

ALTA/NSPS Land Title Survey  
 Tract F-2A1-D-1,  
 BROADBENT BUSINESS PARK,  
 Town of Albuquerque Grant,  
 projected Section 19, T.10N., R.3E., N.M.P.M.,  
 City of Albuquerque,  
 Bernalillo County, New Mexico

PROPERTY ADDRESS: 1031 Lambertson Place N.E., Albuquerque, NM 87107

U.P.C. No. 1-015-059-232-380-103-01

LEGAL DESCRIPTION:  
 Tract F-2A1-D-1 of the Plat for Tracts F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 & F-2A1-D-5, BROADBENT BUSINESS PARK, situate within projected Section 9, T.10N., R.3E., NMPM, City of Albuquerque, Bernalillo County, New Mexico on November 10, 2005, in Book 2005C, Page 363, as Doc No. 2005167530.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Broadbent Business Park (Bk. 2005C, Pg. 363), as monumented by found corners.
- Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
- Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise noted.
- Flood Note: The property shown hereon is located Partially in Flood Zone AE, areas of 1.0% annual chance flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0332G, effective date September 26, 2008.
- ZONING: According to the City of Albuquerque Integrated Development Ordinance, the subject property is zoned "NR-LM" (Non-residential-Light Manufacturing). A zoning report was not provided. Setbacks and other zoning use restrictions are not shown.
- PARKING: There are 171 standard parking spaces and 8 A.D.A. (handicap) spaces. A total of 179 stripped parking spaces.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents:  
 a. Stewart Title Guaranty Company commitment No. 1403365, dated 9/10/2021.  
 b. Plat of Broadbent Business Park, filed 11/10/2005 in Bk. 2005C, pg. 363.  
 c. Adjoining plats and deeds as noted hereon.

EASEMENTS:

per Schedule B, Part 2 of Title commitment dated September 10, 2021 [item #]

- Easements and notes as shown on the plat recorded November 10, 2005, in Plat Book 20-05C, page 363, as Doc. No. 2005167530. AFFECTS SUBJECT PROPERTY, PLOTTED
- Easement in favor of Public Service Company of NM and QWEST Corporation, and rights incident thereto, recorded March 19, 2003, in Book A52, Page 4356, as Document No. 2003044442. AFFECTS SUBJECT PROPERTY, PLOTTED
- Declaration of Access, Utility, Drainage, Irrigation and Landscaping Easements, dated May 5, 1996, filed May 6, 1996 in Book 348A, page 525 as Doc. No. 1986039583 and amended by First Amendment to Declaration of Access, Utility, Drainage, Irrigation, and Landscaping Easements, dated June 20, 1997, filed June 24, 1997 in Book 97-16, page 9963 as Doc. No. 1997083585. AFFECTS SUBJECT PROPERTY, PLOTTED
- Declaration of Easement executed by Broadbent Development Company, a Delaware corporation, dated May 11, 1990, filed November 27, 1990, in Book 90-19, page 347, as Doc. No. 1990090699. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:

To The Regents of the University of New Mexico,  
 To Trincap Properties 7 LLC,  
 To: Stewart Title Guaranty Company

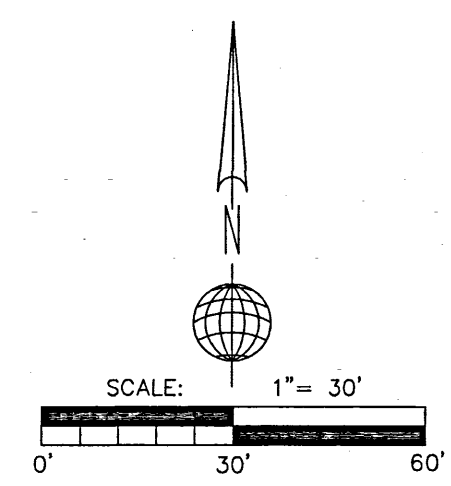
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 11, 13, 16 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 October 12, 2021.

Date of certification: October 19, 2021

*Gary E. Gritsko*  
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686



- SYMBOLS LEGEND
- ANCHOR
  - BLOCK WALL
  - CABLE RISER
  - CENTERLINE
  - DRAINAGE MANHOLE
  - DROP INLET
  - DUMPSTER
  - ELECTRIC LINE OVERHEAD
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - ELECTRIC POLE
  - ELECTRIC RISER/TRANSFORMER
  - FENCE
  - FIBER OPTIC RISER
  - FIRE HYDRANT
  - GAS LINE
  - GAS METER
  - GAS VALVE
  - HANDICAP PARKING SPACE
  - LIGHT POLE
  - PROPERTY LINE
  - SEWER CLEANOUT
  - SEWER MANHOLE
  - SEWER SERVICE
  - SEWER LINE
  - TELEPHONE RISER
  - TELEPHONE MANHOLE
  - TRAFFIC FLOW
  - TRAFFIC SIGNAL
  - TRAFFIC SIGNAL BOX
  - TREE (UNSPECIFIED)
  - WATER MANHOLE
  - WATER LINE
  - WATER METER
  - WATER VALVE
  - WELL



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