

ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

Parcel 1:
Lots numbered Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block numbered Sixty-four (64), of the TERRACE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 20, 1905.

Together with the Northerly 10 feet of vacated Gold Avenue adjacent thereto vacated by the City of Albuquerque, New Mexico, by Commission Ordinance No. 2754, dated October 26, 1965, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, records of Bernalillo County, New Mexico.

Parcel 2:
The Westerly One-half of the Replat of Lots 1 and 2, in Block 63 of the TERRACE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 31, 1949, in Plat Book B2, Page 18, formerly described as: Lot numbered Two (2), Block numbered Sixty-three (63), of the Terrace Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Addition of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 20, 1905.

Together with the Southerly 10 feet of vacated Gold Avenue adjacent thereto vacated by the City of Albuquerque, New Mexico, by Commission Ordinance No. 2754, dated October 26, 1965, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, records of Bernalillo County, New Mexico.

NOTES CORRESPONDING TO SCHEDULE B:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2666076-AL04 EFFECTIVE DATE NOVEMBER 23, 2021 AT 8:00 A.M.

- ⑨ Easements reserved across the land by Commission Ordinance No. 2754, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, as affected by Commission Ordinance No. 100-1973, filed November 5, 1973, recorded in Book Misc. 339, Page 725, as Document No. 80775, records of Bernalillo County, New Mexico. Item is plotted hereon.
- ⑩ Right-of-Way Agreement, filed September 8, 1949, recorded in Book D117, Page 181, as Document No. 69545, records of Bernalillo County, New Mexico. Item is not plotted hereon. Item is blanket in nature.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0334 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

STATEMENT OF ENCROACHMENTS:

- ⑧ A PORTION OF BUILDING ENCROACHES INTO A PUBLIC UTILITY EASEMENT RESERVED BY THE CITY OF ALBUQUERQUE FROM VACATED RIGHT-OF-WAY OF GOLD AVENUE, S.E.

BENCHMARK:

BENCH MARK Albuquerque Control Station "9-J15"

A 3-1/4 inch aluminum disc stamped "9-J15 1990", riveted to an aluminum tube projecting 0.25 feet above the ground. Located at the northwest corner of the Intersection of Lomas Boulevard NE and Legion Road, N.E.

△ ACS "9-J15"
X=1,489,021.809 (GRID)
Y=1,526,869.928 (GRID)
Z=5093.057 (NAVD 88)
NMSF CENTRAL ZONE
NAD 83

TBM: 1/2" REBAR AND CAP "LS 7719" LOCATED AT THE NORTHWEST PROPERTY CORNER OF LOT 3, BLOCK 63, OF THE TERRACE ADDITION.
ELEV. 5129.93 (NAVD 88)

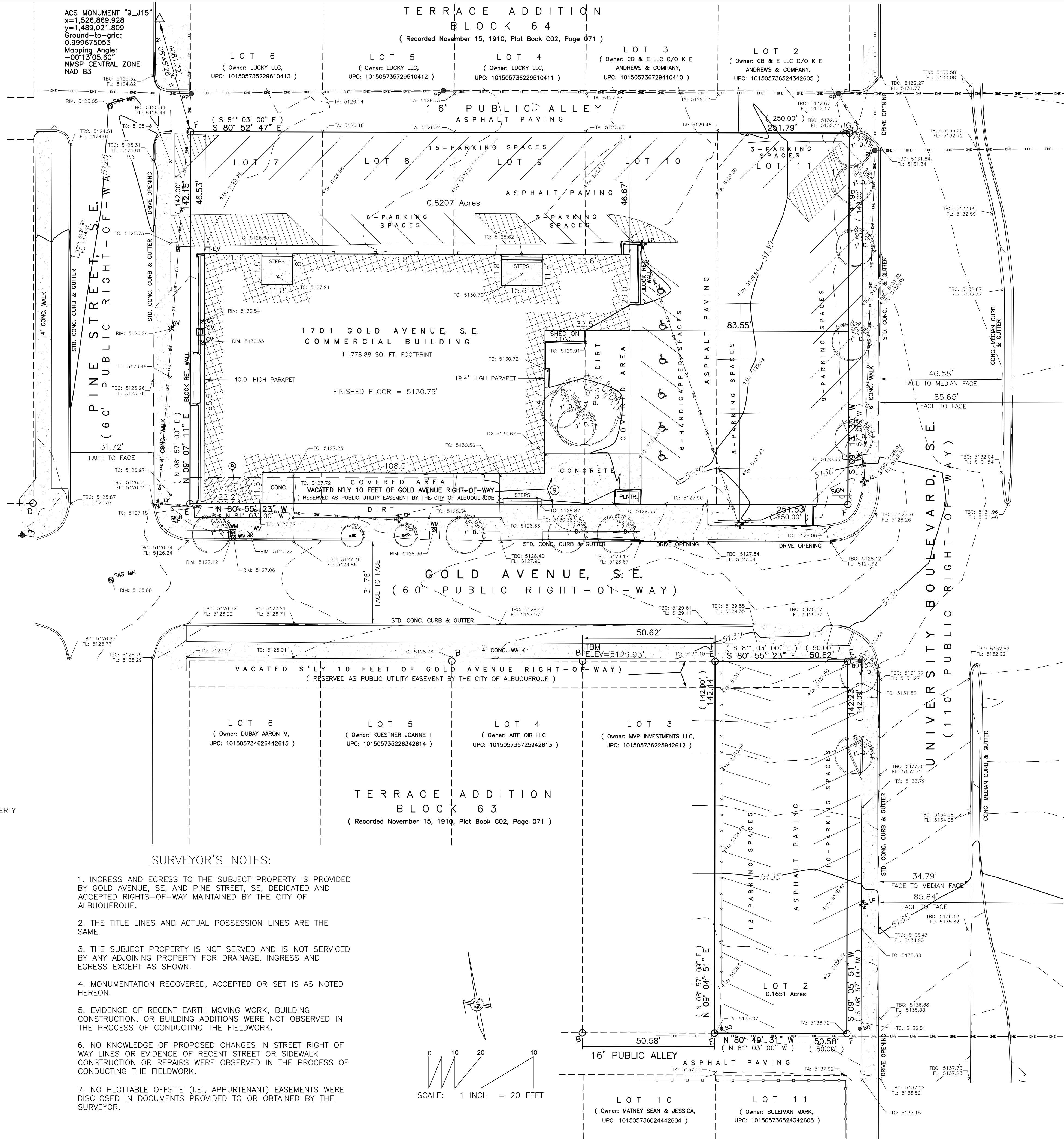
SURVEYOR'S CERTIFICATION:

TO:
(BUYER), Juniper Properties Southwest, LLC, a Utah limited liability company
(LENDER), TBD
(TITLE COMPANY), First American Title Insurance Company
(UNDERWRITER), 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 16, 17, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

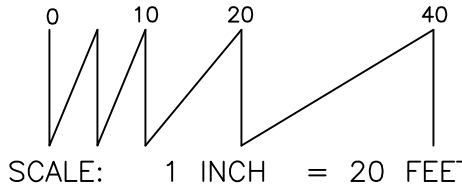
Thomas D. Johnston, NMPS 14269
December 13, 2021

WAYJOHN SURVEYING, INC.

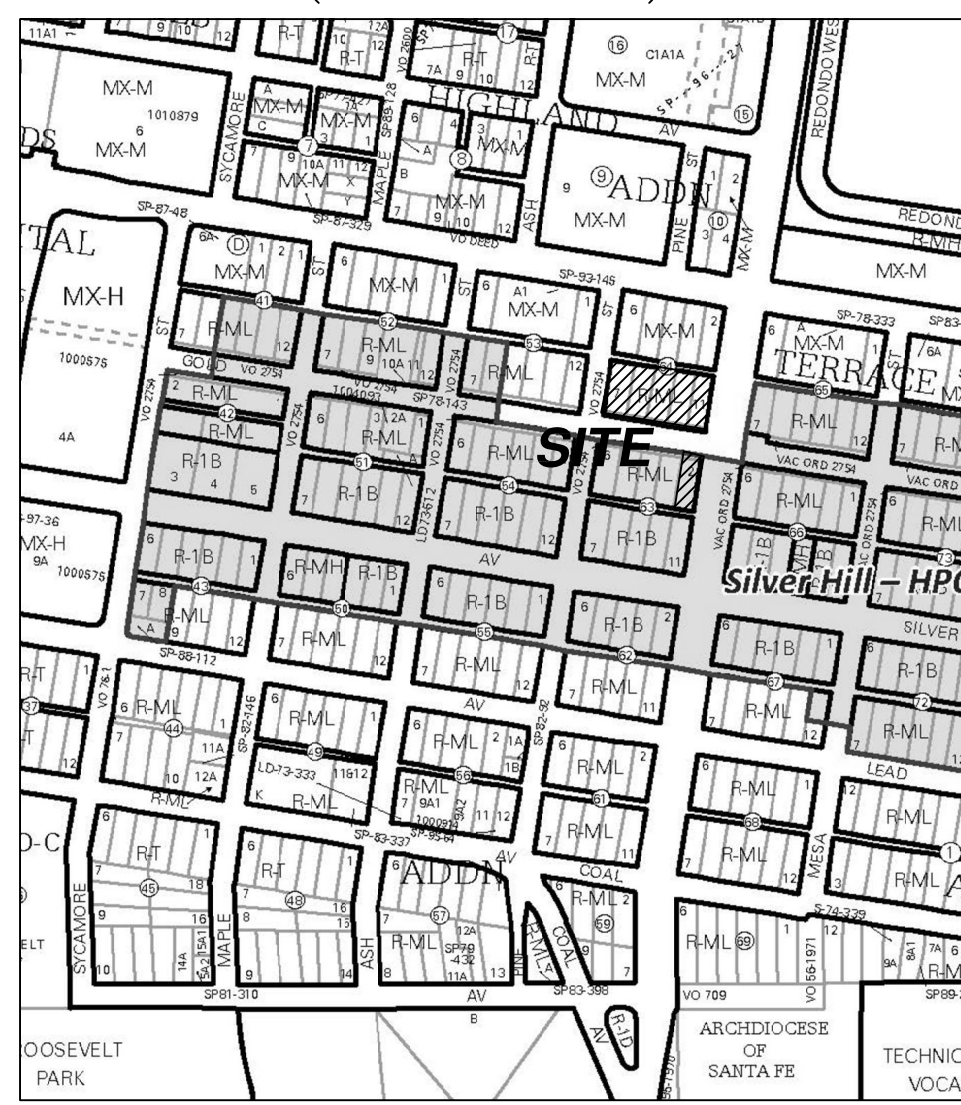


SURVEYOR'S NOTES:

- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY GOLD AVENUE, SE, AND PINE STREET, SE, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS WERE DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.



VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS:
FRONT/CORNER SIDE: 15 FEET/10 FEET
SIDE: 5 FEET
REAR: 15 FEET
HEIGHT: 38 FEET
LOT SIZE: DEPENDENT ON USE
LOT WIDTH: DEPENDENT ON USE

ZONE: R-ML RESIDENTIAL MULTI-FAMILY LOW DENSITY ZONE DISTRICT

SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

PARCEL 1 AREA:

35,749.692 sq. ft
0.8207 Acres

PARCEL 2 AREA:

7,191.756 sq. ft
0.1651 Acres

PARCEL 1 PARKING:

44 STANDARD SPACES
6 HANDICAPPED SPACES
50 TOTAL SPACES

PARCEL 2 PARKING:

23 STANDARD SPACES
0 HANDICAPPED SPACES
23 TOTAL SPACES

LEGEND

- | | | | |
|------|-------------------|---|-------------------------|
| BO | BOLLARD | — | BLOCK WALL |
| EM | ELECTRIC METER | — | CHAIN LINK FENCE |
| FH | FIRE HYDRANT | — | WOOD FENCE |
| GM | GAS METER | — | VINYL FENCE |
| GV | GAS VALVE | — | OVERHEAD ELECTRIC LINES |
| LP | LIGHT POLE | | |
| MH | MANHOLE (TYPE) | | |
| PP | POWER POLE | | |
| SIGN | POLE MOUNTED SIGN | | |
| WM | WATER METER | | |
| WV | WATER VALVE | | |



- TC: 500.00 SPOT ELEVATION ELEVATIONS ARE TO ANNOTATED SPOTS
- 500— EXISTING CONTOURS @ 1 FT. INTERVALS
- 500— INDEX CONTOURS @ 5 FT. INTERVALS

FOUND/SET MONUMENT LEGEND:

- A: FOUND 1/2" REBAR (NO ID)
B: FOUND 1/2" REBAR W/CAP "LS 7719"
C: FOUND CONC. NAIL AND DISK "PS 14271"
D: FOUND CHISELED "X" IN CONCRETE WALK
E: SET 1/2" REBAR WITH CAP "PS 14269"
F: SET CONC. NAIL AND DISK "PS 14269"
G: SET CHISELED "X" IN CONCRETE



1609 2nd Street, N.W., Albuquerque, NM 87102
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 12/06/2021 Job No.: ALTA-12-01-2021
Draftsman: T R J Checked By: T D J
Date of Last Revision: N/A