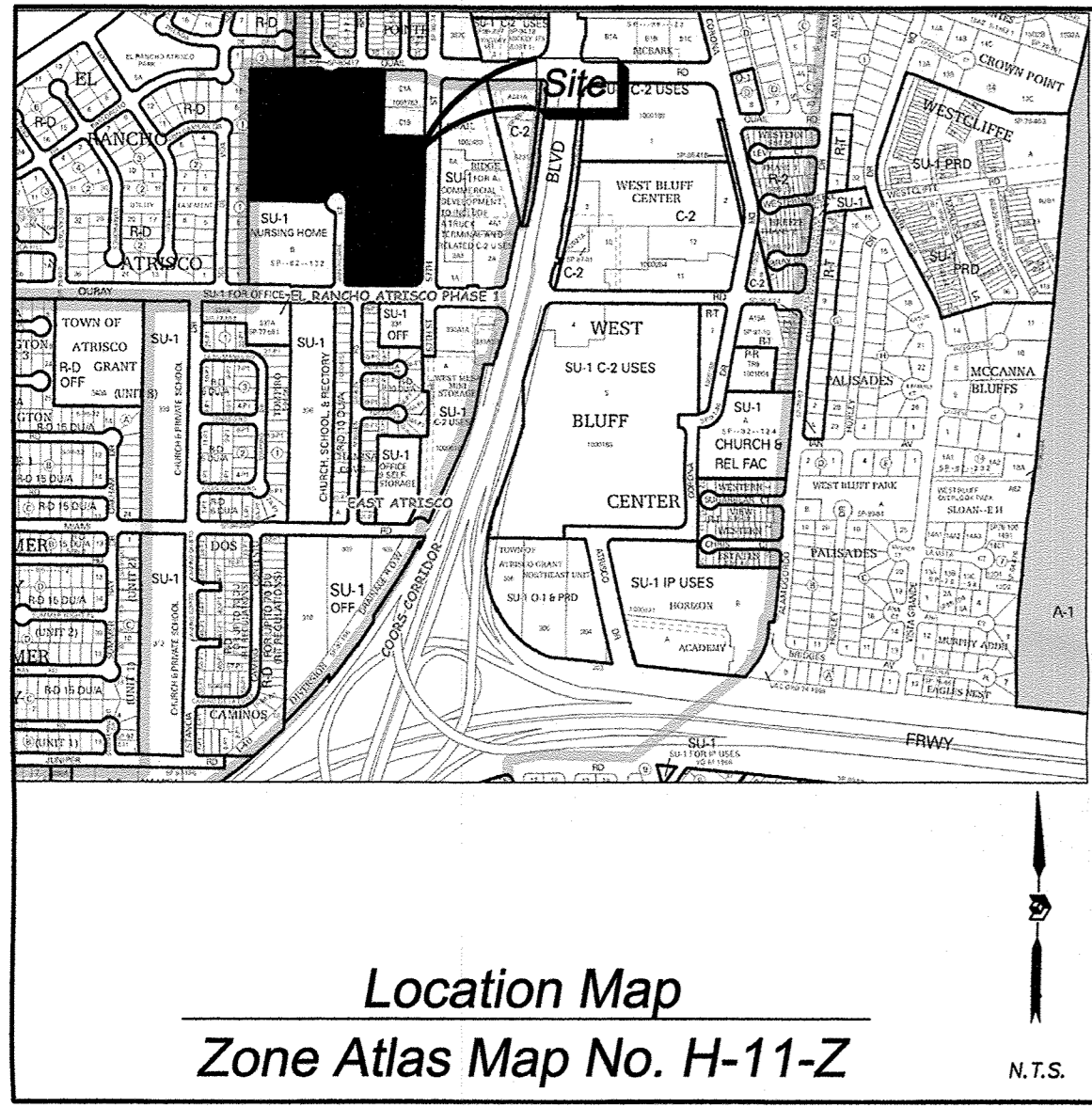


ALTA/ACSM Land Title Survey
 Tract A-1
Albuquerque West
 City of Albuquerque, Bernalillo County, New Mexico
 April 2012



Zoning Data

ZONING DESIGNATION = SU-1 PRD (MAX 288 DU) & C-1 PERM USES

(C) HEIGHT, STRUCTURE HEIGHT UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE. EXCEPTIONS TO THE ABOVE ARE PROVIDED IN §§ 14-16-3-3 AND 14-16-3-5 OF THIS ZONING CODE. NOTWITHSTANDING ANY OF THE ABOVE REGULATIONS, APARTMENT STRUCTURES SHALL NOT EXCEED 26 FEET IN HEIGHT WITHIN 85 FEET OF A LOT ZONED SPECIFICALLY FOR HOUSES.

(D) LOT SIZE.

(1) MINIMUM LOT AREA FOR LOTS DEVELOPED WITH APARTMENTS OTHER THAN TOWNHOUSES SHALL BE 6,000 SQUARE FEET. MINIMUM LOT WIDTH FOR LOTS DEVELOPED WITH APARTMENTS OTHER THAN TOWNHOUSES SHALL BE 60 FEET.

(E) SETBACK.

(1) THERE SHALL BE A FRONT-YARD SETBACK OF NOT LESS THAN 15 FEET EXCEPT DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET LONG.

(2) THERE SHALL BE A SIDE-YARD SETBACK OF NOT LESS THAN FIVE FEET, EXCEPT:

- (A) THERE SHALL BE TEN FEET ON THE STREET SIDE OF CORNER LOTS; AND
- (3) THERE SHALL BE A REAR-YARD SETBACK OF NOT LESS THAN 15 FEET.
- (4) THERE SHALL BE A SEPARATION BETWEEN APARTMENT BUILDINGS OTHER THAN TOWNHOUSES, AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS OF NOT LESS THAN TEN FEET.

FLOOR SPACE AREA RESTRICTIONS FOR C-1 PERMISSIVE USES ALLOWED UP TO 25% OF THE TOTAL GROSS FLOOR AREA OF THE DEVELOPMENT

NUMBER OF REGULAR STRIPED PARKING SPACES = 514
 NUMBER OF HANDICAP STRIPED PARKING SPACES = 18
 NUMBER OF TOTAL STRIPED PARKING SPACES = 532

Notes Corresponding to Schedule B II

SCH. B-2
 ITEM NO. DESCRIPTION

- 11. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 12. RESTRICTIONS UNDER SUBDIVISION DATA/NOTES AS NOTE FOR "TRAILS AND BIKE FACILITY PLAN ETC." AND ITEM IV, "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE" RECORDED IN MAP BOOK 97C, FOLIO 232, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
 - 13. EASEMENTS AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT FOR 100' UTILITY EASEMENT, 20' BIKE TRAIL EASEMENT, 5' PNM AND MST&T EASEMENT, 20' X 25' PUBLIC WATER METER EASEMENT, 20' PUBLIC SANITARY SEWER EASEMENT AND PORTION OF QUAIL ROAD EASEMENT TO BE RETAINED, RECORDED IN MAP BOOK 97C, FOLIO 232, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ENCROACHMENTS AS FOLLOWS: ASPHALT SURFACE AND STRIPED PARKING, CROSSWALKS, CONCRETE CURBING, SIDEWALKS, BLOCK WALLS, DUMPSTER AREAS AND 20 FOOT BIKE TRAIL EASEMENT ONTO THE 100' UTILITY EASEMENT; ASPHALT SURFACE AND STRIPED PARKING, CROSSWALKS, CONCRETE CURBING, SIDEWALKS, BLOCK WALLS, DUMPSTER AREA AND 100' PNM AND MST&T EASEMENT ONTO THE 20' BIKE TRAIL EASEMENT, METAL FENCING, CONCRETE SIDEWALK AND CURBING ONTO 5' PNM AND MST&T EASEMENT, METAL FENCING AND ELECTRIC METER ONTO 20' X 25' PUBLIC WATER EASEMENT, ASPHALT SURFACE AND STRIPED PARKING, CONCRETE DUMPSTER AREA, BLOCK WALLS, CONCRETE CURBING ONTO 20' PUBLIC SANITARY SEWER EASEMENT, ASPHALT SURFACE AND STRIPED PARKING, SIDEWALK, CONCRETE DUMPSTER AREA, BLOCK WALLS ONTO THE VACATED PORTION OF QUAIL ROAD, ALL AS SHOWN ON A ALTA/ACSM LAND TITLE SURVEY DATED APRIL 25, 2012 PREPARED BY LARRY W. MEDRANO A NEW MEXICO REGISTERED LAND SURVEYOR NO. 11993.
 - 14. RIGHT-OF-WAY EASEMENTS RECORDED IN BOOK D348, PAGE 39, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ENCROACHMENT OF ASPHALT SURFACE AND STRIPED PARKING, CROSSWALKS, CONCRETE CURBING, SIDEWALKS, BLOCK WALLS, DUMPSTER AREAS, AND 20 FOOT BIKE TRAIL EASEMENT ONTO SAID EASEMENT ALL AS SHOWN ON A ALTA/ACSM LAND TITLE SURVEY DATED APRIL 25, 2012 PREPARED BY LARRY W. MEDRANO A NEW MEXICO REGISTERED LAND SURVEYOR NO. 11993.
 - 15. OMITTED ON PURPOSE.
 - 16. OMITTED ON PURPOSE.
 - 17. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK MISC. 239, PAGE 9, AND OVERHEAD EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED AS DOCUMENT NUMBERED 8993673, AND AS SET FORTH IN THE PLAT RECORDED IN MAP BOOK C19, FOLIO 124, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 18. MEMORANDUM OF CABLE TELEVISION INSTALLATION AND WIRING AGREEMENT RECORDED AS DOCUMENT NUMBERED 97-111599, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY UNABLE TO PLOT BLANKET EASEMENT
 - 19. TAX REGULATORY AGREEMENT RECORDED AS DOCUMENT NUMBERED 97-79661, AND AMENDED BY THAT CERTAIN FIRST SUPPLEMENTAL TAX REGULATORY AGREEMENT RECORDED AS DOCUMENT NUMBERED 97-99950 AND RE-RECORDED AS DOCUMENT NUMBERED 97100040, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 20. OMITTED ON PURPOSE.
 - 21. LOW-INCOME HOUSING TAX CREDIT LAND USE RESTRICTION AGREEMENT, RECORDED IN BOOK 9916, PAGE 5397, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 22. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BY DOCUMENT RECORDED IN BOOK A67, PAGE 622, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY LOCATION OF EASEMENT APPROXIMATE DUE TO AMBIGUOUS DESCRIPTION
 - 23. PERMANENT EASEMENT GRANTED BY DOCUMENT RECORDED IN BOOK A98, PAGE 7549, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 24. AGREEMENT FOR EASEMENT MAINTENANCE RECORDED IN BOOK A99, PAGE 3098, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - 25. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED RESIDENTIAL LEASES OR RENTAL AGREEMENTS.
 - 26. OMITTED ON PURPOSE.
- AFFECTS SUBJECT PROPERTY: AS SHOWN
 AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

Legal Description

TRACT "A-1" ALBUQUERQUE WEST TRACTS, BEING A REPLAT OF TRACTS LETTERED A, C AND A PORTION OF D, ALBUQUERQUE WEST, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1997, IN MAP BOOK 97C, FOLIO 232.

Notes

- 1. FIELD SURVEY PERFORMED ON JANUARY 20-FEBRUARY 9, 2012.
- 2. ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- 3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 5. THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 6. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 7. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 9. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
- 10. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE.
- 11. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 12. NO OBSERVED WETLAND AREAS.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY QUAIL ROAD, N.W. 57TH STREET N.W. AND AMERICARE COURT, THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO VILLA HERMOSA ICG LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND FANNIE MAE AND/OR ALLIANT CAPITAL LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, AND CHICAGO TITLE INSURANCE COMPANY, AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON JANUARY 20-FEBRUARY 2, 2012, AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND ACSM IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b), 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF, THE 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.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 01101356-CH SG, VERSIONS, DATED APRIL 17, 2012. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

LARRY W. MEDRANO
 N.M.P.S. No. 11993

DATE _____

LARRY W. MEDRANO
 NEW MEXICO
 REGISTERED PROFESSIONAL SURVEYOR
 11993



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Statement of Encroachments

- (A) ENCROACHMENT OF OVERHEAD LINE ONTO SUBJECT PROPERTY
- (B) ENCROACHMENT OF METAL FENCE INTO PUBLIC RIGHT OF WAY
- (C) ENCROACHMENT OF BUILDING INTO THE 10' STREET SIDE SETBACK
- (D) ENCROACHMENT OF BLOCK WALL
- (E) ENCROACHMENT OF COVERED PATIO INTO THE 15' REAR YARD SETBACK
- (F) ENCROACHMENT OF METAL FENCE INTO REMAINING 1' OF A 5' PNM AND MST&T EASEMENT
- (G) ENCROACHMENT OF TELEPHONE PEDESTAL ONTO SUBJECT PROPERTY
- (H) ENCROACHMENT OF TRANSFORMER ONTO SUBJECT PROPERTY
- (I) ENCROACHMENT OF DUMPSTER PAD INTO 20' PUBLIC SANITARY SEWER EASEMENT
- (J) ENCROACHMENT OF LIGHT POLE INTO 20' BIKE TRAIL EASEMENT
- (K) ENCROACHMENT OF ELECTRIC BOX ONTO SUBJECT PROPERTY

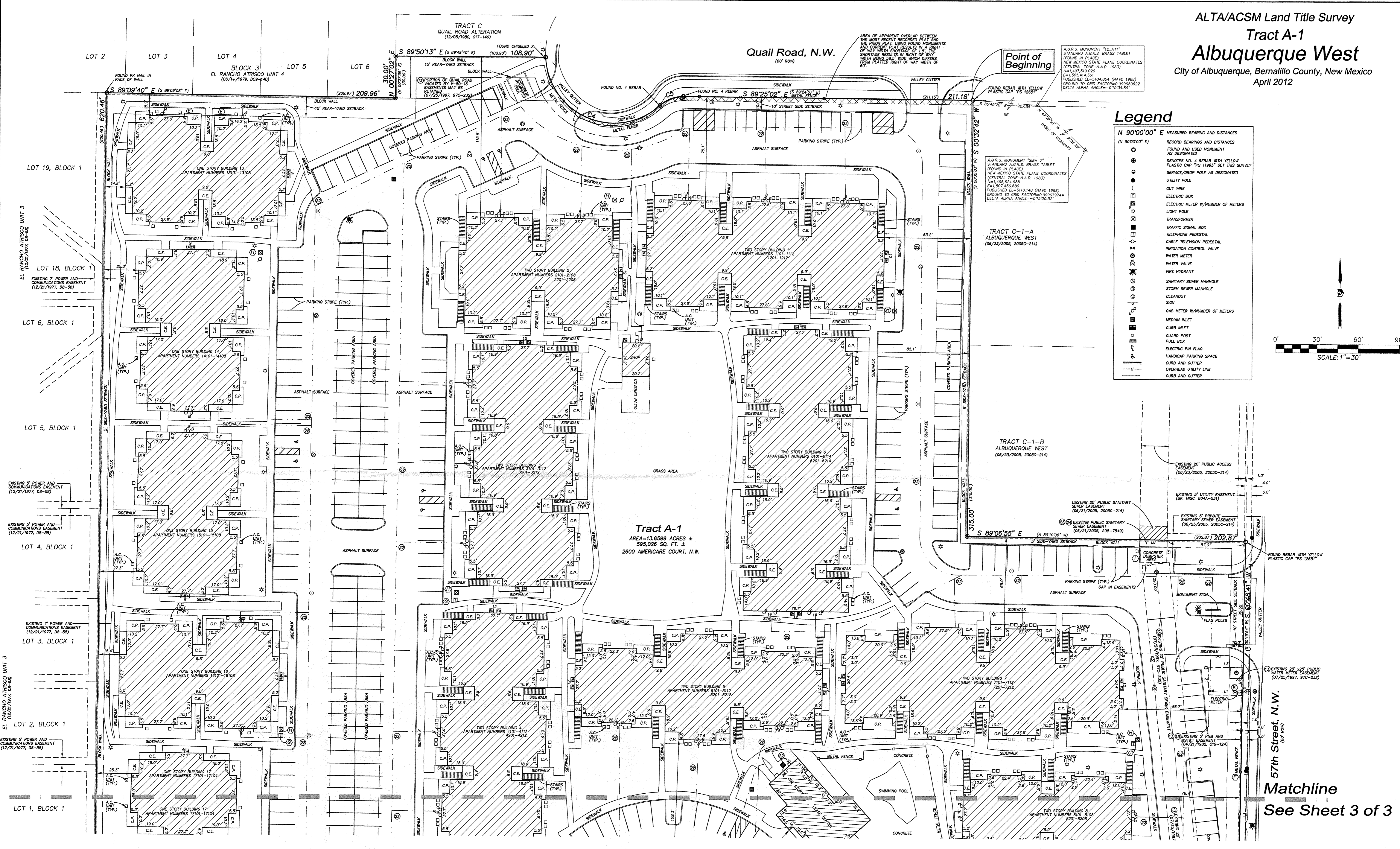
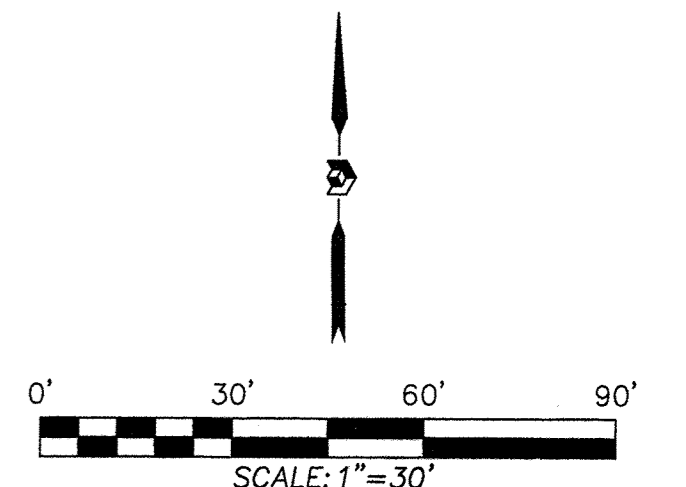
Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0327 G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA/ACSM Land Title Survey
 Tract A-1
Albuquerque West
 City of Albuquerque, Bernalillo County, New Mexico
 April 2012

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 (N 90°00'00" E)
 RECORD BEARINGS AND DISTANCES
 FOUND AND USED MONUMENT AS DESIGNATED
 MONUMENT AND 4 REBAR WITH YELLOW PLASTIC CAP "PS 12851" SET THIS SURVEY
 SERVICE/DROP POLE AS DESIGNATED
 UTILITY POLE
 GUY WIRE
 ELECTRIC BOX
 ELECTRIC METER W/NUMBER OF METERS
 LIGHT POLE
 TRANSFORMER
 TRAFFIC SIGNAL BOX
 TELEPHONE PEDESTAL
 CABLE TELEVISION PEDESTAL
 IRRIGATION CONTROL VALVE
 WATER METER
 WATER VALVE
 FIRE HYDRANT
 SANITARY SEWER MANHOLE
 STORM SEWER MANHOLE
 CLEANOUT
 SIGN
 GAS METER W/NUMBER OF METERS
 MEDIAN INLET
 CURB INLET
 GUARD POST
 PULL BOX
 ELECTRIC PIN FLAG
 HANDICAP PARKING SPACE
 CURB AND GUTTER
 OVERHEAD UTILITY LINE
 CURB AND GUTTER



Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00' (R=35.00')	54.83' (L=54.83')	34.85' (T=34.85')	89°45'05" (Δ=89°45'05")	S 45°37'51" W (CB=45°37'51")	49.39' (C=49.39')
C2	25.00' (R=25.00')	12.78' (L=12.78')	6.53' (T=6.53')	29°17'11" (Δ=29°17'11")	N 13°58'51" W (CB=13°58'51")	12.64' (C=12.64')
C3	50.00' (R=50.00')	158.30' (L=158.30')	4083.66' (T=4083.66')	181°24'11" (Δ=180°06'02")	N 88°52'23" W (CB=88°52'23")	99.99' (C=99.99')
C4	50.00' (R=50.00')	112.61' (L=112.61')	104.93' (T=104.93')	123°02'38" (Δ=123°02'38")	S 67°43'12" E (CB=67°43'12")	80.27' (C=80.27')
C5	25.00' (R=25.00')	18.66' (L=18.66')	9.79' (T=9.79')	42°46'32" (Δ=45°50'00")	N 69°09'35" E (CB=69°09'35")	18.23' (C=18.23')

Line Table

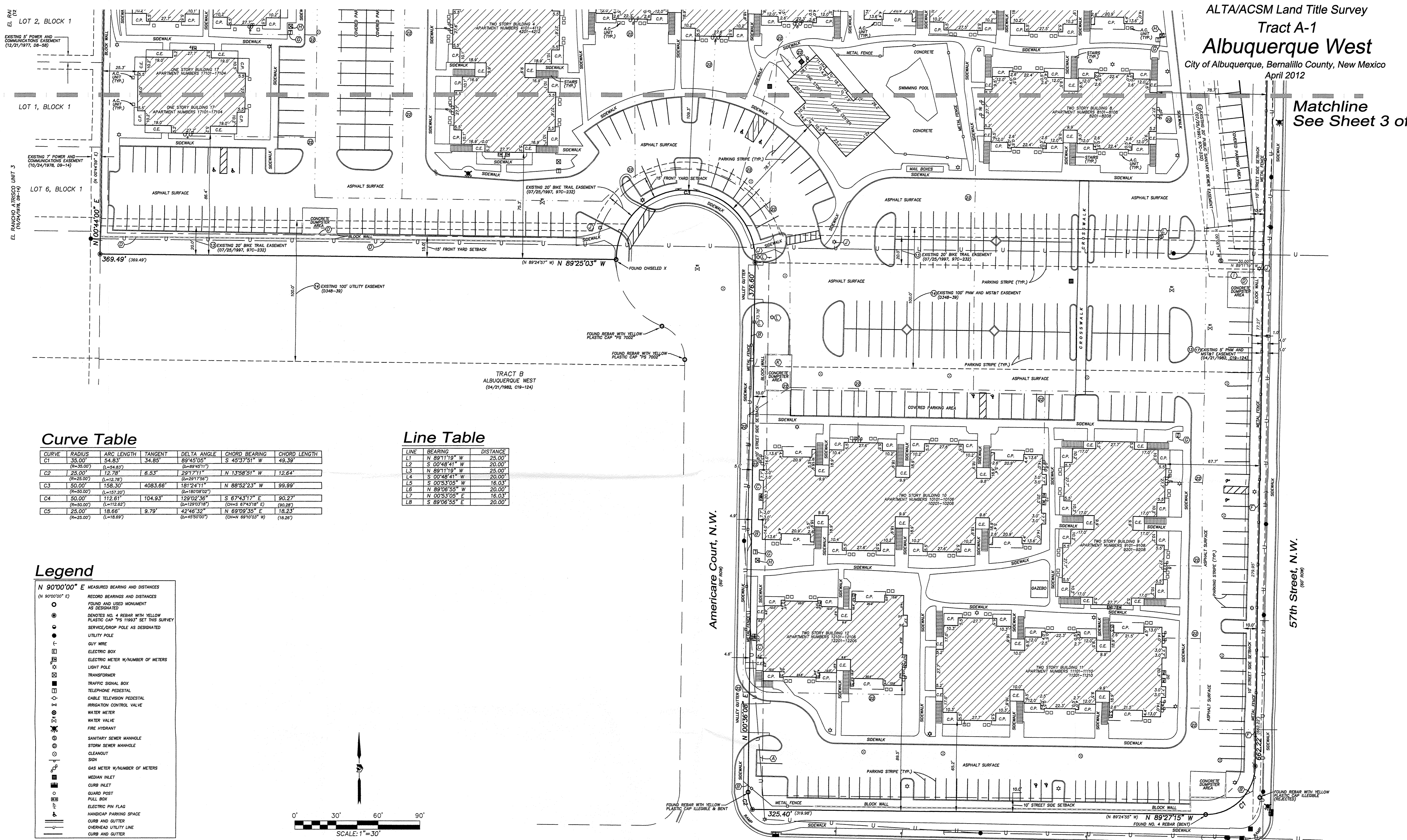
LINE	BEARING	DISTANCE
L1	N 89°11'19" W	25.00'
L2	S 00°48'41" W	20.00'
L3	N 89°11'19" W	25.00'
L4	S 00°48'41" W	20.00'
L5	S 00°33'05" W	16.03'
L6	N 89°08'51" W	20.00'
L7	N 00°33'05" E	16.03'
L8	S 89°06'55" E	20.00'

Matchline
 See Sheet 3 of 3



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Matchline
 See Sheet 3 of 3



Curve Table

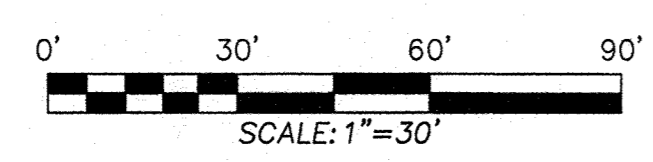
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00' (R=35.00')	54.83' (L=54.83')	34.85'	89°45'03"	S 45°37'51" W	49.39'
C2	25.00' (R=25.00')	12.78' (L=12.78')	6.53'	29°17'11"	N 13°58'51" W	12.64'
C3	50.00' (R=50.00')	158.30' (L=152.20')	4083.66'	181°24'11"	N 88°52'23" W	99.99'
C4	50.00' (R=50.00')	112.61' (L=112.62')	104.93'	129°02'36"	S 67°43'17" E	90.27'
C5	25.00' (R=25.00')	18.66' (L=18.69')	9.79'	42°46'32"	N 69°09'35" E	18.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 89°11'19" W	25.00'
L2	S 00°48'41" W	20.00'
L3	N 89°11'19" W	25.00'
L4	S 00°48'41" W	20.00'
L5	S 00°53'05" W	18.03'
L6	N 89°06'55" W	20.00'
L7	N 00°53'05" E	16.03'
L8	S 89°06'55" E	20.00'

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - SERVICE/DROP POLE AS DESIGNATED
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC METER W/NUMBER OF METERS
 - LIGHT POLE
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TELEPHONE PEDESTAL
 - CABLE TELEVISION PEDESTAL
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - CLEANOUT
 - SIGN
 - GAS METER W/NUMBER OF METERS
 - MEDIAN INLET
 - CURB INLET
 - GUARD POST
 - PULL BOX
 - ELECTRIC PIN FLAG
 - HANDICAP PARKING SPACE
 - CURB AND GUTTER
 - OVERHEAD UTILITY LINE
 - CURB AND GUTTER



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