

**PLAT OF  
TRACT 2-A-1 AND 2-A-2  
MULLER INDUSTRIAL SUBDIVISION**

TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 9, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2015

PROJECT NO. \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE COMMUNICATION, INC. \_\_\_\_\_ DATE \_\_\_\_\_

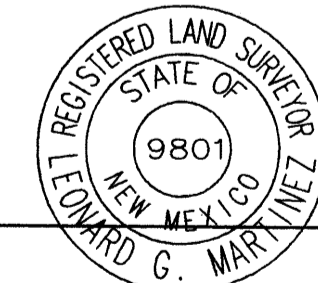
APPROVALS:

*Leonard G. Martinez* P.S. 6/29/15  
CITY SURVEYOR DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leonard G. Martinez*  
LEONARD MARTINEZ P.S. # 9801

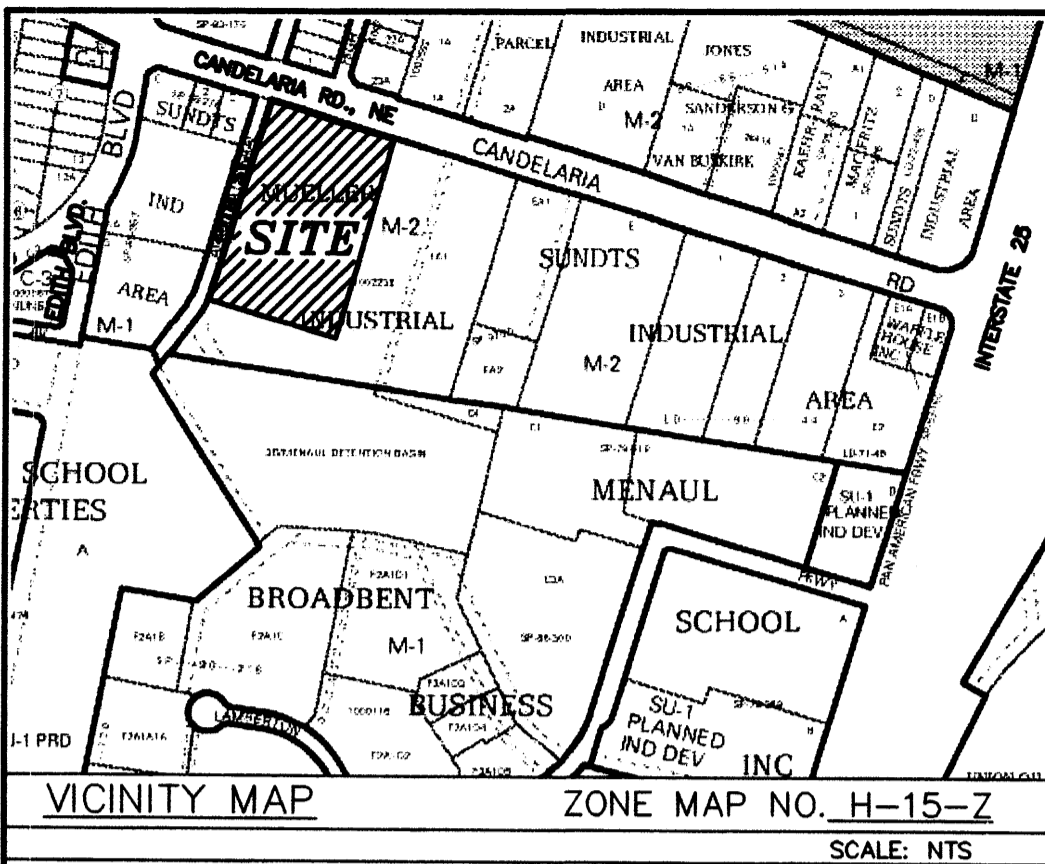


06-23-2015  
DATE

**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013

SHEET 1 OF 2



LEGAL DESCRIPTION:

TRACT NUMBERED TWO-A (2-A) OF MULLER INDUSTRIAL SUBDIVISION, WITHIN PROJECTED SECTION 9, T. 10 N. R. 3 E. N.M.P.M., TOWN OF ALBUQUERQUE GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 27, 2003, IN PLAT 2003C, PAGE 152. CONTAINING 5.2431 ACRES (228,390.44 SF) MORE OR LESS.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *ED DONAHUE* DATE: 6-23-2015  
OWNER(S) PRINT NAME: ED DONAHUE  
MANAGING MEMBER FOR SWS HOLDINGS, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23th DAY OF JUNE  
20 15, BY ED DONAHUE, MANAGING MEMBER FOR SWS HOLDINGS, LLC

*S. B. JAZAR*  
NOTARY



MY COMMISSION EXPIRES: \_\_\_\_\_

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE TRACT OF LAND INTO TWO TRACTS, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
- BASIS OF BEARING IS THE BEARING BETWEEN CONTROL STATION 9-H-15 AND CANDELARIA.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS M-2.
- NUMBER OF EXISTING TRACTS/LOTS.....1 LOT
- NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- THE TOTAL GROSS AREA OF THE PROPERTY IS 5.2431 ACRES.
- THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

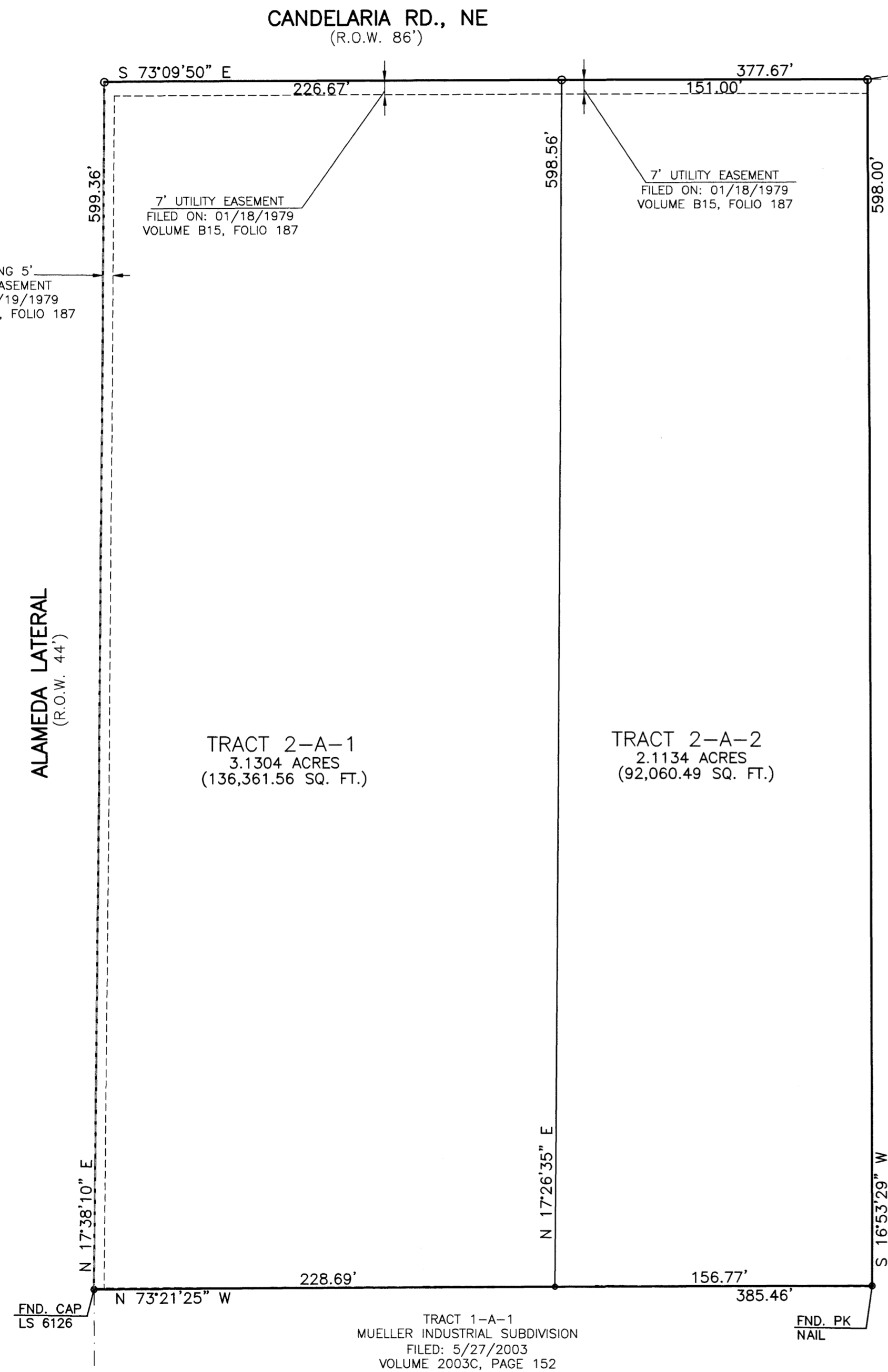
**PROJECT: 1002238  
DATE: 7-15-15 (P.F)**

PLAT OF  
TRACT 2-A-1 AND 2-A-2  
MULLER INDUSTRIAL SUBDIVISION

TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 9, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2015

AGRS MONUMENT "9\_H15"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1,527,261.639  
Y = 1,497,393.689-NAD 1983  
EL. = -NAVD 1988  
G-G = 0.999677589  
DELTA ALPHA = -00° 13' 03.55"

AGRS MONUMENT "CANDELARIA"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1,528,901.06  
Y = 1,497,091.458-NAD 1983  
EL. = 5090.846-NAVD 1988  
G-G = 0.99967407  
DELTA ALPHA = -00° 12' 52.18"



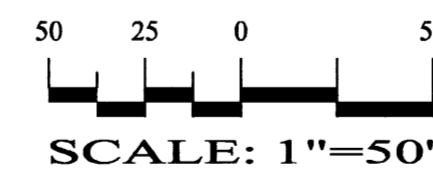
TRACT 1-A-1  
MUELLER INDUSTRIAL SUBDIVISION  
FILED: 5/27/2003  
VOLUME 2003C, PAGE 152

**PUBLIC UTILITY EASEMENTS**  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.  
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**DISCLAIMER**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

GRAPHIC SCALE



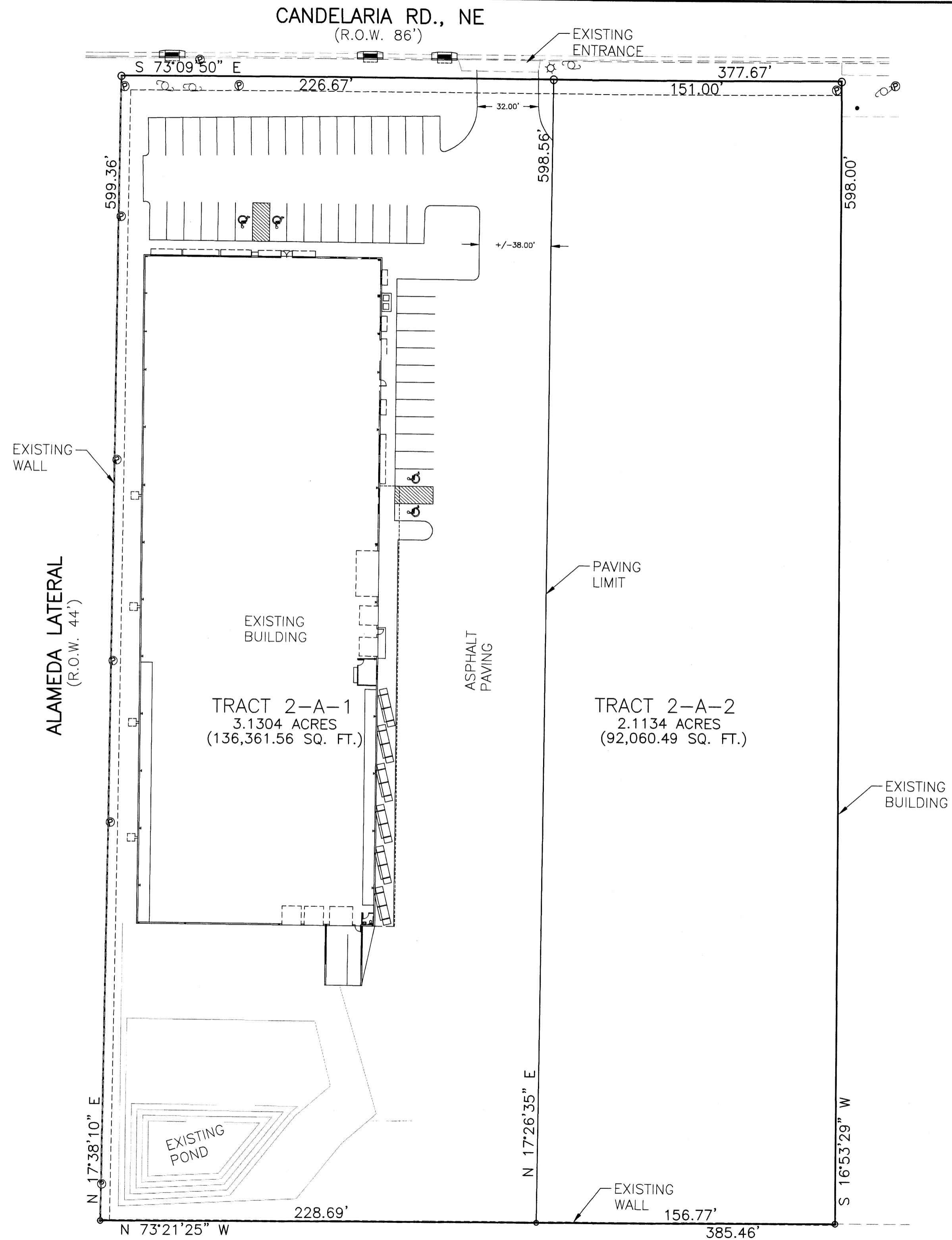
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AND ENGINEERING, LLC

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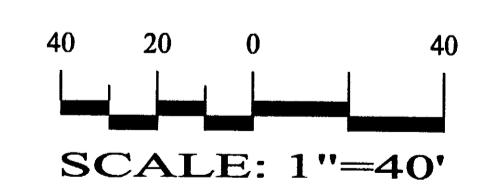


**SITE PLAN FOR TRACT 2-A-1  
MULLER INDUSTRIAL SUBDIVISION**

**PROJECT: 1002238  
DATE: 7-15-15 (P/F)**



GRAPHIC SCALE

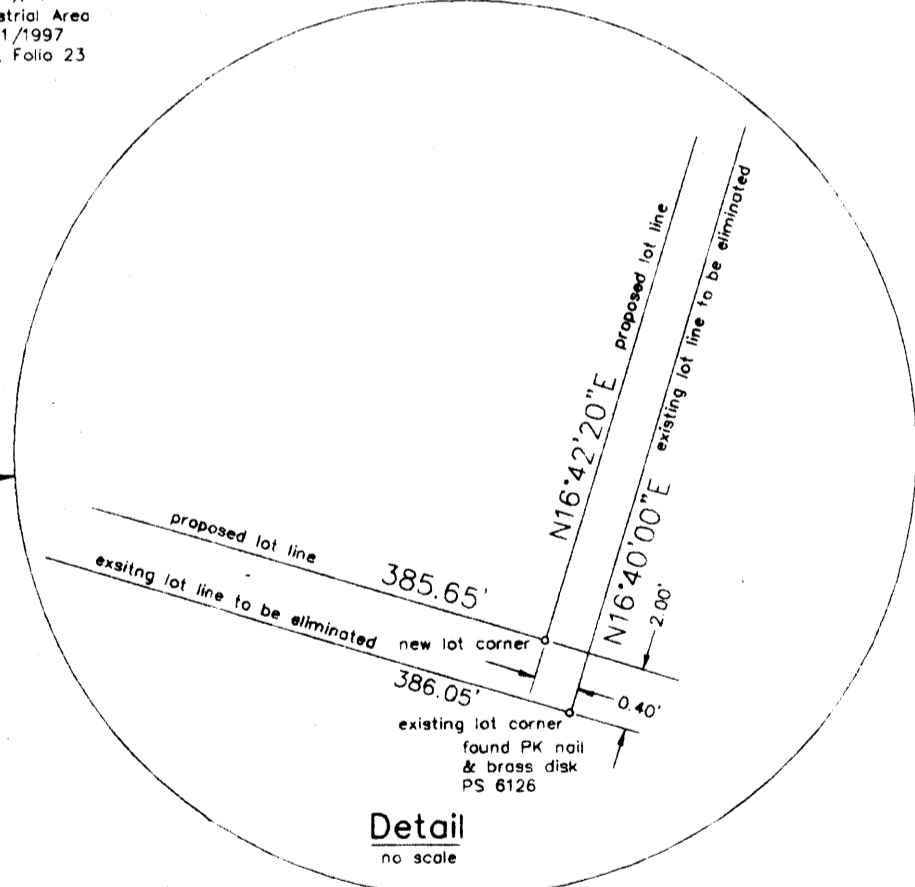
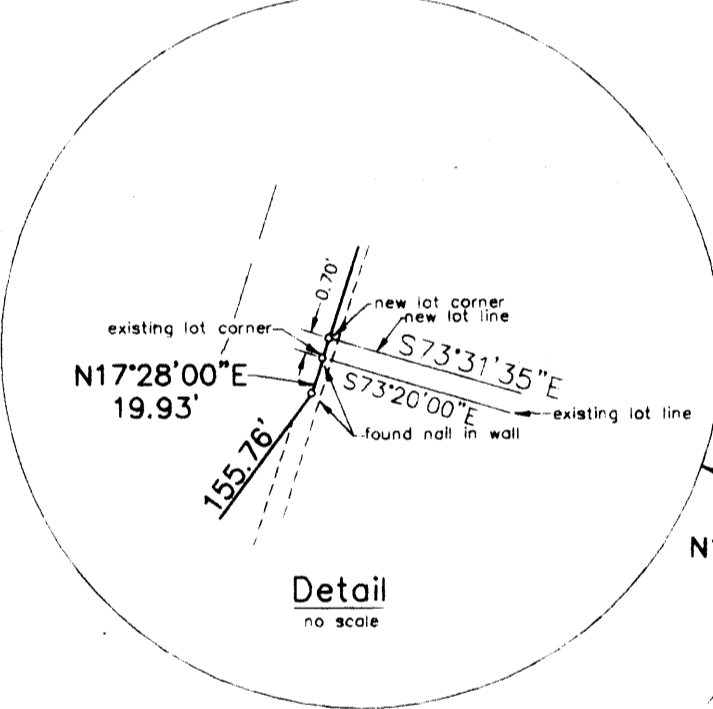
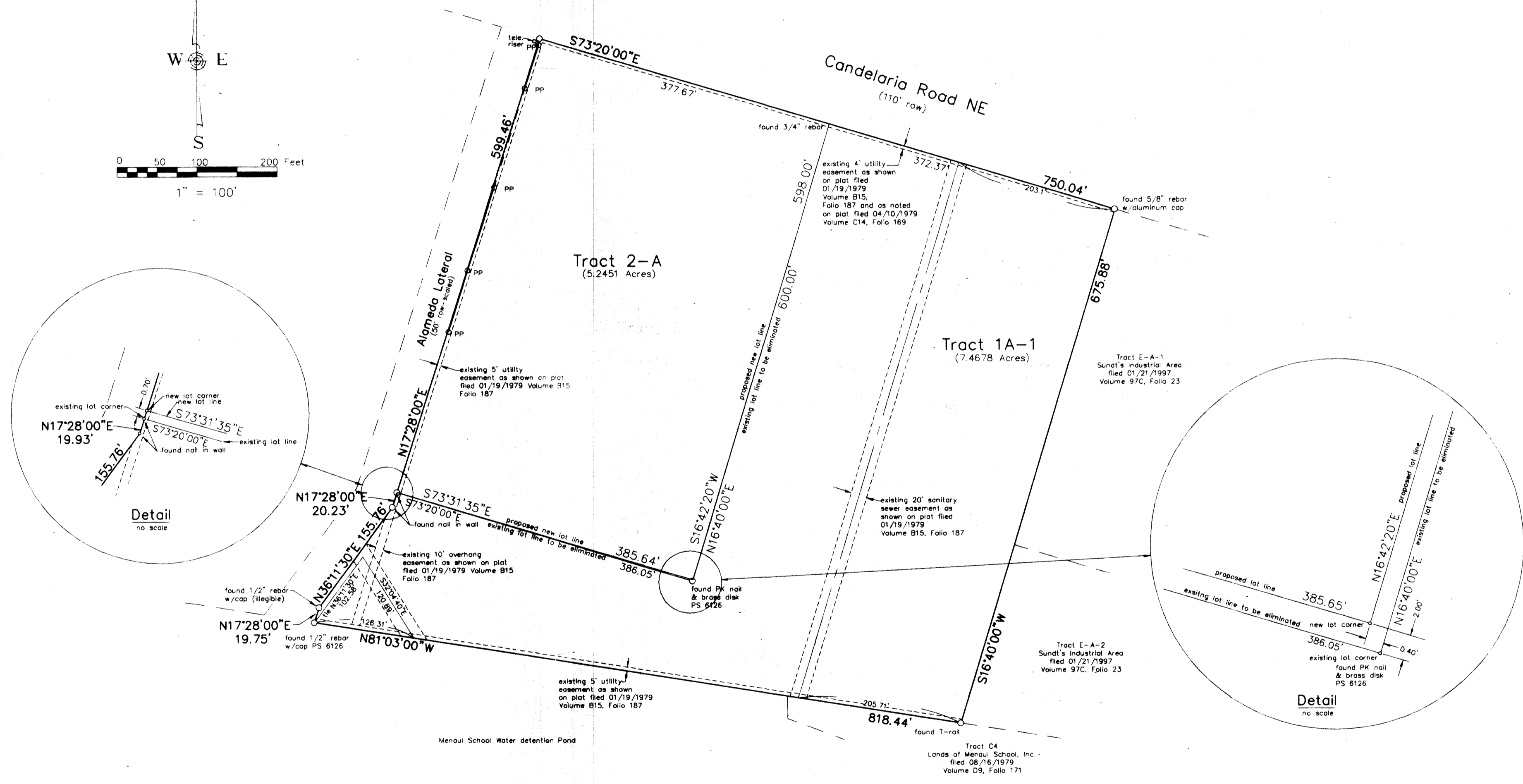
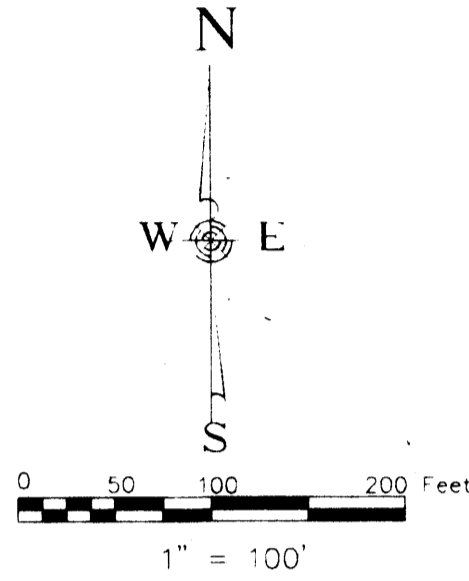


**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

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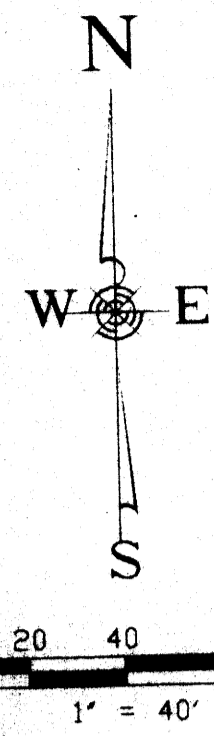
Sketch Plat  
 Showing new lot line configuration for  
 Proposed Tract 2-A & Tract 1A-1  
 Mueller Industrial Subdivision  
 Albuquerque, Bernalillo County, New Mexico  
 September 2002

PURPOSE OF PLAT: To adjust the lot lines between  
 a Portion of Tract 2 and Tract 1A.





# ALTA/ACSM LAND TITLE SURVEY



## LEGAL DESCRIPTION

Tract Numbered One-A (1-a), Replat Tract 1 and portion of Tract 2, Mueller Industrial Subdivision, Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 10, 1979, in Plat Book C14, page 169.

## SURVEYOR'S CERTIFICATION

Ronald A. Forstbauer, licensed land surveyor No. 6126, in and for the State of New Mexico and legally doing business in Bernalillo County, does hereby certify to General Electric Capital Corporation and its immediate successor and assignee, to A-1 Enterprises, a California general partnership, to Fidelity National Title Insurance Company, and to Storage Enterprises, L.L.C., of their records, to be the best of my knowledge and belief, a true and accurate survey made by me on August 7, 2001 of the land herein particularly described:

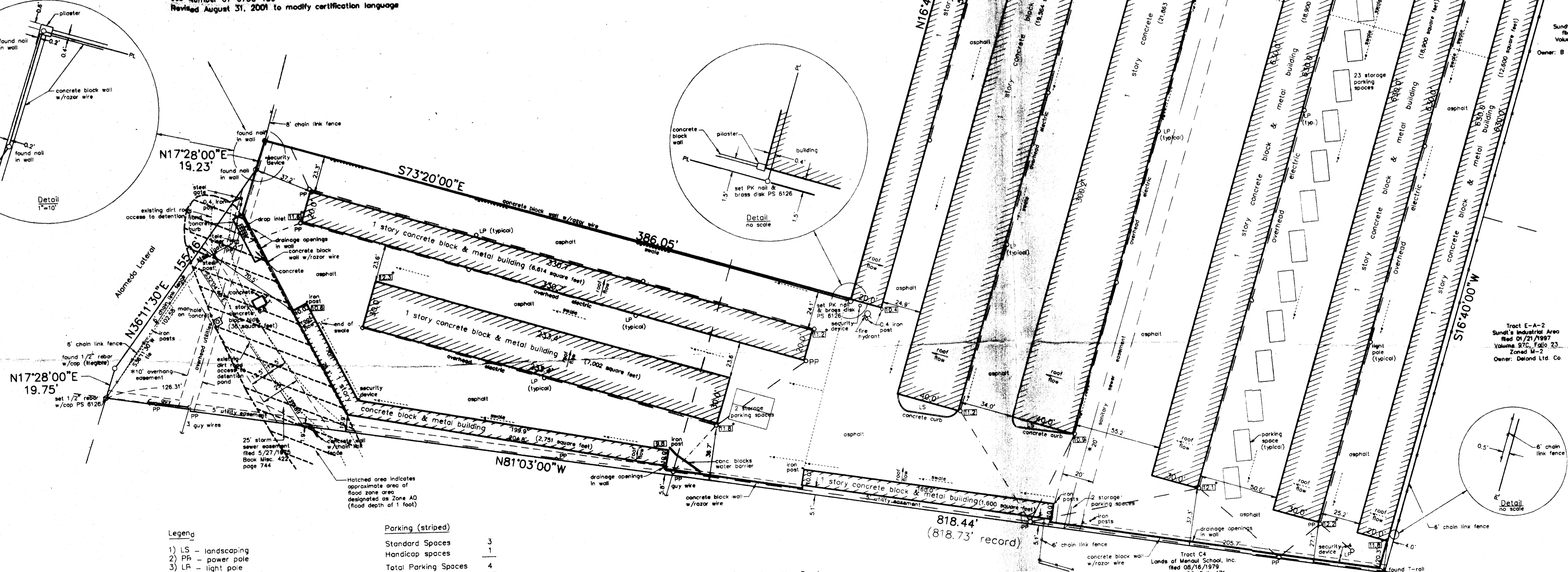
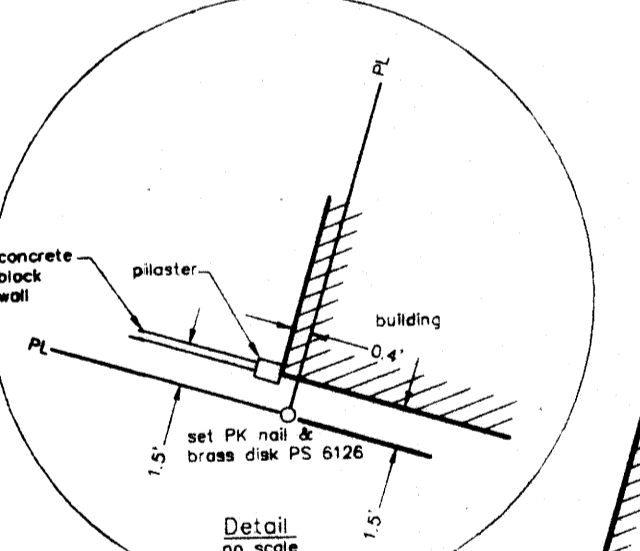
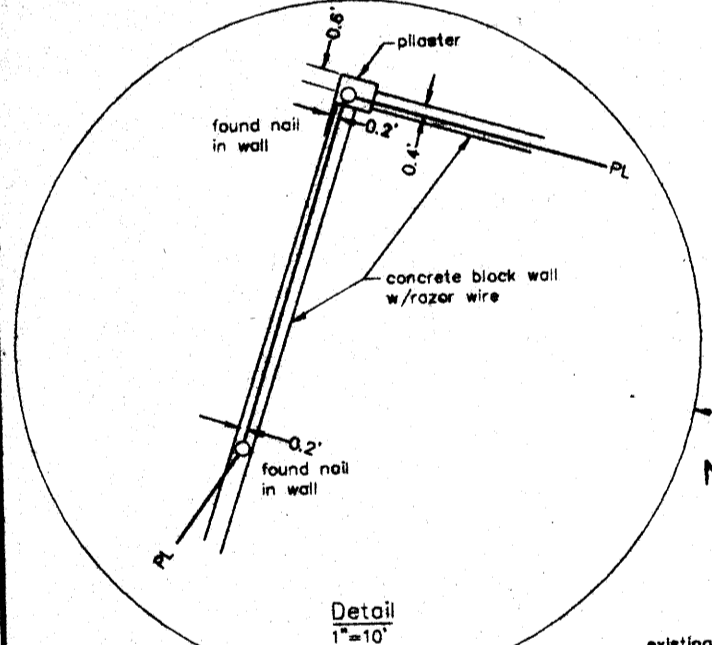
1. the accompanying survey ("Survey") represents to the best of my knowledge and belief, a true and accurate survey made by me on August 7, 2001 of the land herein particularly described;
2. the Survey and the information, courses and distances shown thereon are accurate to the best of my knowledge and belief;
3. the title lines and lines of actual possession are as shown;
4. the land described in the survey is the same and as described in the title insurance commitment described below;
5. the area of the subject property and the size, location and type of buildings and improvements situated on the subject property are as shown and all buildings and improvements are (except as shown) within the boundary lines and applicable set-back lines (as specified by referenced zoning ordinance) of the property unless otherwise noted;
6. according to the 1999 City of Albuquerque Zone Atlas, the property shown hereon is Zoned M-2; according to the 1999 Comprehensive City Zoning Code, "Structure height up to 36 feet is permitted at any legal location" in the M-2 Zone; "Exceptions to the above are provided in 14-16-3-3 ... and for sign height, as provided in the C-2 zone"; setback for M-2 Zoning shall be as provided in the D-1 zone; "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" additional setback requirements apply to lots adjoining residential zones; determining conformance with zoning ordinances or other rules and regulations are not matters which fall under the expertise of a land surveyor;
7. there are no apparent easements affecting this property appearing from a physical inspection of the same, other than as shown on the Survey;
8. there are no visible encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and visible improvements other than as shown on the Survey;
9. there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other major, visible improvements situated on adjoining property except as shown on the Survey;
10. all visible, above ground utilities are as shown on the Survey;
11. the Survey shows the location and direction of all above ground storm draining systems for the collection and disposal of all roof and surface drainage, to the best of my knowledge and belief;
12. it appears that all surface drainage water leaves the site at along its westerly boundaries and it must be assumed that said water eventually is absorbed into the ground, evaporates or is discharged into the Rio Grande; such matters do not fall under the expertise of a land surveyor;
13. to the best of my knowledge and belief, according to FIRM Flood Insurance Rate Map Number 35001C0332 D effective date September 20, 1996 the majority of the property is in zone X (areas determined to be outside 500-year floodplain); a small portion of the southwest corner of the property is in zone AO (flood depth of 1 foot); as the flood maps are not of sufficient detail to depict the exact flood boundary accurately, said boundary as depicted on the Survey is to be considered approximate;
14. the subject property is contiguous to Candelaria Boulevard, a public street, and is accessed therefrom;
15. the matter of the subject property serving any adjoining property for drainage, utilities, or ingress or egress are not matters which fall under the expertise of a land surveyor; visible improvements are shown on the Survey and such determinations are left to others;
16. the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company's Commitment No. 01-1012038-B-CP effective date June 27, 2001 and the location of any survey matter shown thereon, to the extent it can be located, has been shown on this survey with the appropriate recording reference.

The Parties listed above are entitled to rely on the Survey and this certificate as being true and accurate to the best of my knowledge and belief.

This Survey is made in accordance with the Minimum Standards for Surveying in New Mexico effective October 1, 2000 and 1999 "Minimum Standard Detail requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and the American Congress on Surveying and Mapping ("ACSM") as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 1, 2, 3, 4, 6, 7 (a), 7(b)(1), 7(c), 8, 9, 10, 11(c) and 13 of Table A thereof. I further certify that this instrument is a Survey of existing tracts and not a land division or subdivision as defined in the New Mexico Subdivision Act.

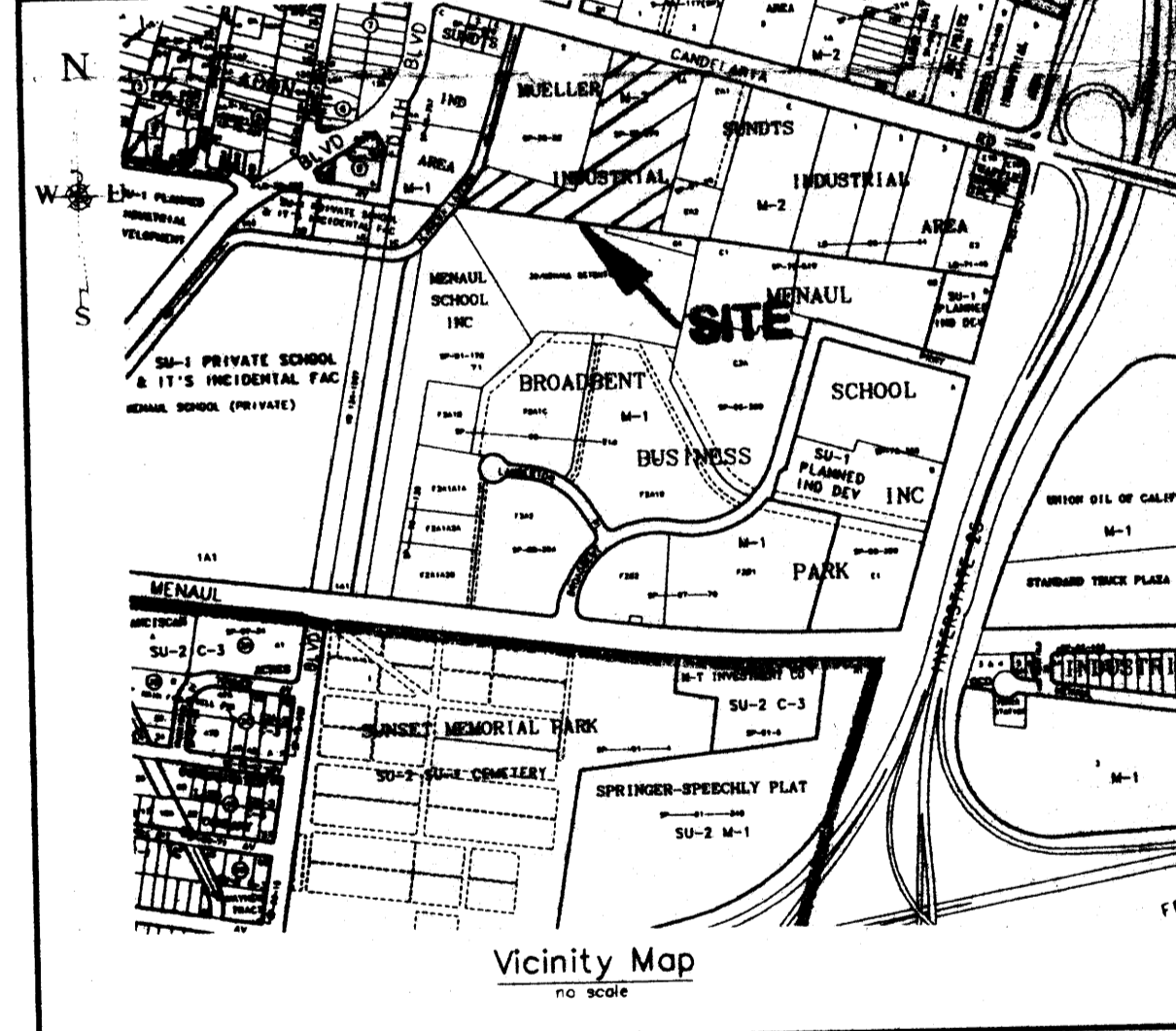
Ronald A. Forstbauer  
N.M.S. No. 6126  
August 15, 2001  
Revised August 28, 2001 to add Borrower's Name and Job Number  
Job Number 01-0730-100  
Revised August 31, 2001 to modify certification language



- Legend
- 1) LS - landscaping
  - 2) PP - power pole
  - 3) LR - right pole
  - 4) CBW - concrete block wall
  - 5) CL - cleanout
  - 6) GM - gas meter
  - 7) CLF - chain link fence
  - 8) PL - property line
  - 9) H - height of building
  - 10) H - height of building to top of parapet wall

- Parking (striped)
- |                      |   |
|----------------------|---|
| Standard Spaces      | 3 |
| Handicap spaces      | 1 |
| Total Parking Spaces | 4 |
- Storage Parking Spaces 27

Menaul School Water Detention Pond  
Owner: City of Albuquerque



- Notes
1. Unless otherwise indicated, measured and record bearings and distances are identical.
  2. Bearings are based on the southerly right-of-way line of Candelaria Road as shown on "THE REPLAT TRACT 1 & PORTION OF TRACT 2, MUELLER INDUSTRIAL SUBDIVISION, ALBUQUERQUE, CITY OF ALBUQUERQUE BRASS CAP NEW MEXICO" filed 04/10/1979, C14, Folio 169.
  3. Underground improvements, including but not limited to utilities, are not a part of this survey.
  4. \* - Easement as shown on plot filed 01/19/1979, Volume C14, Folio 169.
  5. Date of field survey - August 07, 2001.
  6. Documents used in the preparation of this plat:
    - a) Title Commitment No. 01-1012038-B-CP prepared by Fidelity National Title Insurance Company, effective date June 27, 2001.
    - b) Plat of Sundt's Industrial Area filed July 23, 1996.
    - c) Plat of Mueller Industrial Subdivision being a Replat of the Westerly Portion of Tract "E" of Sundt's Industrial Area filed 12/20/1972 Volume B7, Folio 81.
    - d) Replat of Tract 1 & Portion of Tract 2, Mueller Industrial Subdivision filed 04/10/1979, Volume C14, Folio 169.
    - e) A Replat of Tracts 1 & 2, Mueller Industrial Subdivision filed 01/19/1979, Volume B15, Folio 187.
    - f) Summary Plat of Tracts C1, C2, C3 & C4, A Division of Tract C of the Lands of Menaul School, Inc. filed 08/16/1979 Volume D9, Folio 179.
    - g) Plat of Tracts E-A-1 and E-A-2 Sundt's Industrial Area filed 01/21/1997, Volume 97C, Folio 23.
  7. Zoning information shown hereon is as referenced in the 1999 City of Albuquerque Zone Atlas and 1999 City Comprehensive Zoning Code.

Forstbauer Surveying, L.L.C.  
1100 Alvarado Drive NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

Tract numbered One-A (1-a), Replat Tract 1 and portion of Tract 2, Mueller Industrial Subdivision, Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 10, 1979, in Plat Book C14, page 169.

SURVEYOR'S CERTIFICATION

Ronald A. Forstbauer, licensed land surveyor No. 6126, in and for the State of New Mexico and legally doing business in Bernalillo County, does hereby certify to General Electric Capital Corporation and its immediate successor and assign, to A-1 Enterprises, a California general partnership, to Fidelity National Title Insurance Company, and to Storage Enterprises LLC, a New Mexico limited liability company.

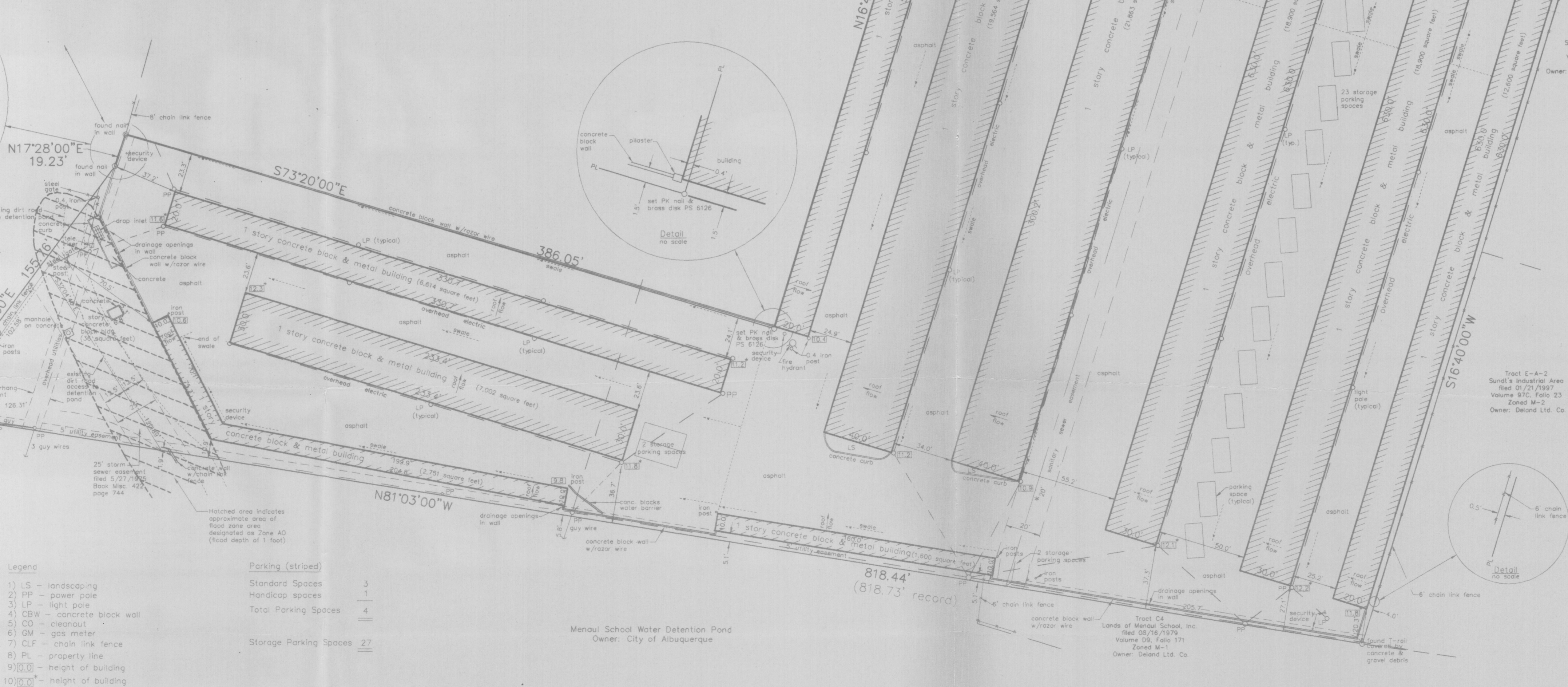
- the accompanying survey ("Survey") represents to the best of my knowledge and belief, a true and accurate survey made by me on August 7, 2001 of the land herein particularly described;
- the Survey and the information, courses and distances shown thereon are accurate to the best of my knowledge and belief;
- the title lines and lines of actual possession are as shown;
- the land described in the survey is the same and as described in the title insurance commitment described below;
- the area of the subject property and the size, location and type of buildings and improvements situated on the subject property are as shown and all buildings and improvements are (except as shown) within the boundary lines and applicable set-back lines (as specified by referenced zoning ordinance) of the property unless otherwise noted;
- according to the 1999 City of Albuquerque Zone Atlas, the property shown hereon is Zoned M-2; according to the 1999 Comprehensive City Zoning Code, "Structure height up to 36 feet is permitted at any legal location" in the M-2 Zone; "Exceptions to the above are provided in 14-16-3-3 ... and for sign height, as provided in the C-2 zone"; setback from the M-2 Zoning shall be as provided in the D-1 zone; "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" additional setback requirements apply to lots adjoining residential zones; determining conformance with zoning ordinances or other rules and regulations are not matters which fall under the expertise of a land surveyor;
- there are no apparent easements affecting this property appearing from a physical inspection of the same, other than as shown on the Survey;
- there are no visible encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and visible improvements other than as shown on the Survey;
- there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other major, visible improvements situated on adjoining property except as shown on the Survey;
- all visible, above ground utilities are as shown on the Survey;
- the survey shows the location and direction of all above ground storm draining systems for the collection and disposal of all roof and surface drainage, to the best of my knowledge and belief;
- it appears that all surface drainage water leaves the site at along its westerly boundaries and it must be assumed that said water eventually is absorbed into the ground, evaporates or is discharged into the Rio Grande; such matters do not fall under the expertise of a land surveyor;
- to the best of my knowledge and belief, according to FIRM Flood Insurance Rate Map Number 35001C0332 D effective date September 20, 1996 the majority of the property is in zone X (areas determined to be outside 500-year floodplain); a small portion of the southwest corner of the property is in zone AO (flood depth of 1 foot); as the flood maps are not of sufficient detail to depict the exact flood boundary accurately, said boundary as depicted on the Survey is to be considered approximate;
- the subject property is contiguous to Candelaria Boulevard, a public street, and is accessed therefrom;
- the matter of the subject property serving any adjoining property for drainage, utilities, or ingress or egress are not matters which fall under the expertise of a land surveyor; visible improvements are shown on the Survey and such determinations are left to others;
- the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company's Commitment No. 01-1012038-B-CP effective date June 27, 2001 and the location of any survey matter shown thereon, to the extent it can be located, has been shown on this survey with the appropriate recording reference.

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate to the best of my knowledge and belief.

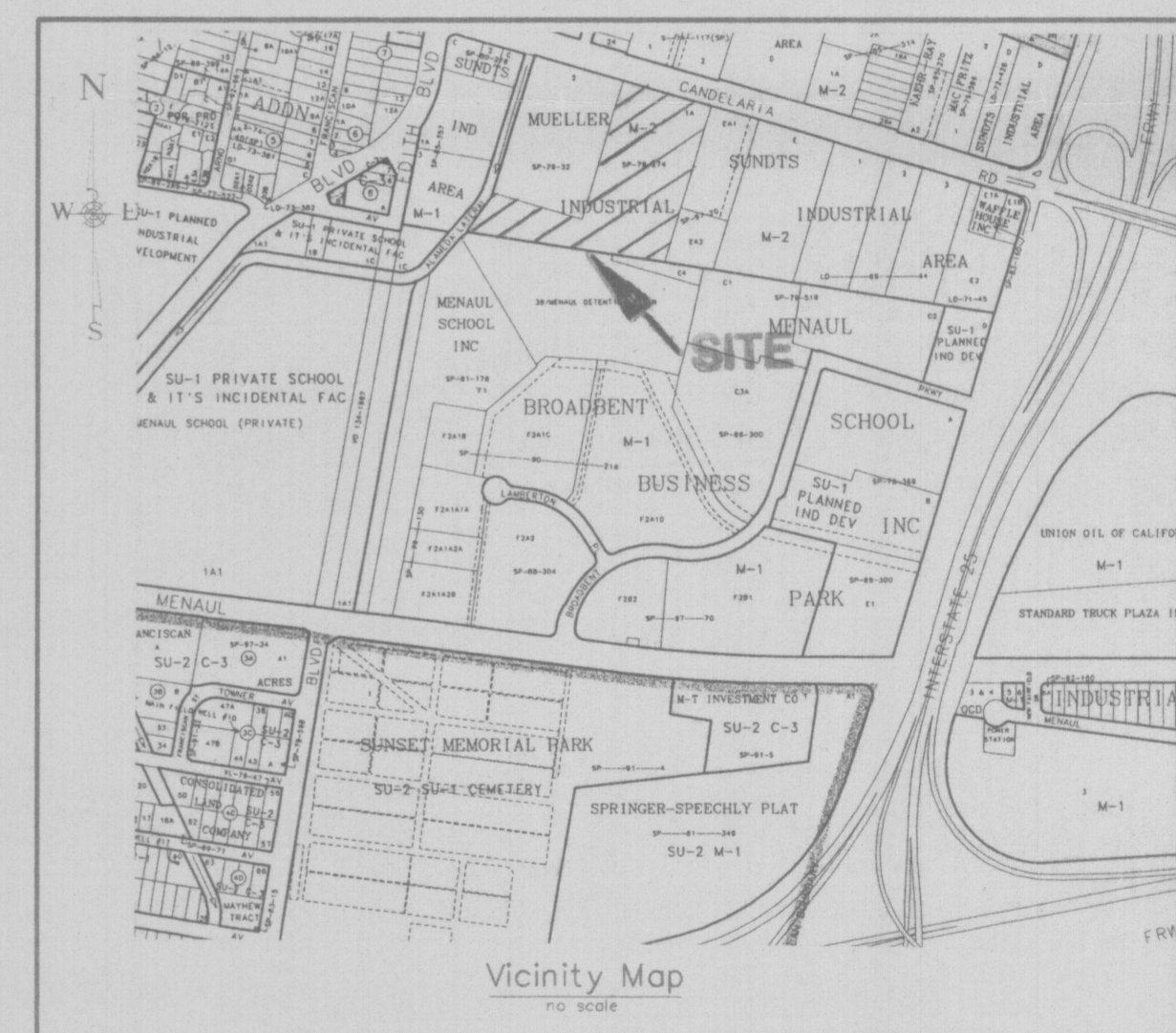
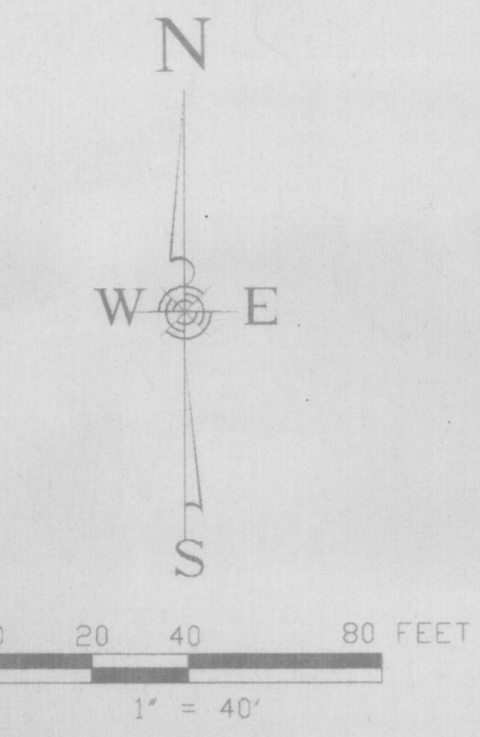
This Survey is made in accordance with the Minimum Standards for Surveying in New Mexico effective October 1, 2000 and 1999 "Minimum Standard Detail" requirements for Land Title Surveys jointly established and adopted by the American Land Title Association ("ALTA") and the American Congress on Surveying and Mapping ("ACSM") as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 1, 2, 3, 4, 6, 7 (a), 7(b)(1), 7(c), 8, 9, 10, 11(a) and 13 of Table A thereof. I further certify that this instrument is a Survey of existing tracts and not a land division or subdivision as defined in the New Mexico Subdivision Act.

Ronald A. Forstbauer  
NMLS No. 6126  
August 15, 2001  
Revised August 28, 2001 to add Borrower's Name and Job Number  
Job Number 01-0730-100  
Revised August 31, 2001 to modify certification language



Legend

1) LS - landscaping	Parking (striped)	3
2) PP - power pole	Handicap spaces	1
3) LP - light pole	Total Parking Spaces	4
4) CBW - concrete block wall		
5) CO - cleanout		
6) GM - gas meter		
7) CLF - chain link fence	Storage Parking Spaces	27
8) PL - property line		
9)  - height of building		
10)  - height of building to top of parapet wall		



- Notes
- Unless otherwise indicated, measured and record bearings and distances are identical.
  - Bearings are based on the southerly right-of-way line of Candelaria Road as shown on THE REPLAT TRACT 1 & PORTION OF TRACT 2, MUELLER INDUSTRIAL SUBDIVISION, ALBUQUERQUE, CITY OF ALBUQUERQUE BRASS CAP - NEW MEXICO, filed 04/10/1979, Volume 97C, Folio 169.
  - Underground improvements, including but not limited to utilities, are not a part of this survey.
  - \* - Easement as shown on plot filed 01/19/1979, Volume 97C, Folio 169.
  - Date of field survey - August 07, 2001.
  - Documents used in the preparation of this plat:
  - Title Commitment No. 01-1012038-B-CP prepared by Fidelity National Title Insurance Company, effective date June 27, 2001.
  - Plat of Sundt's Industrial Area filed July 23, 1956.
  - Plat of Mueller Industrial Subdivision being a Replat of the Western Portion of Tract "E" of Sundt's Industrial Area filed 12/20/1972 Volume 97C, Folio 81.
  - Replat of Tract 1 & Portion of Tract 2, Mueller Industrial Subdivision filed 04/10/1979, Volume C14, Folio 169.
  - Replat of Tracts 1 & 2, Mueller Industrial Subdivision filed 01/19/1979, Volume B15, Folio 187.
  - Summary Plat of Tracts C-1, C-2, C-3 & C-4, A Division of Tract C of the Lands of Menaul School, Inc. filed 08/16/1979, Volume D9, Folio 179.
  - Plat of Tracts E-A-1 and E-A-2 Sundt's Industrial Area filed 01/21/1997, Volume 97C, Folio 23.
  - Zoning information shown hereon is as referenced in the 1999 City of Albuquerque Zone Atlas and 1999 City Comprehensive Zoning Code.

Forstbauer Surveying, L.L.C.  
1100 Avarado Drive NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



LEGAL DESCRIPTION

A certain parcel of land being identified as Tract 1A, Mueller Industrial Subdivision, as the same is shown and designated on the plat entitled "REPLAT TRACT 1 & PORTION OF TRACT 2 MUELLER INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 10, 1979 in Volume C14, Folio 169 TOGETHER WITH

A certain parcel of land being identified as a 5.2598 acre portion of Tract 2, Mueller Industrial Subdivision as the same is shown and designated on the untitled Replat of Tracts 1 & 2, Mueller Industrial Subdivision, filed in the Office of the County Clerk of Bernalillo County on January 19, 1979 in Volume B-15, Folio 187.

M-F Partnership

By: Norman A. Mueller, Partner

STATE OF New Mexico )
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 16th day of January, 2003 by N.A. Mueller, Partner, on behalf of M-F Partnership.

Notary Public My commission expires: 10-30-05

TRACT 1-A, MUELLER INDUSTRIAL SUBDIVISION OWNER'S FREE CONSENT AND DEDICATION STATEMENT

The replat shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof. Said owner does hereby freely consent to the replat shown hereon and does hereby grant all easements shown hereon, including the right to trim interfering trees and shrubs. Tract 1-A, Mueller Industrial Subdivision is identified as being owned by Storage Enterprises, LLC, a New Mexico Limited Liability Company. The undersigned Louis J. Mahony hereby represents that he is authorized to so act on behalf of Storage Enterprises, LLC.

By: Louis J. Mahony, Managing Member

STATE OF New Mexico )
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 30th day of January, 2003 by Louis J. Mahony, Managing Member on behalf of Storage Enterprises, LLC, a New Mexico Limited Liability Company.

Notary Public My commission expires: July 15, 2004

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Table with 2 columns: Service Name (PNM ELECTRIC SERVICES, PNM GAS SERVICES, QWEST COMMUNICATIONS, COMCAST CABLE) and Date.

PLAT OF Tract 1A-1 & 2-A Mueller Industrial Subdivision Being a Replat of Tract 1A & a portion of Tract 2 Mueller Industrial Subdivision within

Projected Section 9, T.10N., R.3E., N.M.P.M. Town of Albuquerque Grant Albuquerque, Bernalillo County, New Mexico October 2002

The purpose of this plat is to adjust the lot lines between Tract 1A & a portion of Tract 2, and to grant the public drainage easement.

APPROVED AND ACCEPTED BY:

Table with 2 columns: Department/Title (PLANNING DEPARTMENT, DRB CHAIR, CITY ENGINEER/HYDROLOGY, etc.) and Date.

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 01-1012038-B-CP issued by Fidelity National Title Insurance Company, Inc., on June 27, 2001, and that the information shown hereon is true and correct to the best of my knowledge and belief.



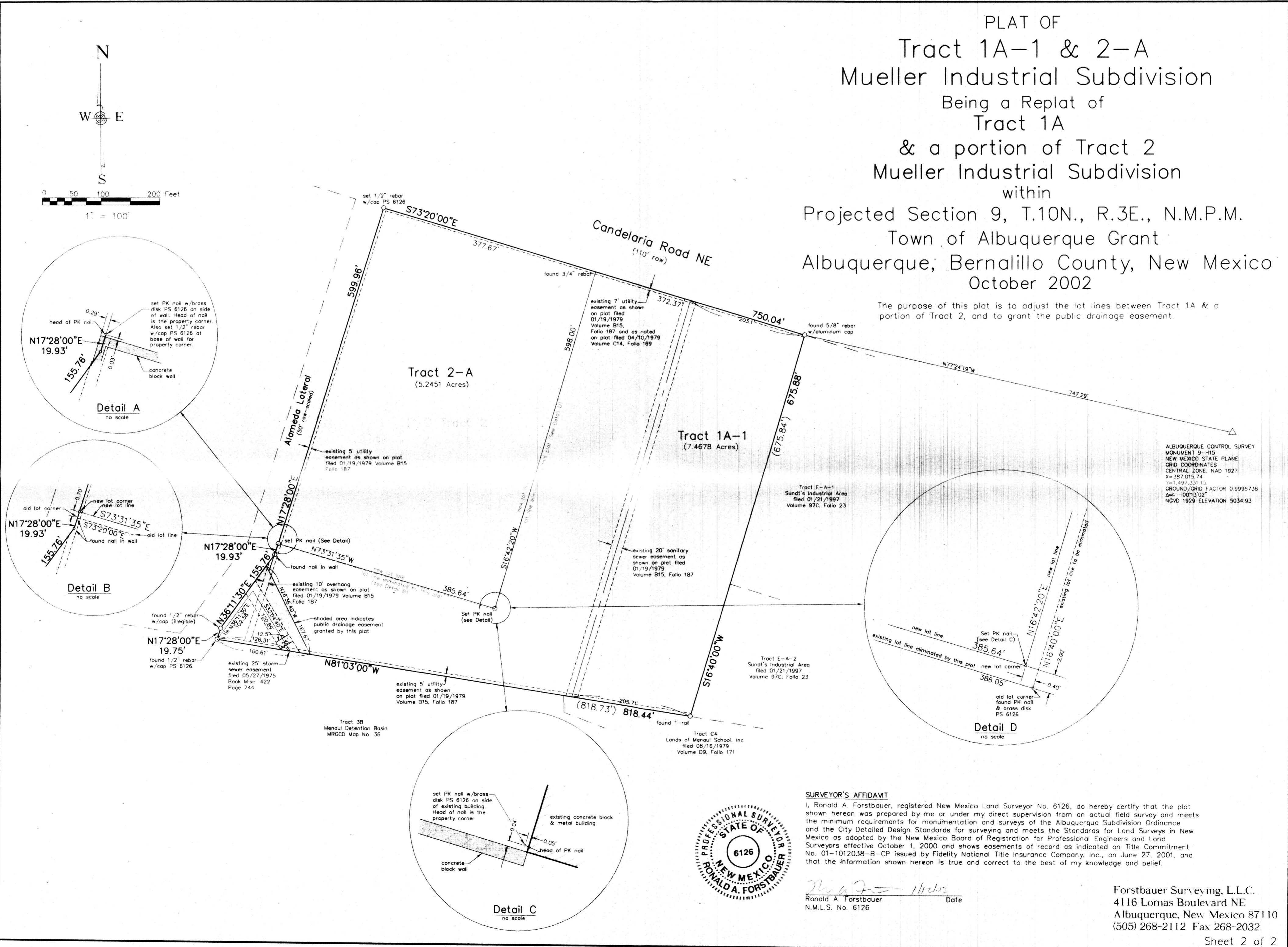
Ronald A. Forstbauer Date N.M.L.S. No. 6126

Forstbauer Surveying, L.L.C. 4116 Lomas Boulevard NE Albuquerque, New Mexico 87110 (505) 268-2112 Fax 268-2032

PLAT OF Tract 1A-1 & 2-A Mueller Industrial Subdivision Being a Replat of Tract 1A & a portion of Tract 2 Mueller Industrial Subdivision within

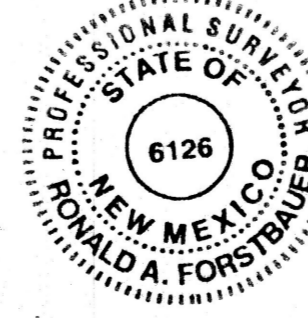
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Ronald A. Forstbauer Date N.M.L.S. No. 6126

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