

Vicinity Map

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 4-L22 AND 8-L22. AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES ARE PER THE PLAT OF FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED IN BERNALILLO COUNTY. NEW MEXICO ON JANUARY 16, 2003 IN BOOK 2003C, PAGE 9.
- 6. PROPERTY IS SUBJECT TO PRIVATE CROSS-ACCESS, PARKING AND DRAINAGE EASEMENTS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1 AND A-2 AND IS TO BE MAINTAINED BY SAID OWNERS.
- 7. GROSS ARE: 0.8970 ACRES
- 8. NUMBER OF EXISTING TRACTS: 1
- 9. NUMBER OF TRACTS CREATED: 1
- 10. PROPERTY IS ZONED C-2.
- 11. THE COMMON PRIVATE ACCESS EASEMENT GRANTED BY THE PLAT OF FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED JANUARY 16, 2003 IN BK. 2003C, PG. 9, IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1 AND A-2, TOGETHER WITH ADJOINING TRACTS, AND IS TO BE MAINTAINED BY THE OWNERS OF TRACTS A-1 AND A-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

TRACT LETTERED A-1, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, 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 JANUARY 16, 2003 IN BOOK 2003C, PAGE 9.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

FOUR HILLS STATION LLC

By: Phillips Edison & Company Shopping Center Opportunity Fund LLC, its Managing Member

By: Phillips Edison & Company Shopping Center Opportunity Fund Managing Member LLC, its Managing Member

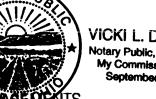
R. Mark Addy, Authorized Age

STATE OF OHIO)

COUNTY OF HAMILTON Y

This foregoing instrument was acknowledged before me this 28 day of 2003, by R. Mark Addy, Authorized Agent of Phillips Edison & Company Shopping Center Opportunity Fund Managing Member LLC, which is the Managing Member of Phillips Edison & Company Shopping Center Opportunity Fund LLC, which is the Managing Member of Four Hills Station LLC, on behalf of said limited liability company

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on the day and



VICKI L. DALZELLE Notary Public, State of Ohio

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO

SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSATY TO PROVIDE CABLE TV SERVICE.

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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS The foregoing instrument was acknowledged before me this

My commission expires: **Notary Public**

PLAT OF

TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX

SECTION 27, T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JANUARY 2003** SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO VACATE THE PRIVATE AND PUBLIC UTILITY EASEMENTS RETAINED IN THE ALLEY VACATED BY V-79-31.

APPLICATION NO. & PROJECT NO.:	
CITY APPROVALS:	- 11
They fram	2-4-03
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

UTILITY APPROVALS

QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

New Mexico Professional Surveyor, 8686

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303 FAX: (505) 998-0306

PROJECT NO. 0301PB19

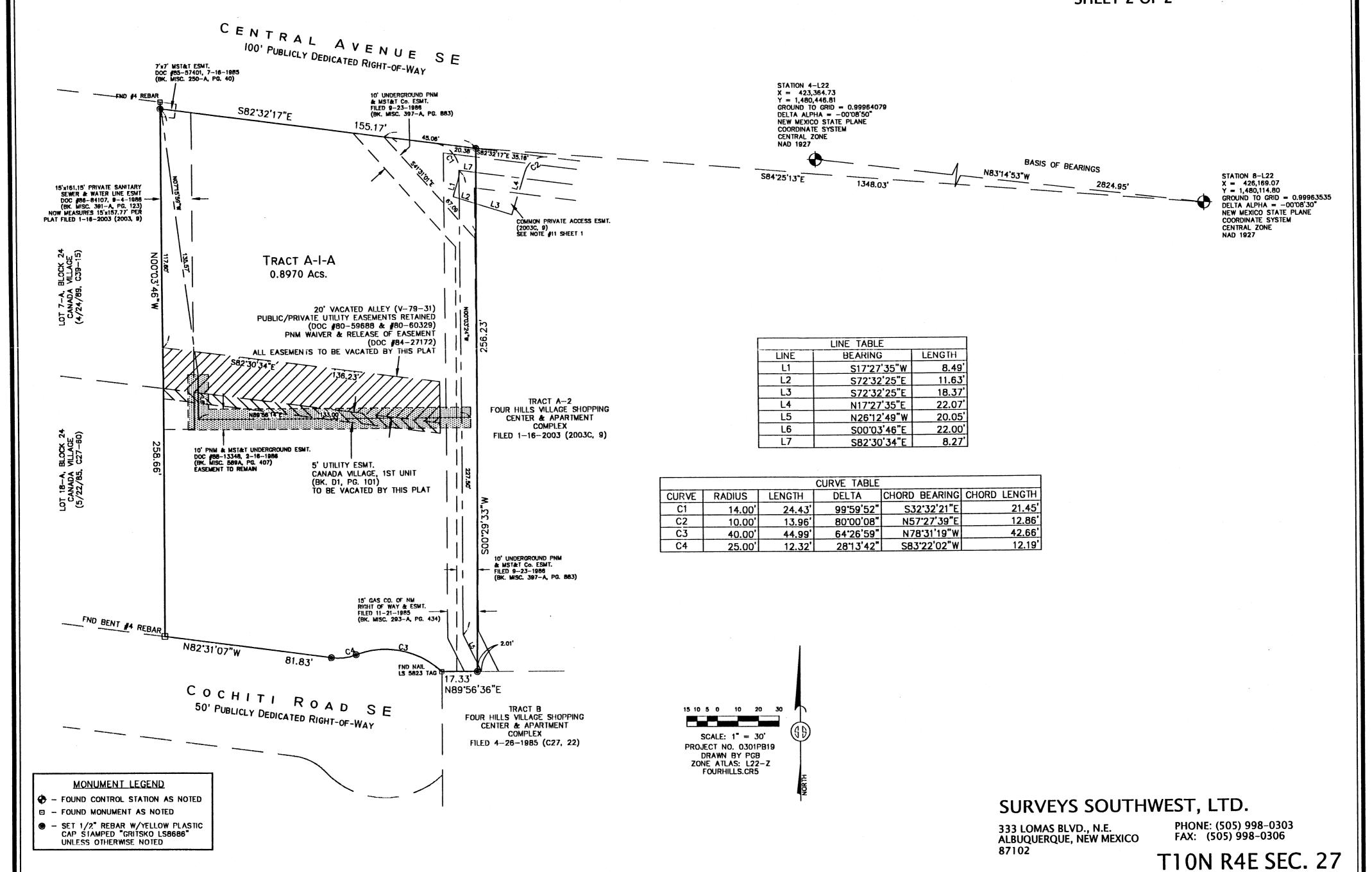
T10N R4E SEC. 27

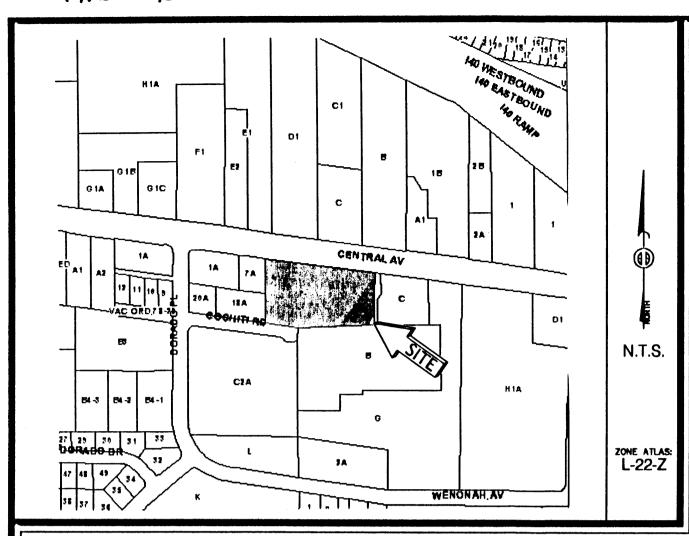
EASEMENT NOTES

- 1. Property is subject to a "mutual reciprocal and nonexclusive easement for underground utilities per Doc. #8520561, filed 3-19-1985 in Bk. Misc. 211-A, Pg. 199. Said easement is blanket in nature, lying within Tracts A, B, C and D, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX (C27, 22).
- 2. Property is subject to a reciprocal access easement per Doc. #95047937, filed 6-12-1995 in Bk. 95-11, Pg. 7037. Said easement is blanket in nature, lying within Tracts A, B, C, D and G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX (C27, 22).

PLAT OF TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX SECTION 27, T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003
SHEET 2 OF 2





Vicinity Map

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 4-L22 AND 8-L22, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES ARE PER THE PLAT OF FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 26, 1985 IN VOLUME C27, FOLIO 22.
- 6. PROPERTIES ARE SUBJECT TO PRIVATE CROSS-ACCESS, PARKING AND DRAINAGE EASEMENTS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1 AND A-2 AND IS TO BE MAINTAINED BY SAID OWNERS.
- 7. GROSS ACREAGE: 2.5036 ACRES
- 8. NUMBER OF EXISTING TRACTS: 1
- 9. NUMBER OF TRACTS CREATED: 2
- 10. PROPERTY IS ZONED C-2.

LEGAL DESCRIPTION

Tract lettered A, Four Hills Village Shopping Center and Apartment Complex, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1985 in Volume C27, folio 22.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

FOUR HILLS STATION LLC

By: Phillips Edison & Company Shopping Center Opportunity Fund LLC, its Managing Member

By: Phillips Edison & Company Shopping Center
Opportunity Fund Managing Member LLC, its Managing Member

By: Nark Addy, Authorized Agent

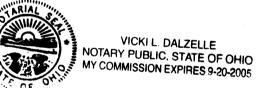
STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

This foregoing instrument was acknowledged before me this 10 day of 10 day o

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on the day and year last aforesaid.

Notary Public

(SEAL)



PLAT OF

TRACTS A-1 & A-2, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX

SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2002
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACTS INTO TWO (2) NEW TRACTS OF LAND.

APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

JOURNAL 12-17-01

TRAFFIC ENGINEERING

DATE

PARKS RECREATION

DATE

UTILITY DEVELOPMENT DIVISION

DATE

REAL PROPERTY DIVISION

DATE

A.M.A.F.C.A.

DATE

CITY ENGINEER

DATE

SURVEYOR'S CERTIFICATION

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION



I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Hang & Litela Gary E. Grisko

New Mexico Professional Surveyor, 8686

Dec 16, 2002 Date

DATE



SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

PROJECT NO. 0212PB06

T10N R4E SEC. 27

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

EASEMENT NOTES

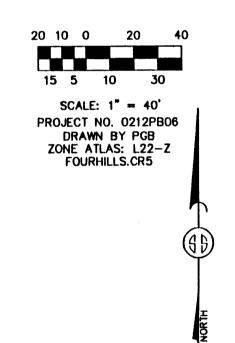
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- 2. Property is subject to a reciprocal access easement per Doc. #95047937, filed 6-12-1995 in Bk. 95-11, Pg. 7037. Said easement is blanket in nature, lying within Tracts A, B, C, D and G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX (C27, 22).

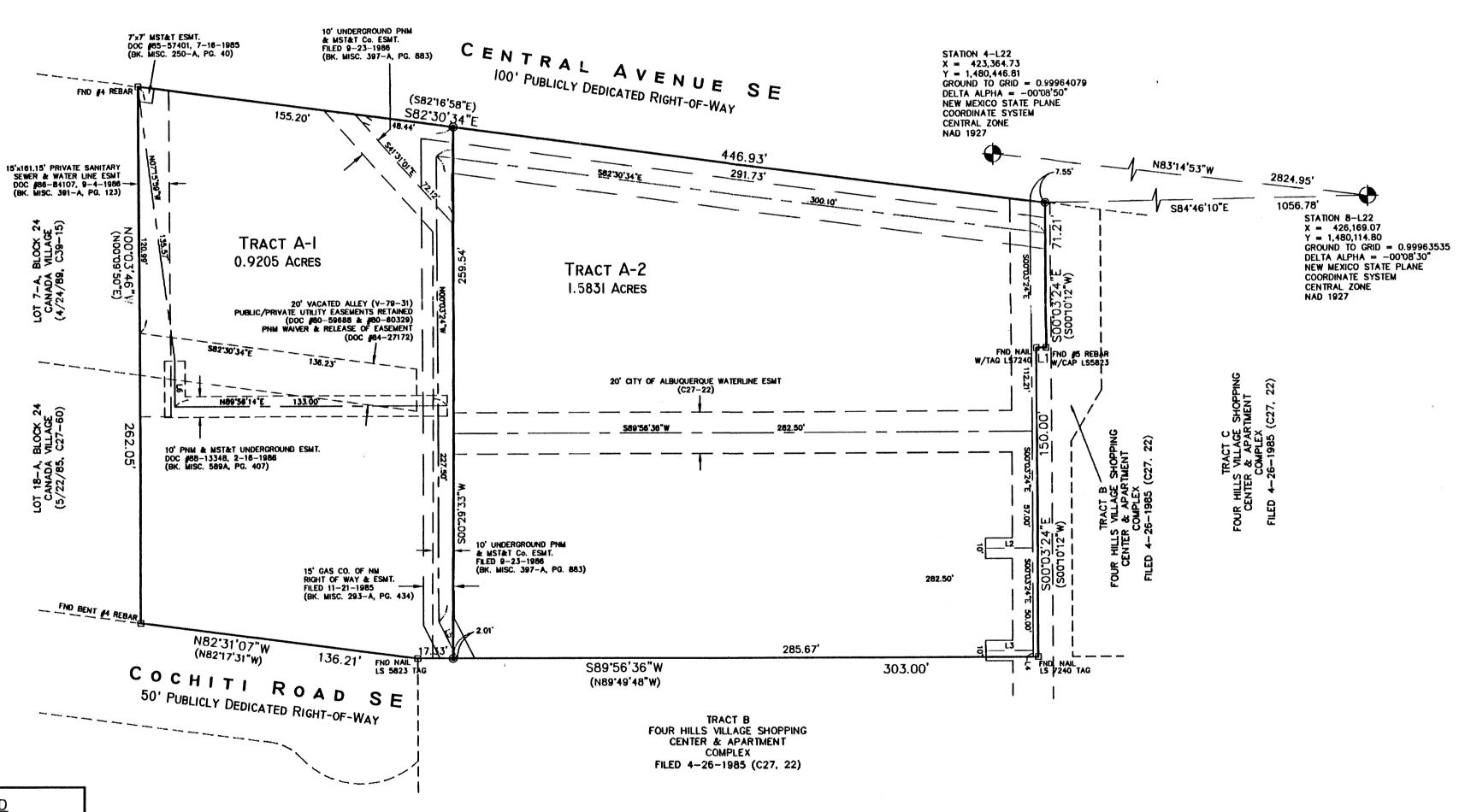
PLAT OF

TRACTS A-1 & A-2, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX

SECTION 27, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2002
SHEET 2 OF 2

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S89*56'36"W	5.00
	(S89'49'48"E)	
L2	S89*56'36"W	23.00
L3	S89*56'36"W	23.00
L4	S00'03'24"E	3.00
L5	N26'12'49"W	20.05
L6	S00'03'46"E	22.00





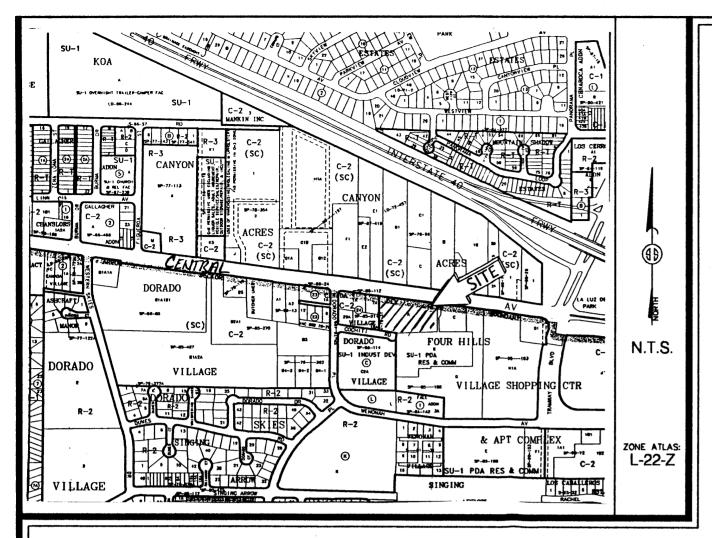
MONUMENT LEGEND

- + FOUND CONTROL STATION AS NOTED
- □ FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

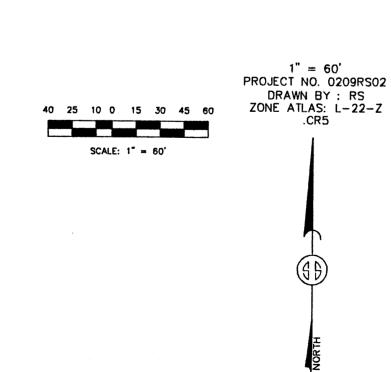
T10N R4E SEC. 27



Vicinity Map

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS XXXX AND XXXX , AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. BEARINGS AND DISTANCES ARE PER THE PLAT OF FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 26, 1985 IN VOLUME C27, FOLIO 22.
- 6. GROSS ACREAGE: 2.5036 ACRES
- 7. NUMBER OF EXISTING TRACTS: 1
- 8. NUMBER OF TRACTS CREATED: 2
- 9. PROPERTY IS ZONED C-2.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

Tract lettered A, Four Hills Village Shopping Center and Apartment Complex, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1985 in Volume C27, folio 22.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNER(S) SIGNATURE:	DATE:	
OWNER(S) PRINT NAME:		
ADDRESS:	TRACT:	***************************************
ACKNOWLEDGMENT		
STATE OF NEW MEXICO)		
).SS		
COUNTY OF BERNALILLO)		
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS	DAY OF	, 2002.
BY:		
MY COMMISSION EXPIRES:		
* .	NOTARY PUBLIC	***************************************

SKETCH PLAT OF

TRACTS A-1 & A-2, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTTMENT COMPLEX

SITUATE WITHIN SECTION 27,
T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACTS INTO TWO (2) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

CITY APPROVALS:	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DMISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko	Date
New Mexico Professional Surveyor, 8686	

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R4E SEC. 27

