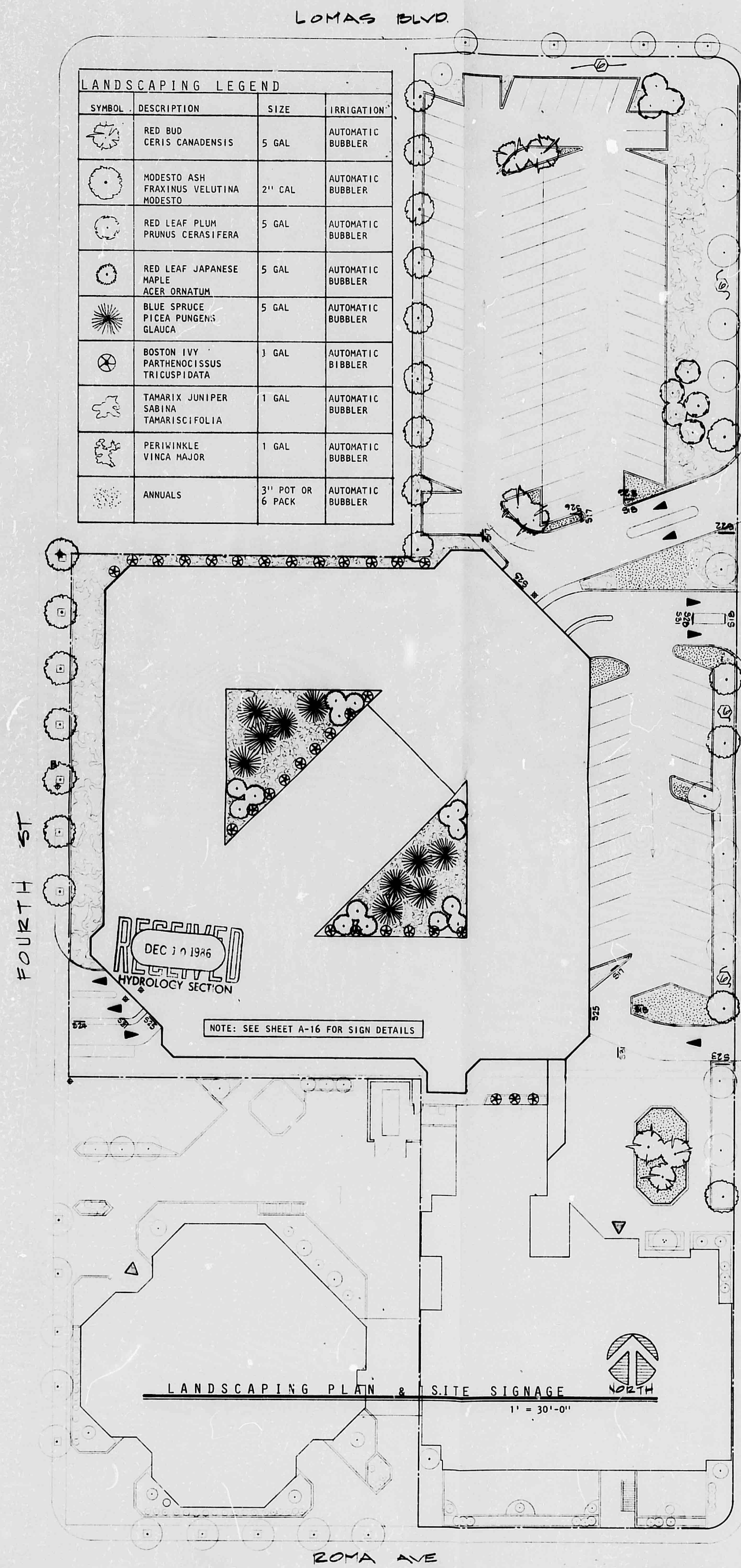




LEGAL DESCRIPTION

LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), INCLUSIVE, OF BLOCK LETTERED "H" OF THE MANDELL BUSINESS AND RESIDENCE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID LOTS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 19TH, 1948.

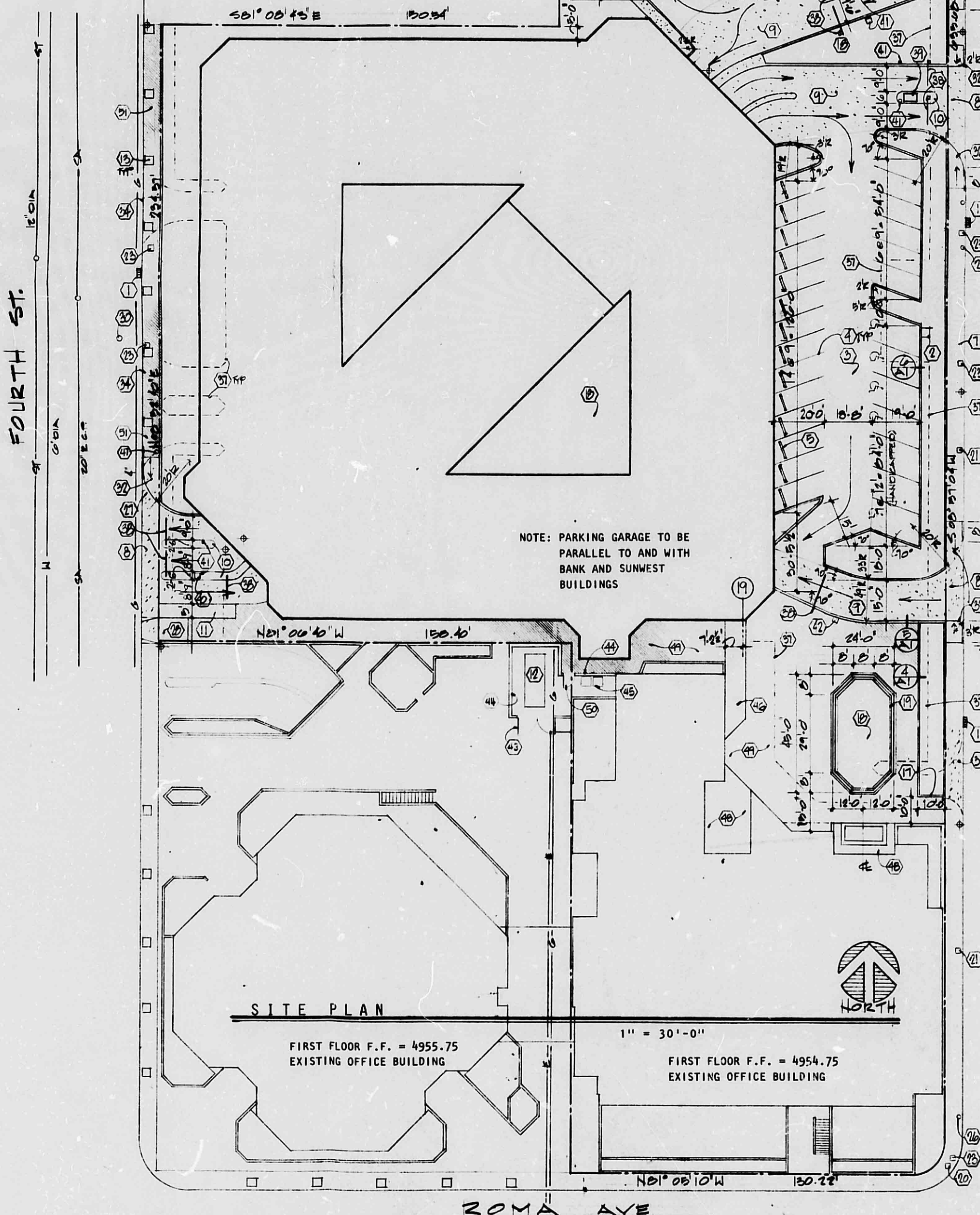
AND

LOTS NUMBERED TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), IN BLOCK LETTERED "H" OF THE MANDELL BUSINESS AND RESIDENCE ADDITION TO THE TOWN NOW CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN UPON THE RECORD OF BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 3, 1886,

TOGETHER WITH A SOUTHERLY PORTION OF THE VACATED SIXTEEN (16) FOOT ALLEY IN SAID BLOCK LETTERED "H", VACATED BY VACATION NO. V-78-28

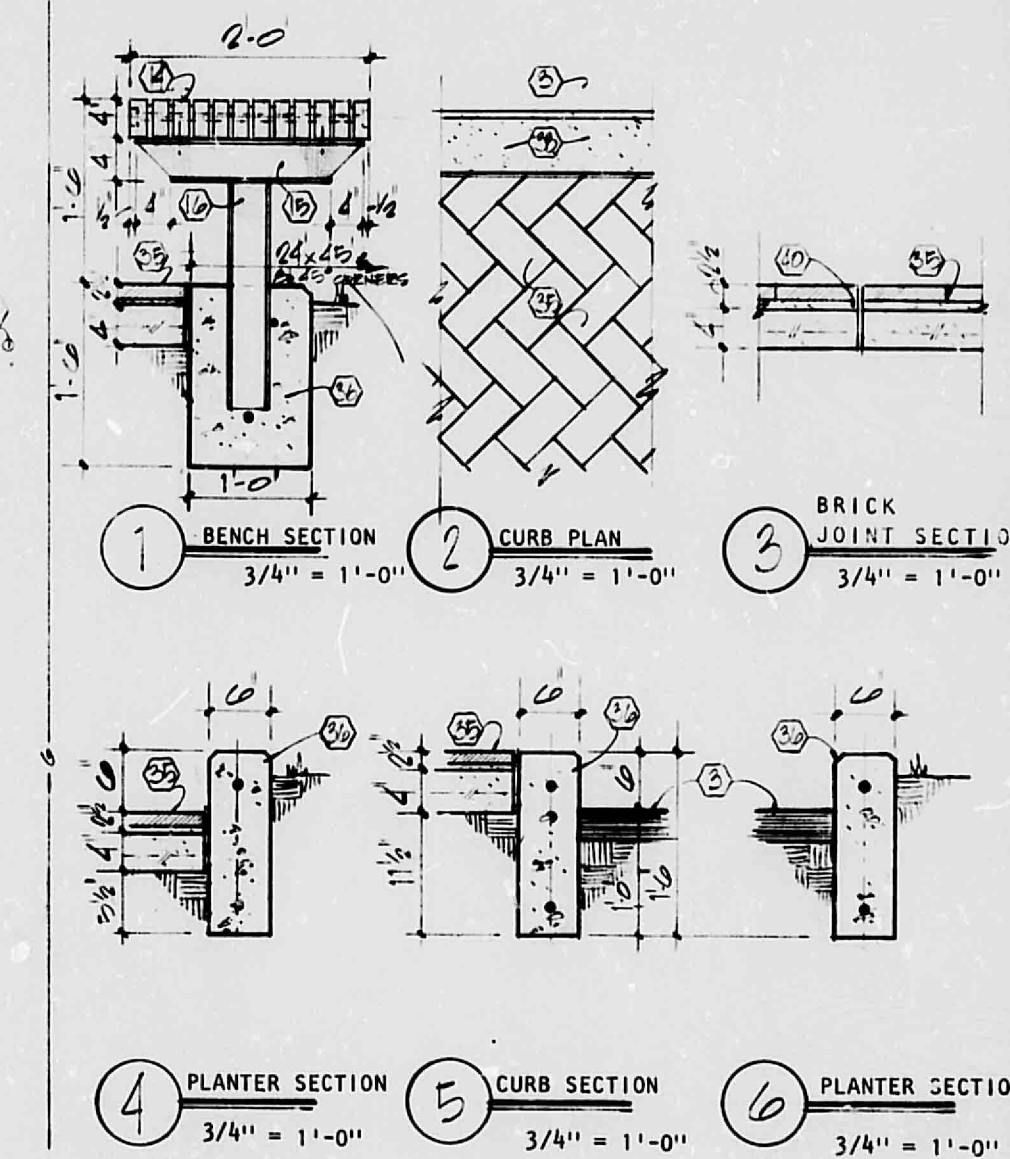
DESIGN DATA

PROPERTY ZONE SU-3
SEISMIC ZONE 2
OCCUPANCY GROUP B-1 PARKING GARAGE
TYPE OF CONSTRUCTION 1 F.R.
AREA COMPILED:
7 LEVELS EACH AT 42,104 S.F.
TOTAL AREA 294,732 S.F.
DESIGNED PER 1985 UNIFORM BUILDING CODE (UBC) CHAPTER 1807 AND 1983 LIFE SAFETY CODE.



KEYED NOTES

- EXISTING STORM SEWER INLET
- EXISTING AND CLOCK TO REMAIN
- NEW BITUMINUS PAVING
- 4" WIDE PAINTED PARKING STRIPES
- 6' LONG CONCRETE PARKING BUMPER
- EXISTING GROUND COVER TO REMAIN THIS AREA
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CURB AND GUTTER TO BE REMOVED- INSTALL NEW CONCRETE DRIVE PAD CURB AND GUTTER TO MATCH ADJACENT
- NEW CONCRETE DRIVE PAD
- NEW CONCRETE ISLAND
- MOTORCYCLE AND BICYCLE PARKING
- RELOCATED TRASH COMPACTOR
- 3' X 3' PLANTER IN CONCRETE W/SIDEWALK GRATE
- 2 X 4 REDWOOD SLATS W/1/4" TEMPERED HARDWOOD SPACERS AND 1/2" B BOLTS AT 2'-0" O.C., EASE EDGES AND PLUG BOLT
- W 4 X 13 SUPPORT @ 4'-0" O.C.
- WELD SUPPORT TO TOP OF W 4 X 13
- NEW PLANTER CURB
- LANDSCAPED AREA
- WOOD BENCH- SEE (A-1)
- TRAFFIC LIGHT SIGNAL BOX
- WATER METER
- POWER PEDESTAL
- STREET LIGHT PULL BOX
- LIGHT STAND
- ELECTRIC PULL BOX
- STREET LIGHT
- REMOVE AND RELOCATE STREET LIGHT
- EXISTING CONCRETE BIKE PAD TO REMAIN
- TELEPHONE RISER
- TELEPHONE MANHOLE
- ELECTRICAL MANHOLE
- HANDICAPPED RAMP PER CITY SPECIFICATIONS
- BITUMINUS PAVING TO BE REMOVED AND REPLACED
- REMOVE EXISTING CURB CUT AND DRIVE PAD, INSTALL NEW CONCRETE SIDEWALK, CURB AND GUTTER TO MATCH ADJACENT
- 1 1/4" PAVERS IN HERRINGBONE PATTERN ON 1 1/4" SETTING BED ON 4" CONCRETE SLAB
- CONCRETE CURB W/ 2'-4"
- REMOVE EXISTING CONCRETE CURB
- PARKING GATE
- BOOTH
- CARD/TICKET CONTROL UNIT
- CARD OPERATED CONTROL UNIT
- TICKET DISPENSER CONTROL UNIT
- RELOCATED GATE MODIFIED TO 8'-5" HIGH AS REQD.
- NEW 8'-5" HIGH CMU WALL
- ELECTRICAL METERING EQUIPMENT
- STAIR STRUCTURE, SEE A-11
- RELOCATED STREET LIGHT
- EXISTING SLAB TO REMAIN
- BRICK PAVERS
- NEW PERSONNEL GATE, 3 X 7 H.M. DOOR
- REMOVE EXISTING SIDEWALK AND REPLACE WITH NEW BRICK PAVERS OVER NEW 4" CONCRETE BASE



DATE 12-12-86 DRAWN RS
SUNWEST BANK PARKING GARAGE
ALBUQUERQUE, NEW MEXICO 87102

86046

A1

13

STEVENS MALLORY PEARL & CAMPBELL, P.A.
ARCHITECTS 115 ANHEIM ST. SE ALBUQUERQUE, NEW MEXICO 87106

ISSUED FOR FOUNDATION PERMIT 10-16-86

CHECKED GHF

CITY OF ALBUQUERQUE

C

D



LOCATION MAP

NOT TO SCALE
ZONE ATLAS MAP NO J-14-Z

SUBDIVISION DATA

1. DRB No. DRB 86-662, V. 86-126
2. Zone Atlas Index: J-14-Z
3. Gross Subdivision Acreage: 3.7778 Acres
4. This plat shows existing easements.
5. Total Number of tracts created: 4 Tracts
6. No streets created or deleted with this replat.
7. The purpose of this replat is to eliminate and relocate lot lines, vacate easements, and dedicate right-of-way.

NOTES

1. Basis of Bearing: Mandell Business and Residence Addition, filed November 19, 1948 (B-125).
2. West Boundary = N08°52'40"E
3. Distances are ground distances.
4. Record bearings and distances of recorded plats are shown in parenthesis.
5. Date of Survey: September 1986
6. Found 5/8" rebar with red plastic cap stamped "PE & LS 2455" designated by *
7. Found chiseled "A" in concrete designated by +
8. Found 5/8" rebar designated by *
9. Found 1/2" rebar designated by *
10. A common reciprocal access easement is provided between all tracts.

SURVEYOR'S CERTIFICATION

I, Tom Klingenhagen, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Tom Klingenhagen
Tom Klingenhagen
N.M.P.L.S. No. 5978

Bohannon-Huston, Inc.
Courtney 1
7500 Jefferson N.E.
Albuquerque, N.M. 87109

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 8 day of October, 1986, by Tom Klingenhagen
My Commission Expires: 4-12-88

Notary Public
Notary Public

DESCRIPTION

A certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico being Lots One (1) thru Twelve (12) and Lots Twenty-one (21) thru Twenty-four (24) of Block H and Lots One (1) thru Twelve (12) and Twenty-two (22) thru Twenty-four (24) of Block I, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1886 in Volume C, Folio 142, together with Lots Thirteen (13) thru Twenty (20) of Block H, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 1948 in Volume B, Folio 125, together with a portion of Block Twenty (20) and an unnumbered triangular shaped tract of land within the FRANCISCO ARMIJO Y OTERO ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1892 in Volume B3, Folio 16 together with a vacated portion of Fruit Street (Vacation Ordinance 194-1972) together with a vacated portion of an alley (Vacation Ordinance V-78-28) and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of Lot Twenty-four (24) of said Block H being the intersection of the easterly right-of-way of Fourth Street and the northerly right-of-way of Roma Avenue and from said point of beginning running thence along said easterly right-of-way, N08°52'40"E, 434.45 feet to the northwest corner of said Lot Twenty-two (22) of Block I; thence leaving said right-of-way and continuing along the northerly boundary of said Lot 22, S81°08'43"E, 150.54 feet to a point; thence continuing along the center of said vacated alley, N08°54'50"E, 224.66 feet to a point on the southerly right-of-way of Lomas Boulevard, N.W.; thence continuing along said southerly right-of-way, S81°15'33"E, 150.64 feet to a point on the westerly right-of-way of Third Street, N.W.; thence continuing along said westerly right-of-way, S08°57'04"W, 659.72 feet to a point on the said northerly right-of-way of Roma Avenue; thence continuing along said northerly right-of-way, N81°05'10"W, 300.48 feet to the point and place of beginning.

Tract contains 3.7778 acres, more or less.

APPROVALS

PLAT NUMBER

PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

A.M.A.S.A.

DATE

TRAFFIC ENGINEER

DATE

CITY SURVEYOR

DATE

PROPERTY MANAGEMENT

DATE

WATER RESOURCES

DATE

PARKS AND RECREATION

DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE

MOUNTAIN BELL

DATE

GAS COMPANY OF NEW MEXICO

DATE

SUBDIVISION PLAT MAP FOR

TRACTS A,B,C & D

SUNWEST CENTRE

ALBUQUERQUE, NEW MEXICO

OCTOBER, 1986

FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising Lots One (1) thru Twelve (12) and Lots Twenty-one (21) thru Twenty-four (24) of Block H and Lots One (1) thru Twelve (12) and Twenty-two (22) thru Twenty-four (24) of Block I, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1886 in Volume C, Folio 142, together with Lots Thirteen (13) thru Twenty (20) of Block H, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 1948 in Volume B, Folio 125, together with a portion of Block Twenty (20) and an unnumbered triangular shaped tract of land within the FRANCISCO ARMIJO Y OTERO ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1892 in Volume B3, Folio 16 together with a vacated portion of Fruit Street (Vacation Ordinance 194-1972) together with a vacated portion of an alley (Vacation Ordinance V-78-28) and now hereon shown and comprising SUNWEST CENTRE is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities, and other related equipment where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

SUNWEST BANK OF ALBUQUERQUE, N.A.

Vernon Doak
Vernon Doak, Vice President

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 20th day of October, 1986, by Vernon Doak, Vice President of and on behalf of Sunwest Bank of Albuquerque, N.A.

My commission Expires: 9-14-88 *Janet C. Chapman*
Notary Public

9-14-88

JOB NO 63251



SHEET 1 OF 2 SHEETS

CITY OF ALBUQUERQUE