

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO



PRECISION SURVEYS, INC.

SURVEYOR'S INSPECTION REPORT

THIS IS TO CERTIFY:

TO TITLE COMPANY: LAWYERS TITLE INSURANCE CORPORATION

TO UNDERWRITER: \_\_\_\_\_

TO LENDER: \_\_\_\_\_

THAT ON JUNE 17, 1996, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

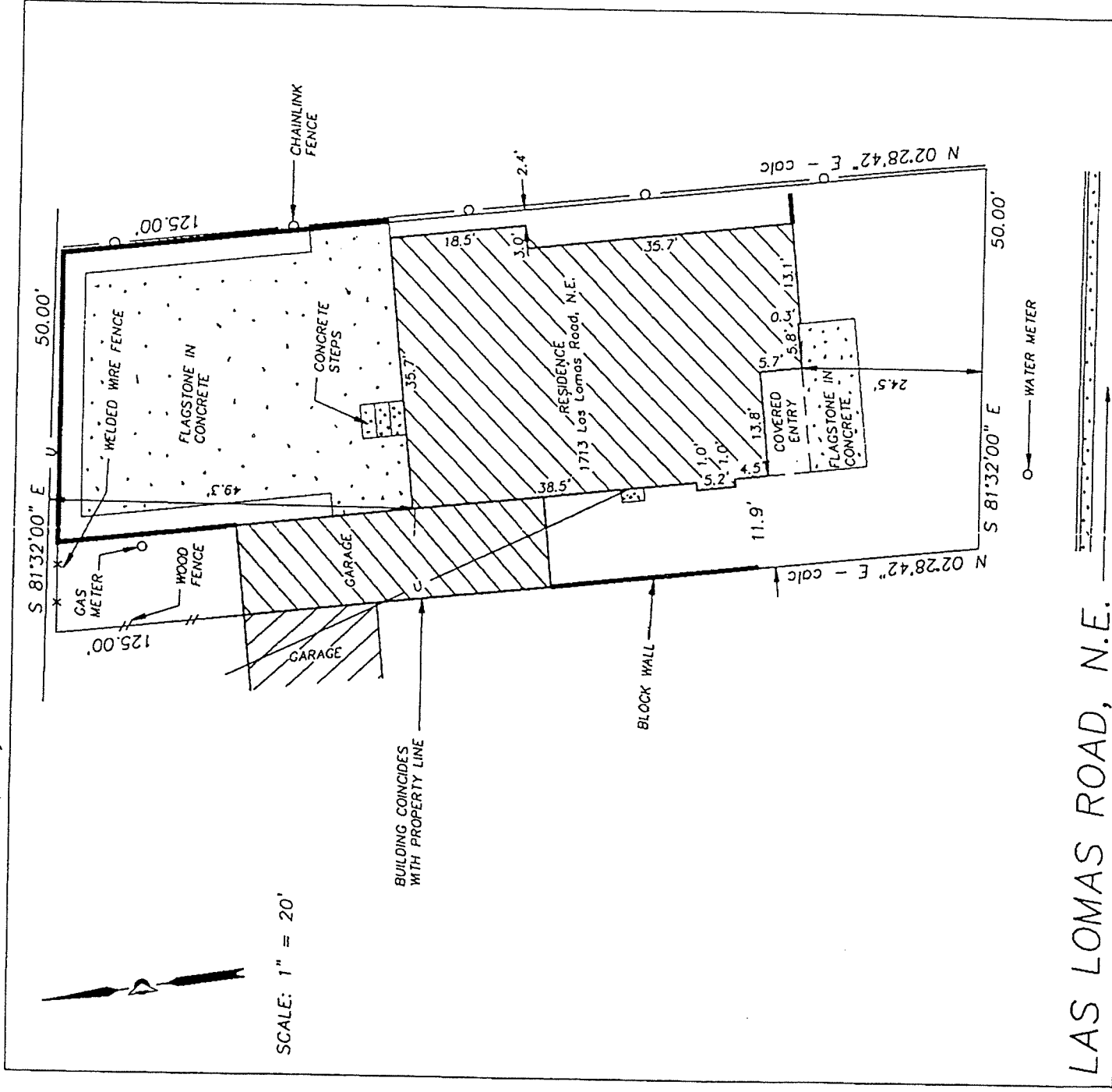
1713 LAS LOMAS ROAD, N.E.

PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plat:

Lot numbered Two (2) in Block numbered Nineteen (19) of the COUNTRY CLUB ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1923 in Volume D1, folio 36.

NOTE: The error of closure is one foot for every NO ERROR feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. 961887SD provided by Title Company.



LAS LOMAS ROAD, N.E.



PRECISION SURVEYS, INC.

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I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

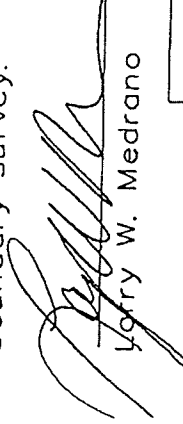
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises  
see sketch
2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises:  
none visible
3. Evidence of cemeteries or family burial grounds located on said premises:  
none visible
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties:  
see sketch
5. Joint driveways or walkways, joint garages, party walls or rights or support, steps or roofs used in common joint garages:  
see sketch
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such:  
see sketch
7. Specific physical evidence of boundary lines on all sides:  
existing walls and street curbing basis of inspection report
8. Is the property improved? (if structure appears to encroach or appears to violate set back lines, show approximate distance):  
property is improved—see sketch
9. Indications of recent building construction, alterations or repairs:  
none visible
10. Approximate distance of structure from at least two lines must be shown:  
see sketch

It is hereby certified that the above described property is not located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration flood hazard boundary maps dated October 14, 1983. Zone "C", Community Panel No. 350002 0029 C

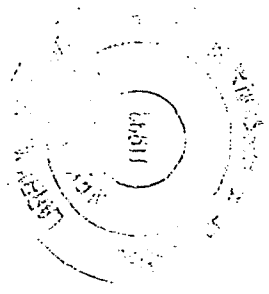
NOTE: Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A BOUNDARY SURVEY

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

  
Larry W. Medrano

, NMPS No. 11993



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