

LEGEND OF SYMBOLS & ABBREVIATIONS

- ★ BUILDING MEASUREMENT SPOT
- INGRESS/EGRESS
- ⊗ FH FIRE HYDRANT
- ⊗ LT LIGHT POLE
- ⊗ WM WATER METER
- ⊗ UP DROP INLET
- ⊗ DI WATER VALVE
- WCR WHEEL CHAIR RAMP
- ⊗ EB ELECTRIC BOX
- ⊗ EM ELECTRIC METER
- ⊗ T TELEPHONE MANHOLE
- ⊗ SMH MANHOLE
- ⊗ TR TRANSFORMER PAD
- ⊗ HP HANDICAP PARKING SPACE
- ⊗ FP FLAG POLE
- ⊗ UP UTILITY POLE
- ⊗ OK OVERHEAD LINES
- ⊗ A ANCHOR
- 10 P.S. PARKING SPACE COUNT

UTILITY NOTE

- UN1 Location of underground utilities is approximate only and is based on location of surface appearances of underground utilities. Other utilities exist that are not shown. No utility maps or plans were provided to the surveyor by the client or the owner of the subject property.
- UN2 Based on observed evidence and previous survey, electric, gas, sanitary sewer, water lines, storm drain and telephone/communication services are available for the subject property within the public roads rights-of-ways and within utility easements shown hereon.

SIGNIFICANT OBSERVATIONS

- A No encroachments or other significant observations were observed during the field inspection of the subject property on 11/3/2017.

FLOOD NOTE

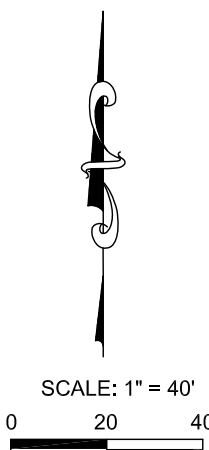
The subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Maps No. 35001C03351H and 35001C03352H, with dates of identification of 8/16/2012, for Community Number 350002 (City of Albuquerque), in Bernalillo County, State of New Mexico, which are the current Flood Insurance Rate maps for the community in which said Property is situated.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/6/2017	First Draft	11/14/2017	Revised Setbacks - 28'
11/8/2017	Added Zoning Report, Setbacks		
11/13/2017	Revised Setbacks		
FIELD WORK: VJ	DRAFTED: ZS	CHECKED BY: VJ	FB & PG: 2013/148

MISCELLANEOUS NOTES

- MN1 Bearings are grid based on NM State Plane Coordinate System Central Zone, NAD83 datum. Distances are ground. Bearings and distances shown in parentheses are record data.
- MN2 All property corners were found as shown hereon.
- MN3 No evidence of recent earth moving work, building construction, or building additions was observed during the field inspection of the subject property on 11/3/2017.
- MN4 No information was available to the surveyor regarding any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs was observed during the field inspection of the subject property on 11/3/2017.
- MN5 The subject property has direct physical access to and from Cutler Avenue N.E., a dedicated public right-of-way owned and maintained by the City of Albuquerque.
- MN6 The address of the subject property is 4400 Cutler Avenue N.E., Albuquerque, NM 87110. The address was observed in the field.
- MN7 The number of striped parking spaces located on the subject property is 282, including 8 handicap spaces.
- MN8 No cemeteries, gravesites, and burial grounds were (i) disclosed in the record documents provided to the surveyor, or (ii) observed in the process of conducting the survey of the subject property on 11/3/2017.
- MN9 No evidence of any wetlands located or marked on the subject property was observed during the field inspection of the subject property on 11/3/2017.
- MN10 The subject property contains 186,148 square feet, 4.2734 acres, more or less.



RECORD DESCRIPTION

Parcel No. 1:
Tract "1A", Revised Plat of Pavilions at San Mateo, Albuquerque, 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 November 5, 1996, in Plat Book 96C, Page 453.

Parcel No. 2:
A non-exclusive appurtenant easement as described in that Reciprocal Easement Agreement by and between Pavilion Partners, L.L.C., an Arizona limited liability company, and Washburn Plano Co., an Arizona corporation, dated February 15, 2000, recorded February 15, 2000 in Book A2, Page 5054 as Doc. No. 2000015129, as amended by First Amendment to Reciprocal Easement Agreement by and between S/W Albuquerque, L.P., a Texas limited partnership, and Herhodge Development, LLC, an Arizona limited liability company, recorded March 31, 2010 as Doc. No. 2010027116, records of Bernalillo County, New Mexico. Blanket easement affecting Tracts 1A, 2A, 3A1, 4A, 5A, 6A and 7A of the Pavilions at San Mateo development, Not plottable, Not plotted. See location map for all tracts.

The above legal description describes the same parcel of land as described in the commitment for title insurance No. 1707036 dated 9/7/2017 by Old Republic National Title Insurance Company.

ALTA/NSPS LAND TITLE SURVEY

PIMA
B&C Project No. 201703519/Site 1
4400 Cutler Avenue N.E., Albuquerque, NM 87110

Based upon Old Republic National Title Insurance Company Commitment No. 1707036 bearing an effective date of September 7, 2017

Surveyor's Certification

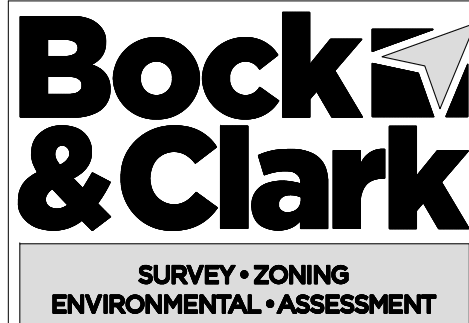
To: Broadstone PMI Portfolio, LLC; Vaisey Nicholson & Nearpass PLLC; Broadstone Net Lease Acquisitions, LLC; Old Republic National Title Insurance Company; and Bock & Clark Corporation

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 3, 2017.

Vladimir Jirik
Registration No. 10464 in the State of New Mexico
Date of Survey: 11/6/2017
Date of Last Revision: 11/14/2017
Bock & Clark NSN Project No. 201703519/1

Survey Performed by: Professional Surveying LLC
P.O. Box 94595, Albuquerque, NM 87199
1102 Marigold Drive N.E., Albuquerque, NM 87122
Phone: 505.892.4597, Call 505.620.4228
professional.surveying@comcast.net

SHEET 1 OF 1



National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com

ZONING INFORMATION

Zoning data obtained from Zoning Report #7201701583:001 dated 11/7/2017 prepared by Bock & Clark Zoning, 800-787-8390.

Address: 4400 Cutler Avenue N.E., Albuquerque, NM
Jurisdiction: City of Albuquerque
Zoning District: C-3 (Highway Commercial)
Adjacent Property Zoning: North, East and West - C-3 Highway Commercial District; South - Interstate 40

Setbacks: Front/Corner Side - 5 feet, and 11 feet from junction of a driveway or alley and a public sidewalk
Different setbacks apply near residential zones - not applicable to the subject property
Maximum Building Height - 26 feet at any legal location, heights over 26 feet shall fall within 45° angle planes drawn from internal boundaries and centerlines of public right-of-ways
(Surveyor's Note - per clarification from Code Compliance Administrator, City of Albuquerque Planning Department, all setbacks from property lines are equal to building height)

Minimum lot area: No requirement
Minimum lot width: No requirement
Minimum lot depth: No requirement
Maximum lot coverage: No requirement
Maximum floor area ratio: No requirement

Parking formula: 1 space for each two seats or two students and employee stations

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
© 2017 BOCK AND CLARK CORP.