

TOPOGRAPHIC SURVEY OF
LOTS 1 THRU 17, BLOCK 4
AND THE ALLEY
RUNNING THROUGH BLOCK 4
MESA GRANDE ADDITION

SITUATE WITHIN
SECTION 23
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2012

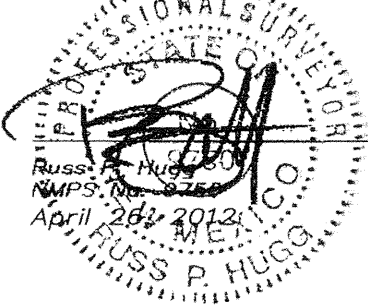
GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83) originated at the Albuquerque Control Survey Monument "5-K17A".
- Distances are ground.
- 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 "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Vertical Datum is based upon the Albuquerque Control Survey Benchmark "5-K17A", Elevation = 5222.211 (NAVD 1988)
- Contour interval is one foot.
- Field surveys were performed during the month of March and April, 2012.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "MESA GRANDE ADDITION TO THE CITY OF ALBUQUERQUE, N.M., SCALE: 1 IN. = 100 FT., SURVEY-PLAT BY ROSS ENGINEERING OFFICE, JUNE-1931, WPM-AG-CBB", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931, in Volume C2, Folio 27.
 - The Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number 1684081-AL04, Effective Date: April 11, 2012.
- With regard to Table A, item 11(b), source information from Plans and markings will 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. Utilities marked with an asterisk (*) are from provided plans. NEW MEXICO ONE CALL LOCATION REQUEST CONFIRMATION TICKET NUMBER 2012131196.
- Existing marked parking spaces are faded and indiscernible. Parking count was not possible.
- Bernalillo County Zone Atlas Page: K-17-Z
- This property is zoned "CCR-2 Community Commercial / Residential Two", as shown on City of Albuquerque Zone Atlas Page K-17-Z, Map amended through: 1/24/2011.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation or opinion of another party" with respect to an interpretation of a zoning ordinance or restriction.
- The subject properties, as shown hereon, are subject to all exceptions pertaining to this property as listed in SCHEDULE B, SECTION II, EXCEPTIONS section of the the Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number 1684081-AL04, Effective Date: April 11, 2012.
- The above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
- There is no observed evidence of recent earth moving work. There is observed evidence of renovation preparation.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic Survey Plat was prepared from and actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic Survey Plat of an existing parcel.



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SURV TEK, INC.

Consulting Surveyors
9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SHEET 1 of 2

120143 EXHIB TOPO.dwg

VICINITY MAP
Not To Scale

LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number 1684081-AL04, Effective Date: April 11, 2012.

All of Block numbered Four (4) of MESA GRANDE ADDITION to the City of Albuquerque, according to the Plat filed in the office of the County Clerk of and Ex-Officio Recorder of Bernalillo County, New Mexico on July 18, 1931, in Volume C2, Folio 27, and

and
That certain Alley running through Block numbered Four (4), of MESA GRANDE ADDITION to the City of Albuquerque, New Mexico, according to the Plat filed in the office of the County Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on July 18, 1931, in Volume C2, Folio 27, and bounded on the North by the South line of Lots 4 and 14 of said Block 4 and bounded on the South by Lots 5 to 13 of said Block 4.

FLOOD ZONE DETERMINATION

The subject properties appear to lie mostly within "ZONE X" (areas determined to be outside 0.2 % annual chance flood plain), with "ZONE A" (No base Flood Elevations determined) shown in Copper Avenue at the northerly boundary and Central Avenue at the southerly boundary as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0353G, Map Revised September 26, 2008.

LEGEND

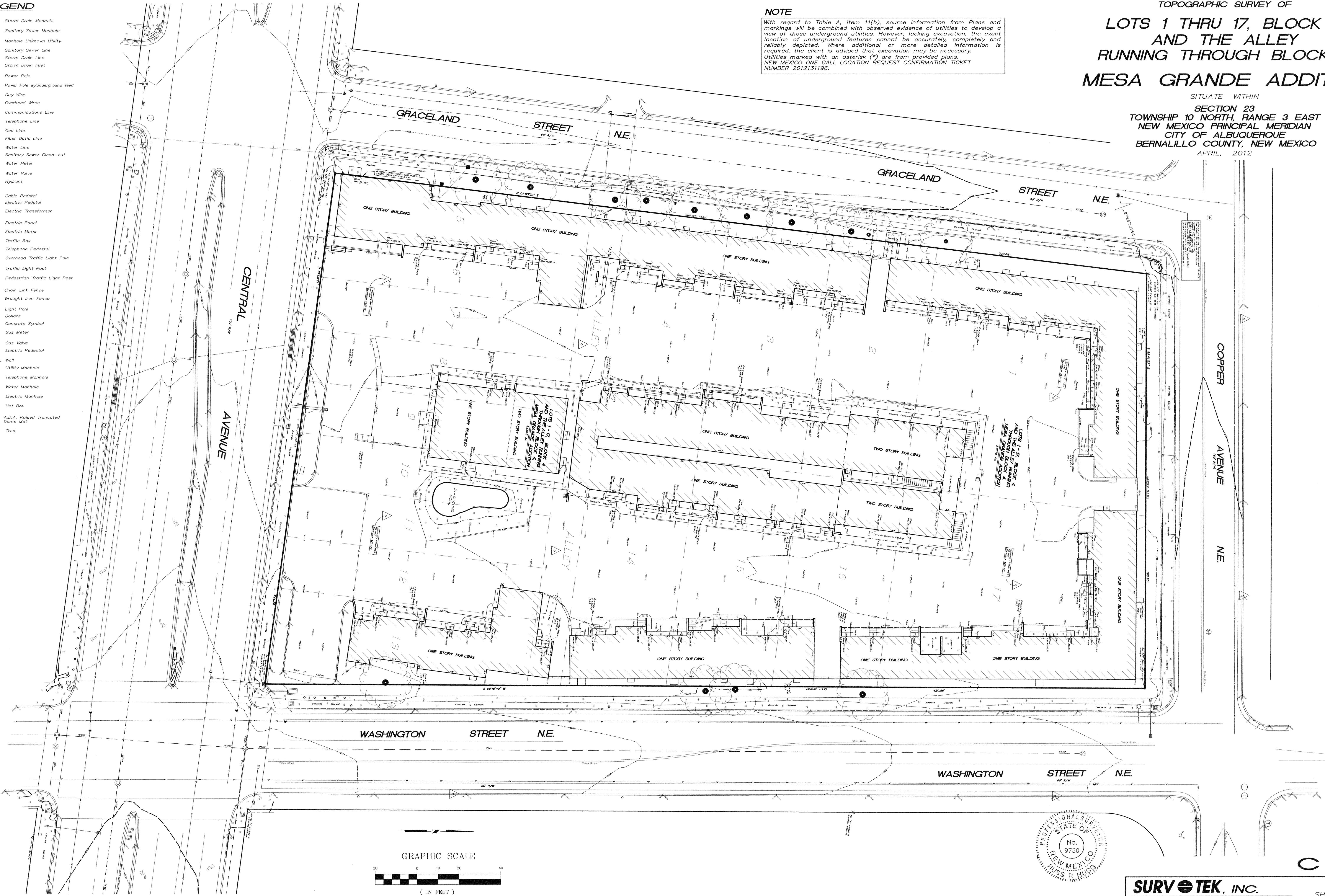
- Storm Drain Manhole
- Sanitary Sewer Manhole
- Manhole Unknown Utility
- SAS Sanitary Sewer Line
- SD Storm Drain Line
- Storm Drain Inlet
- Power Pole
- Power Pole w/underground feed
- Guy Wire
- OHW Overhead Wires
- COM Communications Line
- TEL Telephone Line
- G Gas Line
- FO Fiber Optic Line
- W Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- Cable Pedestal
- Electric Pedestal
- Electric Transformer
- Electric Panel
- Electric Meter
- Traffic Box
- Telephone Pedestal
- Overhead Traffic Light Pole
- Traffic Light Post
- Pedestrian Traffic Light Post
- Chain Link Fence
- Wrought Iron Fence
- Light Pole
- Ballard
- Concrete Symbol
- Gas Meter
- Gas Valve
- Electric Pedestal
- Wall
- Utility Manhole
- Telephone Manhole
- Water Manhole
- Electric Manhole
- Hot Box
- R.T.D.M. A.D.A. Raised Truncated Dome Mat
- Tree

NOTE

With regard to Table A, Item 11(b), source information from Plans and markings will 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. Utilities marked with an asterisk (*) are from provided plans. NEW MEXICO ONE CALL LOCATION REQUEST CONFIRMATION TICKET NUMBER 2012131196.

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