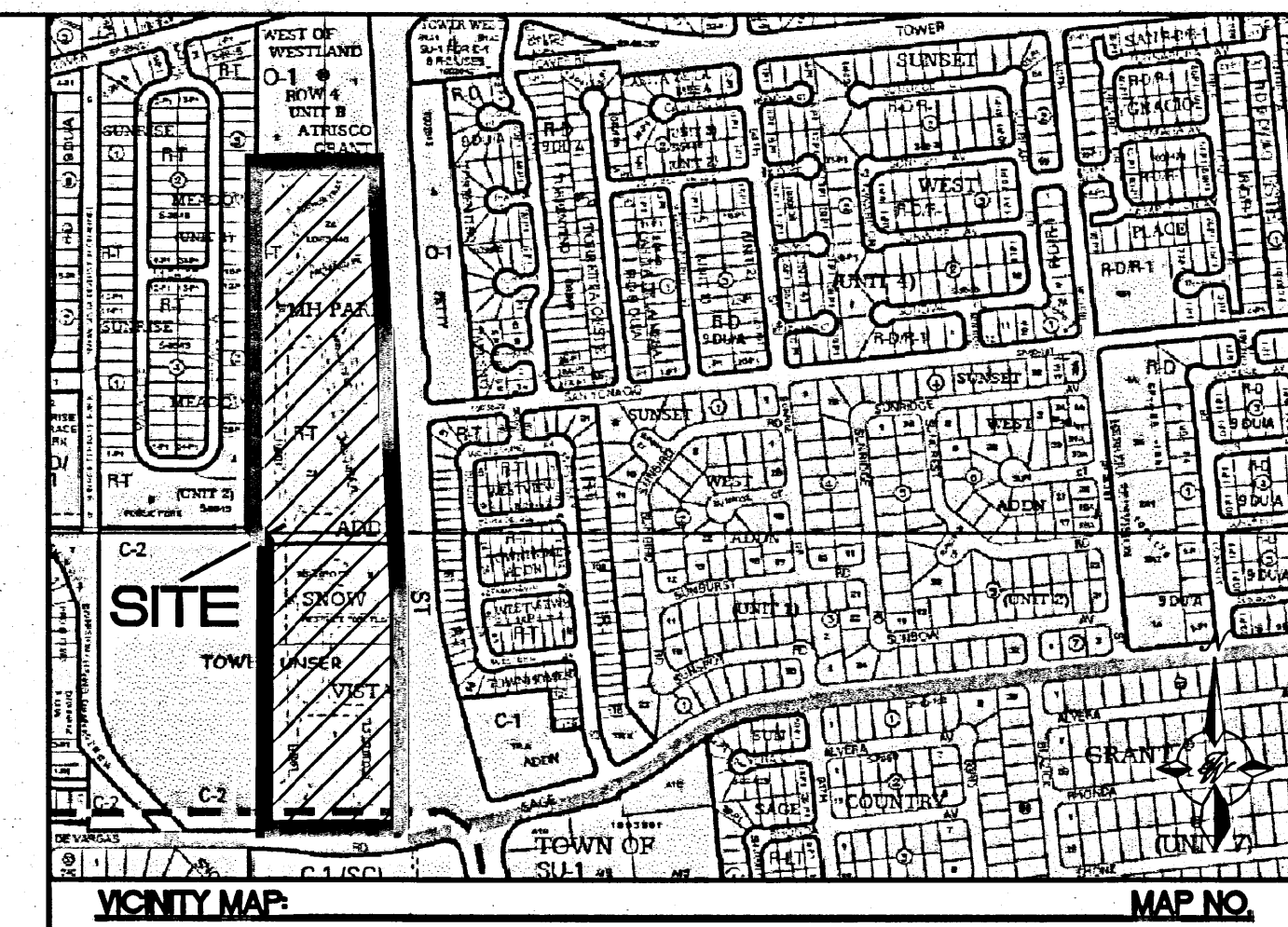
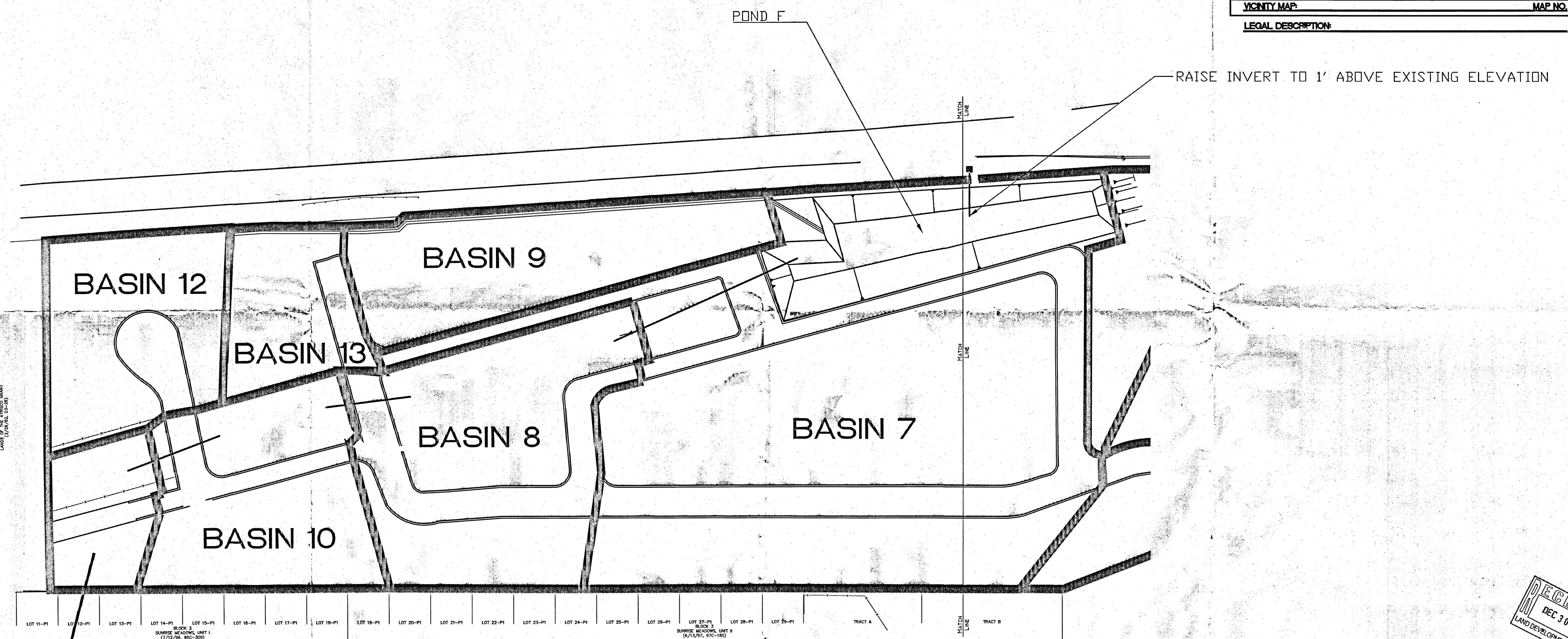
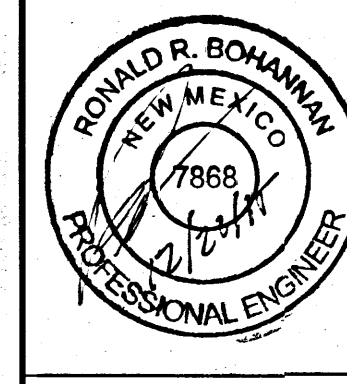
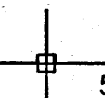


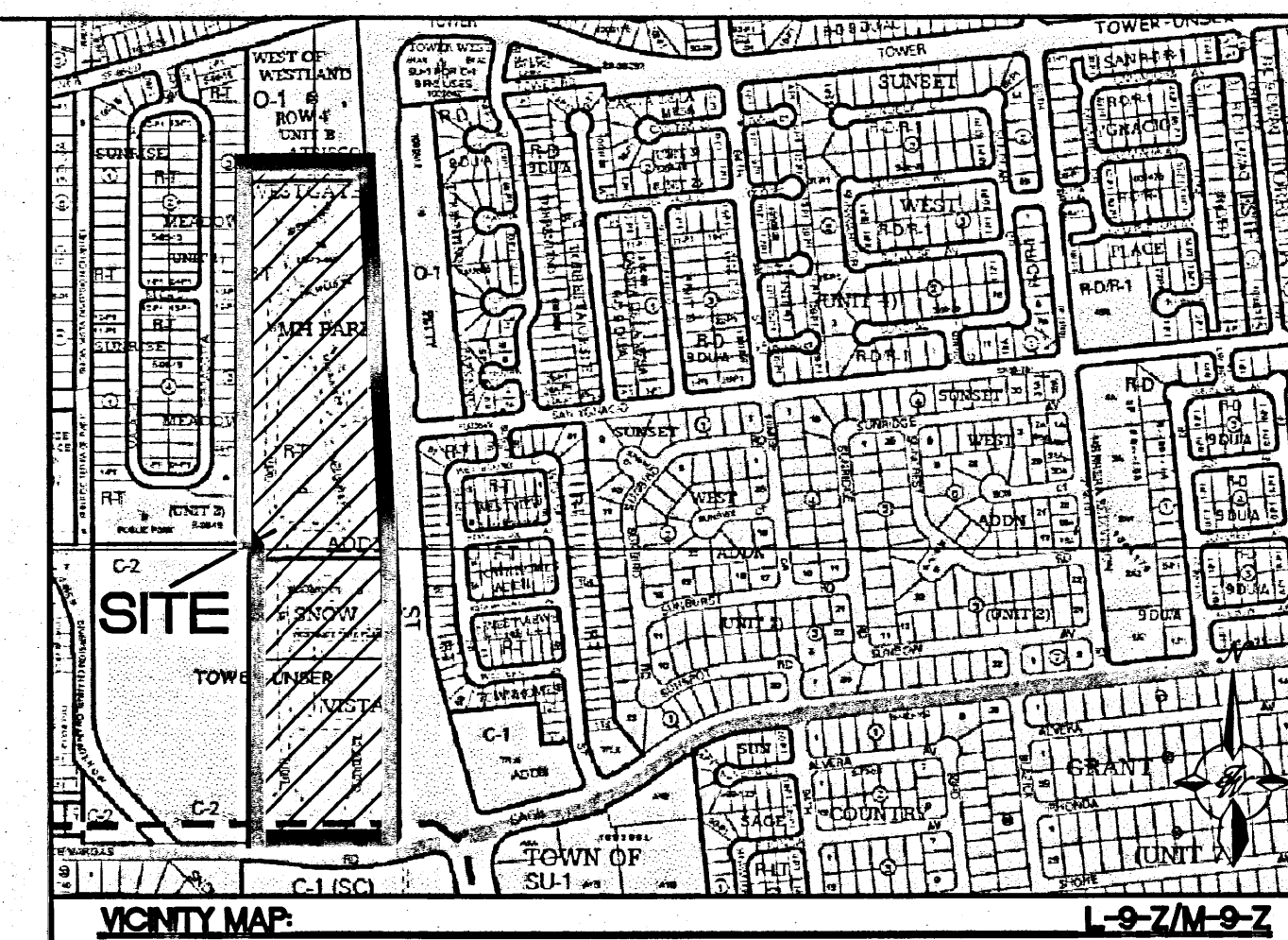


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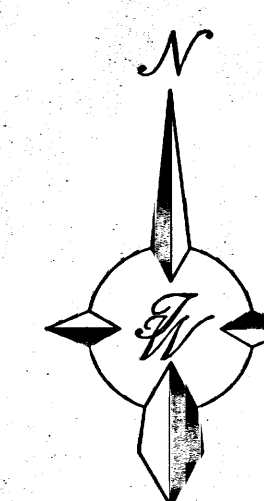
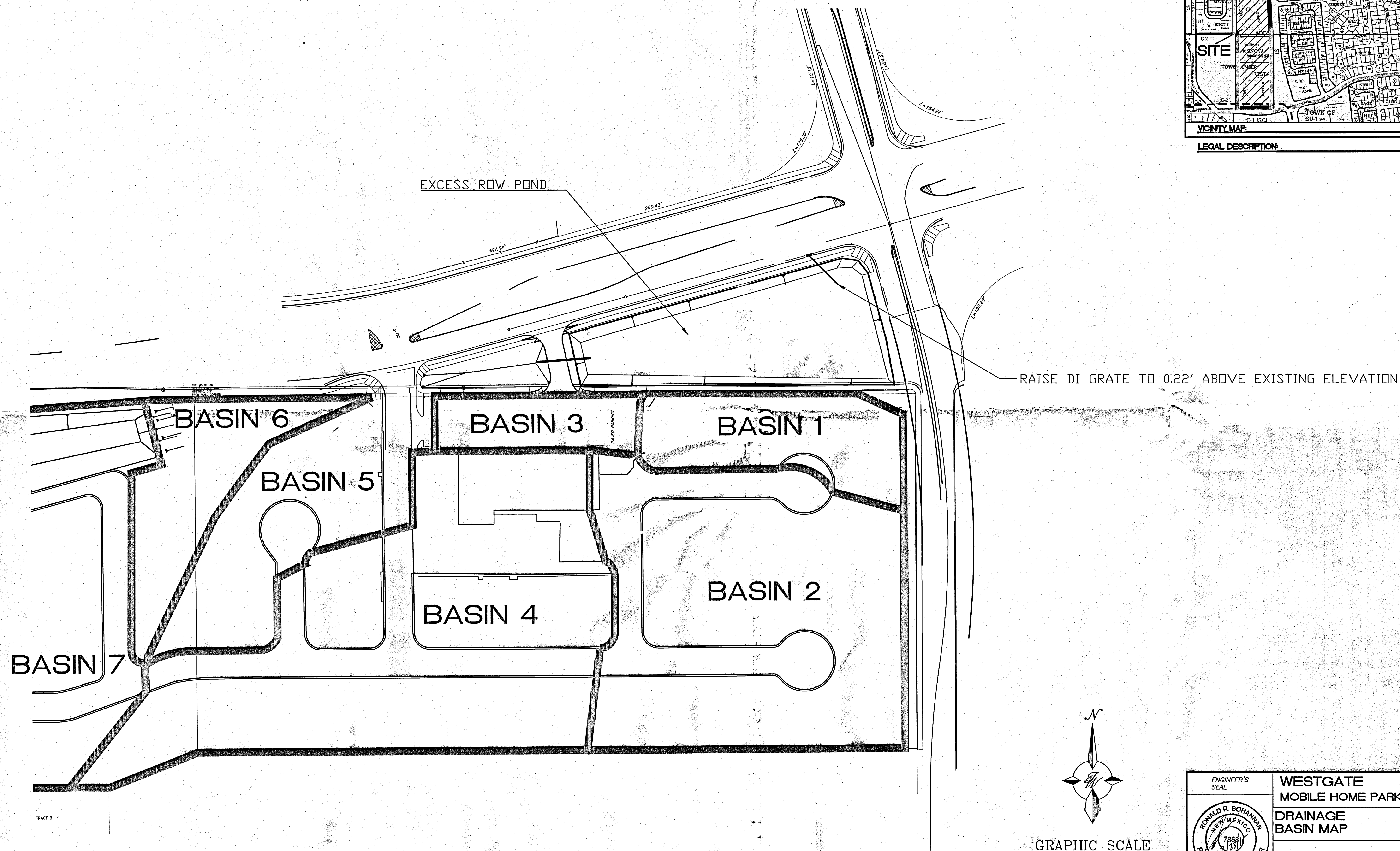


RECEIVED
DEC 30 2015
LAND DEVELOPMENT SECTION

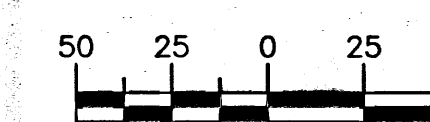
 RONALD R. BOHANNAN P.E. #7868	WESTGATE MOBILE HOME PARK DRAINAGE BASIN MAP	DRAWN BY VP
		DATE 12/23/15
	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2015099 BASE-GR
		SHEET # C1 JOB # 2015099



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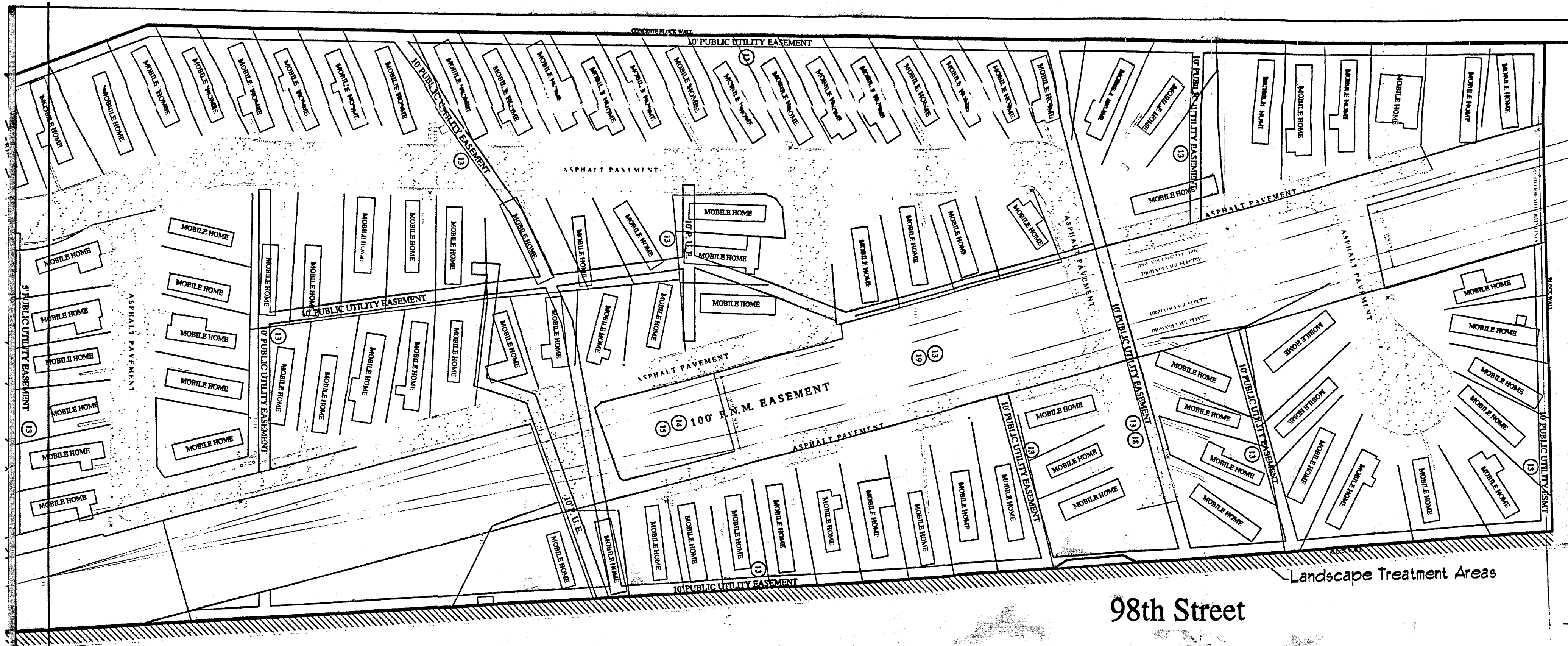


GRAPHIC SCALE



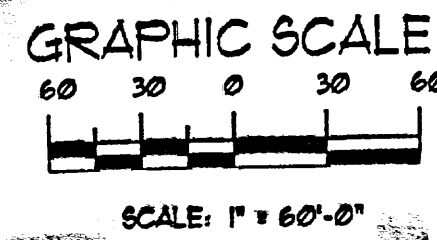
SCALE: 1"=50'

ENGINEER'S SEAL	WESTGATE MOBILE HOME PARK	DRAWN BY vp
		DATE 12/23/15
		2015099 BASE-C
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C2
		JOB # 2015099

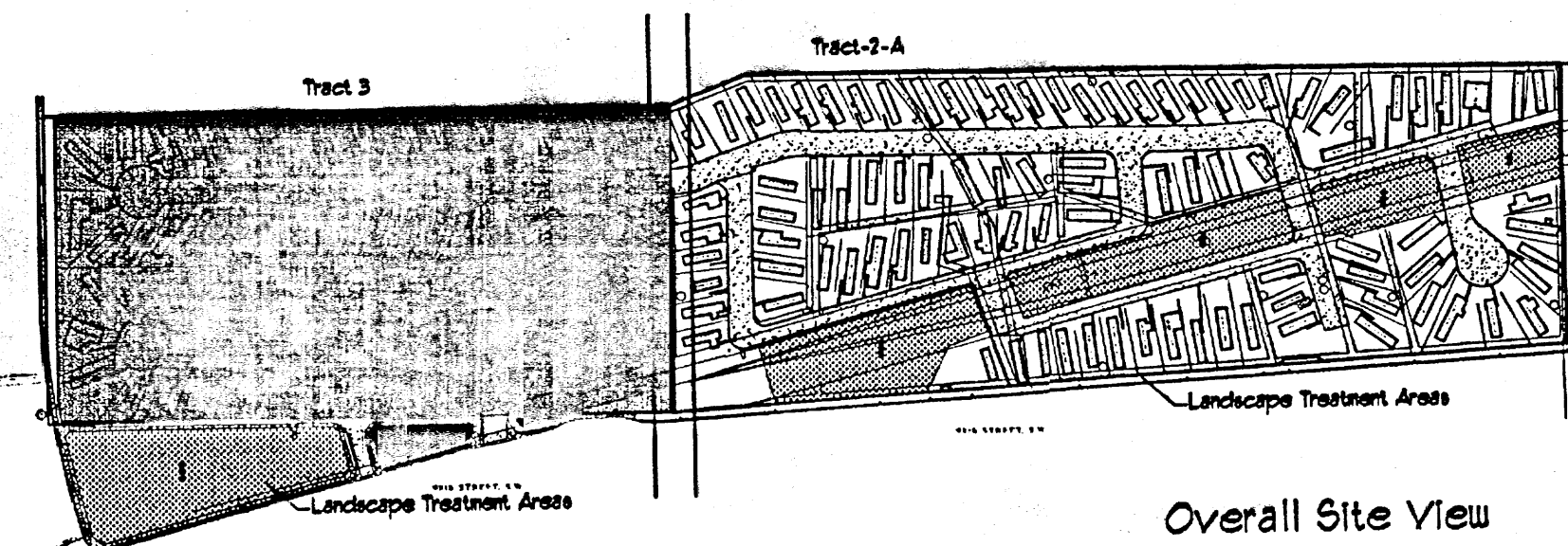
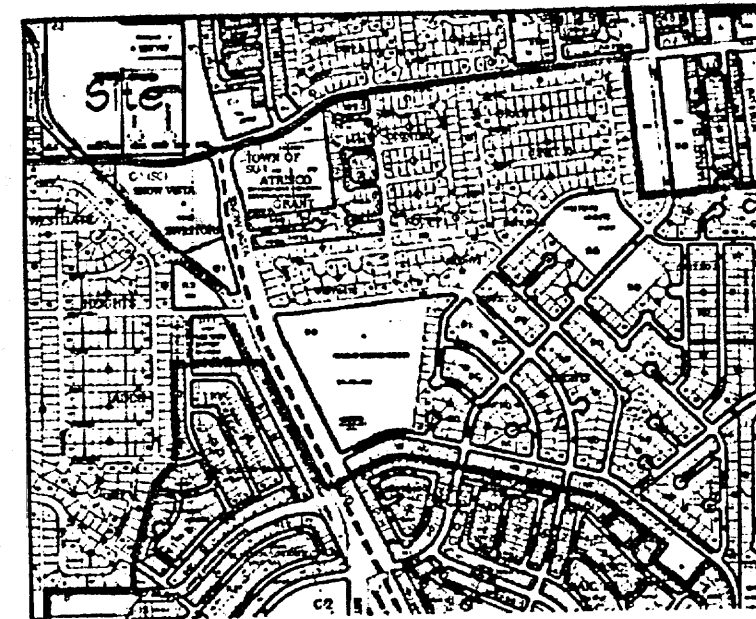


98th Street

Tract-2-A - AS BUILT SITE PLAN



- LEGEND:**
- PP UTILITY POLE
 - GUY ANCHOR
 - TRANS. ELECTRIC TRANSFORMER
 - WM WATER METER
 - ⊗ WV WATER VALVE
 - ⊗ FH FIRE HYDRANT
 - ⊗ LP LIGHT POLE
 - EM ELECTRIC METER
 - GM GAS METER
 - CHAIN LINK FENCE
 - CATV CABLE TV RISER
 - TEL TELEPHONE RISER
 - PIPE RAIL FENCE
 - CHAIN LINK FENCE
 - MH MANHOLE



INDEX TO DRAWINGS	
SHEET NUMBER	DESCRIPTION
1.	COVER SHEET & SITE PLAN 'AS BUILT'
2.	LANDSCAPE PLAN
3.	LANDSCAPE DETAILS & REVEG. LIST
4.	GRADING PLAN
5.	GRADING PLAN
6.	GRADING DETAILS
7.	SURVEY SHEET 1
8.	SURVEY SHEET 2

A. General Information

LEGAL DESCRIPTION:

THE SITE: The site, Tract 2A, is an existing mobile home park

CURRENT ZONING: R-T - Residential Zone

REQUESTED ZONING: SU-1 for Mobile Home Development

ZONE ATLAS PAGE: L - 09

NUMBER OF TR. CTS: 1

SIZE OF TRACT 2A: 14.27 Acres

A tract of land within Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, within the Town of Atrisco Grant, comprising Tracts 1 and 3, SNOW VISTA, as the same are shown and designated on the plat dated August 19, 1966, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book C6, page 133, TOGETHER WITH Tract 2-A, of WESTGATE MOBILE HOME PARK ADDITION, as the same is shown and designated on the plat dated November 2, 1973, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book B8, page 196, and more particularly described by metes and bounds as follows: BEGINNING at a point on the Westerly Boundary of said Tract 2-A, from which point the Section corner common to Sections 28, 29, 32 and 33, T 10 N, R 2 E, N.M.P.M., Bears S. 89 deg. 25' 30" W., 569.64 feet, and from said beginning point running Thence North 1223.06 feet, Thence N. 89 deg. 25' 30" E., 423.76 feet to a point on the Westerly right-of-way line of 98th Street S.W., Thence S. 03 deg. 39' 50" E., 1343.98 feet, Thence S. 00 deg. 11' E., 940.00 feet to a point on the Northerly right-of-way line of Gibson Boulevard S.W., Thence S. 89 deg. 47' W., 464.00 feet, Thence N. 00 deg. 11' W., 940.00 feet, Thence N. 21 deg. 31' 12" W., 124.34 feet to the point of beginning.

EXISTING EASEMENTS

- Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 28, page 273, and Book D 544, page 383, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Utility easement reserved across the Northerly, Easterly and Westerly Ten (10) feet; across the Southerly portion of the insured premises being Five (5) feet in width, and traversing Ten (10) feet in width; Power Line Easement traversing Ten (10) feet in width; Public Service Company of New Mexico Easement traversing the insured premises, One Hundred (100) feet in width, and a Water Line Easement traversing the insured premises, Fifteen (15) feet in width, as shown on the recorded plat filed November 2, 1973, recorded in Map Book B8, folio 196, (as to Tract 2-A). Item affects subject property. Items are plotted hereon.

- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 817, as Document No. 8564851, records of Bernalillo County, New Mexico, (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 901, as Document No. 9763463, records of Bernalillo County, New Mexico, (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 901, as Document No. 9763463, records of Bernalillo County, New Mexico, (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Easement granted to Public Service Company of New Mexico, recorded in Book Misc. 421A, Page 82, as Document No. 86114368, records of Bernalillo County, New Mexico, (traversing Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Right-of-way granted to Public Service Company of New Mexico, recorded in Book D 348, Page 43, records of Bernalillo County, New Mexico, (traversing Tracts 2-A and 3, One Hundred (100) feet in width). Item affects subject property. Item is plotted hereon.
- Terms and provisions of the Mountain Bell Encroachment Agreement recorded in Book Misc. 434A, Page 506, as Document No. 86127990, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

- Terms and provisions of the Easement Encroachment Agreement with Public Service Company of New Mexico, recorded in Book Misc. 489A, page 213 as document number 87-25427, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

PHASING OF DEVELOPMENT:

This project is built out. See Landscape Plan for square footage of proposed landscape improvements that accompany the zone change request for Tract 2-A.

B. Proposed Development

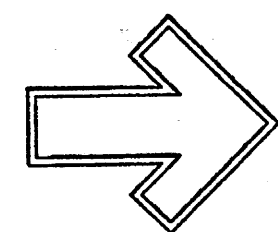
- All Structural features are existing as shown in the Survey Plat and Grading Plans. The Site Development Plan for Building Permit is an 'as-built' based on the May 2015 survey.
- Parking and Circulation
 - Ingress and egress to the subject property is provided by 98th street, sw, and de Vargas road, sw, dedicated and accepted rights-of-way maintained by the city of Albuquerque.
 - The subject property is not served and is not serviced by any adjoining property for drainage, ingress and egress except as shown.
 - Each Mobile Home Site has 2 parking space for use by tenant and guests.
- The intent of the project is to complete a zone change. We will put in new trees along 98th to fill any empty spaces and also seed the existing drainage ponds.
- The tenant at each occupied site will be required to subscribe to a waste collection service on a weekly basis.

FLOOD INFORMATION:

This property does lie in an area covered by a formal f.e.m.a. flood study, property lies within zone "x" (no flood hazard) and is not subject to 100-year flood hazards. reference: flood insurance rate map, albuquerque, bernalillo county, new mexico panel 350002 0351 h; effective date: august 16, 2012.

APPROVALS

REPRESENTATIVE	DATE	*****
DRB Chairman, Planning Department		
Transportation Development/Traffic Engineering		
Hydrology/City Engineering		
Albuquerque/Bernalillo County Water Utility Authority		
Parks and Recreation Department		
Solid Waste		
CITY PROJECT NO.	1010551	
EPC NO.	15EPC40039/40041	
	City Engineer	Date



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Contact: 505-241-5050
Fax: 505-241-5051
darryl@hilltopdesign.com
img@hilltopdesign.com

Owner Representative
J. Matt Myers, Esq.
Myers, McCready & Myers, P.C.
1401 Central Ave. NW
Albuquerque, NM 87104
Ph: (505) 241-5050
Fax: (505) 241-5051
img@hilltopdesign.com

98th St. Mobile Home Park
98th and DeVargas Rd. SW
Albuquerque, NM
'AS BUILT' SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Cover Sheet-Site Plan

The design contained herein is the property of The Hilltop Architects & Contractors, Inc. and is not to be reproduced, copied, or used in any way without the written consent of The Hilltop Architects & Contractors, Inc. This is an original design and must not be released or sold or used in any way without the written consent of The Hilltop Architects & Contractors, Inc.

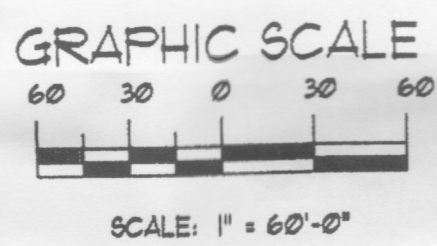
The Hilltop
ARCHITECTS & CONTRACTORS

DRAWN BY
dml
REVISION
08/17/2015
11/03/2015
DATE
07/23/2015

SHEET 1 of 8
6-1

TRACT C (NOT A PART)

MATCHLINE A



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

3 3" cal Ash
Fraxinus sp. 40x35 M+

5 3" cal Honey Locust
Gleditsia triacanthos 50x45 M

15 Gal. Juniper Trees 25x20 M+
Juniperus sp.
(Tree Count to be finalized following inspection of existing tree health. If sickly the existing trees will be replaced and gaps along 98th filled in. Trees currently not shown.)

5 4 - 6' Desert Willow 20x25 625 M

3 6 - 8' Austrian Pine 35x25 M

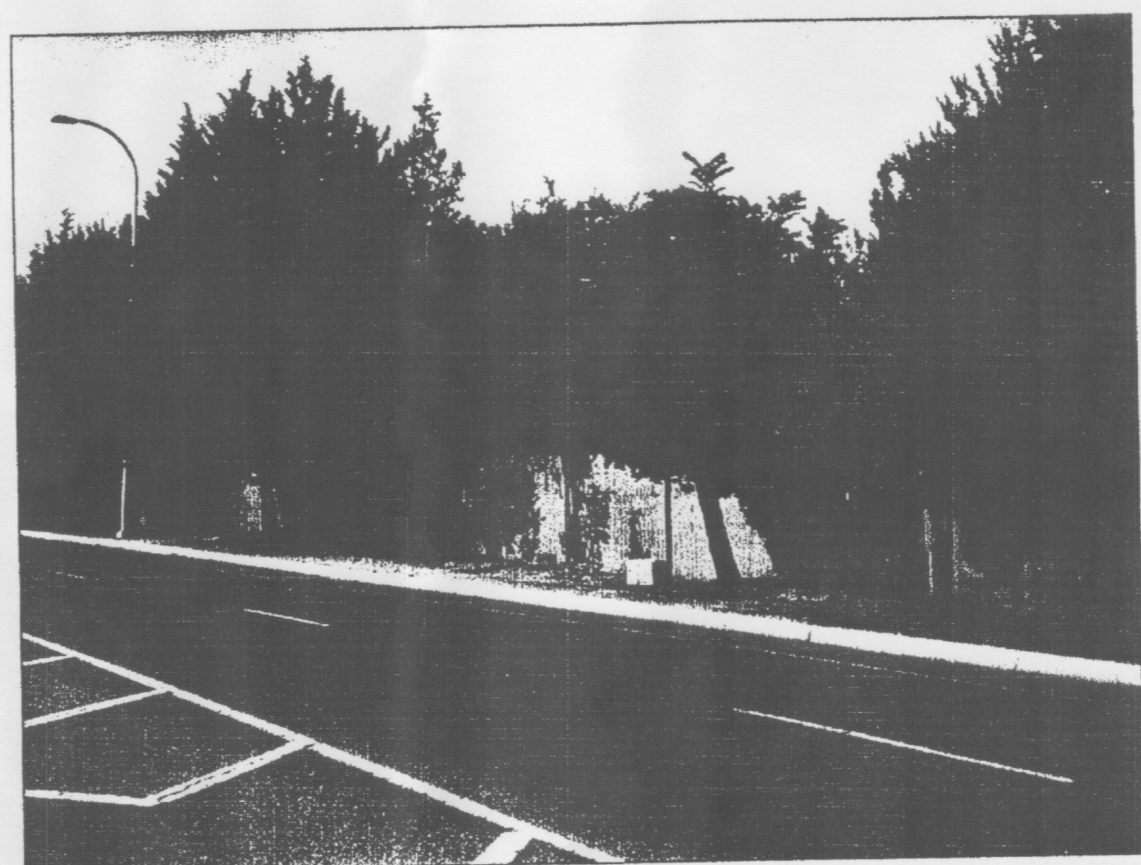
3 4 - 6' Pinon 30x20 M

1 4 - 6' Palm Yucca 15x6 M

8 15 Gal. Oklahoma Redbud 15x12 M

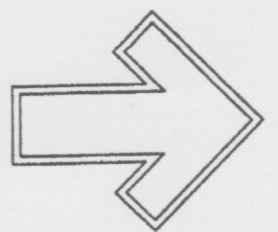
32286 Landscape Gravel / Filter Fabric
3/4" Crushed Grey

147260 Revegetation (Native Grasses) Hydro-Seeding
3.4 AC See Sheet S-1 for Seeding Mix



A EXISTING ST. TREES ALONG 98TH STREET, TYPICAL CONDITIONS

EXISTING EVERGREEN TREES LOCATED
ALONG
98TH STREET AT REGULAR INTERVALS AS
SHOWN ON FIGURE (A)



The Hilltop
1309 Edith NE
Albuquerque, NM 87104
Cell: 505.899.3630
Fax: 505.899.1131
danny@hilltoplandscape.com

Landscape Architect



August 28, 2015

98th St. Mobile Home Park
98th and Devargas Rd. SW
Albuquerque, NM

Landscape Plan

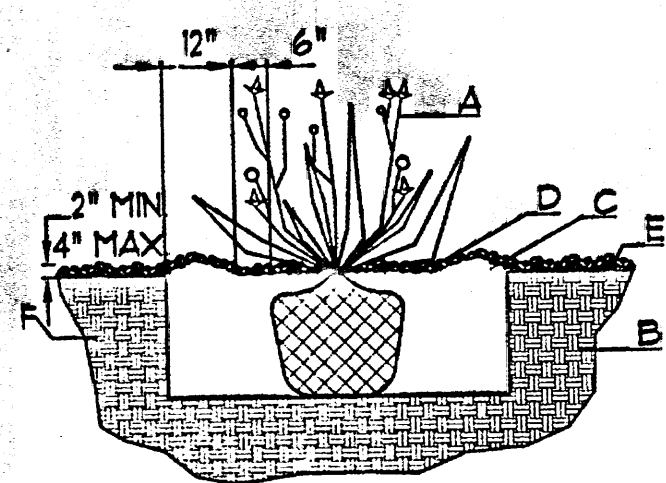
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
dml
DESIGNED BY
dml
DATE
07/25/2015

SHEET 2 of 8

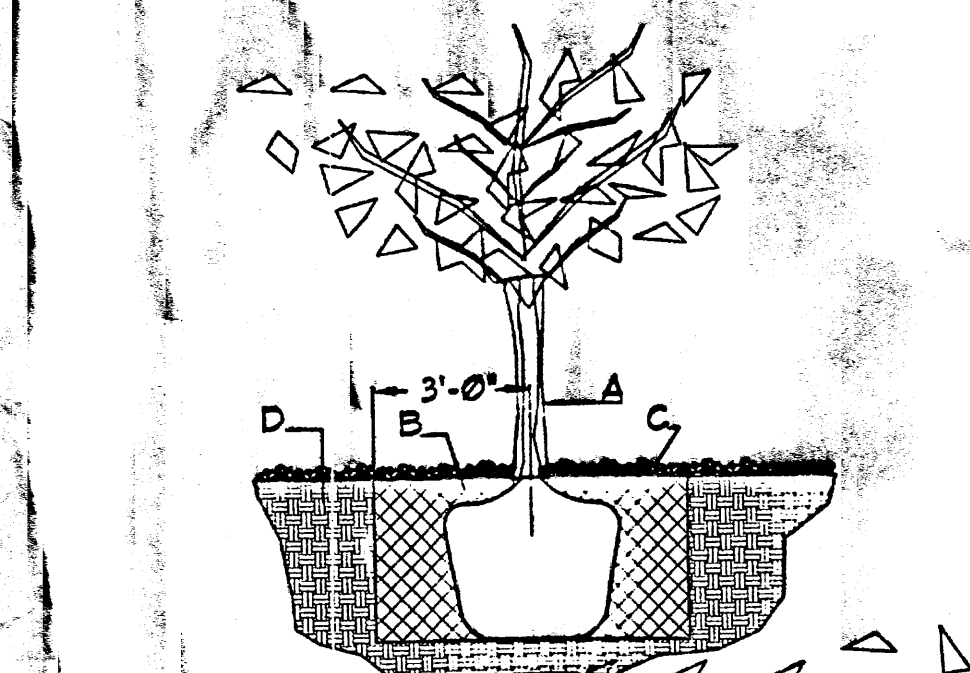
S-2



SHRUB PLANTING DETAIL

NTS

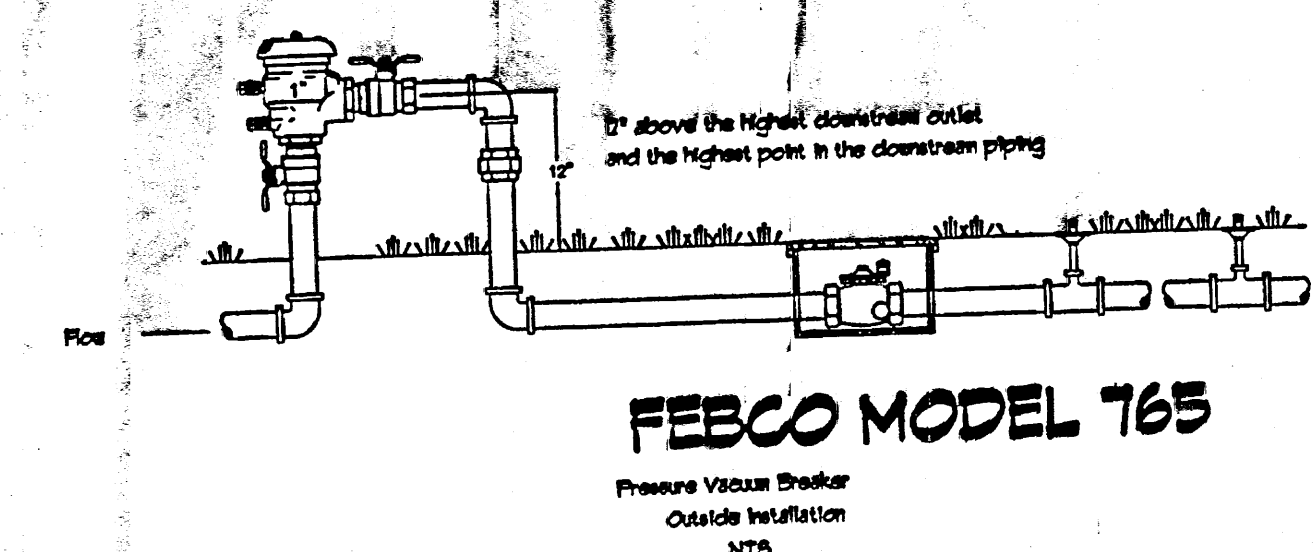
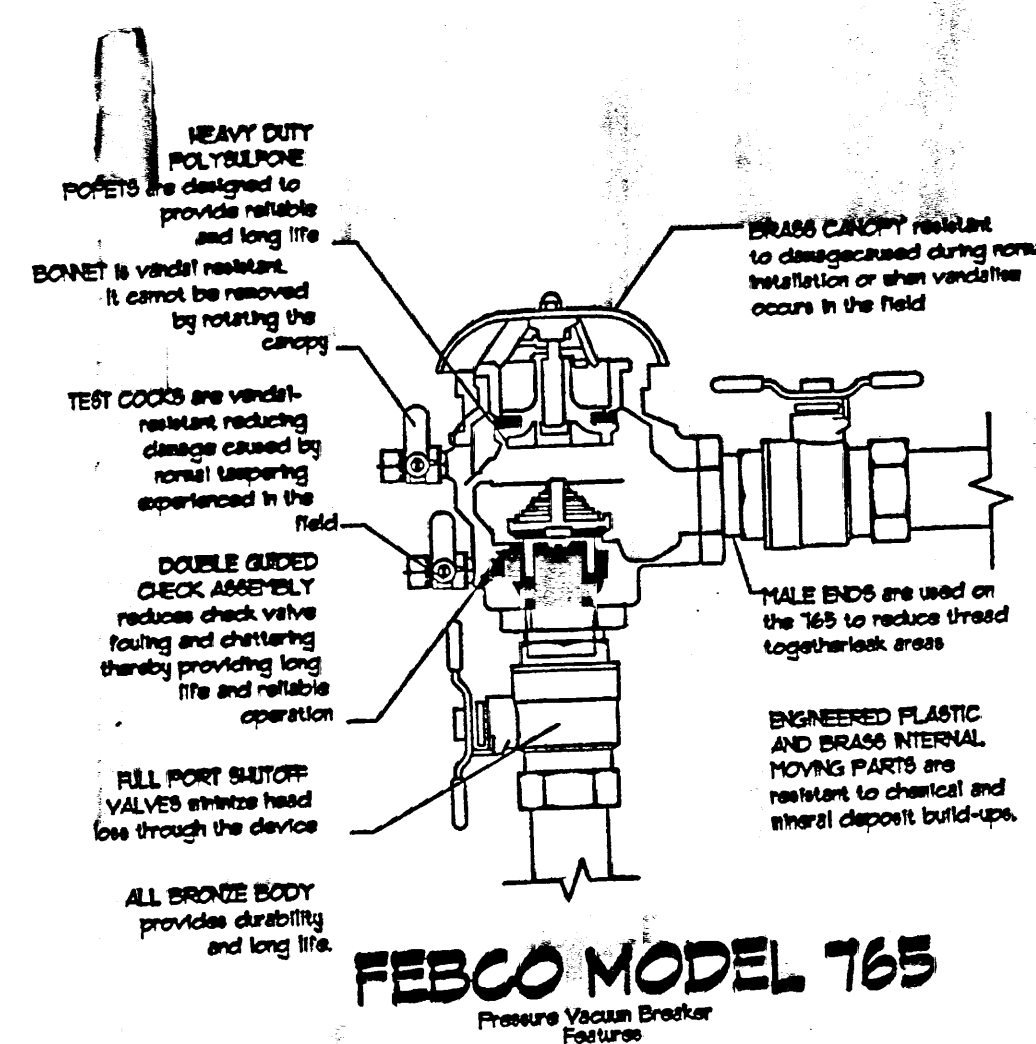
- GENERAL NOTES:**
 1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
 A. SHRUB.
 B. BACKFILL WITH EXISTING SOIL.
 C. EARTH BERM AROUND WATER RETENTION BASIN.
 D. 3\"/>



TREE PLANTING DETAIL

- GENERAL NOTES:**
 1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
 A. TREE.
 B. BACKFILL WITH EXISTING SOIL.
 C. 3\"/>

REVEGETATION SEED MIX	PLS LBS./AC
CLARKIA pulchella	2.0
EVENING PRIMROSE	
PHLOX subulata	2.0
CREEPING PHLOX	
SPHAERALCEA munroana	5.0
GLOBE MALLOW	
GAILLARDIA grandiflora	2.0
BLANKET FLOWER	
ORYZOPSIS hymenoides	5.0
INDIAN RICEGRASS	
LUPINUS nanus	.5
LUPINE	
AGROPYRON intermedium	3.0
BLUE BUNCH WHEATGRASS	
AGROPYRON x triticum	3.0
STERIL WHEAT HYBRID, "REEGREEN"	
FESTUCA ovina	3.0
COVAR SHEEP FESCUE	
AGROPYRON spicatum	3.0
BLUEBUNCH WHEATGRASS	
ORYZOPSIS hymenoides	3.0
INDIAN RICEGRASS	
ERIOCONUM umbellatum	3.0
UMBRELLA DESERT BUCKWHEAT	
TOTAL	34.50



LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel Mulch over Filter Fabric to a minimum depth of 3\"/>

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, Netafim spiral shall have emitters 12\"/>

The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

1309 Edith NE
 Albuquerque, NM 87114
 Cont. Lic. #16499
 P.E. #5057 898-5650
 Fax #5057 898-1151
 dani@hilltoplandscape.com

Landscaping Architect

STATE OF NEW MEXICO
 JONNY D. MITCHELL
 239
 REGISTERED
 LANDSCAPE ARCHITECT
 August 28, 2015

98th St. Mobile Home Park
 98th and Devargas Rd. SW
 Albuquerque, NM

Landscape Notes and Details

The design contained herein remains the property of The Hilltop Landscape Architects & Contractors, Inc. This is an original design and shall not be released or copied unless applicable law has been paid or a job order provided.

The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

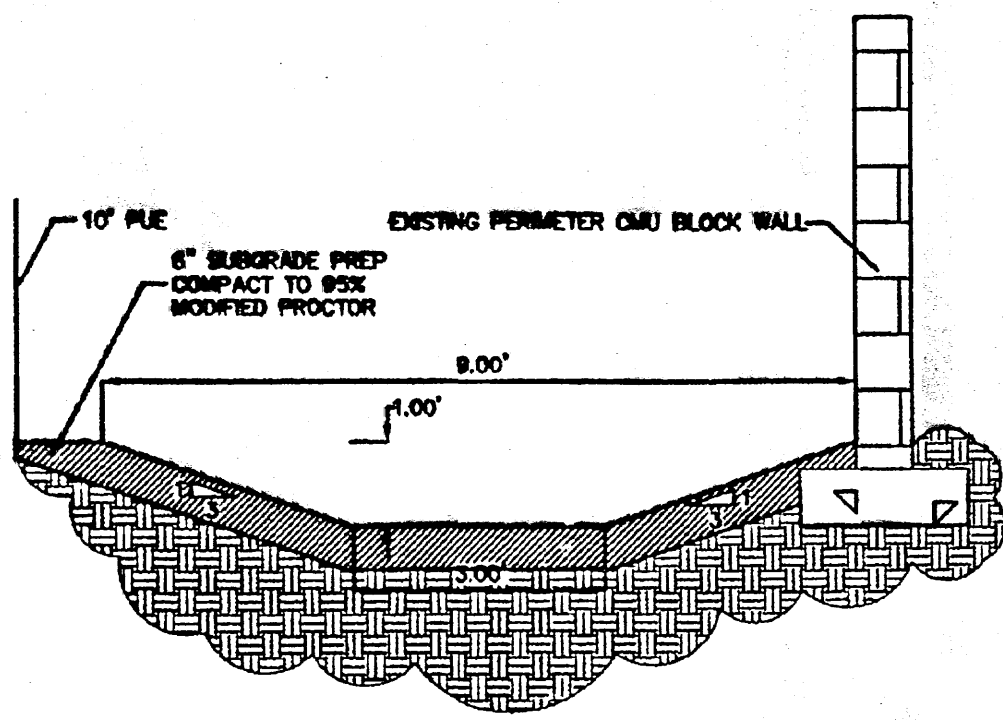
DRAWN BY: dmi
 DATE: 07/23/2015

DATE: 07/23/2015

SHEET 3 of 8

6-3

GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY



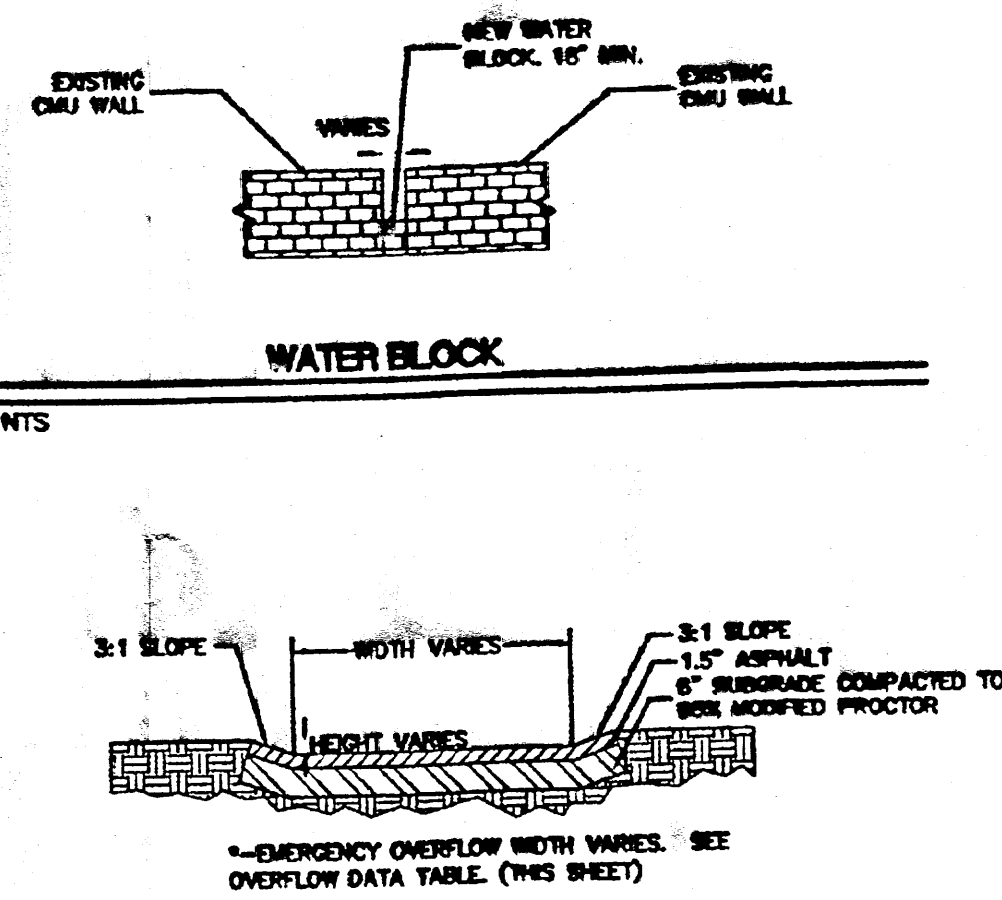
INVALE DETAIL ALONG EAST FENCE (BASINS 9 + 3)
SECTION A-A

- NOTICE TO CONTRACTORS**
1. ALL EXISTING/PROPOSED WORK SHALL BE COMPLETED BEFORE PROCEEDING WITH OTHER WORK.
 2. ALL WORK SHOWN ON THESE PLANS IS TO BE COMPLETED, EXCEPT AS OTHERWISE NOTED OR OTHERWISE APPROVED BY THE ENGINEER.
 3. THE ENGINEER HAS REVIEWED THE PROPOSED WORK AND HAS APPROVED THE SAME FOR THE PURPOSES OF THIS PLAN.
 4. PRIOR TO CONSTRUCTION, THE ENGINEER SHALL EXAMINE AND VERIFY THE EXISTING AND PROPOSED LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND ELECTRICITY. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
 5. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
 6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
 7. WORK ON ADJACENT STREETS SHALL BE COMPLETED ON A 24-HOUR BASIS.

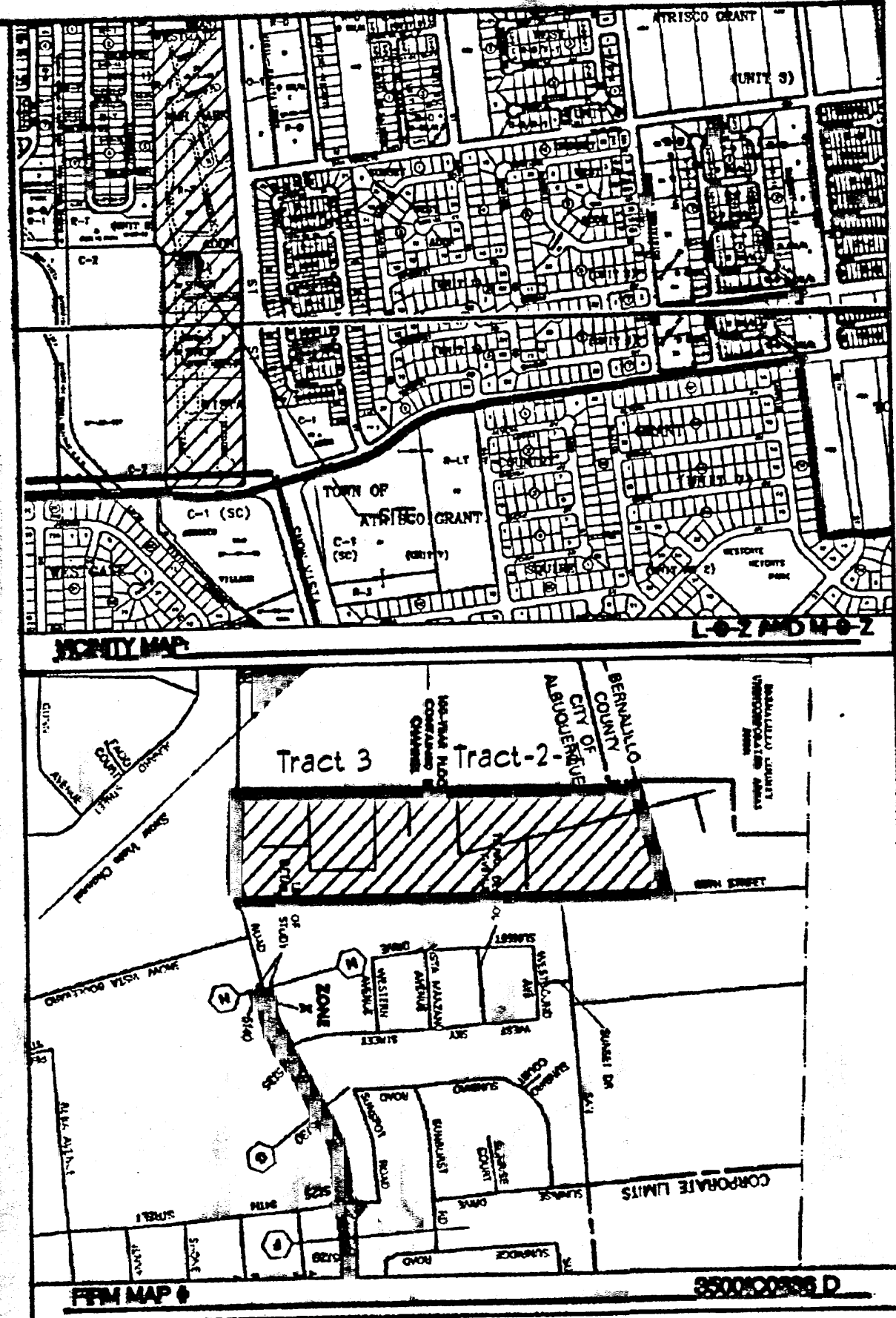
APPROVAL	NAME	DATE

POND	LENGTH	WIDTH	HEIGHT	CREST ELEV
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C	75'	20'	1'	5199.00
H	8'	20'	1'	5171.50
I	25'	20'	1'	5173.50

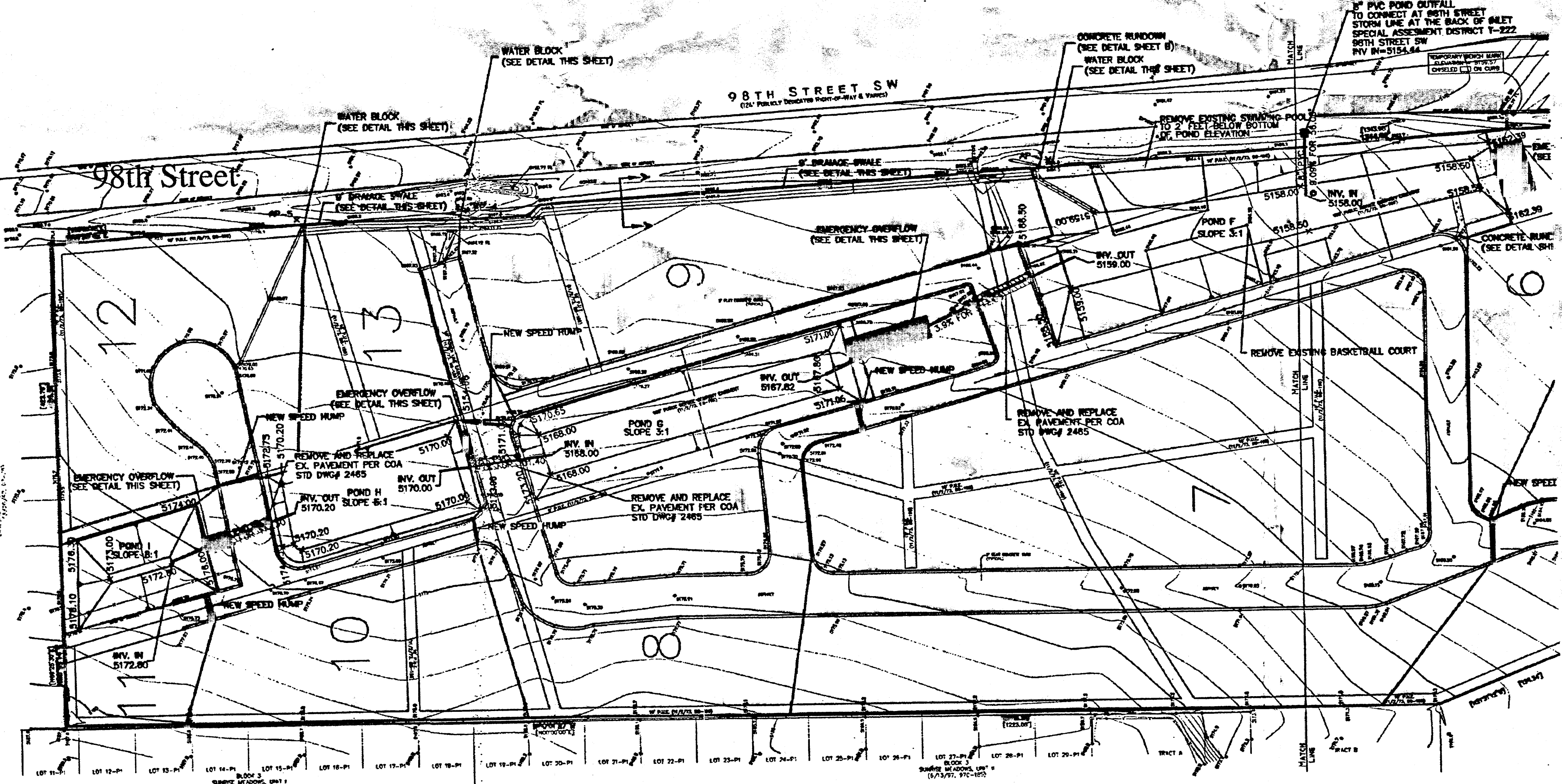
EMERGENCY OVERFLOW TABLE



EMERGENCY OVERFLOW

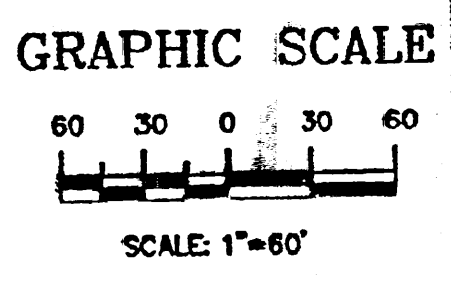
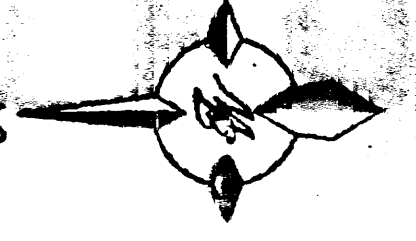


LEGAL DESCRIPTION
SAGE MOBILE HOME PARK



- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK

ROUGH GRADING APPROVAL _____ DATE _____



	SAGE MOBILE HOME PARK	DRAWN BY: MCVJ
	GRADING AND DRAINAGE PLAN	DATE: 12-13-00
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9982POND.DWG
		SHEET # A
		JOB # 990082

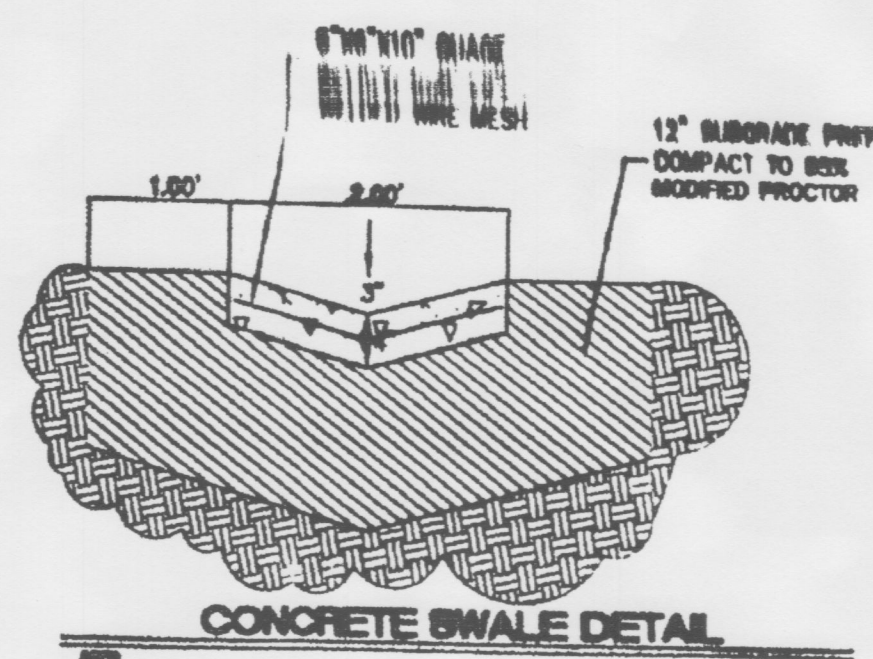
The Hilltop
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Ph. (505) 838-3630
Fax (505) 838-1131
clary@hilltoplandscaping.com

Owner Representative
J. Matt Fyler, Esq.
Fyler, McCroskey & Myers, P.C.
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Ph. (505) 241-3080
Fax (505) 241-3079
mgy@fylerlaw.com

98th St. Mobile Home Park
98th and Devargas Rd. SW
Albuquerque, NM

Grading and Drainage Plan

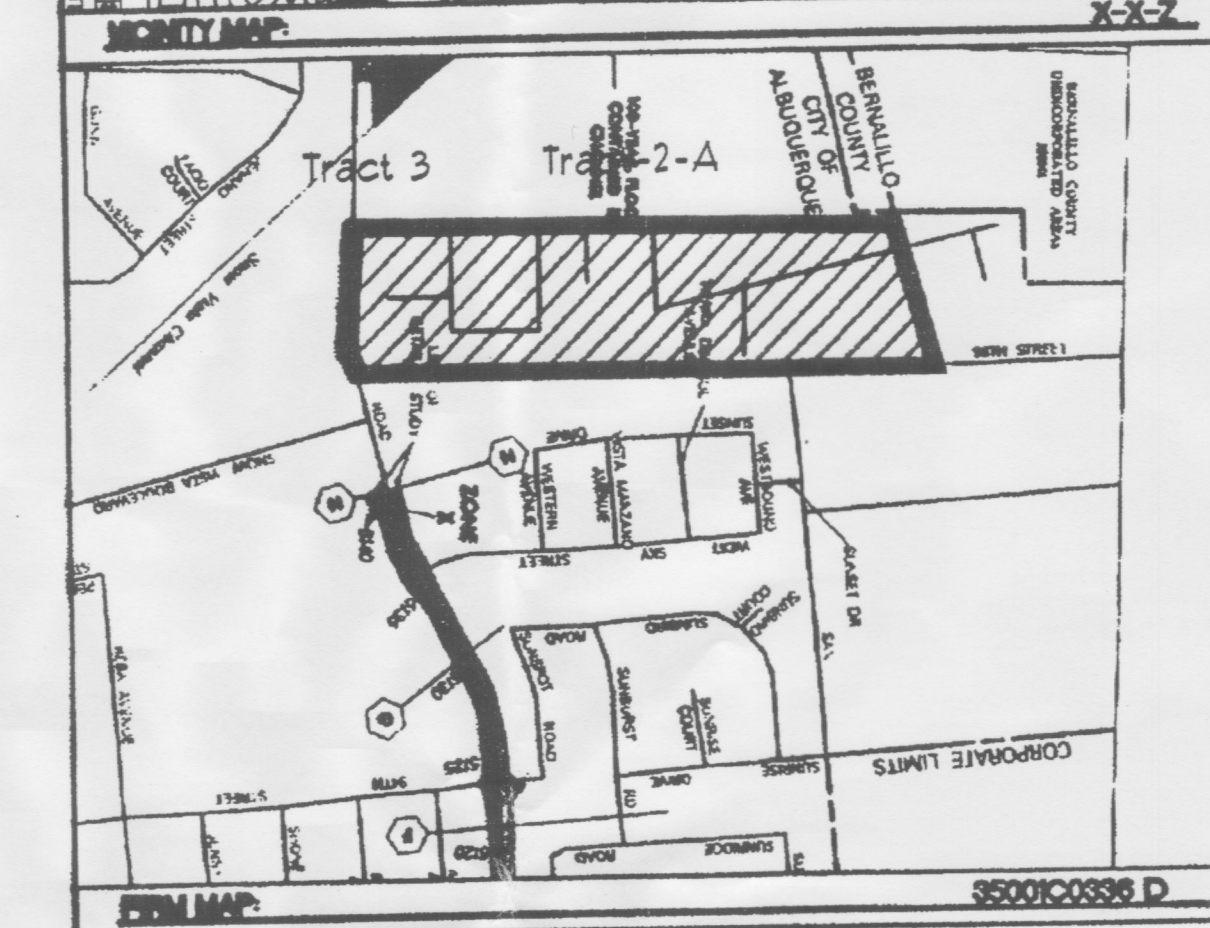
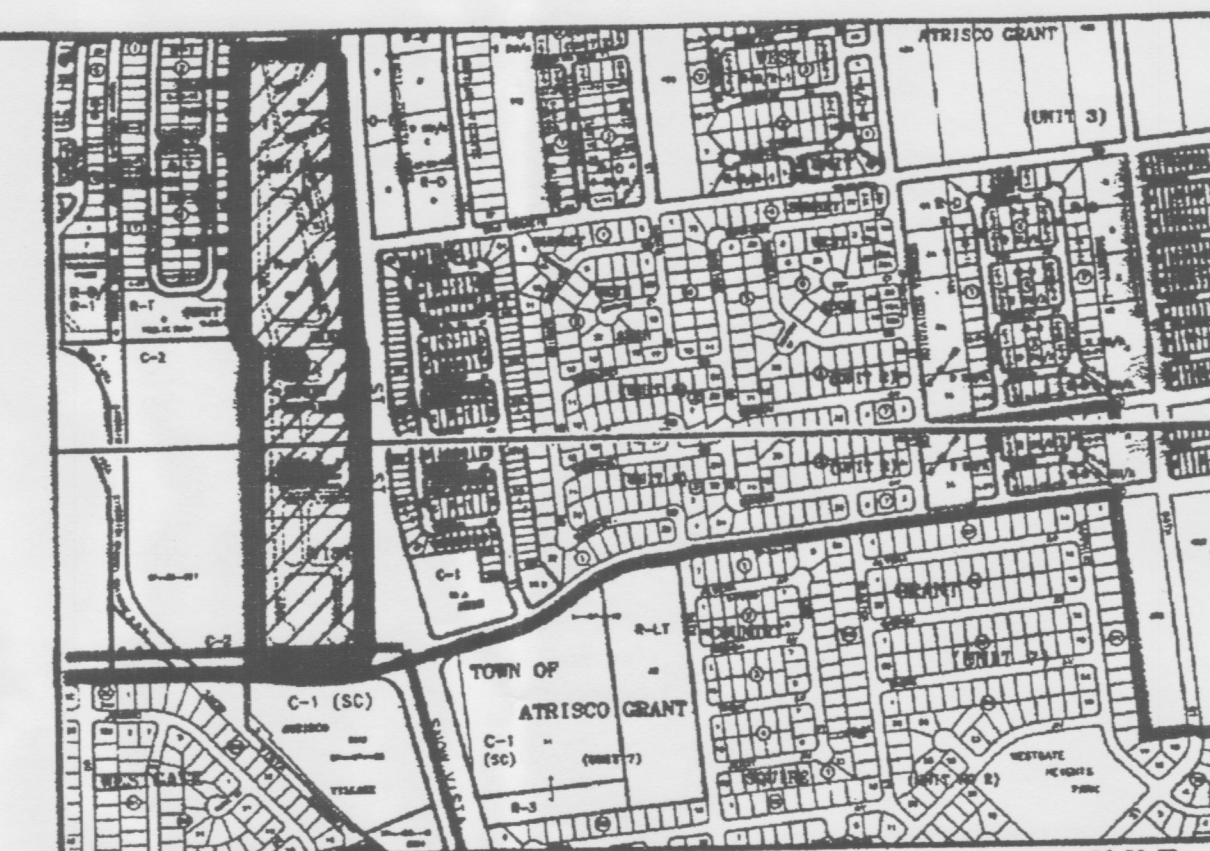
Hydrofile reference: L09D025



GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY

- NOTES TO CONTRACTOR**
1. AN EXISTING/CONSTRUCTION SURVEY WILL BE REQUIRED BEFORE BEGINNING ANY WORK UNDER CITY RIGHT-OF-WAY.
 2. ALL WORK REQUIRED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE NOTED OR PREVIOUSLY GRANTED, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS COMMERCIAL, 2005.
 3. TWO WORKERS SHALL PRIOR TO ANY EXISTING/CONSTRUCTION SURVEY CONTACT THE UTILITY SERVICE, 745-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO "SWPPC" STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

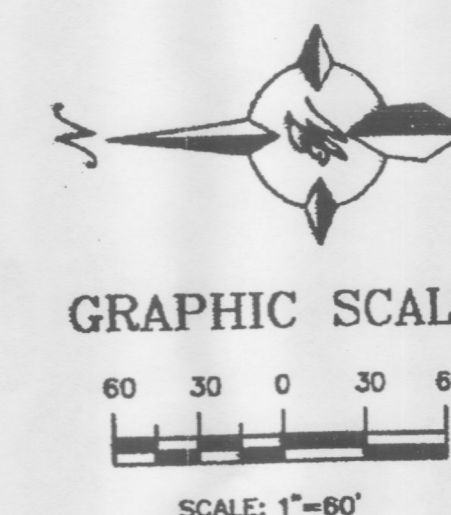
APPROVAL	NAME	DATE
INSPECTOR		



- NOTES**
1. THE TOP OF THE POND BANK MUST BE A MINIMUM OF TEN FEET FROM THE CENTERLINE OF EXISTING POWER POLES (TYPICAL).
 2. POND EXCAVATION WILL REQUIRE REMOVAL OF EXISTING TREES.
 3. ALL CONCRETE TO BE 4000 PSI.
 4. ALL PONDS TO BE REVEGETATED (TO BE DECIDED BY OWNER).

LEGEND

— EX. 8" SWS —	EXISTING SANITARY SEWER LINE
—	EXISTING WATER LINE
—	EXISTING CURB & GUTTER
—	BOUNDARY LINE
—	EASEMENT
—	PROPOSED SIDEWALK
—	PROPOSED ELEVATION
—	EXISTING ELEVATION



ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL 	SAGE MOBILE HOME PARK	DRAWN BY VCVJ
	GRADING AND DRAINAGE PLAN	DATE 12-13-00
		9902POND.DWG
		SHEET #
		B
		JOB # 990082

The Hilltop
1909 Edith NE
Albuquerque, NM 87104
Cont. Lic. #16458
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FAX: (505) 898-1131
darrylhilltoplandscaping.com

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Myers, McCready & Myers, P.C.
1401 Central Ave. NE, Suite 1004
Albuquerque, NM 87104
PH: (505) 241-9090
FAX: (505) 241-9093
myers@myerslaw.com

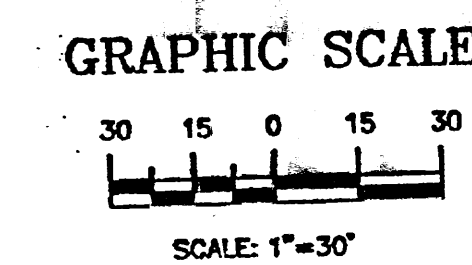
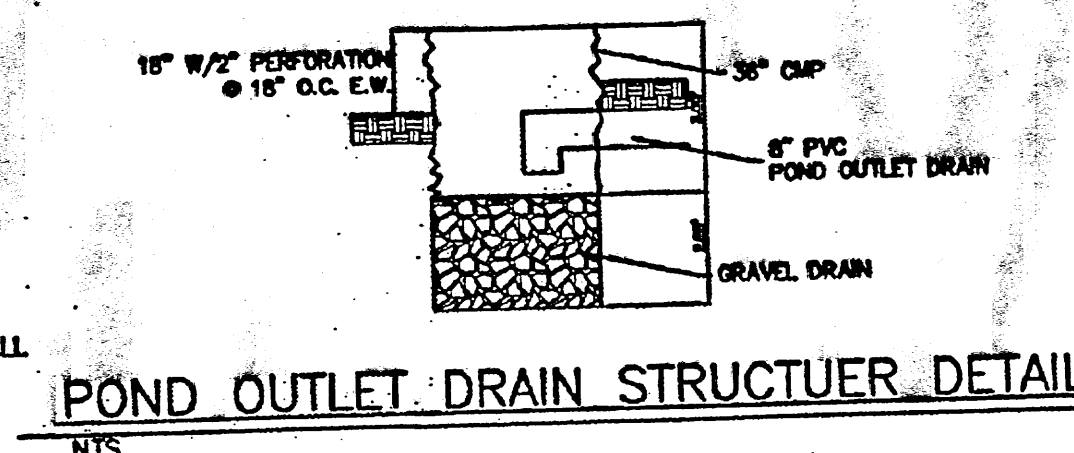
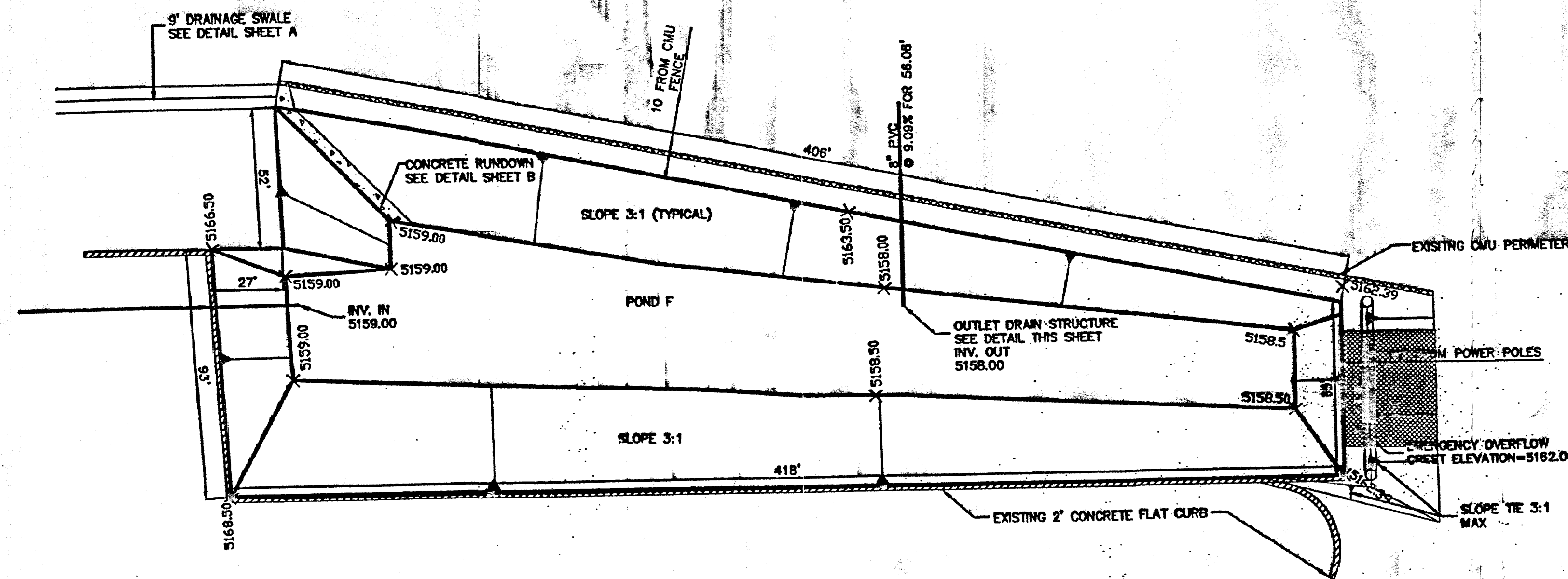
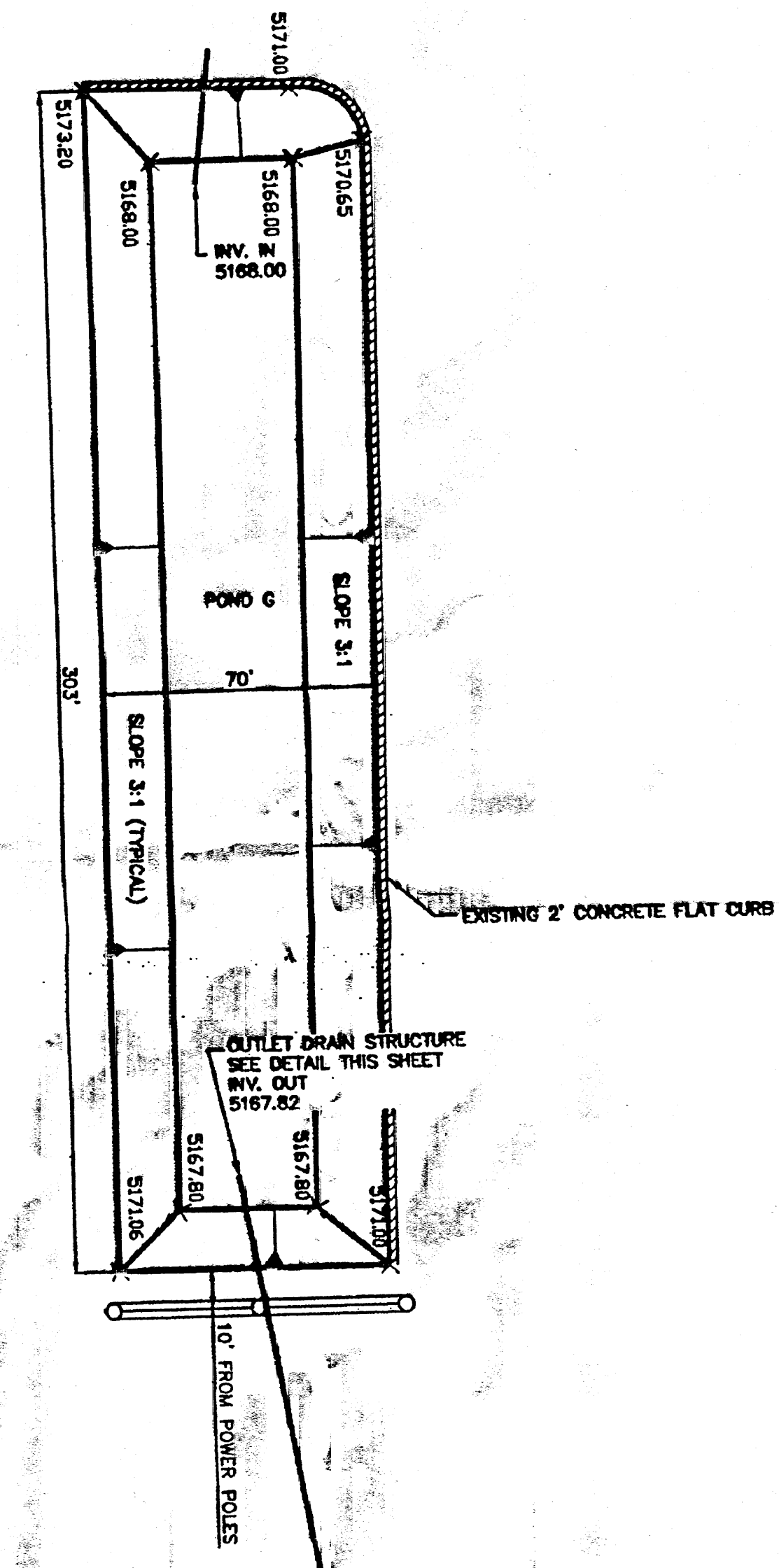
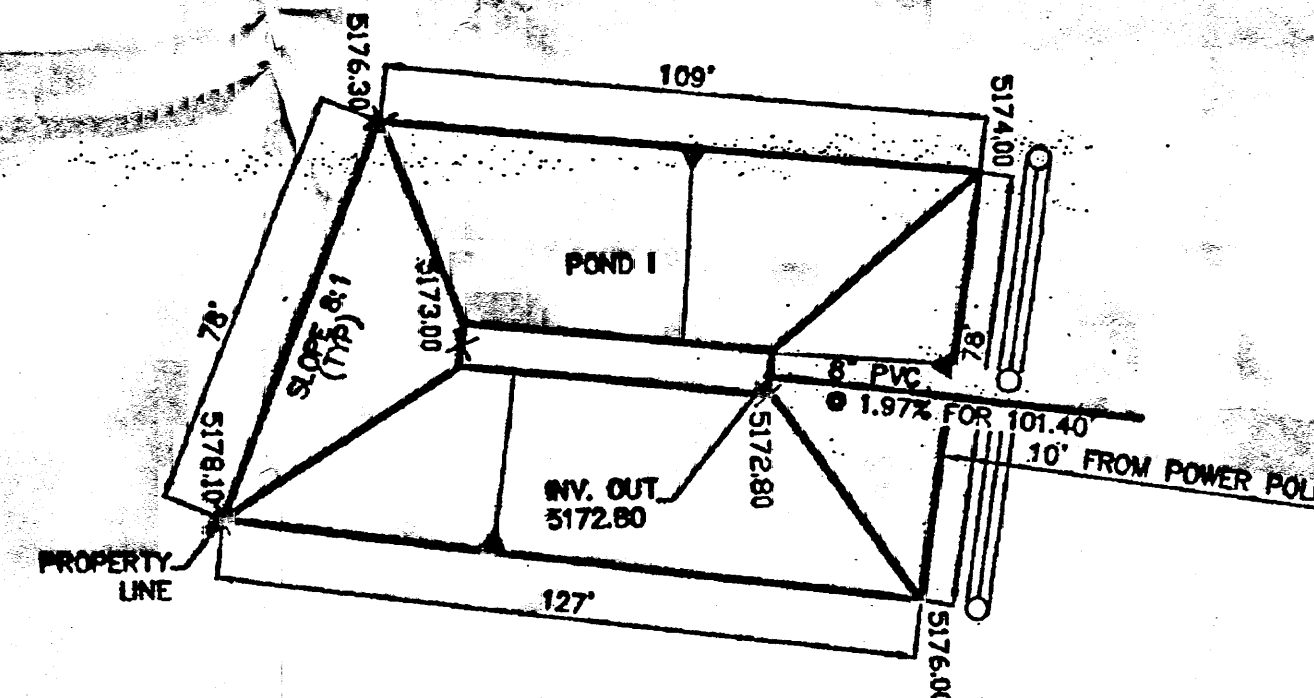
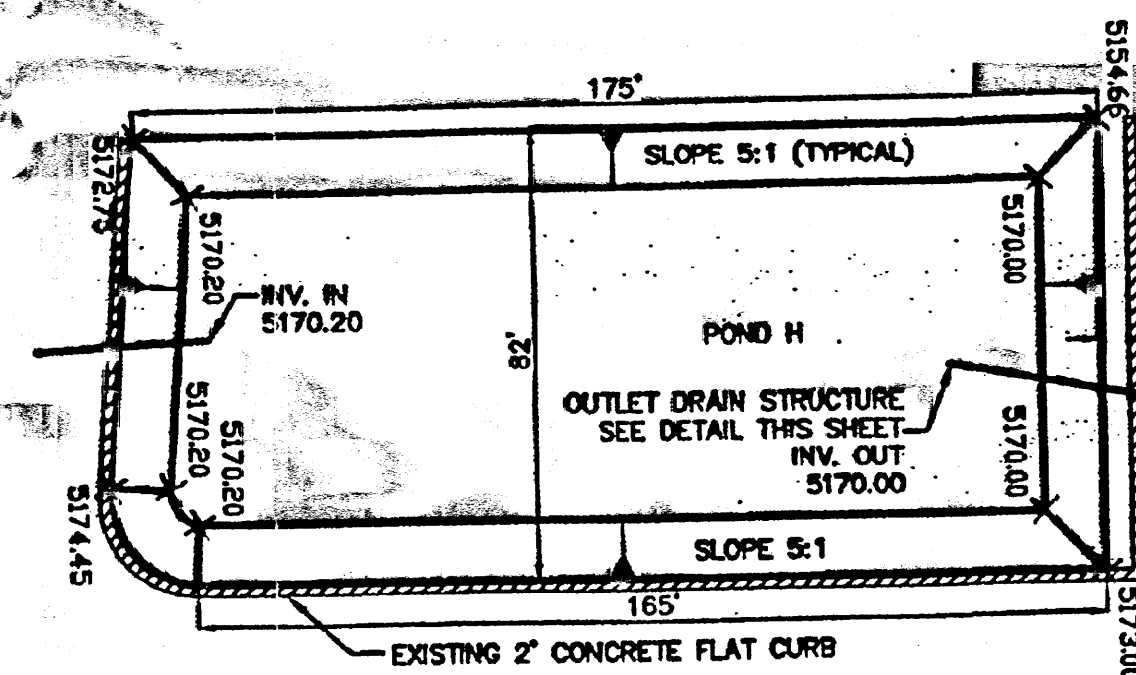
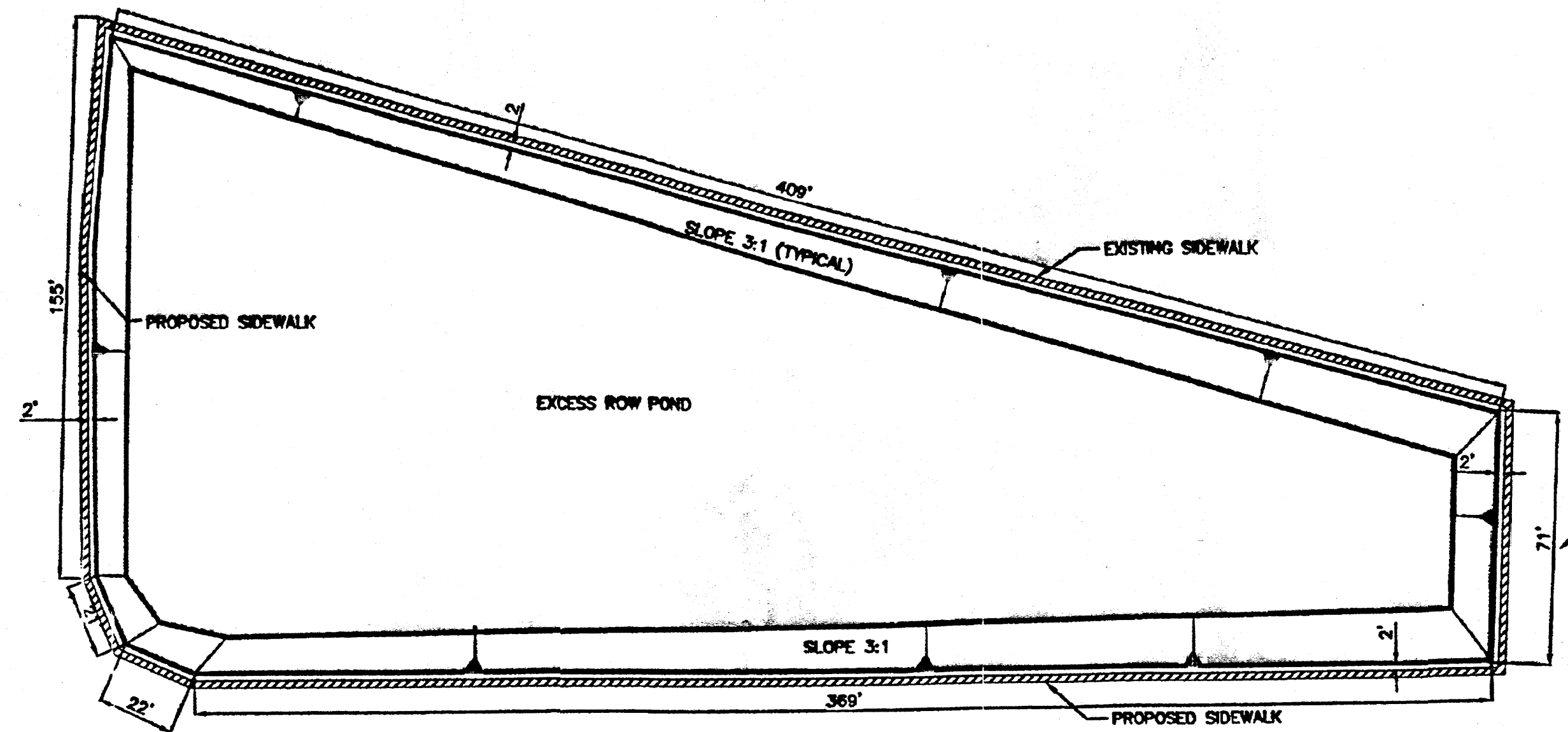
98th St. Mobile Home Park
98th and Devargas Ks. SW
Albuquerque, NM

Grading and Drainage Plan

SHEET 5 of 8

6-5

GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY



ENGINEER'S SEAL RONALD R. BEHANMAN P.E. #7858	SAGE MOBILE HOME PARK	DRAWN BY MCVJ
	POND DETAIL SHEET	DATE 12-19-00
TERRA WEST, LLC 6506 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9982POND.DWG	SHEET # C
	JOB # 990082	DATE 02/02/05

The Hilltop
 7808 Edin NE
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 Fax (505) 899-1131
 dany@hilltoplandscaping.com

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98th St. Mobile Home Park
 98th and DeVargas Rd. SW
 Albuquerque, NM

Grading and Drainage Ponds

ALTA/ACSM LAND TITLE SURVEY

RECORD LEGAL DESCRIPTION AS SHOWN ON TITLE:

A tract of land within Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, within the Town of Altraco Grant, comprising Tracts 1 and 3, SNOW VISTA, as the same are shown and designated on the plat dated August 18, 1986, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book 88, page 133, TOGETHER WITH Tract 2-A, of WESTGATE MOBILE HOME PARK, ADDITION, as the same is shown and designated on the plat dated November 2, 1973, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book 88, page 196, and more particularly described by metes and bounds as follows: BEGINNING at a point on the Westerly Boundary of said Tract 2-A, from which point the Section corner common to Sections 28, 29, 32 and 33, T 10 N, R 2 E, N.M.P.M., Bears S. 89 deg. 25' 30" W., 589.64 feet, and from said beginning point running Thence North 1223.06 feet, Thence N. 89 deg. 25' 30" E., 423.78 feet to a point on the Westerly right-of-way line of 98th Street S.W., Thence S. 03 deg. 39' 50" E., 1343.98 feet, Thence S. 00 deg. 11' E., 940.00 feet to a point on the Northerly right-of-way line of Gibson Boulevard S.W., Thence S. 89 deg. 47' W., 464.00 feet, Thence N. 00 deg. 11' W., 940.00 feet, Thence N. 21 deg. 31' 12" W., 124.34 feet to the point of beginning.

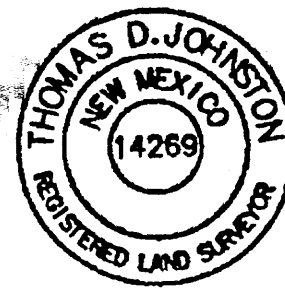
SURVEYOR'S CERTIFICATION:

TO: (BUYER), Deemer Properties NM LLC, a New Mexico Limited Liability Company
(LENDER), Bank of America, N.A., and its successors and assigns
(TITLE COMPANY), Fidelity National Title Company
(UNDERWRITER), Fidelity 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, 16, 17, 18 & 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Thomas D. Johnston, NMS 14269
May 8, 2015 REVISED May 18, 2015

WAYJOHN SURVEYING, INC.
330 Louisiana Blvd NE
Albuquerque, NM 87108
(505) 255-2052 Fax: (505) 255-2887



SURVEYOR'S NOTES:

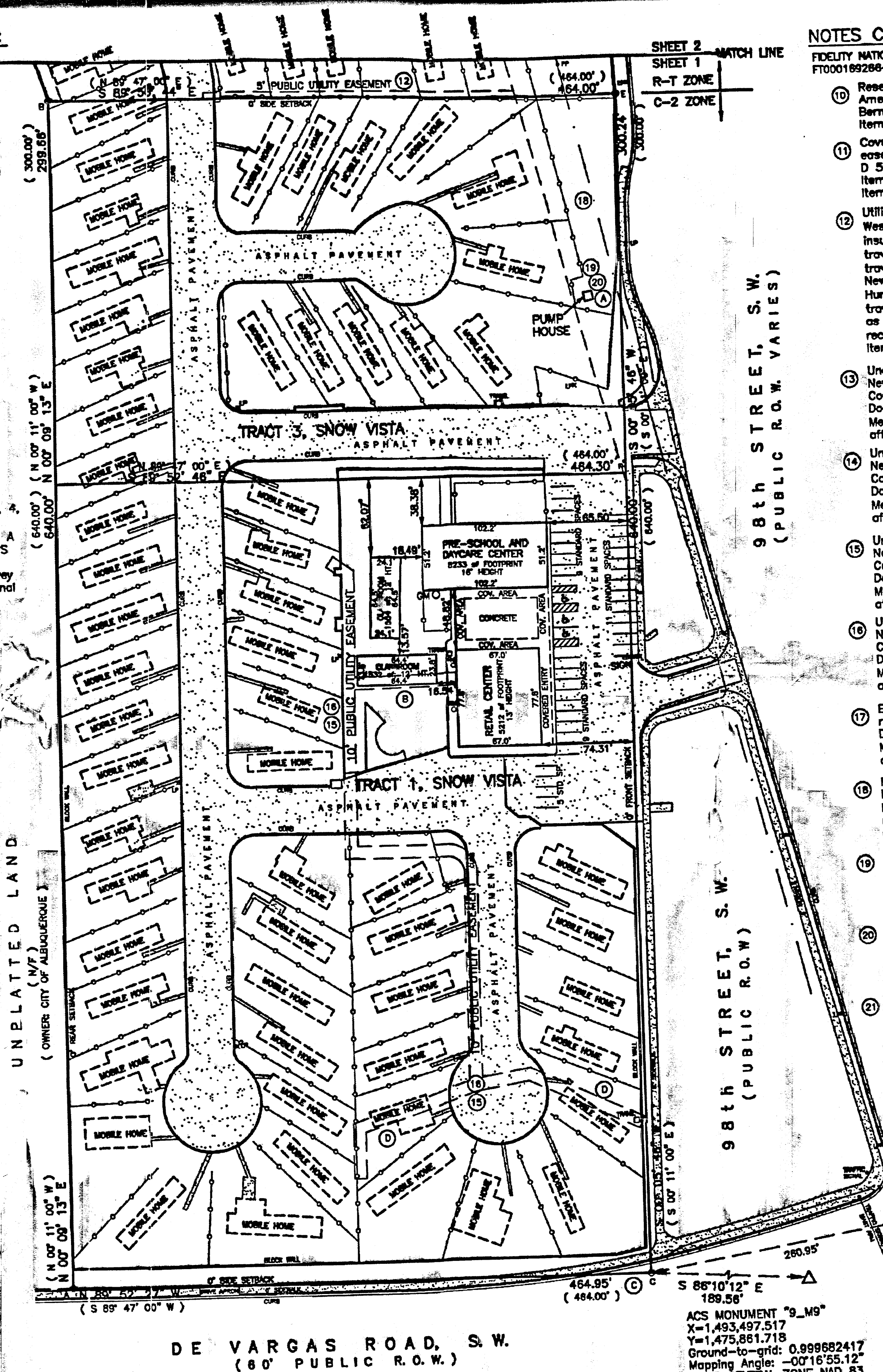
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 98th STREET, SW, AND DE VARGAS ROAD, SW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.
- INDIVIDUAL GAS, WATER AND ELECTRIC METERS FOR MOBILE HOMES NOT SHOWN.
- ADDRESS OF SUBJECT PROPERTY IS 757 AND 809 98th STREET, SW.
- MEASURED BEARINGS AND DISTANCES ARE SHOWN HEREON. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO PROPOSED CHANGES OF STREET RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS OF THE TIME OF THIS SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO OBSERVED WETLANDS NOR REPORTED WETLANDS BY THE CITY OF ALBUQUERQUE AS OF THE TIME OF THIS SURVEY.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

STATEMENT OF ENCROACHMENTS:

- Pump house encroaches into 10' Public Utility Easement as shown. See items 20 and 21 for encroachment agreement.
- Classroom encroaches into 10' Public Utility Easement as shown.
- Curbs, gutter and sidewalk encroach from De Vargas Road onto subject property as shown.
- Mobile home encroaches into utility easement as shown.
- Mobile home encroaches into setback as shown.



NOTES CORRESPONDING TO SCHEDULE B:

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FT000189286-STONEBERGERD EFFECTIVE DATE MAY 12, 2015 AT 8:00 A.M.

- Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 28, page 273, and Book D 544, page 383, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Utility easement reserved across the Northerly, Easterly and Westerly Ten (10) feet; across the Southerly portion of the insured premises being Five (5) feet in width, and traversing Ten (10) feet in width; Power Line Easement traversing Ten (10) feet in width; Public Service Company of New Mexico Easement traversing the insured premises, One Hundred (100) feet in width, and a Water Line Easement traversing the insured premises, Fifteen (15) feet in width, as shown on the recorded plat filed November 2, 1973, recorded in Map Book 88, folio 196. (as to Tract 2-A). Item affects subject property. Items are plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 817, as Document No. 8584851, records of Bernalillo County, New Mexico. (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 900, as Document No. 8783492, records of Bernalillo County, New Mexico. (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 813, as Document No. 8584850, records of Bernalillo County, New Mexico. (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Easement granted to Public Service Company of New Mexico, recorded in Book Misc. 421A, Page 82, as Document No. 85114368, records of Bernalillo County, New Mexico. (traversing Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Right-of-way granted to Public Service Company of New Mexico, recorded in Book D 349, Page 43, records of Bernalillo County, New Mexico. (traversing Tracts 2-A and 3, One Hundred (100) feet in width). Item affects subject property. Item is plotted hereon.
- Terms and provisions of the Mountain Bell Encroachment Agreement recorded in Book Misc. 434A, Page 508, as Document No. 85127990, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- Terms and provisions of the Easement Encroachment Agreement, with Public Service Company of New Mexico, recorded in Book Misc. 489A, page 213 as document number 87-25427, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- Reservations of all mineral rights, including oil and gas, in and under said land, as set forth in Deed from Town of Altraco Grant to First National Bank in Albuquerque, New Mexico, as Title Agent, recorded in Book D-504, page 417, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARD. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. PANEL 350002 0351 H; EFFECTIVE DATE: AUGUST 16, 2012.

LEGEND:

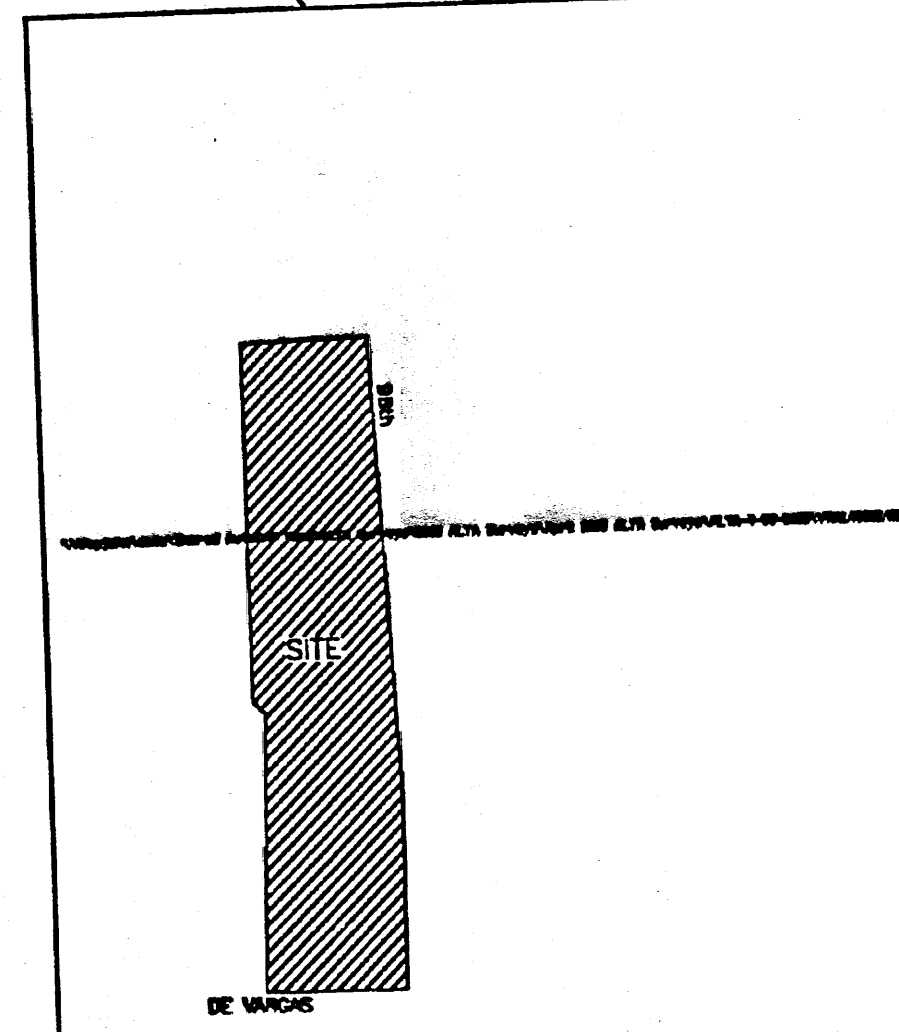
- PP UTILITY POLE
- GUY ANCHOR
- TRANS. ELECTRIC TRANSFORMER
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- LP LIGHT POLE
- EM ELECTRIC METER
- GM GAS METER

FOUND/SET MONUMENT LEGEND:

- A FOUND 2" ALUMINUM CAP
- B FOUND PK NAIL AND DISK TOP OF WALL
- C FOUND PK NAIL AND DISK IN ASPHALT
- D FOUND 1" STEEL PIPE
- E SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- F UNABLE TO SET

CHAIN LINK FENCE

VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS: 15 FEET (20 FEET FOR DRIVEWAYS)
FRONT: 0 FEET (10 FEET STREET SIDE OF CORNER LOTS)
SIDE: 15 FEET
REAR: 26' PERMISSIBLE
HEIGHT: 26' PERMISSIBLE
LOT SIZE: 2,200 SQUARE FEET MINIMUM
LOT WIDTH: NO MINIMUM
BUILDING SEPARATION: 10 FEET

ZONE: R-T RESIDENTIAL ZONE
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

SITE RESTRICTIONS:

SETBACKS: 0 FEET (11' ADJACENT TO DRIVEWAY OR SIDEWALK JUNCTION AND ALLEY; 5 FEET ALONG FRONT/CORNER SIDE YARD)
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
HEIGHT: 26' PERMISSIBLE
LOT SIZE: NO REQUIREMENTS
LOT WIDTH: NO MINIMUM

ZONE: C-2 COMMUNITY COMMERCIAL ZONE
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

ZONING INFORMATION PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, 100 NORTH EAST 5th STREET, OKLAHOMA CITY, OK 73104 (405) 840-4344
PZR SITE NO. 63632-1, DATED 5/15/2015

AREA:

1,059,481.00 sq. ft.

24,3218 Acres

PARKING:

NUMBER OF SPACES FOR PERMANENT BUILDING:

34 STANDARD SPACES

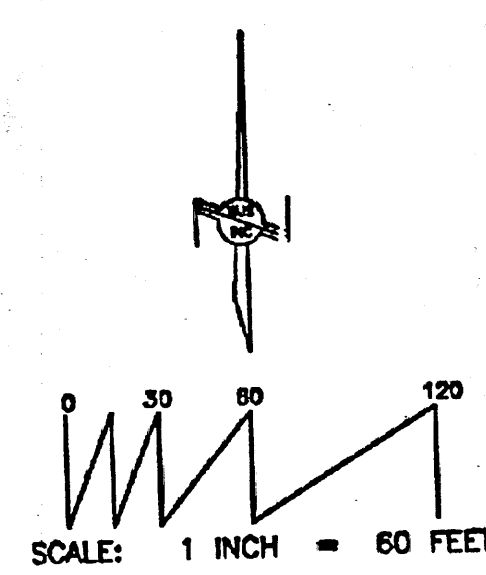
3 HANDICAPPED SPACES

NUMBER OF SPACES FOR MOBILE HOME SITES:

1 SPACE PER SITE

MOBILE HOME SITES:

152 MOBILE HOME SITES TOTAL



330 Louisiana Blvd, N.E. Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887
Info@wayjohn.com

Date of Survey: 4/21/15-5/8/15 Draftsman: T D J
Date of Last Revision: 5/18/15 Job No.: ALTA-4-03-2015

SHEET 1 OF 2

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Owner Representative
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Fax: (505) 741-5105
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98th St. Mobile Home Park
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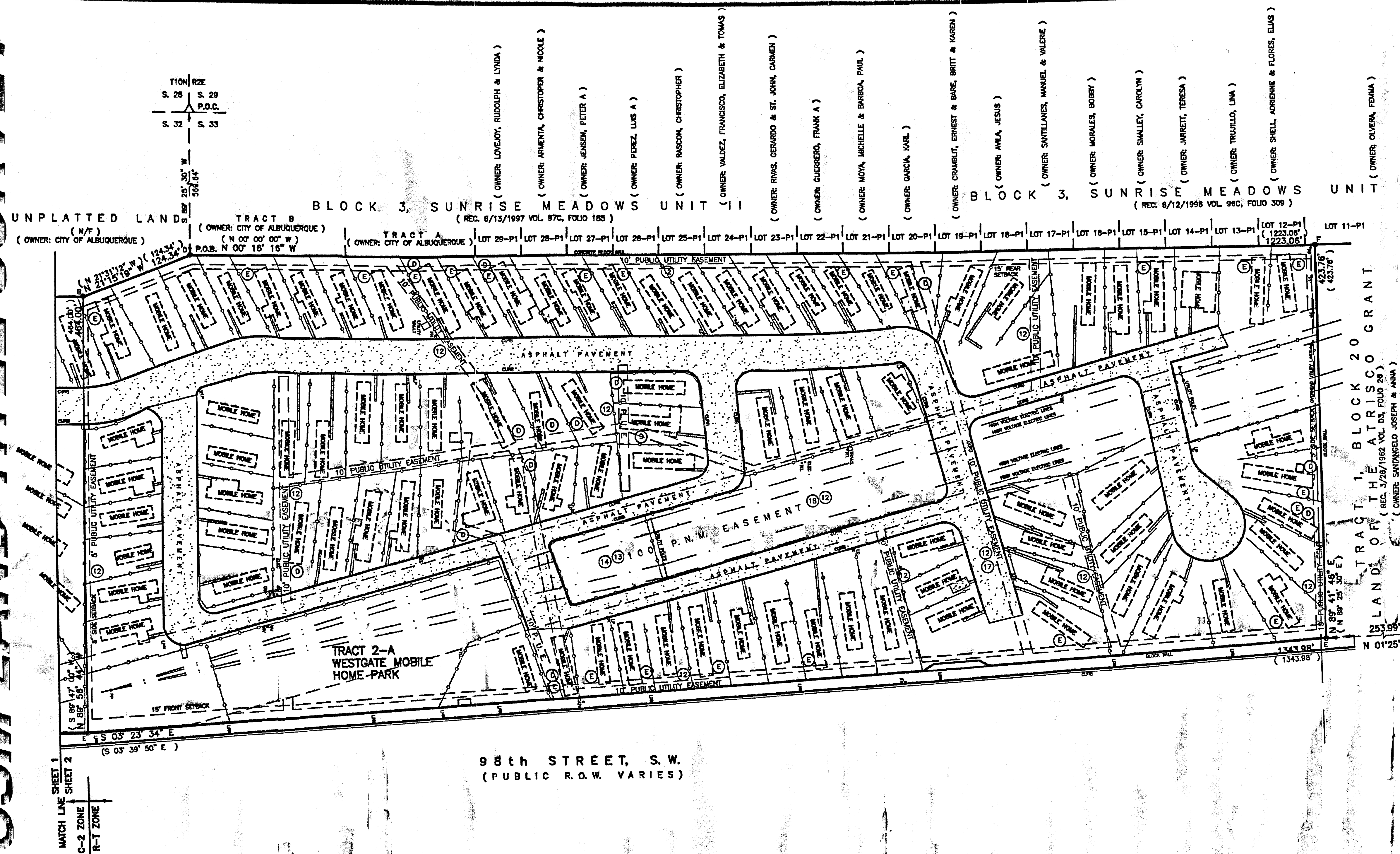
Alta Survey Sheet

REVISION: 08/27/2015
DATE: 08/28/2015

SHEET 1 of 8

S-7

ALTA/CSTM LAND TITLE SURVEY

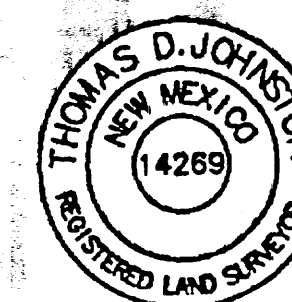


ACS MONUMENT "7_L9"
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Y=1,478,409.331
Ground-to-grid: 0.999681058
Mapping Angle: -00°16'57.27"
NMSP CENTRAL ZONE NAD 83

o FOUND/SET MONUMENT LEGEND:
A: FOUND 2" ALUMINUM CAP
B: FOUND PK NAIL AND DISK TOP OF WALL
C: FOUND PK NAIL AND DISK IN ASPHALT
D: FOUND 1" STEEL PIPE
E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
F: UNABLE TO SET

Thomas D. Johnston, NMPS 14269
May 8, 2015 REVISED May 18, 2015

WAYJOHN SURVEYING, INC
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Date of Survey: 4/21/15-5/8/15 Draftsman: T D J
Date of Last Revision: 5/18/15 Job No.: ALTA-4-03-2015
SHEET 2 OF 2

SHEET 8 of 8

S-8

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98th and DeVargas Rd. SW
Albuquerque, NM

Alta Survey Sheet