

ALTA SURVEY

DESCRIPTION:

Lot lettered "C" (C) in Block lettered "C", of SOUTH BROADWAY ACRES UNIT NO. 1, as the same are shown and designated on the Replat of a portion of Vacated Gold Hill Avenue, and Lots 9, 10, and 11, in Block lettered "C" of South Broadway Acres, Unit 1, being filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 24, 1987, in Plat Book C34, folio 2.

SURVEYOR'S CERTIFICATION:

TO: DFA, LLC (Buyer);
Sunrise Bank of Albuquerque, ISACA (Lender);
First American Title Company (Title Company);
First American Title Insurance Company (Underwriter);

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), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Thomas D. Johnston, NMS 14289
November 21, 2006

WAYJOHN SURVEYING, INC.



ITEMS IN SCHEDULE B PART II:

SCHEDULE B ITEMS FROM FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 910753-AL04, WJP
EFFECTIVE DATE: NOVEMBER 15, 2006 AT 8:00 AM

- ① Reservations contained in the Patent from the State of New Mexico, recorded in Book 58, Page 198, records of Bernalillo County, New Mexico. Item is not plotted hereon. Item is blanket in nature.
- ② Easements and notes as shown, noted and provided for on the plat recorded in Map Book C2, folio 134, and Map Book C34, Folio 2, records of Bernalillo County, New Mexico. Item is not plotted hereon. There are no easements shown on either plat of record.

STATEMENT OF ENCROACHMENTS:

- There are no encroachments at the time of survey.

BASIS OF BEARINGS:

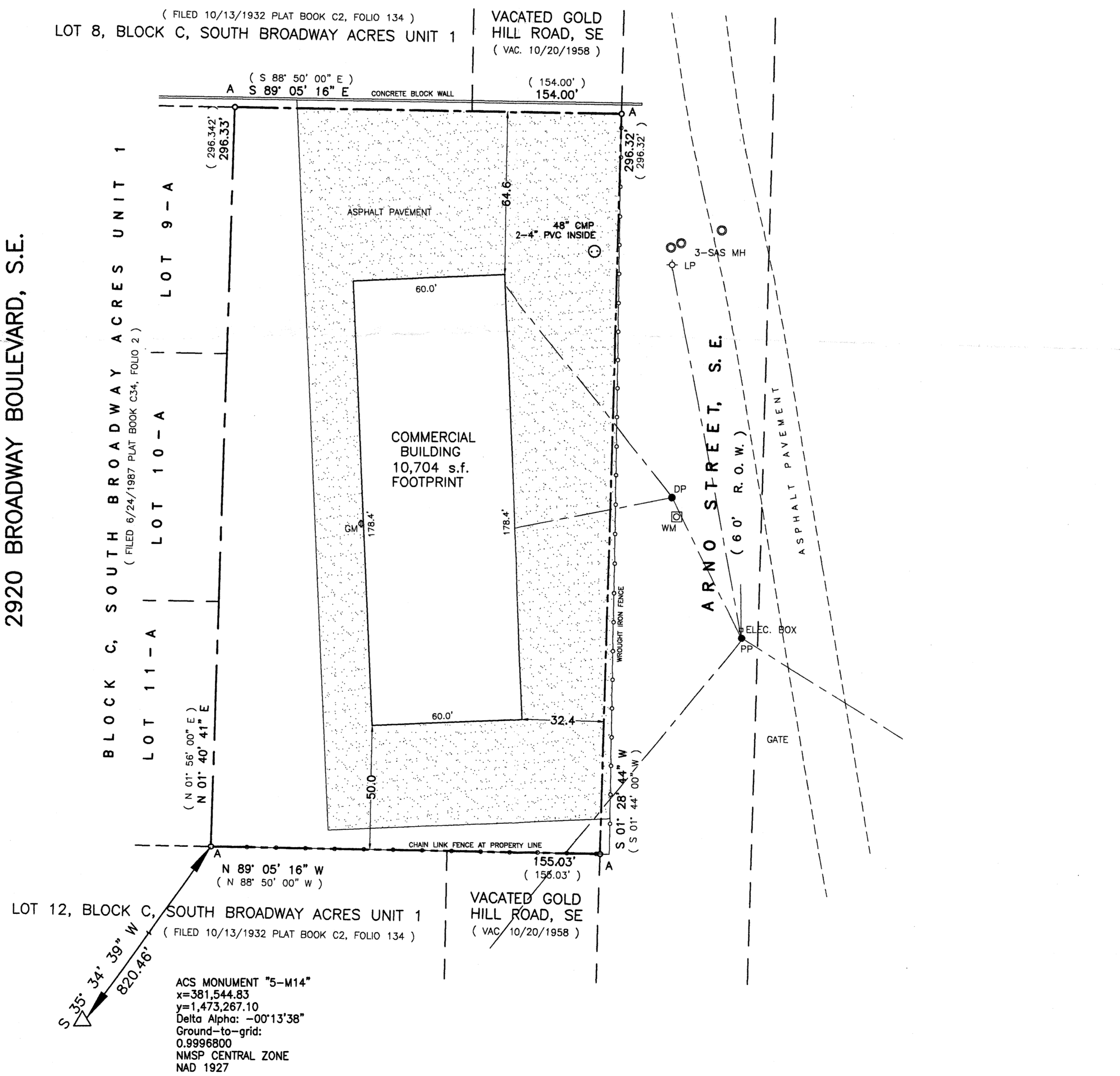
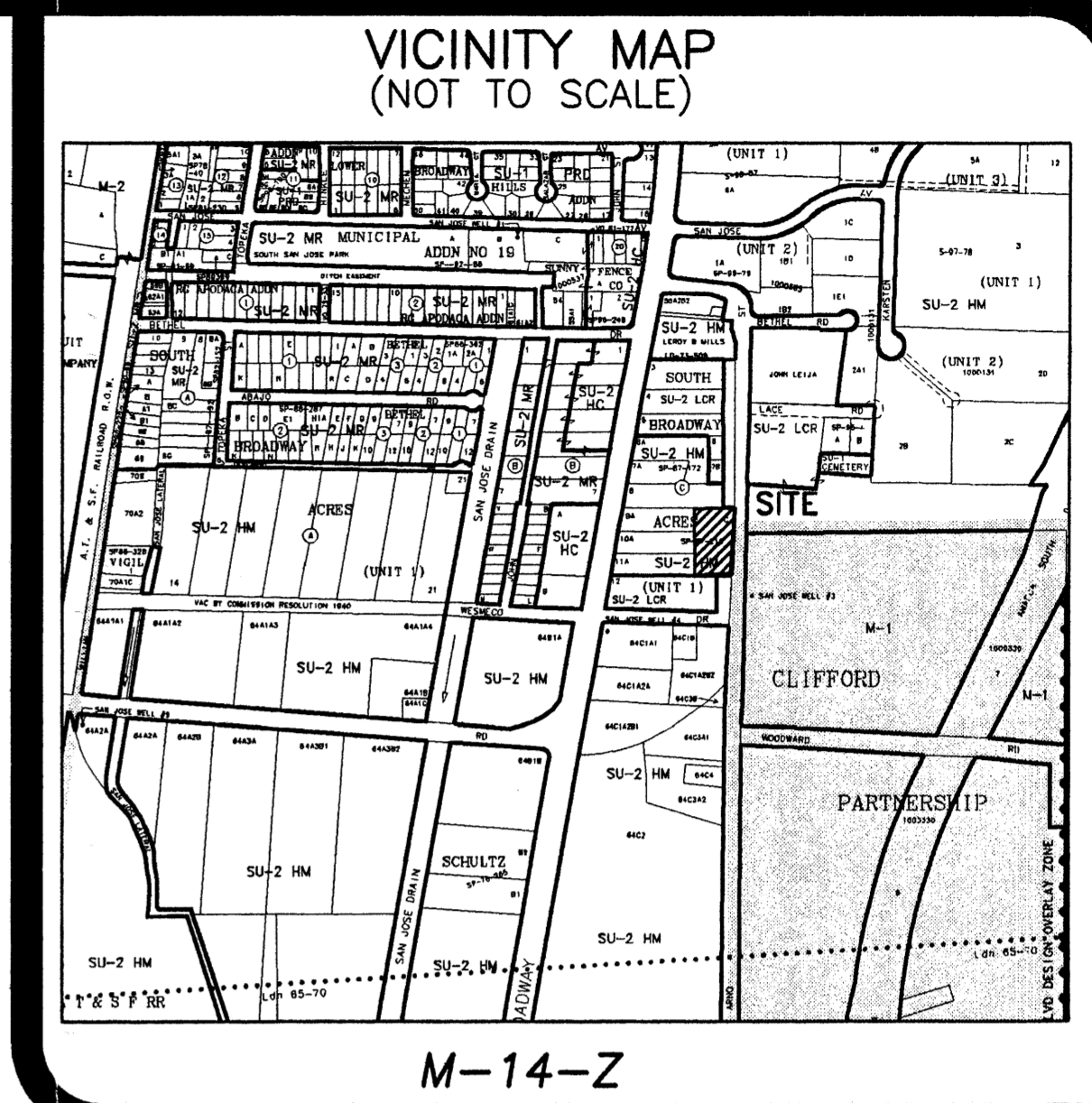
BEARINGS SHOWN HEREON ARE TO NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 1927) RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (No flood hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0342 E EFFECTIVE DATE: NOVEMBER 19, 2003.

SURVEYOR'S NOTES:

This property is accessed via Arno Street, SE, a public dedicated right of way maintained by the State of New Mexico.
The title lines and actual possession lines are the same.
This property is not served and is not serviced by any adjoining property for drainage, ingress and egress except as shown.
SUBDIVISION PLAT RECORD BEARING AND DISTANCE REFERENCE:
Plat of Lots 9A, 10A, 11A and C, Block C, South Broadway Acres, Unit 1, recorded 6/24/1987 in Plat Book C34, page 2.
THERE ARE NO WATER COURSES OR WETLANDS AFFECTING THE SUBJECT PROPERTY. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON. ALL FOUND AND ACCEPTED MONUMENTS ARE TAGGED WITH WASHER "PS 14289".



MONUMENT LEGEND
A: SET #4 REBAR AND CAP
"WAYJOHN PS 14289"

LEGEND:

N	-	NORTH
S	-	SOUTH
E	-	EAST
W	-	WEST
TYP.	-	TYPICAL
DIA.	-	DIAMETER
P.L.	-	PROPERTY LINE
NO.	-	NUMBER
C.L.	-	CENTERLINE

● PP OVERHEAD UTILITY POLE
▲ ANCH ANCHOR
○ MH MANHOLE
⊗ WV WATER VALVE
⊠ WM WATER METER
◇ LP LIGHT POLE
○ CO SEWER CLEANOUT
● FH FIRE HYDRANT
● GM GAS METER

SITE RESTRICTIONS:
SETBACKS:
FRONT/SIDE CORNER: 0'/5'
SIDE: 0' (5' WHERE PROPERTY ABUTS RESIDENTIAL ZONE)
REAR: 0' (15' WHERE PROPERTY ABUTS RESIDENTIAL ZONE)
HEIGHT: 36 FEET
LOT SIZE: NONE
LOT WIDTH: NONE
ZONE: SU-2 HM

SU-2 HM SITE RESTRICTIONS ARE FROM CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3842.

AREA:
45,783.87 sq. ft
1.0511 Acres

SCALE: 1 INCH = 30 FEET

WAYJOHN SURVEYING INC.

330 Louisiana Blvd, N.E. Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 11/20/2006 Draftsman: T D J
Date of Last Revision: NA Job No.: ALTA-11-04-2006
File No.: c:\ALTA110406.DWG Scale: 1" = 30'
For: FIRST AMERICAN TITLE COMPANY

MapInfo
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Keith Meyer
DIRECTOR