

LEGAL DESCRIPTION

RECORD DESCRIPTION PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO. 0147-46158 TO WITH AN EFFECTIVE DATE OF JULY 23, 2018.

TRACTS A-1 AND A-2, BLOCK NUMBERED ONE HUNDRED TWENTY-THREE (123), DALE J. BELLAMAH'S PRINCESS JEANNE PARK ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 14, 1987, IN PLAT BOOK C33, PAGE 91.

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 0147-46158, EFFECTIVE DATE JULY 23, 2018.

GENERAL NOTES

- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS PROVIDED UNDER NM811 ONE CALL TICKET NUMBER 18J070202, PRIVATE UTILITY MARKINGS PROVIDED BY THE SURVEYOR USING AND ROBODOT ELECTROMAGNETIC INSTRUMENT AND PLANS PROVIDED BY UTILITY PROVIDERS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH COPPER AVE NE, BEING A PUBLICLY MAINTAINED RIGHT OF WAY MAINTAINED BY BERNALILLO COUNTY.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL OF LICENSED PROFESSIONAL SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- PER TABLE A ITEM 19, IMPROVEMENTS LOCATED WITHIN OFFSITE EASEMENTS ARE SHOWN HEREON.
- A STREET ADDRESS OF 601 JUAN TABO BLVD WAS OBSERVED AT THE TIME OF FIELDWORK.
- NO PARTY WALLS OBSERVED DURING THE FIELD SURVEY.
- NEAREST INTERSECTING STREET IS AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, THE INTERSECTION OF COPPER AVENUE NE AND JUAN TABO BOULEVARD, BOTH PUBLIC RIGHT-OF-WAYS.

STATEMENT OF ENCROACHMENTS

None observed

ZONING NOTES

Zoning information shown hereon is based on a zoning certification letter provided by City of Albuquerque Code Enforcement Division dated July 12, 2018.

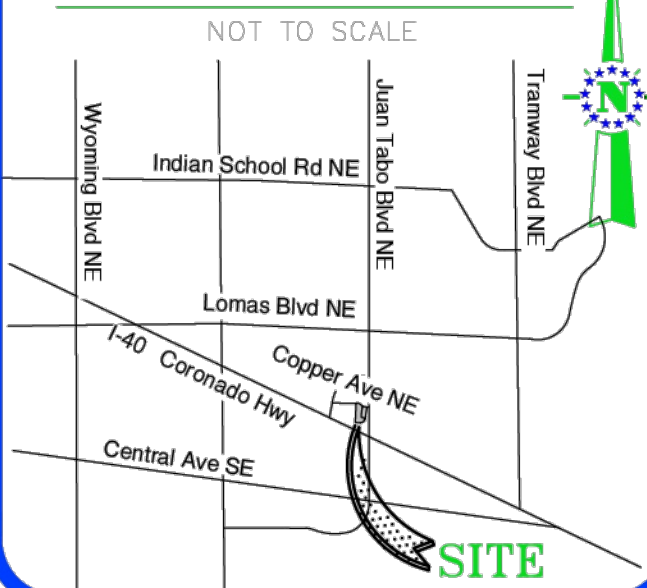
Property is zoned MX-L, (Mixed Use - Low Intensity Zone District)

PROPERTY PICTURES



Front of Property Looking Northeast

VICINITY MAP



LEGEND

□	Calculated Point	—	Underground Water
○	Light Pole	—	Underground Electric
(S)	Surveyed Dimension	—	Gas Line
(R)	Record Dimension	—	Sanitary Sewer
✕	Fire Hydrant	—	Communications
⊙	Storm Inlet		
⊙	Light Pole		
⊙	Telephone Junction		
⊙	Sanitary Manhole		
L	Length		
R	Radius		
Δ	Delta Angle		
CH	Chord Bearing		
CH L	Chord Length		

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 35001C0359G, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION. CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO NAD 1983 (2011) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE)

LAND AREA

A-1 = 74,003.56 ± SQUARE FEET
A-1 = 1.699 ± ACRES
A-2 = 186,429.77 ± SQUARE FEET
A-2 = 4.279 ± ACRES

PARKING STALLS

298 Regular Parking Spaces
13 Handicap Accessible Spaces
311 Total Parking Spaces

NOTES CORRESPONDING TO SCHEDULE "B" PART II

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO. 0147-46158 TO WITH AN EFFECTIVE DATE OF JULY 23, 2018.

ITEMS 1-2, 4-10, AND 28-29 ARE NOT SURVEY RELATED ITEMS

- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (NONE NOTED)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 6, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET, NOT PLOTTABLE)
- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE STATE OF NEW MEXICO RECORDED APRIL 28, 1964, IN BOOK D741, PAGE 461, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET, NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN THE DOCUMENTS RECORDED NOVEMBER 27, 1983, IN BOOK D720, PAGE 483, AS DOC. NO. 88910; RECORDED JULY 15, 1984, IN BOOK D750, PAGE 857, AS DOC. NO. 7246; MARCH 10, 1987, IN BOOK MISC. 461A, PAGE 384, AS DOC. NO. 8723943; AND AS SET FORTH ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (SETBACKS CONTAINED THEREIN ARE PLOTTED HEREON, ALSO BLANKET EASEMENTS OVER THE ENTIRE PROPERTY)
- EASEMENTS, AND INCIDENTAL PURPOSES THERETO, AFFECTING THE INSURED PREMISES, AS SHOWN AND NOTED ON THE RECORDED PLATS, RECORDED IN PLAT BOOK D3, PAGE 81; AND RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- ACCESS CONTROL, AS SHOWN AND NOTED ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C33, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- STREETSCAPE GRANT OF EASEMENT AND COVENANT TO MAINTAIN RECORDED MARCH 20, 1987, IN BOOK MISC. 465A, PAGE 658, AS DOC. NO. 8728273, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (BLANKET EASEMENT, NOT PLOTTABLE)
- GRANT OF EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED JUNE 8, 1987, IN BOOK MISC. 496A, PAGE 174, AS DOC. NO. 8756376, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 820, AS DOC. NO. 8885076, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED SEPTEMBER 20, 1988, IN BOOK MISC. 665A, PAGE 824, AS DOC. NO. 8885080, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- GRANT OF PRIVATE SEWER EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED OCTOBER 5, 1988, IN BOOK MISC. 671A, PAGE 299, AS DOC. NO. 8889891, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 663A, PAGE 636, AS DOC. NO. 8810080, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED NOVEMBER 9, 1988, IN BOOK MISC. 663A, PAGE 637, AS DOC. NO. 8810084, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- EASEMENT ENCROACHMENT AGREEMENT BY AND BETWEEN JUAN TABO 1-40 VENTURE, A NEW MEXICO JOINT VENTURE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, RECORDED OCTOBER 27, 1989, IN BOOK MISC. 804A, PAGE 28, AS DOC. NO. 8993233, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED OCTOBER 30, 1989, IN BOOK MISC. 804A, PAGE 513, AS DOC. NO. 8993655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, RECORDED FEBRUARY 26, 1992, IN BOOK 92-4, PAGE 5820, AS DOC. NO. 9216614, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED HEREON)

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

PROJECT

JUAN TABO
601 JUAN TABO BOULEVARD NE
ALBUQUERQUE, NM 87123

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: GMR, INC., A FLORIDA CORPORATION; AND TIKO ALBUQUERQUE CROSSROADS, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(A), 6(B), 7(A), 7(B)(1), 8, 9, 10a, 11, 13, 14, 15, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/13/18, DATE OF PLAT OR MAP: 06/27/18



Matthew C. Kneeland

8/1/2018

PROFESSIONAL SURVEYOR NO. 23787
STATE OF NEW MEXICO
PROJECT NO. 1800560101

COORDINATED BY:

OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

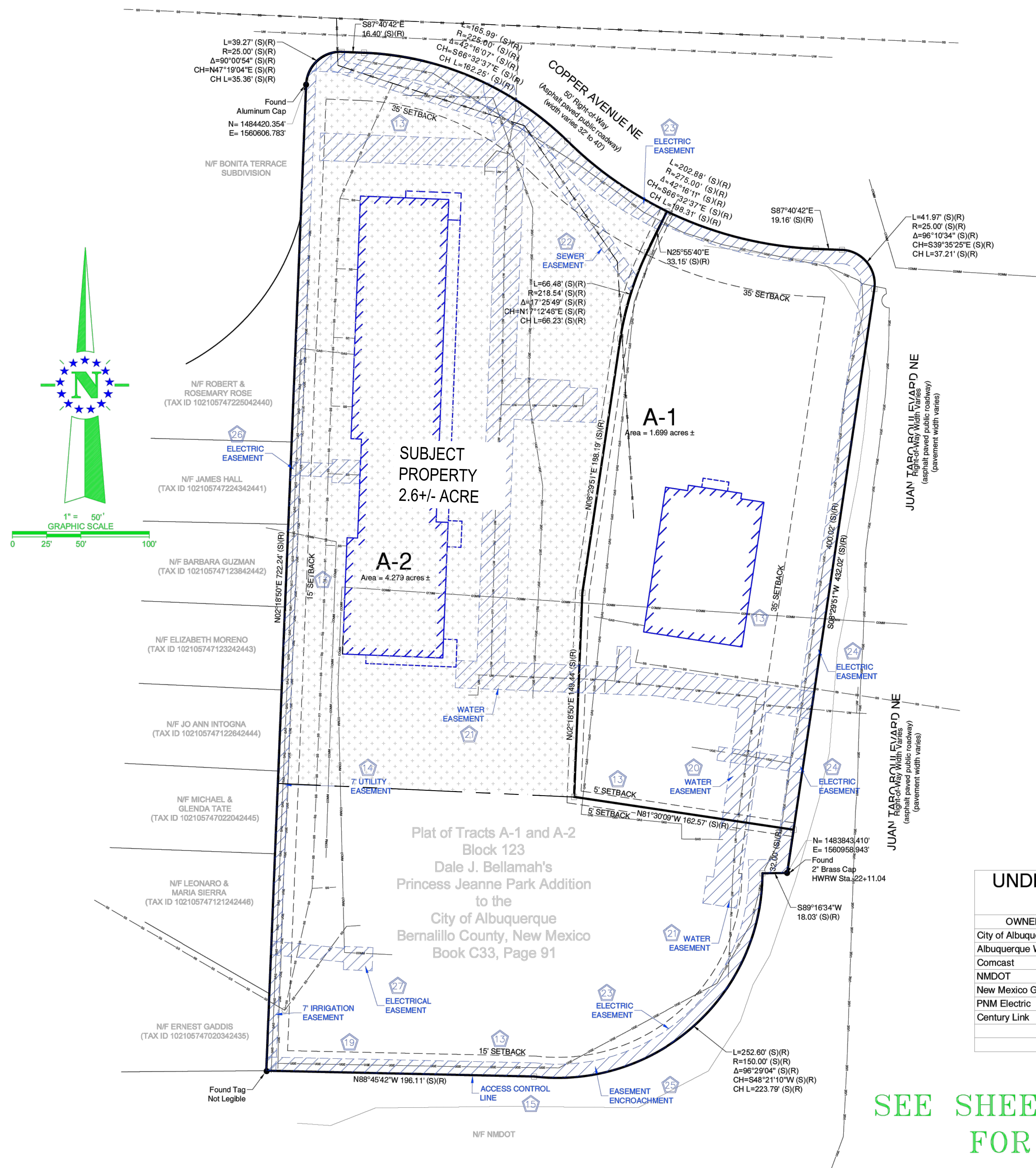
PROJECT NUMBER

01-18029196-01N

SHEET

1 OF 3

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY



UNDERGROUND UTILITY INFORMATION

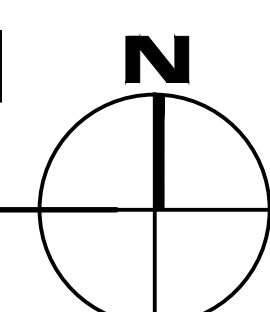
OWNER	Utility Type
City of Albuquerque - Street Lights	Street Lights
Albuquerque WUA	Water Service
Comcast	Cable/Internet
NMDOT	Fiber Optic
New Mexico Gas Company	Natural Gas
PNM Electric	Electric Service
Century Link	Cable

SEE SHEETS 2 AND 3
FOR DETAIL

SURVEY

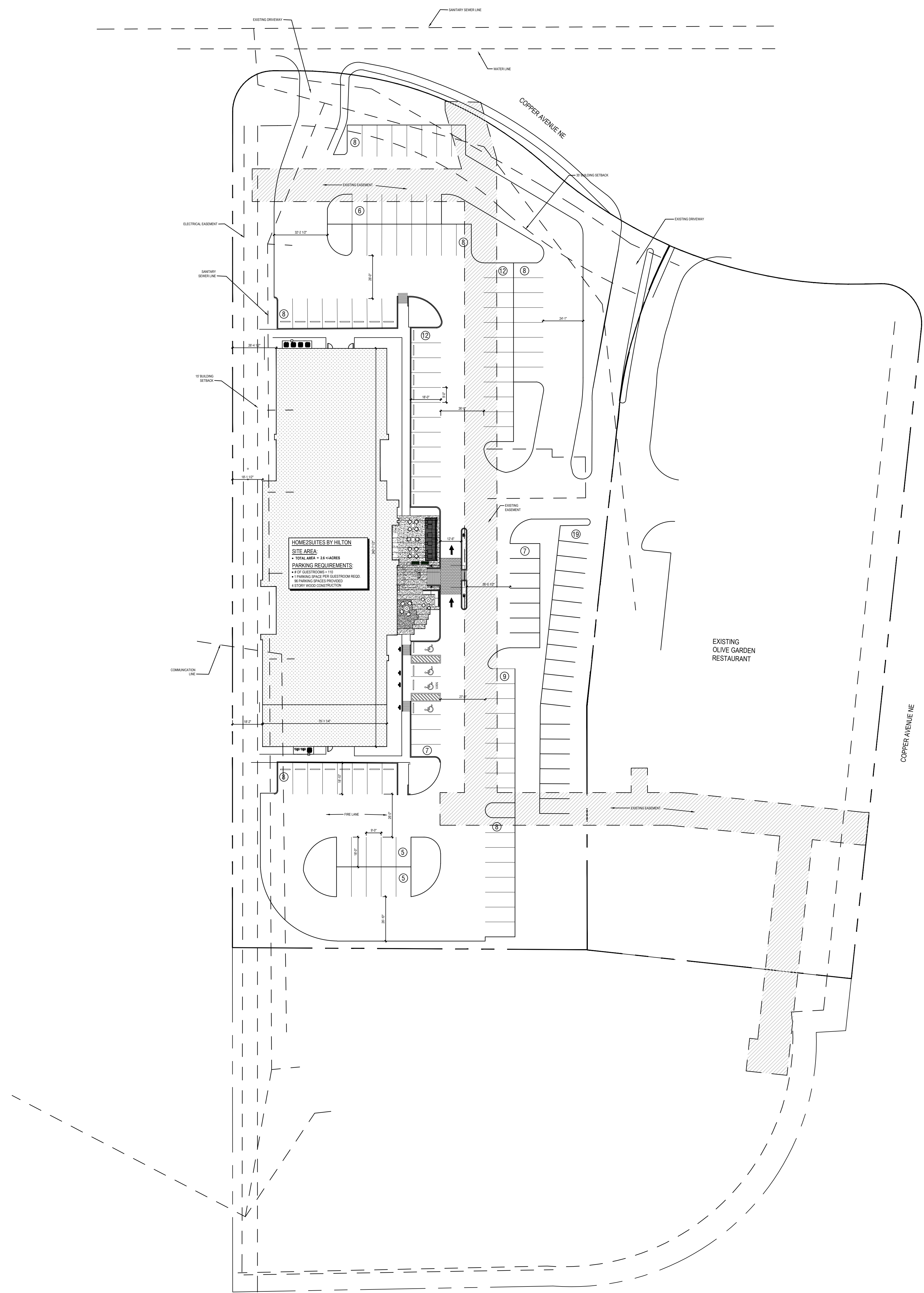
NTS

PLAN NORTH



1 OF 3

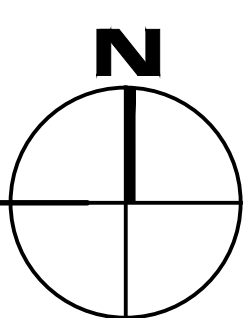
PROPOSED : HOME 2 SUITES IN ALBUQUERQUE, NM
LOCATION: 601 JUAN TABO NE, ALBUQUERQUE, NM-87123
AREA- APPROX 2.6+/- ACRE
NO OF GUEST ROOM 10, PARKING PROVIDED 104/ 19 SHARED PARKING



OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

PLAN NORTH



PROPOSED : HOME 2 SUITES IN ALBUQUERQUE, NM
LOCATION: 601 JUAN TABO NE, ALBUQUERQUE, NM-877123
AREA- APPROX 2.6+/- ACRE
NO OF GUEST ROOM 10, PARKING PROVIDED 104/ 19 SHARED PARKING

SCHEMATIC SITE PLAN

SCALE: 1/16"= 1'-0"

PLAN NORTH

