

CASE NUMBER: Z-98-8

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 1/19/98 and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN
Traffic Engineer, Transportation Division
Date: 7-01-98
Date: 5-19-98
Date: 5-19-98
Date: 7-28-98

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Date: 1/19/98
City Planner, Albuquerque Planning Department
Date: 7-31-98

PROPOSED FLOOR AREA RATIOS BY TRACT
TRACT 1A: TOTAL BUILDING SQUARE FOOTAGE 558,858 SF, TOTAL SITE SQUARE FOOTAGE 523,826 SF, F.A.R. 1.07
TRACT 2A: TOTAL BUILDING SQUARE FOOTAGE 0 SF, TOTAL SITE SQUARE FOOTAGE 75,960 SF, F.A.R. 0
TRACT 2B: TOTAL BUILDING SQUARE FOOTAGE 190,000 SF, TOTAL SITE SQUARE FOOTAGE 314,508 SF, F.A.R. .60
TRACT 2C: TOTAL BUILDING SQUARE FOOTAGE 66,200 SF, TOTAL SITE SQUARE FOOTAGE 143,352 SF, F.A.R. .46

PARKING REQUIREMENTS
ST. JOSEPH MEDICAL CENTER CONTROLLED FACILITIES
MAN HOSPITAL BUILDING (222 BEDS) 111 COA REQUIRED SPACES, PROVIDED SPACES 285
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING 285
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS) 31
TOTAL SPACES (PROVIDED) 427, SURFACE LOTS 1,130
HANDICAPPED SPACES 12, 47
SMALL CAR SPACES (LOCATED WITHIN PARKING STRUCTURE) 0, 282 (25%)

ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED FACILITIES
COA REQUIRED SPACES, PROVIDED SPACES
ST. JOSEPH SQUARE OFFICE BUILDING 228, 228
HANDICAPPED SPACES 8, 16
SMALL CAR SPACES 0, 0

VENDOR HOSPITAL CONTROLLED FACILITIES
COA REQUIRED SPACES, PROVIDED SPACES
VENDOR HOSPITAL (81 BEDS) 31, 31
HANDICAPPED SPACES 3, 3
SMALL CAR SPACES 0, 0

NEW MEXICO HEART HOSPITAL CONTROLLED FACILITIES
COA REQUIRED SPACES, PROVIDED SPACES
NEW MEXICO HEART HOSPITAL PHASE 1-A (60 BEDS) 30, 143
PHASE 3 (60 ADDITIONAL BEDS) 30, 54
MEDICAL OFFICE BUILDING (PHASE 2) 196, 198
TOTAL SPACES, PHASES 1-3 256, 395
HANDICAPPED SPACES FOR PHASE 1-A (60 BEDS) 8, 35 (25%)
SMALL CAR SPACES 0, 0

SUMMARY OF PARKING FOR ENTIRE CAMPUS
COA REQUIRED SPACES, PROVIDED SPACES
DRIVE CAMPUS PARKING SPACES 839, 1,828

PARKING LEGEND
REGULAR PARKING SPACE
SMALL CAR PARKING SPACE
PASSENGER LOADING ZONE
HANDICAPPED PARKING SPACE

STANDARD PARKING SPACE SIZE
8.5 FEET X 20 FEET MINIMUM REGULAR
7.5 FEET X 15 FEET SMALL CAR
20.0 FEET X 20 FEET MINIMUM PASSENGER LOADING ZONE
8.0 FEET X 20 FEET MINIMUM HANDICAPPED PARKING SPACE

GENERAL INFORMATION
FLOOR AREA RATIOS BY LAND USE
APPROVED/EXISTING FLOOR AREA RATIOS
ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS
MAN HOSPITAL BUILDING (222 BEDS) 343,738 SF
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING 77,280 SF
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS) 77,000 SF
TOTAL BUILDING SQUARE FOOTAGE 498,018 SF
TOTAL SITE SQUARE FOOTAGE 451,877 SF
F.A.R. OF EXISTING/ APPROVED FACILITIES PER 1988 PLAN 1.08

ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED SITE CALCULATIONS
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE 60,000 SF
SITE SQUARE FOOTAGE (3.6415 ACRES) 148,188 SF
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1,657.7 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.
F.A.R. .46

VENDOR HOSPITAL CONTROLLED SITE CALCULATIONS
VENDOR HOSPITAL SQUARE FOOTAGE 66,200 SF
SITE SQUARE FOOTAGE (3.1208 ACRES) 138,634 SF
F.A.R. .49

1988 APPROVED HOTEL/MEDICAL OFFICE BUILDING CONTROLLED SITE CALCULATIONS
HOTEL 228,500 SF
MEDICAL OFFICE BUILDING 24,000 SF
TOTAL BUILDING SQUARE FOOTAGE 252,500 SF
SITE SQUARE FOOTAGE (7.3284 ACRES) 319,228 SF
F.A.R. OF APPROVED/EXISTING OVERALL FLOOR AREA RATIO 1.08

PROPOSED FLOOR AREA RATIOS BY LAND USE:
ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS
MAN HOSPITAL BUILDING (222 BEDS) 343,738 SF
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING 77,280 SF
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS) 77,000 SF
TOTAL BUILDING SQUARE FOOTAGE 498,018 SF
TOTAL SITE SQUARE FOOTAGE 451,877 SF
F.A.R. OF PROPOSED FACILITIES 1.10

ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED SITE CALCULATIONS
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE 60,000 SF
SITE SQUARE FOOTAGE (3.6415 ACRES) 148,188 SF
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1,657.7 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.
F.A.R. .46

VENDOR HOSPITAL CONTROLLED SITE CALCULATIONS
VENDOR HOSPITAL SQUARE FOOTAGE (81 BEDS) 66,200 SF
SITE SQUARE FOOTAGE (3.1208 ACRES) 138,634 SF
F.A.R. .49

NEW MEXICO HEART HOSPITAL CONTROLLED SITE CALCULATIONS
NEW MEXICO HEART HOSPITAL (120 BEDS) 343,738 SF
MEDICAL OFFICE BUILDING 24,000 SF
TOTAL BUILDING SQUARE FOOTAGE 367,738 SF
SITE SQUARE FOOTAGE (7.2201 ACRES) 418,800 SF
F.A.R. .88

PROPOSED OVERALL FLOOR AREA RATIO
TOTAL BUILDING SQUARE FOOTAGE 865,756 SF
TOTAL SITE SQUARE FOOTAGE 1,057,846 SF
F.A.R. .81

GENERAL DESIGN ELEMENTS
LANDSCAPING
LIGHTING
PEDESTRIAN ACCESS
SIGNAGE
BUILDING CHARACTER

REVISION DATE DESCRIPTION
3-17-98 DATE
9752 DRB #
5/19/98 DRB APPROVAL SET FOR EPC
SIGN-OFF

FMSM ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT
ALBUQUERQUE, NM
Flavor House Studio Architects
Architects Interior Designers
Landscape Architects Planners
Albuquerque, NM
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Area to receive stepped parapets, on top of existing tower. See Elevations for more details.

Area to receive mechanical screening on Emergency Department Roof. See Elevations for more details.

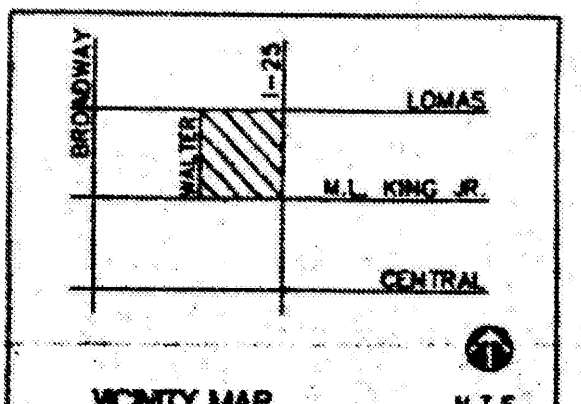
Area to receive entrance area enhancements and new landscaping improvements. See Civil and Landscaping plans.

Remove existing pylon sign and replace with new monument sign per details submitted with EPC letter.

Remove existing pylon sign and replace with new monument sign per details submitted with EPC letter.

TRANSPORTATION DEPARTMENT RECOMMENDATIONS
1. AS A CONDITION OF APPROVAL OF PHASE ONE (1) OF THE DEVELOPMENT, AS CONTAINED ON THE SITE PLAN (Z-98-8) ST. JOSEPH MEDICAL CENTER CORPORATION, ITS SUCCESSORS AND ASSIGNS (REFERRED TO HEREIN AS THE "OWNER") WILL COMPLY FULLY WITH THE CONDITIONS IMPOSED ON THE 1988 SITE DEVELOPMENT PLAN (Z-88-7), EXCEPT AS MODIFIED BY 2.28.1.
2. APPROVAL OF PHASE PHASES OF DEVELOPMENT ON THE PROPERTY WILL BE CONTINGENT AND CONDITIONED UPON BY THE OWNER PERFORMING A TRAFFIC IMPACT STUDY (TIS) TO DETERMINE THE ADEQUACY OF ACCESS AND SITE CIRCULATION OF THE EXISTING DEVELOPMENT AND THE TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT(S) ON THE SURROUNDING STREET NETWORK, AND IMPLEMENTATION BY THE OWNER OF ANY MITIGATION MEASURES DETERMINED BY THE TIS WHICH MAY INCLUDE A DIRECT CONNECTION FROM ELM STREET TO WOODWARD PLACE.
3. IN THE EVENT THAT ST. JOSEPH OR VENDOR REQUEST MODIFICATIONS TO THE VENDOR SITE PLAN (Z-75-4), OR RENEGOTIATE THE LEASE AGREEMENT FOR THE VENDOR SITE, ST. JOSEPH WILL PERFORM A TRAFFIC IMPACT STUDY ("TIS") TO DETERMINE THE ADEQUACY OF ACCESS AND SITE CIRCULATION OF THE EXISTING DEVELOPMENT AND THE IMPACT OF SUBSEQUENT DEVELOPMENT ON THE ST. JOSEPH/VENDOR PROPERTY AND SURROUNDING STREETS. ST. JOSEPH AGREES TO IMPLEMENT ANY MITIGATION MEASURES DETERMINED BY THE TIS WHICH MAY INCLUDE A DIRECT CONNECTION FROM ELM STREET TO WOODWARD PLACE.

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION



GENERAL NOTES
1. EPC APPROVAL IS REQUIRED FOR PHASE 2 AND PHASE 3 DEVELOPMENT.
2. SEE [redacted] REGARDING TRAFFIC ENGINEERING CONDITIONS.
NOTE ABOVE
MA 7/21/98

NOTE: HELICOPTER LANDING AND TAKEOFF SHALL BE IN A NORTH/SOUTH DIRECTION AND SHALL FOLLOW THE 1-25 OFF RAMP. THE FREQUENCY OF HELICOPTER FLIGHTS IS ANTICIPATED TO BE NO MORE THAN ONCE A WEEK (ACCORDING TO 3.76.4 PER MONTH) DURING THE DAYTIME HOURS. FLIGHTS SHALL ONLY OCCUR IN CASES OF EMERGENCY SITUATIONS. REFER TO AMENDMENT TO THE DEVELOPMENT PLAN AMENDMENT A-7-97 DATED SEPTEMBER 22, 1997.

PROJECT #1008915



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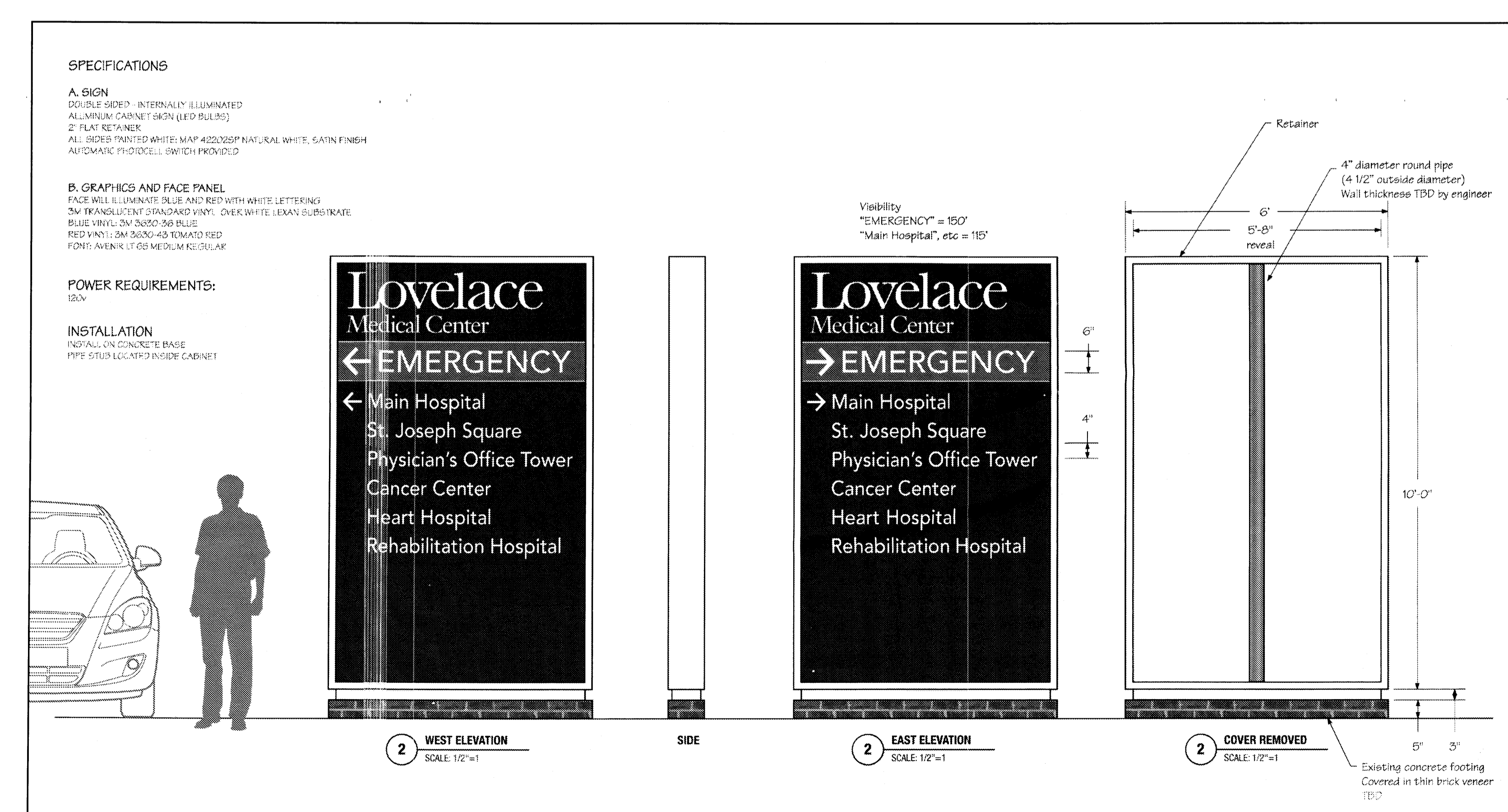
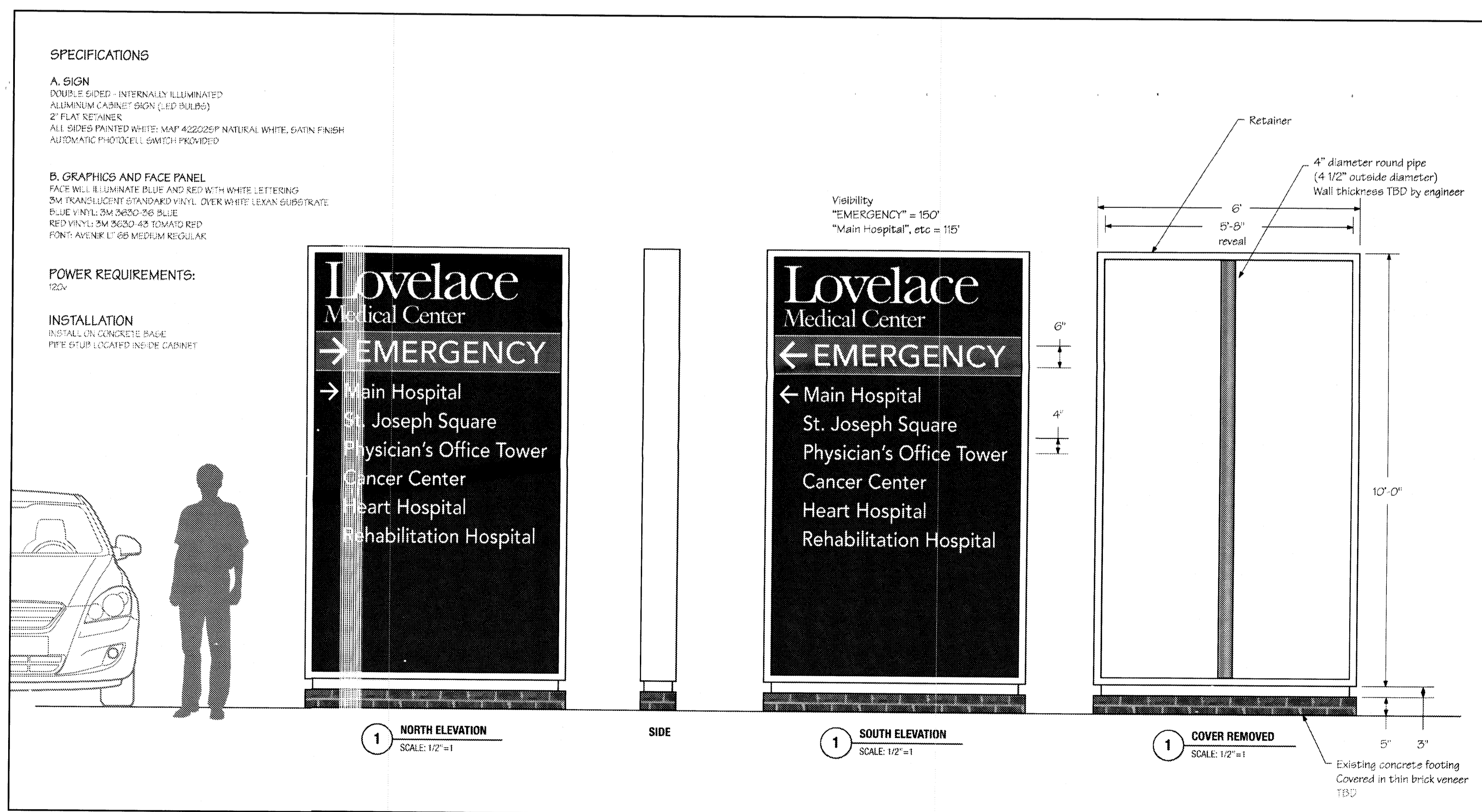
STAMP



PROJECT NAME
**LOVELACE MEDICAL
 TOWER EXTERIOR
 RENOVATION**

601 MARTIN LUTHER KING AVE NE,
 ALBUQUERQUE, NM 87102

LOVELACE HEALTH
 SYSTEMS, INC.



REVISIONS		
No.	Description	Date

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Drawn by _____ Author
 Checked by _____ Checker
 Date MARCH 12, 2012
 Project number 4130
 CAD file name _____

SHEET TITLE

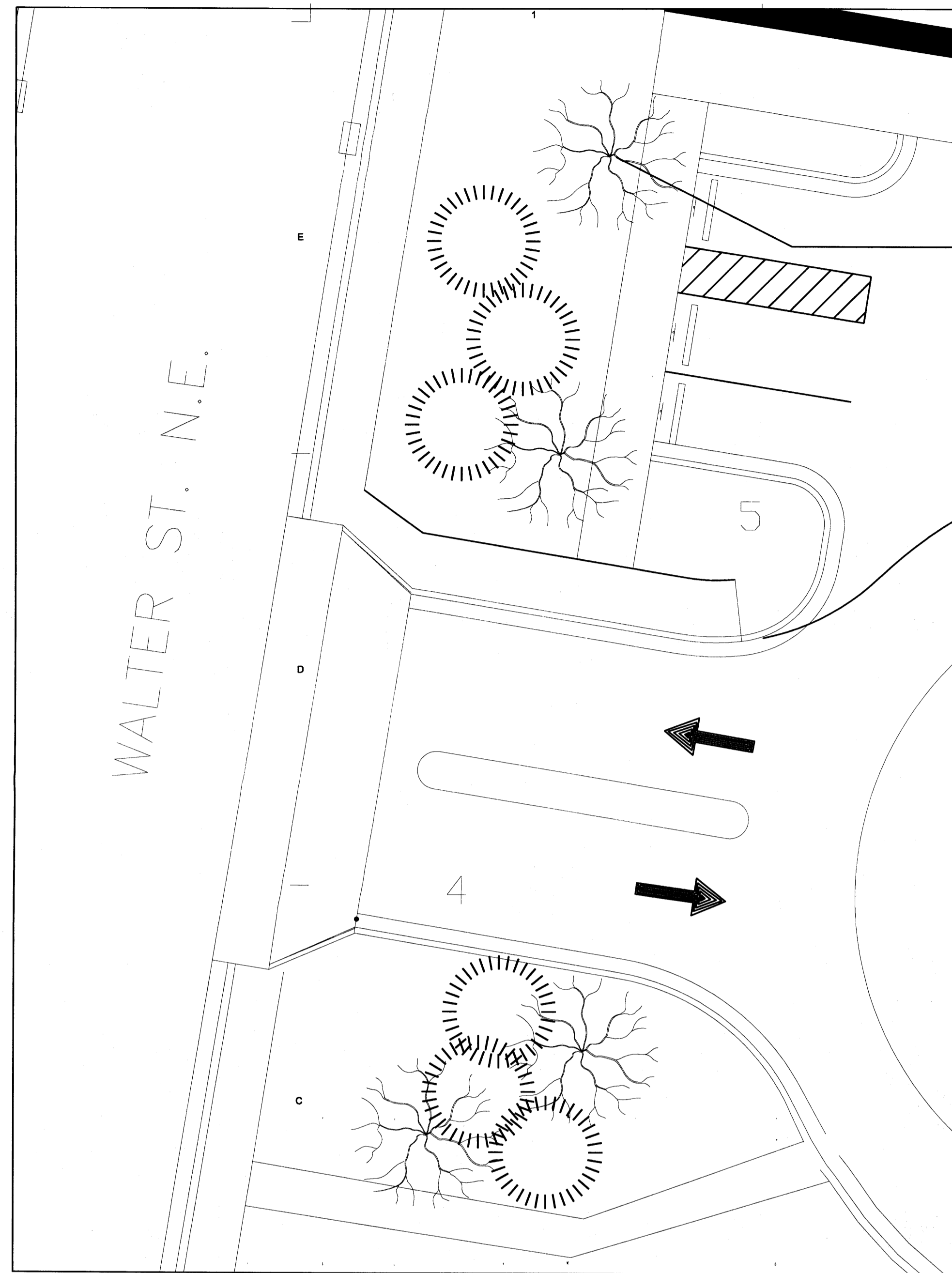
SIGN DETAILS

SHEET NUMBER

SIGNS

A1 SIGN DETAIL #1
 NOT TO SCALE

A4 SIGN DETAIL #2
 NOT TO SCALE



EXISTING TREES TO REMAIN

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 PLANTING PITS TO RECEIVE ADDITIONAL AMENDMENTS FOR THE PARTICULAR PLANTING SPECIFIED.
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH OVER FILTER FABRIC

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Mature	Water Use
Trees					
12		Pinus Austrian Pine	6'-8' ht.	35'/25'	Medium
3		Fraxinus Modesto Ash	2" B&B	40'/35'	Medium
1		Chilopsis Desert Willow	2" B&B	20'/25'	Medium
4		Pyrus Flowering Pear	2" B&B	25'/15'	Medium
3		Ilex Yaupon Holly	15-Gal	15'/15'	Medium
Shrubs/Groundcovers					

growing better
**Up
 Heads**
 LANDSCAPE CONTRACTORS
 P.O. BOX 10597
 Albuquerque, NM 87184
 505.898.9819
 505.898.2105 (fax)
 design@hulic.com
 www.headsuplandscape.com



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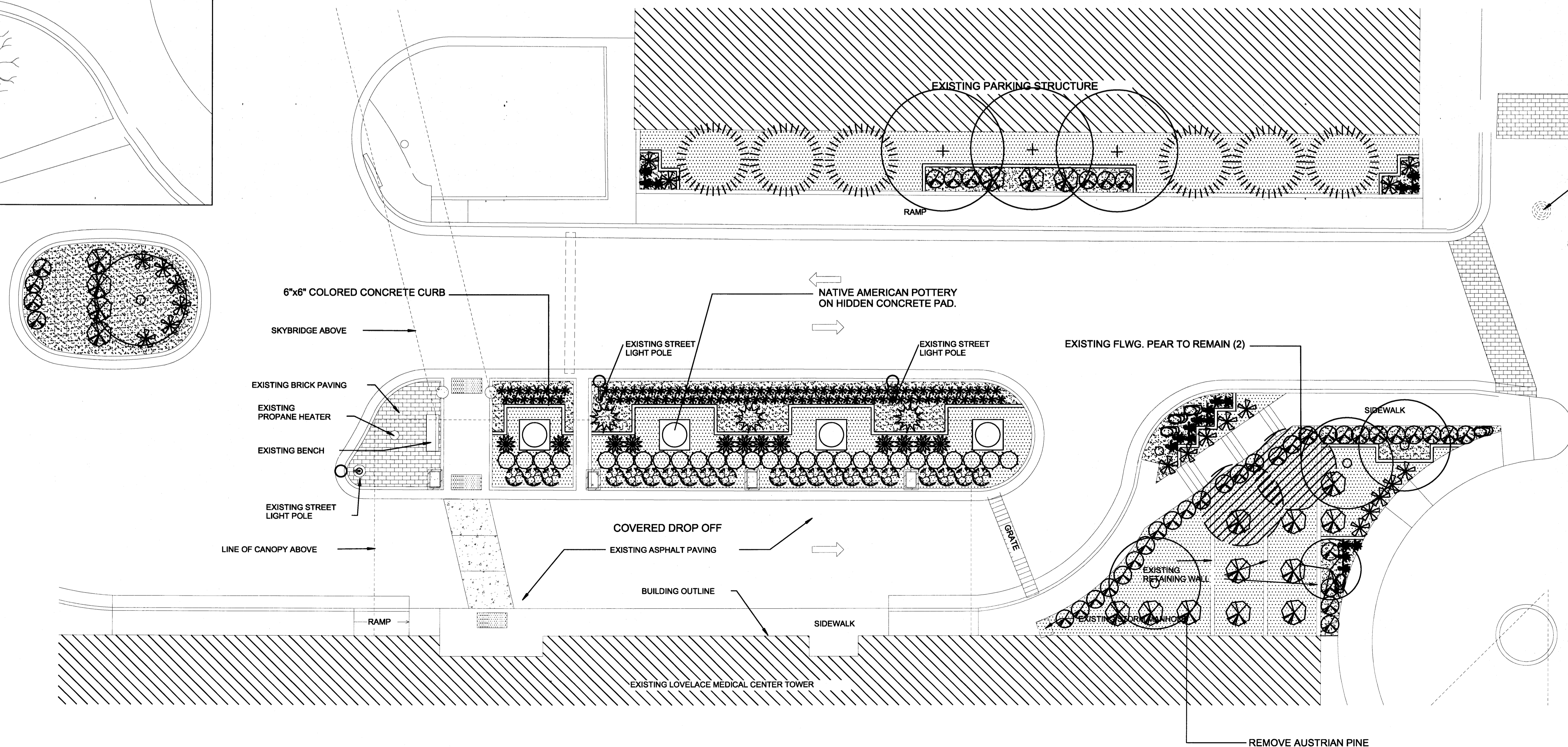
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PROJECT NAME
**LOVELACE MEDICAL
 TOWER EXTERIOR
 RENOVATION**
 801 MARTIN LUTHER KING AVE NE,
 ALBUQUERQUE, NM 87102

LOVELACE HEALTH
 SYSTEMS, INC.

MATERIALS LEGEND

- 1" San Lazarus Gravel at 2" depth
- 1" Old Town Brown Gravel at 2" depth
- Accent Boulder



LANDSCAPE PLAN
 1" = 8'-0"

REVISIONS

No.	Description	Date

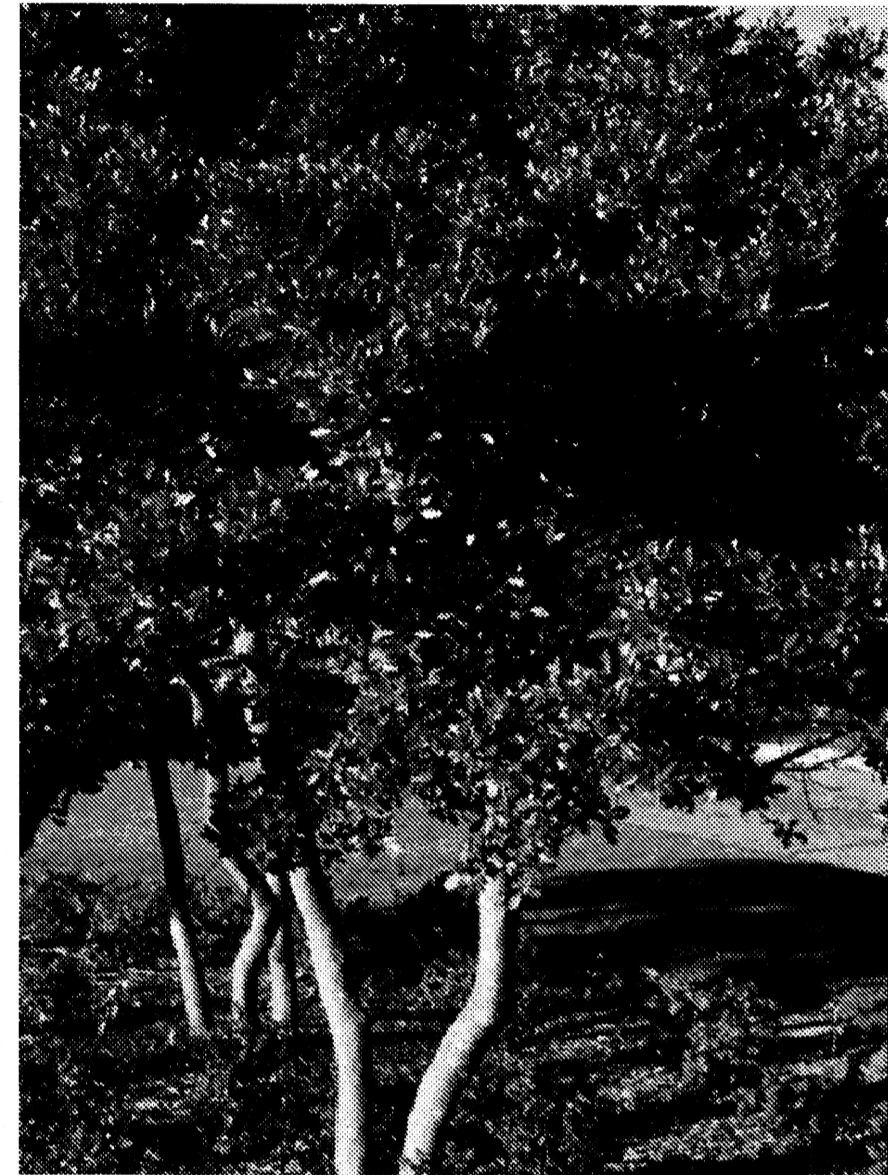
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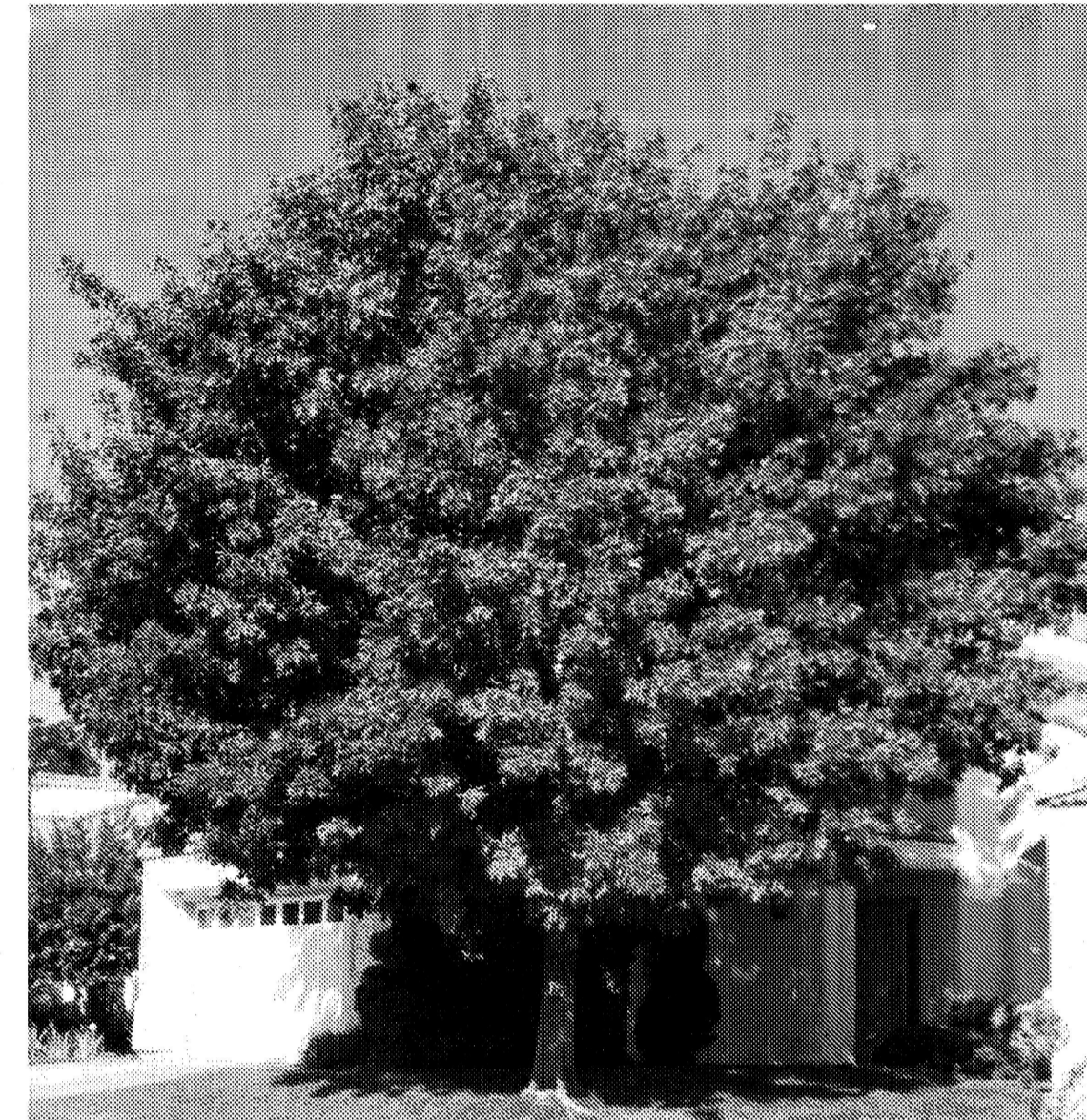
SHEET TITLE
**LANDSCAPE PLAN
 AMENDMENT TO SITE
 DEVELOPMENT PLAN
 FOR SUBDIVISION**

SHEET NUMBER

L-101



YAUAPON HOLLY



MODESTO ASH



BLUE HOLLY



NANDINA



FLOWERING PEAR



DWARF PLUMBAGO



LIRIOPE



ENGLISH IVY



AUSTRIAN PINE



DESERT WILLOW



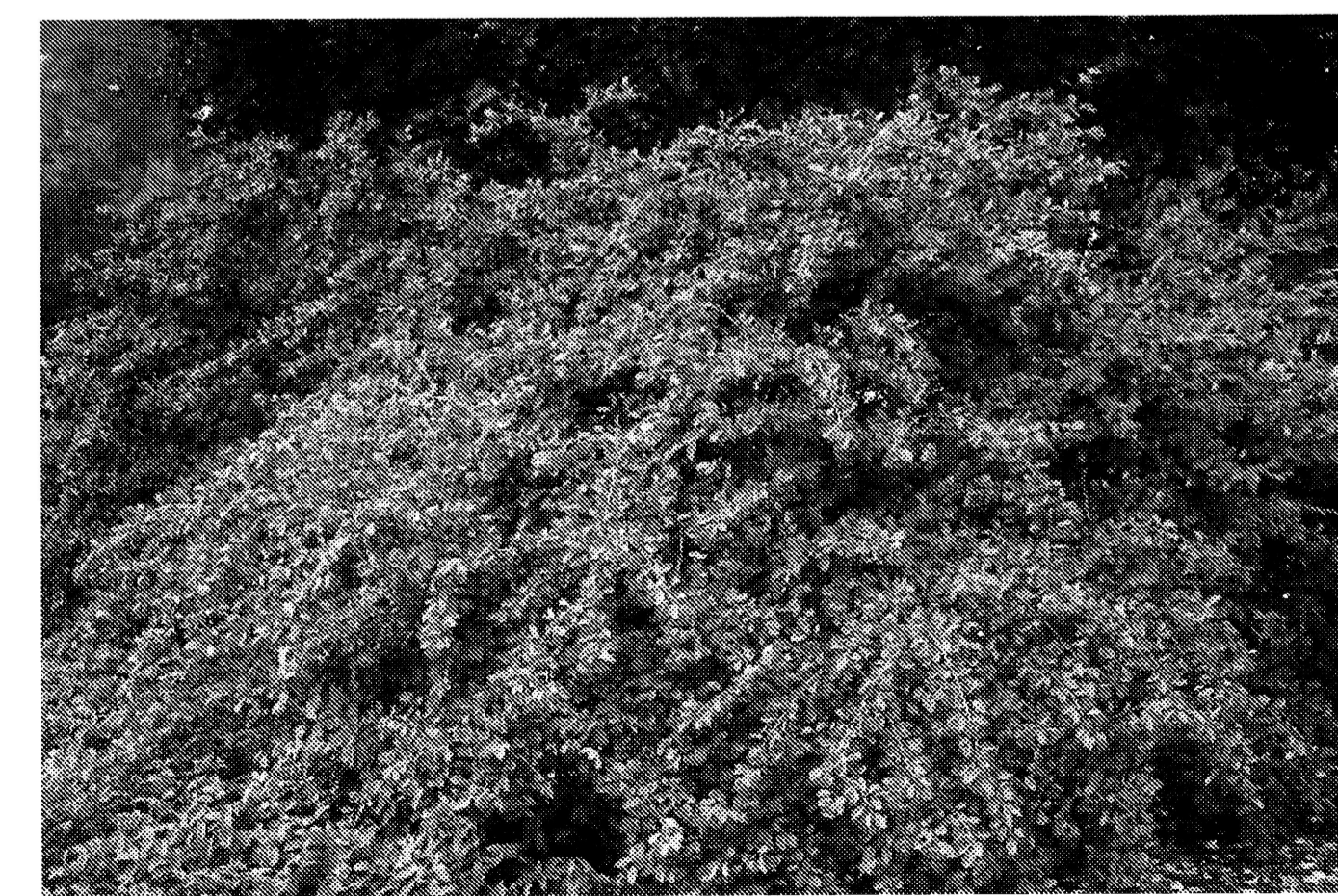
DAYLILY



INDIA HAWTHORN



RED YUCCA



PARNEYI COTONEASTER



NATIVE AMERICAN POTTERY
6' ht. x 2.5' width minimum
Example/Pattern may vary

growing
better
Up
Heads
LANDSCAPE CONTRACTORS
P.O. BOX 10297
ALBUQUERQUE, NM 87184
505.898.2615
505.898.2105 (fax)
design@hmc.com
www.hmcuplandscapes.com



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Date: MAY 31, 2012
Project number: 4130
CAD file name: _____

SHEET TITLE
PLANT PICTURES
AMENDMENT TO SITE
DEVELOPMENT PLAN
FOR SUBDIVISION

SHEET NUMBER



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NEW MATERIAL LEGEND

STUCCO PARAPET ADDITION

METAL PANEL

STAMP

PROJECT NAME:
**LOVELACE MEDICAL
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 RENOVATION**

601 MARTIN LUTHER KING AVE NE,
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 SYSTEMS, INC.

**AMENDMENT TO
 SITE DEVELOPMENT
 PLAN FOR
 SUBDIVISION**

REVISIONS

No.	Description	Date

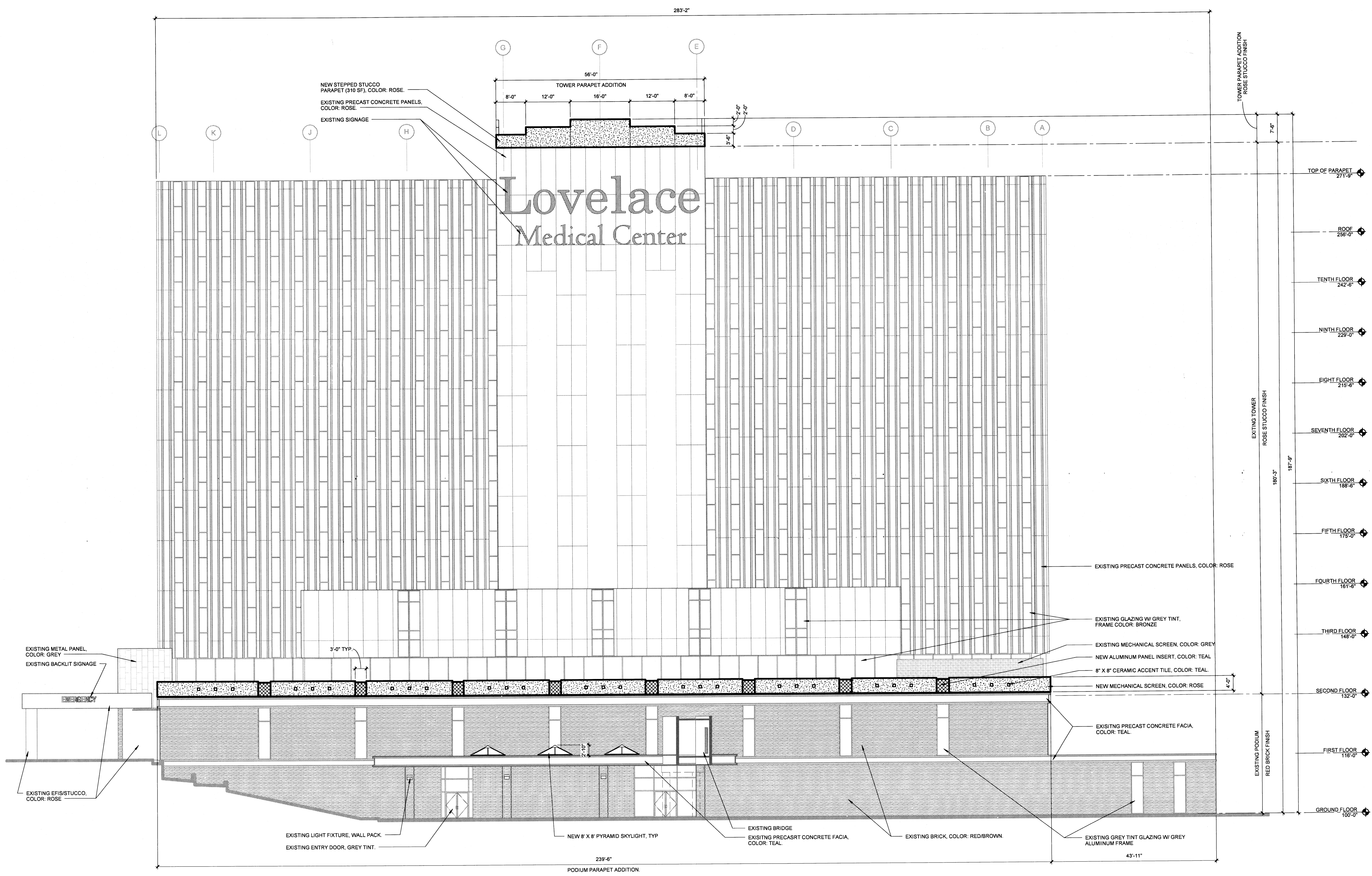
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Drawn by: KB
 Checked by: CP
 Date: JUNE 21, 2012
 Project number: 4130
 CAD file name:

SHEET TITLE:
**BUILDING ELEVATION -
 NORTH**

SHEET NUMBER

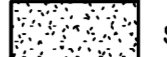

A-201



A1 BUILDING ELEVATION - NORTH
 3/32" = 1'-0"

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NEW MATERIAL LEGEND LEGEND

 STUCCO PARAPET ADDITION
 METAL PANEL



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**AMENDMENT TO
 SITE DEVELOPMENT
 PLAN FOR
 SUBDIVISION**

REVISIONS

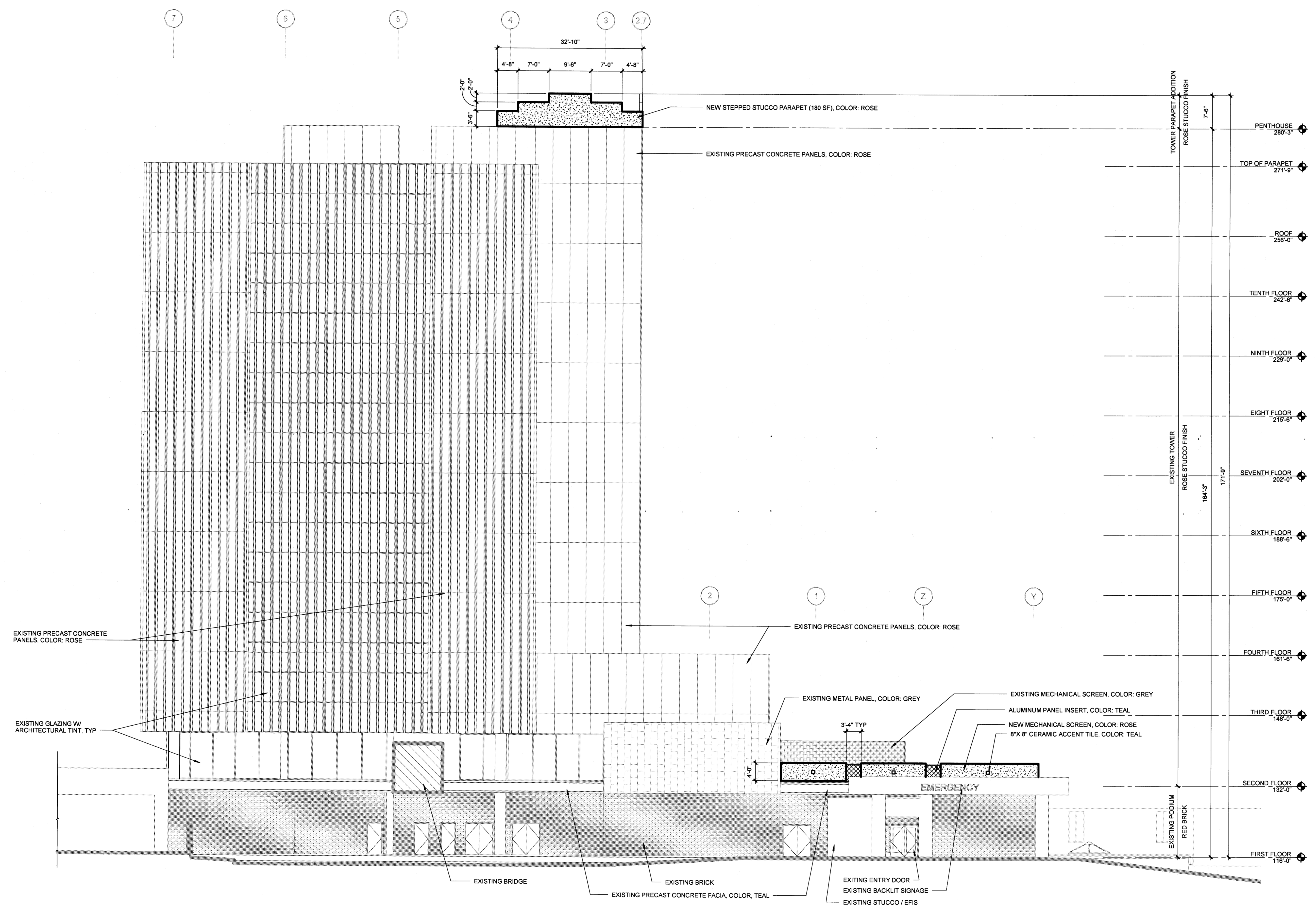
No.	Description	Date

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 Date: JUNE 21, 2012
 Project number: 4130
 CAD file name:

SHEET TITLE
**BUILDING ELEVATION -
 EAST**

SHEET NUMBER

A-202



A1 BUILDING ELEVATION - EAST
 3/32" = 1'-0"

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NEW MATERIAL LEGEND	
	STUCCO PARAPET ADDITION
	METAL PANEL



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 ALBUQUERQUE, NM 87102

LOVELACE HEALTH
 SYSTEMS, INC.

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 Date JUNE 21, 2012
 Project number 4130
 CAD file name

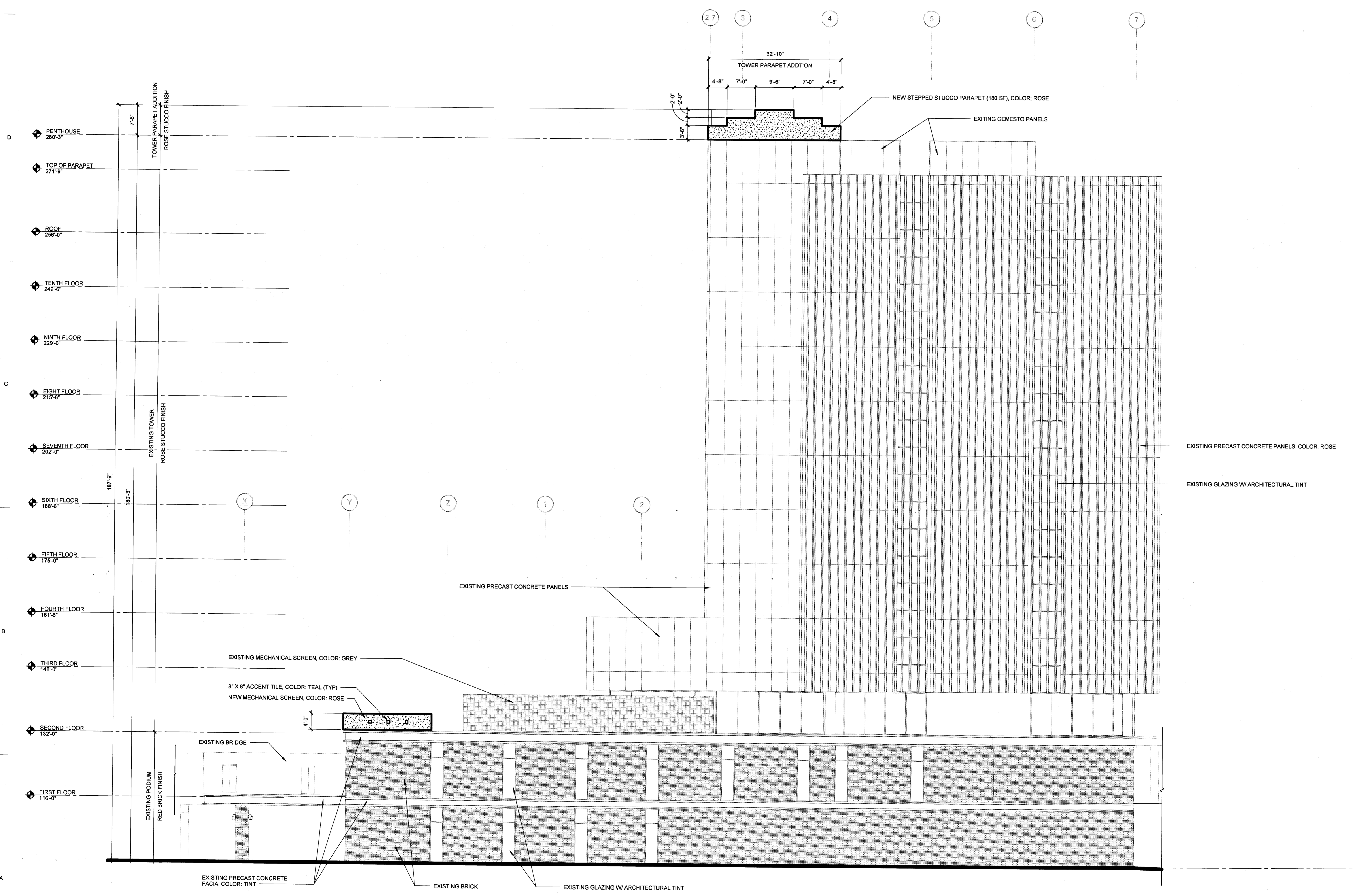
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**BUILDING ELEVATION -
 WEST**

SHEET NUMBER

A-203

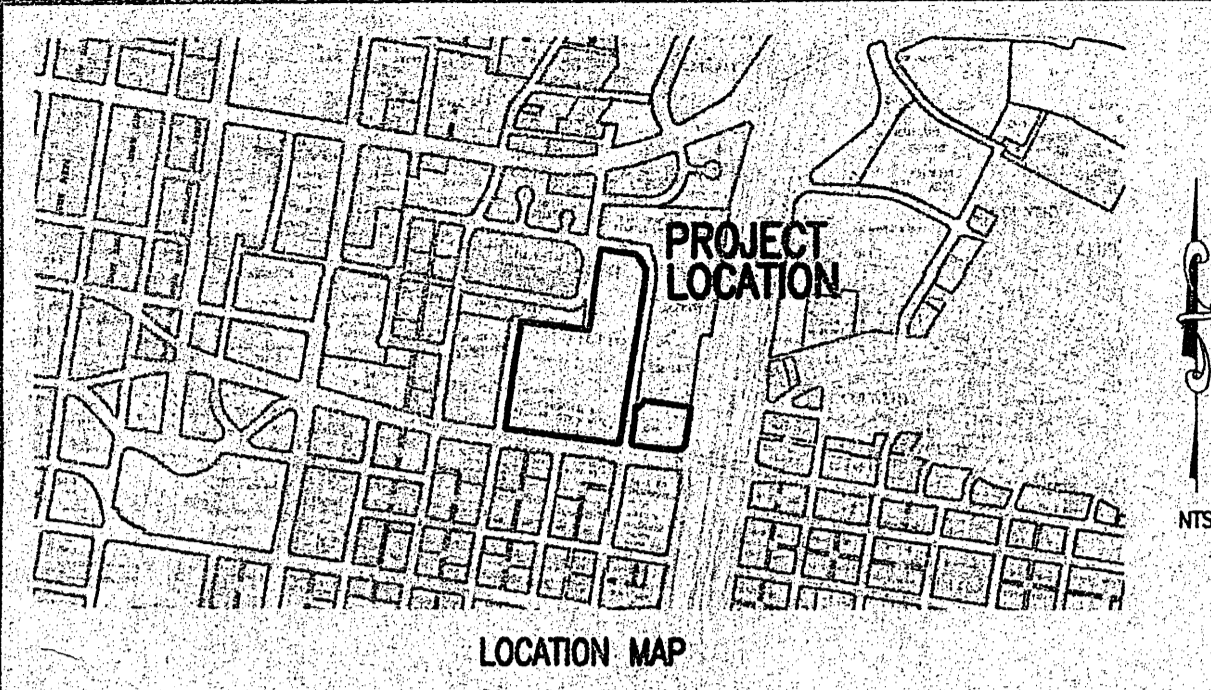
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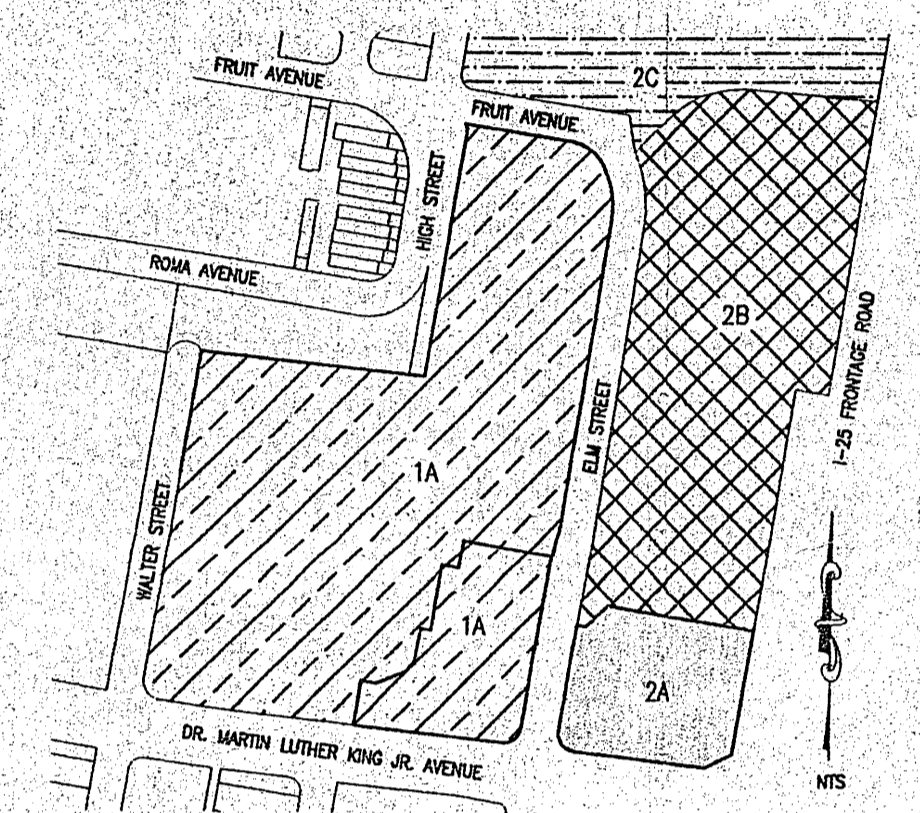


A1 BUILDING ELEVATION - WEST
 3/32" = 1'-0"

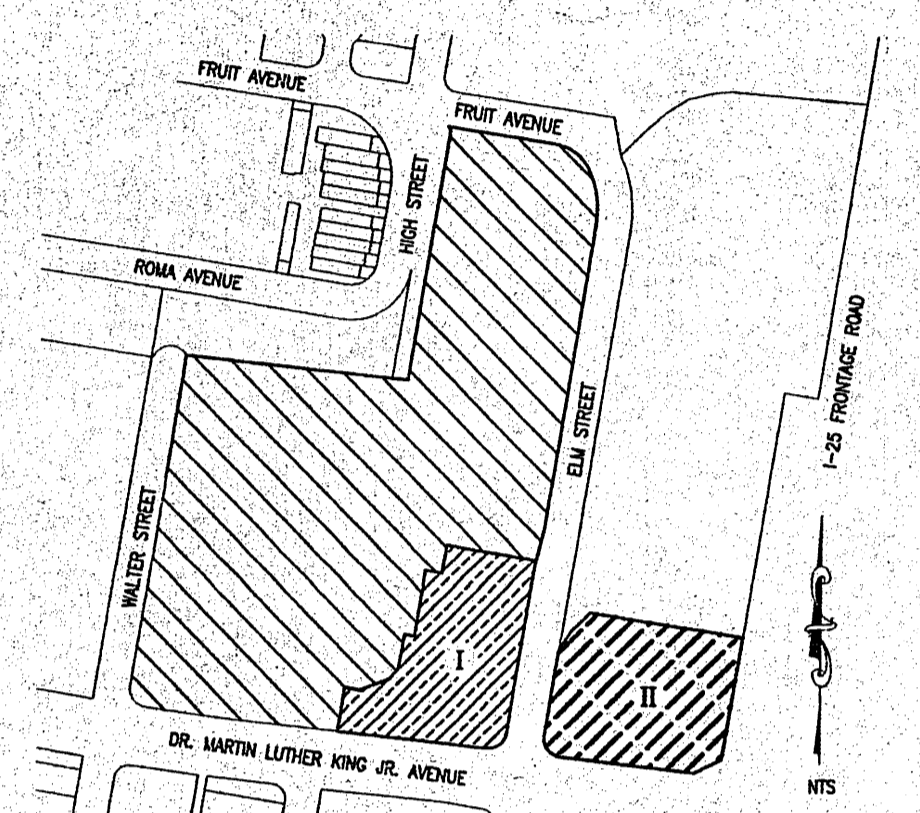
ALTA/ACSM LAND TITLE SURVEY
ALBUQUERQUE REGIONAL MEDICAL CENTER
PARCELS I & II
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006
 SHEET 1 OF 3



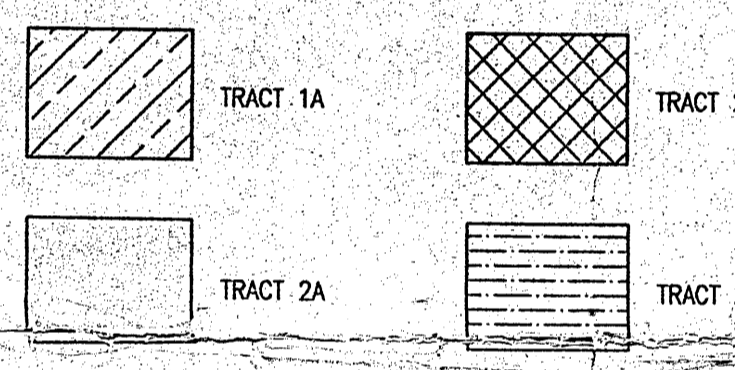
INDEX OF SUBDIVISION TRACTS
 ST. JOSEPH HOSPITAL COMPLEX
 FILED: 8/5/1998
 (98C-229)



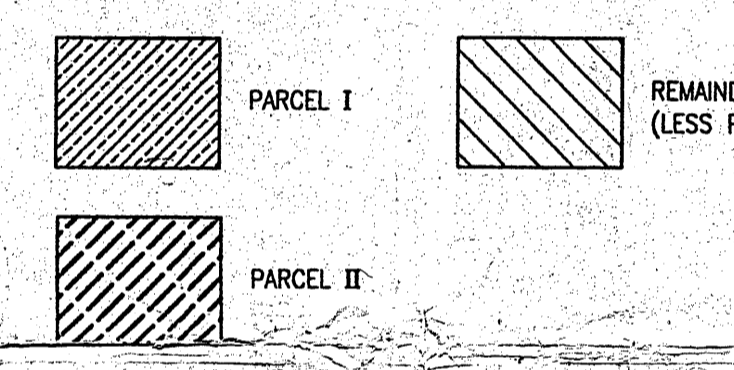
INDEX OF PARCELS (LESS R.O.W.)
EXHIBIT "A" OF TITLE COMMITMENT
 NO. 8212000509
 BY LANDAMERICA ALBUQUERQUE TITLE INSURANCE COMPANY
 (EFFECTIVE DATE 3/15/2006)



INDEX OF TITLE TO THE ESTATE LEGEND



INDEX OF PARCELS LEGEND



SURVEYOR'S CERTIFICATE

April 6, 2006
 This survey is made for the benefit of:
 New Mexico Medical Offices, Inc.
 Lovelace Health System, Inc.
 LandAmerica Albuquerque Title Company
 Citigroup North America, Inc., as Administrative Agent, its successors and/or assigns

I, Vladimir Jirik, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of tracts of land described as follows:
 TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 1A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229.
 TRACT 2A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 2A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229.

- I further certify that:
- The accompanying survey is a true, complete and correct survey of the property described hereon, was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the property described hereon.
 - This map or plat and the survey on which it is based were made (a) in accordance with laws regulating surveying in the State of New Mexico, and (b) in accordance with the "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, 7(c), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
 - Except as shown, the property described hereon is the same as the property described in the LandAmerica Albuquerque Title Company commitment No. 8212000509 with an effective date of March 15, 2006, and that all easements, covenants and plottable restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon.
 - The property is located in an area having a Zone Designation of "X" (Area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 35001C0334E, with a date of identification of November 19, 2003, for Community No. 350002 (City of Albuquerque), in Bernalillo County, State of New Mexico, which is the current Flood Insurance Rate Map for the Community in which said premises is situated.
 - The property has direct access to High Street N.E., Walter Street N.E., Dr. Martin Luther King Jr. Avenue N.E., Elm Street N.E., Fruit Avenue N.E., all dedicated public rights-of-ways.
 - The total number of striped parking spaces on the property (Parcels I & II) is 253 including 18 designated handicap spaces.
 - Except as shown, all visible utilities serving the property enter through adjoining public streets and/or easements of record.
 - Except as shown hereon, there are no improvements, easements, rights-of-way, party walls, visible uses, conflicts, encroachments, overlaps, overhangs, utility lines, or other matters of record of which the undersigned has been advised, affecting the property; there are no visible encroachments or protrusions onto any adjoining premises, streets or alleys by any building, structures or other improvements situated on the property; there are no visible encroachments on the property by buildings, structures or other improvements situated on adjoining property; and there are no encroachments on any easements located on the property by any buildings, structures or other visible improvements situated on the property.
 - Except as shown hereon, the buildings, structures and other improvements situated on the property are all within the boundary lines and applicable setback lines of the property.
 - The parcels described hereon are contiguous to adjoining parcels and/or public rights-of-ways and there are no gaps, gores, overlaps along common boundary and/or right-of-way lines and the parcels themselves contain no gaps, gores, overlaps or any other parcels of land.

LEGAL DESCRIPTION - PARCEL I

PORTION OF LEASE PARCEL I, PER LANDAMERICA ALBUQUERQUE TITLE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 8212000509 EFFECTIVE DATE MARCH 15, 2006 (EXCLUDES RIGHTS-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON AUGUST 05, 1998, IN BK-98C, PG-229; AND BY "SUBDIVISION PLAT MAP FOR ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 23, 1997, IN BK-C34, PG-154).

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 1A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E., WHENCE THE ACS/MSHC CONTROL STATION 1-25-26 BEARS S 87°38'31" E, 855.45 FEET DISTANCE; THENCE,

N 09°10'25" E, 75.97 FEET DISTANCE TO A POINT; THENCE,
 S 80°44'35" E, 26.80 FEET DISTANCE TO A POINT; THENCE,
 N 87°13'25" E, 54.97 FEET DISTANCE TO A POINT; THENCE,
 S 38°55'15" E, 24.50 FEET DISTANCE TO A POINT; THENCE,
 N 09°14'05" E, 58.12 FEET DISTANCE TO A POINT; THENCE,
 S 80°42'25" E, 17.62 FEET DISTANCE TO A POINT; THENCE,
 N 08°58'55" E, 112.90 FEET DISTANCE TO A POINT; THENCE,
 S 80°53'25" E, 28.45 FEET DISTANCE TO A POINT; THENCE,
 N 09°12'25" E, 48.83 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, A POINT ON THE SOUTHERLY BACK OF CURB LINE OF VACATED MARQUETTE AVENUE N.E.; THENCE,
 S 80°47'35" E, 158.32 FEET DISTANCE ALONG THE SOUTHERLY BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. TO A POINT ON CURVE; THENCE,
 SOUTHWESTERLY, 0.38 FEET DISTANCE CONTINUING ALONG THE BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 13.40 FEET, A CENTRAL ANGLE OF 01°38'12" AND A CHORD WHICH BEARS N 79°57'44" W, 0.38 FEET DISTANCE) TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E.; THENCE,
 S 14°37'29" W, 7.36 FEET DISTANCE TO A POINT; THENCE,
 S 09°13'00" W, 293.74 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,
 SOUTHWESTERLY, 45.57 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87°01'36" AND A CHORD WHICH BEARS S 52°43'48" W, 41.31 FEET DISTANCE) TO THE POINT OF TANGENCY AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E. AND THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E.; THENCE,
 N 83°45'24" W, 262.03 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 71,309 SQUARE FEET (1.6370 ACRES), MORE OR LESS.

LEGAL DESCRIPTION - PARCEL II

PORTION OF LEASE PARCEL II, PER LANDAMERICA ALBUQUERQUE TITLE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 8212000509 EFFECTIVE DATE MARCH 15, 2006 (EXCLUDES RIGHTS-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON AUGUST 05, 1998, IN BK-98C, PG-229).

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF TRACT 2A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 2A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF TRACT 2A AND A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (I-25) AND THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E., WHENCE THE ACS/MSHC CONTROL STATION 1-25-26 BEARS N 88°54'23" E, 188.48 FEET DISTANCE; THENCE,
 S 63°48'31" W, 51.78 FEET DISTANCE TO A POINT; THENCE,
 N 83°39'29" W, 235.97 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E. AND THE EASTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E. AND A POINT OF CURVATURE; THENCE,
 NORTHWESTERLY, 48.63 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°52'29" AND A CHORD WHICH BEARS N 37°13'15" W, 43.48 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 N 09°13'00" W, 148.48 FEET DISTANCE TO A POINT; THENCE,
 N 26°54'45" E, 27.82 FEET DISTANCE TO A POINT; THENCE,
 N 45°30'15" E, 60.90 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,
 S 80°44'35" E, 265.40 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE,
 S 09°21'29" W, 212.01 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 74,492 SQUARE FEET (1.7101 ACRES), MORE OR LESS.

LEGAL DESCRIPTION - REMAINING PORTION TRACT 1A (LESS PARCEL I)

REMAINING PORTION OF TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX (EXCLUDES LEASE PARCEL I, PER LANDAMERICA ALBUQUERQUE TITLE COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 8212000509 EFFECTIVE DATE MARCH 15, 2006).

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTIONS 16, 20 & 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 1A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E., WHENCE THE ACS/MSHC CONTROL STATION 1-25-26 BEARS S 87°38'31" E, 855.45 FEET DISTANCE; THENCE,
 N 83°45'24" W, 159.00 FEET DISTANCE TO THE POINT ON CURVE; THENCE,
 NORTHWESTERLY, 179.82 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 5,676.58 FEET, A CENTRAL ANGLE OF 01°48'54" AND A CHORD WHICH BEARS N 82°32'08" W, 179.81 FEET DISTANCE) TO THE POINT OF COMPOUND CURVE BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E. AND THE EASTERLY RIGHT-OF-WAY LINE OF WALTER STREET N.E.; THENCE,
 NORTHWESTERLY, 48.50 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°37'10" AND A CHORD WHICH BEARS N 37°07'23" W, 43.39 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 N 09°11'46" E, 573.55 FEET DISTANCE TO A POINT; THENCE,
 S 84°00'09" E, 388.52 FEET DISTANCE TO A POINT; THENCE,
 N 09°24'11" E, 432.46 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,
 NORTHWESTERLY, 11.20 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 11.50 FEET, A CENTRAL ANGLE OF 55°47'49" AND A CHORD WHICH BEARS N 18°29'44" W, 10.76 FEET DISTANCE) TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGH STREET N.E. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUIT AVENUE N.E.; THENCE,
 S 81°19'54" E, 188.90 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,
 SOUTHEASTERLY, 76.92 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 56°30'00" AND A CHORD WHICH BEARS S 53°04'42" E, 73.84 FEET DISTANCE) TO THE POINT OF COMPOUND CURVATURE BEING A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUIT AVENUE N.E. AND THE WESTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E.; THENCE,
 SOUTHEASTERLY, 94.77 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 159.49 FEET, A CENTRAL ANGLE OF 34°02'43" AND A CHORD WHICH BEARS S 07°48'21" E, 93.38 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 S 09°13'00" W, 534.46 FEET DISTANCE TO A POINT; THENCE,
 S 14°37'29" W, 52.91 FEET DISTANCE TO A POINT ON THE SOUTHERLY BACK OF CURB LINE OF VACATED MARQUETTE AVENUE N.E.; THENCE,
 SOUTHWESTERLY, 0.38 FEET DISTANCE CONTINUING ALONG THE BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 13.40 FEET, A CENTRAL ANGLE OF 01°38'12" AND A CHORD WHICH BEARS N 79°57'44" W, 0.38 FEET DISTANCE) TO A POINT; THENCE,
 N 80°47'35" W, 158.32 FEET DISTANCE CONTINUING ALONG THE SOUTHERLY BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. TO A POINT; THENCE,
 S 09°12'25" E, 48.83 FEET DISTANCE TO A POINT; THENCE,
 N 80°53'25" E, 28.45 FEET DISTANCE TO A POINT; THENCE,
 S 08°58'55" W, 112.90 FEET DISTANCE TO A POINT; THENCE,
 N 80°42'25" E, 17.62 FEET DISTANCE TO A POINT; THENCE,
 S 09°14'05" W, 58.12 FEET DISTANCE TO A POINT; THENCE,
 S 38°55'15" E, 24.50 FEET DISTANCE TO A POINT; THENCE,
 S 87°13'25" E, 54.97 FEET DISTANCE TO A POINT; THENCE,
 N 87°44'55" W, 26.80 FEET DISTANCE TO A POINT; THENCE,
 S 09°10'25" W, 75.97 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 450,689 SQUARE FEET (10.3464 ACRES), MORE OR LESS.

LEGAL DESCRIPTION - TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTIONS 16, 20 AND 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT 1A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 1A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E. AND THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E. AND A POINT ON CURVE, WHENCE THE ACS/MSHC CONTROL STATION 1-25-26 BEARS S 88°45'58" E, 562.27 FEET DISTANCE; THENCE,
 SOUTHWESTERLY, 45.57 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87°01'36" AND A CHORD WHICH BEARS S 52°43'48" W, 41.31 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 N 83°45'24" W, 421.03 FEET DISTANCE TO THE POINT ON CURVE; THENCE,
 NORTHWESTERLY, 179.82 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 5,676.58 FEET, A CENTRAL ANGLE OF 01°48'54" AND A CHORD WHICH BEARS N 82°32'08" W, 179.81 FEET DISTANCE) TO THE POINT OF COMPOUND CURVE BEING A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E. AND THE EASTERLY RIGHT-OF-WAY LINE OF WALTER STREET N.E.; THENCE,
 NORTHWESTERLY, 48.50 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°37'10" AND A CHORD WHICH BEARS N 37°07'23" W, 43.39 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 N 09°11'46" E, 573.55 FEET DISTANCE TO A POINT; THENCE,
 S 84°00'09" E, 388.52 FEET DISTANCE TO A POINT; THENCE,
 N 09°24'11" E, 432.46 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,
 NORTHWESTERLY, 11.20 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 11.50 FEET, A CENTRAL ANGLE OF 55°47'49" AND A CHORD WHICH BEARS N 18°29'44" W, 10.76 FEET DISTANCE) TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGH STREET N.E. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUIT AVENUE N.E.; THENCE,
 S 81°19'54" E, 188.90 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,
 SOUTHEASTERLY, 76.92 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 56°30'00" AND A CHORD WHICH BEARS S 53°04'42" E, 73.84 FEET DISTANCE) TO THE POINT OF COMPOUND CURVATURE BEING A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUIT AVENUE N.E. AND THE WESTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E.; THENCE,
 SOUTHEASTERLY, 94.77 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 159.49 FEET, A CENTRAL ANGLE OF 34°02'43" AND A CHORD WHICH BEARS S 07°48'21" E, 93.38 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 S 09°13'00" W, 534.46 FEET DISTANCE TO A POINT; THENCE,
 S 14°37'29" W, 52.91 FEET DISTANCE TO A POINT ON THE SOUTHERLY BACK OF CURB LINE OF VACATED MARQUETTE AVENUE N.E.; THENCE,
 SOUTHWESTERLY, 0.38 FEET DISTANCE CONTINUING ALONG THE BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 13.40 FEET, A CENTRAL ANGLE OF 01°38'12" AND A CHORD WHICH BEARS N 79°57'44" W, 0.38 FEET DISTANCE) TO A POINT; THENCE,
 N 80°47'35" W, 158.32 FEET DISTANCE CONTINUING ALONG THE SOUTHERLY BACK OF CURB LINE OF SAID VACATED MARQUETTE AVENUE N.E. TO A POINT; THENCE,
 S 09°12'25" E, 48.83 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 521,998 SQUARE FEET (11.9834 ACRES), MORE OR LESS.

LEGAL DESCRIPTION - TRACT 2A, ST. JOSEPH HOSPITAL COMPLEX

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT 2A, ST. JOSEPH HOSPITAL COMPLEX, AS SAID TRACT 2A IS SHOWN AND DESIGNATED ON THE "PLAT OF TRACTS 1A, 2A, 2B & 2C, ST. JOSEPH HOSPITAL COMPLEX" FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 1998, IN BK-98C, PG-229, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

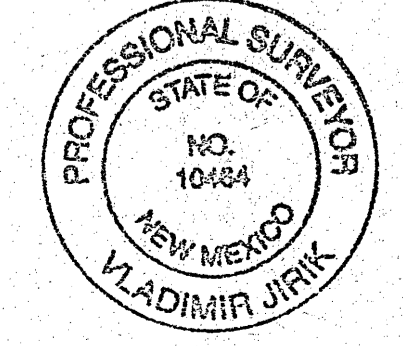
BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF TRACT 2A AND A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (I-25) AND THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E., WHENCE THE ACS/MSHC CONTROL STATION 1-25-26 BEARS N 88°54'23" E, 188.48 FEET DISTANCE; THENCE,
 S 63°48'31" W, 51.78 FEET DISTANCE TO A POINT; THENCE,
 N 83°39'29" W, 235.97 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. AVENUE N.E. AND THE EASTERLY RIGHT-OF-WAY LINE OF ELM STREET N.E. AND A POINT OF CURVATURE; THENCE,
 NORTHWESTERLY, 48.63 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°52'29" AND A CHORD WHICH BEARS N 37°13'15" W, 43.48 FEET DISTANCE) TO THE POINT OF TANGENCY; THENCE,
 N 09°13'00" W, 148.48 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF TRACT 2B, ST. JOSEPH HOSPITAL COMPLEX; THENCE,
 S 79°21'06" E, 15.57 FEET DISTANCE TO A POINT; THENCE,
 N 45°43'49" E, 52.90 FEET DISTANCE TO A POINT; THENCE,
 S 80°38'31" E, 262.87 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF TRACT 2B, ST. JOSEPH HOSPITAL COMPLEX AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE,
 S 09°21'29" W, 212.01 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 75,786 SQUARE FEET (1.7398 ACRES), MORE OR LESS.

NOTES:

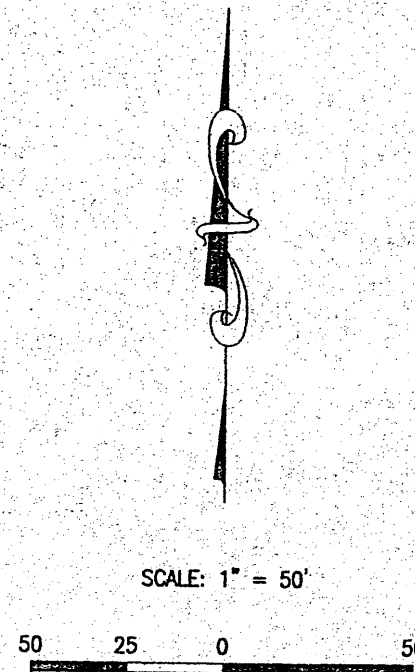
- BEARINGS SHOWN ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM. DISTANCES ARE GROUND. BEARINGS AND DISTANCES ARE FIELD AND RECORD VALUES UNLESS SHOWN OTHERWISE.
- UNLESS OTHERWISE INDICATED ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL WITH SHINER, CHISELED "X" IN CONCRETE OR REBAR AND CAP STAMPED "PS 10464".
- THE PROPERTY IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS AS SHOWN IN THE TITLE COMMITMENT LISTED HEREON.
- THE SUBJECT PROPERTY IS ZONED SPECIAL USE (SU-1) FOR HOSPITAL AND RELATED USES AND HOTEL, ACCORDING TO THE CITY OF ALBUQUERQUE ZONE ATLAS PAGE 14-15-2. THE SITE DEVELOPMENT PLANS ARE ON FILE AT THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT. NO SETBACK LINES ARE SHOWN ON RECORDED PLATS OR SITE PLANS.
- THE PROPERTY IS SUBJECT TO ENVIRONMENTAL ACCESS AGREEMENT WITH THE STATE OF NEW MEXICO ENVIRONMENTAL DEPARTMENT PERMITTING ACCESS TO THE HOSPITAL SITE TO INSTALL GROUNDWATER MONITORING WELL AS REFLECTED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 441, PAGE 2427 AS DOCUMENT NUMBER 2002-112752, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Vladimir Jirik
 VLADIMIR JIRIK, N.M.P.S. NO. 10464
 DATE

APR 06 2006



ALTA/ACSM LAND TITLE SURVEY
ALBUQUERQUE REGIONAL MEDICAL CENTER
PARCELS I & II
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2006
 SHEET 2 OF 3



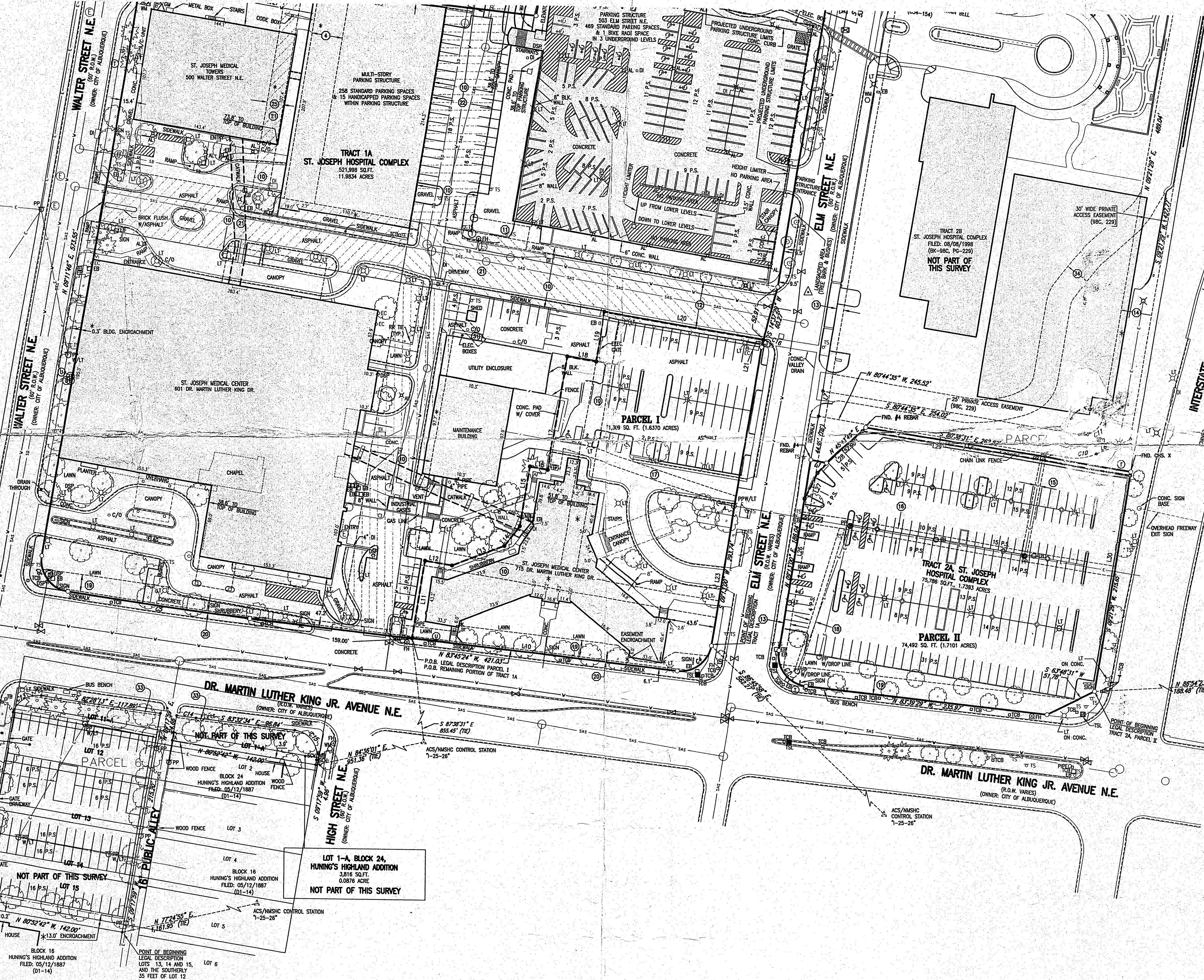
EASEMENT LEGEND

- VACATED MARQUETTE AVE. N.E. (OWNER: CITY OF ALBUQUERQUE)
 RESOLUTION V-83-2 DATED: 01/21/1983, DOC. # 8342001 FILED: 06/20/1983, MISS. TAX: 300-361 VACATED MARQUETTE, P.U.E. RETAINED
 O.C.D. # 83 42008 FILED: 05/27/1983 DOC. 0187-A, PC-140 P.U.E. RETAINED
- EASEMENT RESERVED BY PLAT 880-229 O.C.D. # 80442, FILED: 11/02/1985 P.U.E. RETAINED (0789-586) ORD. #2730 DOC. #27872 FILED: 07/27/1985, DATED: 04/14/1985 P.U.E. RETAINED (MISS. TAX: 74, 556) ORD. #95-1973 DOC.77911, DATED: 10/09/73 AMENDING ORD. #2730 NO EASEMENTS RETAINED IN N-S ALLEY IN BLOCK (MISC. 336-729)
- VACATED HIGH ST. N.E. VACATION V-17
- VACATED HIGH ST. N.E. VACATION V-77-18

LOTS 11-A, 12, 13, 14 AND 15
 BLOCK 24, HUNING'S HIGHLAND ADDITION
 0.6924 ACRE
 NOT PART OF THIS SURVEY

PARCEL A-2-A
 BLOCK 23
 HUNING'S HIGHLAND ADDITION
 FILED: 10/30/1974
 (010-52)

LOT 6
 BLOCK 23
 HUNING'S HIGHLAND ADDITION
 FILED: 05/12/1987
 (01-14)



LEGEND

- POWER POLE
 - ANCHOR
 - LIGHT POLE ON CONC. BASE
 - LIGHT POLE
 - AREA LIGHT
 - ELECTRIC BOX
 - WATER VALVE
 - WATER METER
 - WATER FAUCET
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - CLEAN OUT
 - VACUUM BREAKER
 - SPRINKLER CONTROL VALVE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - DROP INLET
 - TELEPHONE HANDBOLE
 - MANHOLE
 - TRAFFIC SIGN
 - FND. CITY OF ALBUQUERQUE C/L MONUMENTATION ALUMINUM CAP
 - WHEELCHAIR RAMP
 - TRAFFIC CONTROL BOX
 - NUMBER OF PARKING SPACES
 - ENCROACHMENT
 - OVERHEAD/UTILITY ELECTRICAL LINE
 - SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER
 - UNDERGROUND WATER
 - FENCE
 - OVERHANG
 - BUILDING
 - NO-PARKING AREA
 - HANDICAPPED PARKING
 - PARCEL BOUNDARIES (I & II) PER CURRENT TITLE COMMITMENT
- CURB LEGEND**
- CONCRETE CURB & GUTTER
 - CONCRETE CURB
 - TURNED DOWN CURB & SIDEWALK EXCEPT FLUSH W/ PAVEMENT AS NOTED

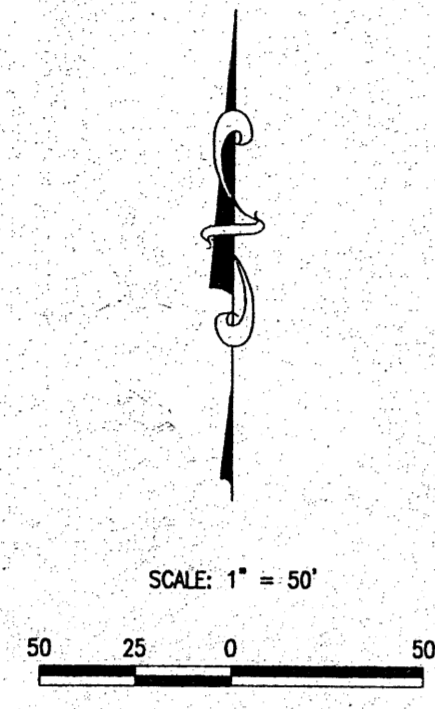
ALTA/ACSM LAND TITLE SURVEY
ALBUQUERQUE REGIONAL MEDICAL CENTER
PARCELS I & II
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2006
 SHEET 3 OF 3

LINE TABLE

LINE	BEARING	DISTANCE (')
L1	S 79°21'06" E	15.57
L2	S 86°24'26" W	29.73
L3	S 76°59'06" W	47.61
L4	S 57°33'20" W	44.23
L5	S 50°26'49" W	44.00
L6	S 65°00'03" W	36.66
L7	N 09°13'00" E	25.00
L8	S 84°52'31" E	30.08
L9	S 36°36'29" W	24.87
L10	N 83°45'24" W	290.51
L11	N 09°10'25" E	75.97
L12	S 80°44'55" E	26.80
L13	N 69°13'25" E	54.97
L14	N 38°55'15" E	24.50
L15	N 09°14'05" E	58.12
L16	S 80°42'25" E	17.62
L17	N 08°58'55" E	112.90
L18	S 80°53'25" E	28.45
L19	N 09°12'25" E	48.83
L20	S 80°47'35" E	158.32
L21	S 14°37'29" W	7.36
L23	S 09°13'00" W	293.74
L26	N 09°13'05" E	148.48
L27	N 26°54'45" E	27.82
L28	N 45°30'15" E	60.90
L29	S 80°44'35" E	265.40
L30	S 09°21'29" W	212.01

CURVE TABLE

CURVE	LENGTH (')	DELTA	RADIUS (')	CHORD BEARING	CHORD (')
C1	48.63	92°52'29"	30.00	N 37°13'15" W	43.48
C2	39.62	90°48'01"	25.00	N 35°55'53" W	35.60
C3	36.15	82°50'29"	25.00	N 50°53'21" E	33.08
C4	45.57	87°01'36"	30.00	S 52°43'48" W	41.31
C5	179.82	01°48'54"	5,676.58	N 82°32'06" W	179.81
C6	48.50	92°37'10"	30.00	N 37°07'23" W	43.39
C7	11.20	55°47'49"	11.50	N 18°29'44" W	10.76
C8	76.92	56°30'00"	78.00	S 53°04'42" E	73.84
C9	94.77	34°02'43"	159.49	S 07°48'21" E	93.38
C10	29.89	34°15'22"	50.00	S 82°07'44" W	29.45
C11	31.38	89°53'56"	20.00	N 54°18'27" E	28.26
C12	18.97	81°40'09"	13.31	N 50°11'34" E	17.41
C13	34.58	79°15'09"	25.00	N 58°34'33" E	31.89
C14	19.06	00°13'03"	5,022.63	S 83°26'03" E	19.06
C15	40.51	92°50'33"	25.00	S 37°07'17" E	36.22
C16	0.38	01°38'12"	13.40	S 79°57'44" E	0.38



EASEMENT KEY

- ① 7' ELECTRIC & TEL. EASEMENT (C25-184)
- ② STREETScape GRANT OF EASEMENT (DOC. 88105091 MS 8884, 445-454)
- ③ REAL PROPERTY ENCROACHMENT AGREEMENT (DECORATIVE STREET LIGHTING) (DOC. 94035173) BK. 948, PG. 2945-2950 FILED: 3/16/1994
- ④ 30' STORM, WATER & SAN. SEWER EASEMENT (98C-229)
- ⑤ VACATED STREETS AND ALLEYS, PAVE'S RETAINED (VAC. ORD. 2730, 17, 388, V-83-2, V-77-15) 95-1973 UTILITY EASEMENTS RESERVED BY PLAT 98C-229, BY G.O.D. 88342008 FILED 8/27/1983 IN BK. D187A, PG. 740, BY RESOLUTION FILED 9/20/1983 IN BK. MISS. 244, PG. 300 AS DOC. 881-60201
- ⑥ W/L EASEMENT (C34-154)
- ⑦ 44' UTILITY AND PRIVATE ACCESS EASEMENT (C34-154)
- ⑧ 7' PNM AND MOUNTAIN BELL EASEMENT (C34-154)
- ⑨ 30' WIDE PRIVATE ACCESS EASEMENT FILED: 9/21/1998 IN BK.881A, PG.3449 AS DOC. # 199810213, (98C, 229) APPURTENANCE TO THE SUBJECT PROPERTY
- ⑩ 5' PNM AND M&T CO. EASEMENT (MSC. 664, PG. 972, DOC. 88-84221)
- ⑪ 10' PNM EASEMENT (C34-154)
- ⑫ 10' PNM AND M&T CO. EASEMENT (MSC.1124, PG. 14, DOC. 85105048)
- ⑬ 5'-10" AND US WEST CHANNEL EASEMENT 1 (Bk. 83-7, PAGE 1214-1215, DOC. 85302670)
- ⑭ PEDESTRIAN ACCESS EASEMENT (98C-229)
- ⑮ 2' PNM & M&T CO. EASEMENT (MSC. 218, PG. 904, DOC. 71-30034)
- ⑯ P.U.E. (DOC 80442)
- ⑰ W/L, SAS, STORM DRAIN EASEMENT BK-46, PG-2716 DOC. 2000070001
- ⑱ 11'x11' PNM EASEMENT (BK. MSC. 367, PG. 998, DOC. 74-9981)
- ⑲ 7' PNM AND M&T CO. EASEMENT (MSC. 285, PG. 371, DOC. 72-18761)
- ⑳ VACATED EASEMENTS (ORDINANCE 85-1873, VOL. MSC-336, PG-729)
- ㉑ 10' P.U.E. (C10-76)
- ㉒ VACATED FRUIT AVE. N.E. (PAVE'S RETAINED, VAC. V-74-20, DOC. 84-18280) (3/15/1984, BK. MISS. 88-A, PG. 55-58)
- ㉓ 25' WATERLINE & SANITARY SEWER LINE EASEMENT (C20-126, 98C-229)
- ㉔ 25' WATERLINE & SANITARY SEWER LINE EASEMENT (C34-154)
- ㉕ 10' PNM AND M&T CO. EASEMENT (MSC. 664-299, DOC. 88-28894)
- ㉖ 10' PNM & US WEST EASEMENT DOC. #1999038712 FILED: 3/22/1999 (BK-9904, PG-8592)
- ㉗ 2' P.U.E. DOC. #71-30230 FILED: 8/28/1971 (BK. MSC. 218, PG. 900)
- ㉘ TEMPORARY GRANT OF ACCESS EASEMENT DOC. #2002112746, FILED: 9/6/2002 (BK. A11, PG. 2423)

