



Section 34, Township 11 North, Range 3 East, N.M.P.M.
Subdivision: Montgomery Complex
Owner: Ultimate Montgomery LLC
UPC #: 101606150002340313

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD, AS SHOWN HEREON.

18 RESERVATIONS CONTAINED IN THE PATENT FOR THE UNITED STATES OF AMERICA,
RECORDED IN BOOK 77, PAGE 116, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

(19) EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED JANUARY 27, 2006 IN PLAT
BOOK 2006C, PAGE 25 AS DOCUMENT NO. 2006012240; AMENDED BY QUITCLAIM DEED
RECORDED MAY 21, 2008 AS DOCUMENT NO. 2008057145, RECORDS OF BERNALILLO
COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [1] [2] [3] [6] [7] AND [10]

(20) PERMANENT EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF
ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JULY 24, 2007 AS
DOCUMENT NO. 2007106966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [4]

(21) ACCESS EASEMENT AGREEMENT, AND RIGHTS INCIDENT THERETO, EXECUTED BY
MONTGOMERY JACK, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED OCTOBER
12, 2007 AS DOCUMENT NO. 2007144278, RECORDS OF BERNALILLO COUNTY, NEW
MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [5]

(22) EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF QWEST CORPORATION, A
COLORADO CORPORATION, RECORDED FEBRUARY 29, 2008 AS DOCUMENT NO.
2008023347, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [8]

(23) EASEMENT (ELECTRIC), AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE
COMPANY OF NEW MEXICO, RECORDED AUGUST 14, 2008 AS DOCUMENT NO. 2008092235,
RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [9]

TRACT LETTERED G-TWO-A-TWO (G-2-A-2), PLAT OF MONTGOMERY COMPLEX, SECTION 34, T. 11 N., R. 3 E., N.M.P.M., CITY OF 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 JANUARY 27, 2006 IN PLAT BOOK 2006C, PAGE 25 AS DOCUMENT NO. 2006012240.

To: Old Republic National Title Insurance Company, LBJ Enterprises, LLC, a Delaware limited liability company, Ultimate Montgomery, LLC, a Washington limited liability 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 1-4, and 7(a) of Table A thereof. The Field Work was completed on August 2, 2018.

Will Plotner Jr. 8/9/18
N.M.R.P.S. No. 14271

Revisions: 8/9/18 Original

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1805770 AND AN EFFECTIVE DATE OF JULY 26, 2018.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 27, 2006 IN BOOK 2006C, PAGE 25.
3. PLAT FOR MONTGOMERY COMPLEX FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2003, IN BOOK 2003C PAGE 104.
4. PLAT FOR MONTGOMERY COMPLEX FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 27, 2006 IN BOOK 2006C, PAGE 25.
5. PLAT FOR MONTGOMERY COMPLEX FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 26, 1978 IN BOOK C7, PAGE 118.
6. PLAT FOR AMAFCA NORTH DIVERSION CHANNEL AND INLET CHANNELS DRAINAGE RIGHT OF WAY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 1996 IN BOOK 96C, PAGE 429.

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AND ZONE AO (DEPTH 1FT) WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012. MAP NO. 35001C0138H.

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 8/9/18
N.M.R.P.S. No. 14271

 *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

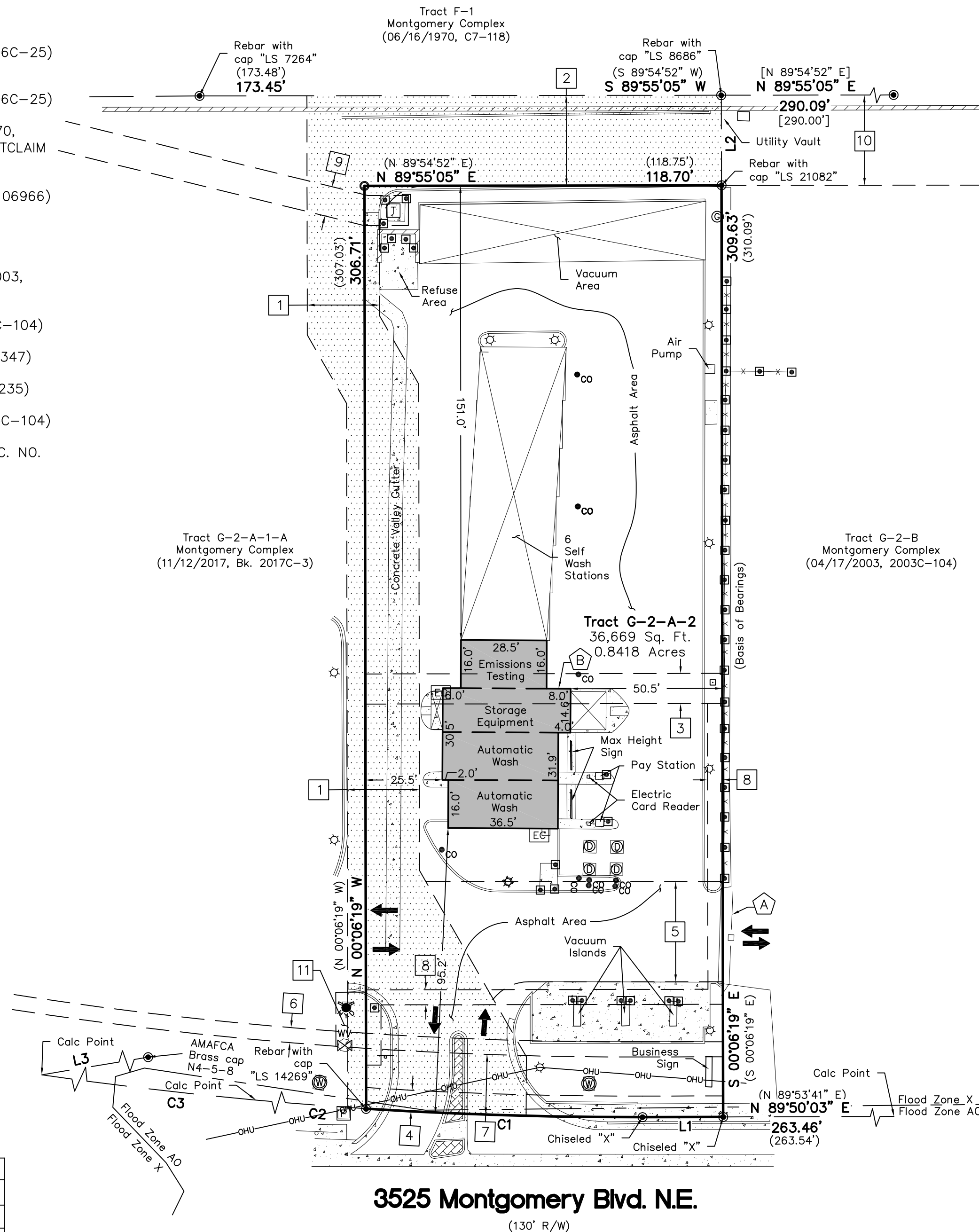


Easement Notes

- (19) [1] EXISTING 24' PRIVATE ACCESS EASEMENT (01/27/2006, 2006C-25) SHOWN HEREON AS [Symbol]
- (19) [2] EXISTING 30' PRIVATE ACCESS EASEMENT (01/27/2006, 2006C-25)
- (19) [3] EXISTING 10' POWER AND TELEPHONE EASEMENT (06/26/1970, C7-118) TELEPHONE PORTION RELEASED BY QWEST PER QUITCLAIM DEED (5/21/2008, DOC. NO. 2008057145)
- (20) [4] EXISTING 7' SIDEWALK EASEMENT (07/24/2007, DOC #2007106966)
- (21) [5] EXISTING 30' CROSS ACCESS EASEMENT (10/12/2007, DOC #2007144278)
- (19) [6] EXISTING 5' PRIVATE SANITARY SEWER EASEMENT (04/17/2003, 2003C-104)
- (19) [7] EXISTING 20' PUBLIC WATER EASEMENT (04/17/2003, 2003C-104)
- (22) [8] EXISTING 5' QWEST EASEMENT (02/29/2008, DOC #2008023347)
- (23) [9] EXISTING 10' PNM EASEMENT (08/14/2008, DOC #2008092235)
- (19) [10] EXISTING 30' PRIVATE ACCESS EASEMENT (4/17/2003, 2003C-104)
- [11] EXISTING 10' PUBLIC WATERLINE EASEMENT (6/25/2007, DOC. NO. 2007092441)

Line Table		
Line #	Direction	Length (ft)
L1	S 89°50'03" W (S 89°53'41" W)	26.81' (26.73')
L2	S 00°06'19" E (S 00°06'19" E)	30.00' (30.00')
L3	N 80°34'52" E	51.73'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	91.96' (92.09')	1367.50' (1367.50')	3°51'10"	91.94'	S 88°14'22" E
C2	300.60' (300.45')	1367.50' (1367.50')	12°35'41"	300.00'	S 80°00'56" E
C3	264.57' {264.53'}	1367.50' {1367.50'}	11°05'06"	264.16'	S 68°10'33" E



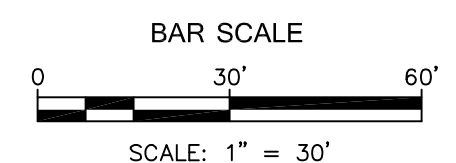
Apparent Encroachments

- [A] FENCE INTO ADJOINING PROPERTY BY AS MUCH AS 3.4 FEET. OWNERSHIP UNKNOWN.
- [B] BUILDING INTO POWER EASEMENT BY AS MUCH AS 5.0 FEET.

Boundary Survey and ALTA/NSPS Land Title Survey for Tract G-2-A-2 Montgomery Complex City of Albuquerque Bernalillo County, New Mexico August 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (01/27/2006, 2006C-25)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (04/17/2003, 2003C-104)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER AMAFCA NORTH DIVERSION CHANNEL AND INLET CHANNELS ROW MAP (10/11/1996, 96C-429)
[Symbol]	FOUND MONUMENT AS INDICATED
[Symbol]	SET PK NAIL W/ TAG "LS 14271"
[Symbol]	COVERED AREA
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	WIRE FENCE
[Symbol]	METAL FENCE
[Symbol]	BLOCK WALL
[Symbol]	UTILITY PEDESTAL
[Symbol]	BOLLARD
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	PULL BOX
[Symbol]	LIGHT POLE
[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC CABINET
[Symbol]	GAS METER
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	SAS CLEANOUT
[Symbol]	SAND TRAP ACCESS MANHOLE
[Symbol]	SIGN
[Symbol]	CURB CUT/INDICATION OF ACCESS TO ROADWAY



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