

Zoning Data
 ZONING DESIGNATION = SU-1 PRD
 NUMBER OF REGULAR STRIPED PARKING SPACES = 11
 NUMBER OF HANDICAP STRIPED PARKING SPACES = 1
 NUMBER OF HANDICAP STRIPED PARKING SPACES = 12

- Notes**
- FIELD SURVEY PERFORMED ON APRIL 17, 2015.
 - ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1927.
 - ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
 - 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.
 - THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
 - NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 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.
 - NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - ZIP CODE: 87111
 - NO OBSERVED WETLANDS

Statement of Encroachments

- (A) ENCROACHMENT OF UTILITY PEDESTAL ON SUBJECT PROPERTY
 - (B) ENCROACHMENT OF SIGN INTO UTILITY EASEMENT
 - (C) ENCROACHMENT LIGHT POLE INTO UTILITY EASEMENT
 - (D) ENCROACHMENT OF SIDEWALK INTO UTILITY EASEMENT
 - (E) ENCROACHMENT OF PLANTER INTO PNM AND MST&T EASEMENT
 - (F) ENCROACHMENT OF FENCE INTO PRIVATE ACCESS EASEMENT
- ENCROACHMENTS E AND F COVERED BY EASEMENT ENCROACHMENT AGREEMENTS:
 PNM (01/23/2008, DOC. NO. 2008007137)
 QWEST (01/23/2008, DOC. NO. 2008007138)

Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES

N 90°00'00" E MEASURED BEARING AND DISTANCES

- FOUND AND USED MONUMENT AS DESCRIBED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ⊙ DENOTES SET PK NAIL W/BRASS WASHER "PS 11993" SET IN ASPHALT
- ⊠ DENOTES SET CHISELED "X" IN CONCRETE
- UTILITY PEDESTAL
- ⊕ WATER VALVE
- ⊖ IRRIGATION CONTROL VALVE
- ⊗ FIRE HYDRANT
- ⊘ DROP INLET
- ⊙ SIGN
- ⊚ LIGHT POLE
- ⊛ WATER METER
- ⊜ CLEANOUT
- ⊝ PULLBOX
- ⊞ HANDICAP PARKING SPACE
- WATER LINE
- - - SANITARY SEWER LINE
- - - STORM SEWER LINE

Flood Note

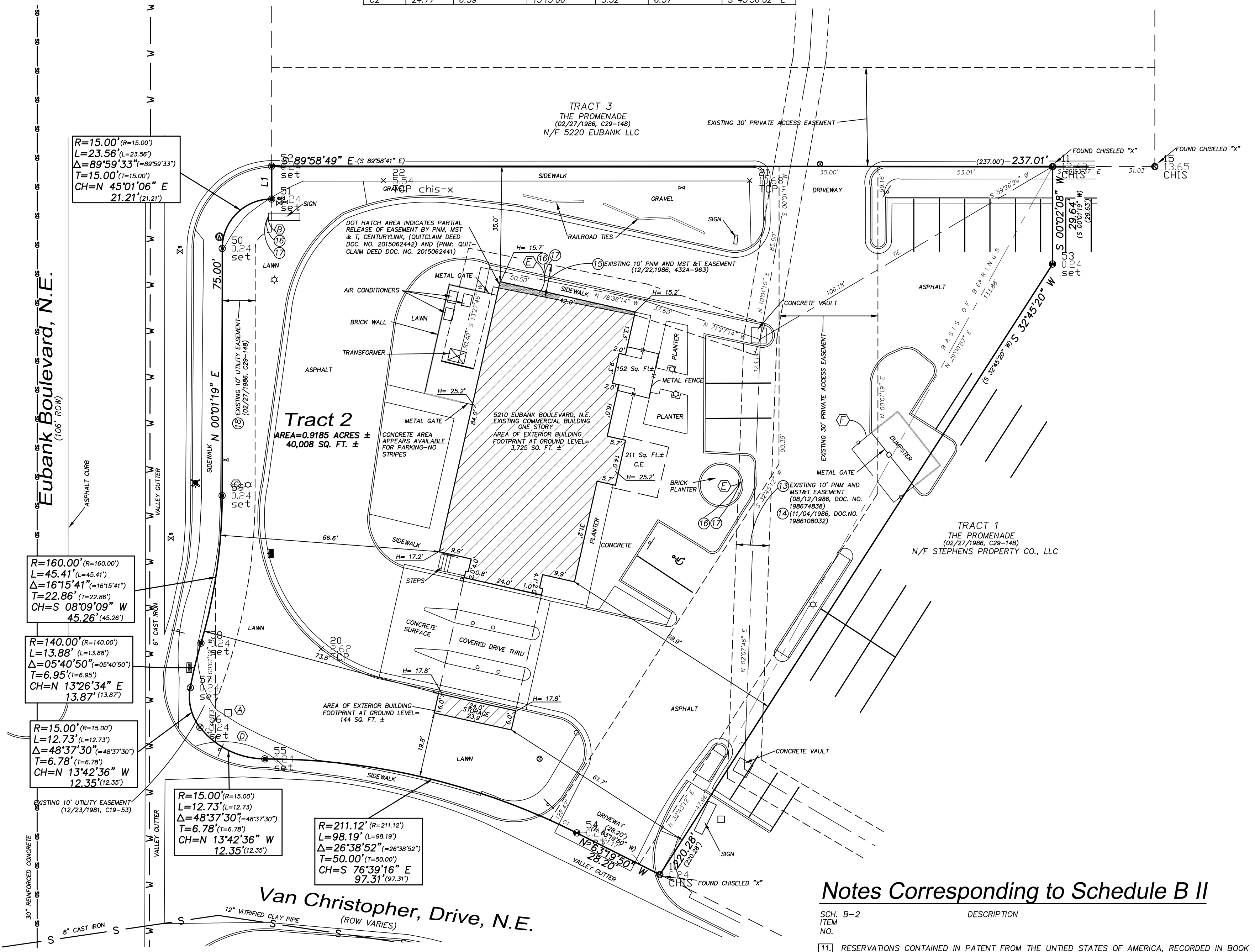
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3500100144.G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Line Table

LINE	BEARING	DISTANCE
L1	N 00°01'19" E	9.97'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	211.12'	9.02'	2°26'55"	4.51'	9.02'	N 64°33'18" W
C2	24.77'	6.59'	15°15'06"	3.32'	6.57'	S 45°36'02" E



ENCROACHMENTS E AND F COVERED BY EASEMENT ENCROACHMENT AGREEMENTS:
 PNM (01/23/2008, DOC. NO. 2008007137)
 QWEST (01/23/2008, DOC. NO. 2008007138)

Notes:

- ALL TRACTS GRANT TO THE OTHERS A RECIPROCAL DRAINAGE EASEMENT FOR THE PURPOSE CONVEYING STORM RUNOFF OVER AND ACROSS EACH TRACT.
 - ALL PARKING AREAS ARE DESIGNATED AS COMMON PARKING AREAS FOR ALL TRACTS.
5. COMMON AREA USES:
- (A) GRANT OF EASEMENTS:
 EACH PARTY, AS GRANTOR, HEREBY GRANTS TO THE OTHER PARTY FOR BENEFIT OF THE OTHER PARTY, ITS CUSTOMERS, INVITEES AND EMPLOYEES, A NONEXCLUSIVE EASEMENT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, THE PARKING OF MOTOR VEHICLES AND USE OF FACILITIES INSTALLED FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, EMPLOYEES, AGENTS AND CONTRACTORS ON THE COMMON
- (E) UTILITY AND SERVICE EASEMENTS:
 THE PARTIES WILL COOPERATE IN THE GRANTING OF APPROPRIATE AND PROPER EASEMENTS FOR THE INSTALLATION, REPAIR AND REPLACEMENT OF STORM DRAINS, SEWERS, UTILITIES AND OTHER PROPER SERVICES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF THE COMMON AREAS. BOTH PARTIES WILL USE THEIR BEST EFFORTS TO CAUSE THE INSTALLATION OF SUCH UTILITY AND SERVICE LINES PRIOR TO PAVING OF THE COMMON AREAS.

* CENTERLINE LEGAL DESCRIPTION DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. IT APPEARS THERE IS A TYPOGRAPHICAL ERROR. INTENT APPEARS TO BE TO FOLLOW CENTERLINE WHICH DOES CLOSE.

Notes Corresponding to Schedule B II

- SCH. B-2 DESCRIPTION
- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR), RECORDED MARCH 24, 1986, IN BOOK 334A, PAGE 507 AS DOCUMENT NO. 1986025404, FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR), RECORDED JUNE 17, 1986, IN BOOK 363A, PAGE 377 AS DOCUMENT NO. 1986054732, SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED MARCH 10, 2000, IN BOOK A3, PAGE 3603 AS DOCUMENT NO. 2000023913, AMENDMENT AND PARTIAL WAIVER OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR), RECORDED JANUARY 15, 2008, AS DOCUMENT NO. 2008005197, AND AS DOCUMENT NO. 2008005198 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - UNDERGROUND EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, RECORDED OCTOBER 29, 1986, IN BOOK 412, PAGE 467 AS DOCUMENT NO. 1986105435, RE-RECORDED NOVEMBER 4, 1986, IN BOOK 414A, PAGE 814 AS DOCUMENT NO. 1986109032, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - UNDERGROUND EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, RECORDED DECEMBER 22, 1986, IN BOOK 432A, PAGE 963 AS DOCUMENT NO. 1986126317, ANY AFFECT OF THAT CERTAIN QUILCLAIM DEED RECORDED JUNE 25, 2015 AS DOCUMENT NO. 2015054943 RECORDED AS DOCUMENT NO. 2015062442 AND PUBLIC SERVICE COMPANY OF NEW MEXICO QUILCLAIM DEED RECORDED JULY 21, 2015 AS DOCUMENT NO. 2015062441, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - PNM EASEMENT ENCROACHMENT AGREEMENT, RECORDED JANUARY 23, 2008, AS DOCUMENT NO. 2008007137, AS RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - QWEST ENCROACHMENT AGREEMENT, RECORDED JANUARY 23, 2008, AS DOCUMENT NO. 2008007138, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED FEBRUARY 27, 1986 IN PLAT BOOK C29, PAGE 148, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - RIGHTS OF LESSEES OR TENANTS UNDER LEASES, SUBLEASE OR RENTAL AGREEMENTS.
 - ENCROACHMENT OF UTILITY PEDESTAL ONTO SUBJECT PROPERTY, ENCROACHMENT OF SIGN, LIGHT POLE AND SIDEWALK ONTO UTILITY EASEMENT, ENCROACHMENT OF BUILDING AND BRICK PLANTER ONTO EASEMENTS, ENCROACHMENT OF FENCE ONTO PRIVATE ACCESS EASEMENT, AS SHOWN ON SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TRACT 2, THE PROMENADE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 2015", BY LARRY W. MEDRANO, N.M.P.S. NO. 11993, DATED APRIL 24, 2015.
 - AFFECTS SUBJECT PROPERTY: AS SHOWN
 - AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

Legal Description

TRACT NUMBERED TWO (2) OF THE PROMENADE, WITHIN PROJECTED SECTION 33, T. 11 N., R. 4 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 27, 1986 RECORDED IN VOL. C29, FOLIO 148.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY AND EUBANK BOULEVARD, N.E., VIA AN EXISTING 30' WIDE PRIVATE ACCESS EASEMENT AND VAN CHRISTOPHER DRIVE, N.E., THE SAME BEING A PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

Surveyor's Certificate

LARRY W. MEDRANO, A LICENSED LAND SURVEYOR, LICENSE NO. 11993, IN STATE OF NEW MEXICO AND LEGALLY DOING BUSINESS IN ALBUQUERQUE, DOES HEREBY CERTIFY TO KAMPS NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BANK OF THE WEST AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE ACCOMPANYING SURVEY (SURVEY) REPRESENTS A SURVEY MADE ON THE GROUND BY ME ON APRIL 17, 2015 OF THE LAND THEREIN PARTICULARLY DESCRIBED, AND SHOWS THE AREAS OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER VISIBLE MATTERS SITUATED ON THE SUBJECT PROPERTY;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1502558 WITH AN EFFECTIVE DATE OF JUNE 25, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY;
- THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS IS NOT IN VIOLATION OF ANY (I) SETBACK REQUIREMENTS OR (II) OTHER RESTRICTIONS OF RECORD REFERENCED IN THE TITLE INSURANCE COMMITMENT DESCRIBED ABOVE BASED ON ZONING REPORT PROVIDED BY PURCHASER;
- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND;
- THERE ARE NO OBSERVABLE ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND VISIBLE IMPROVEMENTS;
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN HEREON;
- ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY SPECIFICALLY AND DESCRIBED IN THE NOTES SECTION OF THE SURVEY;
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3500100144.G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008 FOR COMMUNITY NO. 35002, 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 SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS EXCEPT AS SHOWN HEREON;
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 12, INCLUDING 1 DESIGNATED HANDICAP SPACES; AND
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW MEXICO AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), (B)(1) AND (C), 8, 9, 10(A), 11(A), 16, 17, 18, 19 AND 20(A) IN TABLE A CONTAINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, 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.

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

PRECISION SURVEYS, INC.

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