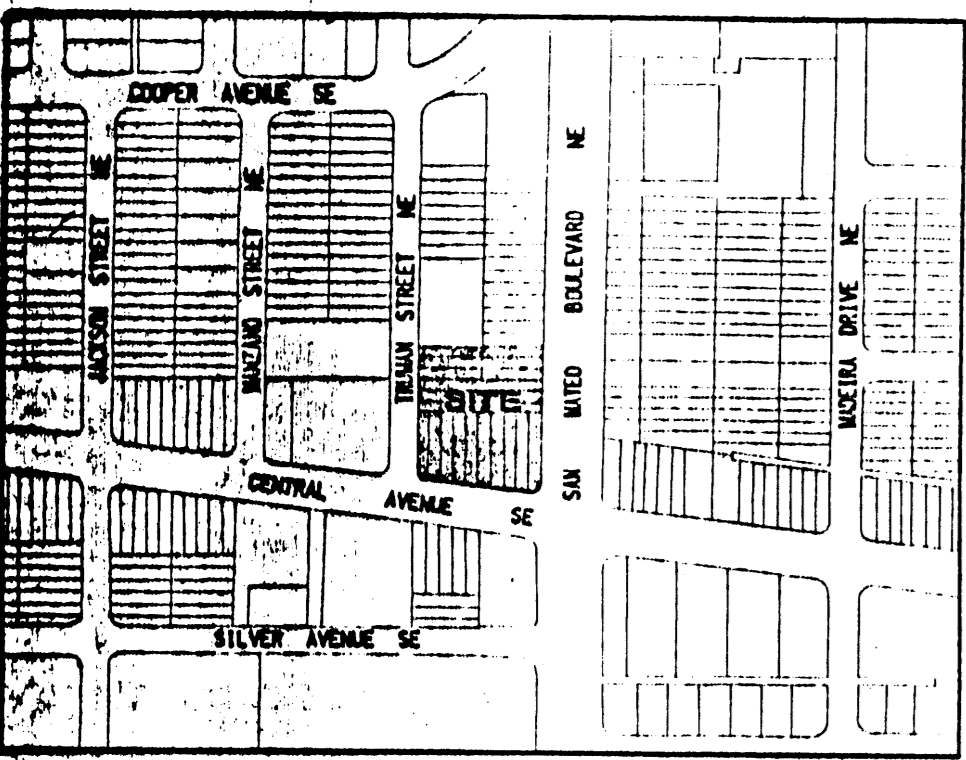


ALTA/ACSM LAND TITLE SURVEY

LOTS 19 THRU 40
BLOCK 37
VALLEY VIEW ADDITION
ALBUQUERQUE, NEW MEXICO
MARCH, 2003

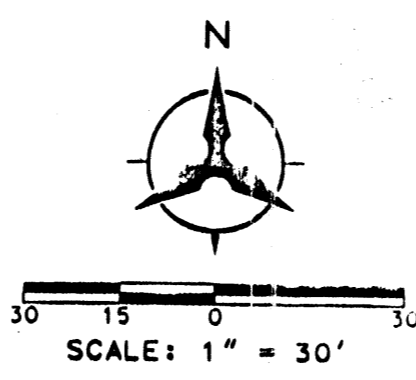


DESCRIPTION

A certain tract of land situate within the southeast one-quarter of Section 23, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being Lots 19 thru 40 of Block 37 as the same are shown on the Plat of the VALLEY VIEW ADDITION, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on September 2, 1911, in Book D-1, page 32, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD27) and ground distances as follows:

Beginning at the southwest corner of the tract herein described, said point also being the southwest corner of Lot 34 and the intersection of the northerly right-of-way line of Central Avenue and the easterly right-of-way line of Truman Street; whence the City of Albuquerque survey monument "6-118", having New Mexico State Plane Grid coordinates for the Central Zone: X=398,545.00, Y=1,483,892.49, bears N63°05'25"W a distance of 735.47 feet thence along N00°16'44"E a distance of 296.30 feet to the northeast corner of said Lot 40; thence along the northerly boundary line of the tract herein described, S89°43'16"E a distance of 250.00 feet to the northeast corner of said Lot 19; thence along the westerly right-of-way line of New Mexico Project U-034-11(6) on San Mateo Blvd., S00°15'44"W a distance of 285.75 feet thence, S13°07'44"W a distance of 27.36 feet thence, 20.57 feet along the arc of a curve to the right having a radius of 13.87 feet and a chord bearing S54°51'50"W a distance of 18.73 feet thence along the said northerly right-of-way line of Central Avenue, N02°59'29"W a distance 230.23 feet to the point and place of beginning.

This tract contains 1.7804 acres more or less.



LOCATION MAP
ZONE ATLAS INDEX MAP No. K-17-Z
NOT TO SCALE

BLOCK 37
VALLEY VIEW ADDITION
RECORDED: SEPTEMBER 2, 1911
101-321

LOREN & ANITA
KELLER

DAVID McCARTY

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenbohm, a registered professional surveyor in the State of New Mexico hereby certify that:

1. I am the Surveyor for the Survey of the premises herein described.

2. I am a duly sworn and qualified Surveyor in the State of New Mexico.

3. I am the Surveyor for the Survey of the premises herein described.

4. I am the Surveyor for the Survey of the premises herein described.

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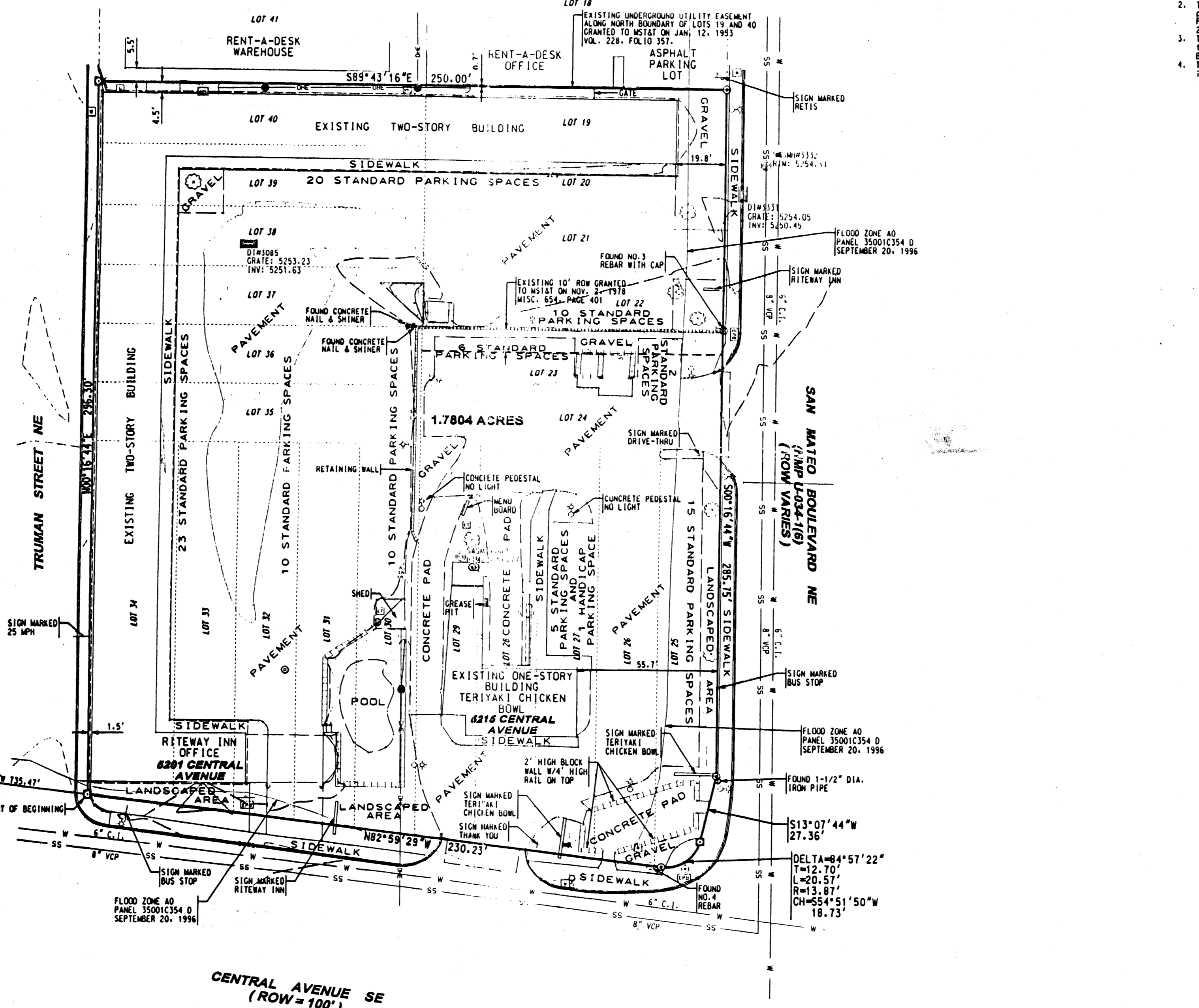
97. I am the Surveyor for the Survey of the premises herein described.

98. I am the Surveyor for the Survey of the premises herein described.

99. I am the Surveyor for the Survey of the premises herein described.

100. I am the Surveyor for the Survey of the premises herein described.

PROJECT BENCHMARK
ACS BESS TABLE STAMPED "6-118 ACS"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=398,545.00, Y=1,483,892.49
GROUND TO GRID FACTOR = 0.99966021
DELTA ALPHA = -00°11'42"
SD 1928 ELEVATION = 5247.329



NOTES

- The Lot 23 thru Lot 29 portion of this ALTA/ACSM Land Title Survey was prepared with information contained in the Commitment for Title Insurance, prepared by Fidelity National Title, Commitment No. 03-1027810-B-CP, effective date: January 28, 2003 at 08:00 A.M.
- The Lot 19 thru Lot 22 and Lot 30 thru Lot 40 of this ALTA/ACSM Land Title Survey was prepared with information contained in the Commitment for Title Insurance, prepared by Fidelity National Title, Commitment No. 03-1027810-B-CP, effective date: February 18, 2003 at 07:00 A.M.
- These Lots are subject to the reservations, conditions, and restrictions contained in the patent from the United States of America recorded in Book 35, page 352, records of Bernalillo County, New Mexico.
- The right-of-way granted to MSTAT adjacent to the north boundary lines of Lots 19 and 40 is of an undetermined width.

LEGEND

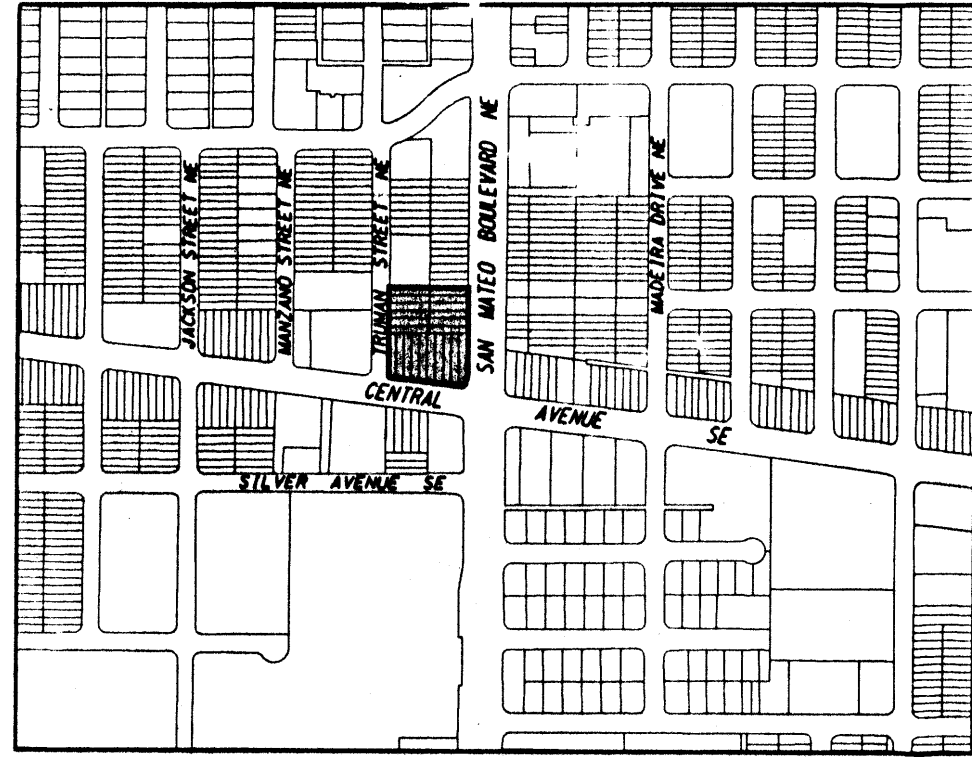
- ALTA BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING TOLD LOT LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM DRAIN LINE
- UE — EXISTING OVERHEAD ELECTRIC LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MOUNTAIN
- △ FOUND CHISELED MARK AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND NAIL & SHINER AS NOTED
- ⊕ FOUND GSD NAIL WITH BRASS WASHER AS NOTED
- ⊕ FOUND CAPPED REBAR AS NOTED
- ⊕ FOUND REBAR AS NOTED
- ⊕ EXISTING GAS METER
- ⊕ EXISTING METAL LIGHT POLE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING ELECTRIC TRANSFORMER
- ⊕ EXISTING GUY & ANCHOR
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING CABLE TV BOX
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING CLEAN OUT
- ⊕ EXISTING STORM DRAIN DROP INLET
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING TRAFFIC SIGNAL POLE
- ⊕ SET 5/8" REBAR WITH 1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- ⊕ SET CHISELED "*" IN CONCRETE

Thomas G. Klingenbohm
Registered Professional Surveyor No. 5978

BOHANNAN HUSTON, INC.
Court yard | 7600 Jefferson Street NE
Albuquerque, NM 87109
Telephone Number: (505) 823-1000

Bohannon & Huston
Court yard | 7600 Jefferson St. NE Albuquerque, NM 87109-4888
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SP-200334311



LOCATION MAP

ZONE ATLAS INDEX MAP No. K-18-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. GROSS SUBDIVISION ACREAGE: 1.7804 ACRES
3. TOTAL NUMBER OF TRACTS CREATED: ONE
4. TOTAL MILEAGE OF PUBLIC STREET RIGHT-OF-WAY CREATED: NONE
5. DATE OF SURVEY: MARCH 2003
6. SITE IS LOCATED WITHIN SECTION 23, T10N, R3E, NMPM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE 22 LOTS INTO ONE LOT

NOTES

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, NAD 27).
2. DISTANCES ARE GROUND DISTANCES.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- PNM ELECTRIC SERVICES** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES** FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, 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, (ABOVE GROUND 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT BEING LOTS 19 THRU 40 OF BLOCK 37 AS THE SAME ARE SHOWN ON THE PLAT OF THE VALLEY VIEW ADDITION, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN BOOK D1, PAGE 32, AND NOW BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, NAD27) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 34 AND THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMAN STREET, WHENCE THE CITY OF ALBUQUERQUE SURVEY MONUMENT "6-K10A", HAVING NEW MEXICO STATE PLANE GRID COORDINATES FOR THE CENTRAL ZONE; X=398,545.00, Y=1,483,892.49, BEARS N83°05'25"W A DISTANCE OF 733.47 FEET; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMAN STREET, 100°16'44"E A DISTANCE OF 296.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 40; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, S89°43'16"E A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW MEXICO PROJECT U-034-(16) ON SAN MATED BLVD., S00°16'44"W A DISTANCE OF 285.75 FEET; THENCE, S13°07'44"W A DISTANCE OF 27.36 FEET; THENCE, 20.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 13.87 FEET AND A CHORD BEARING S54°51'50"W A DISTANCE OF 18.73 FEET; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, N82°59'29"W A DISTANCE 230.23 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS TRACT CONTAINS 1.7804 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING LOTS 19 THRU 40 OF BLOCK 37 AS THE SAME ARE SHOWN ON THE PLAT OF THE VALLEY VIEW ADDITION, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN BOOK D1, PAGE 32, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S), I HEREBY GRANT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEE'S PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE ACT AND DEED.

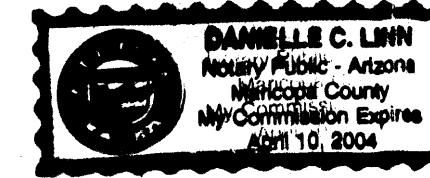
CENTRAL & SAN MATED, SW, LIMITED PARTNERSHIP
By: SouthWest Central & SM, Inc.
ITS: GENERAL PARTNER

By: Chad Hagle President
ITS: PRESIDENT

STATE OF ARIZONA)
COUNTY OF Maricopa) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20 DAY OF August 2003, BY CHAD HAGLE.

MY COMMISSION EXPIRES: 4/10/2004 Danielle C. Linn
NOTARY PUBLIC



PLAT OF
LOT 19-A, BLOCK 37
VALLEY VIEW ADDITION
(A REPLAT OF LOTS 19 THRU 40
VALLEY VIEW ADDITION)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2003

UTILITY APPROVALS:	DATE
QUEST TELECOMMUNICATIONS	
COMCAST CABLE	
PNM ELECTRIC SERVICES	
PNM GAS SERVICES	
<u>N/A</u> NEW MEXICO UTILITIES, INC.	
CITY APPROVALS:	
CITY SURVEYOR <u>PLB Hart</u>	<u>8-25-03</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
UTILITIES DEVELOPMENT	
PARKS & RECREATION DEPARTMENT	
A.M.A.F.C.A.	
CITY ENGINEER	
DRB CHAIRPERSON, PLANNING DEPARTMENT	
<u>N/A</u> REAL PROPERTY DIVISION	

TAX CERTIFICATION

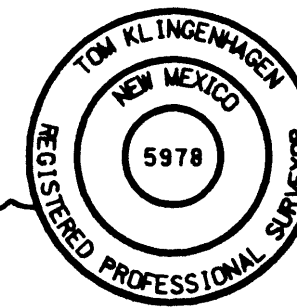
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

I, THOMAS G. KLINGENHAGEN, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2001 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BOHANNAN-HUSTON, INC.
COURTYARD I
7500 JEFFERSON STREET, N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)823-1000

Thomas G. Klingenhagen
THOMAS G. KLINGENHAGEN
NEW MEXICO PROFESSIONAL SURVEYOR 5978
DATE: 8-19-03



PNM STAMP

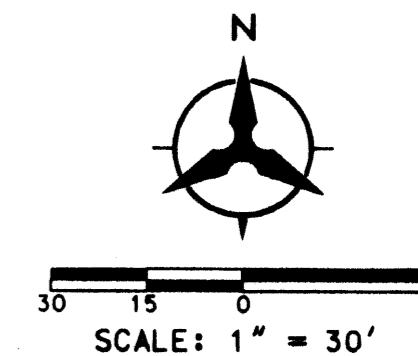
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

BLOCK 37
VALLEY VIEW ADDITION
 RECORDED: SEPTEMBER 2, 1911
 (01-32)

**PLAT OF
 LOT 19-A, BLOCK 37
 VALLEY VIEW ADDITION**
 (A REPLAT OF LOTS 19 THRU 40
 VALLEY VIEW ADDITION)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2003

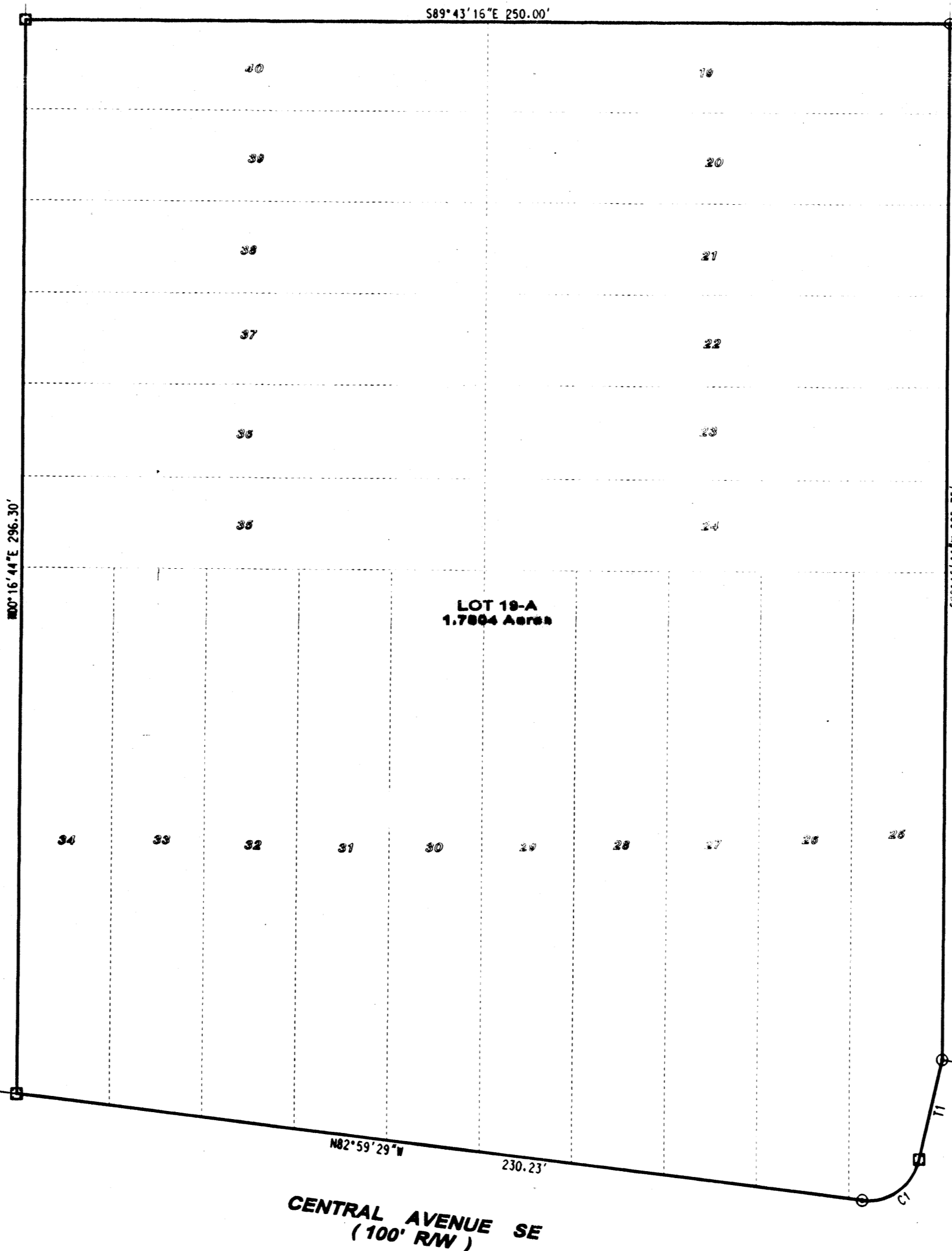


CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	84°57'22"	12.70'	20.57'	13.87'	18.73'	S54°51'50"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S13°07'44"W	27.36'

TRUMAN STREET NE
 (50' RW)

SAN MATED BOULEVARD NE
 (NEP U-034-116)
 (ROW VARIES)



LEGEND	
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE ELIMINATED BY THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET 5/8" REBAR WITH 1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5978"
	SET CHISELED "+" IN CONCRETE

ACS BRASS TABLET STAMPED "6-K18A ACS"
 GEOGRAPHIC POSITION (NAD 1927)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 X=398,545.00 Y=1,483,892.49
 GROUND TO GRID FACTOR = 0.99966021
 DELTA ALPHA = -00°11'42"
 SLD 1929 ELEVATION = 5247.329

ACS BRASS TABLET STAMPED "5-K18A ACS"
 GEOGRAPHIC POSITION (NAD 1927)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 X=401,022.37 Y=1,483,557.05
 GROUND TO GRID FACTOR = 0.99965880
 DELTA ALPHA = -00°11'24"
 SLD 1929 ELEVATION = 5277.510

(TIE) N83°05'25"W 735.47'

N82°59'29"W
 230.23'
CENTRAL AVENUE SE
 (100' RW)

(TIE) S80°17'15"E 1519.82'

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 2 OF 2