

VICINITY MAP  
NOT TO SCALE

**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 parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" unless otherwise indicated hereon.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, PART II (Exceptions) of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL1f, dated January 5, 2007.
- U.C.L.S. Log Number 2007231576
- Field surveys were performed during the month of January, 2007.
- City of Albuquerque Zone Atlas Page: K-16-Z
- This property is currently zoned "CCR" as shown on the City of Albuquerque Zone Atlas, dated March 14, 2006.

**PURPOSE OF PLAT:**

- Combine 4 existing Lots into 1 Tract.
- Dedicate the additional street right of way to the City of Albuquerque

DOCH 200802267

01/09/2008 12:50 PM Page: 1 of 3  
PLAT R \$17.00 B: 20080 P: 0003 M: Toulouse, Bernalillo County

**TREASURERS CERTIFICATION**

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

1-016-057-341269.431-15  
Tormey Bentley Corp  
Joanne Chung  
Bernalillo County Treasurer  
10-2007  
Date

**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 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.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision"

PLAT OF  
**ONE TEN RICHMOND**

(BEING A REPLAT OF LOTS 1-A, 1-B, 2 AND 3,  
BLOCK 40, UNIVERSITY HEIGHTS ADDITION)

WITHIN  
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007

PROJECT NUMBER: 1006913  
Application Number: 07DRB-70333

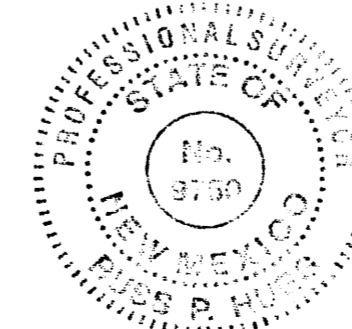
**PLAT APPROVAL**

Utility Approvals:

<i>Law D. Murr</i>	10-04-07
PNM Gas and Electric Services	Date
<i>Donald Schile</i>	10/11/07
QWest Corporation	Date
<i>Joanne Chung</i>	10-5-07
Comcast	Date
<i>Russ P. Hugg</i>	10-4-07
City Surveyor	Date
Department of Municipal Development	
NA	
Real Property Division	Date
NA	
Environmental Health Department	Date
<i>Bradley L. Bingham</i>	1/8/8
Traffic Engineering, Transportation Division	Date
<i>Robert Green</i>	11-7-07
ABCWUA	Date
<i>Christina Sandoral</i>	11/7/07
Parks and Recreation Department	Date
<i>Bradley L. Bingham</i>	11/7/07
AMAFCA	Date
<i>Bradley L. Bingham</i>	11/7/07
City Engineer	Date
<i>Andrew Garcia</i>	1/8/08 1/8/08
DRB Chairperson, Planning Department	Date

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.



*Russ P. Hugg*  
Russ P. Hugg  
NMPS No. 9750  
October 3, 2007

**SURV+TEK, INC.**

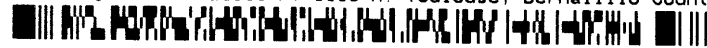
Consulting Surveyors  
8364 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF  
**ONE TEN RICHMOND**

(BEING A REPLAT OF LOTS 1-A, 1-B, 2 AND 3,  
BLOCK 40, UNIVERSITY HEIGHTS ADDITION)

WITHIN  
**SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2007

DOCN 2008002267  
01/08/2008 12:50 PM Page: 2 of 3  
PLAT R \$17.00 S: 20080 P: 0093 N: Toulouse, Bernalillo County  


**LEGAL DESCRIPTION**

Lots numbered One-A (1-A) and One-B (1-B) in Block numbered Forty (40) of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 20, 1972, in Plat Book B6, Folio 194.

AND

Lots numbered Two (2) and Three (3) in Block numbered Forty (40) of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916.


Above Parcels contain 0.5226 acres gross (22,764 square feet), more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF ONE TEN RICHMOND (BEING A REPLAT OF LOTS 1-A, 1-B, 2 AND 3. UNIVERSITY HEIGHTS ADDITION) WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). 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 dedicate the additional street right of way, as shown hereon, to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER(S)**

110 Richmond LLC,  
a New Mexico Limited Liability Company

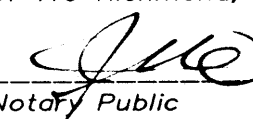
By: 

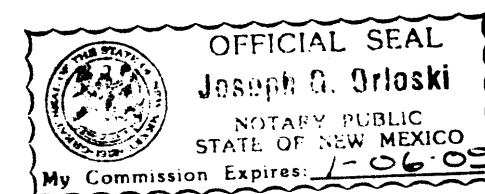
Kenny Hinkes, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

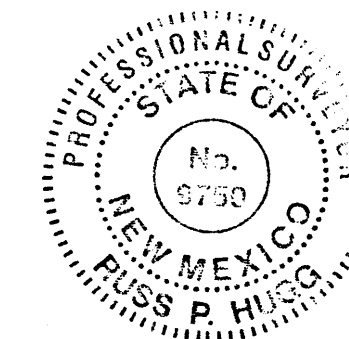
The foregoing instrument was acknowledged before me this 3RD  
day of OCTOBER, 2007, by Kenny Hinkes, Managing Member  
of 110 Richmond, LLC

 My commission expires 1-06-09  
Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "A PLAT OF LOT 7A, BLOCK 40 OF UNIVERSITY HEIGHTS, SITUATE WITHIN SECTION 22, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed September 1, 1995, in Volume 95C, Folio 334, records of Bernalillo County, New Mexico.
- B. Plat entitled "SUMMARY PLAT OF LOTS 10 AND 11 IN BLOCK 40 OF UNIVERSITY HEIGHTS ADDITION, ALBUQUERQUE, NEW MEXICO", filed May 11, 1981, in Volume B18, Folio 187, records of Bernalillo County, New Mexico.
- C. Plat entitled "LAND DIVISION PLAT OF LOT 1, BLOCK 40, OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, NOW BEING LOTS 1-A AND 1-B, OF SAID ADDITION, ALBUQUERQUE, NEW MEXICO", filed July 20, 1972, in Volume B6, Folio 194, records of Bernalillo County, New Mexico.
- D. Plat entitled "REPLAT OF BLOCK 2, MONTEVISTA ADDITION, ALBUQUERQUE, NEW MEXICO", filed January 30, 1940, in Volume 3, Folio 183, records of Bernalillo County, New Mexico.
- E. 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.
- F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL16, dated January 5, 2007.



SHEET 2 OF 3

**SURV+TEK, INC.**

*Consulting Surveyors*  
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3361 Fax: 505-897-3377

PLAT OF  
**ONE TEN RICHMOND**

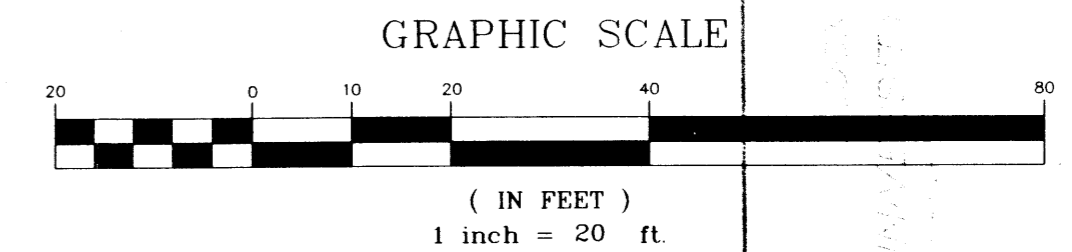
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JUNE, 2007

DOCK 2008002267

01/09/2008 12:50 PM Page: 3 of 3  
PLAT R: \$17.00 B: 2008C P: 0003 H  
Toulouse, Bernalillo County

Additional Street right of way  
dedicated to the City of  
Albuquerque in fee simple with  
warranty covenants by this plat.  
(0.0305 Ac. - Cross hatched area)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.38'	25.00'	25.11'	35.43'	S44°45'54"E	90°14'37"



SHEET 3 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
8537 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3388 Fax: 505-897-3377

070428 REPLAT.dwg

**BLOCK 2**  
**MONTE VISTA ADDITION**  
Filed 1-30-1940, in Volume C, Folio 183

Right of way Easement, filed September 7,  
1979 in Book Misc. 716, Page 557, as  
Document 7967857, records of Bernalillo  
County, New Mexico.  
VACATED by PNM Quit Claim of Electric Easement  
filed October 12, 2007 as Document 2007144411

**PUBLIC ALLEY**  
16' R/W

Set Masonry Nail  
w/Brass Disk Stamped  
"LS 9750"

Set Masonry Nail  
w/Brass Disk Stamped  
"LS 9750"

S 89°53'12" E (EAST, 142.00') 142.00'

**LOT 1-A**

Set Masonry Nail  
w/Brass Disk Stamped  
"LS 9750" (typical)

Existing Lot Lines Eliminated by this Plat

**LOT 1-B**

Existing Lot Lines Eliminated by this Plat

**TRACT A**  
0.4921 Ac.

**LOT 2**

Existing Lot Lines Eliminated by this Plat

**LOT 3**

N 89°38'35" W (WEST, 142.00') 142.00'

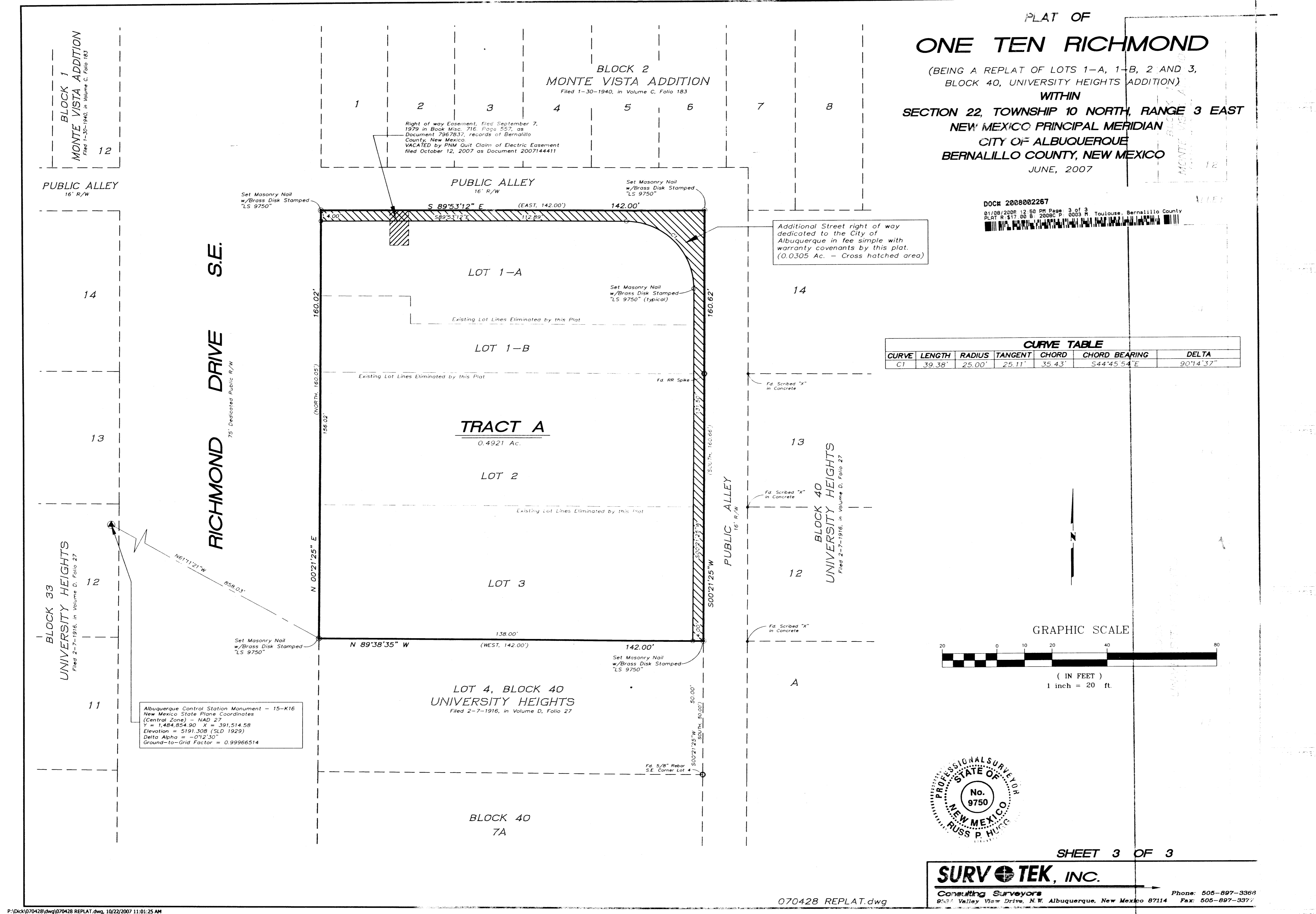
Set Masonry Nail  
w/Brass Disk Stamped  
"LS 9750"

**LOT 4, BLOCK 40**  
**UNIVERSITY HEIGHTS**  
Filed 2-7-1916, in Volume D, Folio 27

**BLOCK 40**  
**7A**

**RICHMOND DRIVE S.E.**  
75' Dedicated Public R/W

Albuquerque Control Station Monument - 15-K16  
New Mexico State Plane Coordinates  
(Central Zone) - NAD 27  
Y = 1,484,854.90 X = 391,514.58  
Elevation = 5191.308 (SLD 1929)  
Delta Alpha = -0°12'30"  
Ground-to-Grid Factor = 0.99986514



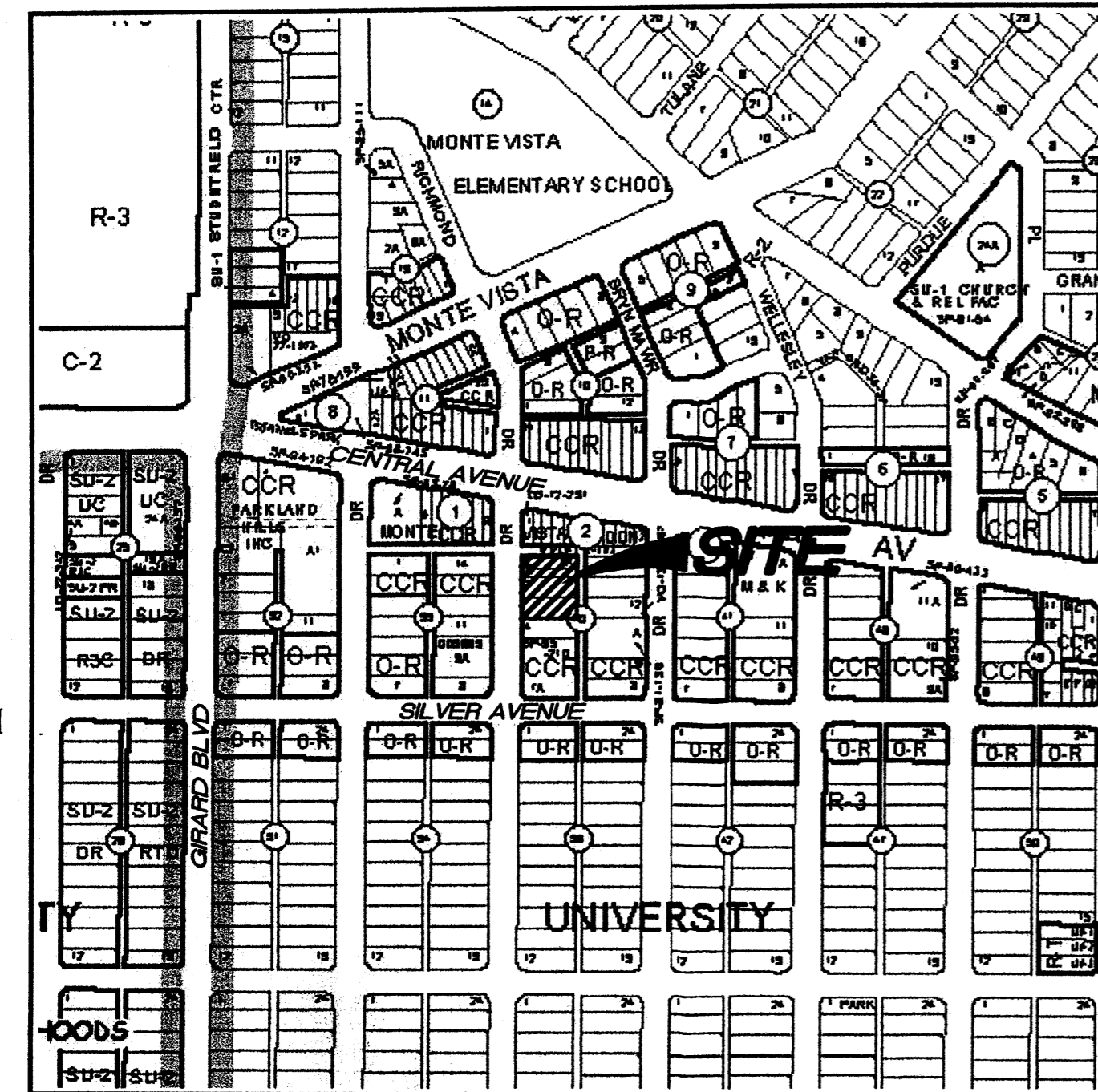


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OCTOBER, 2007



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

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**PURPOSE OF PLAT:**

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**TREASURERS CERTIFICATION**

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

\_\_\_\_\_  
\_\_\_\_\_  
Bernalillo County Treasurer Date

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PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

FINAL

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 11/01/07**

**PLAT APPROVAL**

Utility Approvals:

*Law D. Mutt* \_\_\_\_\_ 10-04-07  
PNM Gas and Electric Services Date

QWest Corporation \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

City Approved: *[Signature]* \_\_\_\_\_ 10-4-07  
City Surveyor Date  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date

Environmental Health Department \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

ABCWUA \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

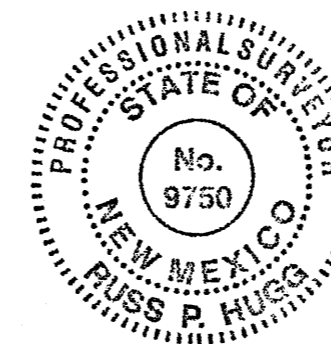
AMAFCA \_\_\_\_\_ Date

City Engineer \_\_\_\_\_ Date

DRB Chairperson, Planning Department \_\_\_\_\_ Date

**SURVEYOR'S CERTIFICATION**

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*[Signature]*  
Russ P. Hugg  
NMPs No. 9750  
October 3, 2007

SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF  
**ONE TEN RICHMOND**

(BEING A REPLAT OF LOTS 1-A, 1-B, 2 AND 3,  
BLOCK 40, UNIVERSITY HEIGHTS ADDITION)

WITHIN

SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2007

**LEGAL DESCRIPTION**

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AND

Lots numbered Two (2) and Three (3) in Block numbered Forty (40) of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916.

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**OWNER(S)**

110 Richmond LLC,  
a New Mexico Limited Liability Company

By: 

Kenny Hinkes, Managing Member

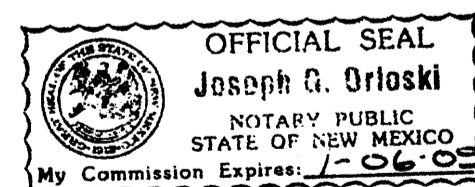
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 3RD  
day of OCTOBER, 2007, by Kenny Hinkes, Managing Member  
of 110 Richmond, LLC

  
Notary Public

My commission expires 1-06-09



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "A PLAT OF LOT 7A, BLOCK 40 OF UNIVERSITY HEIGHTS, SITUATE WITHIN SECTION 22, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed September 1, 1995, in Volume 95C, Folio 334, records of Bernalillo County, New Mexico.
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- F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL16, dated January 5, 2007.



SHEET 2 OF 3

**SURV+TEK, INC.**

Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
Fax: 505-897-3377

070428 REPLAT.dwg

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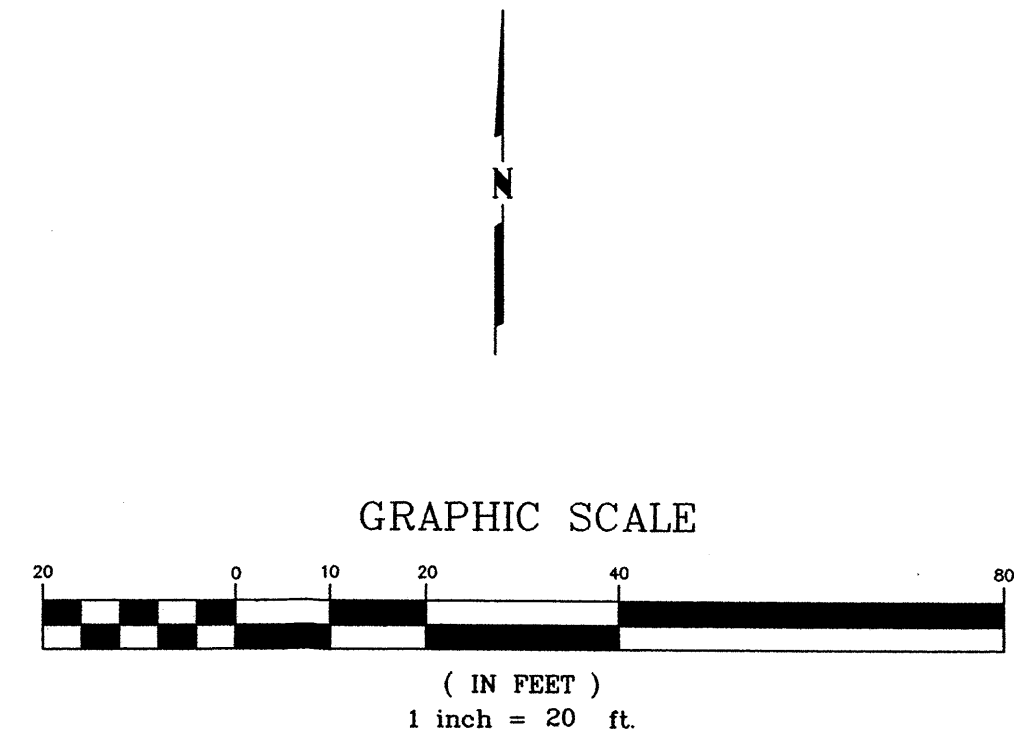
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**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
OCTOBER, 2007

**BLOCK 2**  
**MONTE VISTA ADDITION**  
Filed 1-30-1940, in Volume C, Folio 183

Right of way Easement, filed September 7,  
1979 in Book Misc. 716, Page 557, as  
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Waived and Released by Documnet  
filed October 2007 in Book  
Page

Additional Street right of way  
dedicated to the City of  
Albuquerque in fee simple with  
warranty covenants by this plat.  
(0.0305 Ac. - Cross hatched area)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.38'	25.00'	25.11'	35.43'	S44°45'54"E	90°14'37"



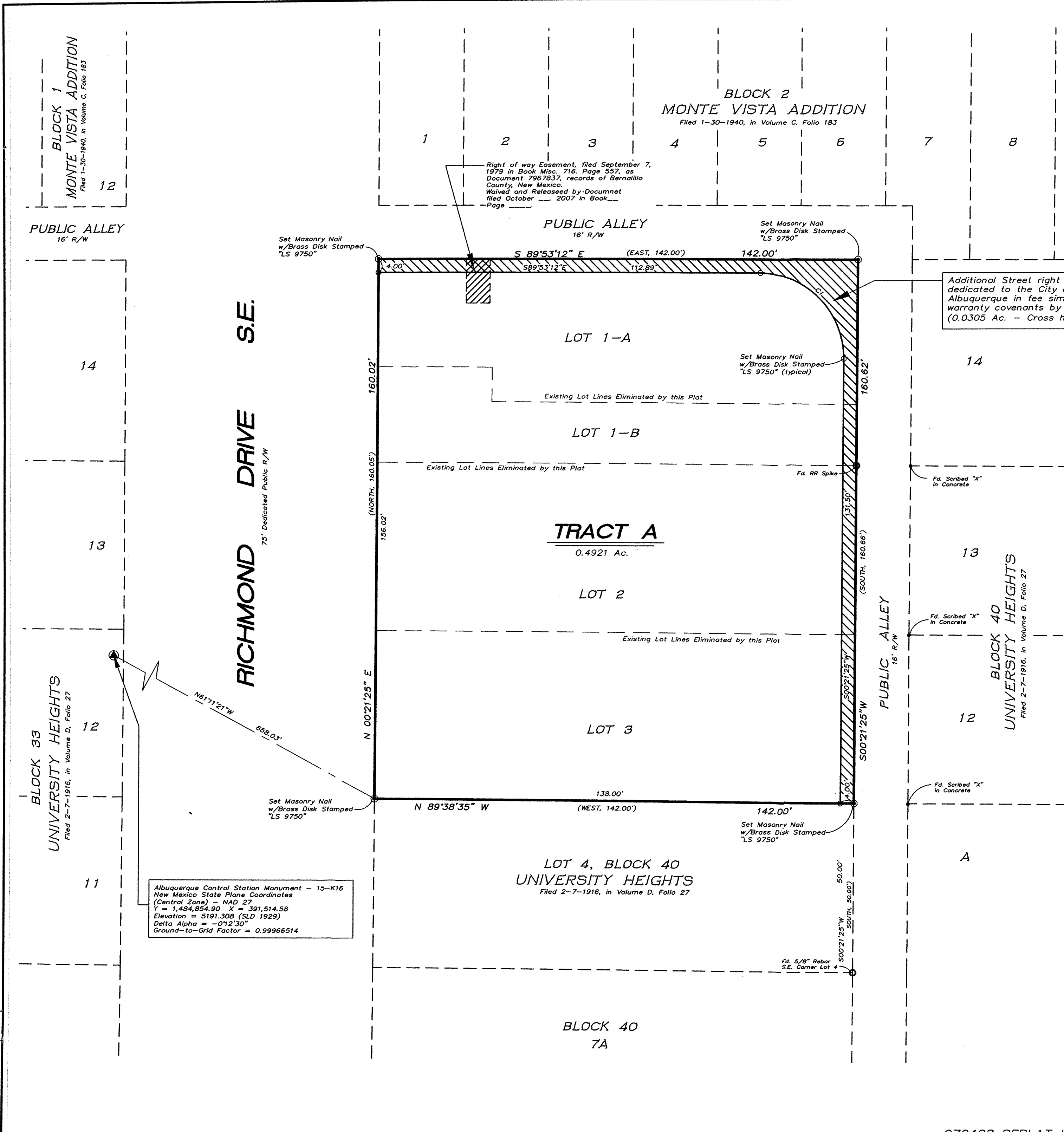
Albuquerque Control Station Monument - 15-K16  
New Mexico State Plane Coordinates  
(Central Zone) - NAD 27  
Y = 1,484,854.90 X = 391,514.58  
Elevation = 5191.308 (SLD 1929)  
Delta Alpha = -0'12"30"  
Ground-to-Grid Factor = 0.99966514



SHEET 3 OF 3

**SURV+TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

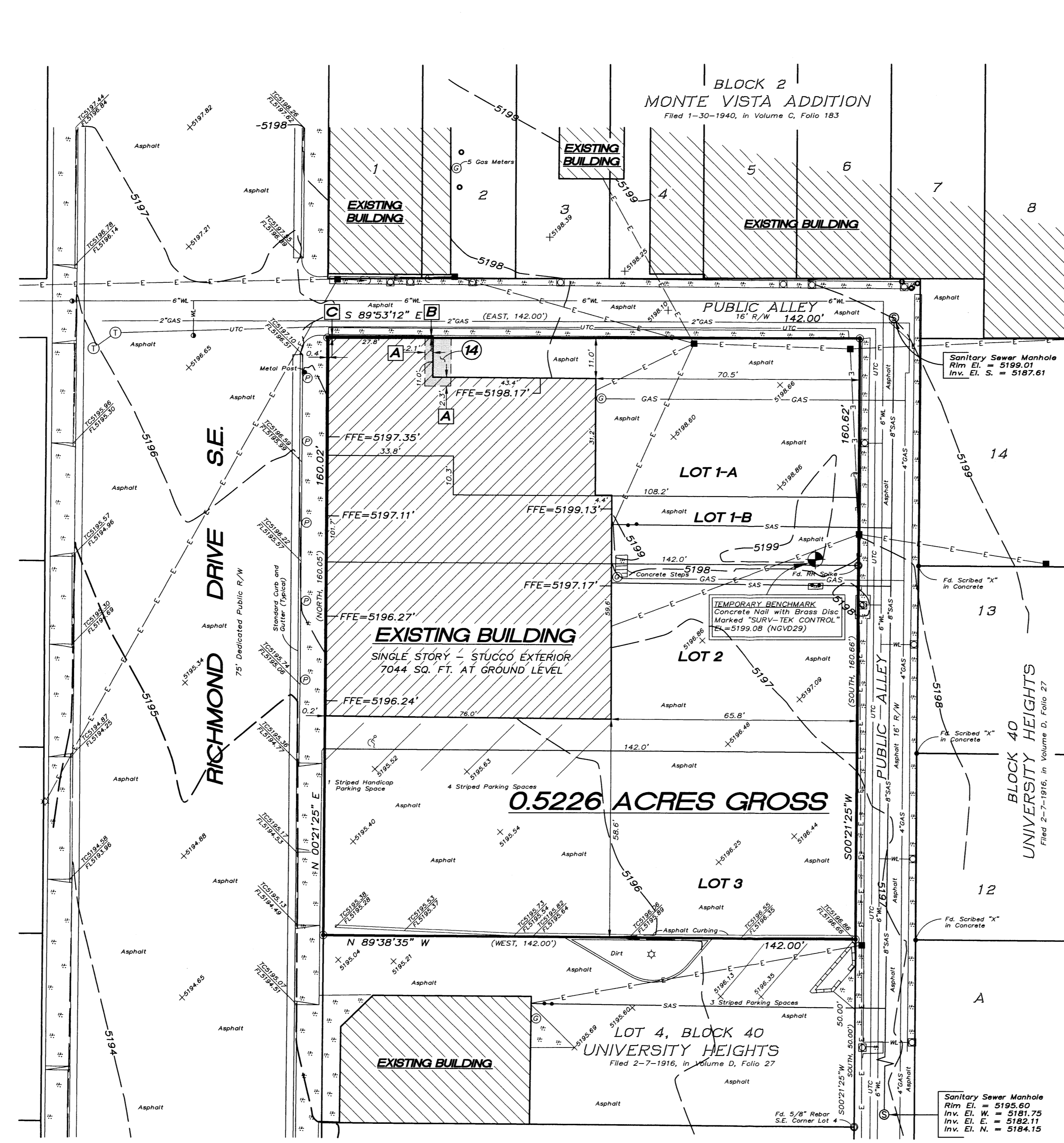
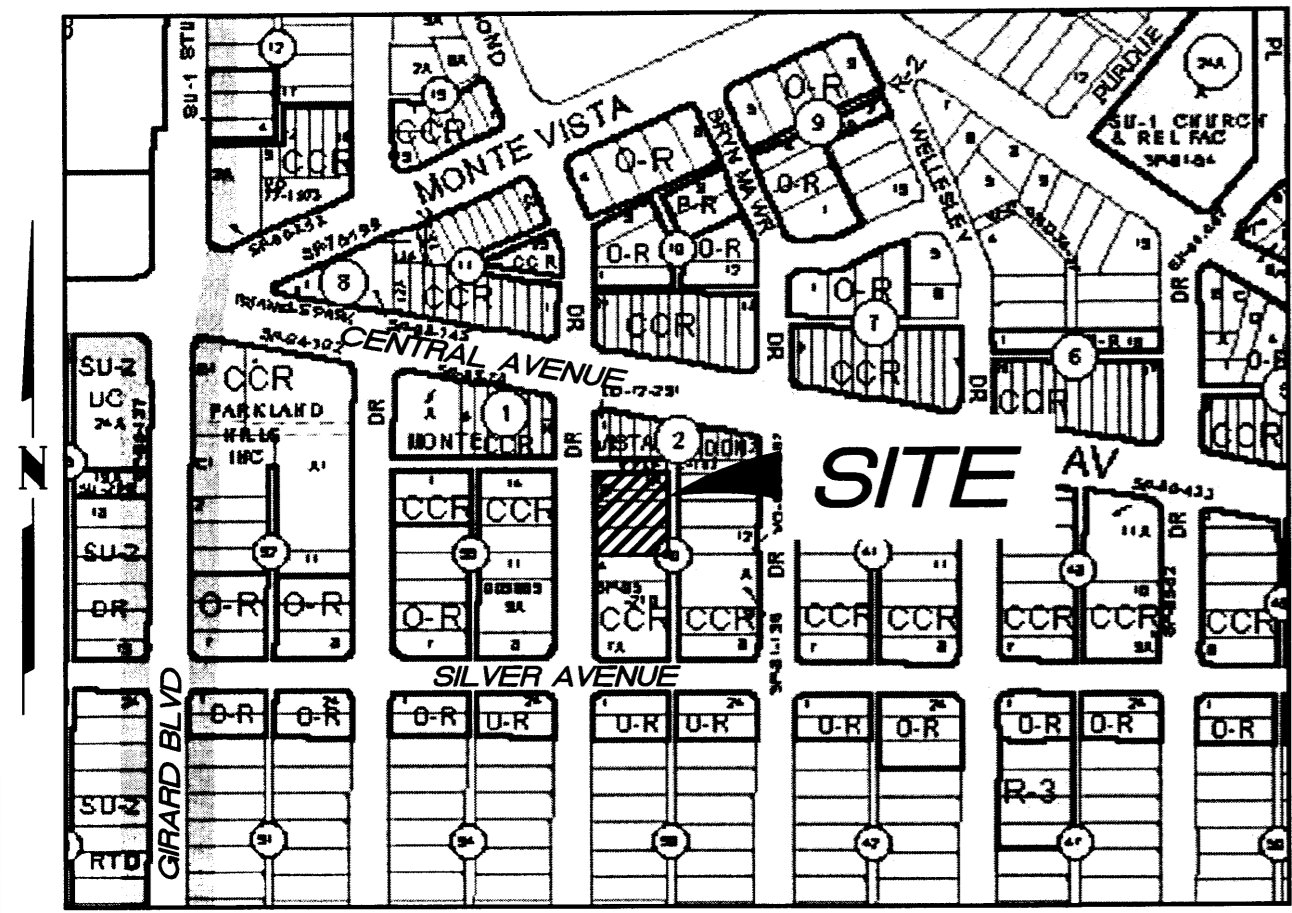
070428 REPLAT.dwg





**SITE MAP**  
**AL.T.A. / A.C.S.M. LAND TITLE SURVEY**  
**LOTS 1-A, 1-B, 2 AND 3, BLOCK 40**  
**UNIVERSITY HEIGHTS ADDITION**  
 WITHIN  
**SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JANUARY, 2007

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, as-built drawings, visual surface indications, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and located by the contractor(s) prior to commencement of any construction.



**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "15-K16".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750 OR HUGG L.S. 11808" unless otherwise indicated hereon.
7. Vertical Datum is based upon the Albuquerque Control Survey Benchmark "15-K16", Elevation = 5191.308 (NGVD29)
8. Contour interval is one foot.
9. Field surveys were performed during the month of January, 2007.
10. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "A PLAT OF LOT 7A, BLOCK 40 OF UNIVERSITY HEIGHTS, SITUATE WITHIN SECTION 22, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed September 1, 1995, in Volume 95C, Folio 334, records of Bernalillo County, New Mexico.
  - B. Plat entitled "SUMMARY PLAT OF LOTS 10 AND 11 IN BLOCK 40 OF UNIVERSITY HEIGHTS ADDITION, ALBUQUERQUE, NEW MEXICO", filed May 11, 1981, in Volume B18, Folio 187, records of Bernalillo County, New Mexico.
  - C. Plat entitled "LAND DIVISION PLAT OF LOT 1, BLOCK 40, OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, NOW BEING LOTS 1-A AND 1-B, OF SAID ADDITION, ALBUQUERQUE, NEW MEXICO", filed July 20, 1972, in Volume B6, Folio 194, records of Bernalillo County, New Mexico.
  - D. Plat entitled "REPLAT OF BLOCK 2, MONTEVISTA ADDITION, ALBUQUERQUE, NEW MEXICO", filed January 30, 1940, in Volume 3, Folio 183, records of Bernalillo County, New Mexico.
  - E. 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.
  - F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL16, dated January 5, 2007.
11. The above described Title Commitment was used in defining easements as shown hereon. Circled numbers by the easement description correspond to the Title Commitment's SCHEDULE B, PART II (Exceptions) item number. Where possible, said easements have been plotted.
12. This property as shown hereon is composed of multiple parcels that are contiguous without hiatuses or overlaps. Said property is also contiguous without hiatuses or overlaps with the adjoining properties and streets.
13. 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, as-built drawings, visual surface indications, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and located by the contractor(s) prior to commencement of any construction.
14. This property contains 4 striped parking spaces, 1 striped handicap space and other unstriped areas currently used for parking. The number of spaces shown hereon are "as-built" and not intended to imply conformance to any applicable zoning ordinance or restriction. The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys 2005, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation or opinion of another party" with respect to an interpretation of a zoning ordinance or restriction.
15. City of Albuquerque Zone Atlas Page: K-16-Z
16. This property is currently zoned "CCR" (Community Commercial/Residential) and corresponds to C-2 Zone uses per the Nob Hill Sector Development Plan as adopted by the City of Albuquerque, New Mexico, on December 7, 1987, and amended by Council Bill No. R-51, Enactment No. 79-1992, adopted May 18, 1992, and shown on the City of Albuquerque Zone Atlas, dated March 14, 2005.
 

There are no setback requirements listed for this zone. No structure heights are listed. No bulk restrictions are listed. Building height and setbacks, if any, are site specific per an approved site development plan on file with the City of Albuquerque Planning Department.

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 2005, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation or opinion of another party" with respect to an interpretation of a zoning ordinance or restriction.
17. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, PART II (Exceptions) of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL16, dated January 5, 2007.

**LEGAL DESCRIPTION**

Lots numbered One-A (1-A) and One-B (1-B) in Block numbered Forty (40) of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 20, 1972, in Plat Book B6, Folio 194.

AND

Lots numbered Two (2) and Three (3) in Block numbered Forty (40) of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916.

Above Parcels contain 0.5226 acres gross (22,764 square feet), more or less.

**LEGEND**

- SPOT ELEVATION
- GAS METER
- POWER POLE
- FOUND PROPERTY CORNER AS INDICATED
- SET CONCRETE NAIL AND BRASS DISC
- WATER METER
- OVERHEAD UTILITY LINE
- SEWER CLEAN OUT
- WATER VALVE
- TELEPHONE MANHOLE
- POLE ANCHOR
- SANITARY SEWER MANHOLE
- LIGHT POLE
- HANDICAP PARKING
- BOLLARD
- BLOCK WALL
- PARKING METER
- POWER POLE WITH FEED
- CONCRETE AREA
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND TELEPHONE LINE

**EXCEPTIONS**

- As listed in SCHEDULE B, PART II (Exceptions) of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 959491-AL16, dated January 5, 2007.
11. Reservations contained in Patent from United States of America recorded in Book 22, page 202, records of Bernalillo County, New Mexico. Affects Property - Unplottable
  12. Covenants, conditions, restrictions, terms, provisions and easements recorded in Book 102, page 588, and waiver of reversion rights in Book 168, page 430, and in Book D432, page 5, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, condition or restrictions violate 42 USC 3604(c). Affects Property - Unplottable
  13. Agreement for Restrictive Covenant, filed October 25, 1978, in Misc. 646, page 992, as Document No. 7878785, records of Bernalillo County, New Mexico. Appears to affect property - Document provided unreadable
  14. Right-of-Way Easement, filed September 7, 1979, recorded in Book Misc. 716, page 557, as Document 7967837, records of Bernalillo County, New Mexico. Affects property - Plotted hereon (Shaded area)

**ENCROACHMENTS**

- A. A Northernly portion of the building encroaches to a maximum extent of 2.1' into the Westernly portion of a 7' x 13' Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company Right-of-Way Easement (Shaded area), and encroaches to a maximum extent of 2.3' into the Southernly portion of said Right-of-Way Easement.
- B. North face of building encroaches to a maximum extent of 0.4' into Public Alley Right-of-Way.
- C. North face of building encroaches to a maximum extent of 0.5' into Public Alley Right-of-Way.

**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**

To: Center Street Properties, LLC, a New Mexico Limited Liability Company; Torrey Bewley Corporation, a Colorado Corporation and First American Title Insurance Company

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 and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 10, 11(a)(b) and 14 of Table A specifically defined therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a Professional Land Surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned also certifies that this survey is in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors.

Russ P. Hugg  
 NMPS No. 9750  
 February 2, 2007

**SURVOTEK, INC.**  
 Consulting Surveyors  
 9304 Valley View Dr. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
 Fax: 505-897-3377