

SURVEYOR'S INSPECTION REPORT

3115 CAMPUS BLVD. S.E.

ADDRESS OR BRIEF LEGAL DESC.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so indicate:

NONE

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

NONE

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

NONE

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

NONE

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages:

NONE

6. Apparent encroachments. If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

NONE

7. Specific physical evidence of boundary lines of all sides:

SEE DRAWING

8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances):

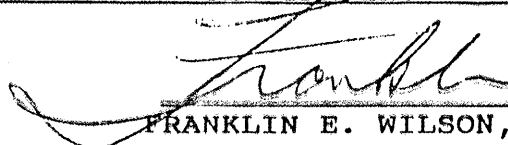
EXISTING RESIDENCE

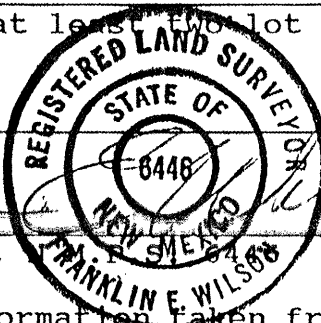
9. Indications of recent building construction, alterations or repairs:

NONE

10. Approximate distance of structures from at least two lot lines must be shown:

SEE DRAWING


FRANKLIN E. WILSON,



5/2/91
DATE

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

333 Lomas N.E.
Albuquerque, New Mexico 87102
(505) 247-4444
Franklin E. Wilson NM PLS No. 6446

THIS IS TO CERTIFY,
TO THE TITLE CO.: ALBUQUERQUE TITLE COMPANY

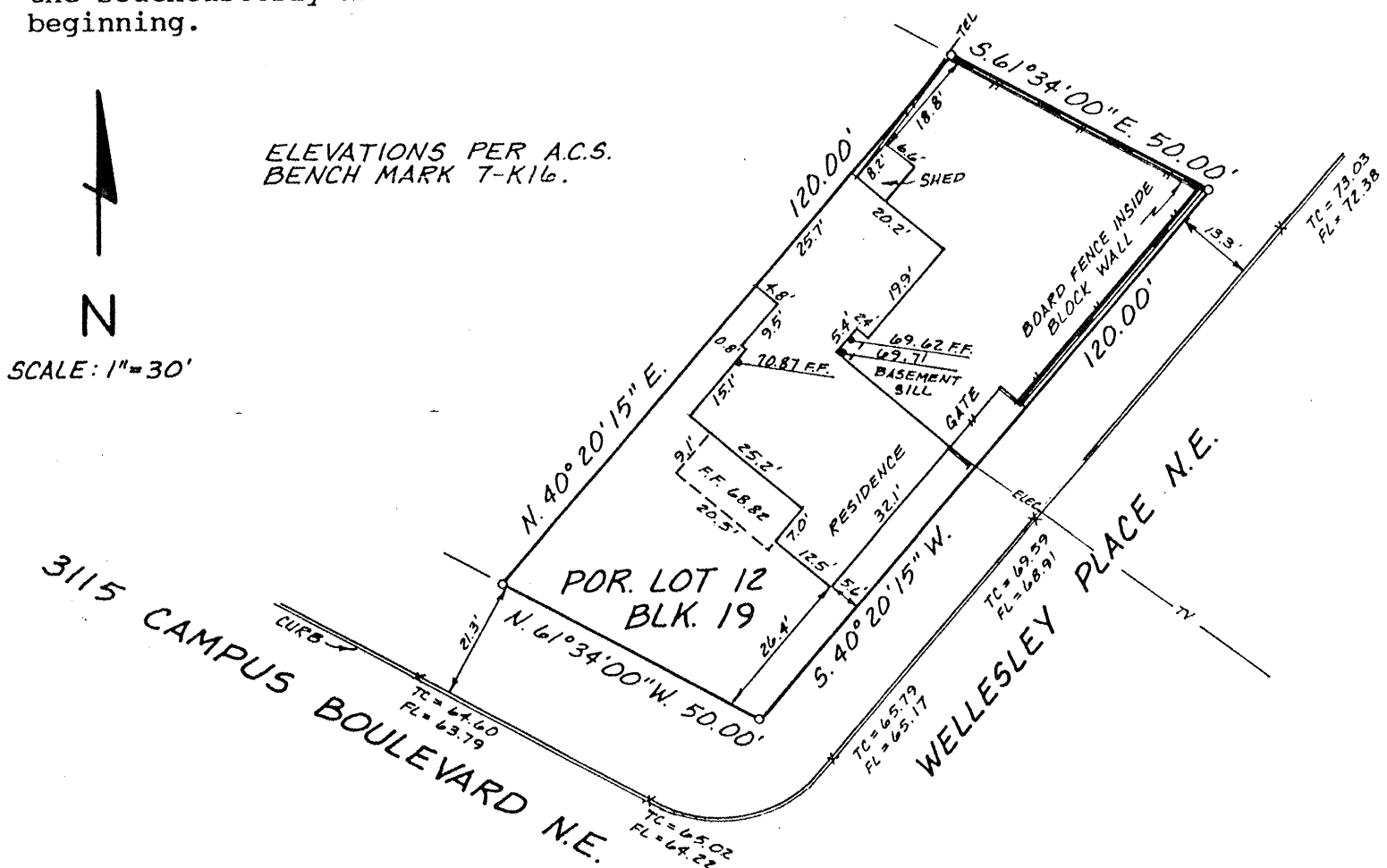
TO LENDER: NONE PROVIDED

(Address, if applicable)

Easements shown hereon are as listed in Title Commitment No. TI #98,410LM
provided by Title Company. APRIL 5, 1991

LEGAL DESCRIPTION

BEGINNING at the most Southerly point of said Lot Twelve (12) and running, thence in a Northwesterly direction along the Southwesterly side of Lot 12, a distance of Fifty (50) feet to the Most Westerly point of said Lot 12; thence in a Northeasterly direction along the Northwesterly line of said Lot 12 a distance of 120 feet; thence, in a Southeasterly direction parallel with the Southwesterly line of said Lot 12, a distance of 50 feet to the Southeasterly line of said Lot 12; thence in a Southwesterly direction along the Southeasterly line of said Lot 12 a distance of 120 feet to the place of beginning.



Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

302 Solano N. E.
Albuquerque, NM 87108-1044
Telephone: 256-0877

13 May 1991

Mr. Gilbert Aldaz
City/County Floodplain Administrator
Albuquerque Public Works Department
Hydrology Division
400 Marquette N. W.
Albuquerque, NM 87103

Dear Mr. Aldaz:

Please find enclosed a copy of the current warranty deed on the property we are purchasing at 3115 Campus Blvd. N. E., Albuquerque, NM 87106. Also enclosed is a copy of the elevation survey we ordered and a letter, dated 12 April 1991, from Albuquerque Title Co. listing our current address. We expect to close on the property 28 May 1991; correspondence past 14 June should be addressed to the new residence.

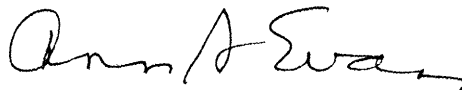
We appreciate your help in understanding the FEMA regulations and for drafting a request for redesignation of the residence out of the flood district. Please let us know if any further documentation is necessary for the letter of request to FEMA. We realize that a decision by FEMA may take two to three months.

Thank you for your time and courtesy in this matter. It is a pleasure working with someone in the city government who has the interests of citizens at heart.

Sincerely,



Richard A. Byles



Ann S. Evans

Enclosure

Record 2nd

78 90433

WARRANTY DEED (Joint Tenants)

400

SUN COUNTRY PARTNERSHIP NO. 1 A General Partnership composed of WILLIAM CHARLES FUREY, a single man, ROGER L. KLEIN a single man, JEROME J. LAUX a single man, MICHAEL P. LAUX a married, and LEE R. MORRIS a married, for consideration paid, grant to MICHAEL M. FISCHER

where address is 3115 Campus N.E. Albuquerque, New Mexico

and KIMBERLY A. FISCHER his wife

where address is 3115 Campus N.E. Albuquerque, New Mexico

County Bernalillo

County, New Mexico

(LEGAL IS ATTACHED)

A part of lot Twelve (12) in Block numbered nineteen (19) in MONTE VISTA, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, October 14, 1976, which is described as follows, to-wit: BEGINNING at the most Southerly point of said lot twelve (12) and running, thence in a Northwesterly direction along the Southwesterly side of said lot 12, a distance of Fifty (50) feet to the most Westerly point of said lot 12; thence in a Northeasterly direction along the Northwesterly line of said lot 12 a distance of 120 feet; thence in a Southeasterly direction parallel with the Southwesterly line of said lot 12, a distance of 50 feet to the Southeasterly line of said lot 12; thence in a Southwesterly direction along the Southeasterly line of said lot 12 a distance of 50 feet to the Southeasterly line of said lot 12; thence in a Southwesterly direction along the Southeasterly line of said lot 12 a distance of 120 feet to the place of beginning.

SUBJECT TO Patents, restrictions, and easements of record and to taxes for the year 1979 and all years thereafter.

with warranty covenants

WITNESS Our hand, seal and seal of the

William Charles Furey by Michael P. Laux
Roger L. Klein by Michael P. Laux
Jerome J. Laux by Michael P. Laux
Lee R. Morris by Michael P. Laux

Michael P. Laux (signing for himself)

Lee R. Morris by Michael P. Laux

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 8th day of December, 1978, by Michael P. Laux as Attorney in fact for William Charles Furey, Roger L. Klein, Jerome J. Laux, Lee R. Morris, and Michael P. Laux signing for himself as partners.

WITNESS my hand and seal of office this 8th day of December, 1978.

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 8th day of December, 1978, by Michael P. Laux as Attorney in fact for William Charles Furey, Roger L. Klein, Jerome J. Laux, Lee R. Morris, and Michael P. Laux signing for himself as partners.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

Dec 8 3 25 PM 1978

400

CLERK OF COURTS

DEPUTY



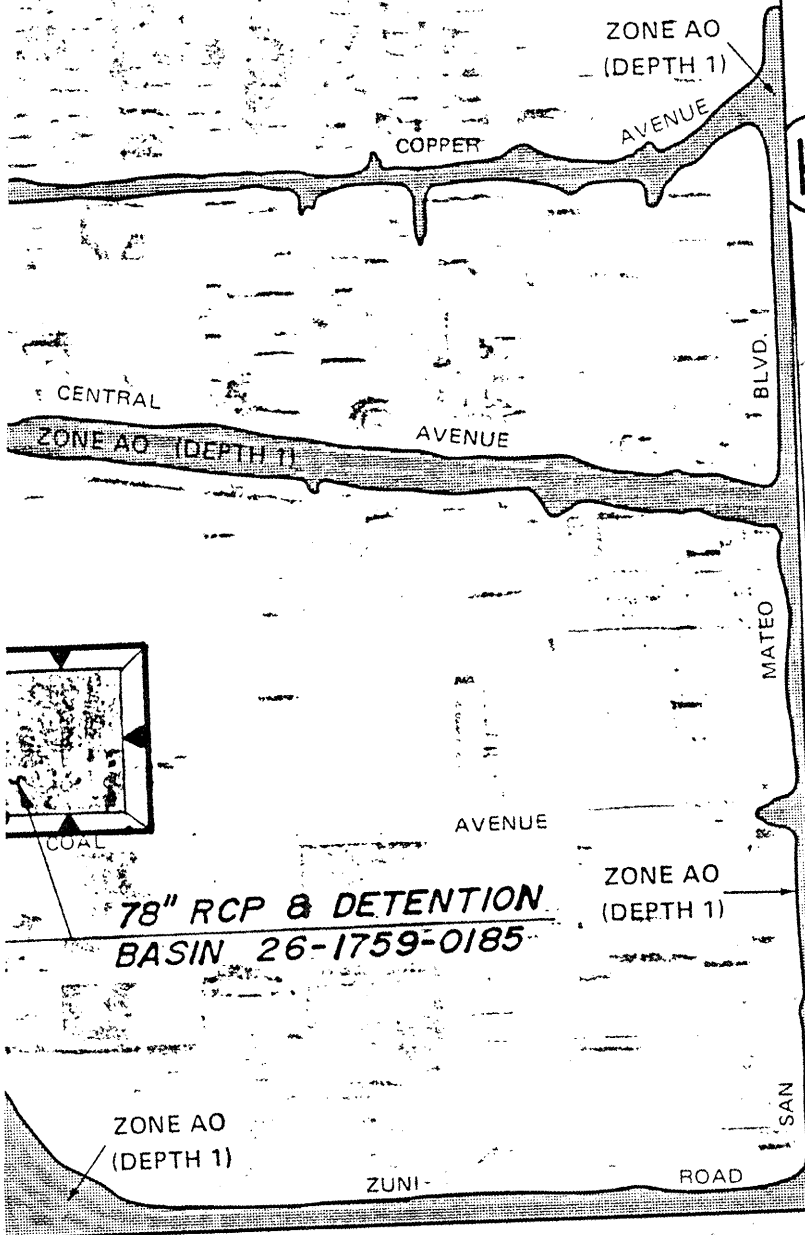
Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.



SCALE: 1" = 500'

500 0 500



NATIONAL FLOOD INSURANCE PROGRAM


FIRM

FLOOD INSURANCE RATE MAP

CITY OF
ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY

PANEL 29 OF 50

DESCRIPTION OF LOCATION

A square, , chiseled on top of the concrete curb at the west-northwest curb return, located at the intersection of Washington Street and Lomas Boulevard, NE, in the northwest quadrant of the intersection.

COMMUNITY-PANEL NUMBER

350002 00

EFFECTIVE DATE

OCTOBER 14, 1988



609 Gold, S.W. Suite-201
Albuquerque, New Mexico 87102
842-1340

2929 Coors, N.W. Suite 110
Albuquerque, New Mexico 87120
831-2323

8400 Comanche, N.E.
Albuquerque, New Mexico 87111
293-5718

Albuquerque Title Co. Inc.

*** 2400 Louisiana, N.E.
Building 5, Suite 180.
Albuquerque, New Mexico 87110
883-9595

6020 Academy Drive, N.E.
Albuquerque, New Mexico 87109
822-1389

11000-C Spain, N.E.
Albuquerque, New Mexico 87111
298-5453

4300 San Mateo, N.E. Suite-B-150
Albuquerque, New Mexico 87110
888-5001

DATE: April 12, 1991

PURCHASER: Richard Allen Byles & Ann Saunders Evans
ADDRESS: 302 Solano NE
CITY: Albuquerque, NM 87108

RE: GF# 98410LMca
Rischer/Byles-Evans
PROPERTY ADDRESS: 3115 Campus NE

DEAR Mr. Byles & Ms. Evans:

CONGRATULATIONS on your recent real estate purchase!!

Albuquerque Title Company has been designated as the Escrow Closing Agent for the above-referenced transaction.

Enclosed herewith is the Commitment for Title Insurance and copies of documents listed therein for your reference.

WHAT IS A COMMITMENT FOR TITLE INSURANCE?

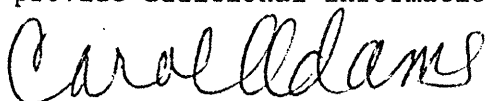
The "commitment" IS NOT a "short title policy". It is a commitment to issue an "Owner's Policy of Title Insurance" upon fulfillment of the condition set forth therein and the payment of the title premium. These steps are set out in the commitment as "requirements" on Schedule B., Section 1. On Schedule B, Section 2, "exceptions" to the commitment summarizes certain existing limitations on the use of the property, if any. Your actual Title Policy will not protect you against these matters.

You will note that some of these limitations may still exist even after all of the requirements of the commitment have been met and the actual Title Policy is issued. These other matters are usually such things as "restrictive covenants" or "easements for utilities". You should carefully read both the "requirement" and the "exceptions" stated in the commitment. A standard exception is for matters which may arise following the issuance of the commitment and before you complete your purchase.

We look forward to assisting you with your real estate purchase.

Please do not hesitate to contact our office regarding any questions you might have or if we can provide additional information and/or documentation to you.

Sincerely.



Carol Adams, Escrow Assistant to
Liz Martinez, Escrow Officer



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 1991

Diane Leatherwood
Natural Hazards Program Specialist
FEMA Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: LETTER OF MAP AMENDMENT REQUEST FOR LOT 12, BLOCK 19
MONTE VISTA ADDITION-A

Dear Ms. Leatherwood:

The owners of the referenced property have requested a Letter of Map Amendment. I have attached the following information for your review.

1. Vicinity map showing the lot location (ZA ~~N~~^K-16).
2. Surveyor's Report with Key Elevations.
3. Location of site on Flood Insurance Rate Map (350002 -0029).
4. Copy of Warranty Deed.

Should you need further information, please call me at 768-2650.

Cordially,

Gilbert Aldaz P.E. & P.S.
City/County Floodplain Administrator

xc: Richard Byles & Ann Evans
302 Solano, NE 87108-1044

GA
(WP+218)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



LEGAL DEPOSITION

10 N

8 3 6

SEC 22

2003 AIAA JOURNAL OF SPACECRAFT TECHNOLOGY

The Regulations governing J1-2 zoning in the existing Highland Area and University Neighborhoods Area are included in the Sector Development Plan Section at the back of the City Zone Atlas. The area boundary is indicated by a shaded pattern along the eastern edge of the area.

REC'D MAY 1958
O'DONOGHUE

K-16-Z

CITY OF ALBANY ROOM
IN THE CITY OF ALBANY, N.Y.
JANUARY 1907



Federal Emergency Management Agency

Region VI, Federal Center, 800 North Loop 288
Denton, Texas 76201-3698

NTH

June 28, 1991
IN REPLY REFER TO:
RVI-218-70-0

Mr. Richard Byles
302 Solano, NE
Albuquerque, New Mexico 87108-1044

COPY

Dear Mr. Byles:

This is in response to Mr. Gilbert Aldaz' letter dated May 16, 1991 requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: Lot 12, Block 19, Monte Vista Addition,
as recorded Warranty Deed No. 78 90433,
Bernalillo County, NM
Street Address: 302 Solano NE
Community: Albuquerque
State: New Mexico

On May 22, 1991, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Albuquerque, New Mexico, we determined that although portions of the property would be inundated by a 100-year flood, the existing structure would not. This structure is correctly shown outside the SFHA on the current NFIP map. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.

If this structure is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive the refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

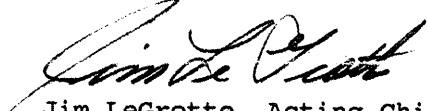
Mr. Byles

Page 2

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of New Mexico or Albuquerque has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call us at (817) 898-5333.

Sincerely,



Jim LeGrotte, Acting Chief
Natural and Technological
Hazards Division

cc: Mr. Don Lopez, State Coordinator, State Engineers Office,
Battan Memorial Building, Santa Fe, NM 87503
Mr. Gilbert Aldaz, Floodplain Administrator, P.O. Box 1293,
Albuquerque, NM 87103
Ms. Fay Davis, FEMA HQs