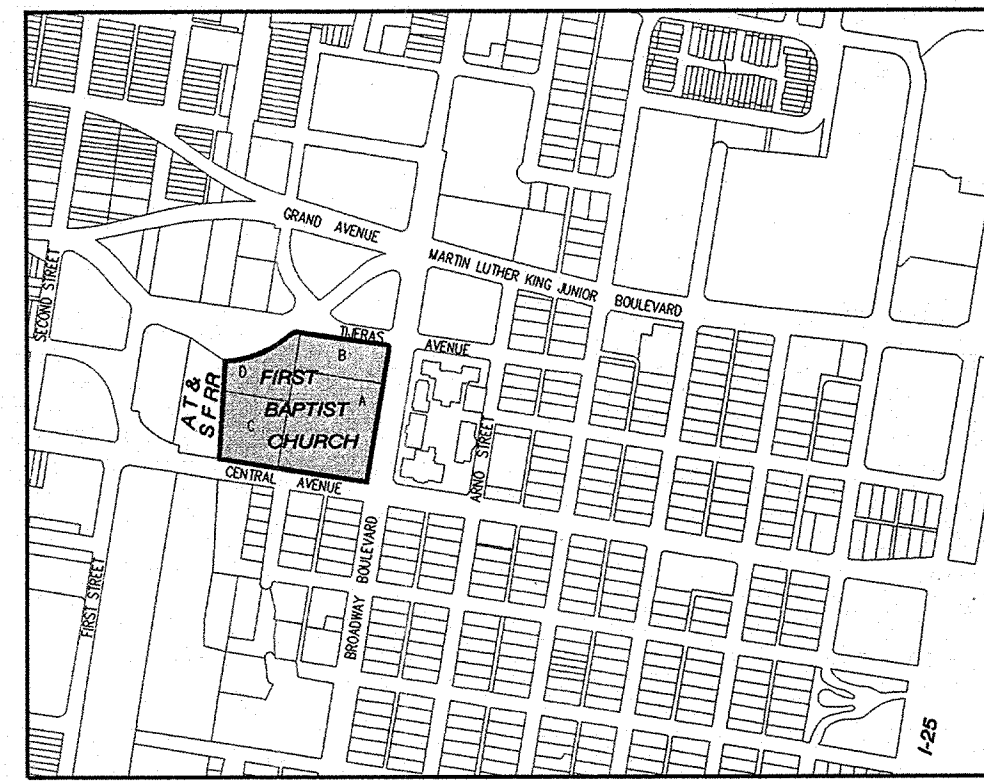
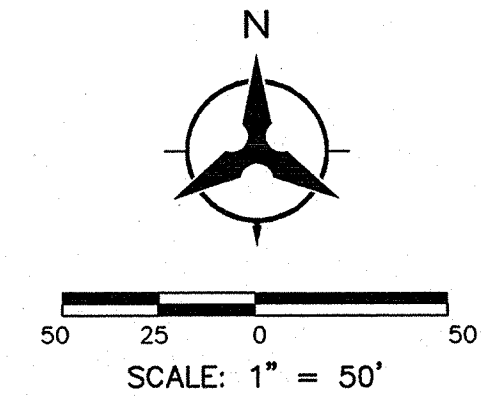


ALTA / ACSM LAND TITLE SURVEY

TRACTS "A", "B", "C" & "D"
 LANDS OF THE FIRST BAPTIST CHURCH
 OF ALBUQUERQUE, NEW MEXICO
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2010



LOCATION MAP
 NOT TO SCALE

DESCRIPTION

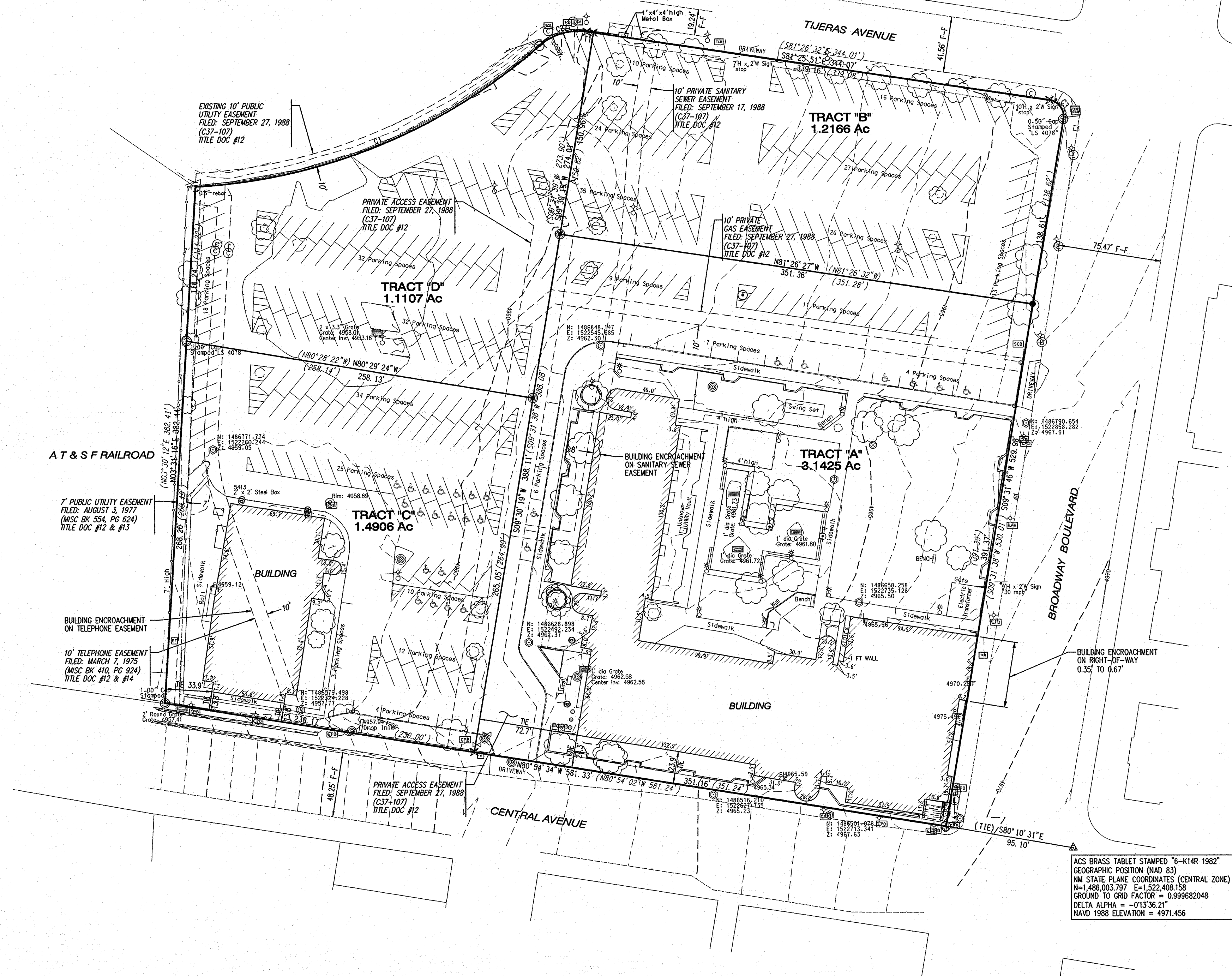
Tracts lettered "A", "B", "C", and "D", of Lands of The First Baptist Church of Albuquerque, New Mexico, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 27, 1988, in Plat Book C37, Page 107.

TITLE COMMITMENT SCHEDULE BII EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records. (none found, none provided)
2. Easements, or claims of easements, not shown by the public records. (none found, none provided)
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises. (as shown on survey)
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (none found, none provided)
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy). (none found, none provided)
6. [Intentionally Omitted]
7. Water rights, claims or title to water. (not plottable)
8. [Intentionally Omitted]
9. Taxes for the year 2010 and thereafter, not yet due or payable. (not plottable)
10. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (none found, none provided)
11. Covenants, conditions, and restrictions affecting the insured premises, but omitting and covenant, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, as contained in the Warranty Deeds, recorded March 11, 1977, in Book D 28-A, Page 746, as Doc. No. 7715236, and re-recorded November 23, 1977, in Book D 27-A, Page 816, as Doc. No. 77-15802, and as noted on the recorded plat, recorded September 27, 1988, in Plat Book C37, Page 107, records of Bernalillo County, New Mexico. (not plottable)
12. Easements, and incidental purpose thereto, reserved along the insured premises, as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico. (as shown on survey)
13. Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded August 23, 1977, in Book Misc. 554, Page 624, as Doc. No. 77-51177, and amended by Vacation of Easement V-87-116, as noted on the recorded plat, recorded September 27, 1988, in Plat Book C37, Page 107, records of Bernalillo County, New Mexico. (as shown on survey)
14. Right-of-Way Easement, and incidental purposes thereto, granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded March 7, 1975, in Book Misc. 410, Page 924, as Doc. No. 52264, and amended by Vacation of Easement V-87-116, as noted on the recorded plat, recorded September 27, 1988, in Plat Book C37, Page 107, records of Bernalillo County, New Mexico. (Document is partially illegible, Easement location shown on survey is approximate)
15. Any and all rights, liens, claims or equities in favor of the Middle Rio Grande Conservancy District which affects the insured premises. (none found, none provided)
16. Rights of parties under any unrecorded Rental and/or Lease Agreements. (none found, none provided)

NOTES

1. Tracts "A", "B", "C" & "D" are located within the Elena Gallegos Grant, within Section 20, Township 10 North, Range 3 East, NMPM, Bernalillo County, Albuquerque, New Mexico.
2. Tract is located on Zone Atlas Index Map No. K-14-Z.
3. Gross Acreage of Tract is 6.9605 Acres.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum). Basis of Bearings is between City of Albuquerque Control Monuments "16-K14" and "6-K14R". Bearing = S89°34'21"E
5. Record Bearings and distances are shown in parenthesis ().
6. Distances are ground distances.
7. This ALTA/ACSM Land Title Survey was prepared with information included in Title Commitment No. 9110099 issued by Stewart Title Guaranty Company, Effective Date: June 18, 2010.
8. Zoning: SU-3 Zoning is per the approved SU-3 permit. Site is subject to the "Downtown" Sector Plan.
9. There are 331 regular parking spaces and 27 handicapped parking spaces for a total of 358 parking spaces on the Property.
10. There is no observable evidence of site use as a solid waste dump, sump, or sanitary landfill within the boundary of the property.
11. There is no evidence of recent earthwork on the Property.
12. Tract lies within Flood Zone "X" of FEMA Map Number 35001C0334G, Revised September 26, 2008.
13. Contours are based on the NAVD83 datum per the City of Albuquerque Control. Contour interval is one foot.
14. A Utility Locate request was submitted to New Mexico One-call, Locate Request Ticket No. 2010253132 but No Utilities were marked on the site.



LEGEND			
○	BOLLARD	— — — — —	C&G (BOC)
⊕	BUILDING-FINISHED FLOOR	— — — — —	EDGE-PAVED ROAD
⊙	CONTROL POINT	— — — — —	FENCE-CHAINLINK
⊞	ELECTRICAL TRANSFORMER	— — — — —	UNDERGROUND COMMUNICATION
⊞	FIRE HYDRANT	— — — — —	WALL
⊞	FLAG	— — — — —	BOUNDARY LINE
⊞	FND-CHISELED MARK IN CONCRETE	— — — — —	EXISTING EASEMENT LINE
⊞	FND-NAIL	— — — — —	LOT LINE
⊞	FND-NAIL AND SHINER	— — — — —	ADJOINING PROPERTY LINE
⊞	FND-REBAR NO CAP		
⊞	FND-REBAR WITH CAP		
⊞	LIGHT POLE		
⊞	LIGHT POLE-METAL		
⊞	MANHOLE-COMMUNICATION		
⊞	MANHOLE-ELECTRIC		
⊞	MANHOLE-SANITARY SEWER		
⊞	MANHOLE-WATER		
⊞	METER-GAS		
⊞	METER-WATER		
⊞	PULLBOX-COMMUNICATION		
⊞	PULLBOX-ELECTRIC		
⊞	SAS-CLEANOUT		
⊞	SET-MAIL		
⊞	SET-PK NAIL		
⊞	SIGN-TRAFFIC		
⊞	SIGNAL POLE		
⊞	SPRINKLER CONTROL VALVE/BOX		
⊞	STORM DRAIN (DROP INLET)		
⊞	TRAFFIC-CONTROL BOX		
⊞	TREE/BUSH		
⊞	WATER VALVE		
⊞	SET REBAR/CAP STAMPED "GROMATZKY PS 16468"		
⊞	CITY OF ALBUQUERQUE CONTROL MONUMENT		
⊞	HANDICAPPED PARKING SPACE		

SURVEYOR'S CERTIFICATION

The undersigned, being a registered professional surveyor of the State of New Mexico, certifies to:
 First Baptist Church of Albuquerque
 Albuquerque Municipal School District No. 12
 Stewart Title Guaranty Company
 and each of their successors and/or assigns as follows:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 11(b), 13, 16, and 18 of Table A thereof. The undersigned does certify that this boundary survey and the actual survey on the ground upon which it is based on was performed by me or under my direct supervision. I am responsible for this survey and that it is true and correct to the best of my knowledge and belief. This Plat meets the minimum standards for surveying in New Mexico. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a Land Surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies there are no gaps, gores, or overlaps along the exterior boundaries of the surveyed premises or interior to those exterior boundaries. This is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a boundary survey of an existing tract of land.

EXECUTED this 1st day of July, 2010

Robert Gromatzky
 Robert Gromatzky
 N.M.P.S. No. 16469



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	38°30'01"	144.95	278.82	415.08	273.70	N67°40'20"E
	(38°30'42")		(279.07)	(418.08)	(273.78)	
C2	50°10'11"	20.03	37.47	42.79	36.28	N73°27'13"E
	(50°06'12")		(37.42)	(42.79)	(36.24)	
C3	91°42'15"	12.36	19.21	12.00	17.22	S35°54'16"E
	(91°58'10")		(19.03)	(12.00)	(17.11)	

Tangent Data		
ID	BEARING	DISTANCE
T1	N81°25'51"W	4.91'
	(N81°26'32"W)	(4.93')

ACS BRASS TABLET STAMPED "6-K14R 1982"
 GEOGRAPHIC POSITION (NAD 83)
 NW STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1486,003.797 E=1,522,408.152
 GROUND TO GRID FACTOR = 0.999682048
 DELTA ALPHA = -0'13.36"
 NAVD 1988 ELEVATION = 4971.456

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES