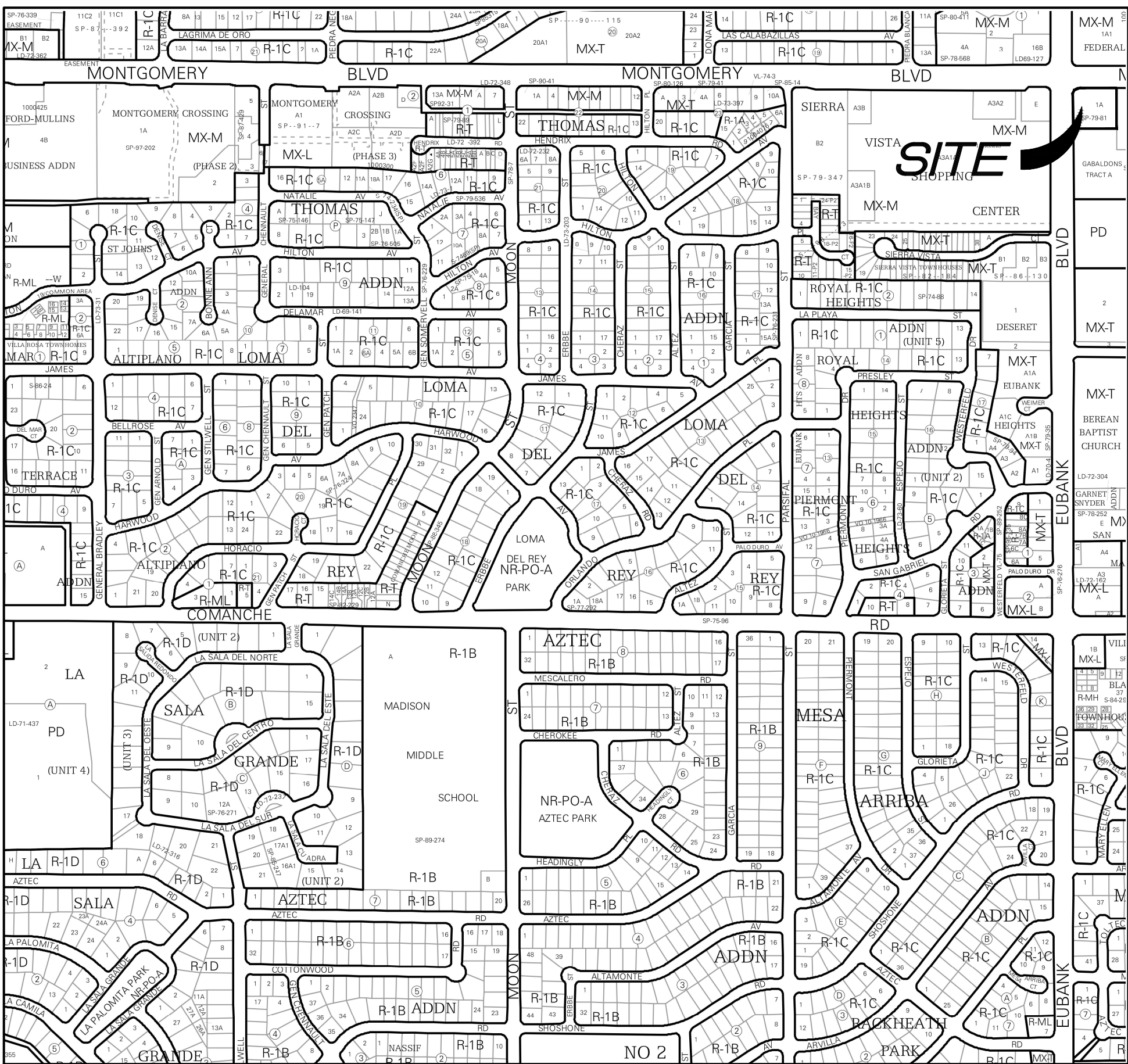


ALTA / NSPS. LAND TITLE SURVEY OF
LOT 1-A
AMERICAN BANK OF COMMERCE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2020



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- Distances are ground. (US Survey Foot).
- Distances along curved lines are arc lengths.
- Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "L.S. 8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "L.S. 8911" or a concrete nail with brass disk stamped "L.S. 8911" unless otherwise indicated hereon.
- Field surveys were performed during the month of September, 2020.
- As noted item 11(a) of Table A of the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys, Effective Date February 23, 2016, "Location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to Section 5.E.iv.

All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- The surveyed property is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - PART II of the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment 2005786, commitment date July 16, 2020.
- The above described Title Commitment was used in defining easements as shown hereon. Circled numbers by the easement description correspond to the Title Commitment's SCHEDULE B - PART II item number. Where possible, said easements have been plotted. Only easements as provided for in said SCHEDULE B - SECTION II of the Commitment described above or designated on the plat of record are shown on this survey.
- There is no observable evidence of recent earth moving work, building construction or building additions within recent months.
- There does not appear to be changes in the existing street right of way lines either completed or proposed as of the date of this survey.
- No field delineation markers indicating wetlands were observed within the surveyed property.
- The surveyed property contains 57 regular striped parking spaces and 4 striped handicap spaces.

EXCEPTIONS

As listed in the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment 2005786, commitment date July 16, 2020.

- Reservations contained in the Patent from the United States of America, recorded March 24, 1931 in Book 77, Page 149, records of Bernalillo County, New Mexico. (subject property is within land described in said document - no plottable items)
- Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded May 17, 1963 in Book D 693, Page 548 as Document No. 39253, records of Bernalillo County, New Mexico. (easement shown hereon)
- Right of Way and Easement, and rights incident thereto, in favor of Gas Company of New Mexico, a Division of Southern Union Company, recorded March 10, 1978 in Book Misc. 93, Page 151 as Document No. 78-17228, records of Bernalillo County, New Mexico. (easement shown hereon)
- Easements and notes as shown, noted and provided for on the Plat of American Bank of Commerce recorded March 5, 1979 in Volume C14, folio 131, records of Bernalillo County, New Mexico. (easement shown hereon)
- Declaration of Easements by and between Carol & Gary, Inc., a New Mexico corporation, and Bird of Paradise, Inc., a New Mexico corporation, recorded January 10, 1992 in Book BCR 92-1, Page 5112 as Document No. 9202593, records of Bernalillo County, New Mexico. (easement shown hereon)
- Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and U.S. West Communications, Inc., recorded July 15, 1992 in Book BCR 92-16, Page 5914 as Document No. 09270586, amended by Ratification of Easement recorded December 16, 1996 in Book 96-32, Page 9998 as Document No. 96134134, records of Bernalillo County, New Mexico. (easement shown hereon)
- Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and U.S. West Communications, Inc., recorded July 15, 1992 in Book BCR 92-16, Page 5918 as Document No. 09270586, amended by Ratification of Easement recorded December 16, 1996 in Book 96-32, Page 9999 as Document No. 96134135, records of Bernalillo County, New Mexico. (easement shown hereon)
- Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and U.S. West Communications, Inc., recorded July 15, 1992 in Book BCR 92-16, Page 5920 as Document No. 09270588, amended by Ratification of Underground Easement recorded December 16, 1996 in Book 96-33, Page 16 as Document No. 96134136, records of Bernalillo County, New Mexico. (easement shown hereon)

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 20AG250323.

THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811

THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED FOR OBTAINING INACCESSIBLE UTILITY DATA AND MUNICIPAL AUTHORIZATION AND PERMITTING FOR TRAFFIC BLOCKADING AND BARRICADE PLANS.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: UNOPENED MANHOLES ARE LABELED ACCORDING TO THE DESIGNATION ON THE MANHOLE TOP. MANHOLES LABELED SANITARY OR STORM DRAIN MAY NOT BE SO. ONLY UPON OPENING OF A MANHOLE CAN IT'S TRUE PURPOSE BE DETERMINED.

LEGAL DESCRIPTION

As listed within the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment 2005786, commitment date July 16, 2020.

A certain tract of land situate within Section 4, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising "Lot 1-A" as such lot is shown and so designated on the Plat of American Bank of Commerce Lot 1-A, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 5, 1979, Vol. C14, Folio 131, and being more particularly described as follows:

Beginning at the northeast corner of the tract herein described, whence A.C.S. Monument "M-1A" bears N 44° 49' 12" E, 73.42 feet and running; thence,

S 00° 35' 49" W, 200.00 feet to the southeast corner (a found #4 rebar in asphalt); thence,

N 89° 13' 41" W, 200.00 feet to the southwest corner (a found #5 rebar) and being a point on the easterly right-of-way of Eubank Blvd NE; thence, following said right-of-way,

N 00° 35' 49" E, 174.92 feet to a point of curvature; thence, leaving the easterly right-of-way of Eubank Blvd NE

Northeasterly, 39.35 feet along the arc of a curve bearing to the right, said arc having a radius of 25.00 feet and a delta of 90° 10' 34" to a point of tangency, being a point on the southerly right-of-way of Montgomery Blvd NE, and following said right-of-way

S 89° 13' 41" E, 174.92 feet to the northeast corner and point of beginning of the tract herein described.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0143G, Effective Date 9-26-2008.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat of American Bank of Commerce Lot 1-A, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 5, 1979, Vol. C14, Folio 131.
- Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment 2005786, commitment date July 16, 2020.

SURVEYORS CERTIFICATION

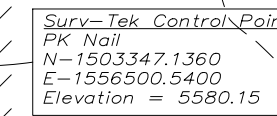
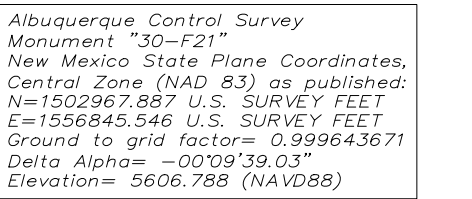
To: Murphy Oil USA, Inc.; Red Shamrock 16, LLC, a limited liability company; and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 7, 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 4, 2020.

David Vigil
NMPS No. 8911
Date: September 9, 2020



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY OF
LOT 1-A
AMERICAN BANK OF COMMERCE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2020



Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.35 (39.35)	25.00 (25.00)	25.08	35.41 (35.41)	N45° 00' 46"E (N44° 49' 25"E)	90°11'28"

