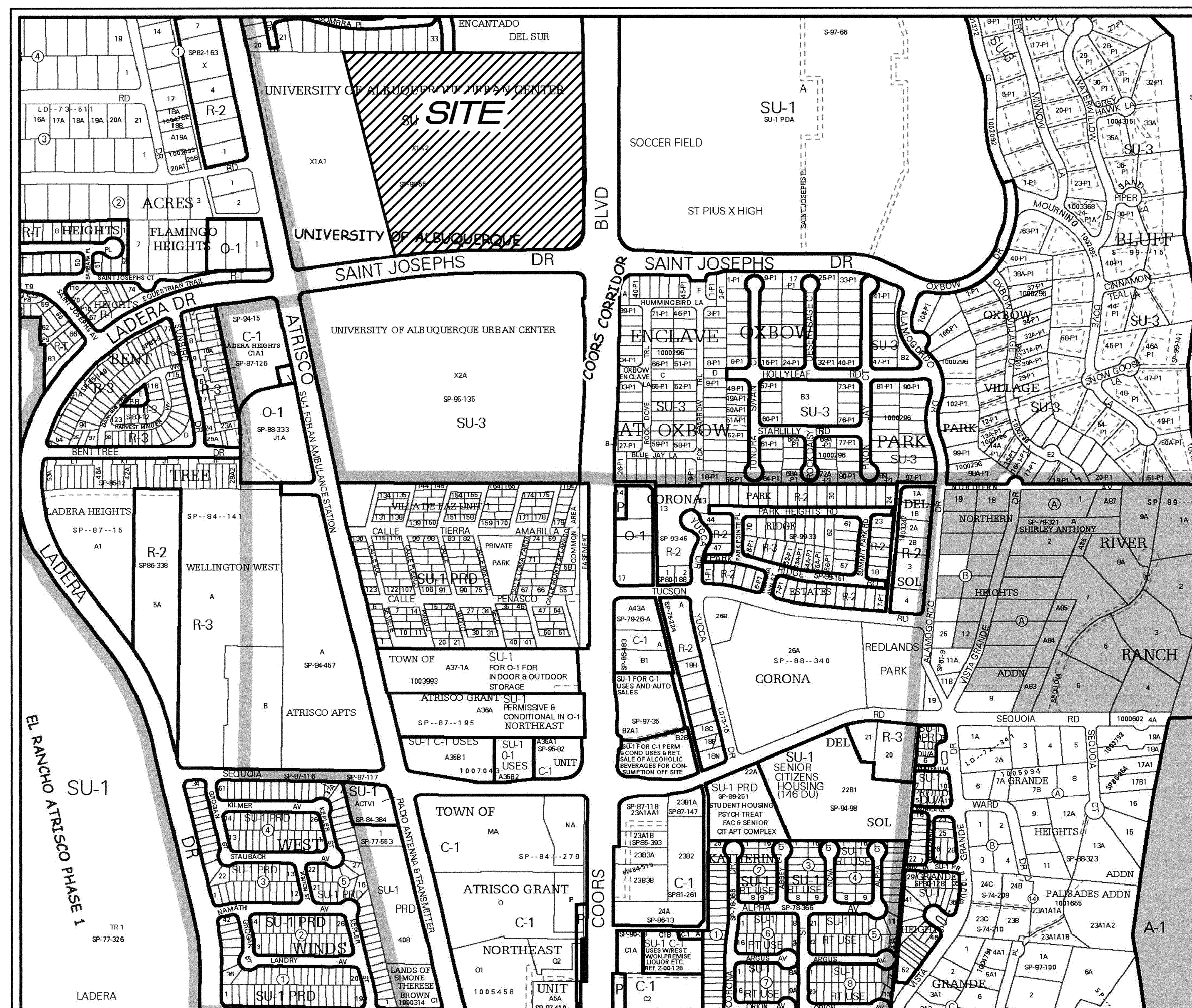


ALTA/ACSM LAND TITLE SURVEY OF  
**TRACT X-1-A2**  
**UNIVERSITY OF ALBUQUERQUE URBAN CENTER**  
 WITHIN  
 THE TOWN OF ALBUQUERQUE GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 September, 2015



LINE	LENGTH	BEARING
L1	36.65'	S81°59'51"W (S81°59'51" E)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (55.487)	307.00'	27.82'	55.41' (55.41)	S05°20'52"W (S05°20'52" W)	102°1'19" (102°01'18")
C2	36.50' (36.50)	150.00'	18.34'	36.41' (36.41)	S07°08'03"W (S07°08'03" W)	135°56'31" (135°56'31")
C3	93.35' (93.35)	82.00'	52.47'	88.39' (88.39)	S46°43'41"W (S46°43'41" W)	65°13'34" (65°13'34")
C4	47.29' (47.29)	250.00'	23.72'	47.22' (47.22)	S84°45'41"W (S84°45'41" W)	10°50'17" (10°50'17")
C5	436.02' (436.02)	3053.00'	218.38'	435.65' (435.65)	S86°05'20"W (S86°05'20" W)	87°0'58" (87°0'58")

**LEGAL DESCRIPTION**

Tract X-1-A2, as shown on the amended Plat of Tracts X-1-A1 and X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1998, in Plat Book 98C, Page 68.

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners that were set or either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
- Field surveys were performed during the month of September, 2015.
- As noted item 11(a) of Table A of the "Minimum Standard Detail Requirements For ALTA/ACSM Land Title Surveys, Effective Date 2/23/2011," Location of utilities existing on or serving the surveyed property is determined by observed evidence only.

All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

- City of Albuquerque Zone Atlas Page: G-11-2
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, does not constitute a guarantee, nor a warranty, expressed or implied.
- The surveyed property is currently zoned "SU-3" (Special Center Zone) per the City of Albuquerque Zone Atlas, dated 9/2/2014.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications, states the surveyor cannot make a certification on the basis of an interpretation with respect to an interpretation of a zoning ordinance or restriction.

- The surveyed property is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - SECTION II of the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000187105, dated September 15, 2015.
- The above described Title Commitment was used in defining easements as shown hereon. Cited numbers by the easement description correspond to the Title Commitment's SCHEDULE B - SECTION II item number. Where possible, said easements have been plotted. Only easements as provided for in said SCHEDULE B - SECTION II of the Commitment described above or designated on the plat of record are shown on this survey.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- The nearest roadway intersection to the surveyed property is the intersection of Coors Boulevard N.W. and Saint Josephs Drive N.W. and is immediately adjacent to the Southeast corner of the surveyed property.

**VICINITY MAP**  
 Not to Scale

**LEGEND**

●	SET 5/8" REBAR & CAP STAMPED "LS 9750"
○	FOUND 5/8" REBAR & CAP STAMPED "LS 4078"
■	STORM DRAIN DROP INLET
⊙	STORM DRAIN MANHOLE
⊗	SANITARY SEWER MANHOLE
•	BOLLARD
+	WATER VALVE
⊕	WATER METER
⊙	HYDRANT
■	POWER POLE
⊕	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
■	CONCRETE AREA
□	IRRIGATION CONTROL BOX
■	TRAFFIC CONTROL PANEL
⊕	AIR QUALITY TEST STATION
⊕	TRANSFORMER
⊕	ELECTRIC PANEL BOX
☆	LIGHT POLE
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	COMMUNICATIONS MANHOLE
+	CROSS
▲	CENTERLINE MONUMENT
—	TRAFFIC SIGNAL
—	BROKEN ASPHALT EDGE
—	GUARD RAIL
—	BLOCK WALL
—	STORM DRAIN LINE
—	SANITARY SEWER LINE
—	OVERHEAD UTILITY LINE
—	UNDERGROUND ELECTRIC LINE
—	TELEPHONE LINE
—	WATER LINE
—	GAS LINE

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- Plat entitled "PLAT OF TRACTS X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed March 12, 1998, Plat Book 98C, Page 68, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, (A REPLAT OF TRACT 4, COORS VILLAGE), ALBUQUERQUE, NEW MEXICO, JULY, 2003", filed September 2, 2003, Plat Book 2003C, Page 269, records of Bernalillo County, New Mexico.
- Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000187105, dated September 15, 2015.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplains) in accordance with the National Flood Insurance Program Rate Map No. 35001C0114 H, Effective Date 8-16-2012.

**EXCEPTIONS**

As listed within the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000187105, dated September 15, 2015:

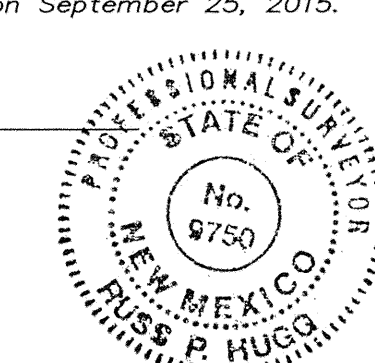
- Right of Way granted to The Mountain States Telephone and Telegraph Company and The Public Service Company of New Mexico by instrument recorded in Book D 294, page 217, records of Bernalillo County, New Mexico. (Affects Property - Plotted hereon)
- Power Lines as per Agreement between Fred A. White and Public Service Company of New Mexico under Letter dated June 22, 1954. (Affects Property - Plotted hereon)
- Grant of Easement for Municipal Water Lines granted to the City of Albuquerque, New Mexico, a municipal corporation by instrument recorded in Book Misc. 4658, page 165, as Document No. 76 15317, records of Bernalillo County, New Mexico. (Affects Property - Easement plotted hereon)
- Easements and Notes as shown, noted and provided for on the plat in Plat Book C35, page 29, records of Bernalillo County, New Mexico. (Affects Property - Plotted hereon)
- Easements, Notice of Subdivision Plat Conditions and Notes as shown, noted and provided for on the plat recorded March 12, 1998 in Plat Book 98C, page 68, records of Bernalillo County, New Mexico. (Affects Property - Plotted hereon)
- Cross Access Agreement recorded August 26, 2008 as document number 2009-97257, records of Bernalillo County, New Mexico. (Affects Property - Plotted hereon)

**SURVEYORS CERTIFICATION**

To: Retail Equity Development 3, LLC, a New Mexico limited liability company; Oxbow Town Center, LLC, a New Mexico limited liability company; and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 11(a), 13, 14 and 16 of Table A thereof. The field work was completed on September 25, 2015.

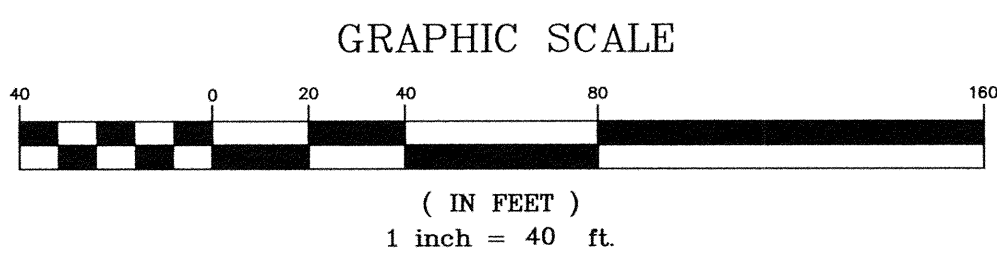
*[Signature]*  
 Russ P. Hugg  
 W.P.S. No. 9750  
 Date: September 30, 2015



ALTA/A.C.S.M. LAND TITLE SURVEY OF  
**TRACT X-1-A2**  
**UNIVERSITY OF ALBUQUERQUE URBAN CENTER**  
 WITHIN  
 THE TOWN OF ALBUQUERQUE GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 September, 2015

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49' (19.48')	307.00' (102.00')	27.82' (8.47')	55.41' (16.91')	S03°20'52"W (020°30'25"W)	102°11'19" (022°16'5")
C2	36.50' (10.90')	150.00' (45.72')	18.34' (5.59')	36.41' (10.91')	S07°08'03"W (027°08'03"W)	13°56'31" (13°56'31")
C3	93.35' (28.55')	82.00' (24.67')	52.47' (15.98')	88.39' (26.99')	S46°43'41"W (046°43'41"W)	65°13'34" (65°13'34")
C4	47.29' (14.29')	250.00' (76.20')	23.72' (7.22')	47.22' (14.22')	S84°45'41"W (084°45'41"W)	10°50'17" (10°50'17")
C5	436.02' (132.92')	3053.00' (929.97')	218.38' (66.52')	435.65' (131.79')	S82°05'20"W (082°05'20"W)	8°10'58" (8°10'58")

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.65'	S81°59'51"W (081°59'51"W)



**RANCHO ENCANTADO DEL SUR**  
 Filed September 2, 2003, in Book 2003C, Page 269

**TRACT 4-B RANCHO ENCANTADO DEL SUR**  
 Filed September 2, 2003, in Book 2003C, Page 269

N.M.S. ALBUQUERQUE CONTROL SURVEY  
 MONUMENT "JOSEPH"  
 N.M. State Plane Coordinates  
 (Central Zone - NAD83)  
 E=1,506,932.687  
 Delta Alpha = -0°01'24.78"  
 Ground to Grid Factor = 0.999679588

**TRACT X-1-A2**  
 21.2244 Acres  
 (Vacant Land-No Buildings)  
**UNIVERSITY OF ALBUQUERQUE URBAN CENTER**  
 Filed March 12, 1998 in Plat Book 98C, Page 68

NOTE:  
 (As Shown on the Plat filed 3-12-1998, in Plat Book 98C, Page 68)  
 TRACT X-1-A2 GRANTS A TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT X-1-A1 AND TRACT X-1-A3, AND SUCH PLATTING, CREATES AND HAS APPROVED A GRADING AND DRAINAGE PLAN BY THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT. MAINTENANCE OF THE TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT WILL BE THE RESPONSIBILITY OF TRACT X-1-A2.

