

**TITLE COMPANY LEGAL DESCRIPTION**

*As contained in Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.*

**AS SURVEYED LEGAL DESCRIPTION**

BEGINNING at the Southeast corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set) a point of intersection of the Westerly right of way line of Fourth Street N.W. and the Northerly right of way line of Summer Avenue N.W. whence the Albuquerque Control Survey Monument "17-J14" bears S 42°08'26" W. 2727.78 feet distant; Thence,

N 09°12'03" E, 300.00 feet along the Westerly line of said Block 2 Paris Addition to the Northwest corner of said Lot 1, Block 2 Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being a point on the Southerly right of way line of Kinley Avenue N.W.; Thence,

S 80°47'57" E, 142.00 feet along said Southerly right of way line of Kinley Avenue N.W. to the Northeast corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set); said point also being a point of intersection of said Southerly right of way line of Kinley Avenue N.W. and said Westerly right of way line of Fourth Street N.W.; Thence,

S 09°12'03" W, 300.00 feet along said Westerly right of way line of Fourth Street N.W. to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.9780 acre, more or less

### SURVEYORS CERTIFICATION

To: Cuatro; Greater Albuquerque Housing Partnership, a New Mexico non-profit corporation; and Fidelity National 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 11(a)(b), 13 and 16 of Table A thereof. The field work was completed on June 30, 2014.

Russ P. Hugg  
NMPS No. 9750  
Date: June 30, 2014



**SURV  TEK, INC.**

**Consulting Surveyors**  
9384 Valley View Drive N.W. Albuquerque, New Mexico 87111

Phone: 505-897-3366



### GENERAL NOTES

13. The surveyed property is currently zoned "C-2 or SU-2 NTFD" (Community Commercial Zone or Special Neighborhood Zone, Redeveloping Area, North Fourth Transit Oriented Development District) per the City of Albuquerque Zone Atlas, dated 6/7/2013.  
  
The information shown hereon and/or contained within this note is not intended to imply compliance to any applicable zoning ordinance or restriction. The information shown hereon is dated Requirements for ALTA/ACSM Land Title Surveys, 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.
14. The surveyed property is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - SECTION II of the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.
15. 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 - SECTION II item number. Where possible, said easements have been plotted. Only easements as provided for in said SCHEDULE B - SECTION II of the Commitment described above or designated on the plat of record are shown on this survey.
16. There is no observable evidence of earth moving work, building construction or building additions within recent months.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, 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.

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There is no observable evidence of earth moving work, building construction or building additions within recent months.

## UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO  
2014240500, DATE: 6/9/2014.

UTILITIES LABELED WITH AN ASTERISK (\*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).

THIS PROJECT WAS CALLED IN TO NEW MEXICO ONE CALL (NM811) AS A "DESIGN LOCATE" SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811) CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

As noted item 11(b) of Table A of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Effective Date 2/28/2011," "source information from plans and markings will be combined with observed evidence utilized to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary".

*All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.*

## EXCEPTIONS

*As listed within the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.*

- (11) New Mexico Mortgage Finance Authority Primero Loan Fund Land Use Restriction Agreement recorded July 31, 2007 as document number 2007-110910, records of Bernalillo County, New Mexico. (Affects Property – Not Plottable)
- (12) Any and all rights, liens, claims or equities in favor of the Middle Rio Grande Conservancy District which affects the insured premises. (May Affect Property – No Documents Referenced)
- (13) In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association, and hereby consents to arbitration of any and all arbitrable matters when agreed to by both the Company and the insured. (Non-Survey Matter)

### DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plot of PARIS 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 Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892.
- B. Plot of PARIS ADDITION to the Town of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, October 29, 1889.
- C. Plot entitled "MAP OF THE ROMERO ADDITION TO THE TOWN OF ALBUQUERQUE, N.M.," as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 5, 1884.
- D. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

### FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0332 G, Effective Date 9-26-2008.



AL.T.A. / A.C.S.M. LAND TITLE SURVEY OF  
LOTS 1 THRU 12, BLOCK 2  
PARIS ADDITION  
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2014

As noted item 11(b) of Table A of the "Minimum Standard Detail Requirements For ALTA/ACSM Land Title Surveys, Effective Date 2/23/2011", "source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary".  
All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

UTILITY DISCLAIMER

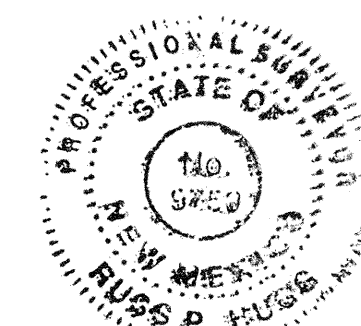
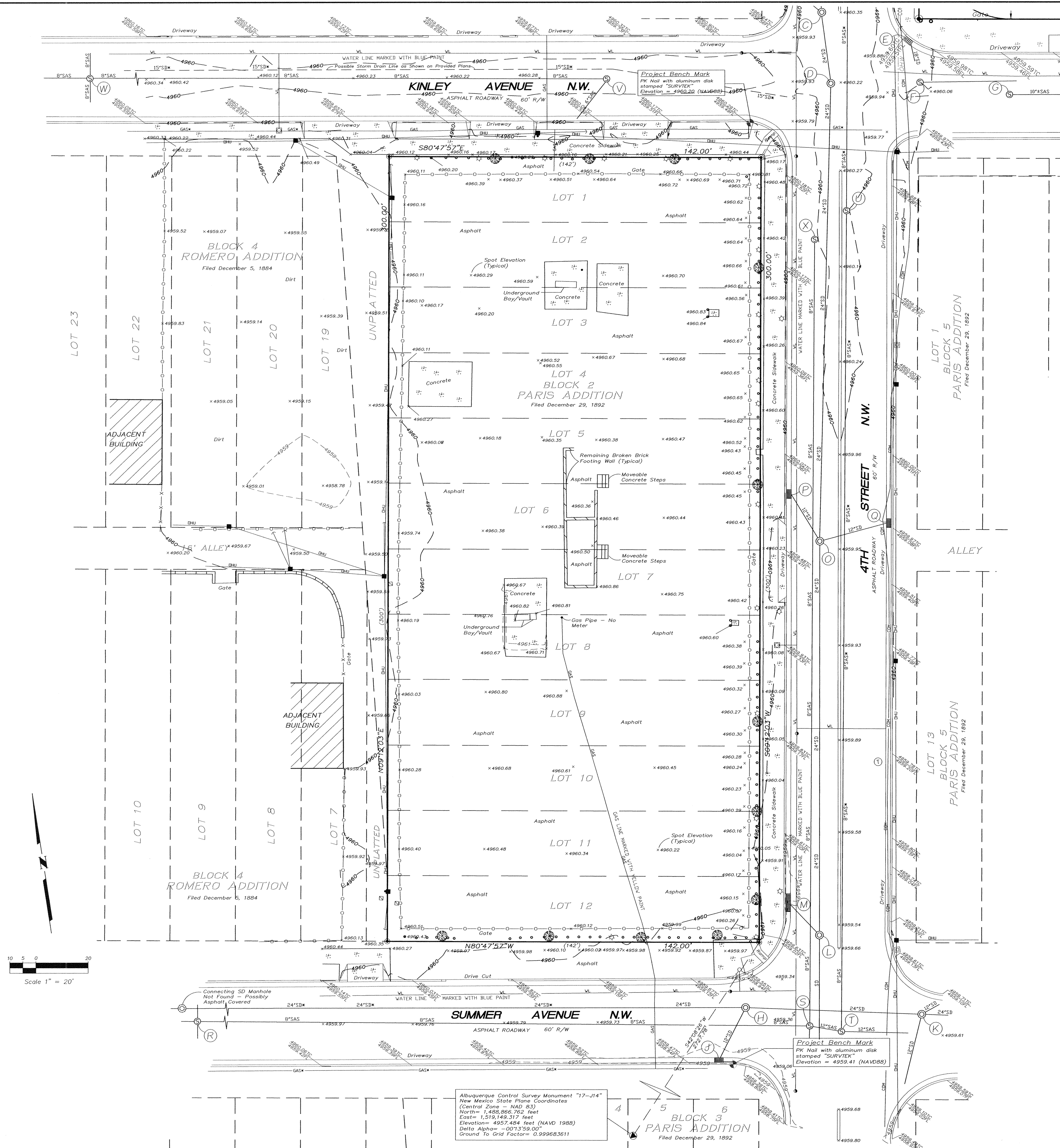
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NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO. 2014240500, DATE: 6/9/2014.  
UTILITIES LABELED WITH AN ASTERISK (\*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.  
THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).  
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KEYED INVERT DATA

- |                                                                                                                               |                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| (A) Storm Drain MH<br>Rim= 4960.49'<br>Inv.= 4956.84' (N)<br>Inv.= 4956.69' (S)<br>Inv.= 4956.79' (NE)<br>Inv.= 4956.74' (W)  | (G) Storm Drain MH<br>Rim= 4959.93'<br>Inv.= 4956.13' (NW)<br>Inv.= 4956.13' (NE)<br>Inv.= 4955.93' (N)<br>Inv.= 4955.88' (S)   |
| (B) Storm Drain Inlet<br>Top of Grate= 4959.52'<br>Inv.= 4957.6'                                                              | (P) Storm Drain Inlet<br>Top of Grate= 4959.19'<br>Inv.= 4957.29' (SE)                                                          |
| (C) Storm Drain MH<br>Rim= 4956.38' (N)<br>Inv.= 4956.25' (S)<br>Inv.= 4956.30' (NW)                                          | (D) Storm Drain Inlet<br>Top of Grate= 4959.07'<br>Inv.= 4956.97' (SW)                                                          |
| (D) Storm Drain MH<br>Rim= 4960.06'<br>Inv.= 4956.11' (N)<br>Inv.= 4956.06' (S)                                               | (S) Sanitary Sewer MH<br>Rim= 4960.52'<br>Inv.= 4950.47' (S)<br>Inv.= 4950.32' (N)<br>Inv.= 4950.22' (E)<br>Inv.= 4950.17' (W)  |
| (E) Storm Drain Inlet<br>Top of Grate= 4959.43'<br>Inv.= 4957.5'                                                              | (T) Sanitary Sewer MH<br>Rim= 4959.70'<br>Inv.= 4952.00' (N)<br>Inv.= 4949.55' (W)<br>Inv.= 4949.35' (E)                        |
| (F) Manhole<br>Rim= 4959.98'<br>Full of debris                                                                                | (U) Sanitary Sewer MH<br>Rim= 4960.02'<br>Lid Sealed                                                                            |
| (G) Sanitary Sewer MH<br>Rim= 4959.93'<br>Inv.= 4952.89' (E)                                                                  | (V) Sanitary Sewer MH<br>Rim= 4960.30'<br>Inv.= 4955.75' (SW)<br>Inv.= 4952.05' (W)                                             |
| (H) Storm Drain MH<br>Rim= 4959.29'<br>Inv.= 4954.34' (W)<br>Inv.= 4954.24' (E)<br>Inv.= 4954.29' (SW)                        | (W) Sanitary Sewer MH<br>Rim= 4959.95'<br>Inv.= 4955.06' (NE)<br>Inv.= 4951.31' (W)<br>Inv.= 4951.26' (N)<br>Inv.= 4951.16' (S) |
| (J) Storm Drain Inlet<br>Top of Grate= 4958.56'<br>Inv.= 4954.16' (NE)                                                        | (X) Sanitary Sewer MH<br>Rim= 4959.97'<br>Inv.= 4952.82' (S)                                                                    |
| (K) Storm Drain MH<br>Rim= 4959.41'<br>Inv.= 4956.91' (SW)<br>Inv.= 4955.06' (NE)<br>Inv.= 4953.71' (E)<br>Inv.= 4953.66' (W) |                                                                                                                                 |
| (L) Storm Drain MH<br>Rim= 4959.61'<br>No Access - Lid Cracked                                                                |                                                                                                                                 |
| (M) Storm Drain Inlet<br>Top of Grate= 4958.85'<br>Inv.= 4956.35' (SE)                                                        |                                                                                                                                 |

LEGEND

- TELEPHONE PEDESTAL
  - WATER VALVE
  - BLOCK WALL
  - TRAFFIC BOX
  - WATER METER
  - CONCRETE AREA
  - LIGHT POLE
  - POWER POLE
  - POWER POLE WITH FEED
  - GUY-WIRE ANCHOR
  - HYDRANT
  - SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - STORM DRAIN INLET
  - BOLLARD
  - CHAIN LINK FENCE
  - WOOD FENCE
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - UNDERGROUND COMMUNICATION LINE
  - TREE
- NOTE: Utility labels or notes accompanied by an asterisk (\*) are from provided plans and need to be verified by the respective utility company.



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**SURV TEK, INC.**  
Consulting Surveyors  
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SHEET 2 OF 2

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