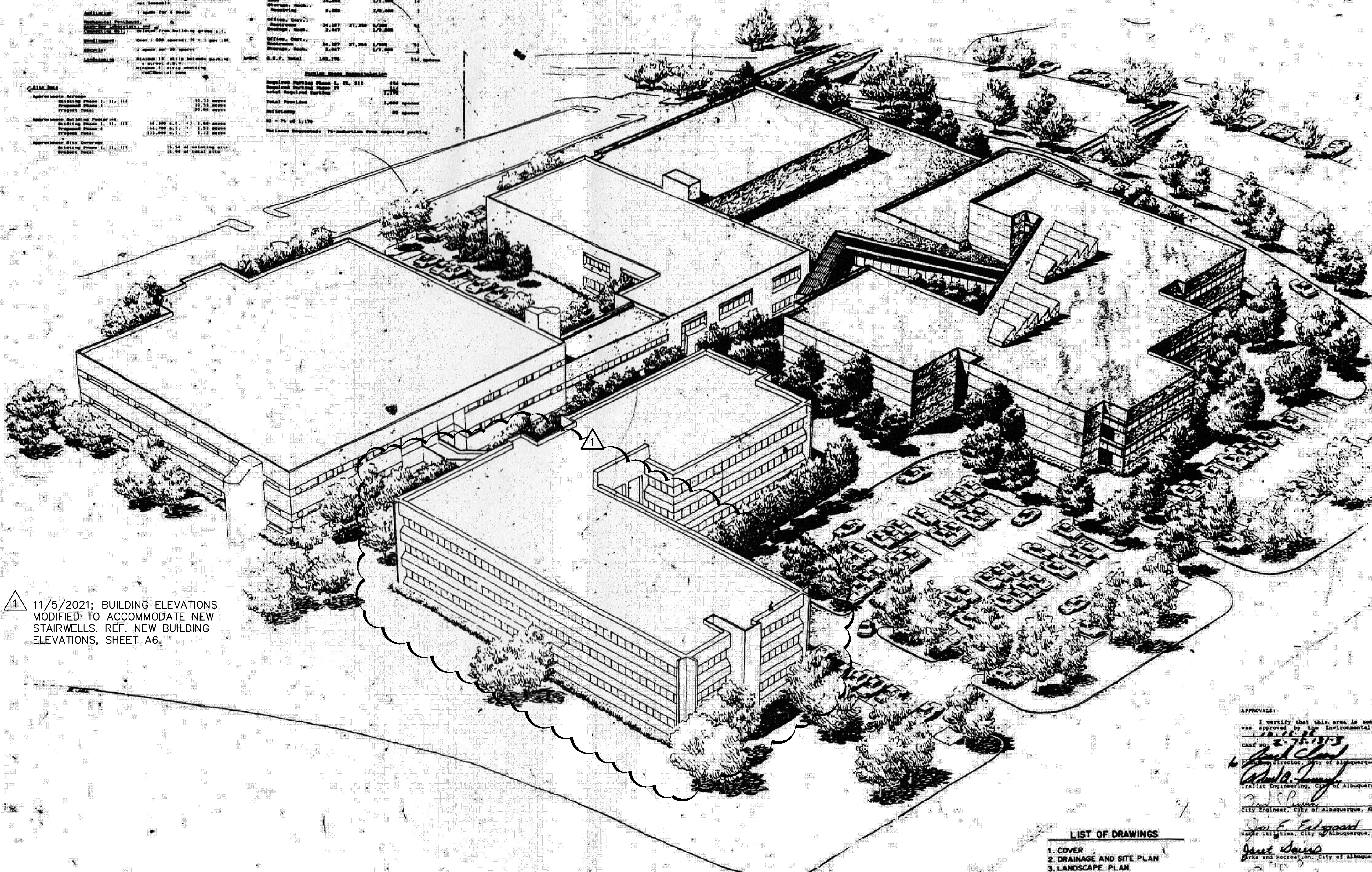


**Legend**

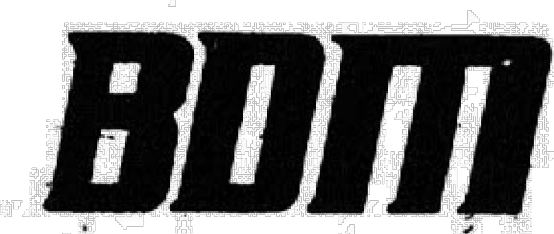
Office	10,000	10,000	10,000
Conference	1,000	1,000	1,000
Reception	1,000	1,000	1,000
Storage	1,000	1,000	1,000
Restroom	1,000	1,000	1,000
Stairwell	1,000	1,000	1,000
Corridor	1,000	1,000	1,000
Plant	1,000	1,000	1,000
Garage	1,000	1,000	1,000
Other	1,000	1,000	1,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>

**Notes:**

1. Office space is based on 100 sq ft per person.
2. Conference space is based on 100 sq ft per room.
3. Reception space is based on 100 sq ft per person.
4. Storage space is based on 100 sq ft per person.
5. Restroom space is based on 100 sq ft per person.
6. Stairwell space is based on 100 sq ft per person.
7. Corridor space is based on 100 sq ft per person.
8. Plant space is based on 100 sq ft per person.
9. Garage space is based on 100 sq ft per person.
10. Other space is based on 100 sq ft per person.



11/5/2021; BUILDING ELEVATIONS MODIFIED TO ACCOMMODATE NEW STAIRWELLS. REF. NEW BUILDING ELEVATIONS, SHEET A6.



**SITE DEVELOPMENT PLAN**  
for  
**REGIONAL HEADQUARTERS**  
**ALBUQUERQUE, NEW MEXICO**  
PHASE FOUR SCHEMATIC DESIGN

**ARCHITECT:**  
**Hellmuth, Obata & Kassabaum P.C.**  
**ARCHITECTURE, INTERIORS & PLANNING**  
WASHINGTON, DC      **AUGUST 29, 1986**

- LIST OF DRAWINGS**
1. COVER
  2. DRAINAGE AND SITE PLAN
  3. LANDSCAPE PLAN
  4. ELEVATIONS
  5. ELEVATIONS
  6. DEVELOPMENT PLAN COMPARISONS

APPROVED (SEAL SECTION 760-7337)  
DATE: 8/29/86  
BY: [Signature]

**DEVELOPER:**  
**Craddock**  
**DEVELOPMENT COMPANY**  
ALBUQUERQUE, NEW MEXICO

**APPROVALS:**

I certify that this area is zoned IP and that this plan was approved by the Environmental Planning Commission.

CASE NO. **2-75-131-3**      DATE: **11-19-86**

**[Signature]**  
Director, City of Albuquerque, NM

**[Signature]**      DATE: **11-19-86**  
Traffic Engineer, City of Albuquerque, NM

**[Signature]**      DATE: **11-17-86**  
City Engineer, City of Albuquerque, NM

**[Signature]**      DATE: **11-19-86**  
Director of Parks and Recreation, City of Albuquerque, NM

**[Signature]**      DATE: **11-17-86**  
Analyst

**CITY OF ALBUQUERQUE**  
THIS MICROFILM IS  
FOR THE RECORD  
TO THE PUBLIC USE  
SERIALS SECTION

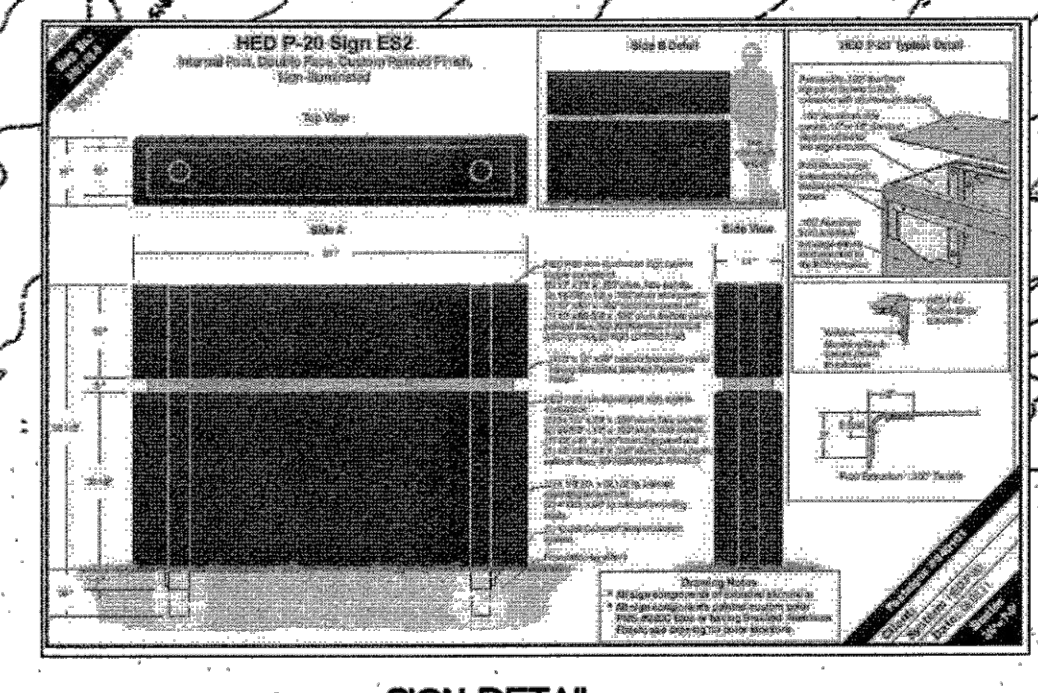
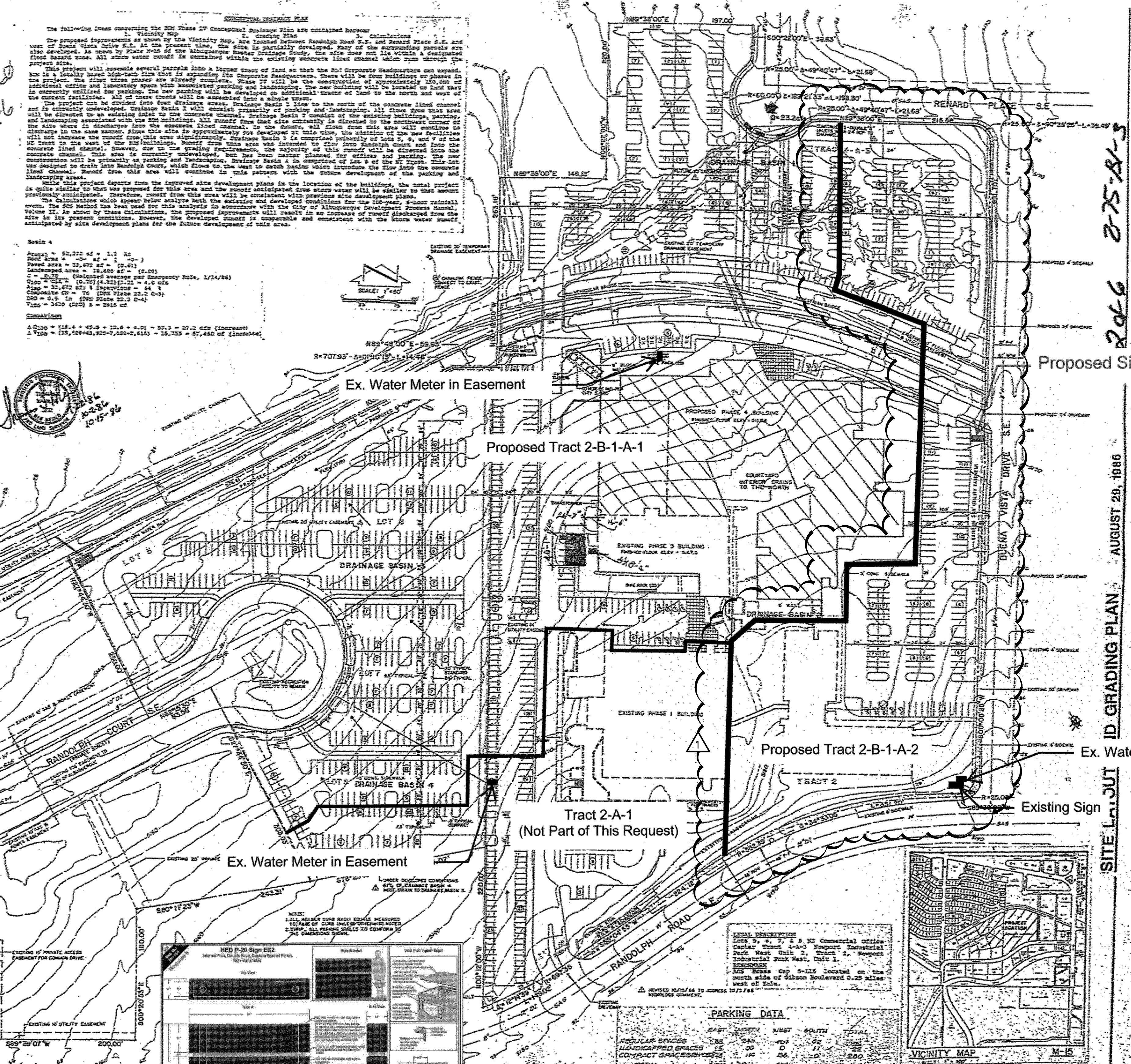
**OFFICIAL**  
RECORD  
CITY OF ALBUQUERQUE  
SERIALS SECTION

11/5/2021; CHANGE IN USE FROM OFFICE TO CHARTER SCHOOL. MINOR SITE MODIFICATIONS REQUIRED BY THE TRANSPORTATION DEPARTMENT. REF. NEW SITE PLAN, SHEETS C-101 TO C-105.

Original Survey Information
From SMC Semetible County Soil Survey, NCC - Shearpoint Loose Fine Sand
Project: 21
Hydrologic Soil Group: A
Revised: 1/10/2021
Elevation: 5100.00

CONCEPTUAL DRAINAGE PLAN
The following items concerning the 200 Phase IV Conceptual Drainage Plan are contained herein:
1. Vicinity Map
2. Grading Plan
3. Calculations
4. Basin 1
5. Basin 2
6. Basin 3
7. Basin 4

Basin 1
Basin 2
Basin 3
Basin 4
Basin 5
Basin 6
Basin 7
Basin 8
Basin 9
Basin 10
Basin 11
Basin 12



LEGEND
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SCALE
- PROPERTY LINE
- CONCRETE
- PROPOSED ASPHALT
- PROPOSED MENSURE
- EXISTING FENCE
- TOP OF CURB
- EXISTING FENCE

CITY OF ALBUQUERQUE

Craddock DEVELOPMENT COMPANY ALBUQUERQUE, NEW MEXICO
Hellmuth, Obata & Kassabaum ARCHITECTURE, INTERIORS & PLANNING WASHINGTON, DC
REGIONAL ALBUQUERQUE PHASE FOUR
ID GRADING PLAN - AUGUST 29, 1986
SITE LAYOUT

Parking Calculations based on office use and utilizing requirements prior to IDO implementation per Section 5-5(B)(3).
Parking Calculations:
Tract 2-B-1-A-1
2301 Buena Vista
1st Floor 53,680 SF @ 1 space per 200 SF = 268
2nd & 3rd Floor 107,360 SF @ 1 space per 300 SF = 358
Parking reduction for Transit Credit of 10% = 63
Parking spaces required = 563

1801A Randolph
1st Floor 11,608 SF @ 1 space per 200 SF = 58
2nd Floor 11,608 SF @ 1 space per 300 SF = 39
Warehouse 4,822 SF @ 1 space per 2,000 SF = 2
Parking Reductions for Transit Credit of 10% = 10
Parking spaces required = 90

Total parking required = 653 spaces
Total parking provided = 789 spaces
Total ADA spaces required = 16 (3 van)
Total ADA spaces provided = 10 (5 van)

Tract 2-B-1-A-2
2501 Buena Vista
1st Floor 9180 SF @ 1 space per 200 SF = 46
2nd-4th Floor 63,798 SF @ 1 space per 300 SF = 210
Parking reduction for Transit Credit of 10% = 26
Parking spaces required = 230

Parking provided = 250 spaces (on-site)
= 32 spaces (street)
Total parking provided = 282
Total ADA spaces required = 8 (2 van)
Total ADA spaces provided = 21 (5 van)

Both parcels have an existing reciprocal access and parking easement as shown on the plat.

PLEASE SEE PRICE SCHEDULE ON BACK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION OF THE ORIGINAL DOCUMENT.

DATE 3/21/00

CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Planning Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI Z39.18-1977)

Signature of Director

NOTARY PUBLIC
OFFICIAL SEAL

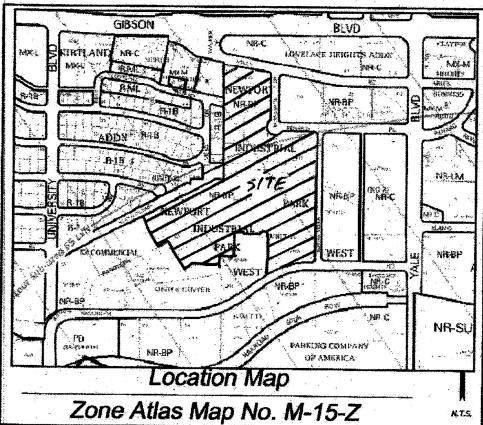
C 20

B 16

A 12

C

D



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 19.3788 ACRES  
 ZONE ATLAS INDEX NO. M-15-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PAM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.  
 E. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE TO EXERCISE SUCH RIGHTS AND ACCESS TO CUSTOMERS OF GRANTEE, INCLUDING SUPPORTING WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE UNDERSTANDING THAT THIS CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, AND SHALL BE BUILT OR OPERATED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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.  
 F. EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, 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 (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PRIORITIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THIS 10/15/2020 BY 101505540538610409 PROPERTY OWNER OF RECORD.

AOC New Mexico LLC  
 BERNALILLO COUNTY TRAILBLAZER'S OFFICE  
 Mobile Notary Public Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 EAST, N.M.P.M. COMPRISING OF TRACT 2-B-1-A-1, NEWPORT INDUSTRIAL PARK WEST, UNIT 1 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 DECEMBER 12, 2016 IN MAP BOOK 2016C, PAGE 158, NOW COMPRISING OF TRACTS 2-B-1-A-1 AND 2-B-1-A-2, NEWPORT INDUSTRIAL PARK.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS

**Solar Note:**

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 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 DOES HEREBY GRANT, ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

J.R. ORTON III  
 MANAGER  
 AOC NEW MEXICO, LLC

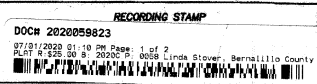
11/16/19  
 DATE

**Acknowledgment**

STATE OF CALIFORNIA )  
 COUNTY OF ALAMEDA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF NOV. 2019 BY J.R. ORTON III, MANAGER, AOC, NEW MEXICO, LLC

BY [Signature] MY COMMISSION EXPIRES: SEPT. 26, 2021  
 NOTARY PUBLIC



Plat of  
 Tract 2-B-1-A-1 and Tract 2-B-1-A-2  
**Newport Industrial Park West, Unit 1**  
 Section 33, Township 10 North, Range 3 East, N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2019

Project No. PR-2019-003224  
 Application No. SD-2019-00230  
 Utility Approvals

[Signature] 5/6/2020  
 DATE  
 [Signature] 4/13/2020  
 DATE  
 NEW MEXICO GAS COMPANY  
 Don Davalos Digitally signed by Don Davalos  
 Date: 2020.05.05 14:07:44 -06'00'

QWEST CORPORATION D/B/A CENTURYLINK QC  
 DATE 11/3/20

CITY APPROVALS

[Signature] 11/25/19  
 CITY SURVEYOR

[Signature] 2-26-20  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
 Kristopher Cadena DATE

2020.05.11 16:06:55 -06'00'  
 A.B.C.W.U.A. DATE

[Signature] 02-26-2020  
 PARKS AND RECREATION DEPARTMENT DATE

[Signature] 3/27/2020  
 AMAFCA DATE

[Signature] 02-26-2020  
 CITY ENGINEER DATE

May 26, 2020  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 2-26-2020  
 CODE ENFORCEMENT DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION 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 THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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] 11/25/2019  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993 DATE



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

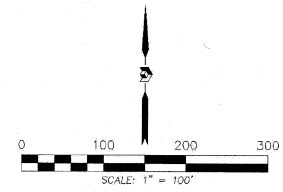
COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE COORDINATE			LAND GRANT				PROPERTY OWNER		DRAWN BY:	
TYPE: STANDARD			N/A				AOC NEW MEXICO LLC		DATE OF SURVEY	
GRID			SECTION 33				SUBDIVISION NAME		CHECKED BY:	
HORIZONTAL DATUM: NAD83			TOWNSHIP 10 NORTH				NEWPORT INDUSTRIAL PARK WEST, UNIT 1		LM	
VERTICAL DATUM: NAVD83			RANGE 03 EAST				CITY ALBUQUERQUE		PSI JOB NO. 19-2128P	
CONTROL SYSTEM: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			MERIDIAN: NMPM				COUNTY: BERNALILLO		SHEET NUMBER: 1 OF 2	
COMMERICAL FACTOR:			STATE: NM				UPC: 101505540538610408			
GRID TO GROUND: 1.0003214818			STATE: NM				ADDRESS: 2501 BUENA VISTA DR. SE			
GROUND TO GRID: 0.9996786215			STATE: NM							

2020C-58

(1)

Plat of  
**Tract 2-B-1-A-1 and Tract 2-B-1-A-2**  
**Newport Industrial Park West, Unit 1**

Section 33, Township 10 North, Range 3 East, N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2019



**Line Table**

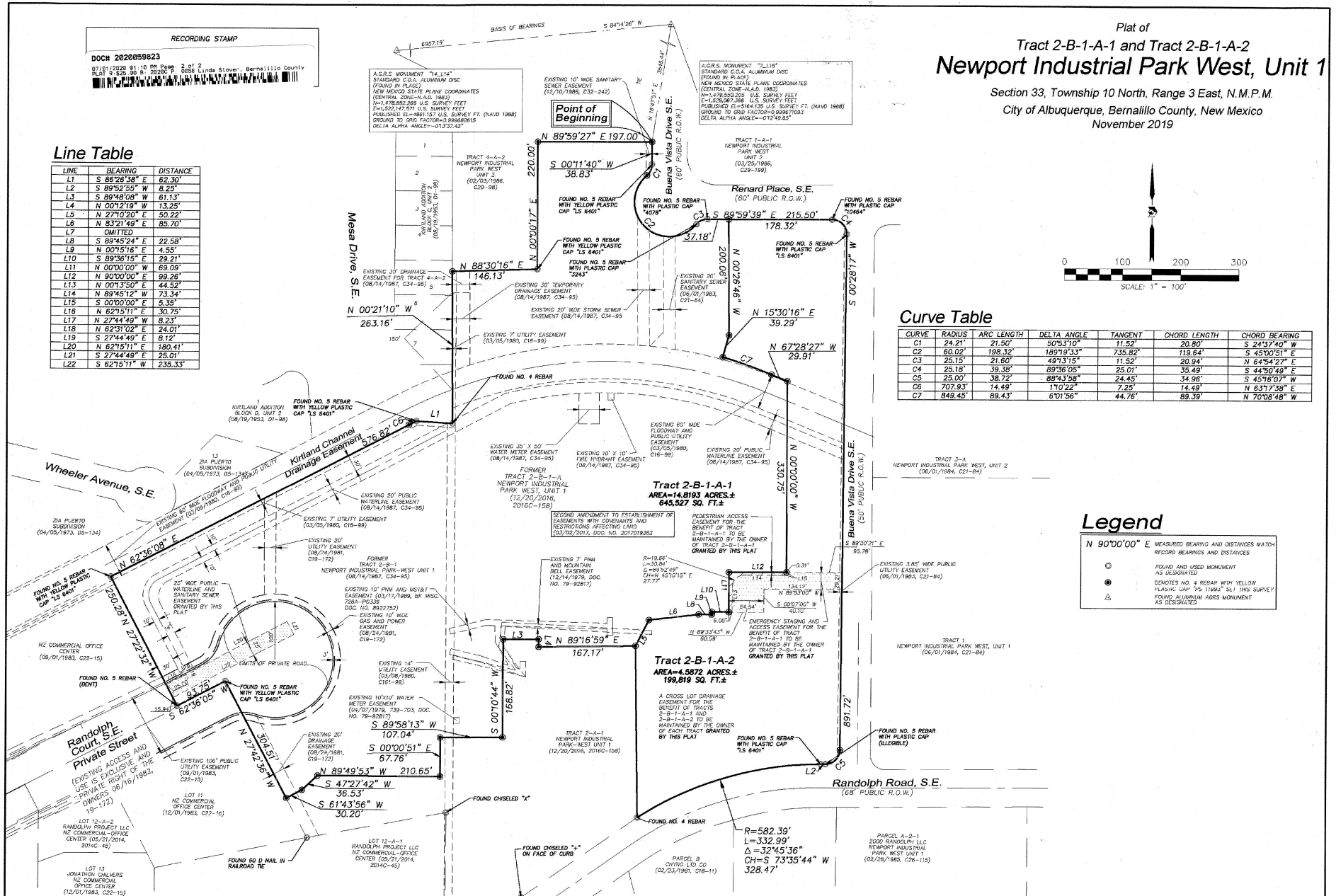
LINE	BEARING	DISTANCE
L1	S 86°28'38" E	82.30'
L2	S 89°52'55" W	8.25'
L3	S 89°48'08" W	61.13'
L4	N 00°12'19" W	13.25'
L5	N 27°10'20" E	50.22'
L6	N 83°21'49" E	85.70'
L7	OMITTED	
L8	S 89°45'24" E	22.58'
L9	N 00°15'16" E	4.55'
L10	S 89°58'15" E	29.21'
L11	N 00°00'00" W	63.09'
L12	N 90°00'00" E	98.26'
L13	N 00°13'50" E	44.52'
L14	N 89°45'12" W	73.34'
L15	S 00°00'00" E	5.35'
L16	N 82°15'11" E	30.75'
L17	N 27°44'49" W	8.23'
L18	N 82°31'02" E	24.01'
L19	S 27°44'49" E	8.12'
L20	N 82°15'11" E	180.41'
L21	S 27°44'49" E	25.01'
L22	S 82°15'11" W	235.33'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.21'	21.50'	90°33'10"	11.52'	20.80'	S 243°7'40" W
C2	60.02'	198.32'	189°19'33"	735.82'	119.64'	S 45°00'51" E
C3	25.15'	21.60'	49°13'15"	11.52'	20.94'	N 64°54'27" E
C4	25.18'	39.38'	89°36'05"	25.01'	35.49'	S 44°50'49" E
C5	25.00'	38.72'	88°43'58"	24.45'	34.06'	S 45°16'07" W
C6	707.93'	14.49'	17°02'22"	7.25'	14.49'	N 63°17'38" E
C7	849.45'	89.43'	67°01'56"	44.76'	89.39'	N 70°08'48" W

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH YELLOW PLASTIC CAP "S 11984" S&I (11984 SURVEY AS DESIGNATED)
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: <b>NM-C</b>		LAND GRANT: <b>N/A</b>		PROPERTY OWNER: <b>ACC NEW MEXICO LLC</b>		CREW/TECH: <b>MT</b>	
HORIZONTAL DATUM: <b>NAD83</b>		SECTION: <b>33</b>		SUBDIVISION NAME: <b>NEWPORT INDUSTRIAL PARK WEST, UNIT 1</b>		DATE OF SURVEY: <b>10/20/2019</b>	
VERTICAL DATUM: <b>NAVD88</b>		TOWNSHIP: <b>10 NORTH</b>		ADDRESS: <b>2501 BUENA VISTA DR. SE</b>		DRAWN BY: <b>JK</b>	
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>		RANGE: <b>03 EAST</b>		UPC: <b>101505540538610408</b>		CHECKED BY: <b>LM</b>	
CONVERSION FACTOR: <b>GRID TO GROUND: 1.0003214818</b>		MERIDIAN: <b>NM/P</b>		STATE: <b>NM</b>		PSJ JOB NO.: <b>19-2128P</b>	
GROUND TO GRID: <b>0.9996786215</b>		CITY: <b>ALBUQUERQUE</b>		COUNTY: <b>BERNALILLO</b>		SHEET NUMBER: <b>2 OF 2</b>	
GROUND TO GRID: <b>0.9996786215</b>		CITY: <b>ALBUQUERQUE</b>		COUNTY: <b>BERNALILLO</b>		SHEET NUMBER: <b>2 OF 2</b>	

2020 C-58

(2)

Land Records Corp. SW AIB11160 BE 20200509823.002