

ALTA/NSPS Land Title Survey

Lot 1C
Snow Vista Investors
 Albuquerque, Bernalillo County, New Mexico
 October 2025

Legal Description

LOT 1C OF SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 2022 IN PLAT BOOK 2022C, PAGE 139.

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. 2503313 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JULY 29, 2025

- | SCH. B-II ITEM NO. | DESCRIPTION |
|--------------------|--|
| 9. | RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 21, 1905, IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 10. | RESERVATION OF ALL MINERAL RIGHTS, INCLUDING OIL AND GAS, AS CONTAINED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1959 IN BOOK D 504, PAGE 417 AS DOCUMENT NO. 37421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 11. | CERTIFICATE RECORDED JULY 21, 1959, IN BOOK MISC. 28, PAGE 273 AS DOCUMENT NO. 26972 AND RESTRICTIVE COVENANTS TO RUN WITH THE LAND RECORDED MAY 27, 1960, IN BOOK D 544, PAGE 383 AS DOCUMENT NO. 71759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. |
| 12. | EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 29, 1974, IN BOOK MISC. 351, PAGE 72 AS DOCUMENT NO. 91828, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY. |
| 13. | EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLATS RECORDED FEBRUARY 5, 1964, IN VOLUME D3, FOLIO 88, 89 AND 90; RECORDED APRIL 23, 1997, IN VOLUME 97C, FOLIO 119 AND RECORDED AUGUST 3, 2001, IN PLAT BOOK 2001C, PAGE 225, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY. |
| 14. | RESTRICTIONS REGARDING PUBLIC UTILITY EASEMENTS, AS SET FORTH ON THE PLAT RECORDED AUGUST 3, 2001, IN PLAT BOOK 2001C, PAGE 225, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. LIES NORTH OF SUBJECT PROPERTY. |
| 15. | EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY. |
| 16. | DECLARATION CONCERNING DEVELOPMENT INFRASTRUCTURE CONSTRUCTION DATED DECEMBER 14, 2023, RECORDED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079584, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 17. | DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 14, 2023, RECORDED DECEMBER 15, 2023, AS DOCUMENT NO. 2023079585; AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 30, 2024 AS DOCUMENT NO. 2024061109, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 18. | PRO RATA CHARGES FOR WATER, SEWER, AND/OR STANDBY CHARGES AND ANY POSSIBLE ASSESSMENTS FOR PAVING, SIDEWALK, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. |

Key Note Legend

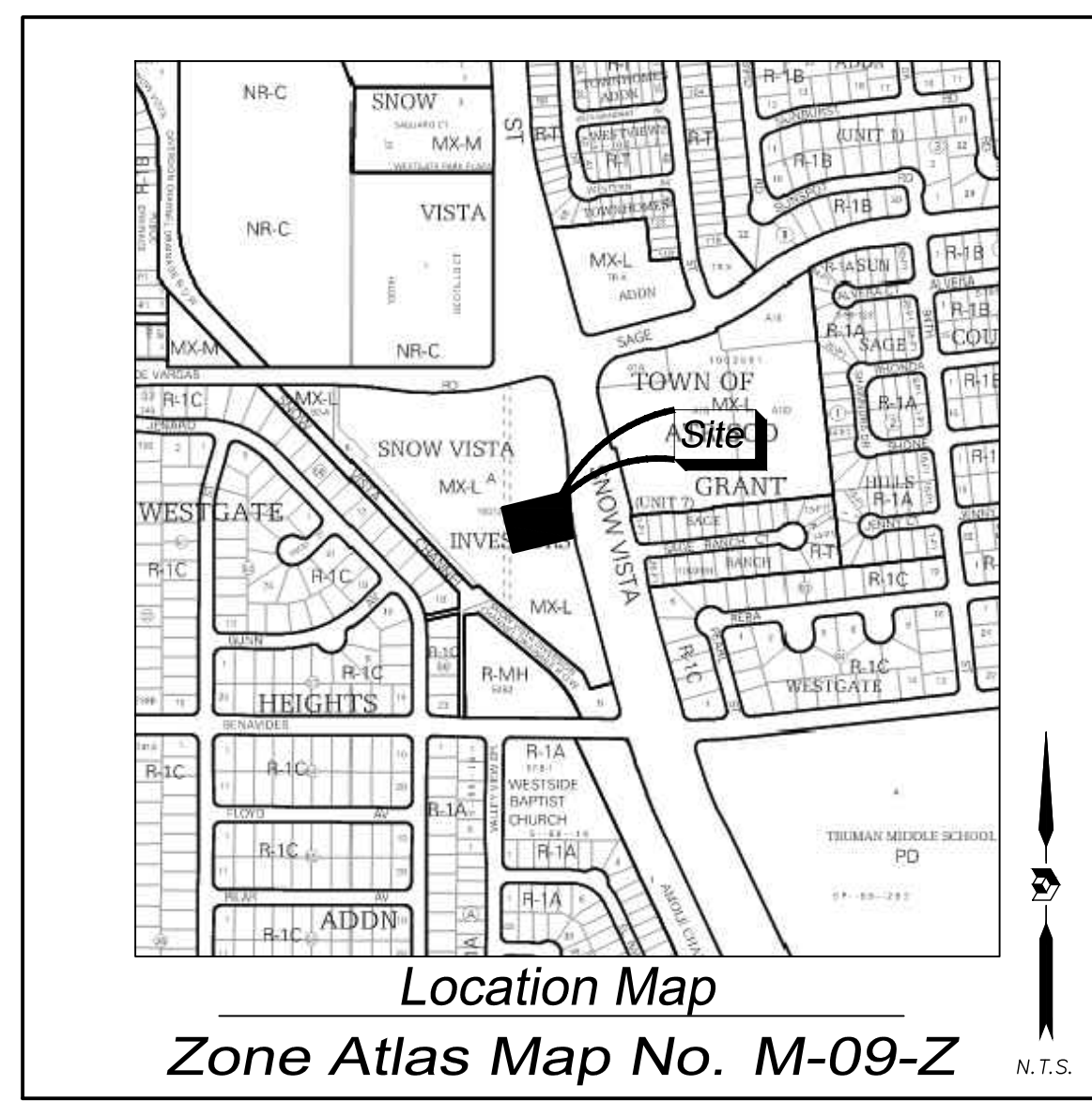
- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- DOES NOT AFFECT SUBJECT PROPERTY

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
- EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- VESTING DEED: WARRANTY DEED (09/25/1959, D504-417)

Statement of Encroachments

NONE VISIBLE



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 0
 HANDICAPPED = 0
 TOTAL = 0
 VACANT LAND
 ZONING REPORT NOT PROVIDED

Utility Company Contacts

PNM - ELECTRIC
 MIKE MOYERS
 4201 EDITH BOULEVARD, NE
 ALBUQUERQUE, NM 87107
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 FAX: (505) 241-3415

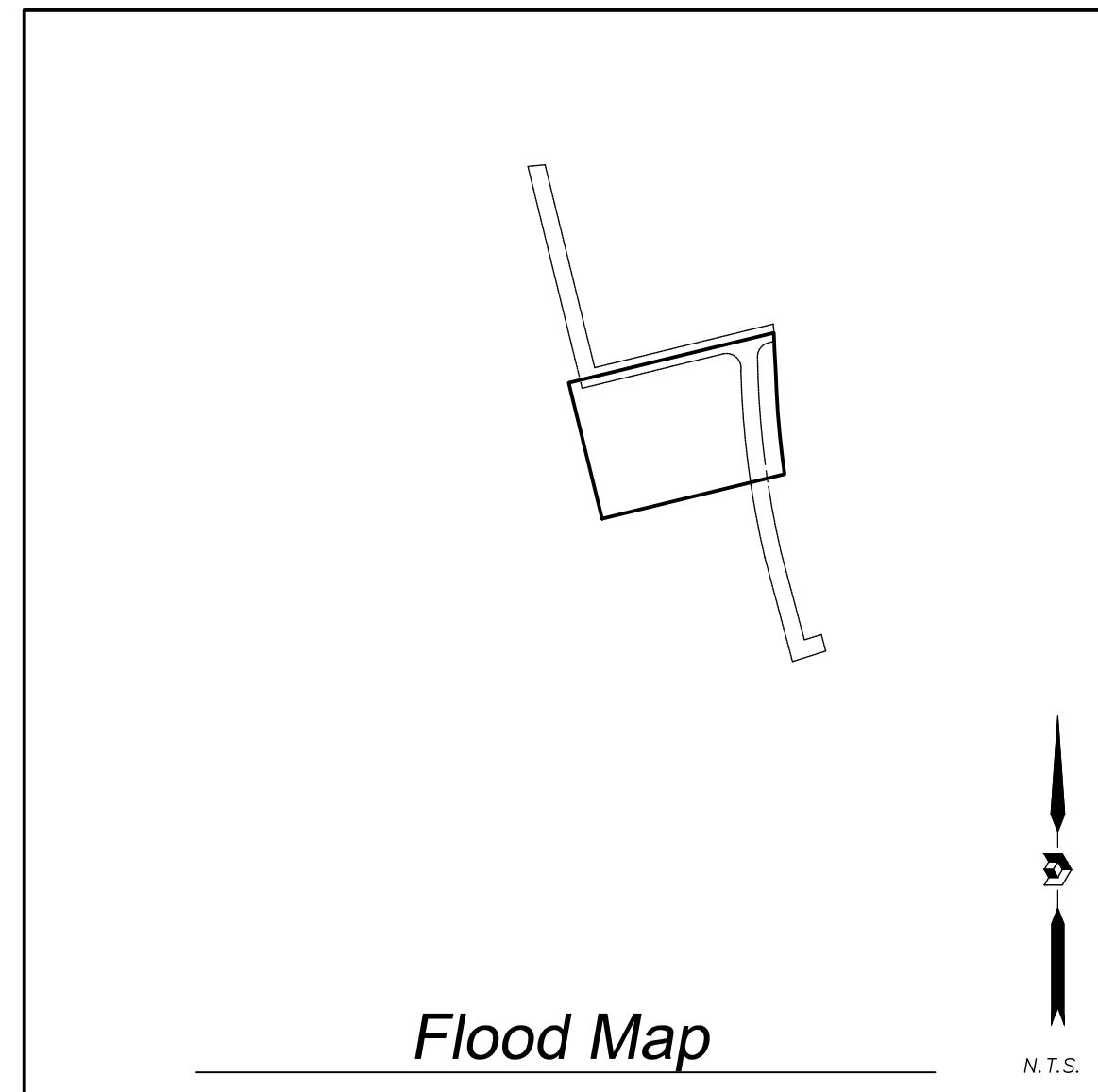
NEW MEXICO GAS COMPANY
 MARK BOUCHARD, OPERATIONS MANAGER
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ABCWJA

EXECUTIVE/ADMINISTRATIVE OFFICES
 ONE CIVIC PLAZA NW
 ROOM 5027
 ALBUQUERQUE, NM 87102
 PHONE: (505) 289-3000



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0336H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SNOW VISTA BOULEVARD S.W., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO SANDIA AREA FEDERAL CREDIT UNION AND OLD REPUBLIC NATIONAL 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 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), 7(a), 8, 9, 11(a), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2025.

DATE OF PLAT OR MAP: OCTOBER 10, 2025

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "11_M0" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

LARRY W. MEDRANO
 N.M.P.S. No. 11993

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID GROUND COORDINATES: GRID	TYPE: STANDARD	LAND GRANT TOWN OF ATRISCO				PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST			CREW/TECH: MC	DATE OF SURVEY 10/2/2025
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 01° 00' 00.00"	SECTION 33	TOWNSHIP 10 NORTH	RANGE 02 EAST	MERIDIAN NMPM	SUBDIVISION NAME SNOW VISTA INVESTORS			DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UIC 100905515639120321	ADDRESS 1105 SNOW VISTA BOULEVARD, S.W.		PSI JOB NO. 7813AL	SHEET NUMBER 1 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233	DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'									
GROUND TO GRID: 0.999678870	BEARING ANNOTATION: GRID	ELEVATIONS VALID: YES									

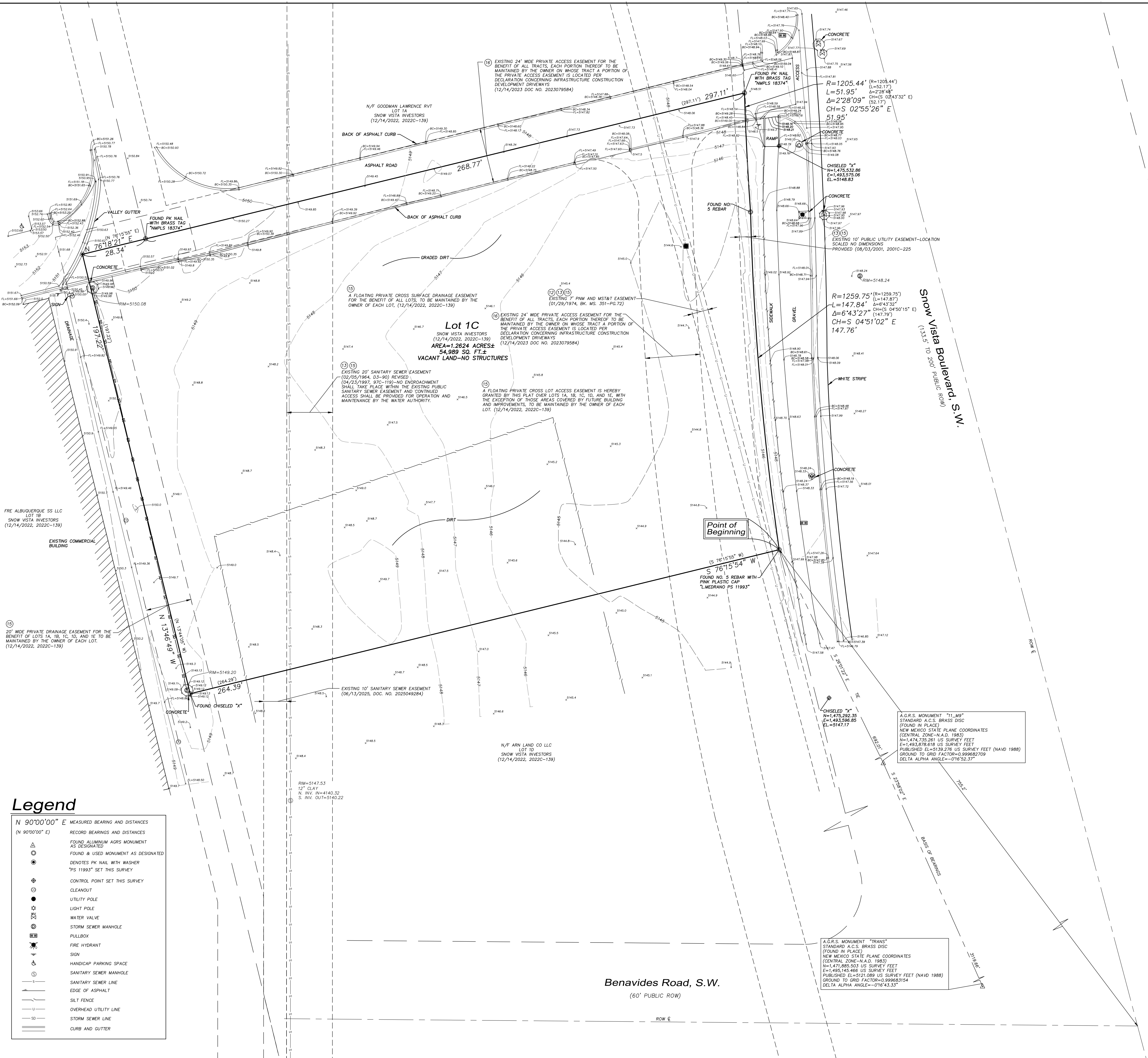
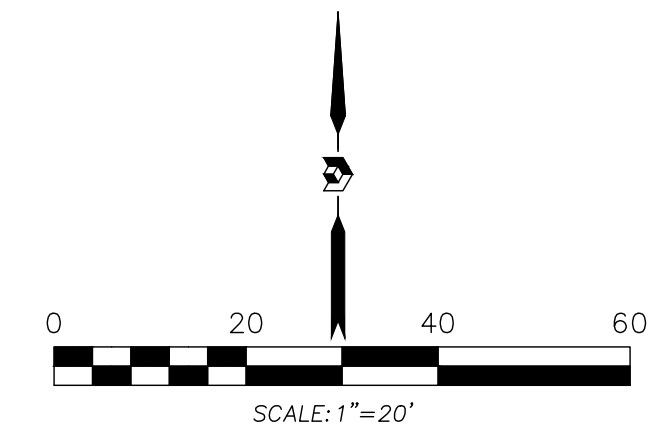


OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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Snow Vista Investors
 Albuquerque, Bernalillo County, New Mexico
 October 2025



(17) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (12/15/2023, DOC. NO. 202307958, AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (08/30/2024, DOC. NO. 2024061109).

EASEMENTS. DECLARANT HEREBY DECLARES AND ESTABLISHES THE FOLLOWING EASEMENTS FOR THE DEVELOPMENT:

A. **INGRESS, EGRESS AND PARKING.** A PERPETUAL, NONEXCLUSIVE EASEMENT ON THE LOTS (I) FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL ACCESS POINTS, DRIVEWAYS AND VEHICULAR TRAFFIC LINES AS MAY EXIST FROM TIME-TO-TIME ON ANY LOT ("LOT DRIVEWAYS"), AND (II) FOR THE PARKING OF MOTOR VEHICLES IN THE AREAS DESIGNATED FOR PARKING (THE "PARKING EASEMENT") AS MAY BE ESTABLISHED CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY DECLARANT FOR EACH LOT PURSUANT TO SECTION 7 BELOW, FOR USE BY THE OWNERS, TENANTS OF OWNERS, AND THEIR RESPECTIVE EMPLOYEES, CUSTOMERS, SUBTENANTS, LICENSEES, CONCESSIONAIRES AND INVITEES. NOTWITHSTANDING THE FOREGOING, (I) ALL PARKING REQUIREMENTS MANDATED BY GOVERNMENTAL REQUIREMENTS FOR EACH LOT SHALL BE SATISFIED ON SUCH LOT, AND (II) EMPLOYEES OF ANY BUSINESS ON A LOT SHALL PARK ON THE LOT WHERE THEY ARE EMPLOYED. THE LOT DRIVEWAYS SHALL BE KEPT OPEN AT ALL TIMES FOR THE FREE USE AS INTENDED IN THIS DECLARATION. PROVIDED, HOWEVER, THAT THE OWNER OF A LOT MAY CLOSE OR OTHERWISE RESTRICT THE USE OF SAME FOR BRIEF PERIODS AS MAY BE REASONABLY REQUIRED FOR REPAIR OR MAINTENANCE. SUCH CLOSURE OR RESTRICTION FOR REPAIR OR MAINTENANCE SHALL REQUIRE EACH INSTANCE AT LEAST TEN (10) DAYS' WRITTEN NOTICE TO THE OWNERS OF THE OTHER LOTS (EXCEPT FOR EMERGENCIES) AND SHALL NOT EXCEED MORE THAN FIFTEEN (15) DAYS IN ANY CALENDAR YEAR. IN ADDITION, NO PART OF A LOT DRIVEWAY CONNECTING TO A PUBLIC THROUGHFARE ACCESS POINT SHALL BE TOTALLY CLOSED SO AS TO PREVENT ACCESS FROM THE PUBLIC THROUGHFARE TO THE LOT DRIVEWAYS.

B. **DRAINAGE.** A PERPETUAL, NONEXCLUSIVE EASEMENT FOR STORM DRAINAGE AND THE DISCHARGE OF WATER FROM THE OVER AND ACROSS THE LOTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE PROVIDED FOR WITH RESPECT TO THE DRAINAGE FACILITY (THE "DRAINAGE FACILITY") AS SHOWN ON THE DRAINAGE MANAGEMENT PLAN ATTACHED HERETO AS EXHIBIT A (THE "DRAINAGE MANAGEMENT PLAN"); PROVIDED THAT ALL SUCH DRAINAGE AND DISCHARGE SHALL BE IN COMPLIANCE WITH GOVERNMENTAL REGULATIONS AND WITH THE DRAINAGE PLAN APPROVED BY DECLARANT PURSUANT TO SECTION 7 BELOW.

C. **UTILITIES.** A PERPETUAL, NONEXCLUSIVE EASEMENT FOR EXTENSION OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC, GAS, CABLE, WATER AND SANITARY SEWER, UNDER THE SURFACE OF THE LOTS IN AREAS WHERE A BUILDING IS NOT CONSTRUCTED OR PLANNED AND AREAS NOT SUBJECT TO CONTROLLED ACCESS, AND A TEMPORARY NONEXCLUSIVE EASEMENT FOR CONSTRUCTION OVER AND ACROSS SUCH AREAS OF LOTS AS MAY BE NECESSARY FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES; PROVIDED THAT THE OWNER OF A LOT UNDERTAKING CONSTRUCTION SHALL AT ALL TIMES MINIMIZE ANY INTERFERENCE WITH ACCESS, TRAFFIC FLOW AND PARKING ON THE OTHER LOT. THE OWNER INSTALLING SUCH UTILITIES SHALL PROMPTLY RESTORE OR REPAIR ANY AND ALL IMPROVEMENTS ON THE LOTS WHICH ARE REMOVED, DAMAGED OR AFFECTED BY THE USE OF THIS EASEMENT FOR UTILITIES.

D. **NO PUBLIC GRANT.** THE EASEMENTS GRANTED UNDER THIS DECLARATION ARE NOT INTENDED TO, AND SHALL NOT BE CONSTRUED AS CREATING ANY EASEMENT OR ACCESS RIGHTS TO ANY GOVERNMENT OR GOVERNMENTAL AUTHORITY, FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES; NOR SHALL ANY OF THE RIGHTS AND EASEMENTS HEREBY CREATED BENEFIT OR BE AN APPURTENANCE TO ANY PROPERTY OTHER THAN THE DEVELOPMENT.

6. **UTILITY CHARGES.** CHARGES FOR ELECTRICAL, WATER, SEWER, TRASH COLLECTION AND OTHER SERVICES, INCLUDING ELECTRICAL SERVICE TO LIGHT FIXTURES IN THE PARKING AREAS SHALL BE SEPARATELY BILLED BY LOT AND PAID BY THE OWNER (OR TENANT) OF SUCH LOT PRIOR TO DELINQUENCY.

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E)

RECORD BEARINGS AND DISTANCES

△ FOUND ALUMINUM A.G.S. MONUMENT AS DESIGNATED

○ FOUND & USED MONUMENT AS DESIGNATED

● DENOTES PK NAIL WITH WASHER

⊕ "PS 11993" SET THIS SURVEY

⊙ CONTROL POINT SET THIS SURVEY

○ CLEANOUT

● UTILITY POLE

● LIGHT POLE

● WATER VALVE

⊙ STORM SEWER MANHOLE

⊙ PULLBOX

● FIRE HYDRANT

● SIGN

○ HANDICAP PARKING SPACE

○ SANITARY SEWER MANHOLE

— SANITARY SEWER LINE

— EDGE OF ASPHALT

— SILT FENCE

— OVERHEAD UTILITY LINE

— STORM SEWER LINE

— CURB AND GUTTER

		PROJECT INFORMATION	
		CREW/TECH: MJC	DATE OF SURVEY: 10/2/2025
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		DRAWN BY: JK	CHECKED BY: LM
A.G.R.S. MONUMENT "TRANS" STANDARD A.C.S. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,471,885.903 US SURVEY FEET E=1,495,143.466 US SURVEY FEET PUBLISHED EL=5121.089 US SURVEY FEET (NAVD 1988) GROUND TO GRID FACTOR=0.999683154 DELTA ALPHA ANGLE=-076.43.33"		PSI JOB NO. 7813AL	SHEET NUMBER 2 OF 2

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