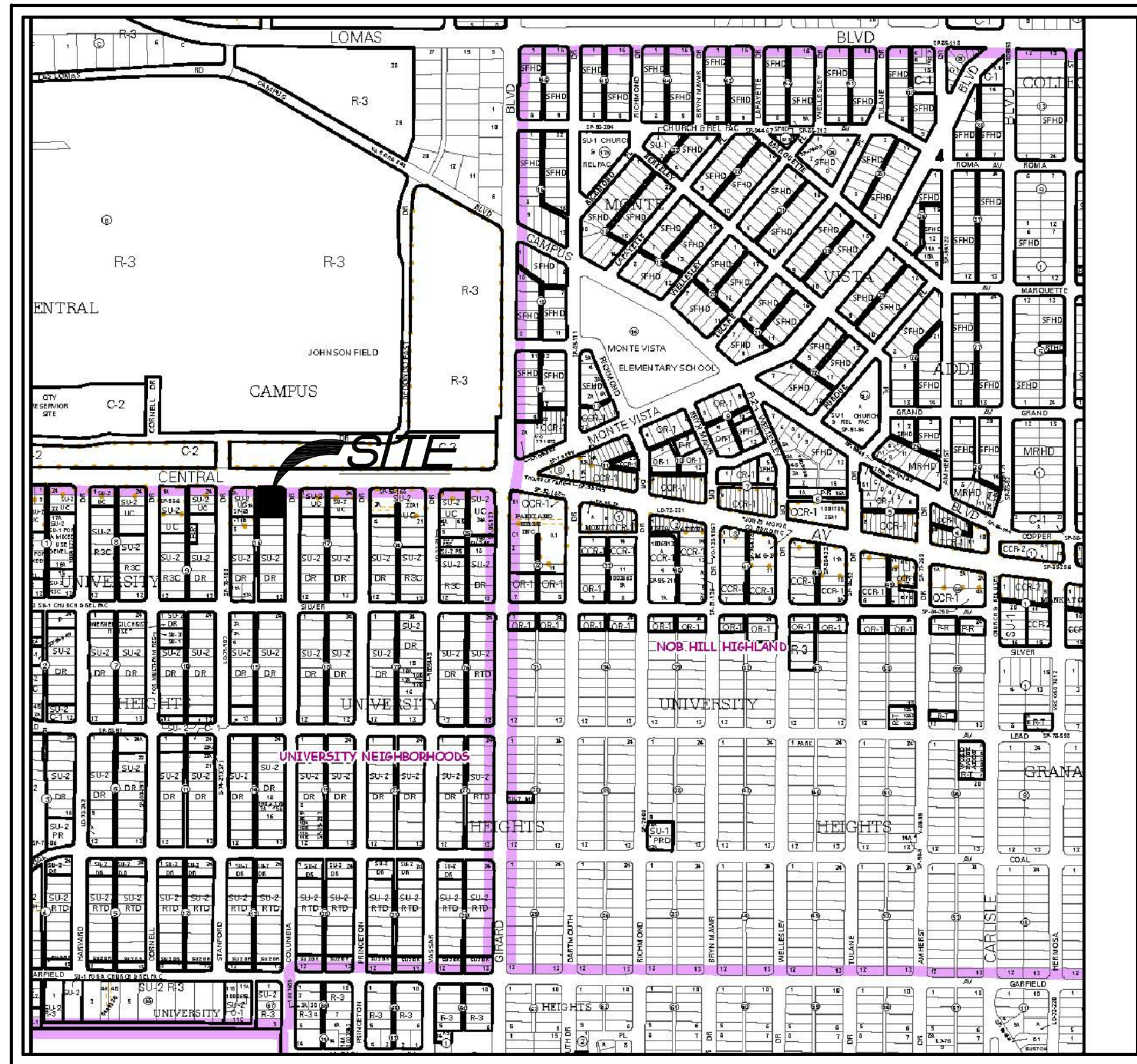


AL.T.A. / N.S.P.S. LAND TITLE SURVEY
 OF
LOTS 22 THRU 24, BLOCK 16
UNIVERSITY HEIGHTS
 WITHIN
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2016



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- Distances are ground.
- 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.
- Field surveys were performed during the month of February, 2016.
- Vertical Datum is based upon the Albuquerque Control Survey Benchmark "6_K18A", Elevation = 5249.996' (NAVD 1988)
- As noted item 11(a) of Table A of the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys, Effective Date February 23, 2016, "Location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to Section 5.E.iv.

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

- The surveyed property contains 4 regular striped parking spaces, 1 striped handicap space and 1 striped motorcycle parking space. The number of spaces shown hereon are as-built and not intended to imply conformance to any applicable zoning ordinance or restriction.
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- City of Albuquerque Zone Atlas Page: K-16-Z
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- The surveyed property is currently zoned "SU-2" (Special Use 2 special neighborhood zone, redeveloping area) per the City of Albuquerque Zone Atlas, dated 1/28/2016.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications, states zoning information will be included "if set forth in a zoning report or letter provided to the surveyor by the client".

- The surveyed property is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE BII of the Title Commitment prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-2112831-AL01, dated May 04, 2016.
- 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 BII item number. Where possible, said easements have been plotted. Only easements as provided for in said SCHEDULE BII of the Commitment described above or designated on the plat of record are shown on this survey.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There is no observable evidence of the surveyed property having been used as a solid waste dump, sump or sanitary landfill as of the date of this survey.

LEGAL DESCRIPTION

As listed within the Title Commitment prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-2112831-AL01, dated May 04, 2016.

Lots numbered Twenty-two (22), Twenty-three (23), and Twenty-four (24) in Block numbered Sixteen (16), of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, New Mexico, as the same are 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, Volume D, folio 27, and being more particularly described as follows:

BEGINNING at the Southeast corner of said tract herein described, being a point on the West right-of-way line of COLUMBIA AVENUE, S.E., and also being the Northeast corner of Lot 21, Block 16, UNIVERSITY HEIGHTS ADDITION; thence leaving said Westerly right-of-way N. 89 deg. 34' 42" W., along, adjoining, and adjacent to the North line of said Lot 21, 142.00 feet to the Southwest corner of said tract herein described, being a point on the East right-of-way line of a 16 foot Public Alley, and also being the Northwest corner of said Lot 21; thence N. 00 deg. 24' 41" E., along, adjoining, and adjacent to said East right-of-way line 150.00 feet to the Northwest corner of said tract herein described, being a point on the South right-of-way line of EAST CENTRAL AVENUE; thence, S. 89 deg. 34' 42" E., along, adjoining, and adjacent to said South right-of-way line 142.00 feet to the Northeast corner of said tract herein described, being the point of intersection between the South right-of-way line of EAST CENTRAL AVENUE and the West right-of-way line of COLUMBIA AVENUE, S.E.; thence, leaving said South right-of-way line S. 00 deg. 24' 41" W., along, adjoining, and adjacent to said tract herein described being THE POINT OF BEGINNING.

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. 35001C0353 H, Effective Date 8-16-2012.

SURVEYORS CERTIFICATION

To: TA Central UNM L.L.C., a Nevada limited liability company; Diamond Shamrock Stations, Inc., a Delaware 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on February 29, 2016.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 Date: May 10, 2016



EXCEPTIONS

As listed within the Title Commitment prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-2112831-AL01, dated May 04, 2016.

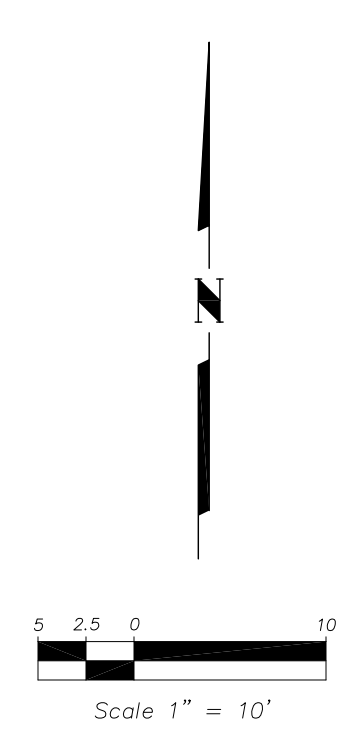
- Reservations contained in Patent from United States of America recorded in Book 22, page 477, records of Bernalillo County, New Mexico. (Affects Property- Not Plottable)
- Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Book D59, page 517; Book 59, page 548; Book 59, page 570; and 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, conditions or restrictions violate 42 USC 3604(c). (Affects Property- Not Plottable)
- Intentionally Omitted
- Reciprocal Easement for Common Access and Parking by Diamond Shamrock Stations, Inc., filed February 22, 2010, as Document No. 2010014768, records of Bernalillo County, New Mexico. (Affects Property- Blanket In Nature - Not Plottable)
- Easement granted to Qwest Corporation d/b/a CenturyLink QC a Colorado corporation, filed August 26, 2013, as Document No. 2013095962, records of Bernalillo County, New Mexico. (Affects Property- Plotted Hereon)
- Intentionally Omitted
- Encroachment by shed and fence onto adjacent land, as shown on ALTA/ACSM Land Title Survey prepared by Russ P. Hugg, dated February 29, 2016. (Affects Property- Shown hereon)
- Rights of easement, if any, relating to the utility vault and electric transformer, as shown on the survey, as shown on ALTA/ACSM Land Title Survey prepared by Russ P. Hugg, dated February 29, 2016. (Affects Property- No easement documents referenced - said features shown hereon)

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled "PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, UNIVERSITY HEIGHTS DEVELOPMENT COMPANY, OWNERS", filed February 7, 1916 in Book D, Page 27, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF LOTS 1-A & 2-A, BLOCK 16, UNIVERSITY HEIGHTS ADDITION, FORMERLY BEING LOTS 1-4, INCLUSIVE, BLOCK 16, UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 1988", filed July 5, 1989 in Book C39, Page 102, records of Bernalillo County, New Mexico.
- Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-2112831-AL01, dated May 04, 2016.

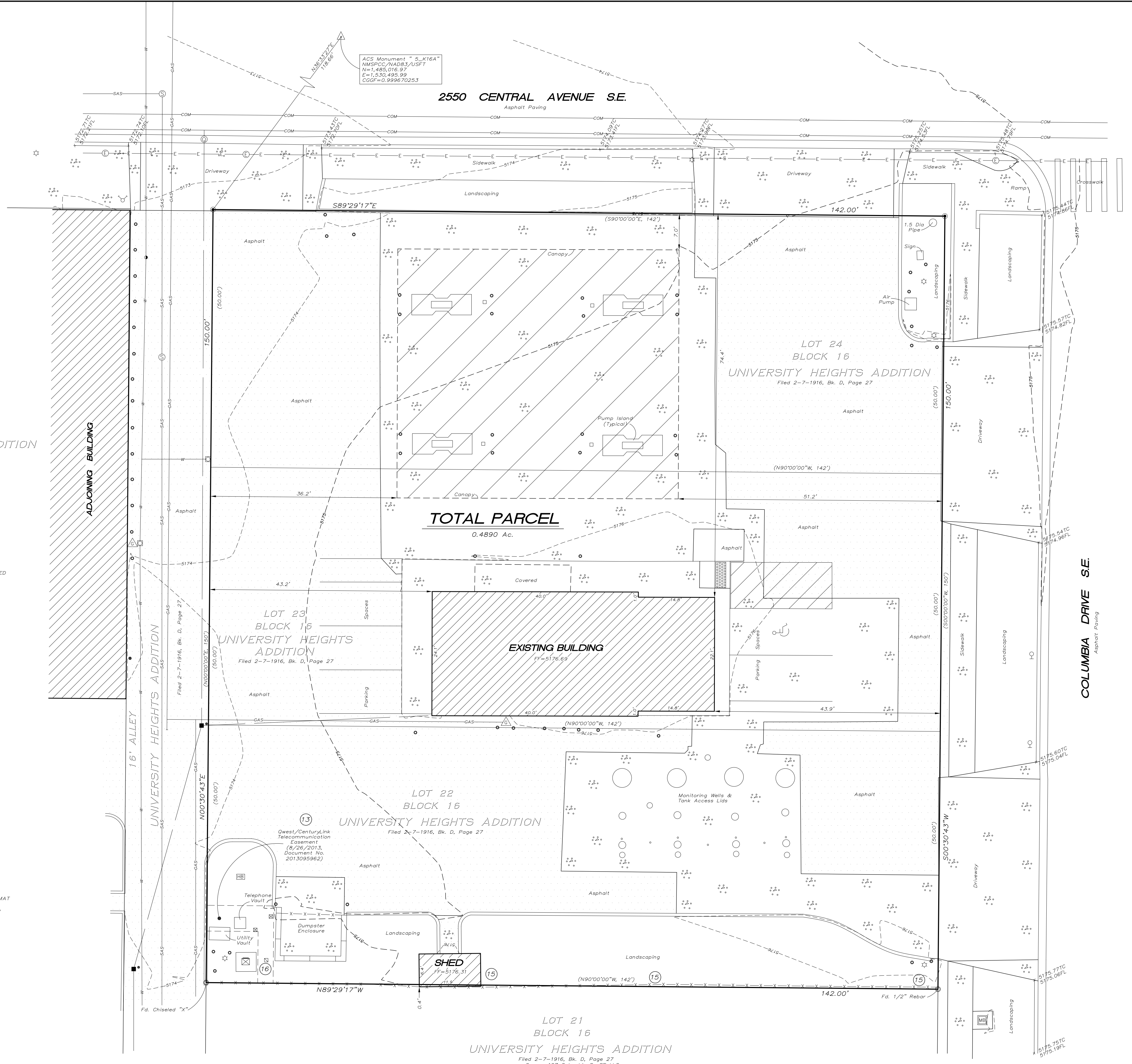
Utility line spotting services were not utilized to determine the location of existing underground utility lines. Location of utilities existing on or serving the surveyed property is determined by observed evidence only.
 All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

AL.T.A. / N.S.P.S. LAND TITLE SURVEY
 OF
LOTS 22 THRU 24, BLOCK 16
UNIVERSITY HEIGHTS
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2016



LOT 1-A
 BLOCK 16
 UNIVERSITY HEIGHTS ADDITION
 Filed 7-15-1989, Bk. C39, Page 102
 Owner: Longell Bobby A. & Burke & Nickel

- LEGEND**
- SET MONUMENT
 - FOUND MONUMENT AS NOTED
 - ⊗ SANITARY SEWER MANHOLE
 - ⊙ QUEST MANHOLE
 - ⊕ HYDRANT
 - X-X- FENCE
 - E- ELECTRIC LINE
 - ▭ WALL
 - ⊠ ELECTRIC PEDESTAL
 - ⊡ TELEPHONE PEDESTAL
 - ⊞ WATER METER
 - ⊞ CONCRETE AREA
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ GAS METER
 - ⊞ HANDICAP PARKING SPACE
 - ⊞ MAIL BOX
 - ⊞ ELECTRIC MANHOLE
 - ⊞ POWER POLE
 - ⊞ PARKING METER
 - ⊞ LIGHT POLE
 - ⊞ CLEAN OUT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ MANHOLE
 - ⊞ BOLLARD
 - ⊞ CONCRETE AREA
 - ⊞ WATER VALVE
 - ▨ RAISED TRUNCATED DOME MAT
 - ▭ CONCRETE CURB & GUTTER
 - ⊞ SANITARY SEWER MANHOLE
 - COM COMMUNICATION LINE
 - OHU OVERHEAD UTILITY LINE
 - GAS LINE
 - WATER LINE



- EXCEPTIONS**
- As listed within the Title Commitment prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-2112831-AL01, dated February 16, 2016.
- (11) Reservations contained in Patent from United States of America recorded in Book 22, page 477, records of Bernalillo County, New Mexico. (Non-Survey Matter)
 - (12) Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Book D59, page 517; Book 59, page 548; Book 59, page 570; and 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, conditions or restrictions violate 42 USC 3604(c). (Affects Property - Not Plottable)
 - (13) Right-of-Way Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, filed May 20, 1990, in Book 908, page 9405, as Document No. 9040461, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
 - (14) Reciprocal Easement for Common Access and Parking by Diamond Shamrock Stations, Inc., filed February 22, 2010, as Document No. 2010014768, records of Bernalillo County, New Mexico. (Affects Property - Not Plottable)
 - (15) Easement granted to Qwest Corporation d/b/a CenturyLink QC a Colorado corporation, filed August 26, 2013, as Document No. 2013095962, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
 - (16) Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (Non-Survey Matter)

Utility line spotting services were not utilized to determine the location of existing underground utility lines. Location of utilities existing on or serving the surveyed property is determined by observed evidence only.

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

