



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

Job No.: ILR-4-28-2023

Buyer: Eleftheriou

THIS IS TO CERTIFY,

To the Title Company: Old Republic National Title Company

To the Underwriter: Old Republic National Title Insurance Company

To the Lender: TBD

That on April 11, 2023, I made an inspection of the premises situated at Albuquerque, Bernalillo County, New Mexico, briefly described as 301 Edith Boulevard SE

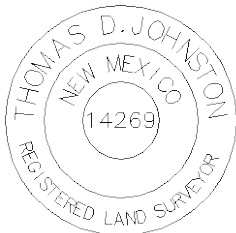
PLAT REFERENCE/ LEGAL DESCRIPTION: Bearings, distances, and/or curve data are taken from the following plat and/or legal description of property. The error of closure is one foot for every 15,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 2301576 provided by the Title Company.

Lot numbered One (1) in Block numbered Sixteen (16) in the HUNING'S HIGHLAND 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 12, 1887, in Vol. D1, folio 14.

Flood Certification: It is hereby certified that the above-described property is not located in a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Insurance Rate Maps dated September 26, 2008 (Zone X, PANEL 350002 0334G).

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- 1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises: NONE [X] OTHER
2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE [X] OTHER
3. Evidence of cemeteries or family burial grounds located on said premises: NONE [X] OTHER
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties except service lines (location shown on sketch): NONE [X] Overhead Lines [ ] Overhead Poles [ ] Anchors [ ] Pedestals: CATV [ ] Elec. [ ] Tele. [ ] Other [ ]
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages: NONE [X] OTHER
6. Apparent encroachments: NONE [X] SEE SKETCH [ ]
7. Specific physical evidence of boundary lines on all sides: Block Wall [X] Chain Link Fence [X] Wood Fence [X] Curb [X] Rail Fence [ ] Property Corners [ ] Building at Property Line [ ] Wire Fence [ ] (type)
Other [ ]
8. Is the property improved?: YES [X] NO [ ] Approximate distance of structures from at least two property lines are shown on sketch.
9. Indications of recent building construction, alterations or repairs: NONE [X] New Construction [ ] Building Addition [ ] Building Demolition [ ]



Handwritten signature of Thomas D. Johnston

THOMAS D. JOHNSTON

NMPLS 14269

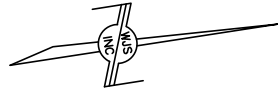
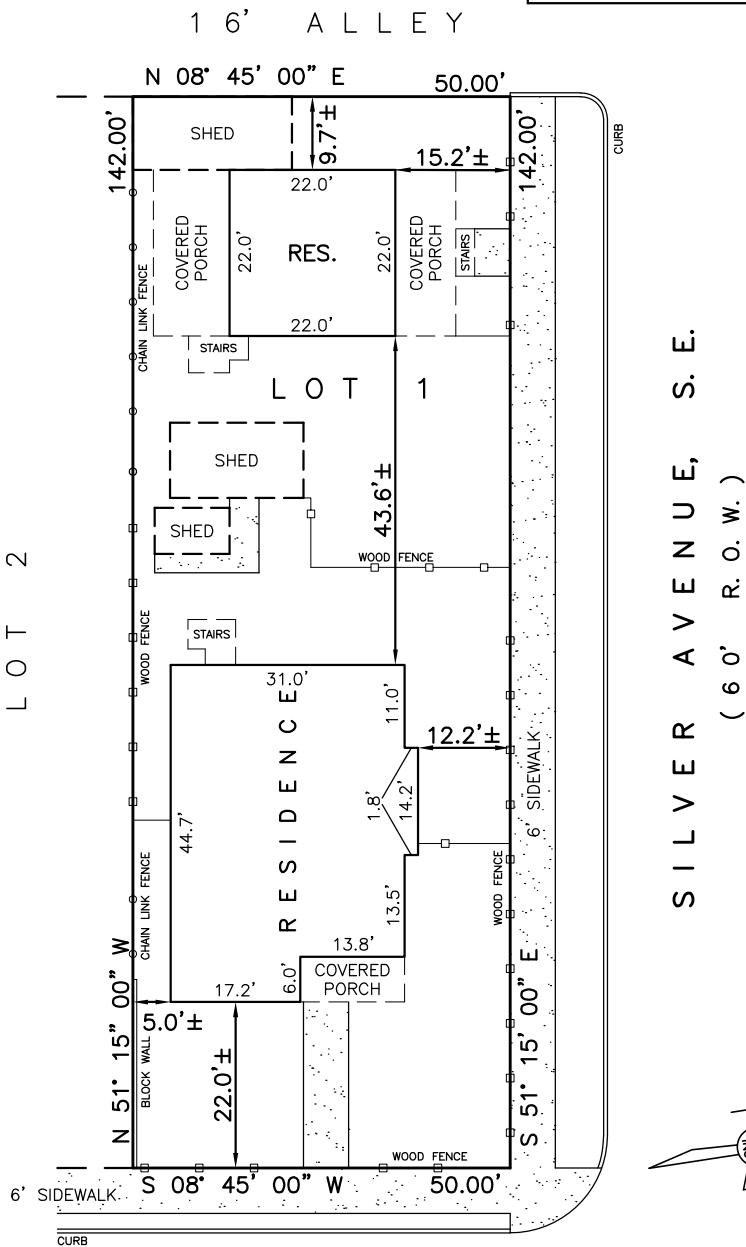
SEE ATTACHED SHEET FOR SKETCH

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This report is not for use by a property owner for any purpose. This is not a boundary survey and may not be sufficient for the removal of the survey exception from an owner's title policy. It may or may not reveal encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate boundary survey.

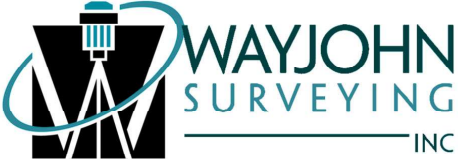

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

Approved  
 asanchez 04/12/2023



301 EDITH BOULEVARD, S. E.  
 (60' R. O. W.)

**IMPROVEMENT LOCATION REPORT SKETCH**

JOB NO.:	ILR-4-28-2023	BUYER:	ELEFThERIOU	SCALE:	1" = 20'
	LOT:	1			
	BLOCK:	16			
	SUBDIVISION:	HUNING'S HIGHLAND			
	TITLE CO.:	OLD REPUBLIC			
	GF NO.:	2301576			
	DATE:	4/11/2023			
	DRAWN BY:	JJC			
	PAGE NO.:	2 OF 2			

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