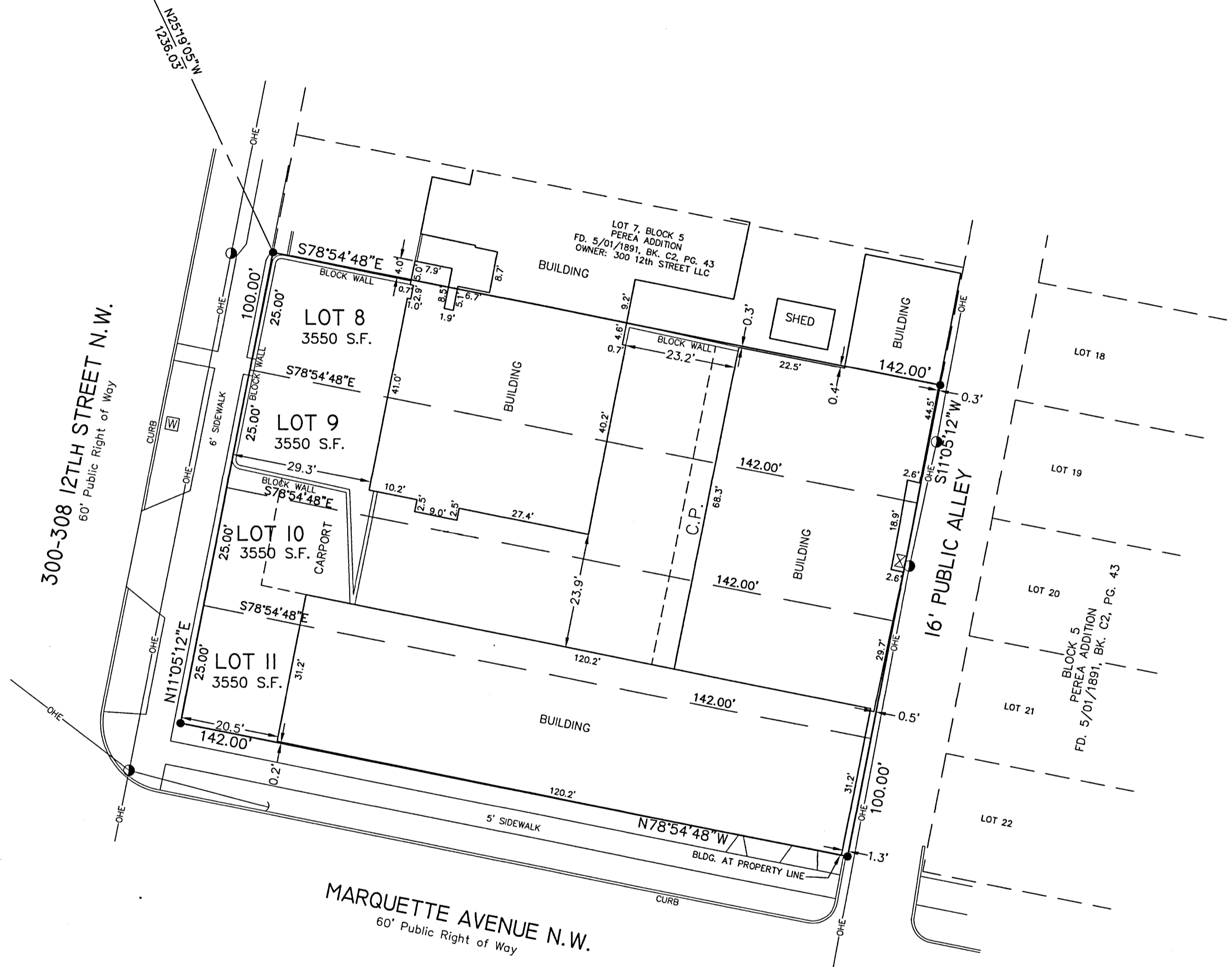


AGRS STATION "12_J13"
 NM STATE PLANE COORDINATES
 N=1489275.084, E=1517168.92
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999684167
 MAPPING ANGLE: -0°14'12.73"

ALTA/NSPS Land Title Survey
 of
 Lots 8, 9, 10 & 11, Block 5
 PEREA ADDITION
 Town of Albuquerque Grant
 Projected Section 18, T.10N., R.3E., N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico



PROPERTY ADDRESS: 300 & 308 12th Street NW, Albuquerque

LEGAL DESCRIPTION:
 Lots numbered Eight (8), Nine (9), Ten (10) and Eleven (11) in Block numbered Five (5) of the Perea Addition, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder for Bernalillo County, New Mexico, on May 1, 1891, in Plat Book C2, Page 43.

- NOTES:
- Distances shown hereon are horizontal ground distances in feet.
 - Bearings are New Mexico State Plane Grid, rotated at AGRS station "12_J13".
 - Record dimensions are shown in parenthesis (), where record differs from actual measurements.
 - Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.
 - Flood Note: The property shown hereon is located in Zone X, area of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0333H, effective date August 16, 2012.
 - This was no observed evidence of current earth moving work, building construction or building additions.
 - Documents used to determine boundary:
 - Stewart Title of Albuquerque commitment No. 01147-33332, dated Oct. 11, 2016.
 - Stewart Title of Albuquerque commitment No. 01147-33333, dated Oct. 11, 2016.
 - Plat of Perea Addition, filed 5/01/1891 in Plat Bk. C2, page 43.

EASEMENTS:
 per Schedule B-II of Commitments No. 01147-33332 & 01147-33333, dated Oct. 11, 2016.
 [Item #]:
 No easements listed

ENCROACHMENTS:
 A. Buildings on Lot 8, Block 5 encroach onto Lot 7, Block 5. Buildings are connected.

SURVEYOR'S CERTIFICATE:
 To: The Regents of the University of New Mexico, a body corporate of the State of New Mexico,
 To: 300 12th Street LLC, a New Mexico limited liability company,
 To: Stewart Title Guaranty Company

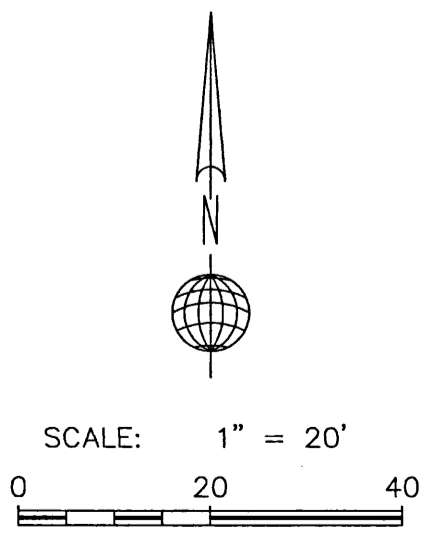
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13 and 16 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification, and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on February 9, 2017.

Date of certification: February 15, 2017

Gary E. Gritsko
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686



ALPHA PROFESSIONAL SURVEYING INC.
 P.O. Box 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE No.:17-038D



- SYMBOLS LEGEND
- = ANCHOR
 - OHE- = ELECTRIC LINE OVERHEAD
 - = ELECTRIC POLE
 - x- = FENCE
 - ⊗ = GAS METER
 - ⊕ = WATER METER