ALTA SURVEY

RECORD LEGAL DESCRIPTION:

The East Twenty-five and Sixty-five Hundredths (E. 25.65) feet of Lot numbered Eleven (11) in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927

AND

The Westerly 24.79 feet of Lot numbered Eleven (11) and the Easterly 25.77 feet of Lot numbered Ten (10) in Block numbered Four (4) of SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927.

SURVEY LEGAL DESCRIPTION:

The Easterly Twenty-five and Seventy-seven Hundredths (25.77) feet of Lot numbered Ten (10) and all of Lot numbered Eleven (11) in Block numbered Four (4) of SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927, in Plat Book D, Folio 150, and being more particularly described as follows:
BEGINNING at the Southwest corner of the parcel herein described, being the same and identical southeast corner of Lot 8-A, Block 4, Santilla Place, 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 March 15, 1984 in Plat Book B20, Page 141, also being a point on the northerly right-of-way line of East Central Avenue, from whence the ACS Monument "5-K18A" (x=1,541,268.242, y=1,483,619.713, NMSP Central Zone, NAD 83) bears N 83° 37' 29" W, 287.65 feet distance; THENCE leaving said right-of-way line and along the easterly line of said Lot 8-A, N 00° 14' 25" E, 135.00 feet to the Northwest corner, being the same and identical northeast corner of said Lot 8-A and also a point on the southerly right-of-way line of a 16 foot public alley; THENCE along said southerly right-of-way line, S 82° 13' 35" E, 76.21 feet to the Northeast corner, being the intersection of said southerly right-of-way line and the westerly right-of-way line of Cardenas Drive, NE; THENCE leaving said southerly right-of-way line and along said westerly right-of-way line, S 00° 14' 25" W, 135.00 feet to the Southeast corner, being the intersection of said westerly right-of-way line and the northerly right-of-way line of East Central Avenue; THENCE leaving said westerly right-of-way line and along said northerly right-of-way line, N 82° 13' 35" W, 76.21 feet to the point of beginning and containing 0.2341 acres, more or less.

SURVEYOR'S CERTIFICATION:

TO:
(BUYER), 430 Real Estate Group LLC
(LENDER),
(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 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), & 13 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 Tolerance.

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

Thomas D. Johnston, NMPS 14269
May 5, 2010

WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FTO00049114-PrueW
EFFECTIVE DATE APRIL 23, 2010 AT 8:00 A.M.

(11) Reservations and exceptions in the Patent by the United States of America recorded in Book 33, Page 388, records of Bernalillo County, New Mexico. Item is not plotted hereon. Item is blanket in nature.

(12) Covenants, conditions and restrictions as set forth in the document recorded in Book "J" Misc., Page 61, and in Book D94, Page 529, records of Bernalillo County, New Mexico. Item is plotted hereon. Item contains a five foot (5') public utility easement along the rear of the subject property.

(13) Easements, covenants and other matters shown on the recorded map of said subdivision. Item is not plotted hereon. Subdivision plat does not contain any easements of record.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY CARDENAS DRIVE, NE, CENTRAL AVENUE, NE, AND A PUBLIC 16 FOOT ALLEY, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.

3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.

4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

5. THERE IS A PARTY WALL AGREEMENT FOR THE EAST WALL OF SUBJECT PROPERTY RECORDED IN BOOK D154, P. 379 AND BK. D154, P. 382

BASIS OF BEARINGS:

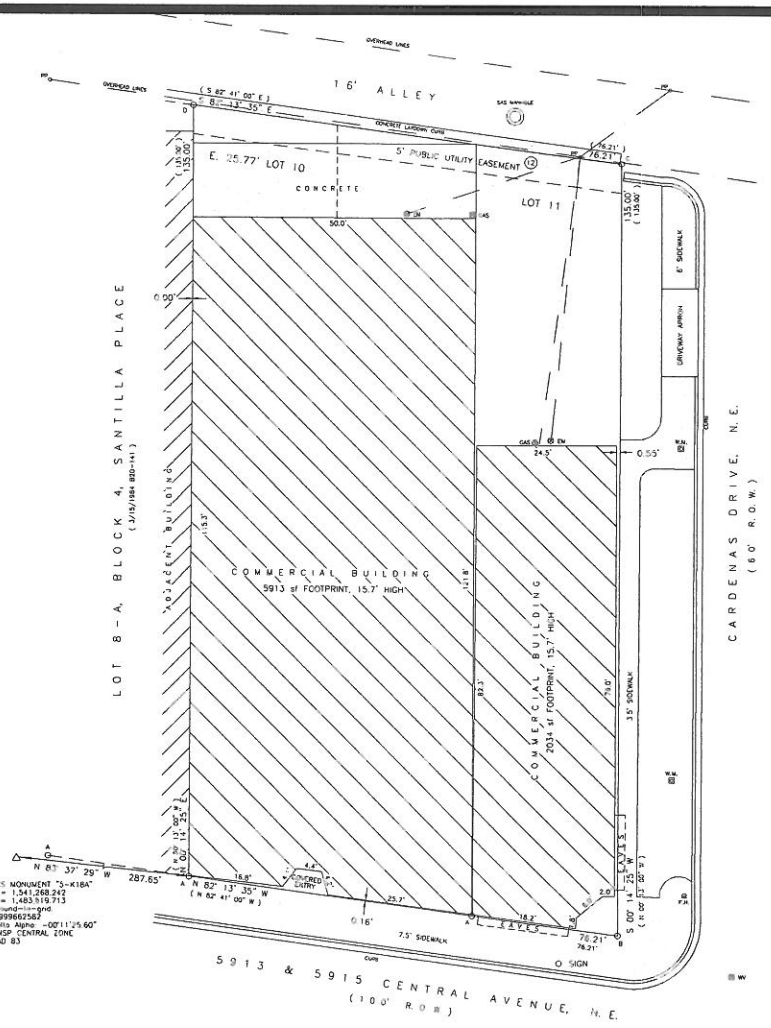
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES

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, NEW MEXICO PANEL 350002 0354 G EFFECTIVE DATE: SEPTEMBER 26, 2008. NOTE: CENTRAL AVENUE IS SUBJECT TO 100 YEAR FLOODING. ZONE AO (100 year Flood Hazard, Depth 1 foot)

STATEMENT OF ENCROACHMENTS:

○ There are no edificial encroachments at the time of this survey.



VICINITY MAP
(NOT TO SCALE)



K-18-Z

SITE RESTRICTIONS:

SETBACKS:

FRONT/CORNER SIDE:	0' (10 FEET WHERE ACROSS STREET FROM RESIDENTIAL)
SIDE:	0' (5 FEET WHERE ABUTS SIDE LOT LINE OF RESIDENTIAL)
REAR:	0' (15 FEET WHERE ABUTS REAR LOT LINE OF RESIDENTIAL)
HEIGHT:	26-39 FEET
LOT SIZE:	NO REQUIREMENTS
LOT WIDTH:	NO REQUIREMENTS

ZONE: C-2 COMMUNITY COMMERCIAL ZONE
C-2 SITE RESTRICTIONS ARE FROM CITY OF ALBUQUERQUE ZONING CODE
CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3842

AREA:

10,199.55 sq.ft.
0.2341 Acres

LEGEND:

W.M.	WATER METER
GAS	GAS METER
EM	ELECTRIC METER
F.H.	FIRE HYDRANT
WV	WATER VALVE
O P.P.	OVERHEAD UTILITY POLE
— — — —	OVERHEAD UTILITY LINES

FOUND/SET MONUMENT LEGEND:
A: FOUND "+" IN CONCRETE
B: SET "+" IN CONCRETE
C: SET PK NAIL AND DISK "PS 14269" IN ASPHALT
D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

0 5 10 20
SCALE: 1 INCH = 10 FEET

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

Date of Survey: 5/04/2010	Draftsman: T D J
Date of Last Revision: N/A	Job No.: ALTA-4-01-2010
For: WARREN PRUE	
Company: FIDELITY NATIONAL TITLE COMPANY	