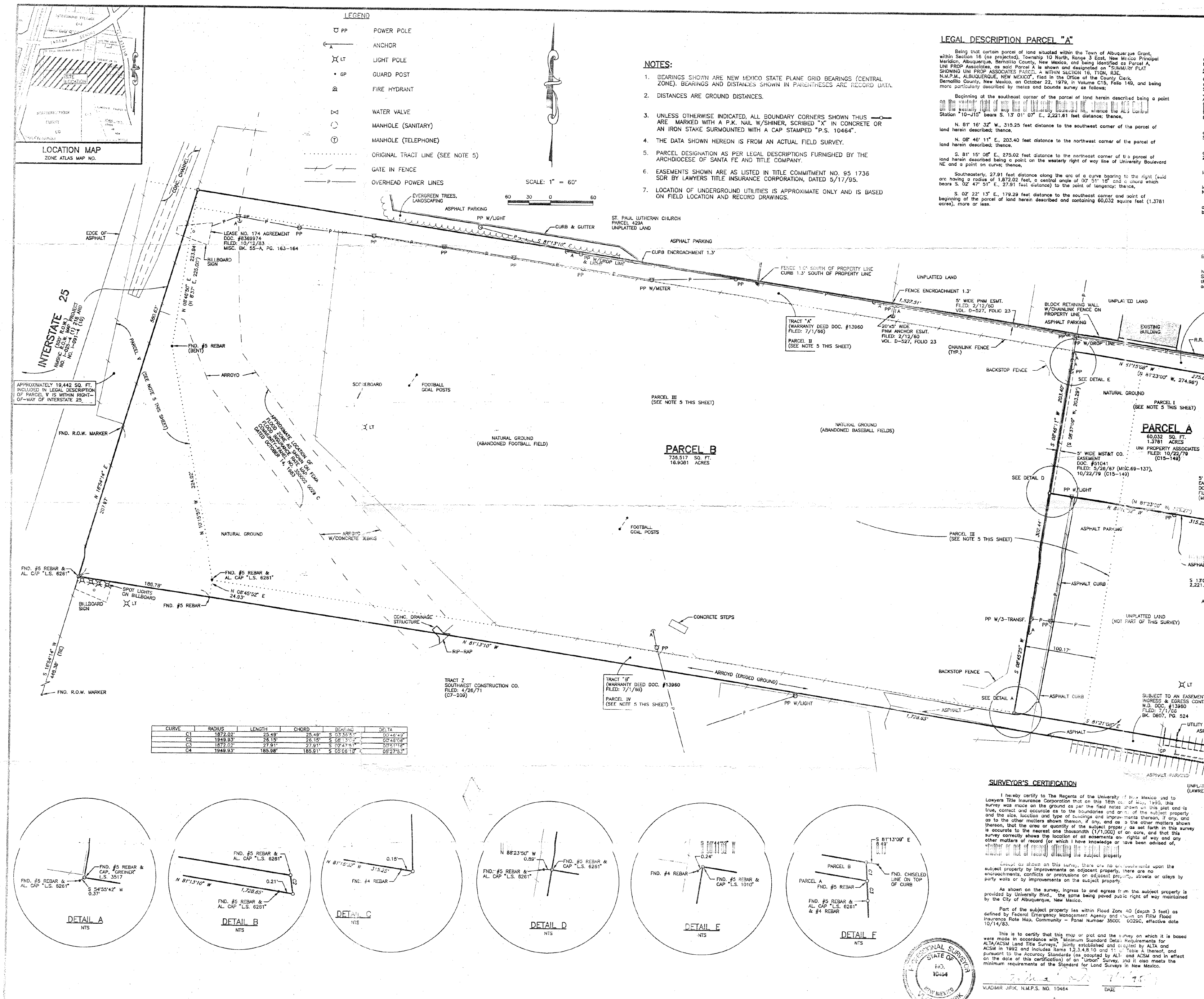
ALTA/ACSM LAND TITLE SURVEY
PARCELS A & B
LAND OF THE ARCHDIOCESE OF SANTA FE
ALBUQUERQUE, NEW MEXICO



LEGEND

PP	POWER POLE
	ANCHOR
LT	LIGHT POLE
GP	GUARD POST
	FIRE HYDRANT
	WATER VALVE
	MANHOLE (SANITARY)
	MANHOLE (TELEPHONE)
	ORIGINAL TRACT LINE (SEE NOTE 5)
	GATE IN FENCE
	OVERHEAD POWER LINES

SCALE: 1" = 60'

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA.
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THUS ARE MARKED WITH A P.K. NAIL W/SHINER, SCRIBED "X" IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10464".
4. THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
5. PARCEL DESIGNATION AS PER LEGAL DESCRIPTIONS FURNISHED BY THE ARCHDIOCESE OF SANTA FE AND TITLE COMPANY.
6. EASEMENTS SHOWN ARE AS LISTED IN TITLE COMMITMENT NO. 95 1736 SDR BY LAWYERS TITLE INSURANCE CORPORATION, DATED 5/17/95.
7. LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY AND IS BASED ON FIELD LOCATION AND RECORD DRAWINGS.

LEGAL DESCRIPTION PARCEL "A"

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Section 16 (as projected), Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being identified as Parcel A, UNI PROP Associates, as said Parcel A is shown and designated on "SUMMARY PLAT SHOWING UNI PROP ASSOCIATES PARCEL A WITHIN SECTION 16, T10N, R3E, N.M.P.M., ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on October 22, 1979, in Volume C15, Folio 149, and being more particularly described by metes and bounds survey as follows;

Beginning at the southeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE, whence the ACS Control Station "10-J15" bears S. 13° 01' 07" E., 2,221.61 feet distance; thence,

N. 81° 16' 32" W., 315.25 feet distance to the southwest corner of the parcel of land herein described; thence,

N. 08° 46' 11" E., 203.40 feet distance to the northwest corner of the parcel of land herein described; thence,

S. 81° 15' 08" E., 275.02 feet distance to the northeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE and a point on curve; thence,

Southeasterly, 27.91 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,872.02 feet, a central angle of 00° 51' 16" and a chord which bears S. 02° 47' 51" E., 27.91 feet distance) to the point of tangency; thence,

S. 02° 22' 13" E., 179.29 feet distance to the southeast corner and point of beginning of the parcel of land herein described and containing 60,032 square feet (1.3781 acres), more or less.

LEGAL DESCRIPTION PARCEL "B"

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Section 16 (as projected), Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being an unplatted land of the Archdiocese of Santa Fe, as portions of said unplatted land are shown and designated on "PLAT SHOWING LAND OF ARCHDIOCESE OF SANTA FE, FORMERLY LAND OF COUGAR CLUB INC." by John B. Torres, NMLS #3221, dated August 10, 1984; also shown on "PLAT SHOWING LAND OF ARCHDIOCESE OF SANTA FE, PROPOSED SITE OF NEW HIGH SCHOOL AND PROPOSED TEN ACRES TO THE SOUTH" by John B. Torres, NMLS #3221, dated October 26, 1985; also shown on "LAND OF ARCHDIOCESE OF SANTA FE, SECTION 16, T.10N., R.3E." by Ealley R. Naylor, NMPS #6261, dated June 19, 1986; and being more particularly described by metes and bounds survey as follows;

Beginning at the southeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE, whence the ACS Control Station "10-J15" bears S. 14° 33' 14" E., 1,890.51 feet distance; thence,

N. 81° 13' 10" W., 1,728.65 feet distance to the southwest corner of the parcel of land herein described being a point on the easterly right of way line of Interstate Highway 25; thence,

N. 16° 54' 14" E., 560.63 feet distance to the northwest corner of the parcel of land herein described; thence,

S. 81° 13' 10" E., 1,527.51 feet distance to the northeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE and a point on curve; thence,

Southeasterly, 25.49 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,872.02 feet, a central angle of 00° 46' 49" and a chord which bears S. 03° 36' 53" E., 25.49 feet distance) to a point; thence,

N. 81° 15' 08" W., 275.02 feet distance to a point; thence,

S. 08° 46' 11" W., 203.40 feet distance to a point; thence,

S. 08° 45' 25" W., 302.44 feet distance to a point; thence,

S. 81° 21' 08" E., 383.66 feet distance to the point on the westerly right of way line of University Boulevard NE and a point on curve; thence,

Southeasterly, 26.15 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1,949.93 feet, a central angle of 00° 46' 06" and a chord which bears S. 08° 13' 09" E., 26.15 feet distance) to the southeast corner and point of beginning of the parcel of land herein described and containing 736,517 square feet (16.9081 acres), more or less.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1872.02'	25.49'	25.49'	S 03°36'53"	00°46'49"
C2	1949.93'	26.15'	26.15'	S 08°13'09"	00°46'06"
C3	1872.02'	27.91'	27.91'	S 02°47'51"	00°51'16"
C4	1949.93'	185.98'	185.91'	S 05°06'10"	05°27'53"

SURVEYOR'S CERTIFICATION

I hereby certify to The Regents of the University of New Mexico and to Lawyers Title Insurance Corporation that on this 18th day of May, 1995, this survey was made on the ground as per the field notes shown on this plat and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown thereon, if any, and as to the other matters shown thereon, that the area or quantity of the subject property as set forth in this survey is accurate to the nearest one thousandth (1/1,000) of an acre, and that this survey correctly shows the location of all easements and rights of way and any other matters of record (or which I have knowledge or have been advised of, whether or not of record) affecting the subject property.

Except as shown on this survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments, conflicts or protrusions on adjacent property, streets or alleys by party walls or by improvements on the subject property.

As shown on the survey, ingress to and egress from the subject property is provided by University Blvd., the same being paved public right of way maintained by the City of Albuquerque, New Mexico.

Part of the subject property lies within Flood Zone AO (depth 3 feet) as defined by Federal Emergency Management Agency and shown on FIRM Flood Insurance Rate Map, Community – Panel Number 35000 0029C, effective date 10/14/83.

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 and ACSM in 1992 and includes items 1,2,3,4,8,10 and 11 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey, and it also meets the minimum requirements of the Standard for Land Surveys in New Mexico.

VLADIMIR JIRIK, N.M.P.S. NO. 10464 DATE

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO NO. 10464 VLADIMIR JIRIK

ALBUQUERQUE SURVEYING CO., INC.
2119 MENAUL BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
PH. (505) 884-2036 FAX (505) 884-3796

SCALE:	DRAWN BY:	CHECKED BY:	DATE:	JOB NO.:	SHEET NO.
1" = 60'	BEH	VJ	7/95	87846	1 OF 1