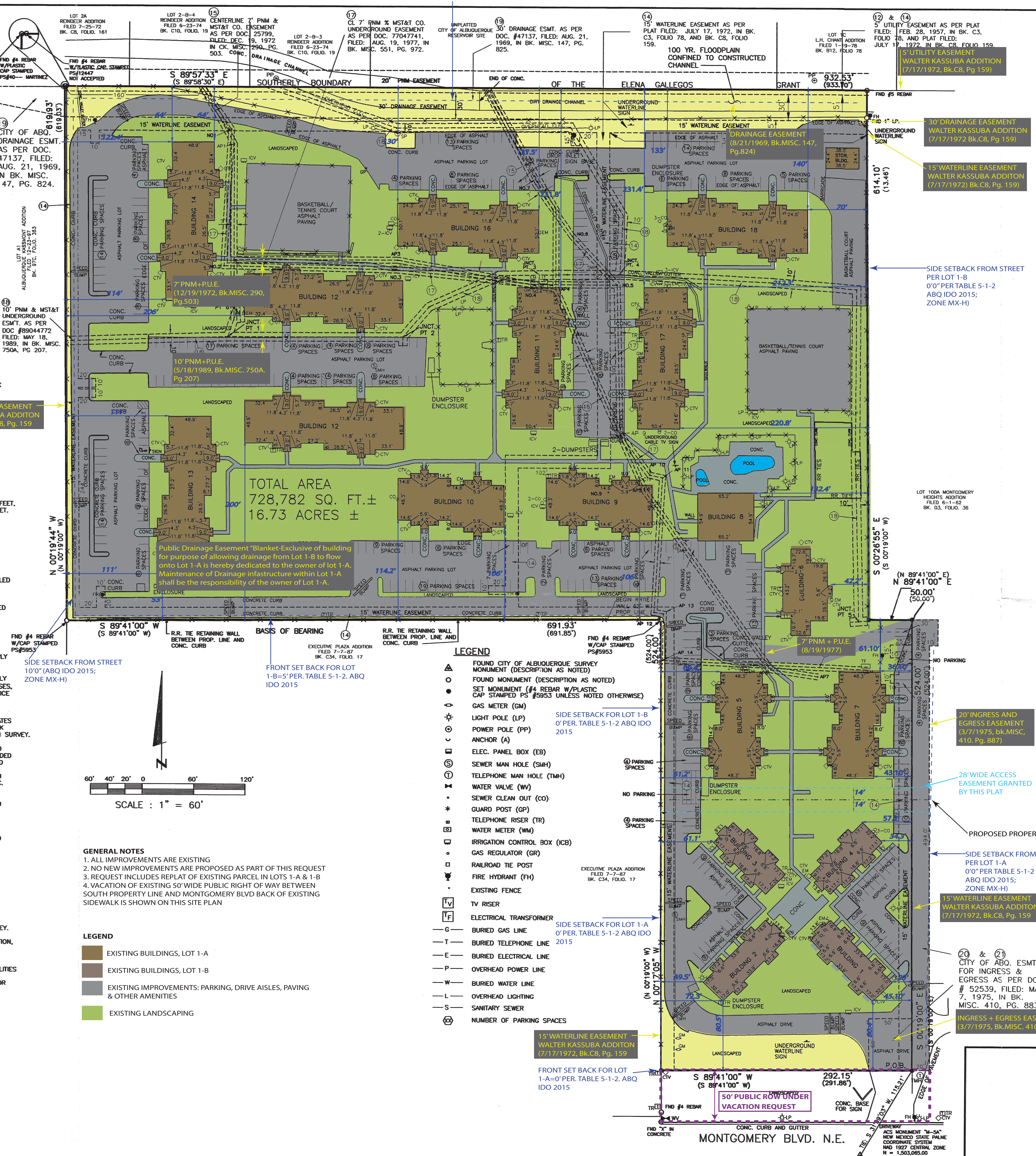


A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF WALTER KASSUBA ADDITION COMPRISED OF A PORTION OF TRACT 100-A MONTGOMERY HEIGHTS ADDITION LOT 1 KASSUBA WASHINGTON STREET ADDITION A PORTION OF HILLVIEW MANOR OF MONTGOMERY HEIGHTS WITHIN SECTION 35, T. 3 E., R. 11 N., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE 2003

THIS SURVEY IS MADE FOR THE BENEFIT OF: PACIFIC PROPERTIES GROUP, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY. I, CLINT SHERRILL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS: LEGAL DESCRIPTION A TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, NEW MEXICO BEING AND COMPRISING LOT NUMBERED ONE (1) OF THE KASSUBA-WASHINGTON STREET ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION...

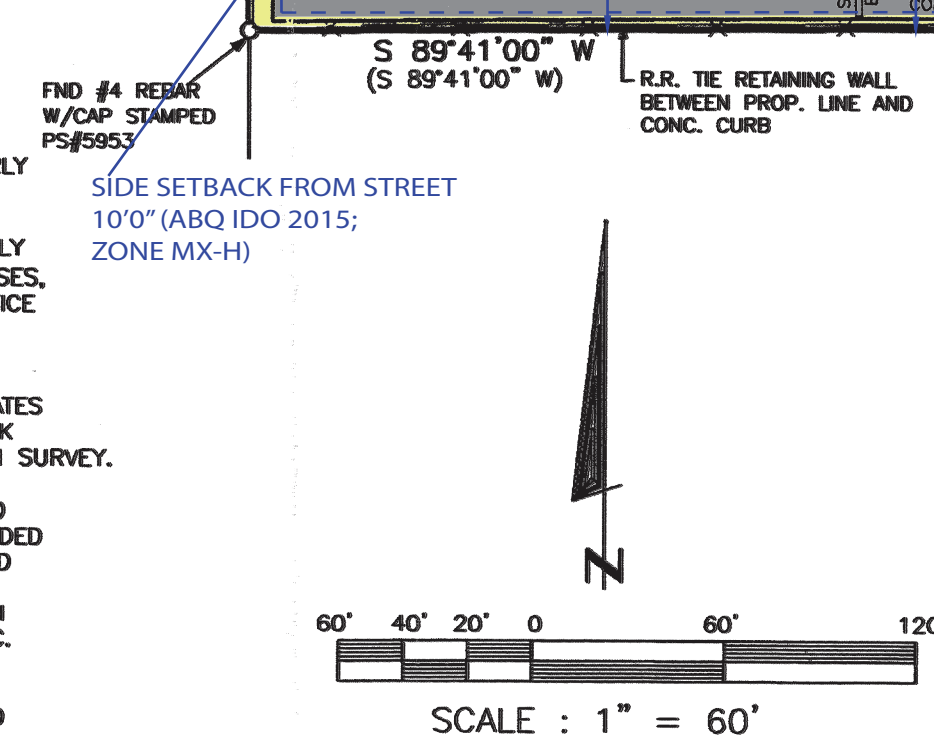


SURVEY NOTES:

- 1. BASIS OF BEARING IS TAKEN FROM A PLAT ENTITLED 'PLAT OF WALTER KASSUBA ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO', FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 1972, AND REFILED JULY 14, 1972, IN PLAT BOOK CS, FOLIO 159, RECORD DATA TAKEN FROM SAID PLAT IS SHOWN IN SINGLE PARENTHESES ( ).
- 2. ROTATION FROM PLAT TO GRID BEARINGS = -0°09'22" (CLOCKWISE)
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 4. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS R-3. SETBACK REQUIREMENTS ARE LISTED AS FOLLOWS: FRONT YARD SETBACK NOT LESS THAN 15 FEET EXCEPT DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET LONG. SIDE YARD SETBACK SHALL BE FIVE FEET EXCEPT: 10 FEET ON THE STREET SIDE OF CORNER LOTS, THERE IS NO SETBACK REQUIRED FROM INTERNAL LOT LINES FOR TOWNHOUSES. REAR YARD SETBACK SHALL BE 15 FEET. THERE SHALL BE A SEPARATION BETWEEN APARTMENTS OTHER THAN TOWNHOUSES OF TEN FEET, AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS OF NOT LESS THAN TEN FEET.
- 5. ALL EASEMENTS SHOWN AS PER TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING A DOC. NO. NM03-182737-A01, KAC, WITH AN EFFECTIVE DATE OF MAY 1, 2003, AND ARE LISTED AS FOLLOWS:
- 11. RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 116, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT SHOWN.
- 12. UTILITY EASEMENT RESERVED ACROSS THE NORTHERLY FIVE (5) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT OF MONTGOMERY HEIGHTS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 28, 1957, IN PLAT BOOK CS, FOLIO 78, AS SHOWN ON SURVEY.
- 13. EASEMENTS AS SHOWN ON THE RECORDED PLAT OF HILLVIEW MANOR SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 11, 1962, IN PLAT BOOK D3, FOLIO 36. SAID PLAT HAVING BEEN VACATED BY INSTRUMENT, FILED AUGUST 21, 1969, RECORDED IN BOOK MISC. 147, PAGE 725, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT SHOWN.
- 14. WATERLINE EASEMENTS RESERVED ACROSS THE SOUTHERLY, EASTERLY AND WESTERLY FIFTEEN (15) FEET AND ACROSS THE SOUTHERLY FIFTEEN (15) FEET OF THE NORTHERLY FIFTY (50) FEET AND BEING FIFTEEN (15) FEET IN WIDTH TRAVERSING THE INSURED PREMISES, A UTILITY EASEMENT RESERVED ACROSS THE NORTHERLY FIVE (5) FEET OF THE INSURED PREMISES, AND A DRAINAGE EASEMENT RESERVED ACROSS THE SOUTHERLY THIRTY (30) FEET OF THE NORTHERLY THIRTY-FIVE (35) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT OF WALTER KASSUBA ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 17, 1972, IN PLAT BOOK CS, FOLIO 159, AS SHOWN ON SURVEY.
- 15. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 19, 1972, RECORDED IN BOOK MISC. 290, PAGE 503, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 16. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JUNE 3, 1975, RECORDED IN BOOK MISC. 423, PAGE 848, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SAID EASEMENT HAVING BEEN MODIFIED BY WAIVER AND RELEASE OF EASEMENT BY PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 21, 1977, RECORDED IN BOOK MISC. 551, PAGE 969, AS DOC. NO. 77047738, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT SHOWN.
- 17. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 19, 1977, RECORDED IN BOOK MISC. 551, PAGE 972, AS DOC. NO. 77047738, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED MAY 18, 1989, RECORDED IN BOOK MISC. 750A, PAGE 207, AS DOC. NO. 89044772, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 19. DRAINAGE EASEMENT, FILED AUGUST 21, 1989, RECORDED IN BOOK MISC. 147, PAGE 824, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 20. EASEMENT FOR INGRESS AND EGRESS, FILED MARCH 7, 1975, RECORDED IN BOOK MISC. 410, PAGE 887, AND IN BOOK MISC. 410, PAGE 891, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 21. AGREEMENT FOR EASEMENT, FILED SEPTEMBER 26, 1975, RECORDED IN BOOK MISC. 441, PAGE 931, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY.
- 6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM UTILITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- A. WATER LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE CITY OF ALBUQUERQUE, TELEPHONE (505)260-1990.
- B. GAS LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE PUBLIC SERVICE COMPANY OF NEW MEXICO, TELEPHONE (505)260-1990.
- C. SEWER LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE CITY OF ALBUQUERQUE, TELEPHONE (505)260-1990.
- D. ELECTRIC LINES ARE APPROXIMATE FROM INFORMATION PROVIDED BY THE PUBLIC SERVICE COMPANY OF NEW MEXICO, TELEPHONE (505)260-1990.
- E. TELEPHONE SERVICE PROVIDED BY QWEST COMMUNICATIONS, TELEPHONE 1-800-256-3557.
- 7. BY CONVERSATION WITH THE PUBLIC WORKS DIVISION, CITY OF ALBUQUERQUE AND TRAFFIC ENGINEERING DIVISION, I WAS ADVISED THAT MONTGOMERY BOULEVARD NE IS A PUBLIC RIGHT-OF-WAY AND IS MAINTAINED BY SAID AUTHORITY.

TOTAL AREA 728,782 SQ. FT. ± 16.73 ACRES ±

Public Drainage Easement "Blanket-Exclusive of building for purpose of allowing drainage from Lot 1-B to flow onto Lot 1-A is hereby dedicated to the owner of Lot 1-A. Maintenance of Drainage infrastructure within Lot 1-A shall be the responsibility of the owner of Lot 1-A.



GENERAL NOTES: 1. ALL IMPROVEMENTS ARE EXISTING. 2. NO NEW IMPROVEMENTS ARE PROPOSED AS PART OF THIS REQUEST. 3. REQUEST INCLUDES REPLAT OF EXISTING PARCEL IN LOTS 1-A & 1-B. 4. VACATION OF EXISTING 50' WIDE PUBLIC RIGHT OF WAY BETWEEN SOUTH PROPERTY LINE AND MONTGOMERY BLVD BACK OF EXISTING SIDEWALK IS SHOWN ON THIS SITE PLAN.



LEGEND

- FOUND CITY OF ALBUQUERQUE SURVEY MONUMENT (DESCRIPTION AS NOTED)
- FOUND MONUMENT (DESCRIPTION AS NOTED)
- SET MONUMENT (#4 REBAR W/PLASTIC CAP STAMPED PS #5953 UNLESS NOTED OTHERWISE)
- GAS METER (GM)
- LIGHT POLE (LP)
- POWER POLE (PP)
- ANCHOR (A)
- ELEC. PANEL BOX (EB)
- SEWER MAN HOLE (SMH)
- TELEPHONE MAN HOLE (TMH)
- WATER VALVE (WV)
- SEWER CLEAN OUT (CO)
- GUARD POST (GP)
- TELEPHONE RISER (TR)
- WATER METER (WM)
- IRRIGATION CONTROL BOX (ICB)
- GAS REGULATOR (GR)
- RAILROAD THE POST
- FIRE HYDRANT (FH)
- EXISTING FENCE
- TV RISER
- ELECTRIC TRANSFORMER
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED ELECTRICAL LINE
- OVERHEAD POWER LINE
- BURIED WATER LINE
- OVERHEAD LIGHTING
- SANITARY SEWER
- NUMBER OF PARKING SPACES

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- OVERHEAD POWER LINE
- BURIED WATER LINE
- OVERHEAD LIGHTING
- SANITARY SEWER
- NUMBER OF PARKING SPACES

FURTHER CERTIFY THAT:

- 1. THE SURVEY REFERRED TO BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF NEW MEXICO FOR SURVEYORS AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND MEETS THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE PROPERTY, AND WAS PERFORMED IN JUNE 2003.
- 2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE PROPERTY, AND WAS PERFORMED IN JUNE 2003.
- 3. EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PREMISES ENTER THROUGH PUBLIC STREETS AND/OR EASEMENTS OF RECORDS, THAT, EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES, THAT THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NM03-182737-A01, KAC WITH AN EFFECTIVE DATE OF MAY 1, 2003, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE UNDERGROUND HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE AND ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL, SURVEY OR INGRESS OR EGRESS.
- 4. EXCEPT AS SHOWN THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- 5. SAID DESCRIBED PROPERTY IS ENTIRELY LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" WHICH IS DEFINED AS "OUTSIDE AREAS OF 500 YARD FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, ON FLOOD INSURANCE RATE MAP NO. 35001C138 D, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 1996 FOR WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED.
- 6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS FROM MONTGOMERY BOULEVARD N.E., WHICH IS A PUBLIC RIGHT-OF-WAY.
- 7. THE NUMBER OF STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 431 AND THE NUMBER OF HANDICAPPED PARKING SPACES IS 2, AND THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
- 8. I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TO THE PARTIES LISTED ABOVE AND TO THEIR SUCCESSORS AND ASSIGNS, THAT: I MADE AN ON THE GROUND SURVEY PER RECORDED DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND ON JUNE 2003, AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUDSURVEY INSTRUCTIONS AND REPORT, FORM HUD-2457, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, DATED 1992, TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE SUBJECT TO RETURN FLOOD INSURANCE HAZARD IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 35001C138D, WITH AN EFFECTIVE DATE SEPTEMBER 20, 1996 FOR ALBUQUERQUE, NEW MEXICO.

I, CLINT SHERRILL, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS SET BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND SURVEYORS FOR SURVEYING IN NEW MEXICO.

CLINT SHERRILL, NMP#5953 DATE: 6-7-03

20 & 21 CITY OF ABO. ESMT. FOR INGRESS & EGRESS AS PER DOC. # 52539, FILED: MAR. 7, 1975, IN BK. MISC. 410, PG. 883. INGRESS + EGRESS EASEMENT (3/7/1975, BK.MISC.410, PG.887)

ALTA/ACSM SURVEY MAP WALTER KASSUBA ADDITION

BERNALILLO COUNTY NM	PROJECT NO.	03023	
DATE:	6-18-2003	DRAWN BY	KW
REVISION DATES:		CHECKED BY	CS
		SHEET	1 OF 1

SURVEYOR'S SEAL