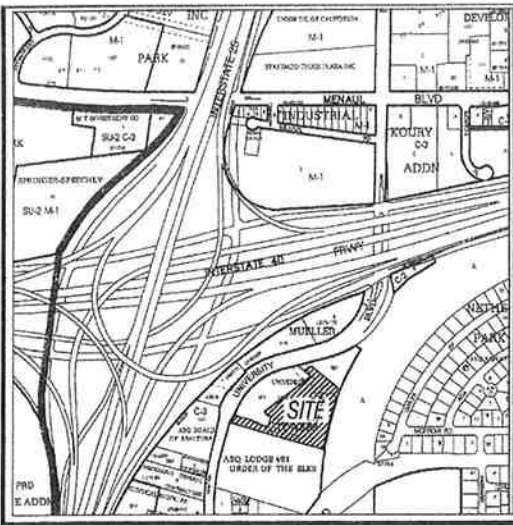


ALTA/ACSM LAND TITLE SURVEY
Parcel I-A, UNIVERSITY TOWERS
Section 9, T10N, R3E, NMPM
Albuquerque, Bernalillo County, New Mexico
April, 2010

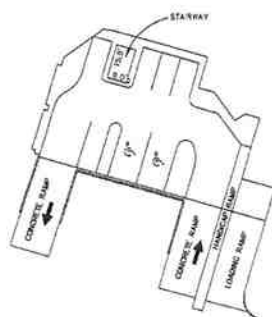


VICINITY MAP H-15

SYMBOLS LEGEND

- ⊕ = LIGHT POLE
- ⊙ = POWER POLE
- OHU = OVERHEAD UTILITY LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = TRANSFORMER
- ⊙ = TRASH COMPACTOR
- ⊙ = TELEPHONE RISER
- ⊙ = FIRE HYDRANT
- ⊙ = HANDICAP PARKING SPACE
- = BLOCK WALL
- x- = FENCE
- = TRAFFIC FLOW
- WATER— = UNDERGROUND WATER LINE
- SEWER— = UNDERGROUND SEWER LINE

DETAIL OF UNDERGROUND PARKING



1650 UNIVERSITY BOULEVARD N.E.
R/W WIDTH VARIES

PARCEL IIA-1
UNIVERSITY TOWERS
FILED 5/17/2005, BK. 2005C, PG. 161
OWNER: CHECK-INN EXPRESS INC

ALBUQUERQUE B.P.O.E. LODGE NO. 461
W.D. #2000015670, FILED 2/17/2000, BK. A2, PG. 5793
OWNER: REGENTS OF UNM C/O UNM REAL ESTATE OFFICE

PARCEL IIB-1
UNIVERSITY TOWERS
FILED 5/17/2005, BK. 2005C, PG. 161
OWNER: BURMOUNT INVESTMENTS INC.
& JAMES A. ARIAS

PARCEL I-A
4.6222 AC.

5 STORY OFFICE BUILDING
17,690 SQ. FT.
AT GROUND LEVEL

TRACT A, A.M.A.F.C.A. DRAINAGE RIGHT-OF-WAY
FILED 8/20/1985, BK. MISC. 231A, PG. 510-522
OWNER: A.M.A.F.C.A.

LEGAL DESCRIPTION:
Parcel "I-A" of the Plat of Parcels I-A, IIA-1 and IIB-1, University Towers, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 17, 2005, in Plat Book 2005C, Page 161, as Doc. No. 2005086864.

SURVEY NOTES:

1. Distances shown hereon are horizontal ground distances in feet.
2. Bearings are based on the plat of University Towers (Bk. 2005C, Pg. 161) as monumented by found corners.
3. Record measurements are shown in parenthesis (), where record data differs from measured data.
4. Corners shown thus "e" are set #4 rebar w/ cap stamped "G. Grilako, PLS 8888".
5. 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. 2000100332G, effective date September 26, 2008.
6. There is no observed evidence of earth moving work, building construction or building additions within recent months.
7. There is no observed or proposed changes in street right of way lines, and no observed sidewalk or street repairs or construction.
8. There is no observed evidence of the site used as a solid waste dump or sanitary landfill.
9. Parking data: There is a total of 431 parking spaces on the property, including 12 handicap accessible spaces.

EASEMENT NOTES: per Schedule B-I of title commitment [Item#]

- A. 20' Waterline Easement, Plats (C19-75) & (2005C-161) [Item 11]
- B. 15' P.N.M. Easement, Doc. #8214080 filed 3/17/1992, Bk. Misc. 917, Pg. 125-128 & Plat (2005C-161) [Item 11]
- C. 10' P.N.M. Easement, Doc. #8214080 filed 3/17/1992, Bk. Misc. 917, Pg. 125-128 & Plat (2005C-161) [Item 11]
- D. 10' Gas Line Easement, Plats (C19-75) & (2005C-161) [Item 11]
- E. 10' Underground P.N.M. & M.S.T.&T. Co. Easement, Doc. #8352292 filed 9/13/1983, Bk. Misc. 47A, Pg. 87, Released by M.S.T.&T. Co. Q.C.D. #8528454 filed 4/8/1985, Bk. Misc. 236A, Pg. 734. [Item 12]
- F. 20' Private Access Easement, Doc. #2004178256 filed 12/21/2004, Bk. A88, Pg. 7766 [Item 18]
- G. Private Access Easement, Plat (2005C-161) [Item 11]
- H. Parking Easement, Doc. #8530749 filed 5/22/1985, Bk. Misc. 231A, Pg. 510-522 [Item 13]
- I. 20' A.M.A.F.C.A. Easement, Plat (2005C-161) [Item 11]
- J. 20' Private Access Easement, Doc. #2004178254 filed 12/21/2004, Bk. A88, Pg. 7764 [Item 16]
- K. Private Access Easement, Doc. #2004178255 filed 12/21/2004, Bk. A88, Pg. 7765 [Item 17]
- L. Access Easement, Doc. #8530749 filed 5/22/1985, Bk. Misc. 231A, Pg. 510-522 [Item 13]
- M. Underground Parking Easement, Doc. #8530749 filed 5/22/1985, Bk. Misc. 231A, Pg. 510-522 [Item 13]
- N. Underground Parking Easement, Doc. #8530749 filed 5/22/1985, Bk. Misc. 231A, Pg. 510-522 [Item 13]
- O. Private Access Easement and A.M.A.F.C.A. Access Easement, Plat (2005C-161) [Item 11]

- Item 14: Reciprocal Drainage Easement, Doc. #86-56320, filed 6/28/1986, Bk. Misc. 366-A, Pg. 550, is blank in nature, and is not plotted. This easement affects subject Parcel and adjoining Parcels IIA-1 & IIB-1.
- Item 15: Not a survey matter.

SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico, Wells Fargo Bank, N.A., Stewart Title of Albuquerque, LLC, 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 "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), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: April 8, 2010

Gary E. Grilako
Gary E. Grilako, N.M.P.S. No. 8686



LINE	LENGTH	BEARING
L1	30.43	S73°51'00"E
L2	55.17	N16°09'00"E
L3	20.00	N36°58'48"W
L4	13.05	S63°01'12"W
L5	40.00	N36°58'48"W
L6	65.83	N49°40'28"W
L7	42.12	N54°22'00"E
L8	25.77	N75°25'19"E
L9	21.10	S21°36'53"W
L10	38.16	S40°13'07"W
L11	38.19	S50°48'14"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	42.57	150.00	N65°43'12"W	42.43
C2	42.57	150.00	S65°43'11"E	42.43
C3	31.42	20.00	N61°09'00"E	28.28
C4	38.75	2089.86	S14°42'05"W	38.729

SCALE: 1" = 40'
0 40 80

ALPHA PROFESSIONAL SURVEYING INC.
P.O. Box 46316, Rio Rancho, New Mexico 87174
PHONE (505) 892-1076 FAX (505) 891-0471
DRAWN BY: CS FILE NO.: 10-035