

VICINITY MAP
Not To Scale

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

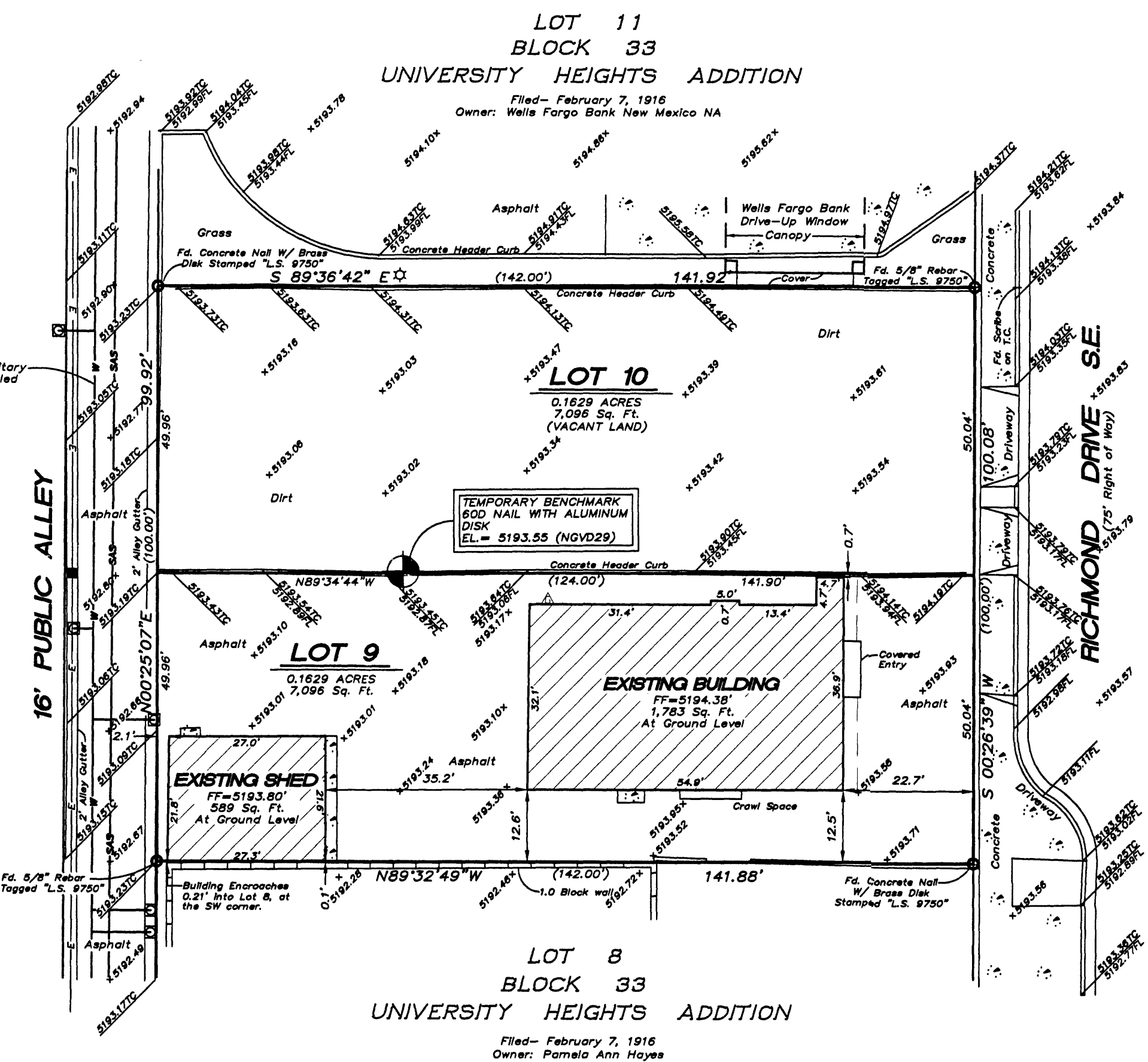
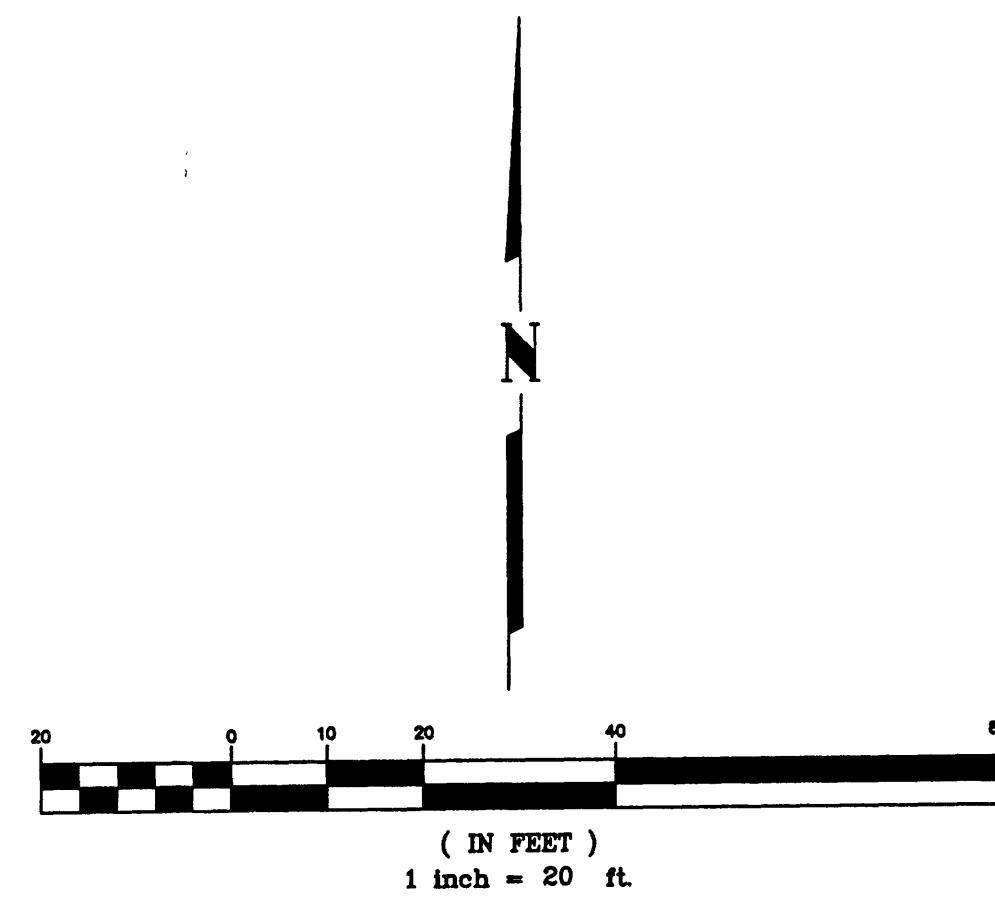
ALTA/A.C.S.M. LAND TITLE SURVEY
LOTS 9 AND 10, BLOCK 33
UNIVERSITY HEIGHTS ADDITION
 WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

LEGAL DESCRIPTION

Lots numbered Nine (9) and Ten (10) in Block numbered Thirty-three (33) of University Heights, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on February 7, 1916, in Volume D, Folio 27.

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "15-K16".
 - 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 parenthesis ().
 - All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
 - All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
 - Vertical Datum is based upon the Albuquerque Control Survey Monument "15-K16", Elevation = 5191.308 (NGVD29).
 - Contour interval is one foot.
 - Field surveys were performed during the month of February, 2004.
 - Documents used in the preparation of this survey are as follows:
 - Plat entitled "PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE", filed February 7, 1916, in Volume D, Folio 27, records of Bernalillo County, New Mexico.
 - Unfiled survey entitled "ALTA/A.C.S.M. LAND TITLE SURVEY OF LOTS 9 AND 10, BLOCK 33, UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 1999", prepared by Russ P. Hugg, NMPS No. 9750 for SURV-TEK, INC., Albuquerque, New Mexico.
 - Title Report prepared for this property by Stewart Title of Albuquerque, L.L.C., Commitment for Title Insurance No. 4310401, dated January 27, 2004.
 - Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
 - This property does not appear to contain any striped parking spaces and/or designated parking areas.
 - City of Albuquerque Zone Atlas Page: K-16-Z
 - This property is currently zoned "CCR" (Community Commercial Residential). This zone is part of the Knob Hill Sector Development Plan per inquiry to the Albuquerque Geographic Information System on February 4, 2004.
- The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys 1999, 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 above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
 - There is no observable evidence of earth moving work, building construction or building additions within recent months.
 - There does not appear to be changes in the existing road right of way lines as of the date of this survey.
 - There is no observable evidence of this site having been used as a solid waste dump, sump or sanitary landfill.



LEGEND

☆	Light Pole
○	Water Meter
△	Gas stubout
■	Power Pole
■	Concrete Area
— W —	Water Line
— SAS —	Sanitary Sewer Line
— E —	Overhead Electric Line
—	2' Alley Gutter

FLOOD ZONE DETERMINATION

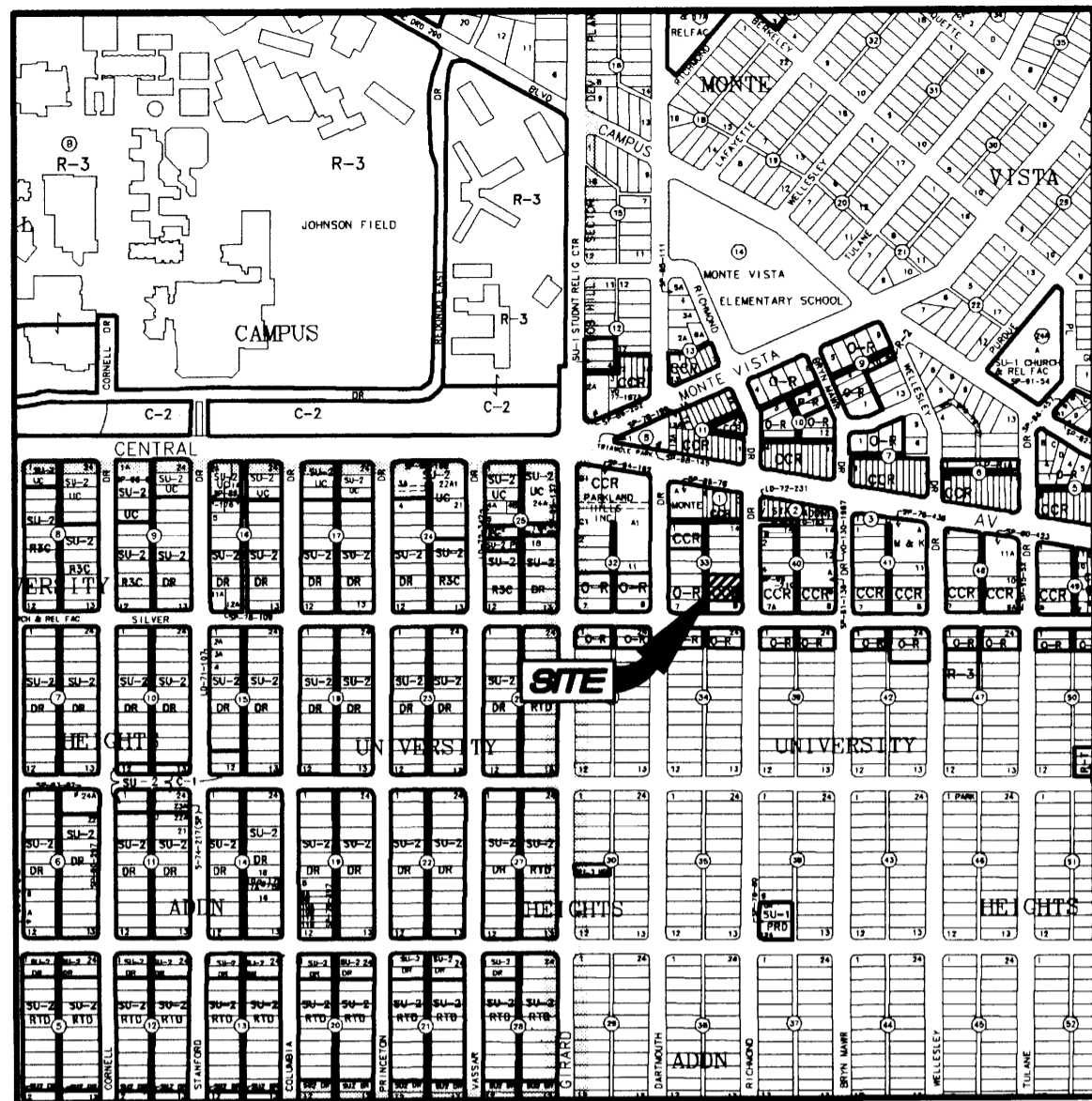
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0353 E, Effective Date 11-19-03.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify to Infill Solutions II, LLC, a New Mexico limited liability company and Stewart Title of Albuquerque, L.L.C., that to the best of my professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM/NSPS Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15 and 16 of Table A specifically defined therein; (ii) pursuant to the Accuracy Standards as adopted by ALTA/ACSM/NSPS and in effect on the date of this certification; (iii) the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance; and (iv) in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors.



[Signature]
 Russ P. Hugg
 NMPS No. 9750
 February 6, 2004



Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are New Mexico State Plane, Central Zone (NAD 27) Grid Bearings.
- Distances are ground.
- Record Plat bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-16-Z.
- U.C.L.S. Log Number 2004340066.
- Current Zoning: "CCR"- Community Commercial Residential.

DISCLOSURE STATEMENT

The purpose of this replat is to eliminate the existing interior lot line between Lots 9 and 10 and combine both lots into one (1) lot.

NOTE

City of Albuquerque Water and Sanitary Sewer Service to the properties shown hereon must be verified and coordinated with the Public Works Department, City of Albuquerque.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

That certain parcel of land situate within Section 22, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Lots Numbered Nine (9) and Ten (10) in Block Numbered Thirty three (33), University Heights Addition as the same are shown and designated on the plat entitled "PLAT OF UNIVERSITY HEIGHTS AN ADDITION TO THE CITY OF ALBUQUERQUE", filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on February 7, 1916 in Volume D, Folio 27.

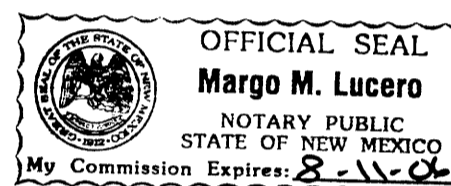
Said parcel contains 0.3258 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising LOT 9-A, BLOCK 33, UNIVERSITY HEIGHTS ADDITION (BEING A REPLAT OF LOTS 9 AND 10, BLOCK 33, UNIVERSITY HEIGHTS ADDITION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon (if any). Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER
Richmond Partners, L.L.C.
A New Mexico limited liability company

By: Jay Rankin
Managing Member



ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
This instrument was acknowledged before me on this 31 day of August, 2004 by Jay Rankin
Margo M. Lucero
Notary Public
My Commission expires 8-11-06

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment 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 Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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, 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 Electrical Safety Code 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 transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

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.

LOT 9-A , BLOCK 33

UNIVERSITY HEIGHTS ADDITION

(BEING A REPLAT OF LOTS 9 AND 10, BLOCK 33, UNIVERSITY HEIGHTS ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

August , 2004

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:
Sean G. Mants 9-2-04
 PNM Electric Services Date
Sean G. Mants 9-2-04
 PNM Gas Services Date
Daniel R. Muller 9-2-04
 QWest Corporation Date
Rita Eickhoff 9-2-04
 Comcast Date

City Approvals:
[Signature] 9-2-04
 City Surveyor Date

Real Property Division _____ Date _____
 Environmental Health Department _____ Date _____
 Traffic Engineering, Transportation Division _____ Date _____
 Utilities Development _____ Date _____
 Parks and Recreation Department _____ Date _____
 AMAFCA _____ Date _____
 City Engineer _____ Date _____
 DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 18, 2004



SURVOTEK, INC.

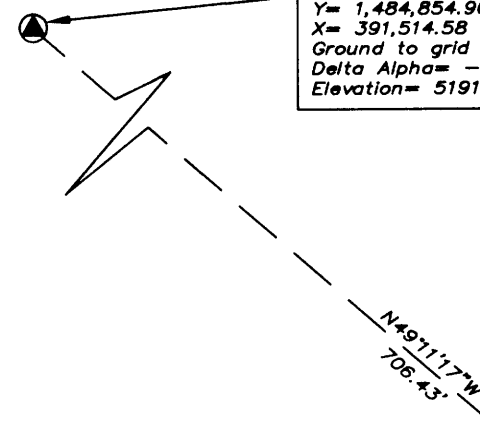
Consulting Surveyors
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

LOT 9-A , BLOCK 33
UNIVERSITY HEIGHTS ADDITION
 (BEING A REPLAT OF LOTS 9 AND 10, BLOCK 33, UNIVERSITY HEIGHTS ADDITION)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

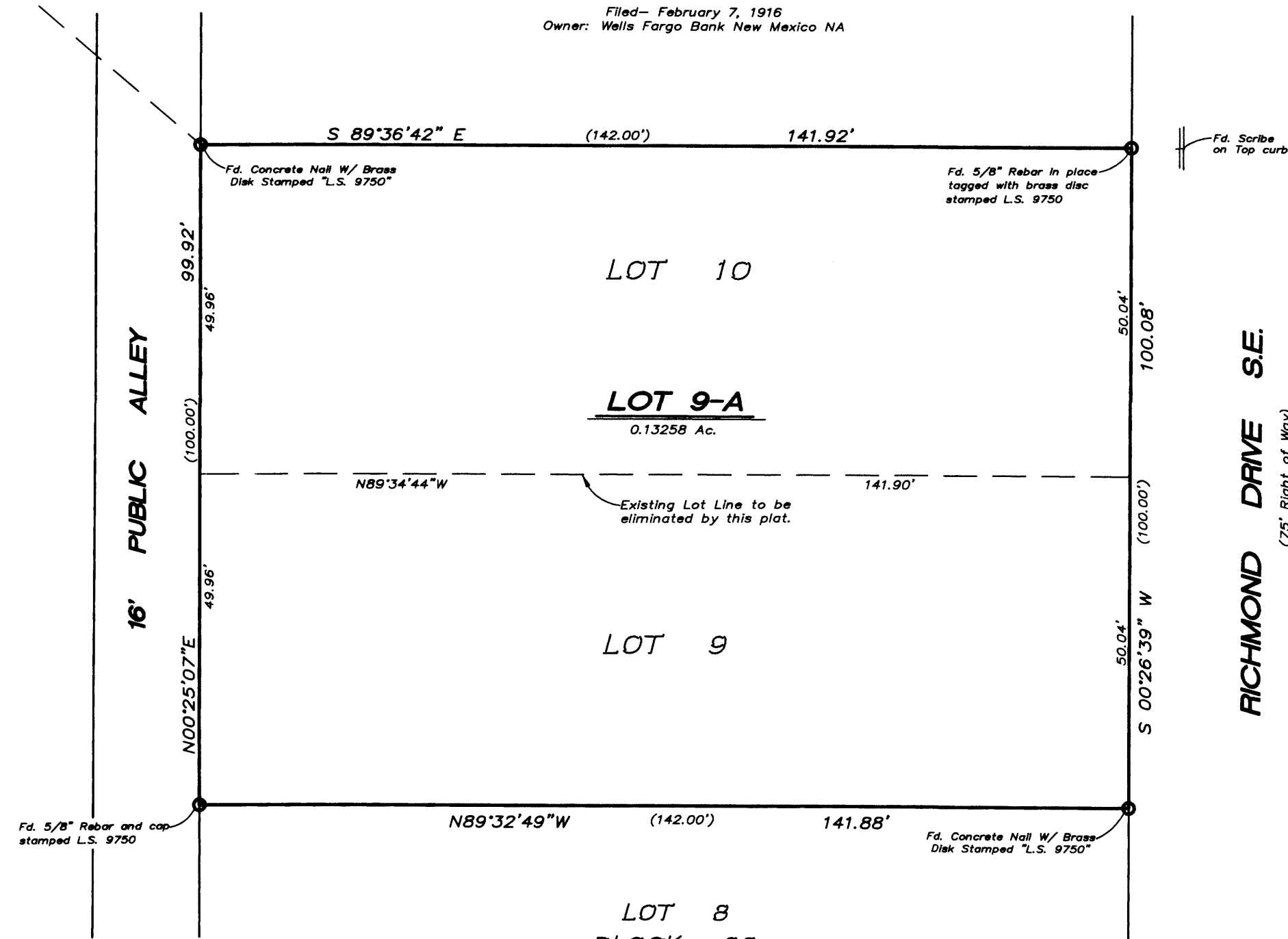
August , 2004

Albuquerque Control Survey Monument "15-K16"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Y= 1,484,854.90
 X= 391,514.58
 Ground to grid factor= 0.99966514
 Delta Alpha= -00°12'30"
 Elevation= 5191.308 (SLD 1929)



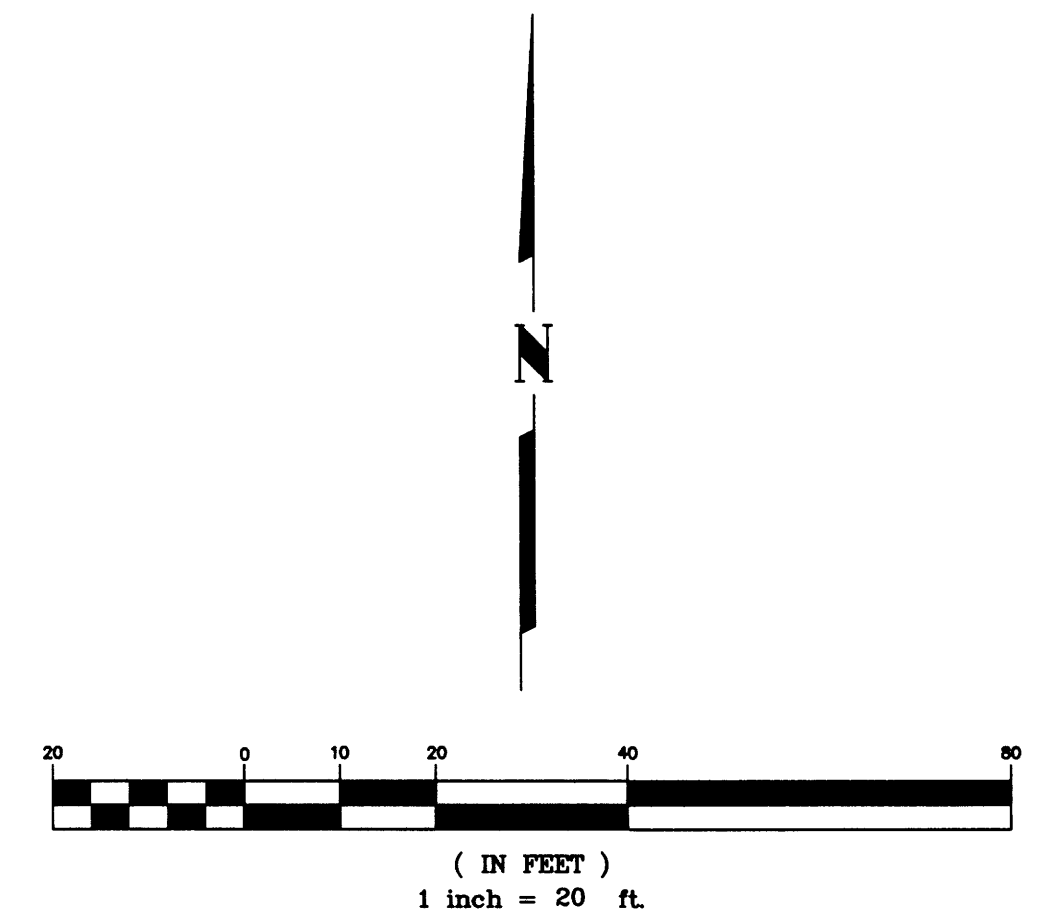
LOT 11
 BLOCK 33
 UNIVERSITY HEIGHTS ADDITION

Filed- February 7, 1916
 Owner: Wells Fargo Bank New Mexico NA



LOT 8
 BLOCK 33
 UNIVERSITY HEIGHTS ADDITION

Filed- February 7, 1916
 Owner: Pamela Ann Hayes



SHEET 2 OF 2

SURV+TEK, INC.

Consulting Surveyors
 5043 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

LOT 9-A, BLOCK 33

UNIVERSITY HEIGHTS ADDITION

(BEING A REPLAT OF LOTS 9 AND 10, BLOCK 33, UNIVERSITY HEIGHTS ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

August, 2004

PROJECT NUMBER: _____

Application Number: _____

FLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

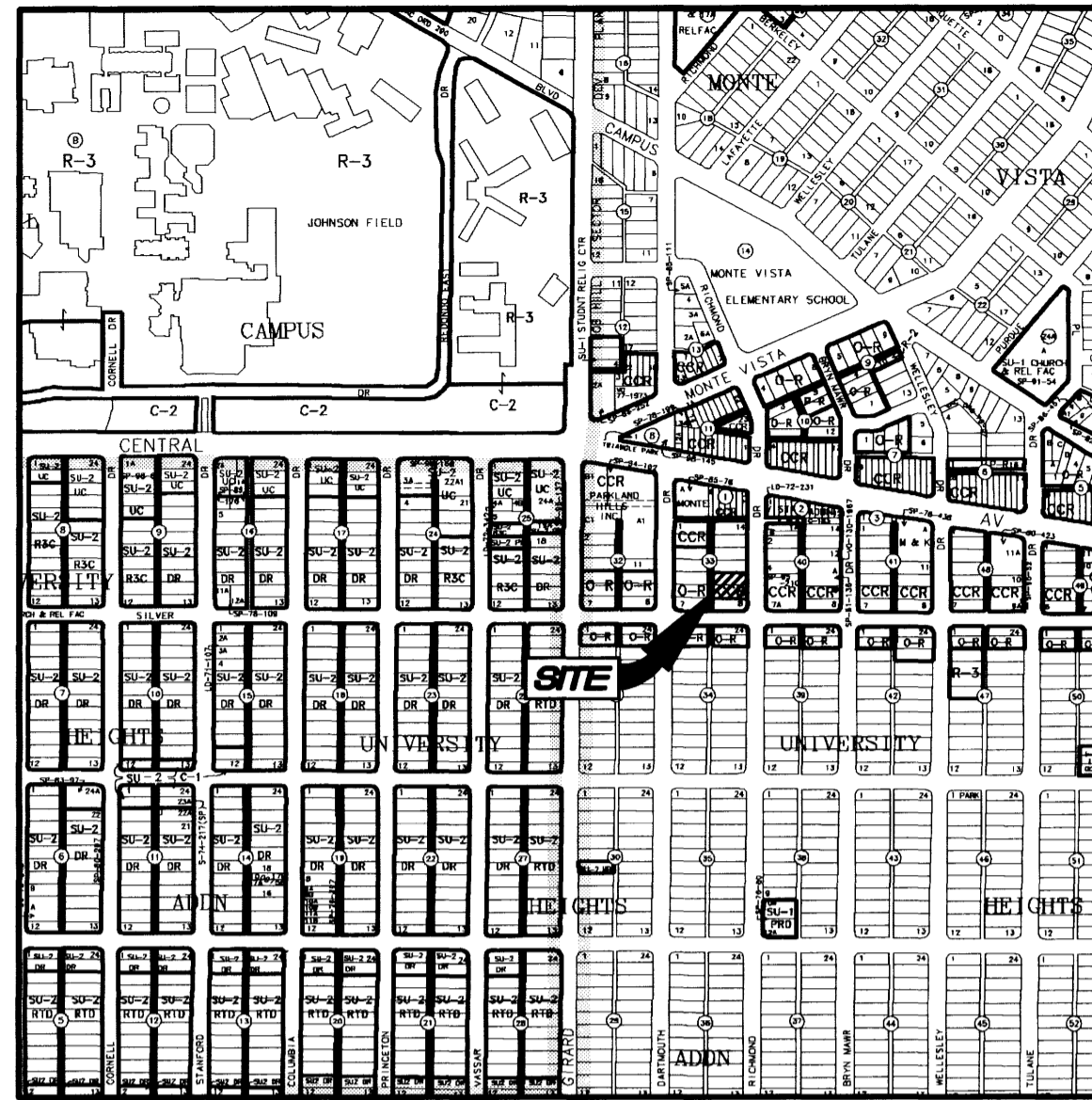
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Russ P. Hugg
NMPS No. 9750
August 18, 2004

SHEET 1 OF 2

SURV TEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
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Vicinity Map

N.T.S.

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OWNER
Infill Solutions II, L.L.C.
A New Mexico limited liability company

By: _____

xxx, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day of August, 2004 by _____

Notary Public _____

My Commission expires _____

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CITY OF ALBUQUERQUE
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August, 2004

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