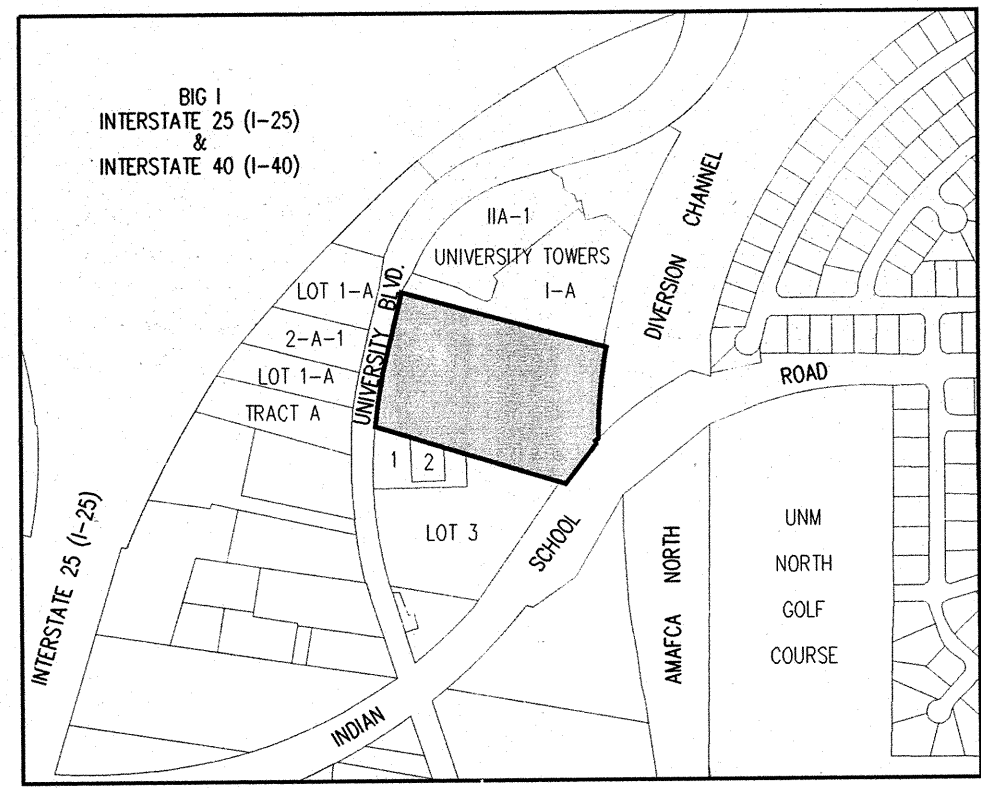


ALTA / ACSM LAND TITLE SURVEY
 PORTION OF TRACT NO.3
 OF LANDS OF
 SPRINGER TRANSFER COMPANY
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 2006



LOCATION MAP
 ZONE ATLAS INDEX MAP NO. H-15 AND J-15
 NOT TO SCALE

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTIONS 9 AND 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND COMPRISING A PORTION OF TRACT NO. 3 OF LANDS OF SPRINGER TRANSFER COMPANY AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF PREPARED BY ROSS-BEVER ENGINEERING OFFICE DATED MARCH 30, 1946 AND REVISED MARCH 11, 1952, WHICH SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, NAD 27) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT BEING THE SOUTHWEST CORNER OF PARCEL 1-A, PLAT OF PARCELS 1-A, 1A-1 AND 1B-1, UNIVERSITY TOWERS AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 2005, BOOK 2005C, PAGE 161 AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BLVD. NE, WHENCE AN A.M.A.F.C.A. BRASS CAP "1-115", HAVING NEW MEXICO STATE PLANE GRID COORDINATES FOR THE CENTRAL ZONE: Y=388,948.67, X=493,301.43, WHICH BEARS SOUTH 55°53'27" EAST, A DISTANCE OF 941.97 FEET; THENCE LEAVING FROM SAID POINT OF BEGINNING AND SAID RIGHT OF WAY LINE, SOUTH 73°40'02" EAST, A DISTANCE OF 708.09 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1-A; THENCE SOUTH 73°15'57" EAST, A DISTANCE OF 10.09 FEET TO THE WESTERLY LINE OF THE A.M.A.F.C.A. RIGHT OF WAY; THENCE ALONG SAID A.M.A.F.C.A. RIGHT OF WAY LINE, A DISTANCE OF 314.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2079.86 FEET WITH AN INTERIOR ANGLE OF 08°40'25" AND A CHORD BEARING OF SOUTH 05°13'55" WEST, A DISTANCE OF 314.96 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD NE, SOUTH 89°03'25" WEST, A DISTANCE OF 177.58 FEET; THENCE NORTH 82°01'24" WEST, A DISTANCE OF 17.39 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD NE, NORTH 75°33'10" WEST, A DISTANCE OF 680.22 FEET ALONG THE NORTH BOUNDARY LINE OF THE LANDS OF GRAND LODGE AND MASONIC TEMPLE AS FILED OCTOBER 25, 1984 IN VOLUME C25, FOLIO 89 TO THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BLVD. NE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, 179.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH THE RADIUS OF 1392.46 FEET AND AN INTERIOR ANGLE OF 07°22'06", AND A CHORD BEARING OF NORTH 09°31'12" EAST, A DISTANCE OF 178.85 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 13°09'15" EAST, A DISTANCE OF 238.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.9932 ACRES, MORE OR LESS.

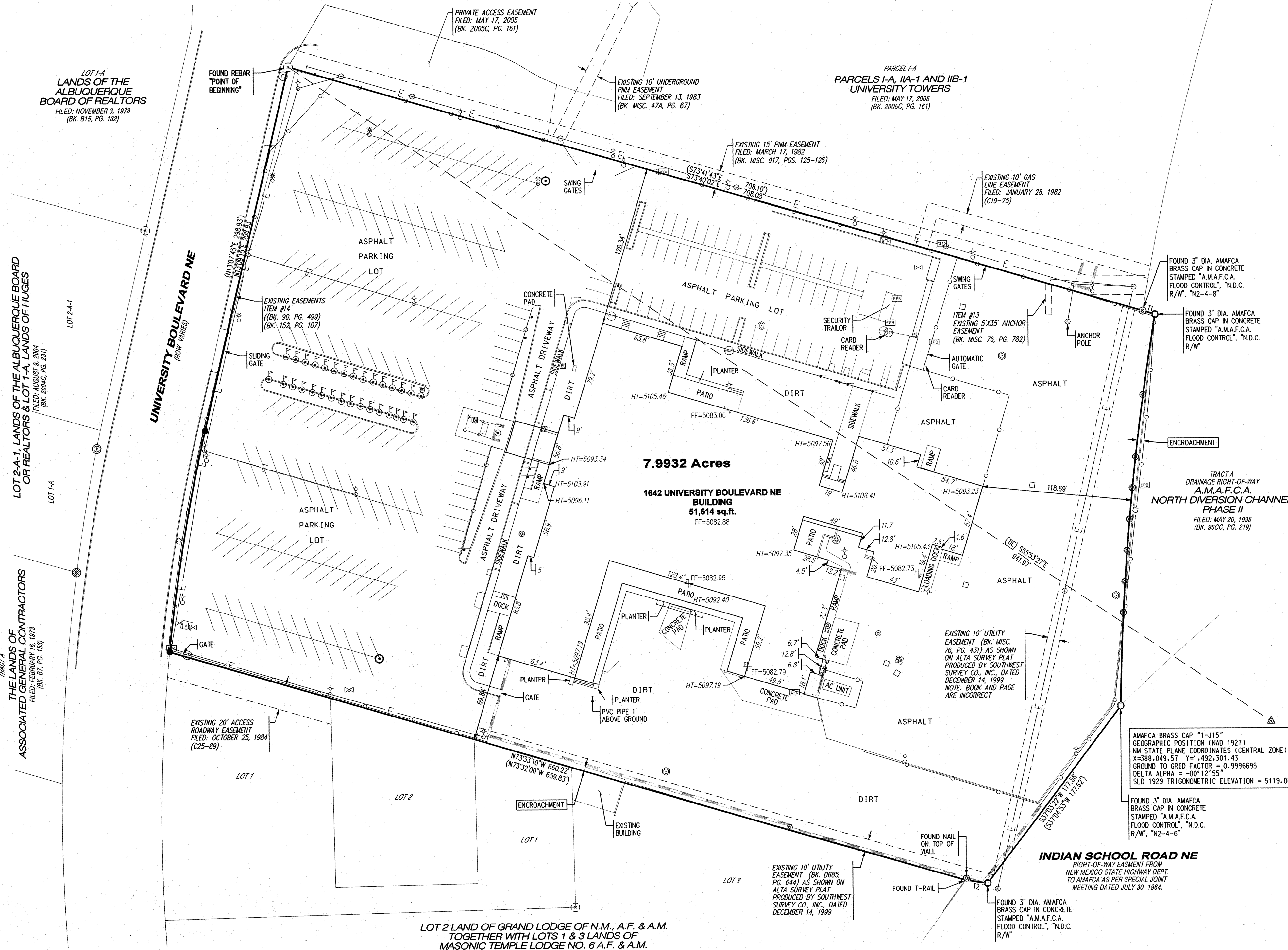
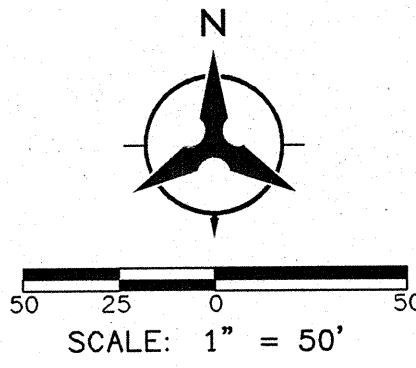
GENERAL NOTES

- G1. A CERTAIN TRACT OF LAND SITUATE WITHIN SECTIONS 9 AND 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
- G2. THIS TRACT OF LAND IS LOCATED IN THE CITY OF ALBUQUERQUE ZONE ATLAS INDEX MAP NO. H-15 AND J-15.
- G3. THE GROSS ACREAGE OF TRACT IS: 7.9932 ACRES
- G4. DISTANCES ARE GROUND DISTANCES AND BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927 DATUM), BASIS OF BEARING IS SOUTH 15°27'05" WEST BETWEEN THE SOUTHWEST CORNER OF PARCEL 1A OF PLAT OF PARCELS 1-A, 1A-1, AND 1B-1, UNIVERSITY TOWERS AS FILED ON MAY 17, 2005, BOOK 2005C, PAGE 161, DEFINED BY A 3" DIA. AMAFCA BRASS CAP IN CONCRETE STAMPED "A.M.A.F.C.A. FLOOD CONTROL", "N.D.C. R/W", "N2-4-6" AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING DEFINED BY A 3" DIA. AMAFCA BRASS CAP IN CONCRETE STAMPED "A.M.A.F.C.A. FLOOD CONTROL", "N.D.C. R/W".
- G5. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED WITH INFORMATION INCLUDED IN THE TITLE COMMITMENT ISSUED BY LANDAMERICA ALBUQUERQUE TITLE, FILE NO. 6212000889, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- G6. THIS IS NOT DEFINED AS A SUBDIVISION OF LANDS AS DEFINED BY NMSA 5547-6-2.
- G7. NO RIGHTS OF TENANTS OR OCCUPANTS UNDER LEASE, SUBLEASE OR RENTAL AGREEMENTS WERE PROVIDED.
- G8. THIS TRACT IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 3500103332E DATED NOVEMBER 19, 2003.
- G9. ALL PLANIMETRICS SHOWN HEREON WERE TIED IN THE FIELD. ORTHOPHOTOGRAPHY WAS USED ON THE SECOND SHEET TO SHOW ADDITIONAL IMPROVEMENTS NOT TIED IN THE FIELD.
- G10. STRUCTURE HEIGHT UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANE. DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. NOTWITHSTANDING ANY OF THE ABOVE REGULATIONS, STRUCTURES SHALL NOT EXCEED 26 FEET IN HEIGHT WITHIN 85 FEET OF A LOT ZONED SPECIALLY FOR HOUSES.
- G11. THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. 1) NEAR RESIDENTIAL ZONES, THE FOLLOWING GREATER SETBACK REQUIREMENTS SHALL APPLY: a) THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON- AND OFF-PREMISE SIGNS. b) THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE. c) THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. d) THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
- G12. BENCH MARK: ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "1-115" STAMPED ON AN A.M.A.F.C.A. BRASS CAP SHOWN HEREON.
- G13. PARKING SPACES: GENERAL PARKING = 258 SPACES
HANDICAP PARKING = 9 SPACES
- G14. THIS TRACT IS ADJACENT TO UNIVERSITY BLVD. NE AND INDIAN SCHOOL RD. SE.
- G15. AN EXISTING 10' UTILITY EASEMENT (BK. MSC. 76, PAGE 431) AS SHOWN ON AN UNFILED ALTA SURVEY PLAT PRODUCED BY SOUTHWEST SURVEY CO., INC. DATED DECEMBER 1989 WAS NOT PROVIDED IN THE CURRENT TITLE COMMITMENT.
- G16. ALL UTILITIES WERE LOCATED WITHOUT THE BENEFIT OF USING NEW MEXICO ONE CALL.
- G17. RECORD MEASUREMENTS ARE SHOWN IN PARENTHESIS ().

LOT 1-A
 LANDS OF THE ALBUQUERQUE BOARD OF REALTORS
 FILED: NOVEMBER 3, 1978
 (BK. 515, PG. 132)

LOT 2-A-1
 LANDS OF THE ALBUQUERQUE BOARD OF REALTORS & LOT 1-A LANDS OF HUGES
 FILED: AUGUST 8, 2004
 (BK. 8046, PG. 29)

TRACT A
 THE LANDS OF ASSOCIATED GENERAL CONTRACTORS
 FILED: FEBRUARY 18, 1979
 (BK. 61, PG. 15)



SCHEDULE B - SECTION II NOTES

11. THIS TRACT IS SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND OTHER TERMS AND PROVISIONS CONTAINED IN WARRANTY DEED RECORDED IN BOOK D 638, PAGE 306 AS DOCUMENT NO. 77973, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. THIS TRACT IS SUBJECT TO GRANT OF EASEMENT FOR POWER TRANSMISSION AND COMMUNICATIONS LINES RECORDED IN BOOK D 685, PAGE 644 AS DOCUMENT 29898, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, THE INTEREST OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY HAVING BEEN RELEASED AND OUTCLAIMED BY US WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, ITS SUCCESSOR IN INTEREST, PURSUANT TO QUITCLAIM DEED RECORDED IN BOOK A2, PAGE 4872 AS DOCUMENT NO. 2000014947, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. THIS TRACT IS SUBJECT TO EASEMENT FOR POWER TRANSMISSION AND COMMUNICATIONS LINES, AND FOR A DOWN GUT AND ANCHOR EASEMENT, RECORDED IN BOOK MSC. 76, PAGE 782 AS DOCUMENT NO. 60442, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. THIS TRACT IS SUBJECT TO EASEMENTS FOR TELEPHONE AND TELEGRAPH LINES AND FIXTURES AND APPURTENANCES RELATING THERETO RECORDED IN BOOK 90, PAGE 499, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND RECORDED IN BOOK 152, PAGE 107, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS RESTRICTED AND LIMITED TO THE SOUTH FIVE FEET OF THE WEST FIVE FEET OF THE ABOVE DESCRIBED REAL ESTATE FOR A TELEPHONE RISER OR PEDESTAL PURSUANT TO AN EXCEPTION CONTAINED IN A QUITCLAIM DEED RECORDED IN BOOK A2, PAGE 4872 AS DOCUMENT NO. 2000014947, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SURVEYOR'S CERTIFICATE

I, the undersigned being a duly qualified surveyor in the State Of New Mexico hereby certify that the map and plat of the survey on which this is based were prepared under my direct supervision and made in accordance with the "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, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 14, 16, 17, and 18 Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New Mexico, the accuracy of this survey does not exceed that which stands by the Minimum Standards for Surveying in New Mexico, and that this survey meets the Minimum Standards for Surveying in New Mexico.

EXECUTED THIS 7th day of December, 2006.

Signed: *Timothy M. Solinski*
 Timothy M. Solinski
 N.M.P.S. 17531



LEGEND

---	ALTA/ACSM BOUNDARY LINE
- - - -	EXISTING EASEMENT LINE
---	ADJOINING LOT LINE
---	FENCE-CHAINLINK
---	LINE-WALL
○	SAS-CLEANOUT
□	PULLBOX-COMMUNICATION
○	MANHOLE-COMMUNICATION
○	POWER POLE
○	PULLBOX-ELECTRIC
○	GUY WIRE ANCHOR
○	FIRE HYDRANT
○	STRUCT-FLAGPOLE
△	FND-AGRS MONUMENT
○	FND-ALUMINUM CAP
○	FND-AMAFCA BRASS CAP
○	FND-ROW T-RAIL
○	CONTROL POINT
○	FND-BRASS CAP
○	FND-REBAR ND CAP
○	METER-GAS
○	LIGHT POLE
○	LIGHT POLE-METAL
○	LANDSCAPE LIGHT
○	STRUCT-BOLLARD
○	SIGN-TRAFFIC
○	FENCE-POST
○	POST-PIPE/STEEL
○	STRUCT-SATELLITE DISH
○	TELEPHONE RELAY BOX
○	METER-WATER
○	VALVE-WATER
○	VALVE-UNKNOWN
○	BUILDING-FINISHED FLOOR
○	SET N05 REBAR WITH 1-1/4" DIA. ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700"
○	SET MANHOLE WITH 1-1/2" DIA. ALUMINUM WASHER STAMPED "BENHAM RLS 15700"

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°40'25"	157.73'	314.86'	2079.86'	314.56'	S05°19'35"W (08°40'25")
C2	07°22'06"	89.66'	179.07'	1392.46'	178.95'	S09°28'12"E (07°22'06")

Tangent Data

ID	BEARING	DISTANCE
T1	S73°15'57"E	10.09'
T2	N82°01'24"W	17.39'
T3	N82°26'50"W	(17.57')

Bohannon & Huston
 Surveyors
 17531
 17531
 COURTYARD 1 7500 JEFFERSON ST. NE ALBUQUERQUE, NM 87109-4335
 ENGINEERING * SPATIAL DATA * ADVANCED TECHNOLOGIES