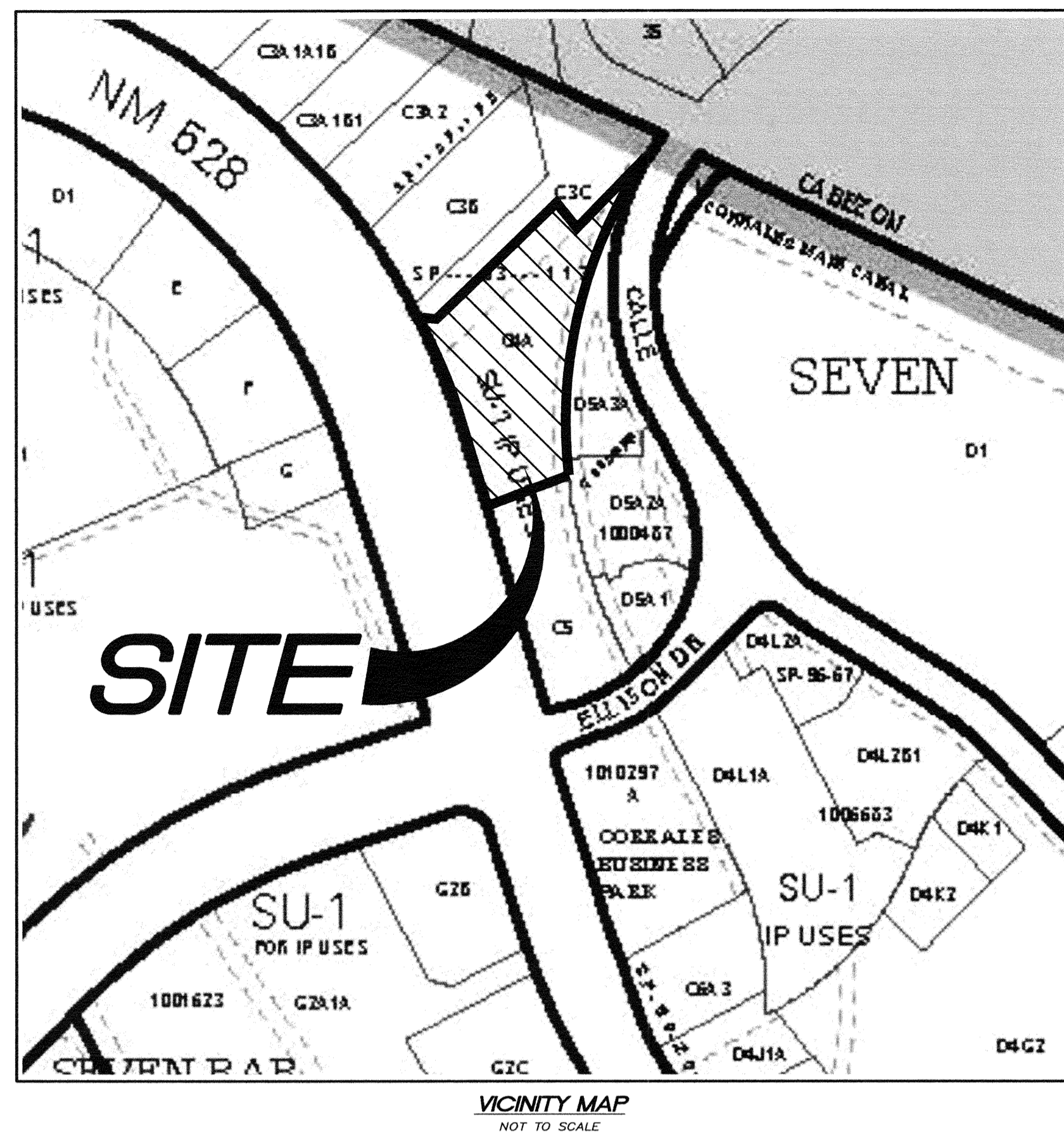


ALTA / N.S.P.S. LAND TITLE SURVEY OF
TRACT C-4-A
SEVEN-BAR RANCH

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2016



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- 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" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of July, 2016.
- Contour interval is one foot.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "TRACT C-3-A, C-3-B, C-3-C AND C-4-A, SEVEN BAR RANCH (BEING A REPLAT OF TRACT C-3 AND C-4, SEVEN BAR RANCH) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 2, 1993 in Volume 93C, Folio 189.
 - Title Commitment prepared for this property by Fidelity National Title Guaranty Company, Commitment No.: FT000197763-PRUEW, Effective Date: March 14, 2016.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, SECTION II of the Title Commitment prepared for this property by Fidelity National Title Guaranty Company, Commitment No.: FT000197763-PRUEW, Effective Date: March 14, 2016.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
- 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.
- With regard to Table A, item 11, 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.
- There was no evidence of earth moving work on the subject property observed in the process of conducting the fieldwork.
- Based solely upon review of the U.S. Fish and Wildlife Services National Wetland Inventory Website Wetlands Mapper, as of the date of this survey, no portion of the surveyed property is designated as a wetlands area.
- Parking lines are as shown hereon. Some lines are faded and indiscernible.

EXCEPTIONS

As listed Schedule B - Section II of the Title Commitment prepared for this property by Fidelity National Title Guaranty Company, Commitment No.: FT000197763-PRUEW, Effective Date: March 14, 2016.

- Reservations contained in Patent from the United States of America, recorded in Book 64, Page 412, records of Bernalillo County, New Mexico. (Subject property lie within land described in said document - no plottable items)
- Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded August 6, 1974 in Book Misc. 380, Page 510, as Document No. 23224, and as shown, noted and provided for on plats filed in Map Book C24, Folio 136 and Map Book 93C, Folio 189, records of Bernalillo County, New Mexico. (Affects property - shown hereon)
- Easement granted to Southern Union Gas Company by document recorded December 23, 1974 in Book Misc. 399, Page 963, as Document No. 42594, and as shown, noted and provided for on plats filed in Map Book C24, Folio 136 and Map Book 93C, Folio 189, records of Bernalillo County, New Mexico. (Affects property - shown hereon)
- Easement granted to Paradise Community Services, Inc. by document recorded December 27, 1974 in Book Misc. 400, Page 381, as Document No. 43013, and as shown, noted and provided for on plats filed in Map Book C24, Folio 136 and Map Book 93C, Folio 189, records of Bernalillo County, New Mexico. (Affects property - shown hereon)
- Easement granted to Jemez Building One, Ltd., a New Mexico Limited Partnership by document recorded April 20, 1982 in Book Misc. 924, Page 741, as Document No. 82-20382, and as shown, noted and provided for on plat filed in Map Book 93C, Folio 189, records of Bernalillo County, New Mexico. (Affects property - shown hereon)
- Restrictions recorded in Book Misc. 142A, Page 539; Book BCR 93-8, Page 3606; Book 95-7, page 1256 and Map Book 93C, Folio 189, records of Bernalillo County, New Mexico, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. (Said documents do not appear to affect the subject property)
- Desilting Pond Easement Agreement recorded December 18, 1985, in Book Misc. 303A, Page 185, as Document No. 85-6956A, records of Bernalillo County, New Mexico. (Affects property - shown hereon)
- Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded in Book Misc. 397A, Page 909, as Document No. 86-91166, and as shown, noted and provided for on plat filed in Map Book 93C, Folio 189, records of Bernalillo County, New Mexico. (Easement affects property - shown hereon)
- Agreement Regarding Dedication and Easement recorded June 21, 1993, in Book BCR 93-16, Page 1505, records of Bernalillo County, New Mexico. (Affects property - regarding AMAFCA rights to use "50' Roadway Easement" - not plottable)
- Joint Use Trash Bin Agreement recorded November 17, 1993, in Book BCR 93-32, Page 9330, records of Bernalillo County, New Mexico. (Affects property - not plottable)
- Grant of Easement Agreement recorded December 8, 1993, in Book BCR 93-35, Page 3040, records of Bernalillo County, New Mexico. (Easement affects property - shown hereon)
- Grant of Easement Agreement recorded December 15, 1993, in Book BCR 93-36, Page 956, records of Bernalillo County, New Mexico. (Easement affects property - shown hereon)
- Easement Grant recorded November 1, 1994, in Book BCR 94-30, Page 6362, records of Bernalillo County, New Mexico. (Easement affects property - shown hereon)
- Declaration of Access, Utility and Drainage Easements recorded in Book 97-8, page 2303 as document number 97-29990, records of Bernalillo County, New Mexico. (Subject property does not lie within land described in said document)
- Easements and notes as shown, noted and provided for on the plat recorded in Map Book 93C, folio 189, records of Bernalillo County, New Mexico. (Easements shown hereon)
- Rights of parties in possession under unrecorded lease or rental agreements.
- Any possible assessments for paving or sewer and water extensions which are or might be a lien by law, but have not yet been recorded.
- 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.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN 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. NM811 LOCATE REQUEST TICKET NUMBER: 16J060117, CREATION DATE: 07/06/16. THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811. THIS PROJECT WAS SENT IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY 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. PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER. ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES. SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT. ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS. QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED. UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY. UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Fidelity National Title Guaranty Company, Commitment No.: FT000197763-PRUEW, Effective Date: March 14, 2016.

Tract lettered "C-4-A" of SEVEN-BAR RANCH, being a replat of Tracts C-3 and C-4, Seven Bar Ranch, 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 2, 1993, in Map Book 93C, Folio 189.

FLOOD ZONE DETERMINATION

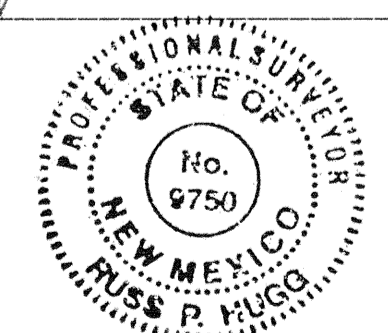
The subject property (as shown hereon) appears to lie within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0109H, Map Revised August 16, 2012.

SURVEYORS CERTIFICATION

To:
 Sonny Otero and Lorraine Otero;
 2 Development, LLC;
 Red Shamrock Investments LLC;
 Retail Equity Development 1, LLC 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 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(b), 13, 14, 16 and 18 of Table A thereof. The field work was completed on July 21, 2016.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 July 22, 2016



SEE SHEET 3

ALTA. / N.S.P.S. LAND TITLE SURVEY OF
TRACT C-4-A
SEVEN-BAR RANCH

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2016

CALLE
 CUERVO N.W.

KEYED INVERT DATA

- A Sanitary Sewer MH
 Rim= 5029.20'
 Inv.= 5020.4' (CL)
 Inv.= 5021.1' (NE)
- B Inv. 60" SD = 5018.8'
- C Storm Drain MH
 Rim= 5023.56'
 Inv.= 5016.9' (CL)
- D Storm Drain Inlet
 Top of Grate= 5020.27'
 Debris filled

CURVE TABLE

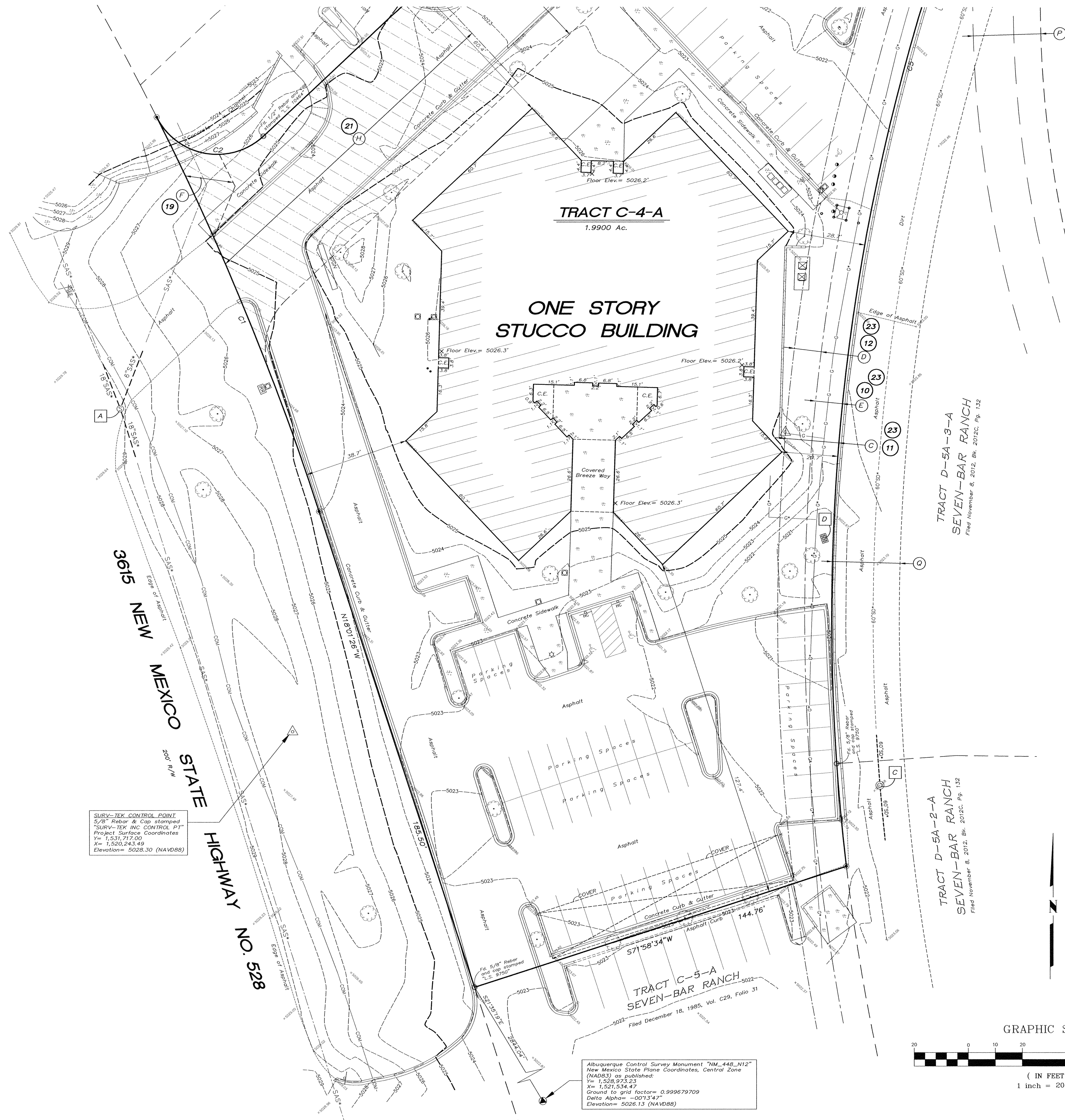
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	158.11'	1054.93'	79.20'	157.96'	N22°18'54"W	8°35'14"
C2	46.46'	25.00'	33.42'	40.06'	S79°52'17"E	106°29'23"
C3	24.20'	1513.03'	12.10'	24.20'	N46°24'37"E	0°54'59"
C4	94.94'	1563.03'	47.49'	94.93'	N44°12'42"E	3°28'49"
C5	603.88'	786.78'	317.69'	589.17'	S15°17'47"W	43°58'36"

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	S44°02'53"E

KEYED EASEMENTS

- 23 13 A 50' Roadway & Temporary Drainage Easement granted by document filed April 20, 1982 in Book Misc. 924, Pages 741-746.
- 23 16 B 7' Underground Easement granted by document filed September 23, 1986, Book Misc. 397A, Page 909.
- 23 11 C 20' Southern Union Gas Company Easement granted by document filed December 23, 1974 in Book Misc. 399, Pages 963-964.
- 23 12 D 10' Water Line Easement granted by document filed December 27, 1974 in Book Misc. 400, Pages 381-382.
- 23 10 E 10' Utility Easement granted by document filed August 5, 1974 in Book Misc. 380, Page 510.
- 19 F Private Sanitary Sewer Easement granted by document filed December 8, 1993 in Book 93-35, Pages 3040-3046.
- 20 G Public Utility Easement granted by document filed December 15, 1993 in Book 93-36, Pages 956-961.
- 21 H Easement For Ingress And Egress filed November 1, 1994 in Book 94-30, Pages 6362-6367 (cross-hatched area)
- 15 J Desilting Pond Easement "B" granted by document filed December 18, 1985 in Book Misc. 303A, Page 185 (cross-hatched area).
- 23 K A.M.A.F.C.A. Channel Easement dedicated by plat filed December 18, 1985, Volume C24, Folio 31.
- 23 L 20' Water Line Easement as shown on plat filed July 26, 1984 in Volume C24, Folio 136.
- M 10' Water Line Easement, plat filed December 18, 1985 in Volume C29, Folio 31.
- N 10' Public Utility Easement, plat filed December 18, 1985, Volume C24, Folio 31.
- P 25' Sidewalk Easement, plat filed December 18, 1985, Volume C24, Folio 31.
- D 25' Drainage Easement granted by plat filed March 22, 1995 in Volume 95C, Folio 99.



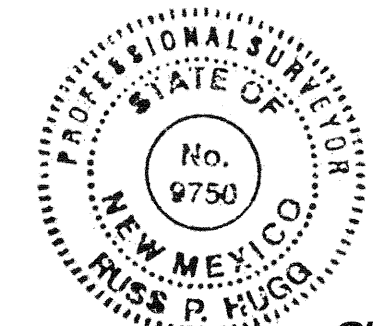
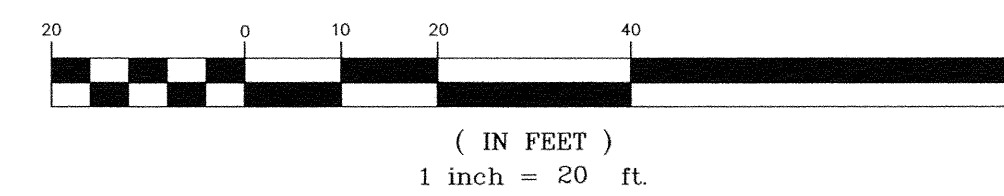
LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- SAS Sanitary Sewer Line
- SD Storm Drain Line
- ⊕ Storm Drain Inlet
- Power Pole
- Guy Wire
- Overhead Wires
- SEWER Sewer
- E Underground Electric Line
- COM Underground Communications Line
- G Underground Gas Line
- W Underground Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- ⊕ Cable Pedestal
- ⊕ Electric Pedestal
- ⊕ Electric Transformer
- ⊕ Electric Panel
- ⊕ Telephone Pedestal
- ⊕ Utility Box
- Fence
- Light Pole
- Balland
- Concrete Symbol
- ⊕ Gas Meter
- ⊕ Sign
- ⊕ Handicap Parking Sign
- Wall
- ⊕ West Manhole
- ⊕ Water Manhole
- ⊕ Handicap Parking Space
- ⊕ Flagpole
- ⊕ Irrigation Box
- Tree
- ⊕ Control Point

SURV-TEK CONTROL POINT
 5/8" Rebar & Cap stamped
 "SURV-TEK INC CONTROL PT"
 Project Surface Coordinates
 Y= 1,531,717.00
 X= 1,520,243.49
 Elevation= 5026.30 (NAVD88)

Albuquerque Control Survey Monument "NM_448_N12"
 New Mexico State Plane Coordinates, Central Zone
 (NAD83) as published:
 Y= 1,526,923.23
 X= 1,521,534.47
 Ground to grid factor= 0.999679709
 Delta Alpha= -001'54"
 Elevation= 5026.13 (NAVD88)

GRAPHIC SCALE



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY OF
TRACT C-4-A
SEVEN-BAR RANCH
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2016

LEGEND

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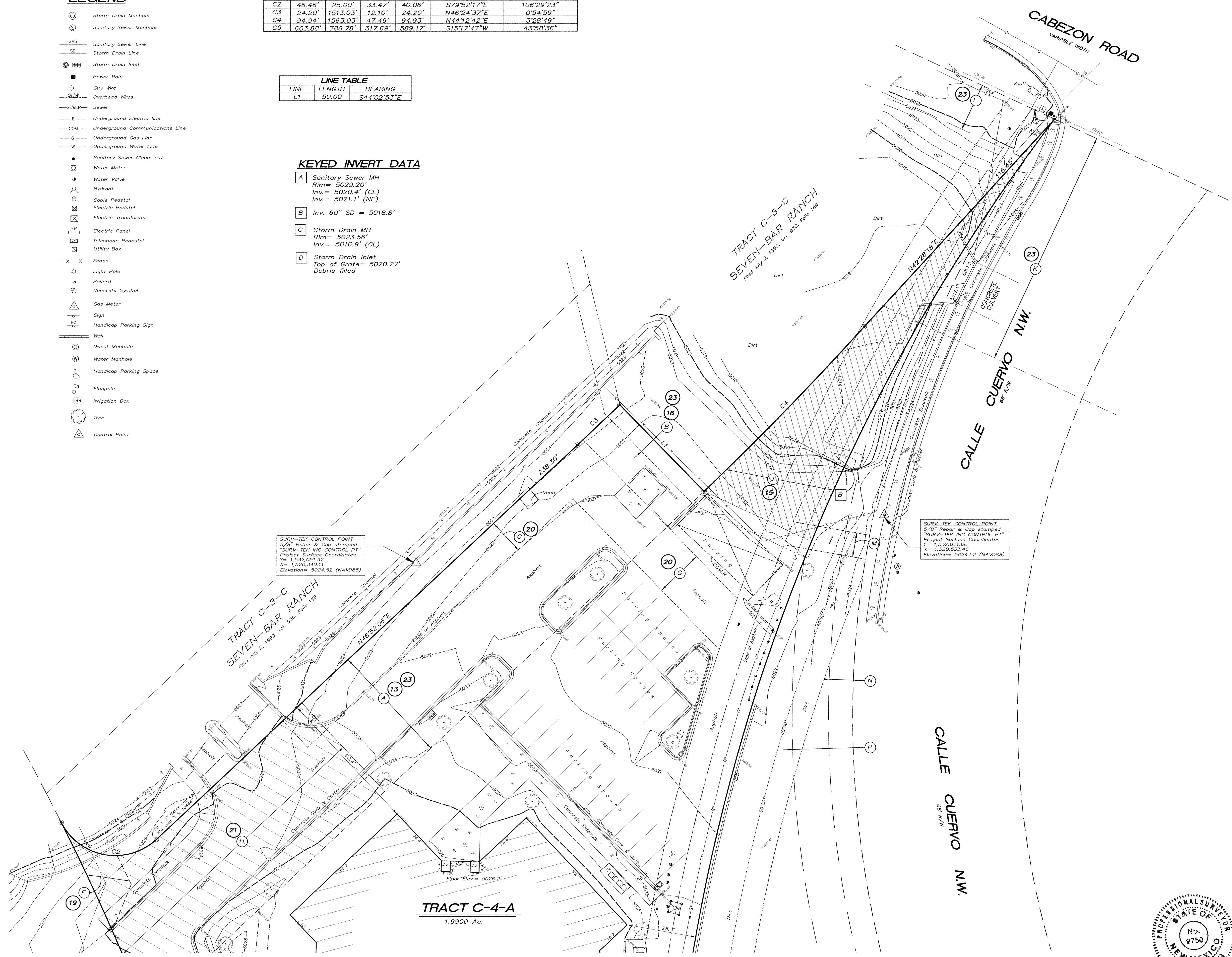
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KEYED INVERT DATA

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Inv. = 5020.4' (CL)
Inv. = 5021.1' (NE)
- B** Inv. 60" SD = 5018.8'
- C** Storm Drain MH
Rim = 5023.56'
Inv. = 5016.9' (CL)
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Top of Grate = 5020.27'
Debris filled

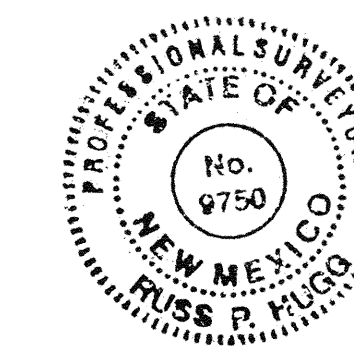
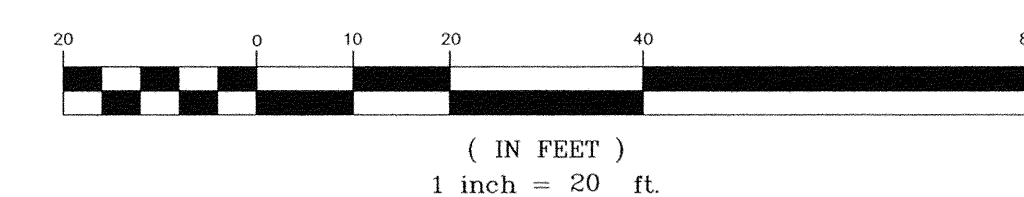
SURV-TEK CONTROL POINT
 5/8" Rebar & Cap stamped
 "SURV-TEK INC CONTROL PT"
 Project Surface Coordinates
 X = 1,532,051.92
 Y = 1,520,340.11
 Elevation = 5024.52 (NAVD88)

SURV-TEK CONTROL POINT
 5/8" Rebar & Cap stamped
 "SURV-TEK INC CONTROL PT"
 Project Surface Coordinates
 X = 1,520,933.46
 Y = 5024.52 (NAVD88)



- KEYED EASEMENTS**
- 23 13 A** 50' Roadway & Temporary Drainage Easement granted by document filed April 20, 1982 in Book Misc. 924, Pages 741-746.
 - 23 16 B** 7' Underground Easement granted by document filed September 23, 1986, Book Misc. 397A, Page 909.
 - 23 11 C** 20' Southern Union Gas Company Easement granted by document filed December 23, 1974 in Book Misc. 399, Pages 963-964.
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GRAPHIC SCALE



SEE SHEET 2

SURV-TEK, INC.
 Consulting Surveyors