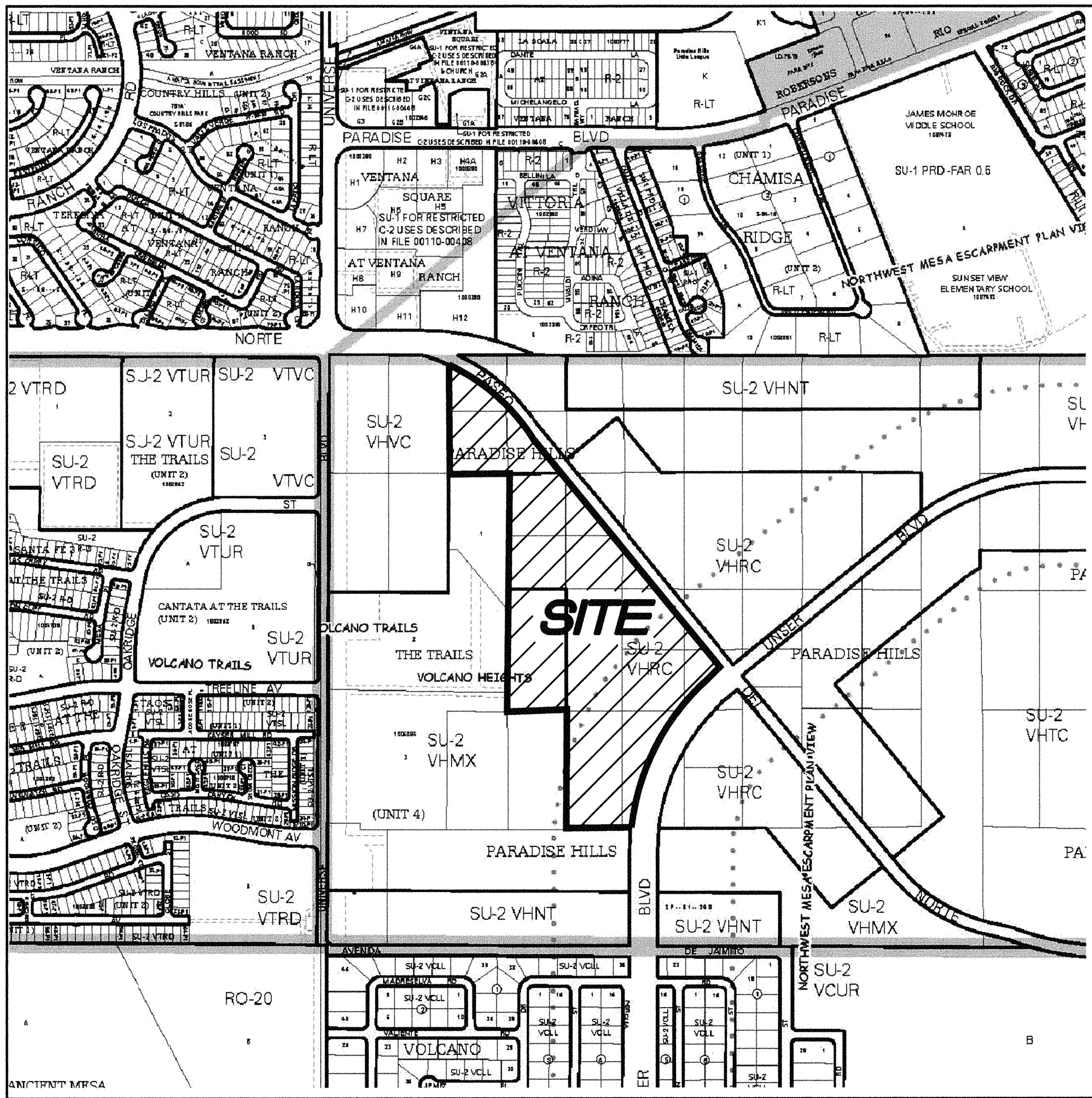


TOPOGRAPHIC AND BOUNDARY SURVEY OF
UNPLATTED LANDS OF
WEST SEVENTY, LLC
SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 15
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2017
REVISED JUNE 6, 2017



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- 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 parenthesis ().
- 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 so indicated hereon.
- Field surveys were performed during the month of April, 2017.
- Vertical Datum is based upon the Albuquerque Control Survey Monument "9-A11", Elevation = 5301.647 (NAVD 1988).
- Contour interval is one foot.
- 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.

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: 17AP050173, CREATION DATE: 04/05/17, TICKET NUMBER: 17MY010065, CREATION DATE: 05/17/17, AND TICKET NUMBER: 17MY010065, CREATION DATE: 05/01/2017.

THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811.

THIS PROJECT WAS CALLED 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.

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 AND/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.

FLOOD ZONE DETERMINATION

The surveyed area 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 Maps Number 35001C01030, Map Revised September 26, 2008, Number 35001C01044, Map Revised August 16, 2012, Number 35001C01110, Map Revised September 26, 2008 and Number 35001C01120, Map Revised September 26, 2008.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:

- Plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 4 (BEING A REPLAT OF UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 157.
- Plat entitled "SUMMARY PLAT, 68.75 ACRE TRACT & 66.16 ACRES TRACT, PARADISE HILLS, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE, 1981", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 1981 in Volume C18, Folio 157.
- Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number: 5011635-2043638-AL04, File No.: 2043638, Effective Date: May 5, 2017.
- Warranty Deed filed 10-12-1977, Book D44A, Page 12, Doc. No. 75-43230 (Parc. 15-348).
- Special Warranty Deed filed 1-6-2003, Book A48, Page 2173, Doc. No. 2003002177 (Parcels 15-348, 15-34A, 15-9A, 15-9B, 15-34B, 15-41A, 15-43A, 15-43B, 15-47A, 15-41A, 15-41B, 15-33, 15-64, 15-2B, 15-2A, 15-38A, 15-38B, 15-35, 15-39A, 15-39B, 15-13B2, 15-13B, 15-13A1, 15-13A2).
- Warranty Deed filed 6-11-1979, Book 94-A, Page 943, Doc. No. 75-46689 (Parc. 15-9B).
- Warranty Deed filed 12-1968, Book D85A, Page 633, Doc. No. 19548 (Parc. 15-43A).
- Warranty Deed filed 1-27-1975, Doc. No. 46689 (Parc. 15-41B).
- Warranty Deed filed 10-21-2002, Doc. No. 2002135640 (Parc. RABAD).
- Warranty Deed, Book A43, Page 5272 (Parc. RABAD).
- Warranty Deed, filed 4-19-1977, Book D29A, Page 923, Doc. No. 77-21857 (Parc. 15-33).
- Warranty Deed, filed 5-14-1978, Book D982, Page 403, Doc. No. 77-21857 (Parc. 15-54).
- Warranty Deed, filed 5-5-1978, Book D60-A, Page 759, Doc. No. 78-32075 (Parc. 15-2B).
- Warranty Deed, filed 9-26-1977, Book D42-A, Page 804, Doc. No. 77-58912 (Parc. 15-38B).
- Warranty Deed, filed 5-19-1977, Book D32-A, Page 227, Doc. No. 77-28728 (Parc. 15-13A1).
- Warranty Deed, filed 5-14-1975, Doc. No. 63556 (Parc. 15-55).
- Quitclaim Deed, filed 4-11-2017, Doc. No. 2017034175 (Parcel NRW-1).
- Warranty Deed, filed 8-3-2010, Doc. No. 2010078428.
- Quitclaim Deed, filed 4-11-2017, Doc. No. 2017034175 (Parcel NRW-2).
- Warranty Deed, filed 9-26-1977, Book D42-A, Page 803, Doc. No. 77-58911 (Parc. 15-39A).
- Stipulated Judgment For Condemnation 07-16-2007, Doc. No. 2007102428 (Parc. RABAD).

EXCEPTIONS

As listed in the Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number 5011635-2043638-AL04, Effective Date: May 5, 2017.

- Reservations contained in Patent from United States of America recorded in Book 64, page 412, records of Bernalillo County, New Mexico. (Affects subject property - not plottable).
- Reservation of 1/2 of all oil, gas, uranium and other minerals as reserved with conditions in Warranty Deed recorded in Book D-513, page 189, records of Bernalillo County, New Mexico. Said Document, by its own term, prohibits exploration for minerals or the removal there from as to adversely affect the surface of the ground or any improvements which are or may be placed on the land. Affidavit recorded December 04, 1996, as Document No. 96130372; Memorandums of Existence of Oil and Gas Lease filed March 03, 2008, recorded as Documents No. 2008023956, 2008023957 and 2008023958, records of Bernalillo County, New Mexico. (Affects subject property - not plottable).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Richard E. Penny and Martha A. Penny, his wife, recorded in Book D44A, Page 14, as Document No. 77-62527, records of Bernalillo County, New Mexico. (As to Parcels 1 and 2).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Robert H. Herman and Yaye Herman, husband and wife, recorded in Book D85A, Page 633, as Document No. 79-43230, records of Bernalillo County, New Mexico. (As to Parcels 3 and 4).
- Easement for road and maintenance of utilities along the northerly, easterly, and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Herman J. Neife and Dorothy M. Neife, husband and wife, recorded in Book D85A, Page 633, as Document No. 19546, records of Bernalillo County, New Mexico. (As to Parcels 5 and 6).
- Easement for road and maintenance of utilities along the northerly, easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to the Trustees of the Phillips Exter Academy, recorded in Book D29A, Page 923, as Document No. 77-21857, records of Bernalillo County, New Mexico. (As to Parcel 7).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Seaman Paper Company, recorded in Book D18A, Page 555, as Document No. 76-59899, records of Bernalillo County, New Mexico. (As to Parcels 8 and 9).
- Easement for road and maintenance of utilities along the northerly, easterly, and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Andrey M. Bramblett and Vanna D. Bramblett, his wife, and James K. Bramblett, a single man, recorded in Book D976, Page 231, as Document No. 75-46689, records of Bernalillo County, New Mexico. (As to Parcels 10 and 11).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Edward E. Rosseton and Mary Rosseton, his wife, recorded in Book D882, Page 403, records of Bernalillo County, New Mexico. (As to Parcels 12 and 13).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Dorothy J. Olliland, recorded in Book D871, Page 318, as Document No. 63755, records of Bernalillo County, New Mexico. (As to Parcels 14 and 15).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Anthony Bubbico, et al, recorded in Book D60A, Page 759, as Document No. 78-32075, records of Bernalillo County, New Mexico. (As to Parcels 16 and 17).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to John W. Hauser and Madge L. Hauser, his wife, recorded in Book D42A, Page 804, as Document No. 7758912, records of Bernalillo County, New Mexico. (As to Parcels 18 and 19).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to John W. Hauser and Madge L. Hauser, his wife, recorded in Book D42A, Page 803, as Document No. 7758911, records of Bernalillo County, New Mexico. (As to Parcels 20 and 21).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Roland R. Caron and Norma F. Caron, husband and wife, recorded in Book D32A, Page 227, as Document No. 77-28728, records of Bernalillo County, New Mexico. (As to Parcels 22 and 23).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to John W. Hauser and Madge L. Hauser, his wife, recorded in Book D9A, Page 208, as Document No. 76-33970, records of Bernalillo County, New Mexico. (As to Parcel 24).
- Easement for road and maintenance of utilities being twenty (20) feet in width, as reserved in the Warranty Deed from Horizon Corporation to Emily A. Barton, as Personal Representative of the Estate of Margaret A. Lukso, deceased, recorded in Book A43, Page 5270, as Document No. 2002125640, records of Bernalillo County, New Mexico. (As to Parcel 25).
- Easement for road and maintenance of utilities along the easterly, southerly and westerly twenty (20) feet of the land as reserved in the Warranty Deed from Horizon Corporation to Edward Liss, a single man, recorded in Book D163A, Page 413, as Document No. 82-27811, records of Bernalillo County, New Mexico. (As to Parcel NRW-1).
- Permanent Easement Granted to the City of Albuquerque filed April 1, 2008, recorded in Document No. 2008036605, records of Bernalillo County, New Mexico. (As to Parcel 1).
- Stipulated Judgment for Condemnation filed August 10, 2009, recorded in Document No. 2009090671, records of Bernalillo County, New Mexico. (As to Parcels 3, 4, 6, 9, 10, 11, 16, 18, 19, 23 and 24).
- Default Judgment Against Defendants Horizon Corporation and Defendants Unknown Claimants filed October 16, 2007, recorded in Document No. 2007145577, records of Bernalillo County, New Mexico. (Parcels 1, 3, 4, 6, 9, 10, 11, 15, 16, 18, 19 and 24).
- The effect of any pleadings, including but not limited to those relating to rehearing or appeal, filed in Cause No. 2007-CV-200710, District Court of the Second Judicial District, County of Bernalillo, State of New Mexico. (As to Parcels 17, 18, 19, 20, 22 and 23).
- Slope Easement as reserved in Quitclaim Deed filed April 11, 2017, recorded in Document No. 2017034175, records of Bernalillo County, New Mexico. (As to Parcel NRW-1).
- Stipulated Judgment for Condemnation filed March 31, 2017, recorded in Document No. 2017030694, records of Bernalillo County, New Mexico. (As to Parcel 17).
- Stipulated Judgment for Condemnation filed July 16, 2000, recorded as Document No. 2007102428, records of Bernalillo County, New Mexico. (As to Parcel 25 Rabadi Tract).

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Parcels 15-2A, 15-2B, 15-9A, 15-9B, 15-13A1, 15-13A2, 15-13B1, 15-38B, 15-31A, 15-31B, 15-33, 15-34A, 15-34B, 15-38A, 15-38B, 15-39A, 15-39B, 15-41A, 15-41B, 15-43A, 15-43B, 15-47A, 15-47B, 15-54 and 15-55, West Seventy, LLC as the same are described and designated in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 2003 in Book A48, Page 2173 as Document Number 2003002177.

TOGETHER WITH:

That certain parcel of land situate within The Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a Southwesterly portion of Parcel 25 (Rabadi tract) as the same is described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 2002 in Book A43, Page 5272 as Document Number 2002135642.

TOGETHER WITH:

That certain parcel of land situate within The Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Parcel NRW-1, West Seventy, LLC as the same is described and designated in that certain Quitclaim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 2017 as Document Number 2017034175.

More particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 14733" found in place), a point on curve on the Westerly right of way line of Unser Boulevard N.W. whence (1) The 6 mile marker on the South Boundary of the Town of Alameda Grant (a U.S.G.L.O. Brass cap found in place) bears S 09°35'59" W, 649.14 feet distant, and (2) the Albuquerque City Survey Control Monument "8-C10" bears S 86°23'46" E, 2736.42 feet distant; Thence,

N 89°37'17" W, 33.50 feet to an angle point (a 5/8" rebar with cap stamped "LS 14733" found in place); Thence,
N 89°41'16" W, 326.32 feet to an angle point; Thence,
N 00°19'53" E, 659.38 feet to an angle point; Thence,
N 89°39'55" W, 328.86 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" found in place); Thence,
N 00°15'14" E, 660.38 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" found in place); Thence,
N 00°16'29" E, 659.88 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" found in place); Thence,
N 89°48'58" W, 330.13 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" found in place), whence Albuquerque City Survey Control Monument "5-B9" bears N 41°40'47" W, 1047.80 feet distant; Thence,

N 00°16'59" E, 607.53 feet to the Northwest corner of the parcel herein described, said point also being a point on curve of the Southwesterly right of way line of Paseo Del Norte N.W. (by Stipulated Judgement For Condemnation, filed August 10, 2009, Doc. No. 2009090671); Thence, along said Southwesterly right of way line of Paseo Del Norte N.W. Southeasteary, 441.17 feet on the arc of a curve to the right (said curve having a radius of 965.00 feet, a central angle of 26°11'13" and a chord which bears S 52°22'17" E, 437.33 feet) to a point of tangency on said Northeasterly right of way line of Paseo Del Norte N.W.; Thence,

S 39°16'29" E, 1830.29 feet to the Eastern-most corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 14733" found in place), said point also being the intersection of the Northwesterly right of way line of Unser Boulevard N.W.; Thence, along said Northwesterly right of way line of Unser Boulevard N.W.,

S 50°43'32" W, 43.00 feet to a point of curvature; Thence, Southwesterly, 1022.79 feet on the arc of a curve to the left (said curve having a radius of 1275.58 feet, a central angle of 45°56'28" and a chord which bears S 27°45'14" W, 925.61 feet) to the point of beginning of the parcel herein described.

Said parcel contains 36.1189 acres, more or less.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic and Boundary Survey Plat of unplatted tracts.

Russ P. Hugg
New Mexico Professional Surveyor
No. 9750
May 19, 2017
Revised June 6, 2017

