

REGULATION OF BUILDINGS AND IMPROVEMENTS

Building Regulations

All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

Building design and construction shall be used to create a structure with attractive fronts of quality materials. The quality materials must be applied to exterior walls on the front of the building and to the sides of the building up to a 100 foot curb. Finished quality building materials include the following: face brick, slip rock, stone, glass, masonry, stucco, stucco of "EIFS" materials, tilt-up concrete, or their equivalent. Each material must be compatible with the natural surroundings and structures in the general vicinity. The remaining exterior walls which do not require quality materials may be of masonry construction or its equivalent or better, or it may also include pre-engineered metal skins.

Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structure are as follows:

- Employ variety in structural forms that create visual character and interest.
- Avoid long undivided facades. Facades shall have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2 foot minimum offset, fenestration, material change, etc.)
- Entries to industrial structure should portray a quality office appearance by being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Sensitive alterations of colors and materials can produce diversity and enhance architectural forms.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- Corner lots are designed to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

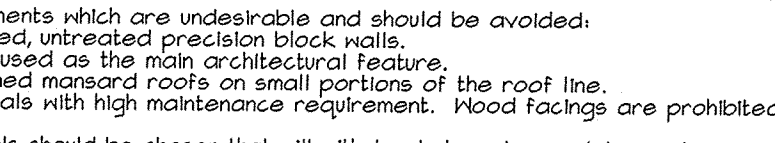
Design elements which are undesirable and should be avoided:

- Exposed, untreated precision block walls.
- Material used as the main architectural feature.
- Attached masonry roofs on small portions of the roof line.
- Materials with high maintenance requirement. Flood facings are prohibited.

Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

Berms in conjunction with landscaping can be used at building edge to reduce structure mass and height along facade.

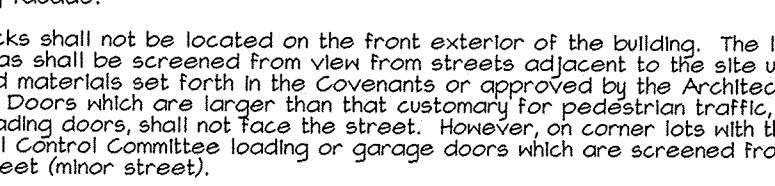
Loading docks shall not be located on the front exterior of the building. The loading docks and loading areas shall be screened from view from streets adjacent to the site using screening methods and materials set forth in the Covenants or approved by the Architectural Control Committee. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall not face the street. However, on corner lots with the consent of the Architectural Control Committee loading or garage doors which are screened from view may face the side street (minor street).



Design for roofs shall be as follows:

- No part of the roof may project above the parapet, except with the consent of the Architectural Control Committee.
- If mansard roofs are to be used, they shall wrap around the front perimeter of the building and shall be no larger than that customary for pedestrian traffic, such as garage doors.
- All rooftop equipment shall be screened from the public view.
- The roof design should be considered an integral part of the overall architectural design theme.
- Concertina and/or barbed wire are not permitted on the roof.

All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters, downspouts, vents, louvers, exposed flashing, tank stacks, cooling towers and service doors are to be painted consistent with the color scheme of the building.



Building Site Coverage

At all times buildings constructed on the site shall contain at least ten percent (10%) of the total site area and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided without the prior written consent of the Architectural Control Committee.

Setbacks

Building and Parking Area front yard setbacks. Based on the defined street classification the minimum front yard setback lines and the minimum parking area setback lines, as measured from the back of curb, shall be as follows:

Building front yard setback lines:

- Principal Arterial: 50 feet
- Collector Street: 20 feet
- Local Street: 15 feet

Parking area setback lines:

- Principal Arterial: 30 feet
- Collector Street: 20 feet
- Local Street: 15 feet

The front yard setback shall remain free of buildings and structures, trash bins, storage and loading areas and fences or walls (other than retaining walls). The area between the curb and the property line shall be landscaped and shall be considered as part of the front yard setback. Sites which front on more than one street must satisfy the front yard setback for all such streets.

Side and Rear Yard Setbacks. To act as a buffer between uses, buildings shall be set back a minimum of ten (10) feet at both the side and rear yard locations. Unless the space in the side yard setback is used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment or the like, all areas within the side yard setback, within 100 feet from the curb, shall be landscaped.

No buildings or structures, other than fences, cantilevered roofs and sun screens, paved access or parking areas, refuse containers, mechanical or utility equipment or the like, shall be permitted in the side yard setback, provided that where buildings are planned as an integrated Architectural unit, side yard requirements may be varied with prior approval of the Architectural Control Committee.

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sun screens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

Landscaped Area.

The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscaped Area"). The entire front yard setback less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

Required Landscaped Area. On every site on which a building shall be placed, the Landscaped Area and any other portion of the front yard, which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition:

- A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.
- Seventy-five percent (75%) of the required Landscaped Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant material of all plant material.
- A minimum of twenty (20%) of the provided Landscaped Area shall be covered turf grasses.
- Areas of turf shall be located at the most prominent visual points, such as streetscapes and vehicular entries to the site. The areas of turf help to create visual corridors into specific sites.
- All Landscaped Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.
- Headings shall be used to separate the turf and ground cover zones.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.
- One tree is required for each twenty (20) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.

In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, side or rear setback areas. They may be clustered and should include a mix of deciduous & evergreen trees.

To shade and mitigate visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

The minimum plant sized at time of installation shall be as follows: Trees shall have a 2" caliper measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five gallon containers and the balance shall be in one gallon containers. Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained in a living, attractive condition. All areas shall be maintained free of weeds.

All undeveloped sites, and all improved areas of developed sites shall be kept in a weed-free condition. All undeveloped areas of developed sites shall be screened from view from the public right of way or in the alternative, undeveloped areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a three (3) foot wall of acceptable materials as approved by the Architectural Control Committee. (Chain link fences are not permitted.)

Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque plant list.

Storage Areas and Service Areas, Refuse Collection Areas.

All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets adjacent to the site through the use of an opaque visual barrier, at least six (6) feet in height. Where screening is required, it should be a combination of masonry pillars or short solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back. The use of chain link fencing is not acceptable in front of the building front yard set back. The use of chain link fencing is not acceptable in front of the building front yard set back. The use of chain link fencing is not acceptable in front of the building front yard set back. The use of chain link fencing is not acceptable in front of the building front yard set back.

Parking Areas.

For those sites which front on Unser Boulevard, the parking area shall be screened from Unser Boulevard with a combination of plant materials and earthen berms. Such screening, utilizing an earthen berm, shall have a minimum height of 3 feet. To add interest and diversity to the screening function, the berms may be broken up occasionally with breaks in the design of the berm.

Drainage Requirements:

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Master Drainage Report for the site.

Pedestrian Walkways/Bikeways.

Properties adjacent to Unser Boulevard shall have a 6 foot sidewalk with a minimum landscaped area of 6 feet between the back of curb and the sidewalk. All other collector or local streets, where sidewalks are required, shall have a 4 foot wide sidewalk.

A pedestrian circulation system from the Unser Boulevard trail, guest parking areas and employee parking areas to the buildings), consistent with City standards and approved by the Architectural Control Committee, shall be provided with the site.

The City of Albuquerque has established a bikeway network which identifies a route along Unser Boulevard, an existing paved trail is located on the east side between Los Volcanos to Bluewater. A trail is proposed along the entire length of Unser.

In order to accommodate bicycles, bike racks shall be provided on each site.

Sign Standards.

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. All elements of a sign shall be maintained in a visually appealing manner. Fascia signs shall not protrude above the parapet. The only signs allowed in the Landscaped Area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. All signs require the prior approval of the Architectural Control Committee. Information on such signs which is to be submitted to the Committee, must include the location, materials, colors, method of lighting, construction details, and drawings showing a copy of the proposed signs. The maximum height of free standing signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted. Other lighting methods require the written approval of the Committee.

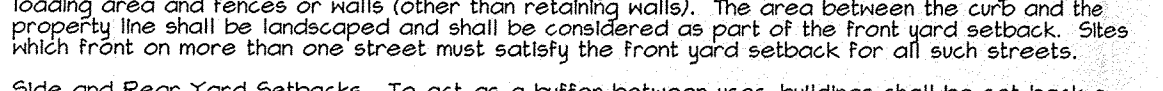


Utilities.

All utility lines and associated facilities furnishing service to the Property shall be installed and maintained underground. Transformers, utility pads and telephone boxes shall be appropriately screened with walls or landscaping when viewed from the public right-of-way.

Lighting.

Parking lot fixtures are to have an overall maximum height of twenty-five (25) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached. Individual site lighting standards should blend with the architectural character of the building and other site fixtures.



Maintenance.

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all undeveloped areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove at his own expense any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

NOTE:

FOR ALL LOTS WITHIN UNIT I, LOTS 1-4, BLOCK 2, UNIT II (ALONG UNSER SOUTH OF SAUL BELL) AND LOTS 3 AND 4 BLOCK 1 UNIT II THE MAXIMUM BUILDING PAD ELEVATION SHALL BE 5140'

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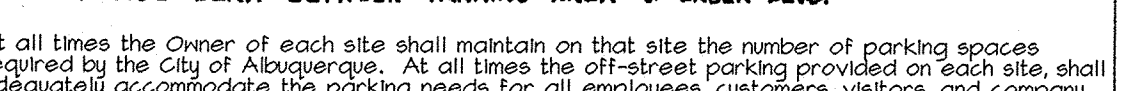


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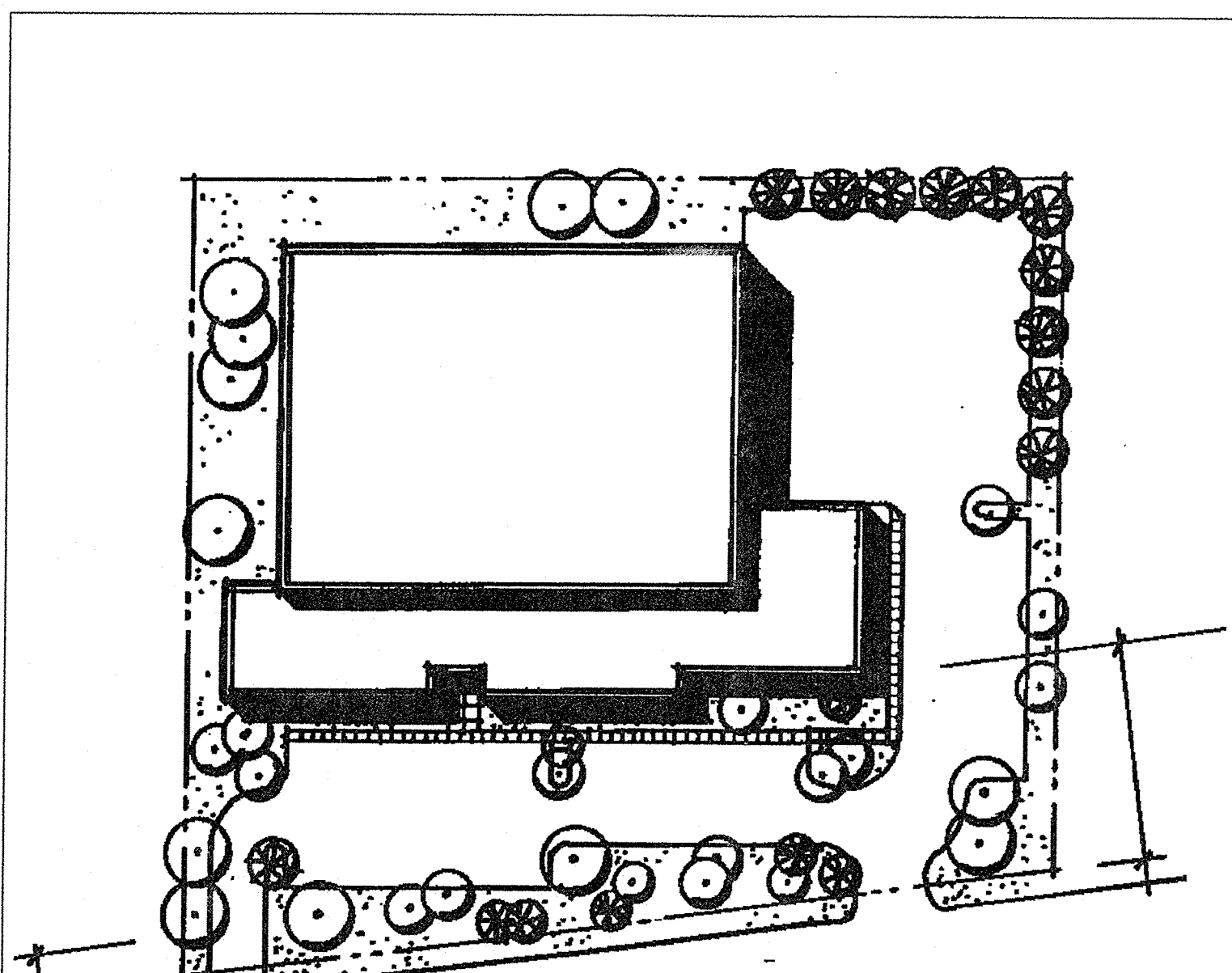
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TYPICAL SITE PLAN

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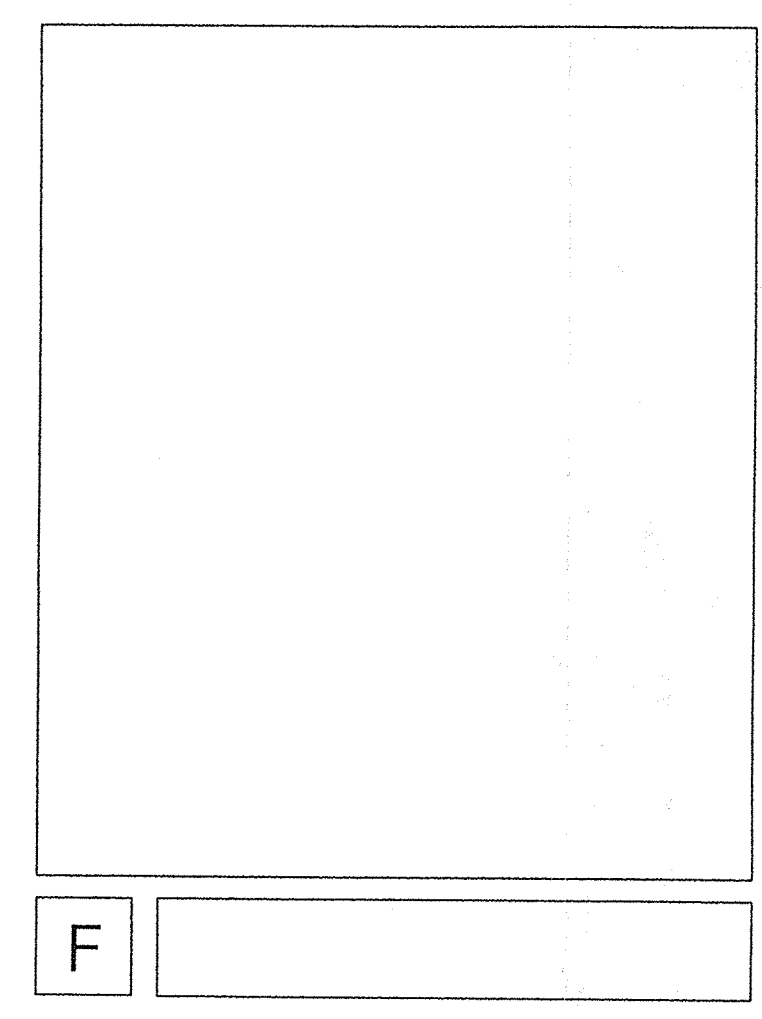
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PHASING PLAN

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