

VICINITY MAP

GENERAL NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings, Central Zone NAD83.
- 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 "17—L12", Elevation = 4945.432 (NAVD 1988)
- 8. Contour interval is one foot.
- 9. Field surveys were performed during the month of June, 2014.
- 10. 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.

- 11. The surveyed property does not contain striped parking spaces.
- 12. City of Albuquerque Zone Atlas Page: J-14-Z
- 13. The surveyed property is currently zoned "C-2 or SU-2 NFTOD" (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 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.

- 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.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN 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.

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 <u>NEW MEXICO ONE CALL (NM811)</u> CONSIDER "DESIGN LOCATE" CALLS AS <u>LOW PRIORITY</u> 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 2/23/2011", "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".

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EXCEPTIONS

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

- 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)
- 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)
- 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.

 Nothing herein prohibits the arbitration of 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. Plat 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. Plat 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. Plat 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

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

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF LOTS 1 THRU 12, BLOCK 2 PARIS ADDITION

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

TITLE COMPANY LEGAL DESCRIPTION

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block numbered Two (2) of the 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.

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

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots numbered One (1) through Twelve (12), inclusive in Block numbered Two (2) of the Paris Addition as the same are 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 on December 29, 1892 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

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 80°47'57" W, 142.00 feet along said Northerly right of way line of Summer Avenue N.W. to the Southwest corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set); 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.



SHEET 1 OF 2

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

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PK Nail with aluminum disk stamped "SURVTEK" KINLEY **AVENUE** N.W. S80*47'57"E ×4960.64 × 4960.37 ×4960.51 × ×4960.69 ×4960.71 LOT 1 ×4959.07 LOT 2 BLOCK ROMERO, ADDITION Spot Elevation (Typical) Underground -× 4959.39 LOT 3 LOT 4 BLOCK 2 PARIS ADDITION × 4959.05 Filed December 29, 1892 JADJACENT BUILDING Remaining Broken Brick Footing Wall (Typical) × 4958.78 LOT 6 ALLEY Moveable LOT 7 Concrete -Gas Pipe - No Undergroun Bay/Vault × 4960.80 4960.88 4960.27 LOT ADJACENT Asphalt 4960.28 4960.24 × 4960.45 4960.61 LOT 10 Spot Elevation LOT 11 (Typical) BLOCK ROMERO ADDITION Asphalt Filed December 5, LOT 12 ×4960.44 ₹¥959.98 ×4960.10 ×4960.02 4959.97× 4959.98 Scale 1" = 20' Asphalt, Covered SUMMER AVENUE N.W. (H) 4959,361 ASPHALT ROADWAY 60' R/W Project Bench Mark PK Nail with aluminum disk stamped "SURVTEK" Albuquerque Control Survey Monument "17-J14" New Mexico State Plane Coordinates (Central Zone — NAD 83) North= 1,488,866.762 feet ast = 1.519.149.317 feet Tevation= 4957.484 feet (NAVD 1988) / PARIS ADDITION Pelta Alpha= -00°13′59.00" Pround To Grid Factor= 0.999683611 Filed December 29, 1892

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF LOTS 1 THRU 12, BLOCK 2 PARIS ADDITION

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

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KEYED INVERT DATA

- (A) Storm Drain MH Rim= 4960.49' lnv.=4956.84'(N)Inv.= 4956.69' (S) Inv.= 4956.79' (NE) Inv.= 4956.74' (W)
- (B) Storm Drain Inlet Top of Grate= 4959.52' Inv.= 4957.6'
- © Storm Drain MH Rim= 4960.30' lnv.=4956.38'(N)Inv.= 4956.25' (S) Inv.= 4956.30' (NW)
- Storm Drain MH Rim= 4960.06' Inv. = 4956.11'(N)Inv.= 4956.06' (S) E Storm Drain Inlet
- Top of Grate= 4959.43' Inv.= 4957.5' Manhole
- Rim= 4959.98' Full of debris © Sanitary Sewer MH

Rim= 4959.93'

- Inv.= 4952.89' (E) (H) Storm Drain MH Rim= 4959.29' Inv. = 4954.34'(W)Inv.= 4954.24' (E) Inv.= 4954.29' (SW)
- (J) Storm Drain Inlet Top of Grate= 4958.56' Inv.= 4954.16' (NE)
- (K) Storm Drain MH Rim= 4959.41' Inv.= 4956.91' (SW) Inv.= 4955.06' (NE) Inv.= 4953.71' (E) Inv.= 4953.66' (W)
- (L) Storm Drain MH Rim= 4959.61' No Access — Lid Cracked
- M Storm Drain Inlet *Top of Grate= 4958.85'* Inv.= 4956.35' (SE)

O Storm Drain MH Rim= 4959.93' Inv.= 4956.13' (NW) Inv.= 4956.13' (NE) Inv. = 4955.93'(N)Inv.= 4955.88' (S)

Storm Drain Inlet

- *Top of Grate= 4959.19*' Inv.= 4957.29' (SE) Q Storm Drain Inlet Top of Grate= 4959.07' Inv.= 4956.97' (SW)
- R Sanitary Sewer MH Rim= 4960.52' Inv.= 4950.47' (S) lnv.=4950.32'(N)Inv.= 4950.22' (E) Inv.= 4950.17' (W)
- S Sanitary Sewer MH Rim= 4959.56' Inv. = 4949.41' (S) Inv. = 4949.41'(N)Inv.= 4949.41' (E lnv.= 4949.41'(W)No Lines Flowing
- (T) Sanitary Sewer MH Rim= 4959.70' Inv. = 4952.00'(N)Inv. = 4949.55'(W)Inv.= 4949.35' (E) (U) Sanitary Sewer MH Rim= 4960.02'
- Lid Sealed (V) Sanitary Sewer MH Rim= 4960.30' Inv. = 4955.75' (SW)lnv.=4952.05'(W)
- W Sanitary Sewer MH Rim= 4959.95' Inv.= 4951.31' (E) Inv. = 4951.31'(W)Inv.= 4951.26' (N) Inv.= 4951.16' (S)
- ∅ Sanitary Sewer MH Rim= 4959.97' Inv.= 4952.82' (S)

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
- -O-O- CHAIN LINK FENCE -X-X- WOOD FENCE - DHU OVERHEAD UTILITY LINE
- ----GAS --- GAS LINE

---- SAS--- SANITARY SEWER 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.



SURV TEK, INC.

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SHEET 2 OF 2

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