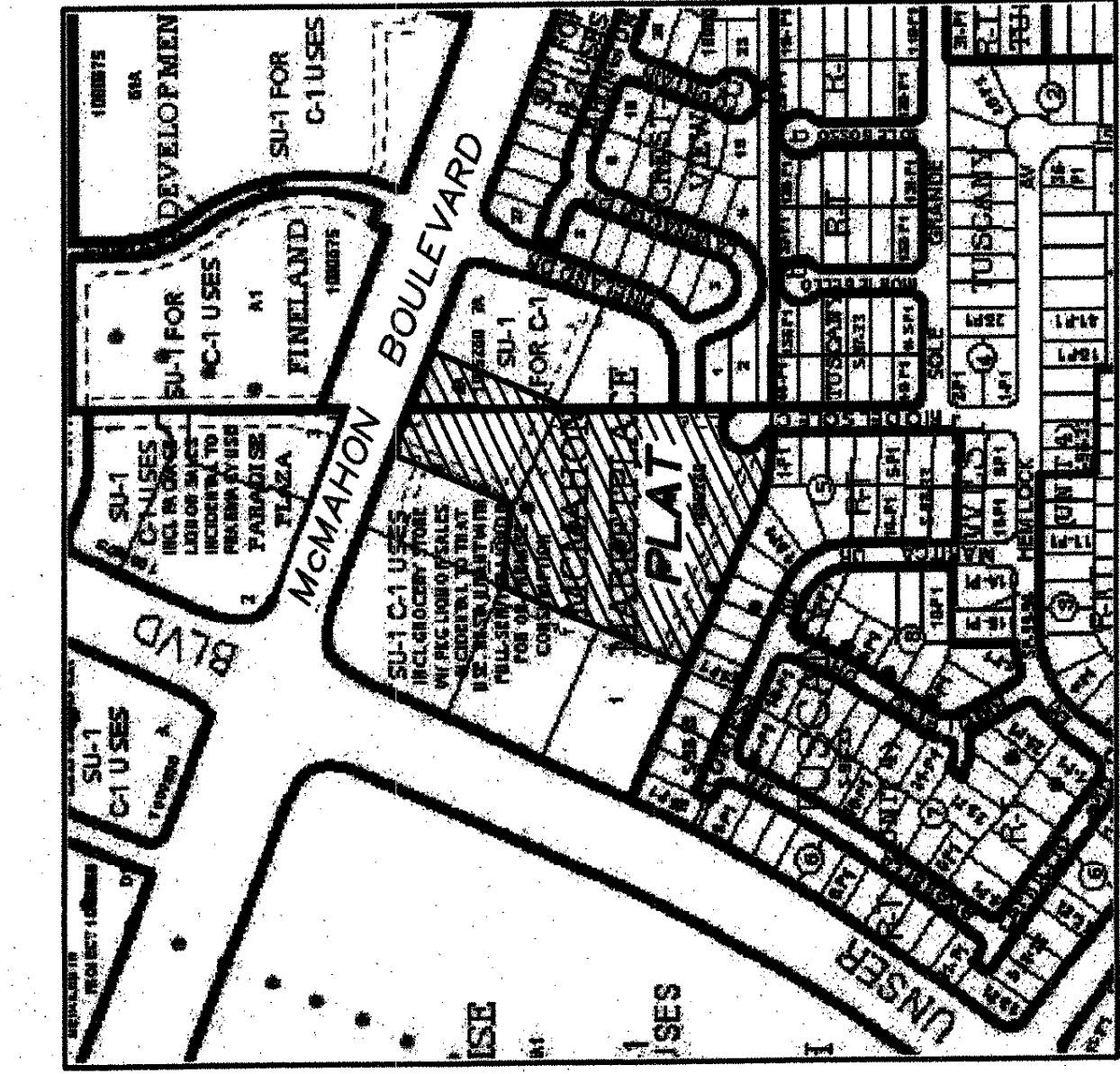
PETERSON
PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
McMAHON BLVD & UNSER BLVD NW
ALBUQUERQUE, NM 87114
SIGN PLAN & ELEVATIONS
SITE PLAN FOR SUBDIVISION

DATE:
20 JUNE 2017
DRAWN BY:
MFMG
CHECKED BY:
VERIFIED BY:

| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |

SHEET NO:
A1.6
3 OF 3



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
- Distances are ground.
- Bearings and distances as shown hereon do not differ from those established by the original plat of record as cited hereon.
- All corners found in place and held were tagged with a brass spike stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Pages: A-11-3

SUBMISSION DATA

Total number of existing Lots: 3
 Total number of new lots created: 6
 Gross Subdivision acreage: 5.2061 acres
 No new public street R/W was created or dedicated

SHEET INDEX

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary, Existing Easements and New Lots created.

170263, DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
2016-2017 collect 993104106 above parcel
IMD Corporation LLC
 Bernalillo County Treasurer
 Date 8-18-17

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PSC"), a New Mexico service of (NM) electric transmission, distribution, maintenance, overhead and underground electrical lines, transformers and other equipment and electrical facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance and facilities reasonably necessary to provide natural gas services.
- Quest Corporation ("Quest"), a New Mexico company, for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide television services.

In addition, the right to build, extend, reconstruct, relocate, repair, operate and maintain facilities for purposes and across adjoining lands of Grantor for the purposes set forth in this easement to extend services to customers of Grantor, including but not limited to, telephone, electric transmission lines or other utility services, and to install, maintain, reconstruct, repair, operate and maintain other structures, appurtenant to the easement, and to connect any additional National Electrical Safety Code or other standards for electric transmission/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

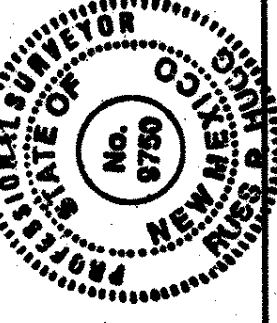
In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGCC) did not conduct a survey and NMGCC do not waive or release any easement or other rights which may have been granted by prior plat, right or other document and which are not shown on this plat.

PURPOSE OF PLAT

- Adjust the existing lot line between Lots 5 and 6-A and divide existing Lot 9 into four (4) new Lots as shown hereon.
- Show the location of Public water easement VACATED by 7308-1811 as shown hereon.
- Grant the new Public easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor, Number: 9750, hereby certify that the survey performed from my field notes of an actual ground survey performed by me or under my direct supervision and adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that the above plat is a true and correct copy of the original survey record, and that it is true and correct to the best of my knowledge and belief.



Russ P. Hugg
 N.M.P.S. No. 9750
 June 8, 2017

SHEET 1 OF 3

SURV-TEK, INC.
 Consulting Surveyors
 8904 Wilby, New York, N.Y. Albuquerque, New Mexico 87114 Phone: 505-897-3886
 Fax: 505-897-3877

FLAT OF
LOTS 5-A, 6-A1 AND 9-A THRU 9-D
McMAHON MARKETPLACE
 (BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2017

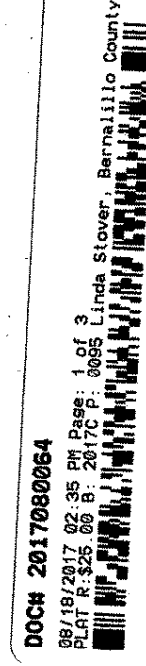
PROJECT NUMBER 1005280

FLAT APPROVAL

UTILITY APPROVALS
Clara March King Date 6-27-17
 Public Service Company of New Mexico
Christy Date 6-13-17
 New Mexico Gas Company
Christy Date 6-28-2017
 Quest Corporation Christy Date 5/24/17
 Comcast

CITY APPROVALS

Gregory M. Reinhardt P.S. Date 6/1/18
 City Surveyor
 Department of Municipal Development
NJB Date 8/19/17
 Real Property Division
Stephanie Williams Date 8/1/17
 Environmental Health Department
Michael Cook Date 08-02-17
 ABQ Office of Transportation
Gregory M. Reinhardt Date 8/2/17
 Public Works Department
R. P. Hugg Date 8-2-17
 City Engineer
Gregory M. Reinhardt Date 8/18/17
 City Surveyor
 Department of Planning



FLAT OF
LOTS 5-A, 6-A1 AND 9-A THRU 9-D
McMAHON MARKETPLACE
 (BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE)
 WITHIN
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PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2017

FREE CONSENT AND DEDICATION

SURVEYED and related and now comprising PLAT OF LOTS 5-A, 6-A1, 6-A AND 9, McMAHON MARKETPLACE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, shown hereon, said proprietor(s) do hereby grant the public easements as shown hereon, complete and irrevocable title in fee simple to the land subsurface (said owner(s) and proprietor(s)) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

MD - Matchless, LLC
 a New Mexico limited liability company

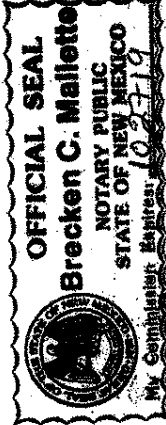
MD
 By: Douglas H. Peterson, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 13th day of JUNE, 2017, by Douglas H. Peterson.

Notary Public
Doug
 My Commission expires: 10-21-2019



DOCUMENTS USED IN PREPARATION OF THIS PLAT:

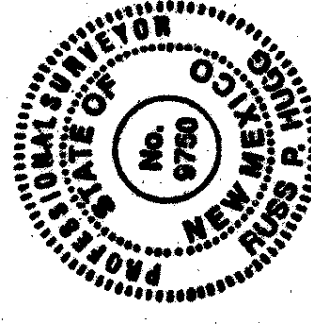
- Plat entitled "PLAT OF ALAMEDA GRANT (BEING A REPLAT OF TRACT 18-A, ALBUQUERQUE COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2009", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 112.
- Plat entitled "PLAT OF LOTS 6-A1 AND 7-A, McMAHON MARKETPLACE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO, FEBRUARY, 2009", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 129.
- Title Commitment prepared for this property by First American Title Insurance Company, Commitment No. 5011935-2216584-AL04, File No. 2216584-AL04, Effective Date: February 16, 2017.

SOLAR NOTE

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to any private restriction, covenant, deed restriction, or other instrument, including solar collectors, that would prohibit the installation of buildings or structures on the lots or parcels within the area of proposed plat. Forfeiting requirement shall be a condition to approval of this plat."

DOOR 201708086A
 BERNALILLO COUNTY
 CLERK OF COUNTY RECORDS
 601 N. GARDEN AVENUE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: 505-763-2100
 FAX: 505-763-2101



SHEET 2 OF 3

SURV-TEK, INC.
 Consulting Surveyors
 8904 Wilby, New York, N.Y. Albuquerque, New Mexico 87114 Phone: 505-897-3886
 Fax: 505-897-3877

170263, DWG

LEGAL DESCRIPTION
 That certain parcel of land situated within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and shown as shown and designated on the plat entitled "PLAT OF LOTS 5-A AND 9, McMAHON MARKETPLACE (BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 129, and particularly described as follows:
 BEGINNING at the Southwest corner of said Lot 9, Matchless Marketplaces (being the Albuquerque County Survey Monument "SS 703" bears S 37°27'00" W, 2435.39 feet distant; Thence, N 24°02'19" E, 382.52 feet along the Westerly line of said Lot 9 to the Northwest corner of said Lot 8; Thence, S 81°42'22" E, 154.82 feet to the Southeast corner of Lot 4 and the Southwest corner of said Lot 5; Thence, N 24°02'19" E, 251.81 feet along a line common to said Lots 4 and 5 to the Northwest corner of said Lot 5 and a point on the Southerly right of way line of McMahon Boulevard N.W.; Thence, S 69°22'14" E, 206.82 feet along said Southerly right of way line of McMahon Boulevard N.W. to the Northwest corner of Lot 7-A and the Northeast corner of Lot 6-A and 7-A for the following two (2) courses:
 S 24°01'21" W, 260.03 feet to a point; Thence,
 S 56°23'53" W, 16.67 feet to the Southwest corner of said Lot 7-A; Thence,
 S 00°17'03" W, 218.51 feet to the Southwest corner of Lot 8, McMahon MarketPlace; Thence
 S 00°17'03" W, 134.11 feet to a non tangent point on curve; Thence,
 Southwesterly, 168.75 feet on the arc of a curve 54.3709 feet in radius which bears S 58°42'29" W, 65.16 feet to a point of reverse curvature; Thence,
 Southeasterly, 24.25 feet on the arc of a curve to the right (said curve having a radius of 22.00 feet, a central angle of 63°09'11" and a chord which bears S 37°16'07" E, 23.04 feet) to a non tangent point of reverse curvature; Thence,
 Northwesterly, 168.85 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 2°33'07" and a chord which bears N 78°02'51" W, 155.61 feet) to a point of tangency; Thence,
 N 65°37'41" W, 316.48 feet along the Southerly line of said Lot 9 to the point of beginning of the parcel herein described.

TOGETHER WITH:

Said parcel contains 5.2061 acres, more or less.

PLAT OF
LOTS 5-A, 6-A1 AND 9-A THRU 9-D
McMAHON MARKETPLACE
 (BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE , 2017

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

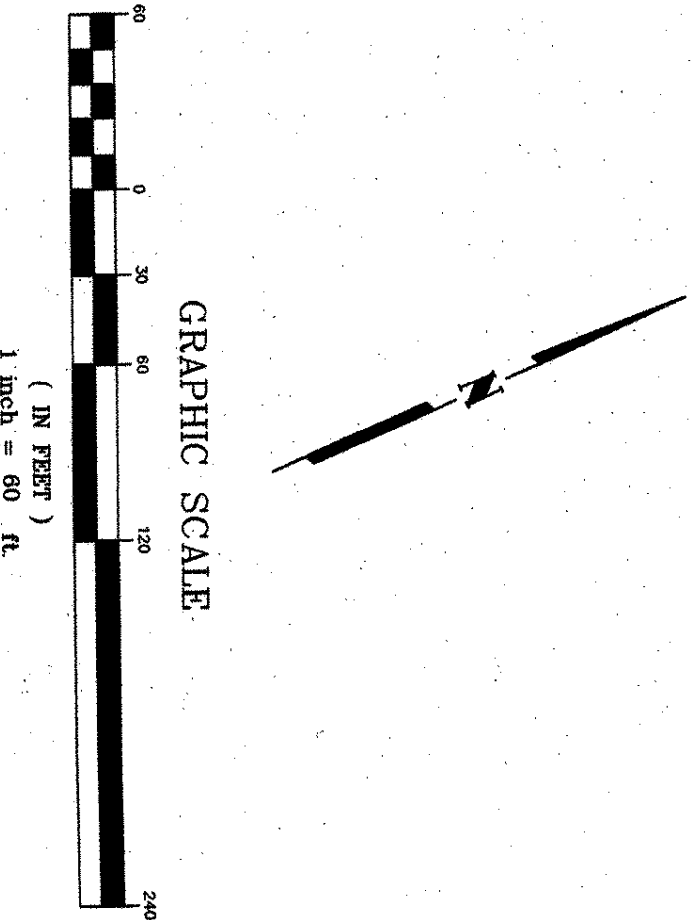
LOTS 5, 6-A AND 9, McMAHON MARKETPLACE ARE SUBJECT TO THE FOLLOWING:
 1. Covenants, Conditions, Restrictions and Cross-Easements Agreement, filed January 14, 2010, as Document No. 2010003856; February 9, 2010, as Document No. 2010011182; and May 19, 2010, as Document No. 201003857.
 2. Covenants, Conditions, Restrictions and Cross-Easements Agreement, filed May 15, 2014, as Document No. 2014038924.
 3. Shared Parking Agreement, filed July 7, 2016, as Document No. 2016062771, records of Bernalillo County, New Mexico.

LINE TABLE

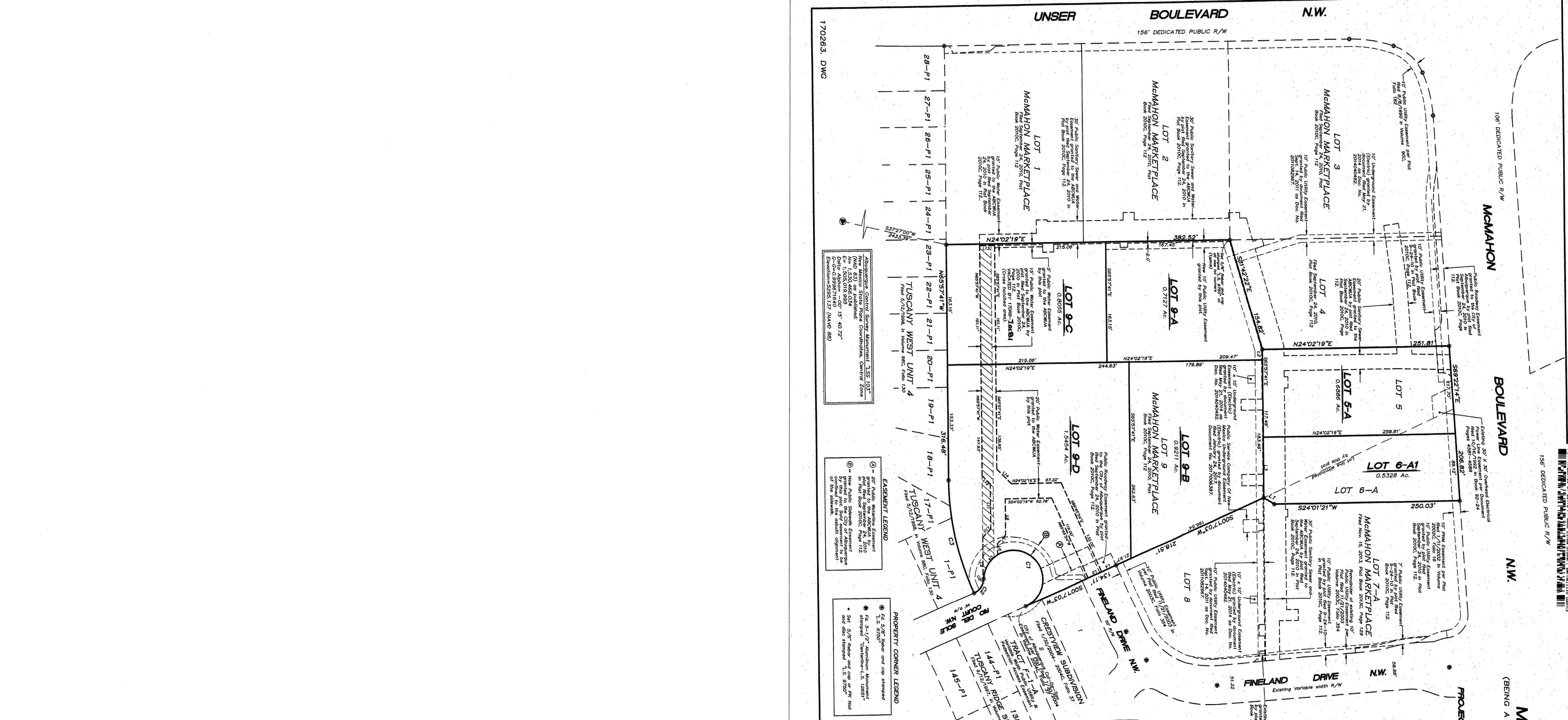
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 16.67 | S56°23'52"W |
| L2 | 14.14 | S85°57'41"E |
| L3 | 80.11 | S85°57'41"E |
| L4 | 50.00 | S00°17'03"W |
| L5 | 48.64 | S85°57'41"E |
| L6 | 15.52 | S85°57'41"E |
| L7 | 18.92 | S85°57'41"E |
| L8 | 21.15 | S85°57'41"E |
| L9 | 15.52 | N00°57'41"W |
| L10 | 60.67 | N65°57'41"W |
| L11 | 27.68 | N65°57'41"W |
| L12 | 27.68 | N65°57'41"W |

CHORD TABLE

| CHORD | CHORD BEARING | DELTA |
|-------|---------------|------------|
| C1 | S84°42'28"W | 24339.710" |
| C2 | N31°16'07"W | 63308.111" |
| C3 | S79°02'51"E | 23292.435" |
| C4 | N65°57'41"W | 12300.025" |



SHEET 3 OF 3
SURV-TEK, INC.
 Consulting Surveyors
 8084 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3888



Administrative Control Survey Monument, T.S.S. 103", NAD 83, on Postmark: E-1520, 018, 925 1" = 40.72' Elevation: 5056.137 (NAD 83)

EASEMENT LEGEND
 1. 20' Public Utility Easement for Water, Sewer, Gas, Telephone, Cable, and other utilities.
 2. 10' Public Utility Easement for Water, Sewer, Gas, Telephone, Cable, and other utilities.
 3. 5' Public Utility Easement for Water, Sewer, Gas, Telephone, Cable, and other utilities.
 4. 10' Public Utility Easement for Water, Sewer, Gas, Telephone, Cable, and other utilities.

PROPERTY CORNER LEGEND
 1. 1/4" x 1/4" Aluminum Monument
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