

ALTA/ACSM LAND TITLE SURVEY

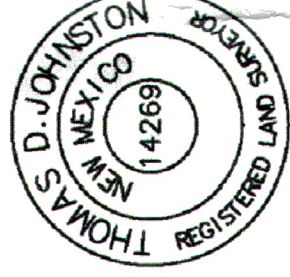
RECORD LEGAL DESCRIPTION AS SHOWN ON TITLE:
 A tract of land within Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, containing 10.00 acres, more or less, and comprising Tracts 1 and 3, SNOW VISTA, as the same are shown and designated on the plat dated August 19, 1985, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book 06, page 133, TOGETHER WITH TRACT 2-A, of WESTGATE MOBILE HOME PARK, ADDITION, as the same is shown and designated on the plat dated November 2, 1973, in Plat Book 189B, Bernalillo County, New Mexico, described by metes and bounds as follows: BEGINNING at a point on the Western boundary of said Tract 2-A, from which point the Section corner common to Sections 28, 29, 32 and 33, T 10 N, R 2 E, N.M.P.M., Bears S. 89 deg. 25' 30" W., 569.64 feet, and from said beginning point running Thence North 1223.06 feet, Thence N. 89 deg. 25' 30" E., 423.78 feet to a point on the Western right-of-way line of 98th Street S.W., Thence S. 03 deg. 39' 50" E., 1343.98 feet, Thence S. 00 deg. 11' E., 940.00 feet to a point on the Northernly right-of-way line of Gibson Boulevard S.W., Thence S. 89 deg. 47' W., 144.40 feet, Thence N. 00 deg. 11' W., 940.00 feet, Thence N. 21 deg. 31' 12" W., 124.34 feet to the point of beginning.

SURVEYOR'S CERTIFICATION:

(Surveyor), Deemer Properties NM LLC, a New Mexico Limited Liability Company, Bank of America, N.A., and its successors and assigns (TITLE COMPANY), Fidelity National Title Company (UNDERWRITER), 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1, 2, 3, 4, 5, 6, 7(6), 7(6), 7(6), 9, 10, 11(G) (location of utility per visible, above-ground, on-site observation), 13, 14, 16, 17, 18, & 19 of the ALTA/ACSM and in effect on the date of this certification, and the survey further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, N.M.S. 14269
 May 8, 2015 REVISED May 16, 2015
WAYJOHN SURVEYING, INC.
 330 Louisiana Blvd N.E.
 Albuquerque, NM 87108
 (505) 255-2052 Fax: (505) 255-2887



SURVEYOR'S NOTES:

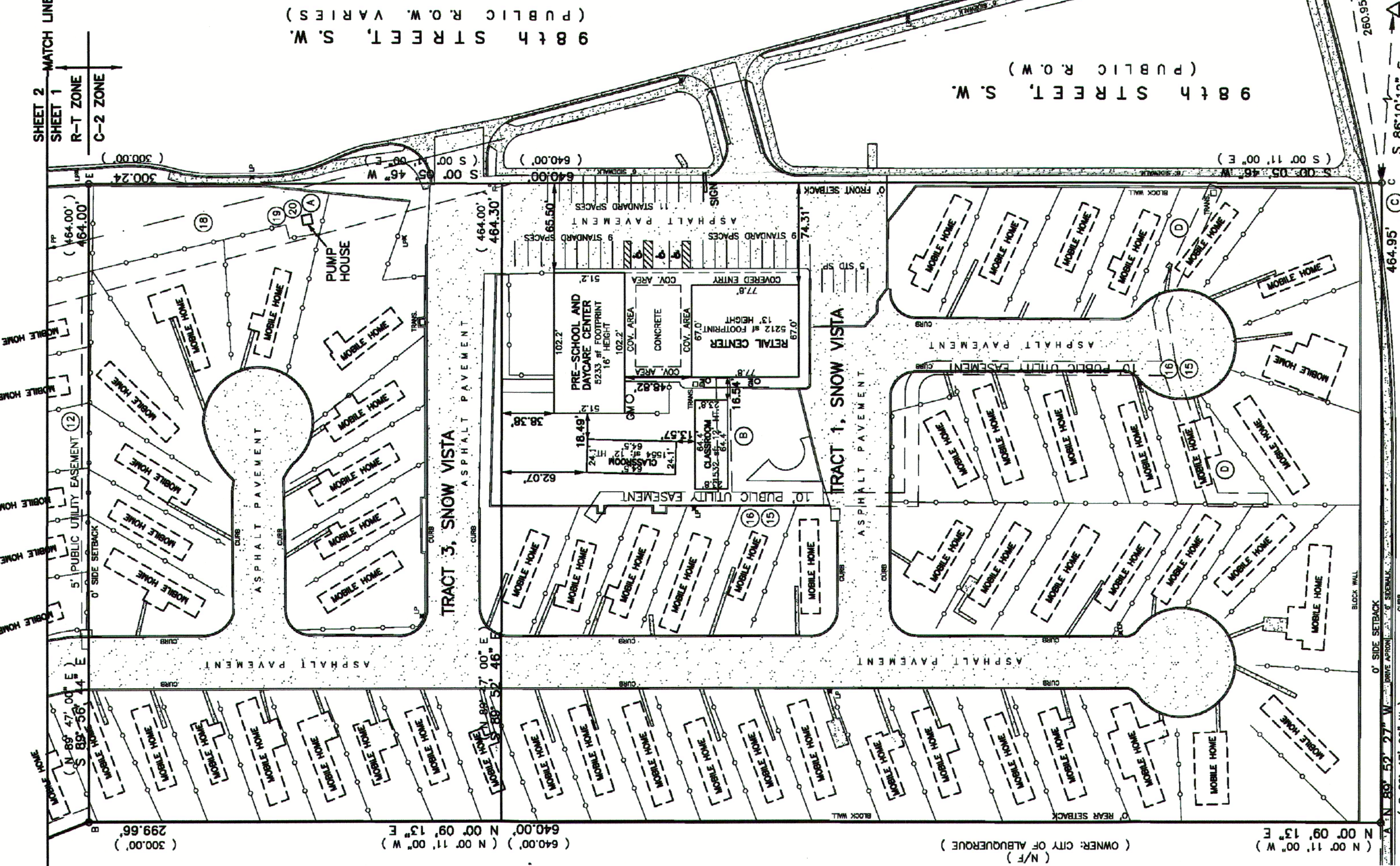
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 98TH STREET, SW AND DE VARGAS ROAD, SW. DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.
- INDIVIDUAL GAS, WATER AND ELECTRIC METERS FOR MOBILE HOMES NOT SHOWN.
- ADDRESS OF SUBJECT PROPERTY IS 757 AND 809 98TH STREET, SW.
- MEASURED BEARINGS AND DISTANCES ARE SHOWN HEREON. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO PROPOSED CHANGES OF STREET RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS OF THE TIME OF THIS SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO OBSERVED WETLANDS NOR REPORTED WETLANDS BY THE CITY OF ALBUQUERQUE AS OF THE TIME OF THIS SURVEY.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

STATEMENT OF ENCROACHMENTS:

- Pump house encroaches into PNM Easement as shown.
- Set items 20 and 21 for encroachment agreement.
- Classroom encroaches into 10' Public Utility Easement as shown.
- Curb, gutter and sidewalk encroach from the Vargas Road onto subject property as shown.
- Mobile home encroaches into utility easement as shown.
- Mobile home encroaches into setback as shown.



NOTES CORRESPONDING TO SCHEDULE B:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FT000169266-STONBERGER EFFECTIVE DATE MAY 12, 2015 AT 8:00 A.M.
- Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 28, page 273, and Book D 544, page 383, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Utility easement reserved across the Northernly, Easterly and Westerly Ten (10) feet; across the Southernly portion of the insured premises being Five (5) feet in width, and traversing Ten (10) feet in width; Power Line Easement traversing Ten (10) feet in width; Public Service Company of New Mexico Easement traversing the insured premises, One Hundred (100) feet in width, and a Water Line Easement traversing the insured premises, Fifteen (15) feet in width, recorded in Map Book 98, Folio 196 (See Tract 2-A), recorded in Map Book 98, Folio 196 (See Tract 2-A). Item affects subject property. Items are plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 900, as Document No. 8753462, records of Bernalillo County, New Mexico. (Affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 901, as Document No. 8753463, records of Bernalillo County, New Mexico. (Affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 813, as Document No. 8894830, records of Bernalillo County, New Mexico. (Affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Easement granted to Public Service Company of New Mexico, recorded in Book Misc. 421A, Page 82, as Document No. 86114368, records of Bernalillo County, New Mexico. (traversing Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Right-of-way granted to Public Service Company of New Mexico, recorded in Book D 348, Page 43, records of Bernalillo County, New Mexico. (traversing Tracts 2-A and 3, One Hundred (100) feet in width). Item affects subject property. Item is plotted hereon.
 - Terms and provisions of the Mountain Bell Encroachment Agreement recorded in Book Misc. 434A, Page 506, as Document No. 86127990, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
 - Terms and provisions of the Easement Encroachment Agreement with Public Service Company of New Mexico, recorded in Book Misc. 469A, Page 87, as Document No. 8753463, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
 - Reservations of all mineral rights, including oil and gas, in and under said land, together with in Deed from Town of Mexico, as Title Agent, recorded in Book D-504, page 417, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.

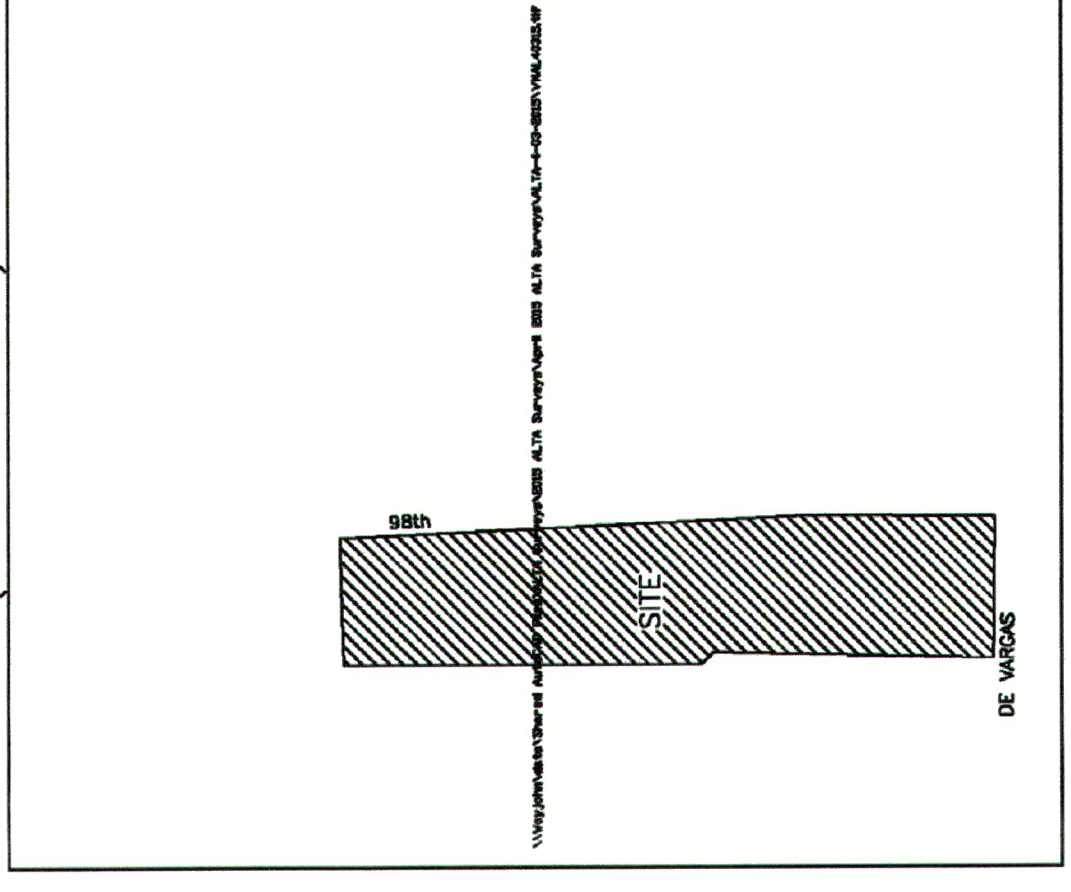
FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 3500002 0331 H; EFFECTIVE DATE: AUGUST 16, 2012.

LEGEND:

- O PP UTILITY POLE
 - O CUY ANCHOR
 - TRANS. ELECTRIC TRANSFORMER
 - ☒ WM WATER METER
 - ☒ WW WATER VALVE
 - ☒ PH FIRE HYDRANT
 - ☒ LP LIGHT POLE
 - O EM ELECTRIC METER
 - O GM GAS METER
- O FOUND/SET MONUMENT LEGEND:
 A FOUND 2" ALUMINUM CAP
 B FOUND 1" ALUMINUM CAP
 C FOUND 1" STEEL PIPE
 D FOUND 1" STEEL PIPE
 E SET 1" REBAR AND CAP
 F UNABLE TO SET

VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS: 15 FEET (20 FEET FOR DRIVEWAYS)
 FRONT: 0 FEET (10 FEET STREET SIDE OF CORNER LOTS)
 SIDE: 0 FEET
 REAR: 28' PERMISSIBLE
 HEIGHT: 28' PERMISSIBLE
 LOT SIZE: 2,200 SQUARE FEET MINIMUM
 LOT WIDTH: NO MINIMUM
 BUILDING SEPARATION: 10 FEET

ZONE: R-1 RESIDENTIAL ZONE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

SITE RESTRICTIONS:

FRONT: 0 FEET (11' ADJACENT TO DRIVEWAY OR SIDEWALK JUNCTION AND ALLEY; 5 FEET ALONG FRONT/CORNER SIDE (YARD))
 SIDE: 0 FEET
 REAR: 0 FEET
 HEIGHT: 28' PERMISSIBLE
 LOT SIZE: 2,200 SQUARE FEET MINIMUM
 LOT WIDTH: NO MINIMUM
 BUILDING SEPARATION: 10 FEET

ZONE: C-2 COMMUNITY COMMERCIAL ZONE
 SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

ZONING INFORMATION PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, PZR SITE NO. 63832-1, DATED 5/15/2015

AREA:

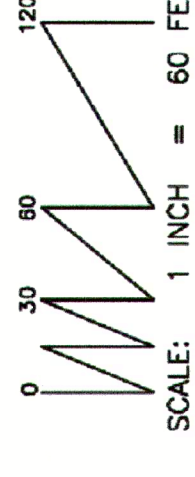
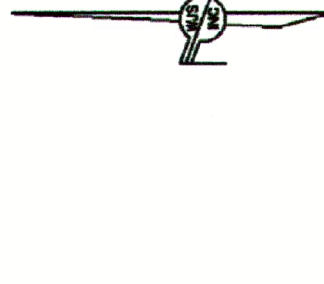
1,028,461.80 sq. ft.
 23,521.9 Acres

PARKING:

NUMBER OF SPACES FOR PERMANENT BUILDING:
 34 STANDARD SPACES
 3 IMPROVED SPACES
 1 SPACE PER SITE FOR MOBILE HOME SITES:
 1 SPACE PER SITE

MOBILE HOME SITES:

132 MOBILE HOME SITES TOTAL



330 Louisiana Blvd, N.E. Albuquerque, NM 87108
 Phone: (505) 255-2052 Fax: (505) 255-2887
 info@wayjohn.com

Date of Survey: 4/21/15-5/8/15 Draftsman: T D J
 Date of Last Revision: 5/18/15 Job No.: ALTA-4-03-2015
 SHEET 1 OF 2