

ALTA/ACSM Land Title Survey
of
Lot 5, Block A,
SUNSHINE TERRACE ADDITION
Section 28, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico

PROPERTY ADDRESS: VACANT LAND, SUNSHINE TERRACE AVE. SE

LEGAL DESCRIPTION:
Lots numbered Five (5) in Block Lettered "A" of the amended plat of Blocks 3 to 24, inclusive, of SUNSHINE TERRACE, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1950, in Plat Book C1, Page 91.

- NOTES:
- Distances shown hereon are horizontal ground distances in feet.
 - Readings are based on NM State Plane grid bearings; control zone, derived from local GPS observations.
 - Record measurements are shown in parenthesis (), where record data differs from measured data.
 - Corners shown thus "w" are set #4 rebar w/ cap stamped "G. Griško, PS 8686", unless otherwise shown.
 - Flood Note: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 28, 2008.
 - The site is currently zoned R-1.
 - This was no observed evidence of current earth moving work, building construction or building additions.
 - There was no observed evidence of site use as a solid waste dump, stump or sanitary landfill.
 - Documents used to determine boundary:
 - Stewart Title commitment No. 011474634, dated 2/17/2014.
 - Plat of Sunshine Terrace, filed 2/17/1950 in Bk. C1, page 91.
 - Plat of UNM Arena, filed 5/26/2010, Bk. 2010C, Pg. 64.
 - Plat of UNM Gibson Commercial District, filed 12/22/2011, Bk. 2011C, Pg. 138.

EASEMENTS:
per Schedule B, Part II of title commitment dated February 17, 2014 [item #]:
[13] Five foot (5') Utility Easement reserved along the rear lot line of the insured premises, as shown on the recorded plat, Plat Bk. C1, Page 91, and as recorded in the Declaration of Building Restrictions, recorded in Book 139, Page 185, AFFECTS SUBJECT PROPERTY AND IS PLOTTED.

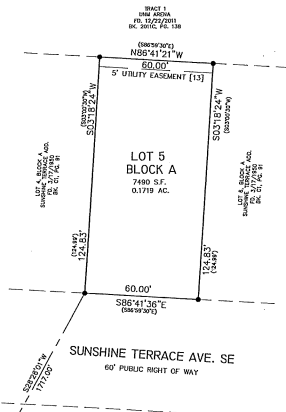
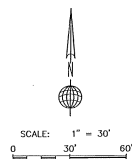
SURVEYOR'S CERTIFICATE:
To: The Regents of the University of New Mexico
To: Steven M. Dellatorre, Gina M. Dellatorre
To: Stewart Title Guaranty Company
To: Stewart Title of Albuquerque LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13, 16 and 18 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 August 20, 2014.

Date of certification: September 4, 2014.
Gary E. Griško
Gary E. Griško, N.M. Professional Surveyor No. 8686



INDOIT CONTROL STATION T-25-30"
NM STATE PLANE COORDINATES:
NAD 83, CENTRAL ZONE
N=1,477,333.000, E=1,524,161.952
GZC FACTOR: 0.999978244
MAPPING ANGLE: -01323.37"



ALPHA PRO SURVEYING LLC
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DRAWN BY: GG FILE NO. 14-162