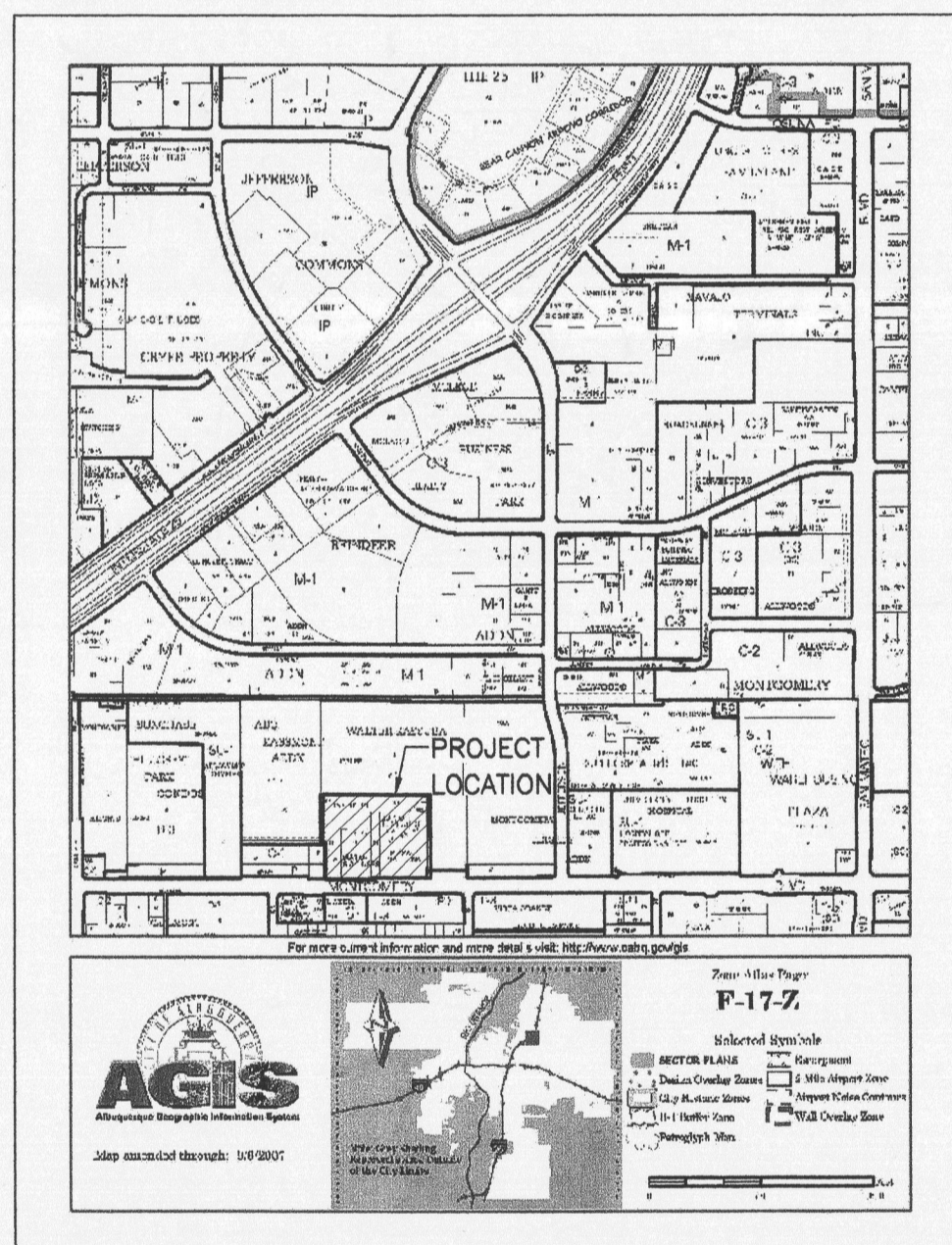
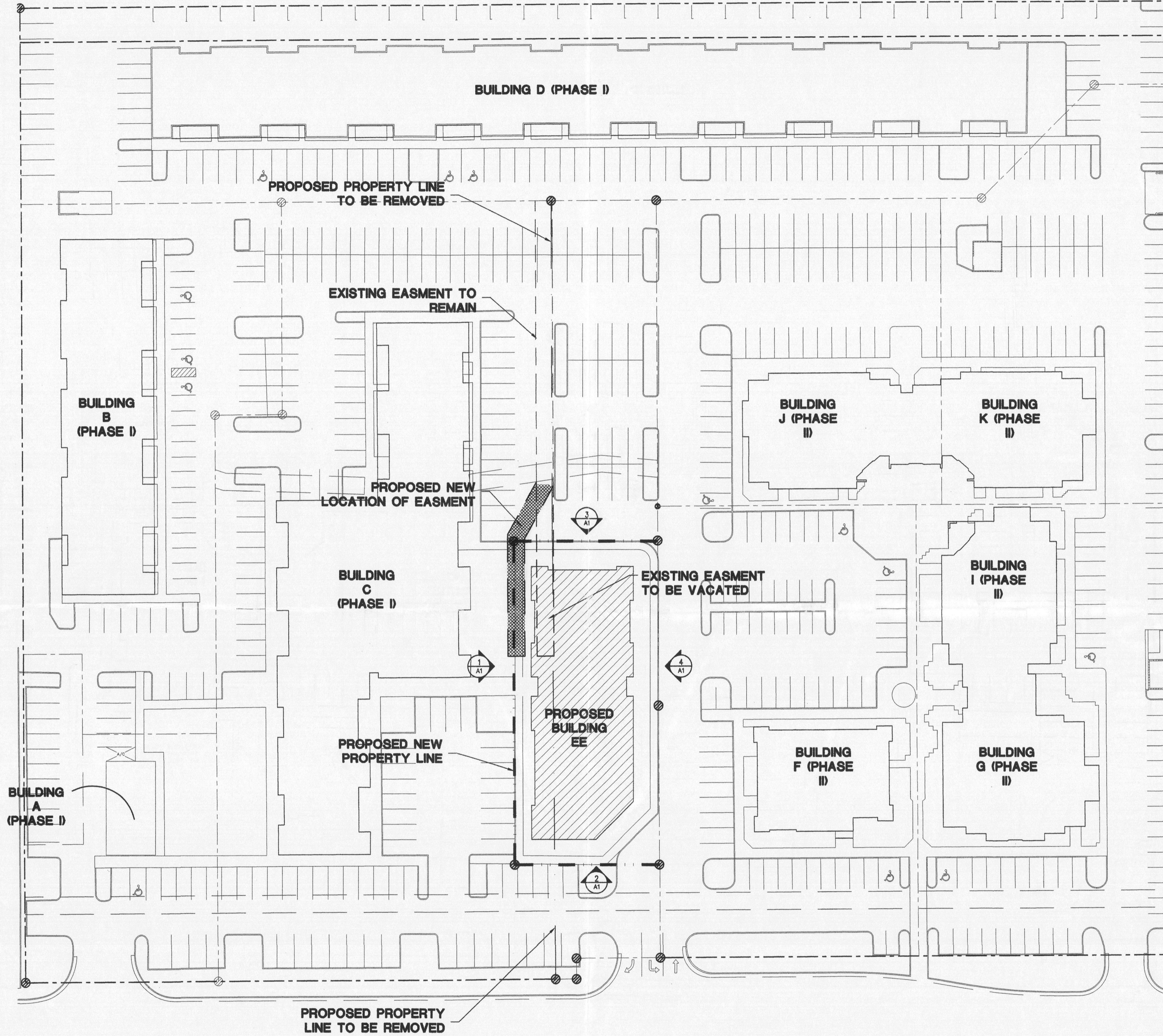


Existing Site Development Plan # 2-73-21-1
Executive Plaza Phase II

1" = 30'-0"



Site Location Map - Zone Atlas Page F-17-Z



Proposed Site Plan with Proposed Re-Plat
4101 - 4263 Montgomery Blvd. NE

1" = 30'-0"

122908
Jack Cloud
Proj # 1009307
082828-70245

Project Description

THIS ADMINISTRATIVE AMENDMENT IS NEEDED TO ALLOW FOR THE REDEVELOPMENT OF A PORTION OF THIS MULTI-BUILDING SITE. THE CURRENT PROJECT WILL REMOVE AN EXISTING BUILDING THAT IS FUNCTIONALLY OBSOLETE AND REPLACE IT WITH A NEW BUILDING THAT IS OF CONSISTENT DESIGN WITH OTHERS ON THE SITE.

APPROVAL OF THE AA WILL ALLOW A REPLATTING ACTION TO PROCEED THAT WILL CREATE A SEPARATE LOT FOR THE NEW BUILDING AS WELL.

THE EXISTING BUILDING IS 7,286 SF, THE NEW BUILDING IS 17,458 SF FOR AN INCREASE OF 10,172 SF. Z-73-21-1 SHOWS 115,697 SF OF BUILT AREA ON THE SITE 10,172 SF IS AN 8.8% INCREASE IN TOTAL BUILT AREA.

Project Information

LEGAL DESCRIPTION: LOTS A THRU F OF EXECUTIVE PLAZA ADDITION
ZONE ATLAS PAGE: F-17-Z
PRIOR ZONING CASES - Z-73-21
Z-73-21-1
V. 87-22

CURRENT ZONING: SU-1 & P
PROPOSED ZONING: SU-1 & P (NO CHANGE REQUESTED)
TOTAL ACRES: 3.35
TOTAL LEASABLE BUILDING AREA:
EXISTING PER Z-73-21-1 15,697 SF
LESS PROPOSED REMOVAL BUILDING 'E'
1ST FLOOR -3,643 SF
2ND FLOOR -3,643 SF
PLUS PROPOSED BUILDING 'EE'
1ST FLOOR + 8,729 SF
2ND FLOOR + 8,729 SF
TOTAL AMENDED LEASABLE BUILDING AREA : 121,723 SF

Parking Analysis

APPROVED PARKING PER Z-73-21-1
PHASE I:
ALL BUILDINGS - 1ST FLOOR - 64,112 / 200 = 321 SPACES
2ND FLOOR - 4,466 / 300 = 15 SPACES
SUBTOTAL PHASE I PARKING SPACES REQUIRED = 336 SPACES
PHASE II:
BUILDING 'F' 144 SEATS/4 = 36.00 SPACES
BUILDING 'G' 1ST FLOOR 5,736 / 200 = 28.68 SPACES
2ND FLOOR 5,736 / 300 = 19.12 SPACES
BUILDING 'I' 1ST FLOOR 5,154 / 200 = 25.77 SPACES
2ND FLOOR 5,154 / 300 = 17.18 SPACES
BUILDING 'J' 1ST FLOOR 5,154 / 200 = 25.77 SPACES
2ND FLOOR 5,154 / 300 = 17.18 SPACES
BUILDING 'K' 1ST FLOOR 5,154 / 200 = 25.77 SPACES
2ND FLOOR 5,154 / 300 = 17.18 SPACES
SUBTOTAL PHASE II PARKING SPACES REQUIRED = 213 SPACES
SUBTOTAL PHASE I & II PARKING REQUIRED = 549 SPACES
LESS 10% FOR BUS ROUTE = 494.1 SPACES

TOTAL PARKING SPACES REQUIRED = 495 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 497 PARKING SPACES
(CONSISTS OF 467 REGULAR CAR PARKING SPACES, 30 SMALL CAR PARKING SPACES AND 25 HANDICAPPED PARKING SPACES)

PROPOSED AMENDMENT

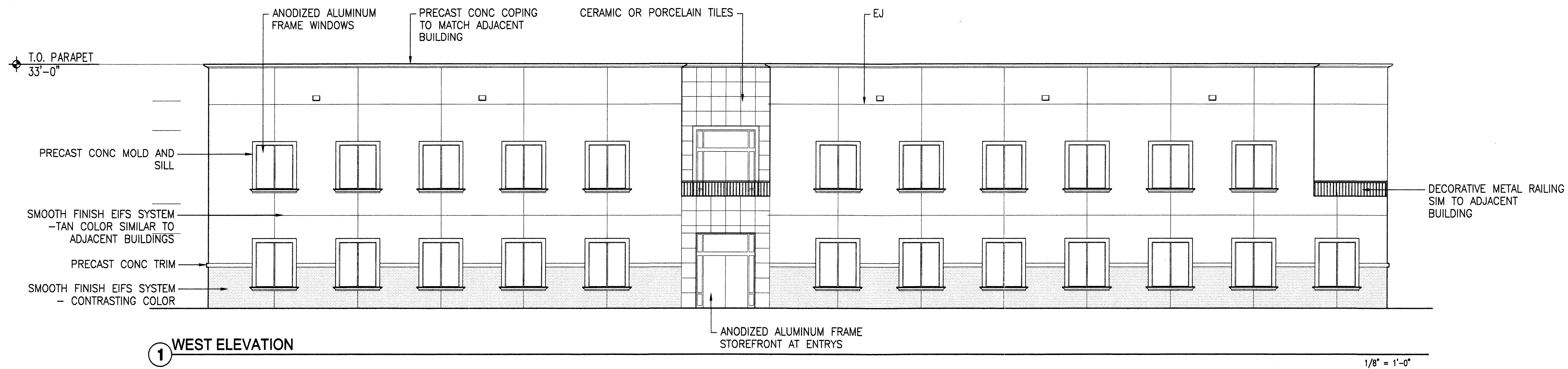
TOTAL REQUIRED SPACE WITH REMOVAL OF EXISTING BUILDING 'E'
TOTAL REQUIRED PARKING PER Z-73-21-1 = 495 SPACES
EXISTING BUILDING 'E' 1ST FLOOR 3,643 / 200 = -18.2 SPACES
2ND FLOOR 3,643 / 300 = -12.1 SPACES
= 464.7 SPACES

TOTAL SPACES REQUIRED WITH NEW BUILDING 'EE'
EXISTING PARKING W/O BUILDING 'E' = 464.7 SPACES
PROPOSED BUILDING 'EE' 1ST FLOOR 8,729 / 200 = 43.6 SPACES
2ND FLOOR 8,729 / 300 = 29.1 SPACES
= 537.4 SPACES
TOTAL PARKING REQUIRED = 537.4 SPACES
TOTAL PARKING PROVIDED = 567 SPACES

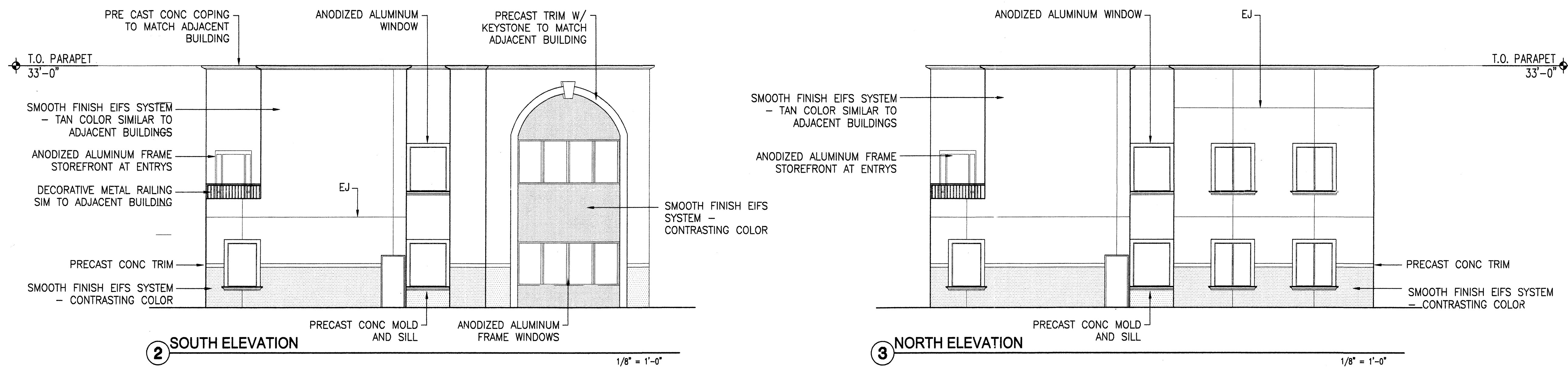
ADMINISTRATIVE AMENDMENT

File # 8841072 Project # 1009307
Amended site dev plan:
1) replat to create new lot,
2) replace existing building.
APPROVED BY [Signature] DATE 2 Dec 08

NOVEMBER 2008
© 2008 Briscoe Architects, P.C.
Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY
2001 CARLISLE BLVD. NE, SUITE A ALBUQUERQUE, NM 87110-4843
V: 505.262.0193 F: 505.881.9114 E: briscoe@msn.com
Granada Square
Executive Plaza Addition
Tracts E-1 & G-1
Albuquerque, NM
SHEET NO. C1

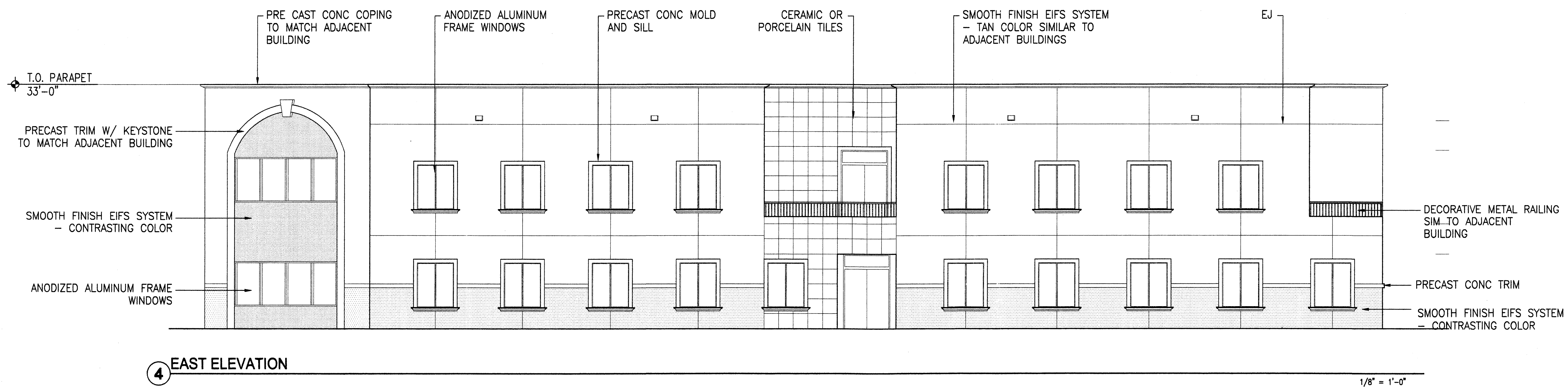


1 WEST ELEVATION



2 SOUTH ELEVATION

3 NORTH ELEVATION



4 EAST ELEVATION

NOVEMBER 2008

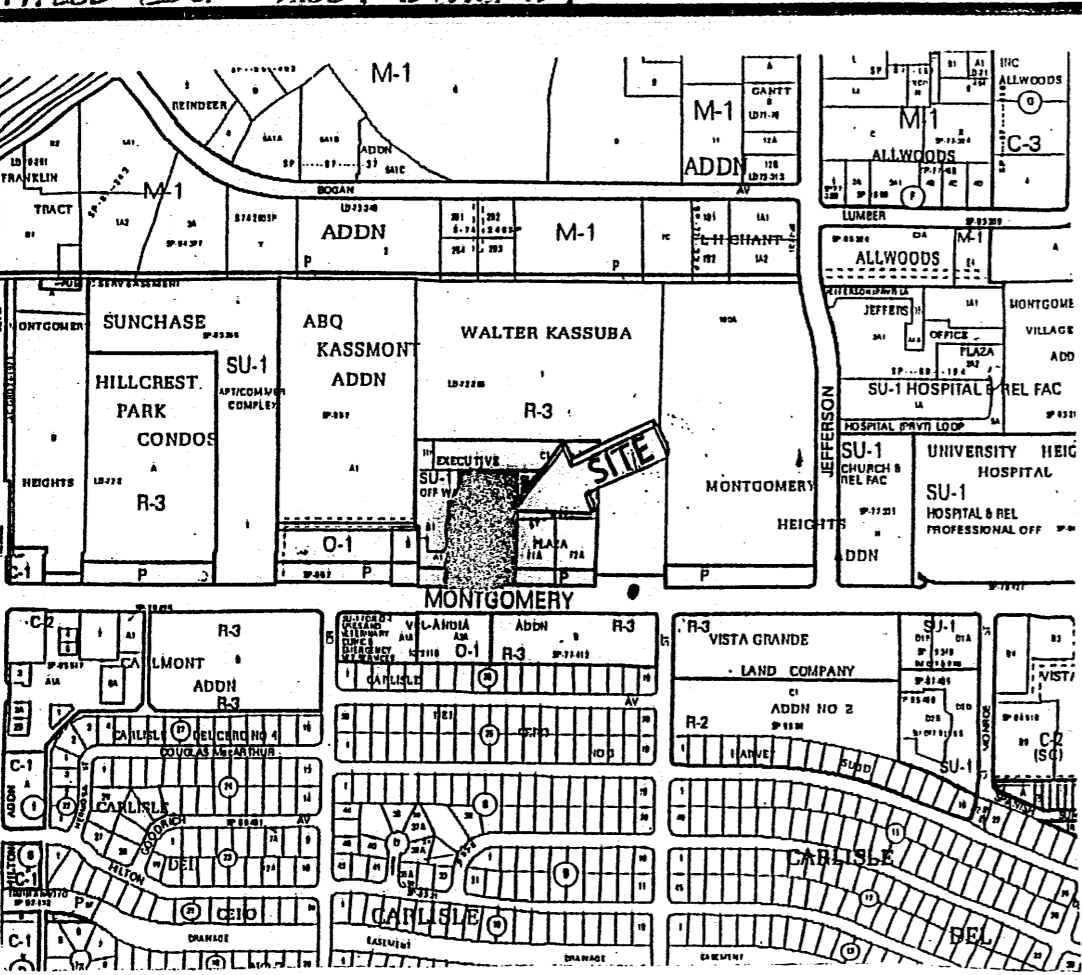
© 2008 Briscoe Architects, P.C.

Briscoe Architects, p.c.
 ARCHITECTURAL SERVICES FOR THE
 COMMERCIAL DEVELOPMENT COMMUNITY

2001 CARLISLE BLVD, NE, SUITE A
 ALBUQUERQUE, NM 87110-6943
 V: 505.262.0193 F: 505.881.9114 E: briscoe@msn.com

Granada Square
Executive Plaza Addition
 Tracts E-1 & G-1
 Albuquerque, NM

SHEET NO.
A1



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS M-5A AND M-6, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF EXECUTIVE PLAZA ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 07, 1987 IN VOLUME C34, FOLIO 17.
6. GROSS AREA: 2.6335 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 3
9. PROPERTY IS ZONED: SU-1 FOR O-1 & C-1 USES
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. ALL LOTS HEREON ARE SUBJECT TO THE "RECIPROCAL EASEMENT AND LICENSE AGREEMENT" BETWEEN GRANADA SQUARE AND HERITOR SQUARE JOINT VENTURE FILED APRIL 14, 1987, MISC. BOOK 474-A, PAGES 964-978.

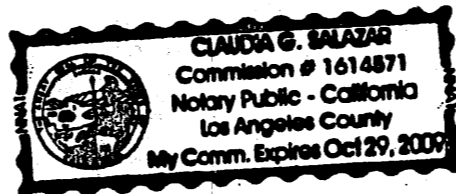
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1017061-3013
 PROPERTY OWNER OF RECORD:
Metro Granada Office Partners
 BERNALILLO COUNTY TREASURER'S OFFICE:
4/17/09 M. Chavez

LEGAL DESCRIPTION
 Tracts lettered E-1 and G-1 plat of EXECUTIVE PLAZA ADDITION, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 7, 1987 in Volume C34, folio 17.

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

OWNER(S) SIGNATURE: Nathaniel Williams DATE: 09/18/07
 OWNER(S) PHIN1 NAME: NATHANIEL WILLIAMS, MEMBER, METRO GRANADA OFFICE PARTNERS, LLC & GRANADA OFFICE
 ADDRESS: 3029 WILSHIRE BLVD, SUITE 202, SANTA MONICA, CA 90403 TRACT: PARTNERS, LLC
 ACKNOWLEDGMENT
 STATE OF CALIFORNIA)
) SS
 COUNTY OF LOS ANGELES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF SEPTEMBER, 2007.
 BY: CLAUDIA G. SALAZAR
 MY COMMISSION EXPIRES: OCTOBER 29, 2009
[Signature]
 NOTARY PUBLIC



PLAT OF
LOTS E-1-A, E-1-B & G-1-A
EXECUTIVE PLAZA ADDITION
PROJECTED SECTION 35, T. 10 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO THREE (3) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS: PROJECT NO.: 1007307 APPLICATION NO. 08-70245
[Signature] 10-19-07
 CITY SURVEYOR DATE
[Signature] 01/02/09
 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Christina Sandoval 6/4/08
 PARKS & RECREATION DEPARTMENT DATE
[Signature] 6-4-08
 DATE
 A.B.C.W.U.A.
Bradley L. Bingham 6/4/08
 A.M.A.F.C.A. DATE
Bradley L. Bingham 6/4/08
 CITY ENGINEER DATE
[Signature] 01-02-08
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 09-06-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
 PROJECT NO. 0708AT10 T10N R3E SEC. 35

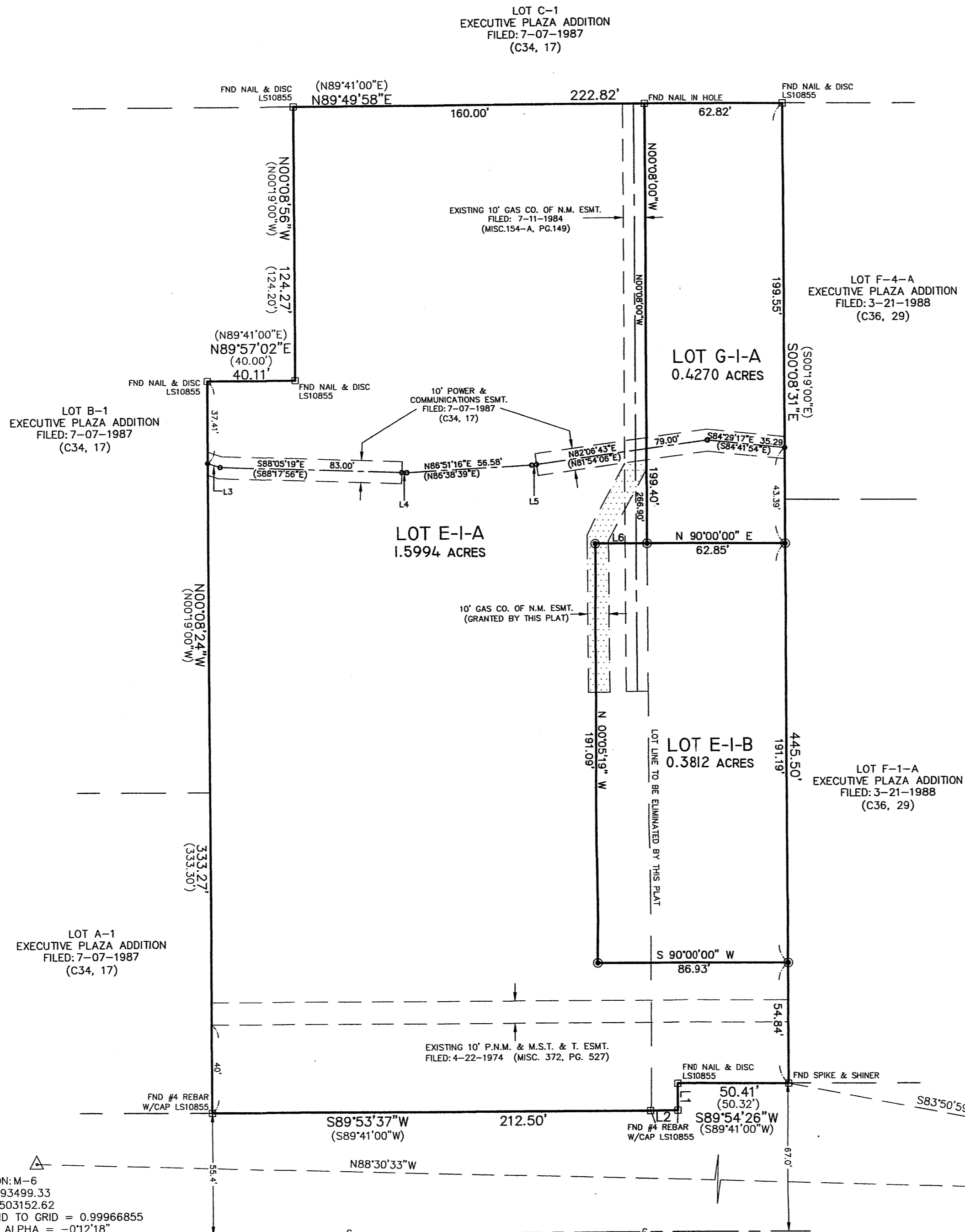
DOCH 2009067732
 06/17/2009 09:48 AM Page: 1 of 2
 CityPLAT R:\$12.00 B: 2009C P: 0093 M: Toulous Olivere, Bernalillo Cou

PLAT OF
LOTS E-1-A, E-1-B & G-1-A
EXECUTIVE PLAZA ADDITION
PROJECTED SECTION 35, T. 10 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2

20 10 0 20 40



15 5 10 30
 SCALE: 1" = 40'
 PROJECT NO. 0708AT10
 DRAWN BY: AT
 ZONE ATLAS: F-17-Z
 EXECPLZA.CRS



LINE	BEARING	DISTANCE
L1	S00°05'09"E	12.04
	(S00°19'00"E)	(12.00)
L2	S89°25'29"W	12.47
	(S89°41'00"W)	(12.50)
L3	S71°53'47"E	5.95
	(S72°06'24"E)	
L4	S88°05'19"E	2.20
	(S88°17'56"E)	
L5	N82°06'43"E	2.24
	(N81°54'06"E)	
L6	N90°00'00"E	23.90

STATION: M-6
 X = 393499.33
 Y = 1503152.62
 GROUND TO GRID = 0.99966855
 DELTA ALPHA = -0°12'18"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: M-5A
 X = 396865.92
 Y = 1503065.00
 GROUND TO GRID = 0.9996656
 DELTA ALPHA = -0°11'55"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONTGOMERY BOULEVARD N.E.
 118' TO 130' RIGHT-OF-WAY

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

DOCH 2009067732
 06/17/2009 09:48 AM Page: 2 of 2
 CityPLAT R:\$12.00 B: 2009C P: 0093 M: Toulouse Olivere, Bernalillo Cou

SURVEYS SOUTHWEST LTD.

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

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

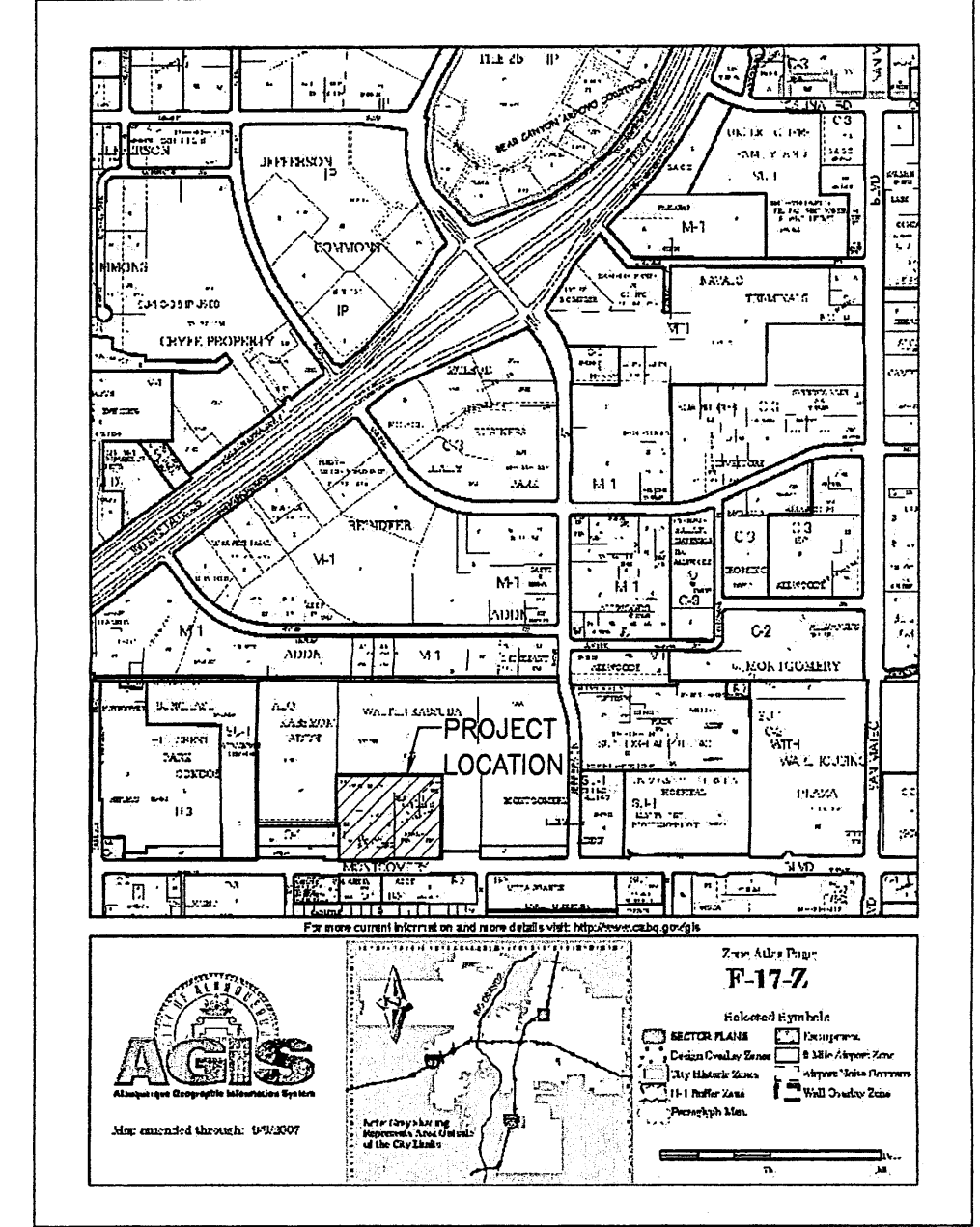
T10N R3E SEC. 35

Project Description

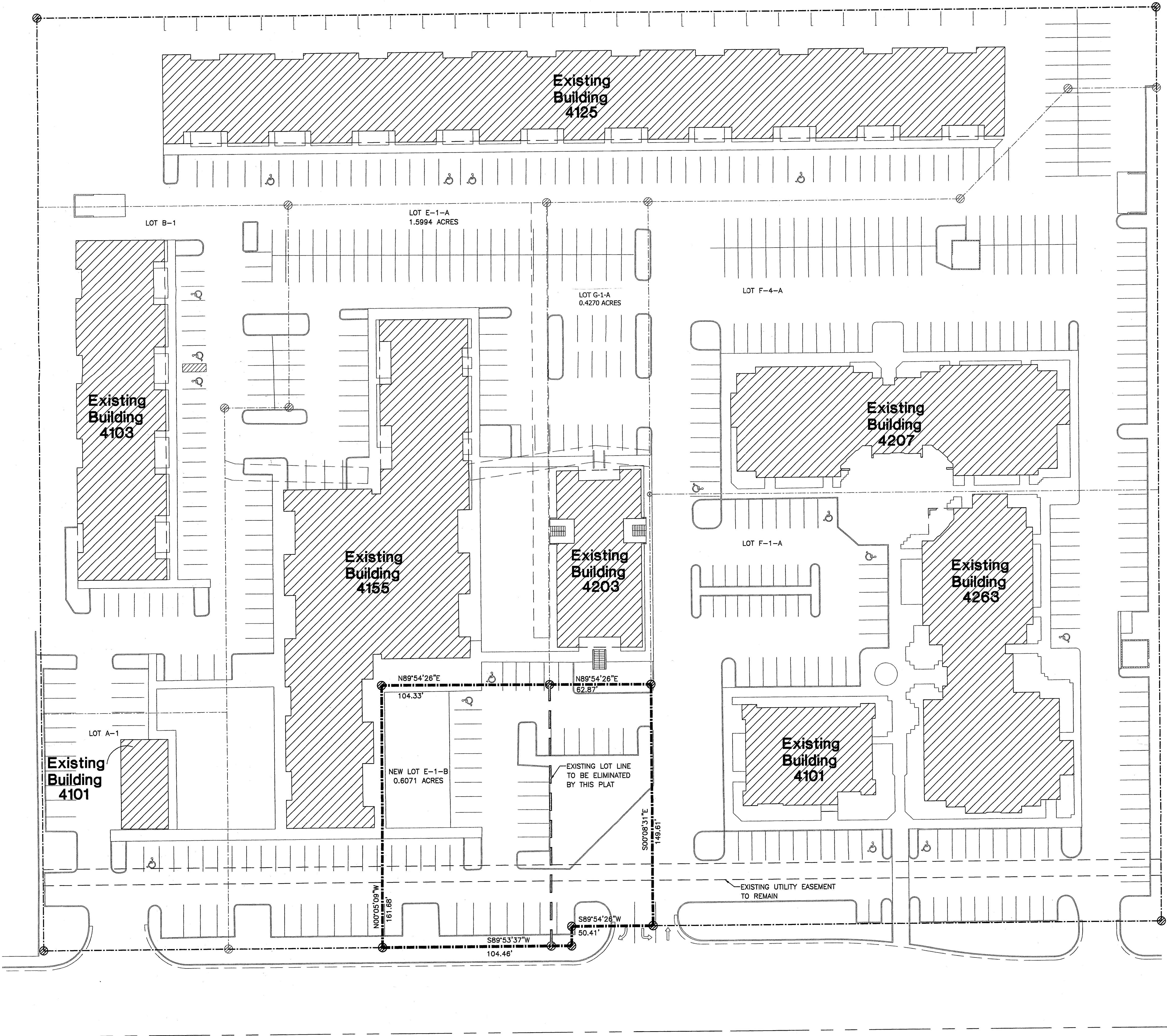
THIS SITE PLAN SHOWS EXISTING DEVELOPMENT ON THE SITE, AND THE PROPOSED NEW LOT. EXISTING ZONING - SU-1 AND P

NO CHANGES TO THE EXISTING DEVELOPMENT IS PROPOSED AT THIS TIME

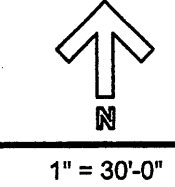
PRIOR ZONING CASES - Z-73-21
Z-73-21-1
V. 87-22



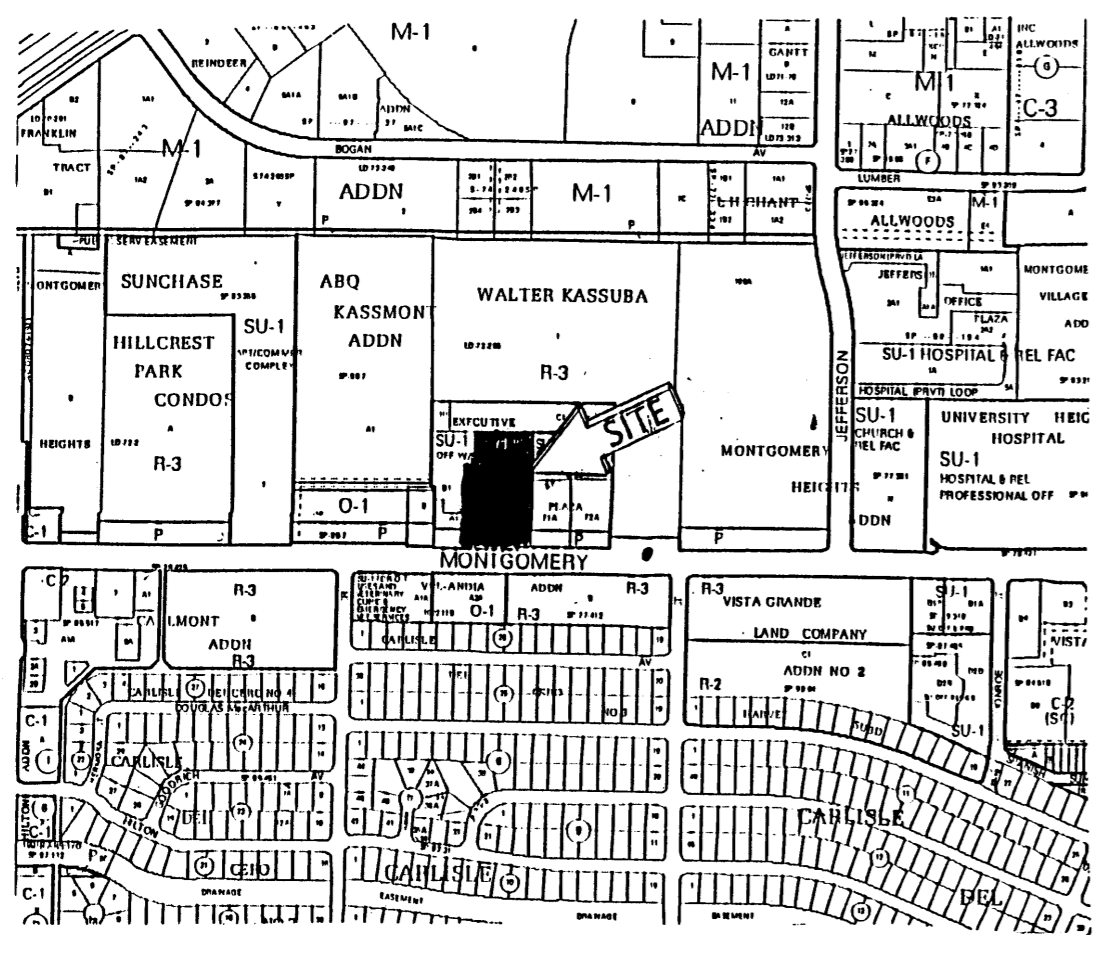
Site Location Map



Existing Site Plan with Proposed Re-Plat Shown
4101 - 4263 Montgomery Blvd. NE



16 April 2008	Briscoe Architects, p.c. ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY 2001 CARLISLE BLVD. NE, SUITE A ALBUQUERQUE, NM 87110-4943 V: 505.262.0193 F: 505.861.9114 E: briscoe@msn.com
© 2008 Briscoe Architects, P.C.	
	Granada Square Executive Plaza Addition Tracts E-1 & G-1 Albuquerque, NM
	SHEET NO. AS1



ZONE ATLAS:
F-17-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS M-5A AND M-6, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF EXECUTIVE PLAZA ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 07, 1987 IN VOLUME C34, FOLIO 17.
6. GROSS AREA: 2.6335 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 3
9. PROPERTY IS ZONED: SU-1 FOR O-1 & C-1 USES
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. ALL LOTS HEREON ARE SUBJECT TO THE "RECIPROCAL EASEMENT AND LICENSE AGREEMENT" BETWEEN GRANADA SQUARE AND HERITOR SQUARE JOINT VENTURE FILED APRIL 14, 1987, MISC. BOOK 474-A, PAGES 964-978.

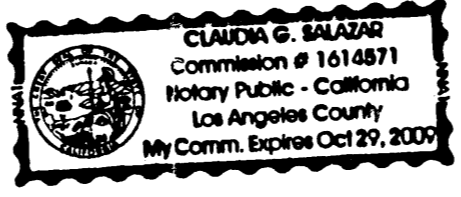
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION
 Tracts lettered E-1 and G-1 plat of EXECUTIVE PLAZA ADDITION, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 7, 1987 in Volume C34, folio 17.

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

OWNER(S) SIGNATURE: Nathaniel Williams DATE: 09/18/07
 OWNER(S) PRINT NAME: NATHANIEL WILLIAMS, MEMBER METRO GRANADA OFFICE PARTNERS, LLC & GRANADA OFFICE
 ADDRESS: 3029 WILSHIRE BLVD, SUITE 203, SANTA MONICA, CA 90403 TRACT: PARTNERS, LLC
 ACKNOWLEDGMENT
 STATE OF CALIFORNIA)
) SS
 COUNTY OF LOS ANGELES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF SEPTEMBER, 2007.
 BY: CLAUDIA G. SALAZAR
 MY COMMISSION EXPIRES: OCTOBER 29, 2009



PLAT OF
LOTS E-1-A, E-1-B & G-1-A
EXECUTIVE PLAZA ADDITION
 PROJECTED SECTION 35, T. 10 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2007
 SHEET 1 OF 2

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO THREE (3) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		<u>10-19-07</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 09-06-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

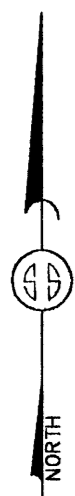


SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
 PROJECT NO.0708AT10 T10N R3E SEC. 35

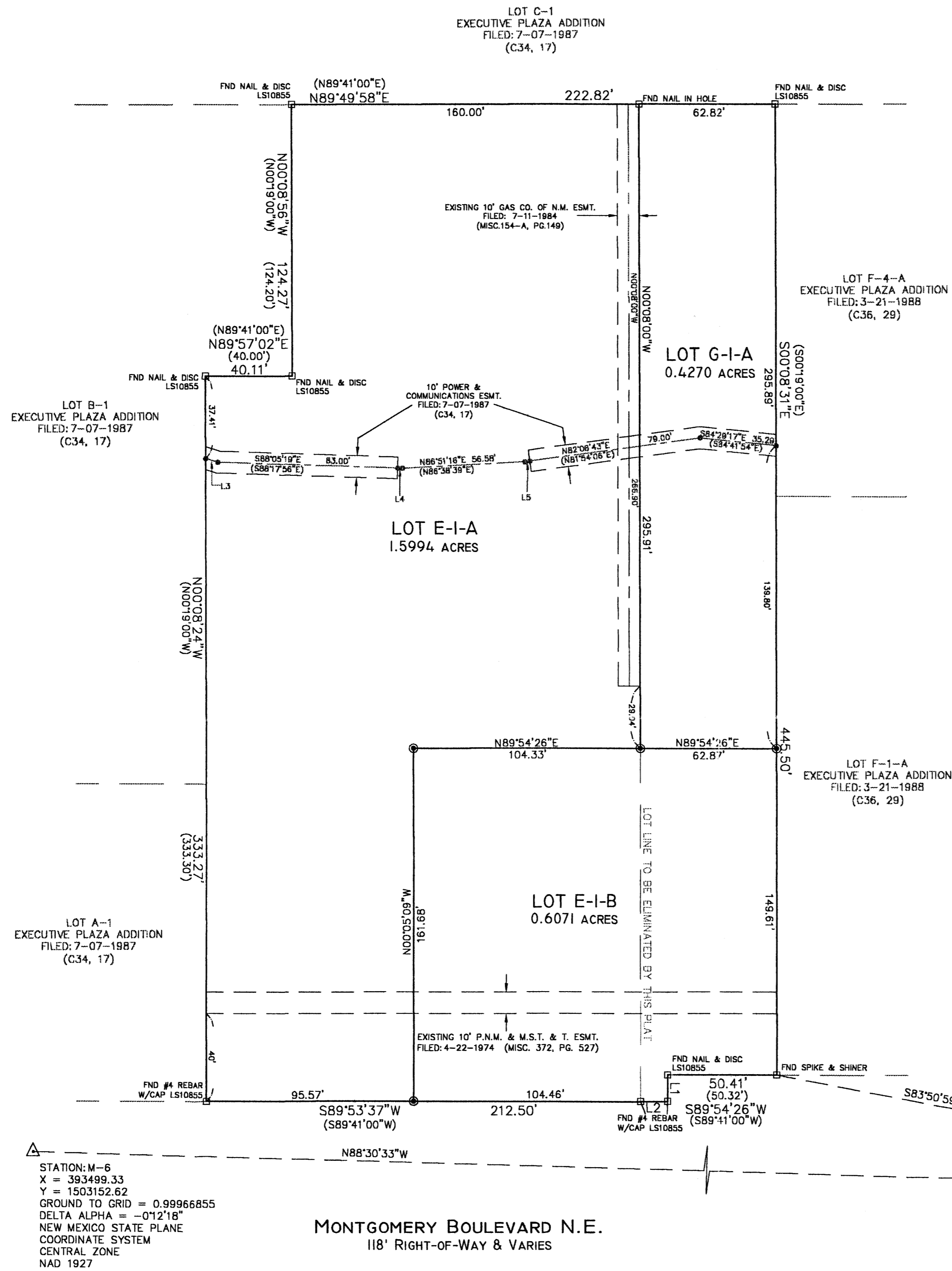
20 10 0 20 40



SCALE: 1" = 40'
 PROJECT NO. 0708AT10
 DRAWN BY: AT
 ZONE ATLAS: F-17-Z
 EXECPLZA.CR5



PLAT OF
LOTS E-1-A, E-1-B & G-1-A
EXECUTIVE PLAZA ADDITION
 PROJECTED SECTION 35, T. 10 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2007
 SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	S00°05'09"E	12.04
	(S00°19'00"E)	(12.00)
L2	S89°25'29"W	12.47
	(S89°41'00"W)	(12.50)
L3	S71°53'47"E	5.95
	(S72°06'24"E)	
L4	S88°05'19"E	2.20
	(S88°17'56"E)	
L5	N82°06'43"E	2.24
	(N81°54'06"E)	

STATION: M-6
 X = 393499.33
 Y = 1503152.62
 GROUND TO GRID = 0.99966855
 DELTA ALPHA = -0°12'18"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: M-5A
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 Y = 1503065.00
 GROUND TO GRID = 0.9996656
 DELTA ALPHA = -0°11'55"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONTGOMERY BOULEVARD N.E.
 118' RIGHT-OF-WAY & VARIES

MONUMENT LEGEND

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

SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 35