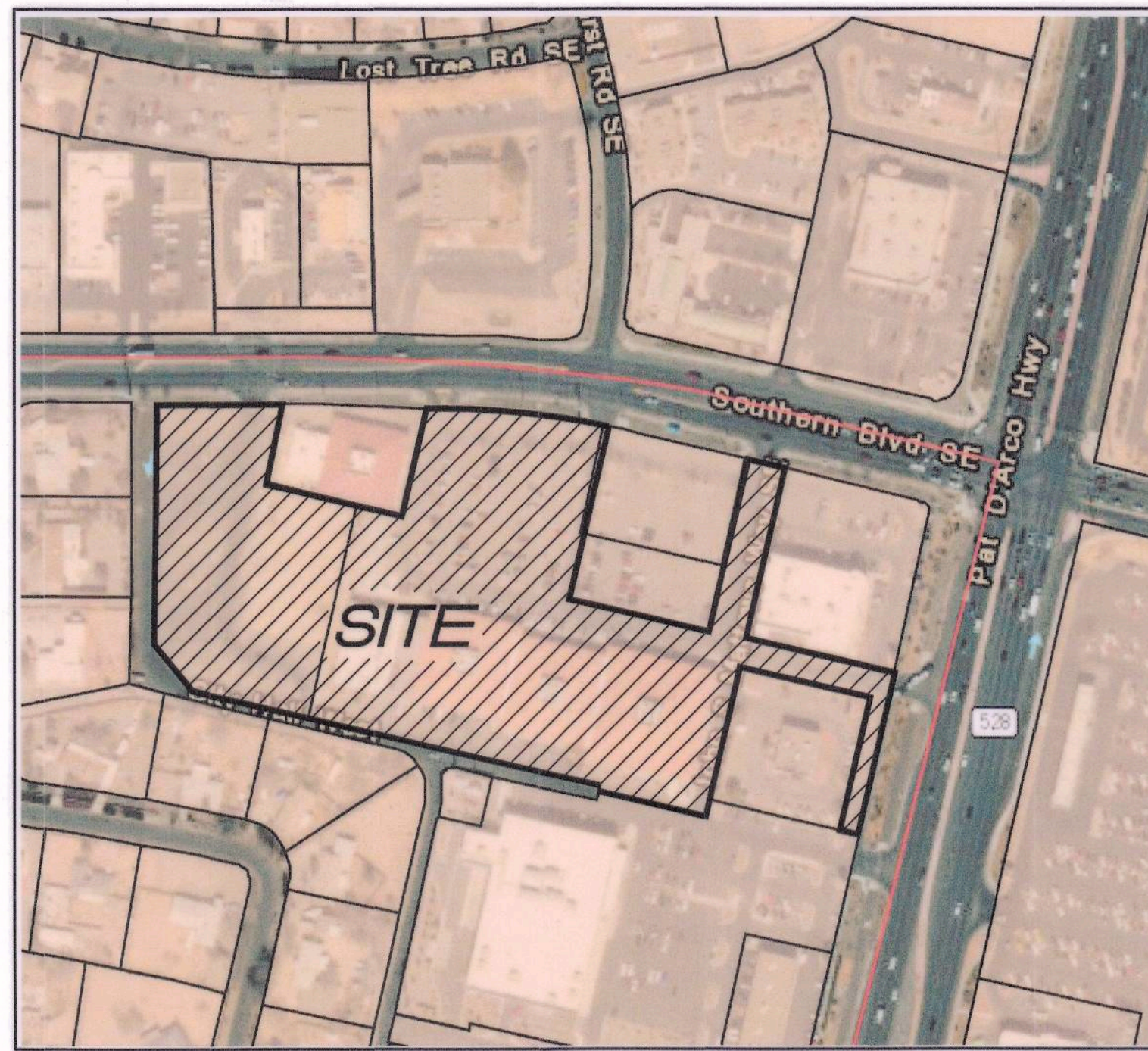


CONDOMINIUM PLAT OF
RIO RANCHO SHOPPING CENTER
COMMERCIAL CONDOMINIUMS

(COMPRISING TRACT 5-A-2, RIO RANCHO SHOPPING CENTER)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AUGUST, 2024



VICINITY MAP
Not to Scale

INDEXING INFORMATION FOR COUNTY CLERK
Owner: RRSC, LLC
PROJECTED
Section 30 Township 12 NORTH Range 3 EAST
Subdivision RIO RANCHO SHOPPING CENTER

COUNTY CLERKS CERTIFICATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL SS

This instrument was filed for record on August 8th
2024 at 11:25 A.M., recorded in Volume 3
of said County, folio 5277
(Rio Rancho Estates Plat Book Number _____ page _____)
Ann Brady-Romero, Sandoval County Clerk and Recorder
By: [Signature]
Deputy

PLATS USED IN THE PREPARATION OF THIS SURVEY:

- Subdivision Plat entitled "REPLAT PORTIONS OF UNITS FIVE, TWELVE AND SIXTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed May 13, 1968, in Volume RR1, Folio 76, records of Sandoval County, New Mexico.
- REPLAT PORTIONS OF UNITS 16 (COMMERCIAL TRACT "F"), 23 AND 24 AND VACATION UNIT 16 (PORTION OF A 20' ALLEY) RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed April 16, 1970, in Rio Rancho Estates Plat Book 2, Page 30, records of Sandoval County, New Mexico.
- Subdivision Plat entitled "TRACTS G-1 THRU G-4, RIO RANCHO SHOPPING CENTER, BEING A REPLAT OF PORTIONS OF TRACTS G AND F-1, UNIT SIXTEEN, RIO RANCHO ESTATES, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY 1990", filed December 29, 1990, in Volume 3, Folio 882-A and Rio Rancho Estates Plat Book 6, Pages 30-31, records of Sandoval County, New Mexico.
- Subdivision Plat entitled "PLAT OF LOTS G-2-A AND G-2-B, RIO RANCHO SHOPPING CENTER, BEING A REPLAT OF LOT G-2, RIO RANCHO SHOPPING CENTER, RIO RANCHO ESTATES, UNIT 16, SITUATE WITHIN PROJECTED SECTION 30, T. 12 N., R. 3 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, SEPTEMBER 2001", filed November 26, 2002, in Volume 3, Folio 2239-A and Rio Rancho Estates Plat Book 15, Page 27, records of Sandoval County, New Mexico.
- Plat entitled "REPLAT OF BLOCKS 1 THRU 7, INCLUSIVE & BLOCKS 41 THRU 45, INCLUSIVE & TRACT "D" OF AMENDED PLAT OF CENTRAL PORTION OF UNIT SIXTEEN RIO RANCHO ESTATES", filed in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1968 in Rio Rancho Estates Plat Book 1, Page 68.
- Plat entitled "SUMMARY PLAT OF TRACTS 2 AND 3, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF A PORTION OF TRACT F-1, UNIT 16; ALL OF TRACT G-2-B, RIO RANCHO SHOPPING CENTER AND A 60' ACCESS EASEMENT AND 12.42' PARKING AND LANDSCAPE EASEMENT) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 28, 2013 in Volume 3, Folio 3592 and in Rio Rancho Estates Plat Book Number 24, Pages 88 and 89.
- Plat entitled "SUMMARY PLAT OF TRACTS G-3-A AND 5-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACTS G-3 AND 5, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 12, 2020 in Volume 3, Folio 4549.
- Plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND TRACT G-1, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and Rio Rancho Estates Plat Book 30, Pages 90-91.

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being and comprising all of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND TRACT G-1, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and Rio Rancho Estates Plat Book 30, Pages 90-91.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35043C2106 D, Map Revised March 18, 2008.

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- 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 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.
- Field surveys were performed during the months of May and June, 2023.
- This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 2302396, Effective Date: May 18, 2023.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, PART II, Exceptions item number. Where possible, said easements have been plotted.

LEGEND

⊙	Storm Drain Manhole	⊠	Electric Pedestal
⊙	Sanitary Sewer Manhole	⊠	Electric Transformer
⊙	Telephone Manhole	⊠	Telephone Pedestal
⊙	Water Manhole	■	Power Pole
⊙	Electric Manhole	⬡	High Voltage Tower
⊙	Manhole Unknown Utility	—X—X—	Guy Wire
—W—	Water Line	—X—X—	Utility Box
—SAS—	Sanitary Sewer Line	—X—X—	Fence
—SD—	Storm Drain Line	—O—O—	Chain Link Fence
⊙	Storm Drain Inlet	☆	Light Pole
—HW—	Overhead Wires	●	Bollard
—COM—	Communications Line	⬢	Concrete Symbol
—UOE—	Underground Electric	⬢	Roof Drain
—TEL—	Telephone Line	⬢	Gas Meter
—G—	Gas Line	⬢	Utility Pedestal
⬢	Sanitary Sewer Clean-out	⬢	Fiber Optic Pedestal
⬢	Water Meter	⬢	Sign
⬢	Water Valve	⬢	Handicap Parking Sign
⬢	Hydrant	⬢	Wall
⬢	Irrigation Box	⬢	Handicap Parking Space
⬢	Cable Pedestal		

FREE CONSENT

SURVEYED and REPLATTED and now comprising "CONDOMINIUM PLAT OF RIO RANCHO SHOPPING CENTER COMMERCIAL CONDOMINIUMS (COMPRISING TRACT 5-A-2, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to Tract 5-A-2. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

TRACT 5-A-2

RRSC, LLC, a New Mexico limited liability company

By: [Signature]
Steve Maestas, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 8th day
of August, 2024, by Steve Maestas as Manager of RRSC, LLC

[Signature] My commission expires Sept. 07, 2025
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Katelyn Flanagan
Commission No. 1135417
September 07, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Katelyn Flanagan
Commission No. 1135417
September 07, 2025

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Condominium Plat was prepared from an actual ground survey performed by me or under my 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 Condominium Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico and contains all the information required by Section 47-7B-9, N.M.S.A. 1978.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 7th day of August, 2024.

[Signature]
Russ P. Hugg
NMPs No. 9750



CONDOMINIUM PLAT OF
RIO RANCHO SHOPPING CENTER
COMMERCIAL CONDOMINIUMS

(COMPRISING TRACT 5-A-2, RIO RANCHO SHOPPING CENTER)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

AUGUST, 2024

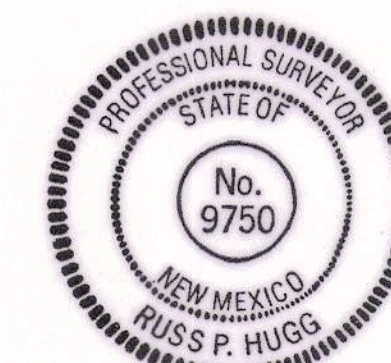
EASEMENT AGREEMENTS

Tract 5-A-2, Rio Rancho Shopping Center is subject to the following as may be amended:

- Restrictive covenants recorded in Book Misc. 22, page 661, Book Misc. 12, page 517, Declaration of Easements, Covenants and Restrictions, filed June 26, 2020, in Book 423, as Document No. 2020015739, records of Sandoval County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
- Easements and notes as shown on the plat recorded June 4, 2021 in Vol. 3, folio 4701, Rio Rancho Estates Book 30, pages 90-91, Public Service Company of New Mexico Quitclaim of Electric Easement, filed February 1, 2021, in Book 424, Page 3530, as Document No. 2021003530, records of Sandoval County, New Mexico.
- Vehicular Access Easement, by and between RRSC, LLC, a New Mexico limited liability company ("RRSC") and RPS Main & Temple, LLC, a New Mexico corporation ("RPS"), recorded on August 26, 2013 in Book 416, Page 23804 as Document No. 2013023804, Amendment filed March 10, 2022 in Book 425, page 7133 as Document No. 2022007133, records of Sandoval County, New Mexico.
- Declaration of Shared sign, Use, Parking and Easement Agreements by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded on June 18, 2021 in Book 424, Page 21660 as Document No. 2021021660, Amendment filed March 10, 2022 in Book 425, page 7133 as Document No. 2022007133, records of Sandoval County, New Mexico.
- Protected Area Agreement (Drive Aisles), by and between RRSC, LLC, a New Mexico limited liability company ("RRSC") and RPS Main & Temple, LLC, a New Mexico corporation ("RPS"), recorded August 6, 2014 in Book 417, Page 16111 as Document No. 2014016111, Amendment filed March 10, 2022 in Book 425, page 7134 as Document No. 2022007134, records of Sandoval County, New Mexico.
- Permanent Easement, and rights incident thereto, recorded February 2, 2021 in Book 424, Page 3736 as Document No. 2021003736, records of Sandoval County, New Mexico.
- Private Sewer Line Easement Agreement, and rights incident thereto, recorded January 29, 2021 in Book 424, Page 3298 as Document No. 2021003298, Records of Sandoval County, New Mexico.
- Amended and Restated Declaration Concerning Property Use and Maintenance, recorded July 16, 2015 in Book 418, Page 15683 as Document No. 2015015683, records of Sandoval County, New Mexico.
- Declaration Concerning Property Use and Maintenance, by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded February 16, 2015 in Book 418, Page 3133, as Document No. 2015003133, Records of Sandoval County, New Mexico.
- Notice of Rescission of Declaration Concerning Property Use and Maintenance, by RRSC, LLC, a New Mexico limited liability company ("RRSC"), recorded May 22, 2015 in Book 418, Page 11023, as Document No. 2015011023, Records of Sandoval County, New Mexico.
- Declaration of Cross-Access, Cross-Parking, Parking Allocation and Cross-Utility Easements recorded on June 16, 2020 in Book 423, Page 14527 as Document No. 2020014527, Amendment filed March 10, 2022 in Book 425, page 7192 as Document No. 2022007192, records of Sandoval County, New Mexico.
- Declaration of Use, Parking and Easement Agreements, by RRSC, LLC, a New Mexico limited liability company, dated March 8, 2022, recorded March 10, 2022 in Book 425, Page 7210 as Document No. 2022007210, records of Sandoval County, New Mexico.
- Reciprocal Access Easement, recorded August 26, 2013 in Book 416, Page 23810, as Document No. 2013023810, Records of Sandoval County, New Mexico.
- Easements and Restrictions Agreement, recorded April 23, 2009 in Book 412, Page 11067, as Document No. 2009011067, First Amendment to Easements and Restrictions Agreement, recorded July 9, 2009 in Book 412, Page 19710, as Document No. 2009019710, First Amendment to Easements and Restrictions Agreement, recorded August 18, 2009 in Book 412, Page 24575, as Document No. 2009024575, Second Amendment to Easements and Restrictions Agreement, recorded March 24, 2010 in Book 413, Page 6391, as Document No. 2010006391, records of Sandoval County, New Mexico.
- Declaration of Access and Parking Easement, recorded June 28, 2013 in Book 416, Page 17876, as Document No. 2013017876, re-recorded August 26, 2013 in Book 416, Page 23781, as Document No. 2013023781, Records of Sandoval County, New Mexico.

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66886 Albuquerque, New Mexico 87193 Phone: 505-897-3366



SOUTHERN BOULEVARD S.E.

135' DEDICATED PUBLIC RIGHT OF WAY

BOHANNAN HUSTON, INC. CONTROL
MONUMENT "LN CPT" (NAD83)
North=1,555,256.700'
East=1,531,413.269'
Elevation=5,119.286' (NAVD 88)

NEW MEXICO STATE HIGHWAY NO. 528
(PAT D'ARCO HIGHWAY)
200' DEDICATED PUBLIC RIGHT OF WAY

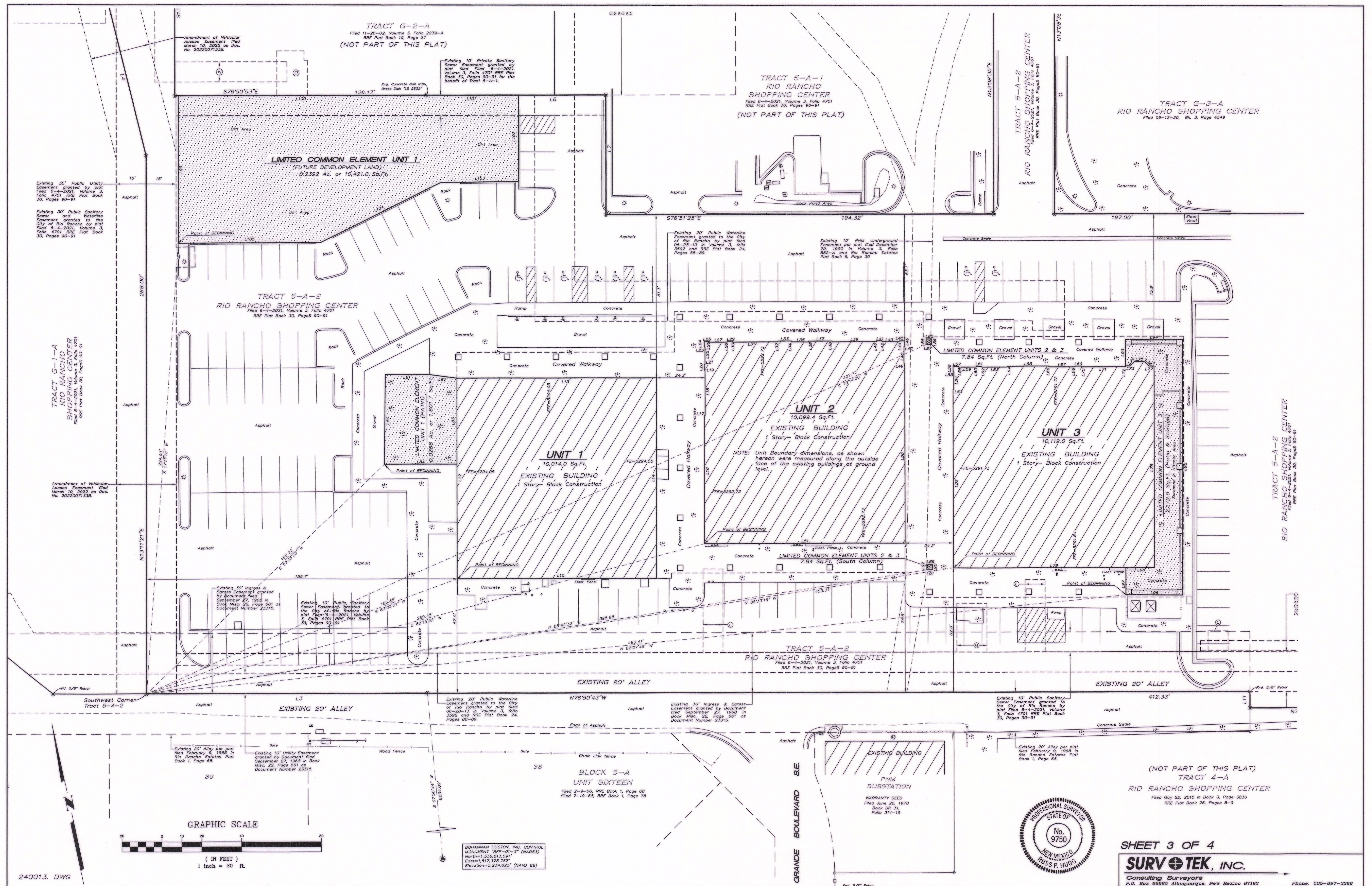
LINE TABLE				
LINE	LENGTH	BEARING		
L1	25.76	N76°53'57"W		
L2	22.88	S13°08'35"W		
L3	140.78	N76°50'43"W		
L4	130.07	N00°53'56"W		
L5	47.20	S89°42'36"E		
L6	89.96	S76°50'53"E		
L7	59.45	S13°08'35"W		
L8	26.77	N31°15'21"W		
L9	21.23	N11°32'52"E		
L10	52.00	S76°51'51"E		
L11	8.33	N13°09'17"E		

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
CT	49.86'	1099.92'	24.93'	49.85'	N78°52'33"W

(IN FEET)
1 inch = 50 ft.

KEYED EASEMENT INFORMATION

- Existing 5' Utility Easement granted by plat filed February 9, 1966 in Rio Rancho Estates Plat Book No. 1, Page 68
- Existing 20' Ingress and Egress Easement per Document Filed 10-7-71, Book Misc. 30, Page 804
- Existing Encroachment Easement Area granted by document filed April 23, 2009 in Book 412, Page 11067, as Document No. 200911067.
- Existing Access Easement Area granted by document filed April 23, 2009 in Book 412, Page 11067, as Document No. 200911067.
- Existing 10' Public Service Company of New Mexico (PNM) Underground Easement as shown on Plat Filed 12-29-90, Volume 3, Folio 882-A
- Existing First Amendment to Easements and Restrictions Agreement Allowable Access Easement Area granted by document filed August 18, 2009, as Document No. 2009024575. A 24' wide Additional Access Easement Area within said Allowable Access Easement Area is also granted by said document. Location of said Additional Access Easement Area is not defined.
- Existing Water Line Easement granted to the City of Rio Rancho by plat filed February 24, 2010 in Book 23, pages 37-38
- Existing 5' Public Utility Easement granted by plat filed February 24, 2010 in Book 23, pages 37-38
- Existing 10' Public Utility Easement granted by plat filed February 24, 2010 in Book 23, pages 37-38
- Existing 20' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, Folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- Existing 10' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, Folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- Existing 15' Public Waterline Easement granted to the City of Rio Rancho by plat filed June 28, 2013 in Vol. 3, Folio 3592 and RRE Plat Book 24, Pages 88 and 89.
- Existing 10' Public Service Company of New Mexico Underground Easement granted by plat filed December 24, 1990 in Volume 3, folio 882-A and in RRE Plat Book 6, Page 30.
- Existing Public Service Company of New Mexico Easement granted by plat filed November 26, 2002 in Volume 3, folio 2239-A and in RRE Plat Book 15, Page 27.



LEGAL DESCRIPTION - UNIT 1

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Southeasterly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears S 83°03'01"W, 165.85 feet distant; Thence,

N 13° 10'01"E , 100.06 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 50'10"E , 100.11 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 11'54"W , 100.06 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 49'54"W , 100.05 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 10,014.0 sq. ft. more or less.

LEGAL DESCRIPTION - UNIT 2

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Southerly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears S 88°15'32"W, 289.45 feet distant; Thence,

N 13° 08'27"E , 63.77 feet to a point, Thence,

S 76° 51'33"E , 0.40 feet to a point, Thence,

N 13° 08'27"E , 22.70 feet to a point, Thence,

N 76° 53'37"W , 0.40 feet to a point, Thence,

N 13° 08'27"E , 2.80 feet to a point, Thence,

S 76° 53'37"E , 0.40 feet to a point, Thence,

N 13° 08'27"E , 8.70 feet to a point, Thence,

N 76° 53'37"W , 0.40 feet to a point, Thence,

N 13° 08'27"E , 2.80 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 53'37"E , 2.80 feet to a point, Thence,

S 13° 08'27"W , 0.40 feet to a point, Thence,

S 76° 53'37"E , 8.80 feet to a point, Thence,

N 13° 08'27"E , 0.40 feet to a point, Thence,

S 76° 53'37"E , 2.80 feet to a point, Thence,

S 13° 08'27"W , 0.40 feet to a point, Thence,

S 76° 53'37"E , 22.70 feet to a point, Thence,

N 13° 08'27"E , 0.40 feet to a point, Thence,

S 76° 53'37"E , 6.76 feet to a point, Thence,

S 13° 06'23"W , 0.40 feet to a point, Thence,

S 76° 53'37"E , 8.60 feet to a point, Thence,

N 13° 06'23"E , 0.40 feet to a point, Thence,

S 76° 53'37"E , 11.77 feet to a point, Thence,

S 13° 06'23"W , 0.40 feet to a point, Thence,

S 76° 53'37"E , 22.20 feet to a point; Thence,

N 13° 06'23"E , 0.40 feet to a point, Thence,

S 76° 53'37"E , 2.80 feet to a point, Thence,

S 13° 06'23"W , 0.40 feet to a point, Thence,

S 76° 53'37"E , 8.64 feet to a point, Thence,

N 13° 08'27"E , 0.40 feet to a point, Thence,

S 76° 53'37"E , 2.80 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 08'27"W , 2.80 feet to a point, Thence,

N 76° 53'37"W , 0.40 feet to a point, Thence,

S 13° 08'27"W , 8.60 feet to a point, Thence,

S 76° 53'37"E , 0.40 feet to a point, Thence,

S 13° 08'27"W , 89.37 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 53'37"W , 100.66 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 10,099.4 sq. ft. more or less.

NOTE: Unit Boundary dimensions, as shown hereon were measured along the outside face of the existing buildings at ground level.

LEGAL DESCRIPTION - UNIT 3

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Southeasterly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears N 85°33'16"W, 409.31 feet distant; Thence,

N 13° 08'57"E , 89.00 feet to a point, Thence,

S 76° 51'03"E , 0.40 feet to a point, Thence,

N 13° 08'57"E , 8.78 feet to a point, Thence,

N 76° 51'03"W , 0.40 feet to a point, Thence,

N 13° 08'57"E , 2.80 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 51'03"E , 2.80 feet to a point, Thence,

S 13° 08'57"W , 0.40 feet to a point, Thence,

S 76° 51'03"E , 8.70 feet to a point, Thence,

N 13° 08'57"E , 0.40 feet to a point, Thence,

S 76° 51'03"E , 2.80 feet to a point, Thence,

S 13° 08'57"W , 0.40 feet to a point, Thence,

S 76° 51'03"E , 12.80 feet to a point, Thence,

N 13° 08'57"E , 0.40 feet to a point, Thence,

S 76° 51'03"E , 20.90 feet to a point, Thence,

S 13° 08'57"W , 0.40 feet to a point, Thence,

S 76° 51'03"E , 13.10 feet to a point, Thence,

N 13° 08'57"E , 0.40 feet to a point, Thence,

S 76° 51'03"E , 3.40 feet to a point, Thence,

S 13° 08'57"W , 0.40 feet to a point, Thence,

S 76° 51'03"E , 21.90 feet to a point, Thence,

N 13° 08'57"E , 0.35 feet to a point, Thence,

S 76° 51'03"E , 2.33 feet to a point, Thence,

N 58° 08'57"E , 3.14 feet to a point, Thence,

S 76° 51'03"E , 5.00 feet to a point, Thence,

S 31° 51'03"E , 3.20 feet to a point, Thence,

S 76°51'03" E , 2.50 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 08'57" W , 100.49 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 51'03" W , 100.71 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 10,119.0 sq. ft. more or less.

Said parcel contains 10,119.0 sq. ft. more or less.

HORIZONTAL UNIT BOUNDARIES FOR UNITS 1, 2, AND 3

2.2.1. Each Unit consists of the space within the boundaries defined in the legal description. The boundaries of a Unit are determined by and shall include:

a. The upper boundary of a Unit is the horizontal plane of the exterior surface(s) of the roof and roof surface serving the Unit's building structure including everything within the vertical plane which extends to the outermost vertical portion of any breezeway, patio, or partial under the roof as described above, and any equipment installed on the exterior surface of the roof, but excluding any shared roof drainage system.

b. The lower boundary of a Unit is the horizontal plane of the bottom surface of the slab, or footings and foundation, and any plumbing from the Unit to the main lines, water or sanitary sewer.

LEGAL DESCRIPTION - LCE UNIT 1 (FUTURE DEVELOPMENT LAND)

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Northwesterly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears S 171°7'31"W, 224.93 feet distant; Thence,

N 13° 11'21"E , 73.41 feet to a point on the Southerly line of Tract G-2-A, Rio Rancho Shopping Center as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Sandoval County, New Mexico on November 26, 2002 in Volume 3, Folio 2239-A, said point being the Northwest corner of the parcel herein described; Thence Southeasterly along said Southerly line of Tract G-2-A for the following two (2) courses:

S 76° 50'53"E , 124.50 feet to a point, Thence,

S 76° 50'53"E , 46.12 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 13'40"W , 42.93 feet to the Southeast corner of the parcel herein described; Thence,

N 77° 33'02"W , 39.14 feet to a point, Thence,

S 76° 47'03"W , 66.82 feet to a point, Thence,

N 77° 06'32"W , 71.61 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.2392 acre or 10,421.0 sq. ft. more or less.

LEGAL DESCRIPTION - LCE UNIT 1 (PATIO)

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Southeasterly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears S 59°25'25"W, 165.23 feet distant; Thence,

N 13° 44'59"E , 44.80 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 19'29"E , 22.21 feet to a point, Thence,

S 69° 36'11"E , 13.82 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 10'01"W , 42.83 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 52'17"W , 36.37 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.0368 acre or 1,601.7 sq. ft. more or less.

LEGAL DESCRIPTION - LCE UNIT 3 (PATIO AND STORAGE)

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a Easterly portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears N 82°27'49"W, 493.41 feet distant; Thence,

N 13° 08'57"E , 13.68 feet to a point, Thence,

S 76° 51'03"E , 14.26 feet to a point, Thence,

N 13° 08'57"E , 100.49 feet to a point, Thence,

N 76° 51'03"W , 2.50 feet to a point, Thence,

N 31° 51'03"W , 3.20 feet to a point, Thence,

N 76° 51'03"W , 5.00 feet to a point, Thence,

S 58° 08'57"W , 3.14 feet to a point, Thence,

N 76° 51'03"W , 2.33 feet to a point, Thence,

N 13° 08'57"E , 13.27 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 41'47"E , 28.52 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 09'23"W , 127.54 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 34'29"W , 28.45 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.0500 acre or 2,179.9 sq. ft. more or less.

LEGAL DESCRIPTION - LCE UNITS 2 AND 3 (NORTH COLUMN)

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears S 79°14'20"W, 427.77 feet distant; Thence,

N 13° 06'23"E , 2.80 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 53'37"E , 2.80 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 06'23"W , 2.80 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 53'37"W , 2.80 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 7.84 sq. ft. more or less.



CONDOMINIUM PLAT OF

RIO RANCHO SHOPPING CENTER
COMMERCIAL CONDOMINIUMS

(COMPRISING TRACT 5-A-2, RIO RANCHO SHOPPING CENTER)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

AUGUST , 2024

LEGAL DESCRIPTION - LCE UNITS 2 AND 3 (SOUTH COLUMN)

That certain parcel of land situate within the Town of Alameda Grant in projected Section 30, Township 12 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico being and comprising a portion of Tract 5-A-2, Rio Rancho Shopping Center as the same is shown and designated on the plat entitled "PLAT OF TRACTS 5-A-1, 5-A-2 AND G-1-A, RIO RANCHO SHOPPING CENTER (BEING A REPLAT OF TRACT 5-A AND G-1-A, RIO RANCHO SHOPPING CENTER) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on June 4, 2021 in Volume 3, Folio 4701 and in Rio Rancho Estates Plat Book 30, pages 90-91 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described whence the Southwest corner of said Tract 5-A-2 bears N 85°42'32"W, 395.98 feet distant; Thence,

N 13° 06'23"E , 2.80 feet to the Northwest corner of the parcel herein described; Thence,

S 76° 53'37"E , 2.80 feet to the Northeast corner of the parcel herein described; Thence,

S 13° 06'23"W , 2.80 feet to the Southeast corner of the parcel herein described; Thence,

N 76° 53'37"W , 2.80 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 7.84 sq. ft. more or less.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
CT	49.86'	1095.92'	24.93'	49.85'	N78°52'33"W
					DELTA
					2°36'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.76	N76°53'57"W
L2	22.88	S13°08'35"W
L3	140.78	N76°50'43"W
L4	130.07	N00°53'56"W
L5	47.20	S89°42'35"E
L6	89.96	S76°50'53"E
L7	59.45	S13°08'35"W
L8	26.77	N31°15'21"W
L9	21.23	N11°32'57"E
L10	52.00	S76°51'51"E
L11	8.33	N13°08'12"E
L12	100.06	N13°10'01"E
L13	100.11	S76°50'10"E
L14	100.06	S13°11'54"W
L15	100.05	N76°49'54"W
L16	63.77	N13°08'27"E
L17	0.40	S76°51'33"E
L18	22.70	N13°08'27"E
L19	0.40	N76°53'37"W
L20	2.80	N13°08'27"E
L21	0.40	S76°53'37"E
L22	8.70	N13°08'27"E
L23	0.40	N76°53'37"W
L24	2.80	S76°53'37"E
L25	2.80	S76°53'37"E
L26	0.40	S13°08'27"W
L27	8.80	S76°53'37"E
L28	0.40	N13°08'27"E
L29	2.80	S76°53'37"E
L30	0.40	S13°08'27"W
L31	22.70	S76°53'37"E
L32	0.40	N13°08'27"E
L33	6.76	S76°53'37"E
L34	0.40	S13°06'23"W
L35	8.60	S76°53'37"E
L36	0.40	N13°06'23"E
L37	11.77	S76°53'37"E
L38	0.40	S13°06'23"W
L39	22.20	S76°53'37"E
L40	0.40	N13°06'23"E
L41	2.80	S76°53'37"E
L42	0.40	S13°06'23"W
L43	8.64	S76°53'37"E
L44	0.40	N13°08'27"E
L45	2.80	S76°53'37"E
L46	0.40	S13°08'27"W
L47	22.70	S76°53'37"E
L48	8.60	S13°08'27"W
L49	0.40	S76°53'37"E
L50	89.37	N13°08'27"W