

LEGAL DESCRIPTION

TRACT A-2-B, PLAT OF TRACTS A-2-A, A-2-B, A-2-C AND A-2-D, A REPLAT OF TRACTS A-2-A & A-2-B, SPANISH LAND COMPANY SUBDIVISION, ALBUQUERQUE, NEW MEXICO. AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1985 IN VOLUME C26, FOLIO 116.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER 2405121
EFFECTIVE DATE NOVEMBER 1, 2024 AT 8:00 AM.
SCHEDULE B, PART II

NOTES:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR COMMENT: THERE ARE NO VISIBLE APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN ON THE SURVEY.
- 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. SURVEYOR COMMENT: SHOWN ON SURVEY, BUILDING AND CMU TRASH ENCLOSURE ENCROACHMENT, ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.
- COMMUNITY PROPERTY, SURVIVORSHIP, OR HOMESTEAD RIGHTS, IF ANY, OF ANY SPOUSE OF THE INSURED (OR VESTEE IN A LEASEHOLD OR LOAN POLICY). SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER. SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.
- TAXES FOR THE YEAR 2024, AND THEREAFTER. SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.
- 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. SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK.

SCHEDULE B, PART II, CONT'D

(ALL EXCEPTIONS ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK SAN JUAN COUNTY NEW MEXICO UNLESS OTHERWISE NOTED.)

- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED OCTOBER 27, 1923 IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: NONE PLOTTABLE.
- Right of Way Easement, and rights incident thereto, in favor of The Mountain States Telephone and Telegraph Company, recorded October 23, 1964 in Book R/W 143, Page 265 as Document No. 23404, records of Bernalillo County, New Mexico. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- RIGHT-OF-WAY EASEMENT AND RIGHTS INCIDENT THERETO, RECORDED MAY 17, 1977 IN BOOK MISC. 536, PAGE 389 AS DOCUMENT NO. 77-29254, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- RESTRICTIVE COVENANT RECORDED MAY 17, 1977 IN BOOK MISC. 536, PAGE 391 AS DOCUMENT NO. 77-29254; AMENDED BY RELEASE OF RESTRICTIVE COVENANT RECORDED OCTOBER 26, 2001 IN BOOK A25, PAGE 9254 AS DOCUMENT NO. 2001121016, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: NOT SHOWN ON SURVEY HEREON; 75' FRONT SETBACK REVOKED.
- EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED AUGUST 6, 1982 IN BOOK MISC. 950, PAGE 95 AS DOCUMENT NO. 82-40928, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED FEBRUARY 28, 1985 IN VOLUME C26, FOLIO 116, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- UNDERGROUND EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 9, 1989 IN BOOK MISC. 711-A, PAGE 747 AS DOCUMENT NO. 8910128, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- RECIPROCAL EASEMENTS FOR COMMON ACCESS, AND RIGHTS INCIDENT THERETO, RECORDED JULY 19, 2011 AS DOCUMENT NO. 2011063510, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: SHOWN ON SURVEY HEREON.
- FORBEARANCE AGREEMENT RECORDED NOVEMBER 5, 2021 AS DOCUMENT NO. 2021131522, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SURVEYOR NOTE: NOT PLOTTABLE RELATES TO 64' RECIPROCAL ACCESS EASEMENT.
- TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND SURVEYOR NOTE: NOT PLOTTABLE.
- OVERLAP OF BOLLARDS ONTO THE RIGHT-OF-WAY OF SAN MATEO BLVD. NE, AS SHOWN AND DELINEATED ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: SHOWN ON SURVEY.
- ENCROACHMENT OF BUSINESS SIGN INTO THE RIGHT OF WAY EASEMENT RECORDED OCTOBER 23, 1964 IN BOOK R/W 143, PAGE 265 AS DOCUMENT NO. 23404, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DELINEATE ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: SHOWN ON SURVEY.
- ENCROACHMENT OF BUSINESS SIGN INTO THE RECIPROCAL EASEMENTS FOR COMMON ACCESS RECORDED JULY 19, 2011 AS DOCUMENT NO. 2011063510, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DELINEATED ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: SHOWN ON SURVEY.
- OVERLAP OF NEIGHBORING PAVEMENT ONTO THE SOUTHERLY PORTION OF THE INSURED PREMISES, AS SHOWN AND DELINEATED ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: FOUND ALONG SOUTHERN BOUNDARY.
- RIGHTS, IF ANY, FOR SANITARY SEWER LINE AND CLEAN-OUT TRaversing A NORTH AND A WESTERLY PORTION OF THE INSURED PREMISES, AS SHOWN AND DELINEATED ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: SHOWN ON SURVEY.
- OVERLAP OF ONE STORY METAL SHED BUILDING ONTO THE SOUTHERLY PORTION OF THE INSURED PREMISES, AS SHOWN AND DELINEATED ON THE PRELIMINARY ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT A. MARTIN, N.M.R.L.S. NO. 21663 DATED MARCH 25, 2024. SURVEYOR NOTE: SHOWN ON SURVEY.

REFERENCES

R-1 SPANISH LAND COMPANY SUBDIVISION SUBDIVISION, RECORDED FEBRUARY 28, 1985 IN VOLUME C23, FOLIO 116 AT THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO.

SURVEYORS NOTE

AS TO THE TITLE MATTERS SHOWN HEREON, SAKURA ENGINEERING AND SURVEYING, HAS RELIED SOLELY ON THE TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO ORDER NUMBER 2405121 EFFECTIVE DATE NOVEMBER 1, 2024 AT 8:00 AM. SAKURA ENGINEERING AND SURVEYING, AND SCOTT A. MARTIN, P.S. MAKE NO STATEMENT TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.

CERTIFICATION

TO THE LENDER, LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED, TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TO GALLES INVESTMENT GROUP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND TO UNISIS DEVELOPMENT CO.

I, SCOTT A. MARTIN, A REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS ALTA/NSPS SURVEY PLAT WAS PREPARED AT THE DIRECTION OF THE OWNER'S FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE DATE FEBRUARY 23, 2021) AND INCLUDES NO TABLE A ITEMS AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE _____ SCOTT A. MARTIN
LICENSED PROFESSIONAL SURVEYOR NO. 21663
STATE OF NEW MEXICO

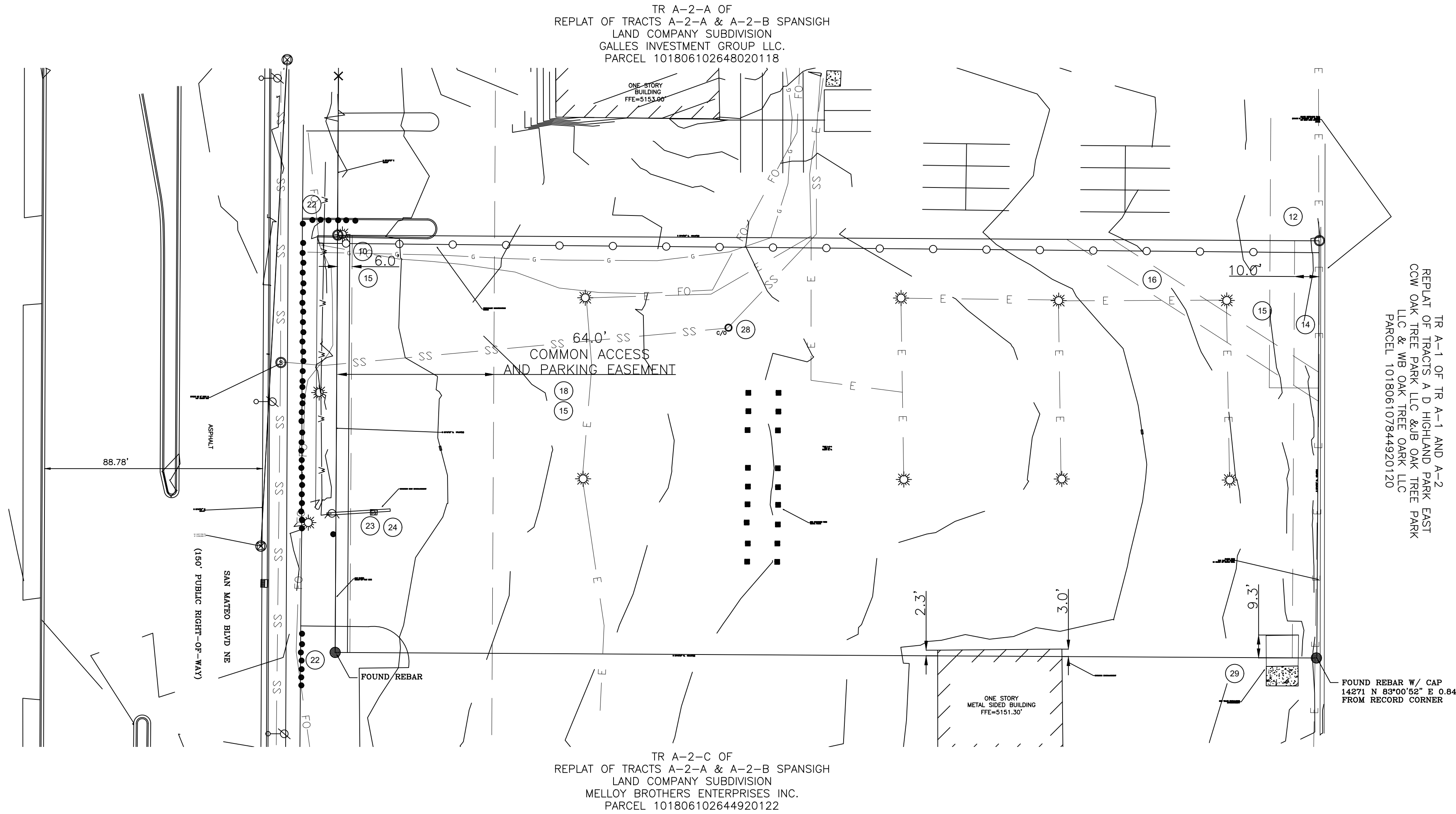
ALTA / NSPS LAND TITLE SURVEY

FOR
JOHNSON COMMERCIAL REAL ESTATE

ADDRESS:
6000 SAN MATEO BLVD. NE,
ALBUQUERQUE, NM



VICINITY MAP SCALE: NTS

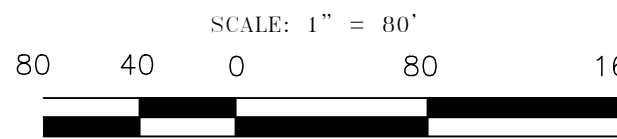


TR A-2-C OF
REPLAT OF TRACTS A-2-A & A-2-B SPANISH
LAND COMPANY SUBDIVISION
MELLOY BROTHERS ENTERPRISES INC.
PARCEL 101806102644920122

TR A-1 OF TR A-1 AND A-2
REPLAT OF TRACTS A D HIGHLAND PARK EAST
CCW OAK TREE PARK, LLC & WB OAK TREE PARK
LLC & WB OAK TREE PARK, LLC
PARCEL 101806107844920120

LEGEND

- MONUMENT FOUND PLS 14271
- MONUMENT SET
- MAG NAIL FOUND PLS
- MAG NAIL SET
- X MARK IN CONCRETE
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- ROP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- S.F. SQUARE FOOT
- L/S LANDSCAPING
- HC HANDICAP PARKING
- FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- MAIL BOX
- BOLLARD
- BORE HOLE
- MONITORING WELL
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- ELECTRICAL PEDESTAL
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- HYDRANT
- BACK FLOW PREVENTOR
- FIRE DEPARTMENT CONNECTION
- WATER VAULT
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MANHOLE
- FLAG POLE
- UNKNOWN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- MAIL BOX
- BOLLARD
- BORE HOLE
- MONITORING WELL
- SS SAN. SEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE MARKER
- CABLE TELEVISION
- FIBER OPTIC CABLE
- OVERHEAD CABLE
- CABLE BOX
- CABLE PEDESTAL
- UNDERGROUND CABLE MANHOLE
- TELECOMMUNICATIONS
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS VAULT
- FIBER OPTIC VAULT
- FENCE
- EASEMENTS
- BUILDING SETBACKS



Sakura Engineering & Surveying
125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401
PHONE: 505.564.2139 FAX: 505.564.2310
C:\Wildier Design\2024\24040 6000 San Mateo Daskalos\alta-30 v2.dwg

INDEXING INFORMATION FOR PROJECT INFORMATION	
OWNER: ANIMAS VALLEY MALL	PROJECT No. 2023-136
ATTN: BROOKFIELD PROP. RETAIL	
SECTION 1A-36	DRAWN BY: SAM
T 29A-30	
N 13 W	
ALTA/NSPS LAND	CHECKED BY: SAM
TITLE SURVEY	
DATE OF FIELD WORK 03/11/2023	DATE MARCH 14, 2023