



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 July, 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 First American Title Insurance Company, Commitment 2514811–AL01, commitment date June 12, 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 30 regular striped parking spaces and 2 striped handicap spaces.

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.

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.

EXCEPTIONS

As listed in the Title Commitment prepared for this property by First American Title Insurance Company, Commitment 2514811–AL01, commitment date June 12, 2020.

- Reservations contained in Patent from United States of America recorded in Book 20, page 521, records of Bernalillo County, New Mexico. (subject property is within land described in said document – no plottable items)
- Utility easements and Sidewalk Easement reserved across Land; covenants and conditions as noted, all as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 21, 1990, in Plat Book 90C, Folio 82; Plat filed April 15, 1988, in Plat Book C36, Folio 79; Plat filed June 20, 1986, in Plat Book C3, Folio 161; in Plat filed February 2, 1987, in Plat Book C32, Folio 171; in Plat filed November 18, 1985, in Plat Book C28, Folio 171; Plat filed June 28, 1984, in Plat Book C24 folio 89; and in Plat filed July 27, 1983, in Plat Book B20, Folio 87. (easement shown hereon)
- Covenants, conditions, restrictions, terms, provisions, and easements in Declaration of Reciprocal Easements, Restrictions and Covenants, filed December 2, 1987, in Book Misc. 563A, page 623, as Document No. 87122244; First Amendment to Declaration of Reciprocal Easements, Restrictions and Covenants, filed October 31, 1989, in Book Misc. 805A, itag242, as Document No. 8994396; Second Amendment to Declaration of Reciprocal Easements, Restrictions and Covenants, dated December 1, 1989, filed July 15, 1998, in Book 9812, page 6786, as Document No. 1998088485, as affected by Consent to Second Amendment to Declaration of Reciprocal Easements, Restrictions and Covenants, filed October 17, 2014, as Document No. 2014083458, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (subject property is within land described in said document – no plottable items)
- Easement Encroachment Agreement granted by Public Service Company of New Mexico, a New Mexico corporation, filed September 23, 1986, in Book Misc. 397A, page 851, as Document No. 96 91118, records of Bernalillo County, New Mexico. (as shown hereon)
- Grant of Easement Sanitary Sewer, filed March 5, 1990, in Book BCR 90–4, page 3691, as Document No. 9017025, records of Bernalillo County, New Mexico. (easement shown hereon)
- Grant of Easement Gas Line, filed March 5, 1990, in Book BCR 90–, page 3694, as Document No. 9017026, records of Bernalillo County, New Mexico. (easement shown hereon)
- Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, filed March 6, 1990, in Book BCR 90–4, page 4210, as Document No. 9017287, records of Bernalillo County, New Mexico. (easement shown hereon)
- Easement Encroachment Agreement between Pier 1 Imports (U.S.) Incorporated and Public Service Company of New Mexico, a New Mexico corporation, filed April 20, 1990, in Book 90–7, page 1059, as Document No. 9031179, records of Bernalillo County, New Mexico. (as shown hereon)
- Lease as evidenced by Subordination, Non-Disturbance and Attornment Agreement between KMD Albuquerque LLC, a Delaware limited liability company ("Landlord") and Pier 1 Imports (U.S.), Inc., a Delaware corporation ("Tenant"), filed May 20, 2013, as Document No. 2013055975, records of Bernalillo County, New Mexico. (non-survey matter)
- Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, filed April 29, 1995, in Book Misc. 212, page 469, as Document No. 23230, records of Bernalillo County, New Mexico. (document not provided)
- Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, filed April 14, 1991, in Book D590, page 517, as Document No. 15553, records of Bernalillo County, New Mexico. (document not provided)
- Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, filed April 29, 1995, in Book D313, page 328, as Document No. 57556, records of Bernalillo County, New Mexico. (document not provided)
- Right-of-Way Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, filed April 29, 1991, in Book Misc. 212, page 469, as Document No. 23230, records of Bernalillo County, New Mexico. (document not provided)
- Agreement between Equi-Park Square Associates, a New Mexico joint venture, and Hines Albuquerque Park Square No. 3 Limited Partnership, filed December 12, 1991, recorded in Book 9121, Page 9824, as Document No. 9102706, records of Bernalillo County, New Mexico. (affects property no plottable items)
- Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (non-survey matter)
- Encroachment of the improvements of the building and sign onto the PNM easement as shown on the ALTA/ACSM Land Title Survey prepared by Michael V. Trujillo, N.M.P.S. No. 12130, dated March 21, 2013. (document not provided)
- Rights of easement, if any, relating to the gas line, clean outs and fire hydrant, as shown on the ALTA/ACSM Land Title Survey by Michael V. Trujillo, N.M.P.S. No. 12130, dated March 21, 2013. (document not provided)
- Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the [applicable recording office], including, but not limited to, (i) an inability to search the Public Records after [last effective date of the commitment], or (ii) any delay in recodation of [the documents vesting Title] in the Public Records. (non-survey matter)
- Any invalidity, unenforceability, lack of priority, defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the [applicable recording office], including, but not limited to, (i) an inability to search the Public Records after [last effective date of the commitment], (ii) any delay in recodation of the documents [vesting Title or] creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely. (non-survey matter)

AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF TRACT 1-D-1A1 PARK SQUARE ADDITION

BERNALILLO COUNTY, NEW MEXICO

JULY, 2020

LEGAL DESCRIPTION

As listed within the Title Commitment prepared for this property by First American Title Insurance Company, Commitment 2514811–AL01, commitment date June 12, 2020.

Parcel 1:

Tract 1–D–1A1, as shown on the plat entitled "PLAT OF TRACT 1–D–1A1 PARK SQUARE ADDITION, Albuquerque, New Mexico, March 1990", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 21, 1990 in Map Book 90C, Folio 82.

Parcel 2:

Non-exclusive rights of easement for ingress and egress and parking in accord with Declaration of Reciprocal Easements, Restrictions and Covenants, dated December 1, 1987, and recorded December 2, 1987, as Document No. 87122244; in First Amendment to Reciprocal Easements, Restrictions and Covenants, dated October 9, 1989, and recorded October 31, 1989, as Document No. 8994396; and in Third Amendment to Declaration of Reciprocal Easements, Restrictions and Covenants, filed October 17, 2014, as Document No. 2014083458, records of Bernalillo County, New Mexico.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be at least an annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0356 H, Effective Date 8–16–2012.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

A. PLAT OF TRACT 1–D–1A1 PARK SQUARE ADDITION, Albuquerque, New Mexico, March 1990, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 21, 1990 in Map Book 90C, Folio 82.

B. Title Commitment prepared for this property by First American Title Insurance Company, Commitment 2514811–AL01, commitment date June 12, 2020.

SURVEYORS CERTIFICATION

To: KMD Albuquerque LLC, a Delaware limited liability company and First American 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, 16, 17, 18 and 19 of Table A thereof. The field work was completed on July 25, 2020.

David Vigil
NMPS No. 8911
Date: July 29, 2020



SHEET 1 OF 2

SURV-TEK

Consulting Surveyors
Albuquerque, New Mexico

200220

ALBUQUERQUE MONUMENT
"11-G19"
N=1495464.315
E=1545105.459
CP=0.999660292
Delta alpha = - 00°11'00.07"
NMSPL Central Zone, NAD 27
Elevation=5309.898 NAVD88

50°37'04"W 5311.57'
"Basis of Bearings"

ALBUQUERQUE MONUMENT
"20-H18"
N=1493154.978
E=1545048.21
CP=0.999661580
Delta alpha = - 00°11'00.11"
NMSPL Central Zone, NAD 27
Elevation=5383.222 NAVD88

AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF
TRACT 1-D-1A1
PARK SQUARE ADDITION
BERNALILLO COUNTY, NEW MEXICO
JULY, 2020

INDIAN SCHOOL ROAD NE.
R.O.W. VARIES

LEGEND

- HB ELECTRIC VAULT
- WM WATER METER
- DMW DOUBLE WATER METER
- FH FIRE HYDRANT
- LP LIGHT POLE
- IRR IRRIGATION CONTROL BOX
- TREE
- BUSH
- SSC SANITARY SEWER CLEAN OUT
- GW GUY WIRE
- PP POWER POLE
- GM GAS METER
- TS TRAFFIC SIGNAL
- TSL TRAFFIC SIGNAL LIGHT
- MSC METAL SIDEWALK COVER
- PWMC PLANTER W/METAL COVER

TRACT 1-A-1
PARK SQUARE ADDITION
Filed 05-15-88, Vol. C36, Folio 79

(N02°4'02"E 126.75')
N02°1'34"E 126.75'

EXISTING BUILDING
FF = 5275.25

TRACT 1-D-1A1
PARK SQUARE ADDITION
0.7261 acres±

LOUISIANA BOULEVARD
R.O.W. VARIES

Curve Table					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	73.18	365.80	36.71	73.06	S83° 54' 32"E
	(73.18)	(365.80)		(73.06)	(S83° 52' 04"E)
C2	71.81	64.50	40.14	68.16	S46° 17' 02"E
	(71.81)	(64.50)		(68.16)	(S46° 14' 34"E)
C3	59.48	239.50	29.90	59.33	S7° 00' 17"E
	(59.06)	(239.50)		(58.91)	(S7° 00' 05"E)

TRACT 1-E-1A
PARK SQUARE ADDITION
Filed 05-15-88, Vol. C36, Folio 79

Parcel Line Table		
Line #	Length	Direction
L1	6.26	S0° 21' 34"W
	(6.25)	(S0° 24' 02"W)
L2	7.57	(S0° 24' 02"E)
	(8.03)	(S0° 13' 15"E)

SHEET 2 OF 2

SURV TEK

Consulting Surveyors
Albuquerque, New Mexico

200220