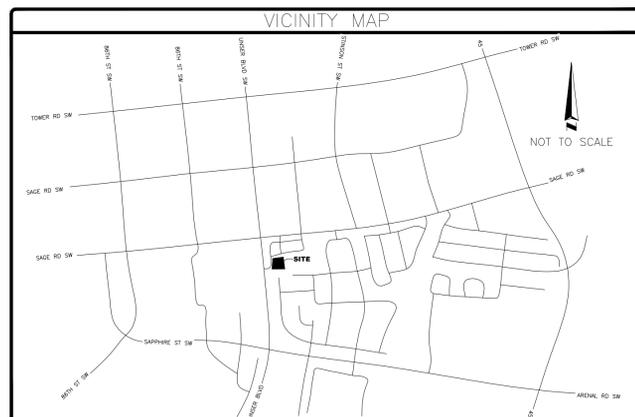


# ALTA SURVEY FOR AUTOZONE STORE #11082

BEING TRACT A-2 OF UNSER AND SAGE MARKETPLACE, BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 21, 2011 IN MAP BOOK 2011 C, FOLIO 38. BEING IN THE CITY OF ALBUQUERQUE. SITUATE IN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN



ZONING INFORMATION	
NO ZONING REPORT OR LETTER PROVIDED.	
PER THE CITY OF ALBUQUERQUE ZONING MAP ( <a href="https://www.cabq.gov/gis/mapping/views/mobile-maps">https://www.cabq.gov/gis/mapping/views/mobile-maps</a> ), THIS SITE IS CURRENTLY ZONED MX-T. ZONING REQUIREMENTS FOR THIS SITE PER THE INTEGRATED DEVELOPMENT ORDINANCE, EFFECTIVE DRAFT - APRIL 2025:	
SETBACKS:	
FRONT: MINIMUM/MAXIMUM	5 FEET/NA
SIDE STREET: MINIMUM/MAXIMUM	5 FEET/NA
SIDE INTERIOR:	0 FEET/NA
REAR:	15 FEET
MAXIMUM BUILDING HEIGHT:	70 FEET
PARKING:	NOT LISTED

TITLE DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AND IS DESCRIBED AS FOLLOWS:
TRACTS A-2, OF UNSER AND SAGE MARKETPLACE, BEING A REPLAT OF TRACT A, UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 21, 2011 IN MAP BOOK 2011 C, FOLIO 38.
THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2955062-AL01 HAVING A COMMITMENT DATE OF SEPTEMBER 30, 2025 AT 8:00 AM.

TITLE COMMITMENT INFORMATION
The Title Description and Schedule "B" items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NO. 2955062-AL01, issued 09/30/2025.

SURVEYOR'S NOTES
1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO NORTHBOUND UNSER BLVD SW.
3. THE LOT IS VACANT.
4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
5. THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
6. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
8. THERE DOES NOT APPEAR TO BE ANY GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR PUBLIC STREET RIGHTS OF WAY SHOWN ON THIS SURVEY.
9. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
10. THE NEAREST INTERSECTION BEING UNSER BLVD SW & SAGE RD SW IS NORTH OF THE SUBJECT PROPERTY APPROXIMATELY 300 FEET.
11. DISTANCE UNITS ARE BASED IN US SURVEY FOOT DEFINITION (1"=1200/3937 METERS, OR APPROXIMATELY 1"=0.30480061 METERS)
12. THE PHYSICAL ADDRESS IS NOT POSTED FOR THIS PARCEL.
13. PER THE CITY OF ALBUQUERQUE ZONING WEBSITE, THIS SITE IS CURRENTLY ZONED MX-T.
14. TAX MAP PARCEL NO. 101005519247421175.
15. EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS SUCH. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
16. THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY.
17. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.
18. INTERSTATE SURVEY GROUP, LLC ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.
19. ELEVATIONS ARE BASED ON NAVD88, DERIVED BY AN OPUS OBSERVATION.
20. PURSUANT TO TABLE A, ITEM 18, THERE ARE APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT. THESE EASEMENTS COULD NOT BE PLOTTED.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
<p>1. Reservations contained in Patent from United States of America recorded in <a href="#">Book 35, Page 91</a>, records of Bernalillo County, New Mexico.</p> <p><b>DOES AFFECT SURVEYED PROPERTY, NOT PLOTTABLE.</b></p>
<p>2. Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in filed April 21, 2011, in <a href="#">Plat Book 2011C, Page 38</a> and recorded February 5, 2021, as <a href="#">Document No. 2021015313</a>, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3504(c).</p> <p><b>AFFECTS SURVEYED PROPERTY, PLOTTABLE, SHOWN HEREON.</b></p>
<p>3. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2011, in <a href="#">Plat Book 2011C, Page 38</a>.</p> <p><b>AFFECTS SURVEYED PROPERTY, PLOTTABLE, SHOWN HEREON.</b></p>
<p>4. Drainage Covenant filed April 23, 1987, recorded in Book Misc. 478A, page 431 as <a href="#">Document No. 87-41603</a>, records of Bernalillo County, New Mexico.</p> <p><b>MAY AFFECT SURVEYED PROPERTY, BLANKET IN NATURE.</b></p>
<p>5. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions filed December 9, 2013, recorded as <a href="#">2013130869</a>, records of Bernalillo County, New Mexico.</p> <p><b>AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.</b></p>
<p>6. Alternative Sidewalk Construction Agreement, filed March 1, 2019, recorded as <a href="#">Document No. 2019015921</a>, records of Bernalillo County, New Mexico.</p> <p><b>AFFECTS SURVEYED PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.</b></p>
<p>7. The effect of the Memorandum Opinion and Order and any pleadings, including but not limited to those relating to rehearing or appeal, filed in <a href="#">Cause No. D-202-CV-2015-09454</a>, District Court for the Second Judicial District, County of Bernalillo, State of New Mexico.</p> <p><b>MAY AFFECT SURVEYED PROPERTY.</b></p>

SIGNIFICANT OBSERVATIONS
THE CINDER BLOCK WALL, ALONG THE SOUTH BOUNDARY LINE OF TRACT A-2 IS ON OR VERY CLOSE TO THE BOUNDARY LINE. THE SOUTHEAST CORNER OF TRACT A-2 IS A 'X' CUT IN THE TOP OF THE WALL.
THERE APPEARS TO BE EVIDENCE OF TRAFFIC DRIVING EAST/WEST ON THE NORTH PART OF THE SUBJECT TRACT, IN THE AREA OF THE SANITARY SEWER EASEMENT.
DOCUMENT #2013130869, WHICH SHOWS THE SIGNAGE EASEMENTS APPURTENANT TO THE LOTS IN THIS SUBDIVISION DOES NOT GIVE DIMENSIONS TO ACCURATELY PLOT THE EASEMENT LOCATIONS. THESE EASEMENTS WERE NOT PLOTTED.
THERE IS A SIGN THAT APPEARS TO BE FOR THE USE OF UNSER AND SAGE MARKETPLACE LOCATED ON THE SUBJECT TRACT. NO DOCUMENT WAS PROVIDED THAT INDICATED A SIGNAGE EASEMENT ON THIS TRACT A-2.
DOCUMENT #2013130869 SHOWS A RIGHT IN ONLY DESIGNATION FOR THE ENTRANCE AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT. IT IS UNKNOWN IF THAT IS A RESTRICTION FOR THIS SUBDIVISION OR IS ONLY FOR INFORMATIONAL PURPOSES. DURING THE COURSE OF OUR FIELD WORK WE OBSERVED VEHICLE TRAFFIC USING THIS AS AN EXIT ON TO UNSER BLVD SW.

PARKING SPOTS
REGULAR: 0
HANDICAP: 0
TOTAL: 0

LAND AREA
PARCEL: 43,927 SQ. FT.
1.008 ACRES

UTILITY NOTE	
CITY OF ALBUQUERQUE - STREET LIGHTING DEPT	505-768-2000
ALBUQUERQUE/BERNALILLO CO. WATER UTILITY AUTHORITY	505-482-9287
COMCAST	800-934-6489
CITY OF ALBUQUERQUE UTILITY SERVICES	505-768-2000
VERIZON (MCI CABLE SEC)	844-607-8465
NEW MEXICO GAS COMPANY - ALBUQUERQUE	505-697-3335
PNM ELECTRIC - ALBUQUERQUE	888-342-5766
CENTURYLINK LOCAL NETWORK CENTRAL	800-283-4237
Unite Private Networks LLC DBA Segra	505-510-4955
THE UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM AND VERIFIED BY THE VISIBLE SURFACE FEATURES OF THESE UTILITIES AND MARKINGS PROVIDED BY AN 811 UTILITY LOCATE SERVICE REQUEST, 250E040709. AN EXACT LOCATION OF THESE UTILITIES WAS NOT PERFORMED FOR THIS SURVEY. BEFORE DIGGING, CALL THE APPROPRIATE LOCAL UTILITY LOCATE SERVICE FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES.	

BASIS OF BEARING
Bearings and distances are based on the New Mexico State Plane Coordinate System, NAD 1983, Central Zone, U.S. Survey feet. All distances are Grid. Combined Adjustment Factor = 1.00031692

FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN "ZONE X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3500100336H, WHICH BEARS AN EFFECTIVE DATE OF 8/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "ZONE X" DENOTES AREAS OF MINIMAL FLOOD HAZARD.

SURVEYOR'S CERTIFICATE
TO: AUTOZONE DEVELOPMENT LLC AND FIRST AMERICAN 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 2021 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, X(A), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/10/2025.
DATE OF PLAT OR MAP: 12/26/2025
I, B.L. Laman, New Mexico Professional Surveyor No. 22404, do hereby certify that this Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division as defined in the New Mexico Subdivision Act and that this instrument is a Survey of an existing tract.
PRELIMINARY
B.L. Laman Date PS 22404 Exp. 10/31/2025 For and on behalf of Interstate Survey Group, LLC broad@interstatesurveygroup.com

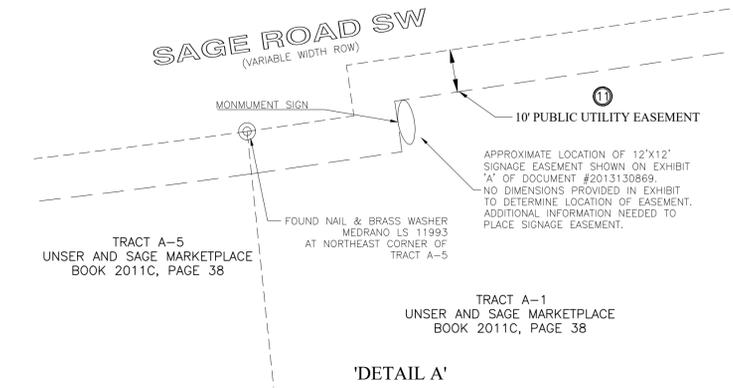
ALTA & TOPOGRAPHIC DESIGN SURVEY  
FOR  
**AUTOZONE #11082**  
UNSER AND SAGE  
ALBUQUERQUE, NM 87121

PO. Box 740055 Arvada, Colorado 80006 (720) 610-4577

JOB NUMBER: CO-25-032	SHEET NUMBER:
SCALE: 1"=20'	1 OF 2
PROJECT SURVEYOR: BLL	
DRAFTED BY: AF	
SURVEY DATE: 12-10-2025	
REVISED DATE:	

# ALTA SURVEY FOR AUTOZONE STORE #11082

BEING TRACTS A-2 OF UNSER AND SAGE MARKETPLACE, BEING A REPLAT OF TRACT A, UNIT I-B, LANDS OF ALBUQUERQUE SOUTH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 21, 2011 IN MAP BOOK 2011 C, FOLIO 38.



- ### LEGEND
- SUBJECT PROPERTY
  - ADJOINING PROPERTY
  - EASEMENT
  - FENCE
  - SANITARY UNDERGROUND
  - ELECTRIC UNDERGROUND
  - TELECOMM UNDERGROUND
  - FIBER OPTIC UNDERGROUND
  - WALLS
  - CURB
  - TOP OF SLOPE
  - TOE OF SLOPE
  - ASPHALT AREA
  - CONCRETE AREA
  - UNPAVED AREA
  - DRY CREEK
  - FOUND MONUMENT
  - SET MONUMENT
  - CHISELED 'X'
  - BENCHMARK
  - SANITARY SEWER MANHOLE
  - WATER VALVE
  - DRAIN MANHOLE
  - FIRE HYDRANT
  - UNDERGROUND VAULT
  - AREA DRAIN
  - LIGHT POLE
  - SIGN
  - GAS METER

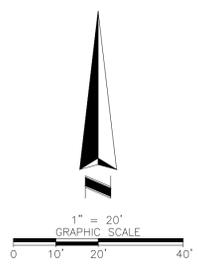
## ALTA & TOPOGRAPHIC DESIGN SURVEY FOR AUTOZONE #11082

UNSER AND SAGE  
ALBUQUERQUE, NM 87121

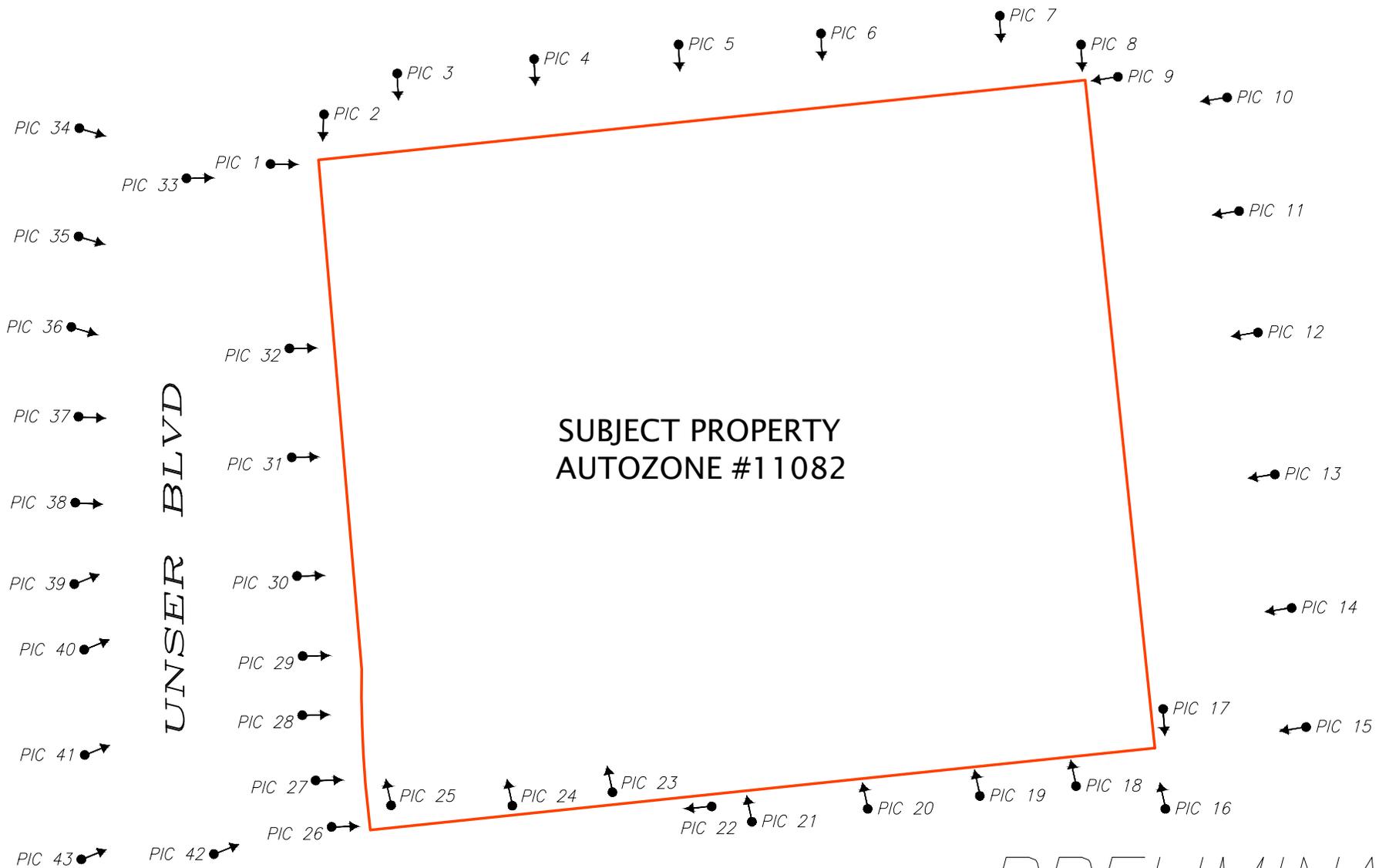


PO. Box 740055 Arvada, Colorado 80006 (720) 610-4577

JOB NUMBER: CO-25-032	SHEET NUMBER:
SCALE: 1"=20'	<span style="font-size: 48pt;">2</span> OF <span style="font-size: 48pt;">2</span>
PROJECT SURVEYOR: BLL	
DRAFTED BY: AF	
SURVEY DATE: 12-10-2025	
REVISED DATE:	



# SURVEY PICTURE EXHIBIT



INTERSTATE SURVEY GROUP, LLC  
PO. Box 740055  
Arvada, Colorado 80006  
(720) 610-4577

PRELIMINARY  
SURVEY FIELD PICTURES  
AUTOZONE #11082  
ALBUQUERQUE, NM