

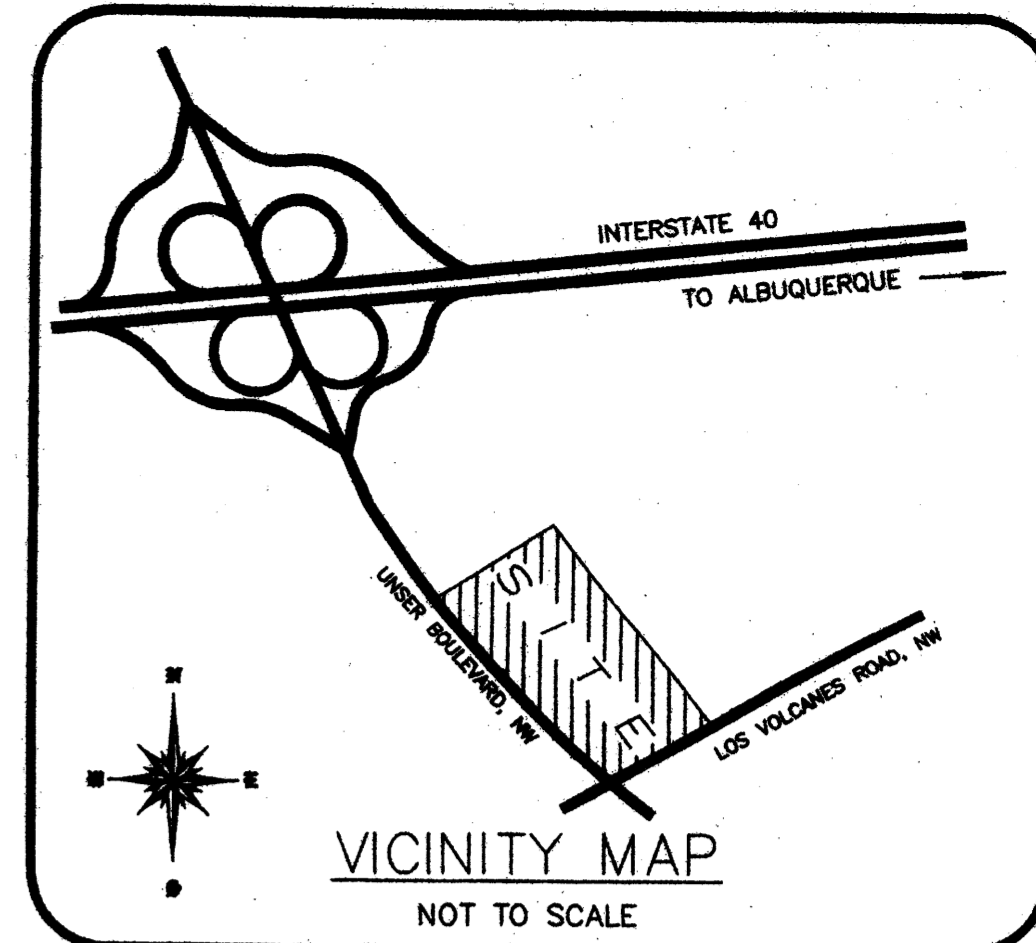
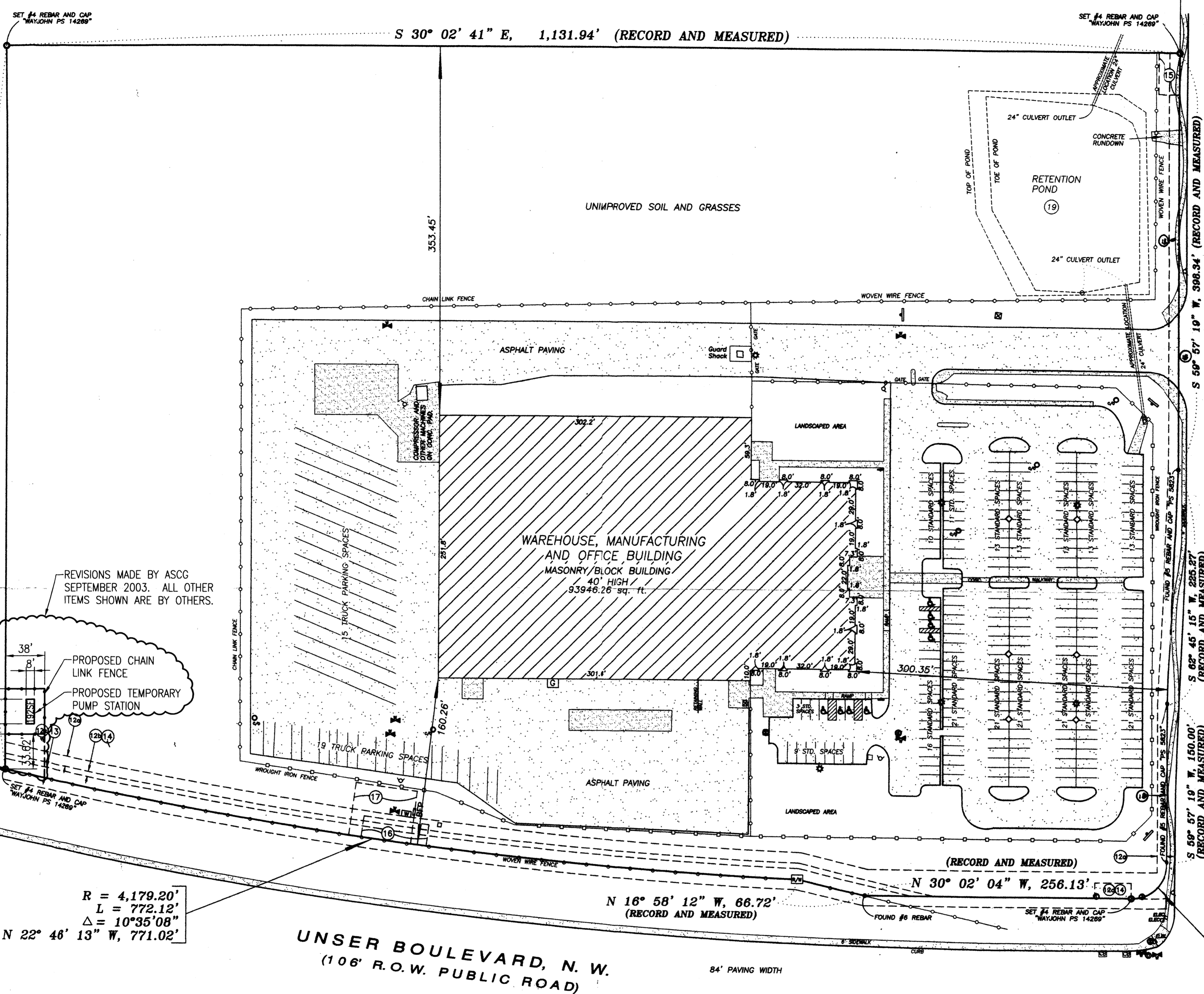
NOTES CORRESPONDING TO SCHEDULE B

AS PER FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 01010923 DATED FEBRUARY 16, 2001.

- 11 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, FILED AUGUST 21, 1905, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE.
- 12 UTILITY EASEMENTS RESERVED ACROSS THE SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 1998, IN PLAT BOOK 98C, FOLIO 363. AS LISTED BELOW: THESE ITEMS AFFECT SUBJECT PROPERTY AND ARE PLOTTED HEREON.
 - 12a UTILITY EASEMENT RESERVED ACROSS THE SOUTHEASTERLY 10' AND THE NORTHEASTERLY 10' OF THE SOUTHWESTERLY 25';
 - 12b A US WEST COMMUNICATIONS EASEMENT RESERVED ACROSS THE NORTHEASTERLY 5' OF THE SOUTHWESTERLY 15' OF THE INSURED PREMISES;
 - 12c PUBLIC UTILITY EASEMENT RESERVED ACROSS A PORTION OF THE SOUTHWESTERLY LOT LINE OF THE INSURED PREMISES;
 - 12d A 15' BY 35' US WEST COMMUNICATIONS EASEMENT RESERVED WITHIN THE MOST SOUTHERLY CORNER OF THE INSURED PREMISES.
- 13 WATERLINE EASEMENT RESERVED ACROSS THE SOUTHWESTERLY TEN FEET OF THE INSURED PREMISES AS SHOWN ON RECORDED PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 12, 1973, IN PLAT BOOK D5, FOLIO 181. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 14 EASEMENT GRANTED TO US WEST COMMUNICATIONS FILED JUNE 25, 1992, RECORDED IN BOOK BCR 92-14, PAGE 9536, AS DOCUMENT NO. 92080937, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 15 EASEMENT EXECUTED BY SUNWEST BANK OF ALBUQUERQUE TO THE CITY OF ALBUQUERQUE, FILED JUNE 30, 1995, RECORDED IN BOOK BCR 95-15, PAGE 6361, AS DOCUMENT NO. 95064732, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 16 EASEMENT EXECUTED BY THE COCA-COLA, DR. PEPPER BOTTLING COMPANY OF ALBUQUERQUE TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 12, 1996, RECORDED IN BOOK BCR 96-30, PAGE 1982, AS DOCUMENT NO. 96122269, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 17 EASEMENT EXECUTED BY THE COCA-COLA, DR. PEPPER BOTTLING COMPANY OF ALBUQUERQUE TO THE CITY OF ALBUQUERQUE, FILED DECEMBER 19, 1996, RECORDED IN BOOK BCR 96-33, PAGE 4420, AS DOCUMENT NO. 96135890, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 18 INFRASTRUCTURE AGREEMENT BY AND BETWEEN SUNWEST BANK OF ALBUQUERQUE AND THE COCA-COLA, DR. PEPPER BOTTLING COMPANY OF ALBUQUERQUE, FILED JUNE 20, 1995, RECORDED IN BOOK BCR 95-14, PAGE 6392, AS DOCUMENT NO. 95060471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. THIS ITEM CONCERNS CONSTRUCTION OF SIDEWALK AND CURB OPENINGS.
- 19 DRAINAGE COVENANT, FILED SEPTEMBER 25, 1995, RECORDED IN BOOK BCR 95-23, PAGE 1540, AS DOCUMENT NO. 95070709, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS ITEM AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. THIS ITEM CONCERNS RETENTION POND.

TRACT S-2A-2, ATRISCO BUSINESS PARK UNIT 2

(FILED 12/23/1998 PLAT BOOK 98C, FOLIO 363)



DESCRIPTION

Tract S-2A-1 ATRISCO BUSINESS PARK UNIT 2, as the same is shown and designated on the plat entitled "Tracts S-2A-1 and S-2A-2, Atrisco Business Park, Unit 2, being a replat of Tract S-2A, Atrisco Business Park, Unit 2, City of Albuquerque, Bernalillo County, New Mexico", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 23, 1998, in Plat Book 98C, folio 363.

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies that the Coca Cola, Dr. Pepper Bottling Company of Albuquerque and First American Title Insurance Company as of March 14, 2001, that this survey was actually made upon the ground, that it and the other information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closed" by engineering calculation; that this survey accurately shows the size, location and type of all visible above ground buildings, visible above ground structures and other visible above ground improvements on the property and all areas within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions contained within the title commitment or applicable zoning); that there are no observable encroachments or rights of way known to the undersigned or appearing from a physical inspection of the same, other than those shown thereon; from visible above ground observations and field locations the underground utilities as shown per the reference sources are within adjacent public rights of way or recorded easements unless otherwise shown thereon; that other than as shown thereon, there are no visible above ground party walls or visible above ground encroachments upon adjoining premises, street or alleys by any of said visible above ground buildings, visible above ground structures or other visible above ground improvements; or visible above ground encroachments upon or party walls with the property by any visible above ground building, visible above ground structures or other visible above ground improvements situated upon any adjoining premises; that all streets for access to the property have been completed and dedicated and there is direct access between such streets and the property; that the property comprises 871,200 square feet and is located in a zoning district classification of IP; that the property lies within a minimal flood hazard area and is within an area designated as Flood Zone X, shown on U.S. Department of H.U.D. Flood Insurance Boundary Map No. 350002 03280 or special flood hazard map published by the Federal Emergency Management Agency, the property does not lie within any local flood or wetlands area district, and that the street address of the property is 7901 Los Volcanes Road, N. W.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, and 11(a)(location of utilities per visible, above-ground, on-site observation) of Table A thereof. The survey meets the accuracy requirements of an Urban Class Survey, as defined therein. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the day of the certification, the undersigned further certifies that

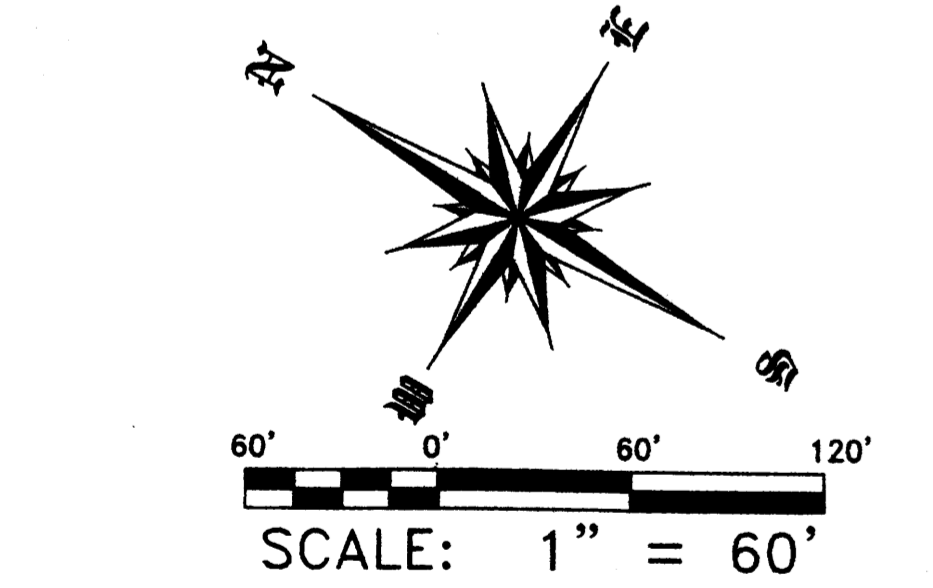
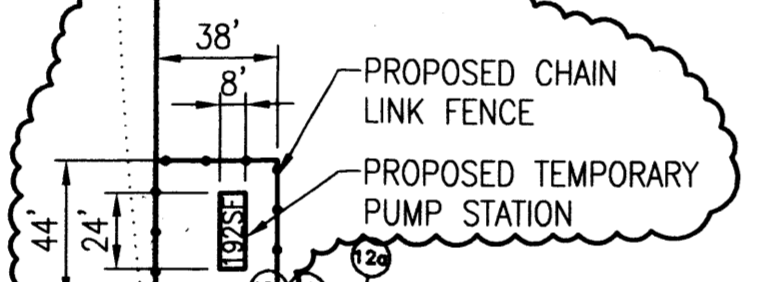
a. The Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerant.

Thomas D. Johnston
PS 14289
(505) 255-2052
330 Louisiana Blvd. N.E.
Albuquerque, NM 87108



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - P.K. NAIL FOUND
 - P.K. NAIL SET
 - × FND X MARK
 - × SET X MARK
 - ▲ R.R. SPIKE FOUND
 - △ R.R. SPIKE SET
 - ◆ BENCHMARK
 - CONC. R/W MARKER
 - (R) RECORD DATA
 - (M) MEASURED DATA
 - (C) CALCULATED DATA
 - R/W RIGHT OF WAY
 - ROP REINFORCED CONC PIPE
 - CMP CORRUGATED METAL PIPE
 - MTL METAL
 - BSL BUILDING SETBACK LINE
 - L/S LANDSCAPING
 - TREE
 - POWERPOLE
 - GUY WIRE
 - LIGHT POLE
 - STREET LIGHT POLE
 - ELEC. TRANSFORMER
 - AIR CONDITIONER
 - BURIED ELECTRIC
 - OVERHEAD ELECTRIC
 - ELEC. MANHOLE
 - WATER LINE
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
 - HYDRANT
 - GAS PIPE
 - GAS VALVE
 - GAS METER
 - GAS MANHOLE
 - STEEL POLES
 - TEST HOLE
 - SAN SEWER LINE
 - SEWER MANHOLE
 - CLEAN OUT
 - STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - CURB INLET
 - MONITORING WELL
 - TELEPHONE LINE
 - OVERHEAD TELEPHONE
 - PAY PHONE
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - SIGN
 - STOP SIGN
 - TRAFFIC SIGNAL
 - CABLE TELEVISION
 - OVERHEAD CABLE
 - HANDICAPPED PARKING SPACE

REVISIONS MADE BY ASCG SEPTEMBER 2003. ALL OTHER ITEMS SHOWN ARE BY OTHERS.



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
AES GROUP INTERNATIONAL
605 STATE STREET
NEWBURGH, INDIANA 47630
1-800-TO SURVEY
http://WWW.USSURVEYOR.COM

PREPARED FOR:
COCA-COLA, DR. PEPPER BOTTLING COMPANY OF ALBUQUERQUE;
FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT LOCATION:
BERNALILLO COUNTY, NEW MEXICO

PROJECT ADDRESS:
7901 LOS VOLCANES ROAD, NW
ALBUQUERQUE, NM 87121

PROJECT NAME:
ALTA/ACSM LAND TITLE SURVEY

JOB NUMBER: ALTA-3-01-2001
FILE: C:\ACADDWGS\ALTAS\ALT30101.DWG

SURVEYOR'S NAME & FIRM NAME:
WAYJOHN SURVEYING INC.
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108-2062
(505) 255-2052 Fax: (505) 255-2887

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FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 350002 0328 D which has an effective date of 9/20/1996 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

UTILITY COMPANIES

- ELECTRIC-PNM
414 SILVER AVENUE SW
ALBUQUERQUE NM 87102
(505) 246-5700
- GAS-PNM
414 SILVER AVENUE SW
ALBUQUERQUE NM 87102
(505) 246-5700
- PHONE-QWEST
PO BOX 28013
PHOENIX, AZ 85038-9013
(800) 244-1111
- CABLE TV-COMCAST
4611 MONTBEL LOOP, NE
ALBUQUERQUE, NM 87104
(505) 344-0890
- WATER AND SEWER-CITY OF ALBUQUERQUE
500 2ND STREET NW
ALBUQUERQUE, NM 87102
(505) 924-3858

- 1. ZONING- IP (INDUSTRIAL PARK)**
SETBACKS- 20' FRONT, 10' SIDE, 10' REAR
HEIGHT RESTRICTIONS-120 FEET
PARKING RESTRICTIONS-1 SPACE PER 1000 SQUARE FEET FLOOR SPACE OR ONE SPACE PER THREE EMPLOYEES OF LARGEST SHIFT, WHICHEVER IS GREATER.
- 2. VERTICAL DATUM-N/A**
- 3. BENCHMARK-ACS MONUMENT "1-J9"**
X=356,653.93 Y=1,490,080.20
Delta Alpha: -00' 16" 32" Combined factor: 0.99967495
NAD 1927 New Mexico State Plane Central Zone

STATEMENT OF ENCROACHMENTS

(A) NONE

PARKING SPACE TABLE

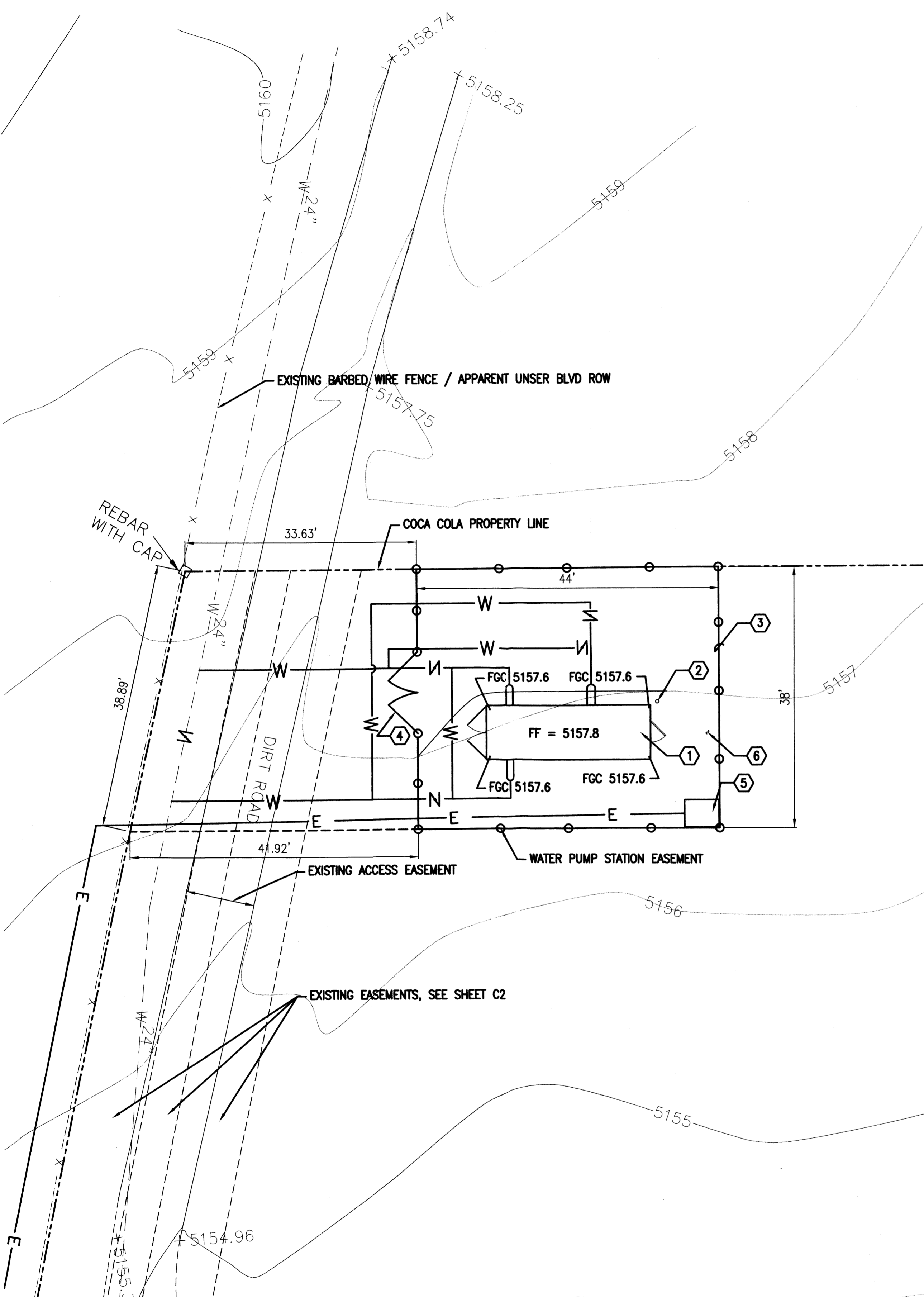
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	172	93
HANDICAP	8	8
TOTAL	180	101

UNIT DENSITY

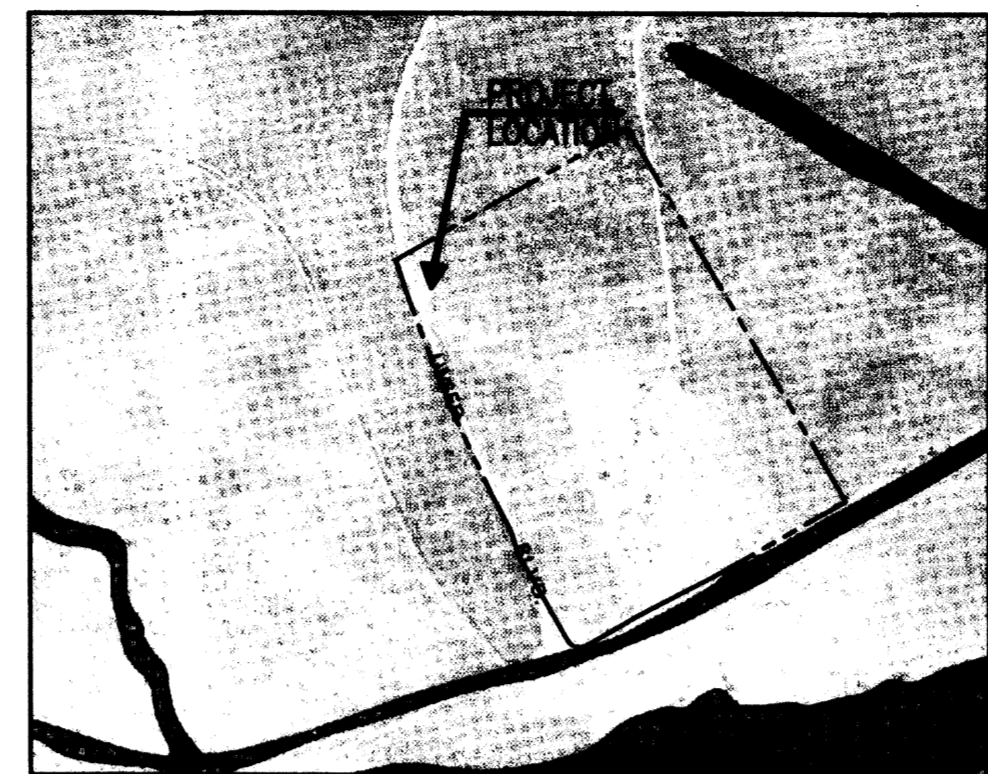
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED BY ZONING
1	1

REVISIONS MADE BY ASCG SEPTEMBER 2003. ALL OTHER ITEMS SHOWN ARE BY OTHERS.

EXISTING COCA COLA SITE PLAN WITH PROPOSED TEMPORARY PUMP STATION
SHT C2 OF 5
SEQ 3 OF 6

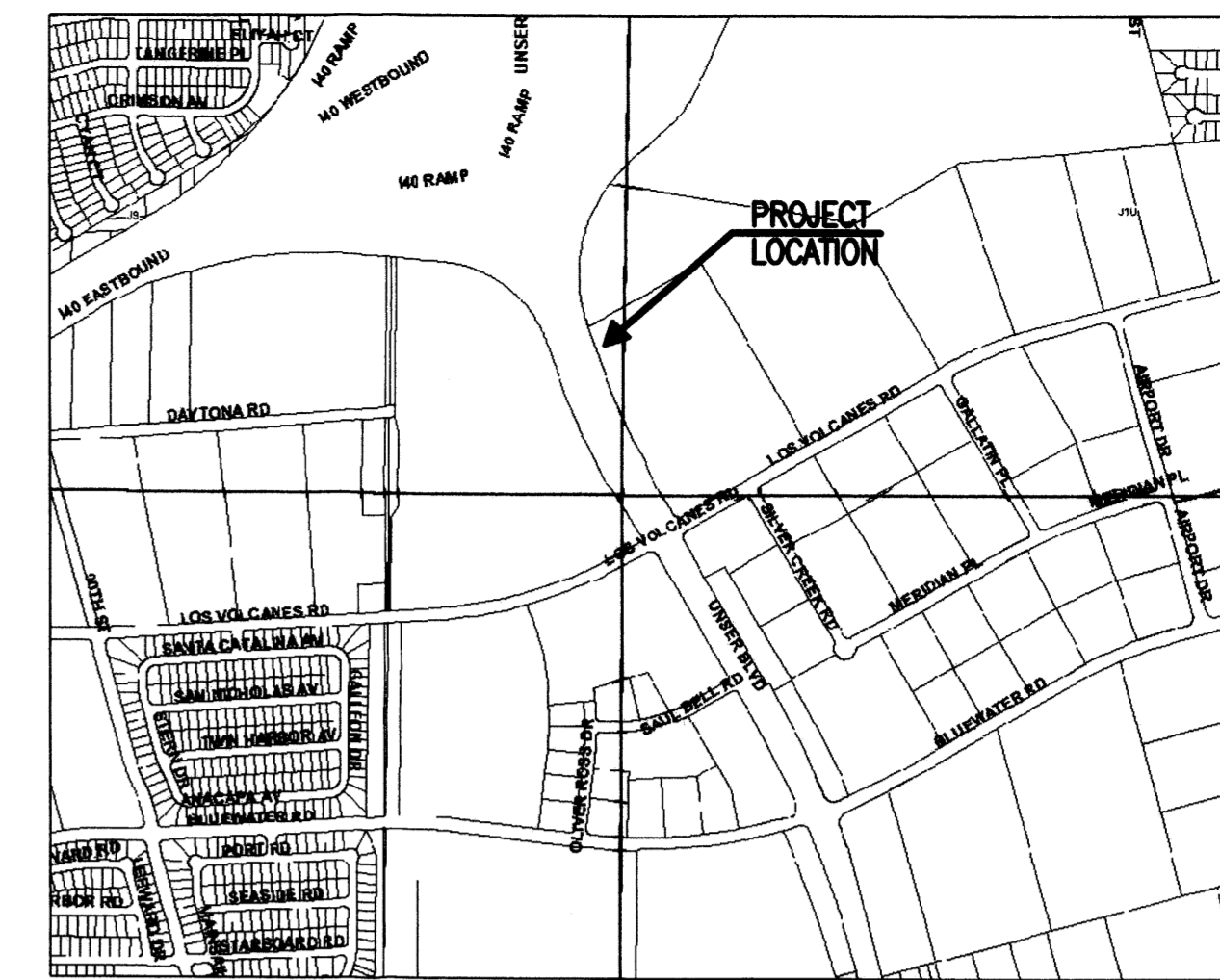


CONCEPTUAL SITE PLAN
SCALE: 1" = 10'



FEMA FIRM MAP

SCALE: 1"=500'
MAP NO. 350002 0027



VICINITY MAP

SCALE: 1"=750'
ZONE MAPS J-9
SITE ADDRESS: 7901 LOS VOLCANES RD NW

DRAINAGE CONDITIONS

EXISTING CONDITIONS:
SHEET FLOW IN SOUTHEASTERLY DIRECTION ACROSS UNDEVELOPED PARCEL.

PROPOSED CONDITIONS:
MINIMAL GRADING TO LEVEL 8'x24' AREA FOR CONCRETE SLAB. NO IMPACT TO EXISTING DRAINAGE.

LEGEND

- N PROPOSED BUTTERFLY VALVE
- W- EXISTING WATERLINE
- W- PROPOSED WATERLINE
- W- 6'-0" CHAINLINK FENCE
- W- 12'-0" CHAINLINK GATE
- E- EXISTING UNDERGROUND ELECTRIC
- E- PROPOSED UNDERGROUND ELECTRIC
- SAS- EXISTING SANITARY SEWER
- SD- EXISTING STORM DRAIN
- FO- EXISTING FIBER OPTIC LINE
- HP- EXISTING HIGH PRESSURE GAS LINE
- VHP- EXISTING VERY HIGH PRESSURE GAS LINE
- - - RIGHT-OF-WAY / PROPERTY LINE
- - - EXISTING ELEVATION CONTOUR
- - - PROPOSED ELEVATION CONTOUR
- - - NEW EASEMENT

KEYED NOTES

- 1 PUMP STATION
- 2 RADIO ANTENNA, 25' TO 30' HIGH
- 3 6'-0" CHAINLINK FENCE PER STD DWG 2252.
- 4 12'-0" CHAINLINK GATE PER STD DWG 2252.
- 5 TRANSFORMER
- 6 NATIVE GROUND COVER TO REMAIN. SEE LANDSCAPING NOTES FOR RESTORATION.

ABBREVIATIONS

- FGC FINISH GRADE CONCRETE SLAB
- FF FINISH FLOOR ELEVATION
- STD DWG CITY OF ALBUQUERQUE STANDARD DRAWING

LEGAL DESCRIPTION

Water Pump Station Easement

Being that certain parcel of land to be designated as a "Water Pump Station Easement" situate with projected Sections 15 & 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Town of Atrisco Grant, Bernalillo County, New Mexico, being a Northwesterly portion of Tract S-2A-1, ATRISCO BUSINESS PARK, UNIT 2, as shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1998 in Book: 98C, Page: 363 and being more particularly described as follows:

BEGINNING at the most Westerly corner of said parcel herein described, being the same point as the Northwest corner of said Tract S-2A-1; thence, from said point of beginning,

N.59°56'31"E., a distance of 77.63 feet to the most Northerly corner of said parcel herein described; thence,

S.30°03'29"E., a distance of 38.00 feet to the most Easterly corner of said parcel herein described; thence,

S.59°56'31"W., a distance of 85.92 feet to the most Southerly corner of said parcel herein described; thence,

N.17°44'47"W., a distance of 38.89 feet to the most Westerly corner of said parcel herein described, the POINT OF BEGINNING and containing an area of 3,107.52 square feet (0.0713 acres), more or less.

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TEMPORARY SOUTH UNSER IN-LINE BOOSTER PUMP STATION
CONCEPTUAL SITE LAYOUT, GRADING AND DRAINAGE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 6478.01	Zone Map No. J-9	Sheet C3	Of 5

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NO.	BM 10-K10	ELEV. = 5142.790 FEET	FIELD NOTES	NO.	DATE	REVISIONS
WORK STARTED BY	DATE	THE STATION IS AN ACS 3 1/4" ALUM. CAP		THE STATION IS AN ACS 3 1/4" ALUM. CAP STAMPED "10-K10, 1989" SET FLUSH IN THE TOP OF CURB IN A TRAFFIC ISLAND IN THE SE QUAD. OF THE INTERSECTION OF LOS VOLCANES RD. AND UNSER BLVD. THE STATION IS 54.0' EAST OF THE CENTERLINE OF UNSER BLVD. AND 20.4' SOUTH OF THE NORTH END OF BACK OF CURB OF TRAFFIC ISLAND.	NO.	DATE	REVISIONS
ACCEPTANCE BY	DATE				BY	DATE	REVISIONS
FIELD LOCATION BY	DATE				BY	DATE	REVISIONS
DRAWINGS CORRECTED BY	DATE				BY	DATE	REVISIONS
RECORDED BY	DATE				BY	DATE	REVISIONS

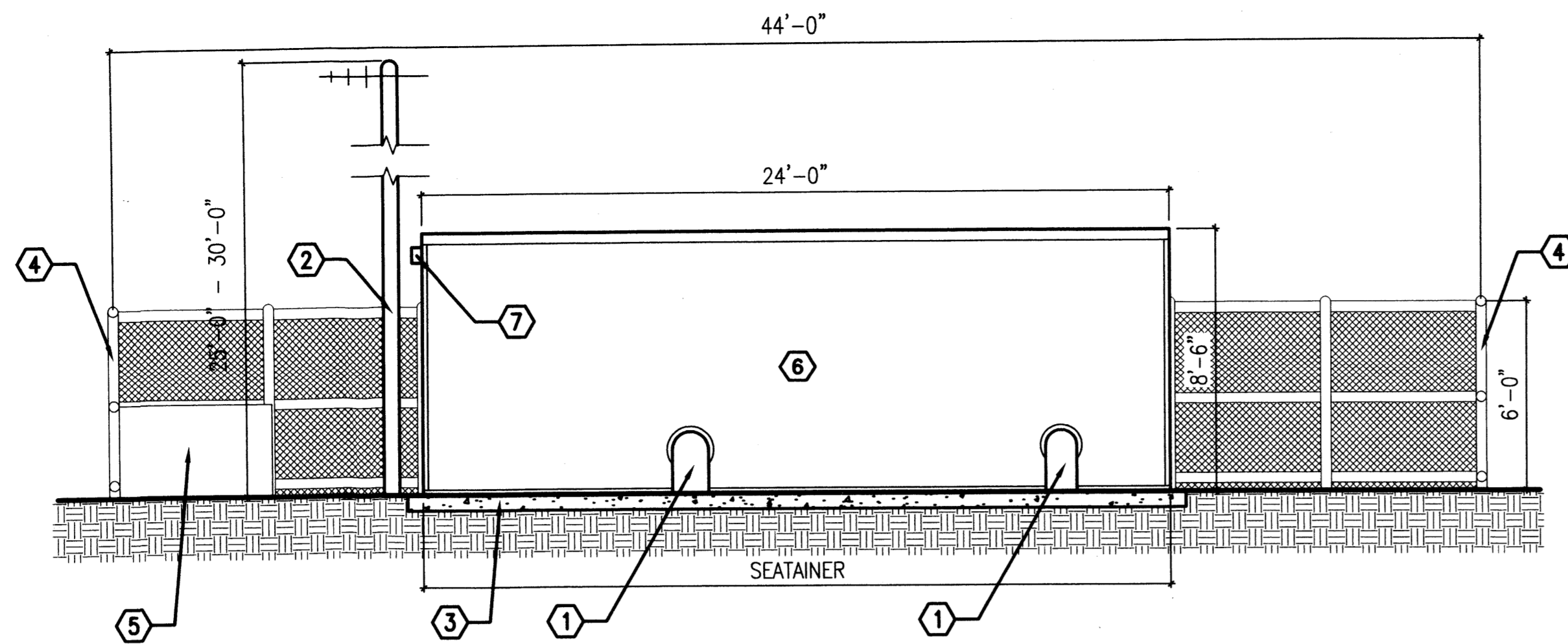


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

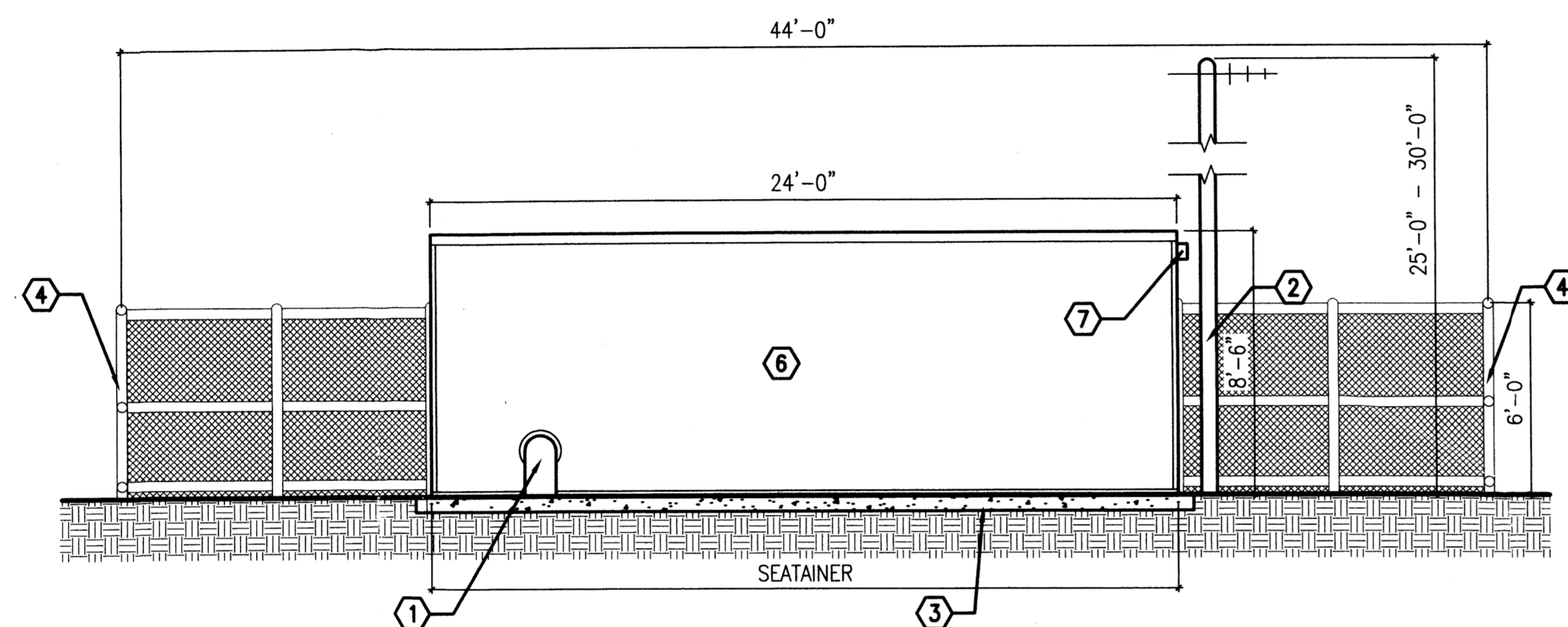
TITLE: TEMPORARY SOUTH UNSER IN-LINE BOOSTER PUMP STATION
LANDSCAPING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
6478.01	J-9	C4	5

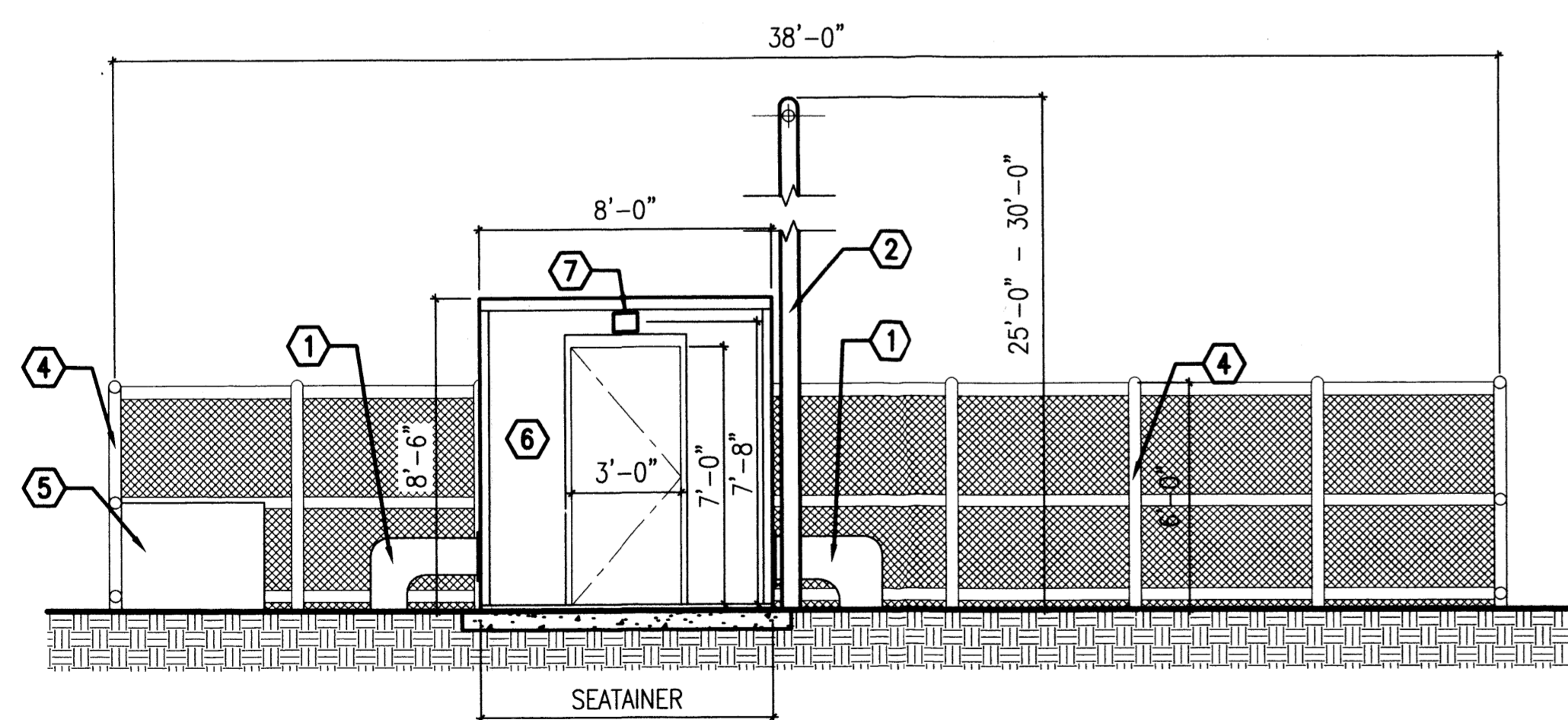
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	CONTRACTOR	WORK STARTED BY	DATE	DATE
				BM 10-K10	CONTRACTOR		
				ELEV. = 5142.790 FEET	WORK STOPPED BY		
				THE STATION IS AN ACS 3 1/4" ALUM. CAP	ACCEPTANCE BY		
				STAMPED "10-K10, 1989" SET FLUSH IN THE TOP	REVISIONS		
				OF CURB IN A TRAFFIC ISLAND IN THE SE QUAD.	REVISIONS		
				OF THE INTERSECTION OF LOS VOLCANES RD. AND	REVISIONS		
				UNSER BLVD. THE STATION IS 54.0' EAST OF THE	REVISIONS		
				CENTERLINE OF UNSER BLVD. AND 20.4' SOUTH OF	REVISIONS		
				THE NORTH END OF BACK OF CURB OF TRAFFIC	REVISIONS		
				ISLAND.	REVISIONS		



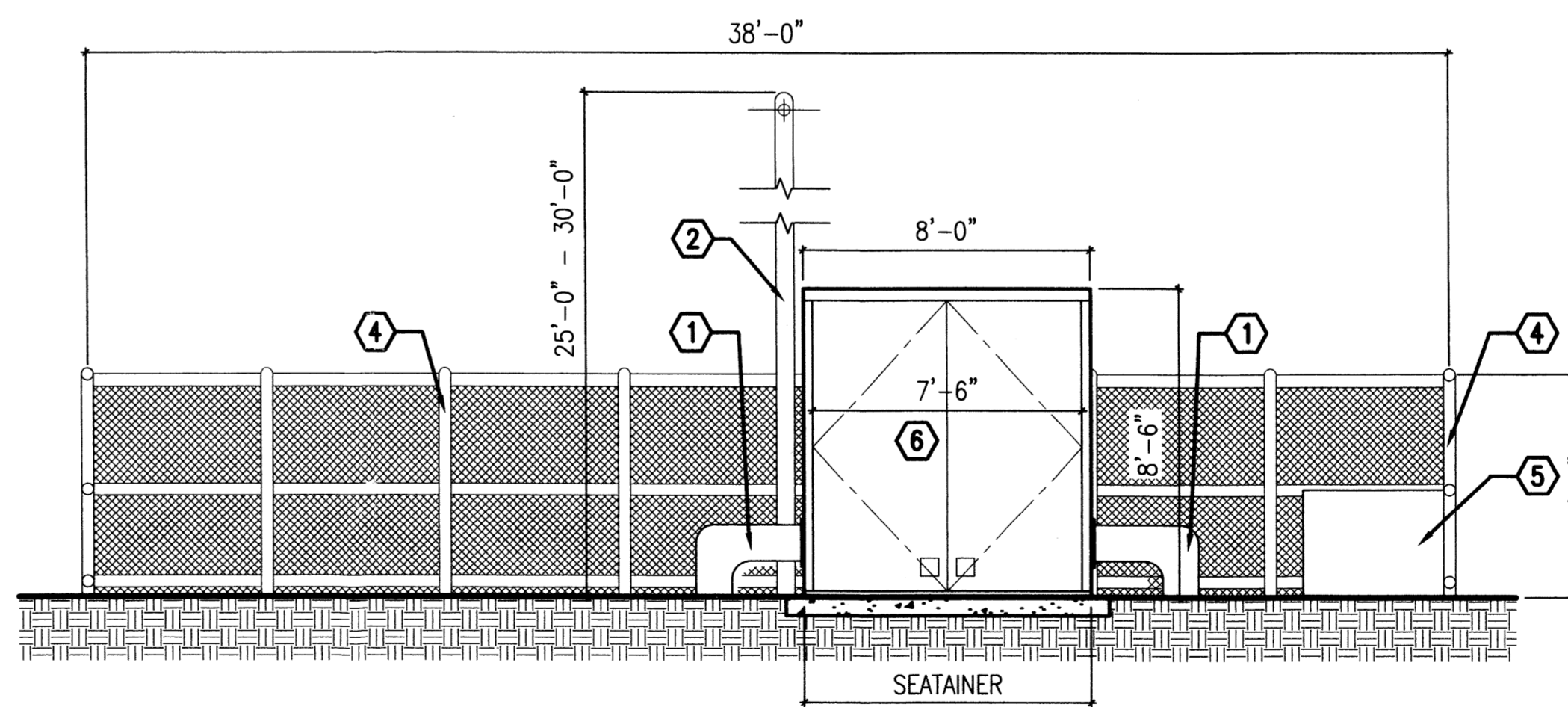
NORTH ELEVATION - "SEATAINER"
SCALE: 1/4"=1'-0"



SOUTH ELEVATION - "SEATAINER"
SCALE: 1/4"=1'-0"



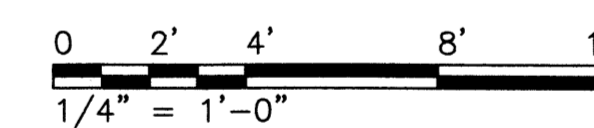
EAST ELEVATION - "SEATAINER"
SCALE: 1/4"=1'-0"



WEST ELEVATION - "SEATAINER"
SCALE: 1/4"=1'-0"

KEYED NOTES

- 1 WATERLINE. COLOR: DESERT SAND
- 2 RADIO ANTENNA
- 3 CONCRETE SUPPORT SLAB
- 4 6'-0" CHAINLINK FENCE
- 5 TRANSFORMER
- 6 SEATAINER CARGO CONTAINER, COLOR: DESERT SAND, MATERIAL: STEEL
- 7 HIGH PRESSURE SODIUM LIGHT. 8' AFF



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ELEV.	NO.	FIELD NOTES	NO.	DATE	REVISIONS
BM 10-K10		5142.790 FEET				7/2003	1
WORK STAKED BY		THE STATION IS AN ACS 3 1/4" ALUM. CAP				7/2003	
ACCEPTANCE BY		STAMPED "10-K10, 1989" SET FLUSH IN THE TOP					
FIELD LOCATION BY		OF CURB IN A TRAFFIC ISLAND IN THE SE QUAD.					
DRAWINGS CORRECTED BY		OF THE INTERSECTION OF LOS VOLCANES RD. AND					
RECORDED BY		UNSER BLVD. THE STATION IS 54.0' EAST OF THE					
MICRO-FILM INFORMATION		CENTERLINE OF UNSER BLVD. AND 20.4' SOUTH OF					
NO.		THE NORTH END OF BACK OF CURB OF TRAFFIC					
		ISLAND.					

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TEMPORARY SOUTH UNSER IN-LINE BOOSTER PUMP STATION			
CONCEPTUAL ELEVATIONS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
6478.01	J-9	C5	5