

Table A:

1	Property corner monuments shown hereon.
2	Project address is 612-632 San Mateo Boulevard, S.E. and 513 Ortiz Drive SE, Albuquerque, NM, 87108, as per Commitment for Title Insurance No. 2500083, Revision Date January 21, 2025, Old Republic National Title Insurance Company. Property has direct access to San Mateo Boulevard SE and Ortiz Drive SE.
3	The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated 08/16/2012, Map No. 35001C0354H.
4	Gross acreage = 1.0810 acres (47089 sf)
5	Basis of Bearings is the tie between ACS & GS Control Monument 9_J17 and the Northeast Corner of Lot 4, Block 8 as measured with the "Trimble VRS NOW" GNSS RTK Virtual Reference System". Bearings are New Mexico State Plan bearings, Central Zone NAD83. Distances are ground distances. Elevation Datum is NAVD88. Vertical data for this survey was obtained by ground survey. Elevation interval = 0.5ft contours.
6(a)	Zoning requirements (per Zoning Letter of Certification/City of Albuquerque Planning Department) are: Zoning classification = MX-L and R-MH. Setback requirements are 5ft (MX-L) and 15ft (R-MH) Front, Interior 0ft & Street Side 5ft (MX-L) and 5ft Interior (R-MH) Side, 15ft (MX-L & R-MH) Rear (as per City of Albuquerque Integrated Development Ordinance). Parking requirements = 1 Space/Studio, 1.2 Spaces/ DU with 1 BR, 1.8 Spaces/ DU with 2 BR, 1.8 Spaces/ DU with 3 or more BR, UC-MS-PT: 1 Space/ DU, Minimum 1 Motorcycle Parking Space. If there are more than 100 dwelling units: 5% required off-street parking spaces require EV charging stations installed, 25% required off-street parking must be EV capable. Height requirements = 38ft (MX-L). Required Usable Open Space = 50 Sq. Ft. per dwelling unit (MX-L)

ADDRESS & ZONING TABLE:

Block	Lot	Address	UPC	Zone
8	4	513 Ortiz Dr SE	101805602351022510	MX-L
8	5 & 6	99999 Ortiz Dr SE	101805602350222509	R-MH
8	16	632 San Mateo Blvd	101805601248522520	MX-L
8	17	628 San Mateo Blvd	101805601249022519	MX-L
8	18	624 San Mateo Blvd	101805601249522518	MX-L
8	19	620 San Mateo Blvd	101805601249822517	MX-L
8	20	616 San Mateo Blvd	101805601250522516	MX-L
8	21	612 San Mateo Blvd	101805601251022515	MX-L

8	Substantial features observed are shown hereon
10	Relationship of division or party walls with respect to adjoining properties is shown hereon.
11(a)	Evidence of underground utilities on or serving the surveyed property determined by the 811 Utility Marking Service and were collected by ground survey as shown hereon. Plans and reports were not provided.  <i>Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.</i>
13	Adjoining property owners (shown hereon) are from current Bernalillo County Clerk records.
14	The nearest intersecting street is 0 feet from the west property lines of Lots 16 -21.
16	Evidence of recent earth moving and/or construction was not observed in the process of conducting fieldwork.
17	Proposed changes in street right of way lines was not provided by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs were not observed in the process of conducting fieldwork.
19	Professional liability insurance policy obtained by this surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term and can be furnished upon request.

Notes:

1.	The subject property constitutes a mathematically closed figure with no gap or holes. The Error of Closure is 1:162541.6. Subject property is contiguous with adjacent lands as shown hereon.
2.	Documents Used: 2.1. Plat of Mendelsberg's Subdivision recorded 01/22/1945 in Book A, Page 29. Record bearings and distances shown in parentheses ( ). 2.2. Plat of Tract A, Lands of Tosta recorded 08/16/2013, in Book 2013C, Page 100. Record bearings and distances shown in double parentheses ( ( ) ). 2.3. Summary Plat of Portions of Lots 13, 14, & 15 - Block 8 of the Mendesberg's Subdivision, recorded 10/16/1981, in Book A8, Page 106. Record bearings and distances shown in double brackets [ ( ) ]. 2.4. Commitment for Title Insurance No. 2500083, issued by Old Republic National Title Insurance Company, Rev. Date 01/21/2025. Record bearings and distances from legal description shown in brackets [ ]. (C) shows computed distances derived from legal description as shown hereon. 2.5. United States of America, Certificate 1706 Patent recorded 02/05/1926 in Book 77, Page 72. Declaration of Restrictions for Mendelsberg's Subdivision, showing 5' Utility Easement at the Rear Property Line, Recorded April 13, 1945, in Book 220, Pages 123-124.
3.	This property accesses public ways through two (2) driveways on San Mateo Drive SE and one (1) driveway on Ortiz Street SE.
4.	No cemeteries, grave sites and / or burial grounds were observed or noted in record documents obtained or provided.

Legal Description from Field Observations

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6), AND EASTERLY PORTIONS OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, IN BOOK A, PAGE 29, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR BEING THE NORTHWEST CORNER OF SAID EASTERLY PORTION OF LOT 21, SAID REBAR BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E. AND FROM WHENCE ACS & GS STATION 6\_K18A BEARS N26°30'52"W, 2414.08 FEET;

RUNNING THENCE AND LEAVING SAID RIGHT-OF-WAY, S88°59'34"E, 88.92 FEET;

THENCE, S89°11'56"E, 134.95 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ORTIZ DRIVE, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, S00°11'12"W, 100.39 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY, S00°13'30"W, 49.93 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N89°02'48"W, 134.97 FEET;

THENCE, S00°10'05"W, 50.02 FEET

THENCE, S00°13'12"W, 100.02 FEET;

THENCE, N89°02'11"W, 90.05 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, N00°28'27"E, 100.00 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°26'28"E, 50.01 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°25'06"E, 49.99 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°21'26"E, 100.05 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.0810 ACRES, MORE OR LESS.

Legal Description From Title Commitment

PARCEL 1:

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945.

PARCEL 2:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS AN EASTERLY PORTION OF LOTS NUMBERED TWENTY (20) AND TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 7 & 8, OF BARON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF SAID BARON BURG HEIGHTS ADDITION AND RUNNING THENCE S 00 DEG. 09' 36" W, 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 89 DEG. 07' 33" W, 89.39 FEET DISTANCE ALONG THE SOUTH BOUNDARY OF SAID LOT 20 TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E.; THENCE N 00 DEG. 27' 54" E, 100.00 FEET DISTANCE ALONG SAID EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E. TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 09 DEG. 07' 33" E, 88.85 FEET DISTANCE TO THE NORTHEAST CORNER AND PLACE OF BEGINNING.

PARCEL 3:

LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBERED EIGHT (8) OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8, BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, EXCEPT THAT PART OF LOTS 16, 17, 18 AND 19, BLOCK 8, OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, AS OUTLINED ON A PLAT FILED IN BOOK A, PAGE 29, ON JANUARY 22, 1945 IN THE OFFICE OF THE CLERK RECORDER, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF LOT 19 INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON SAN MATEO BOULEVARD, SAID POINT BEING S 89 DEG. 07' 33" E, A DISTANCE OF 45.61 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 19; THE COORDINATES FOR THE POINT OF BEGINNING WHEN REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE ARE: N 1,481,633.33 E, 399,621.56; THENCE S 00 DEG. 27' 54" W ALONG THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON SAN MATEO BOULEVARD A DISTANCE OF 200.0 FEET TO A POINT ON THE SOUTHERLY LINE LOT 16; THENCE N 89 DEG. 07' 33" W ALONG THE SOUTHERLY LINE OF LOT 16 A DISTANCE OF 44.55 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE LOT 16; THENCE N 00 DEG. 09' 36" E, ALONG THE WESTERLY LINE OF LOTS 16, 17, 18 AND 19 A DISTANCE OF 200.0 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF LOT 19; THENCE S 89 DEG. 07' 33" E, ALONG THE NORTHERLY LINE OF LOT 19 A DISTANCE OF 45.61 FEET TO THE POINT OF BEGINNING. THE ABOVE BEARINGS USED ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRUE BEARINGS ARE 00 DEG. 11' 35" COUNTER CLOCKWISE OF GRID BEARINGS.

ALTA / NSPS Land Title Survey

Lots 4-6 &  
Portion of Lots 16-21, Block 8  
Mendelsburg's Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
June, 2025

Schedule B.2

- ① Rights or claims of parties in possession not shown by the public records - *not a survey matter*
- ② Easements or claims of easements not shown by the public records - *none found*
- ③ Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey & inspection of the premises - *as shown hereon in notes & drawing*
- ④ Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law & not shown by the public records - *not a survey matter*
- ⑤ Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy) - *not a survey matter*
- ⑥ Water rights, claims or title to water - *not shown*
- ⑦ Taxes for the year 2025 & thereafter - *not a survey matter*
- ⑧ Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment - *not a survey matter*
- ⑨ Reservations contained in patent from the United States of America recorded in Book 77, Page 72, records of Bernalillo County, New Mexico - *not shown*
- ⑩ Intentionally Omitted
- ⑪ Rights of the tenant(s) in the land, if any, and, rights of all parties claiming by, through, or under said tenant(s)- *not shown not a survey mater.*

Surveyor's Certification


To: Spire Development Inc., Old Republic National Title Insurance Company and George B. Haney

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, 6(a), 8, 10, 11(a), 13, 14, 16, 17, & 19 Table A, thereof. The field work was completed on June 3, 2025.

Andrew S. Medina  
Registration No. 12649  
In the State of New Mexico  
Date of Survey: 06/11/2025  
Date of Last Revision: July 9, 2025



ALTA/NSPS LAND TITLE SURVEY  
Lots 4-6 & Portion of Lots 16-21, Block 8  
Mendelsburg's Subdivision

DWG PATH: 7/6/2025, J:\M1468 - Spire Development\01 Mendelsburg (ABQ)\Survey\San Mateo Minor ALTA.dwg			<b>Community Sciences Corporation</b>	1 °
DATE: 06/03/2025				
DRAWN: JAK/NSV				
SCALE: 1"=30'				
DATE: 06/11/2025				
DRAWN: JMS	SLN/DKS		Land Surveying (505) 897.0000	
JOB NO.: N1468-01				



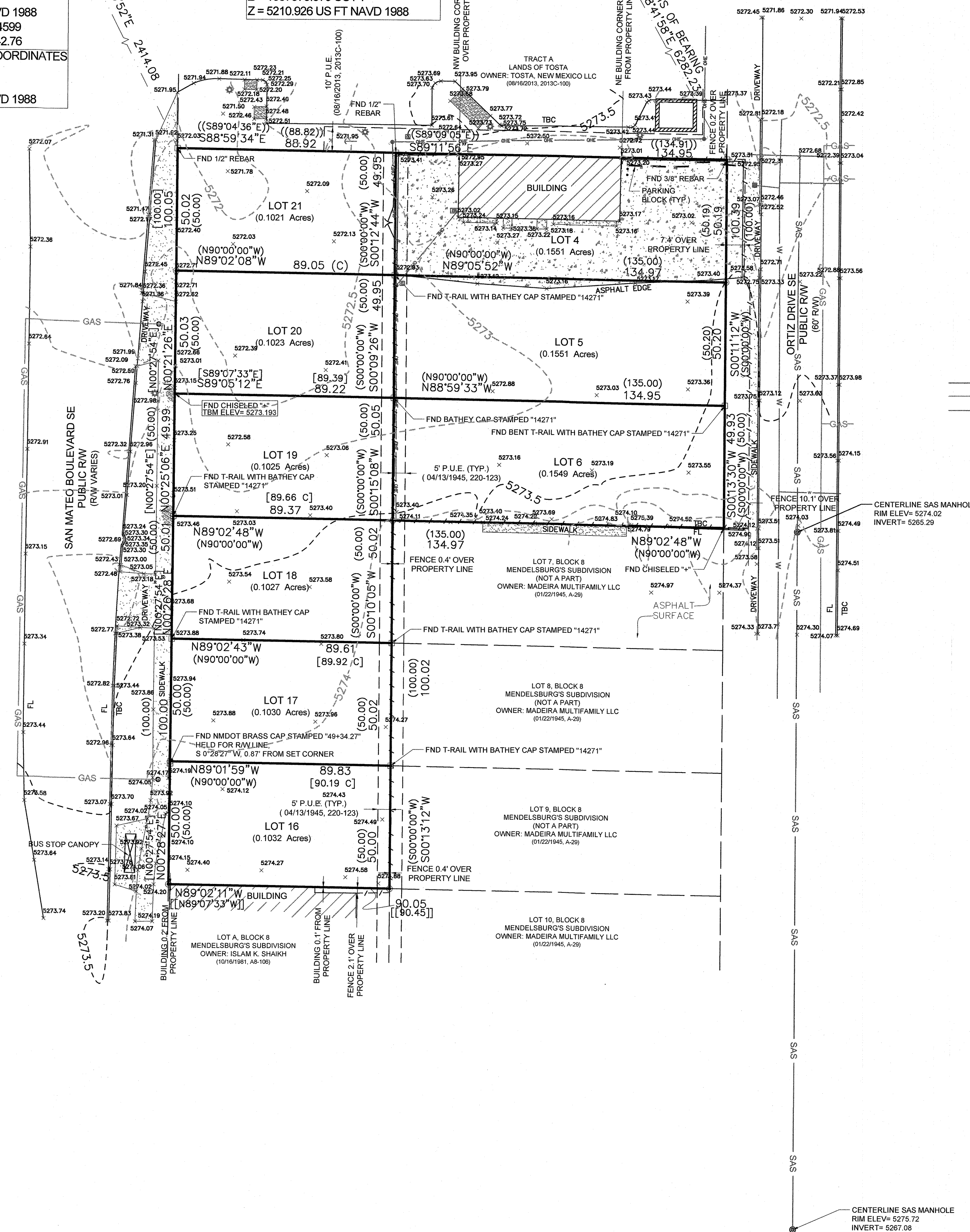
# ALTA / NSPS Land Title Survey

## Lots 4-6 & Portion of Lots 16-21, Block 8 Mendelsburg's Subdivision

City of Albuquerque  
Bernalillo County, New Mexico  
June, 2025

ACS & GS Station 6\_K18A  
NAD83 NMSP Central Zone  
N = 1483955.175 US FT  
E = 1538790.908 US FT  
Z = 5249.996 US FT NAVD 1988  
Ground to grid = 0.999664599  
Mapping Angle = -0.11.42.76  
MODIFIED GROUND COORDINATES  
N = 1483955.909 US FT  
E = 1538790.661 US FT  
Z = 5249.925 US FT NAVD 1988

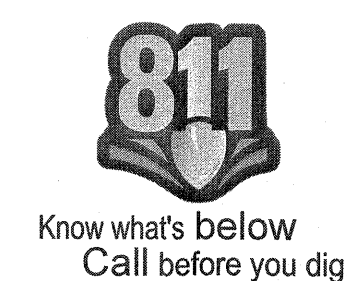
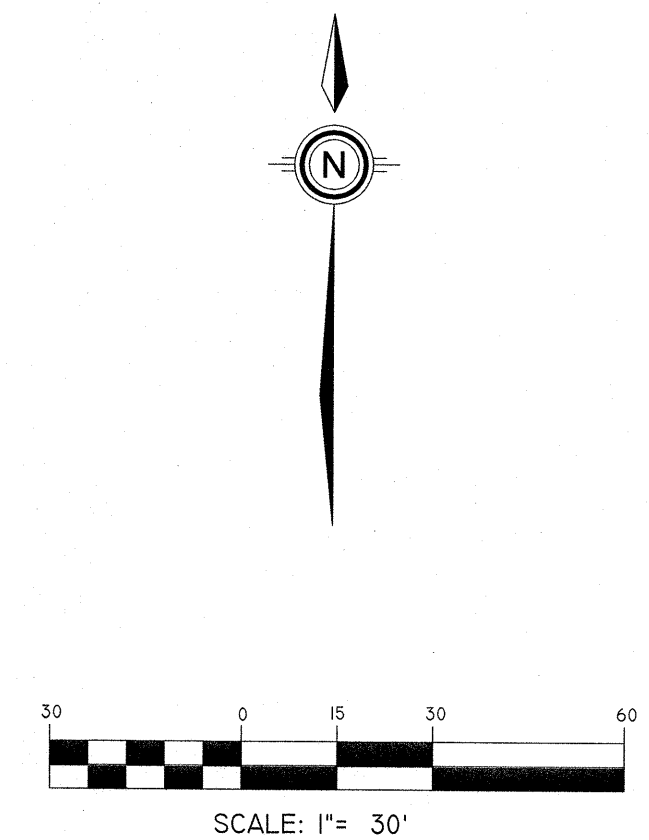
ACS & GS Station 9\_J17  
NAD83 NMSP Central Zone  
N = 1487300.883 US FT  
E = 1537076.105 US FT  
Z = 5210.959 US FT NAVD 1988  
Ground to grid = 0.999666869  
Mapping Angle = -0.11.54.86  
MODIFIED GROUND COORDINATES  
N = 1487302.757 US FT  
E = 1537075.379 US FT  
Z = 5210.926 US FT NAVD 1988



### Legend

Symbols shown are graphic only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Set 5/8" Rebar w/Green Cap  
Stamped MEDINA LS 12649 or  
Pk-Nail w/Disc MEDINA LS 12649
- △ ACS & GS Control Monument
- + Scribe or Other Marking
- Utility / Power Pole
- Overhead Electric Line
- CATV Pedestal
- Electric Switch Box
- Wall
- Fence
- Light Pole
- Bollard
- Sanitary Sewer Manhole
- Sanitary Sewer Line
- Gas Line
- Water Line
- Gas Location Marker
- Gate



### ALTA/NSPS LAND TITLE SURVEY Lots 4-6 & Portion of Lots 16-21, Block 8 Mendelsburg's Subdivision

DATE	06/03/2025
DRAWN	JAK/NSV
SCALE	1"=30'
DATE	06/11/2025
BY	JMS DKS
FILE	N1468-01

