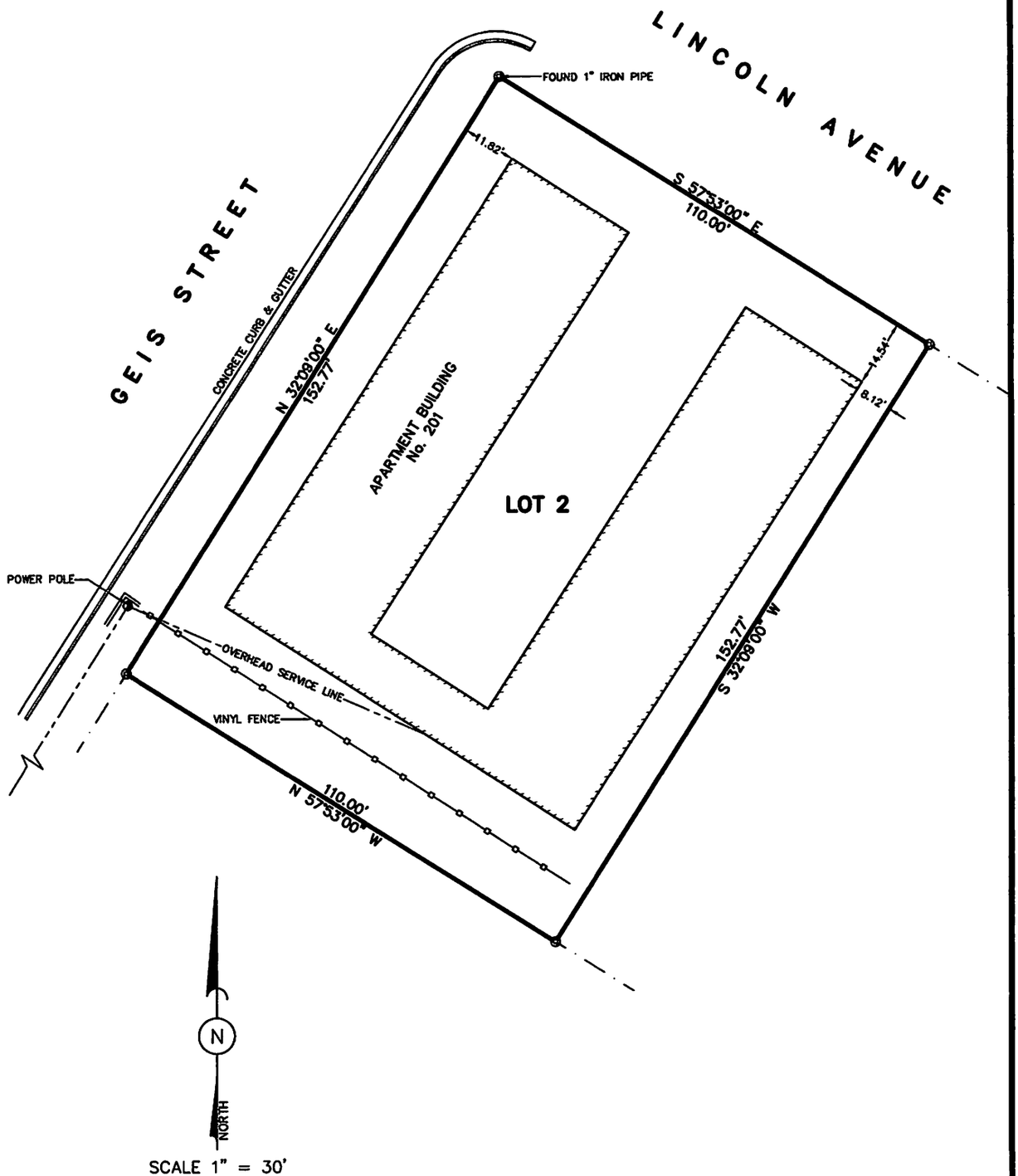
EXHIBIT A
IMPROVEMENT LOCATION REPORT

A TRACT OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF GRANTS, CIBOLA COUNTY, NEW MEXICO, KNOWN AS LOT 2 OF THE LEATHERWOOD-ZERMAS TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SIERRA MIRADA ADDITION TO THE CITY OF GRANTS, CIBOLA COUNTY, NEW MEXICO, FROM WHENCE THE NORTHWEST CORNER OF SIERRA MIRADA ADDITION BEAR N. 57 DEG. 53' W., A DISTANCE OF 160 FEET, WHICH POINT IS MARKED ON THE GROUND BY A 1 ¼" STEEL PIN; THENCE N 32 DEG. 09' E., ALONG THE EST LINE OF GEIS STREET EXTENDED, A DISTANCE OF 152.77 FEET TO A POINT ON THE SOUTH LINE OF LINCOLN AVENUE EXTENDED: THENCE S. 57 DEG. 53' E., A DISTANCE OF 110.00 FEET TO A POINT; THENCE S. 32 DEG. 09' W., A DISTANCE OF 152.77 FEET TO A POINT ON THE NORTH LINE OF SIERRA MIRADA ADDITION; THENCE N. 57 DEG. 53' W., A DISTANCE OF 110.00 FEET TO A POINT, THE POINT OF BEGINNING.



SCALE 1" = 30'
DRAWN BY: SDR
07/19/2023
23-0464.DWG

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNERS TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY

H·S·S HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:
TITLE COMPANY ALLIANCE ABSTRACT & TITLE, LLC *UNDERWRITER* _____
LENDER N/A *that on* JULY 19, 2023
I made an inspection of the premises situated at 201 LINCOLN AVENUE
GRANTS, CIBOLA *County, New Mexico*
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat. (including filing information if the plat is a filed plat).
PLAT NAME THE LEATHERWOOD-ZERMAS TRACT
Filing Date, _____ *Volume* _____ *Folio:* _____

GENERAL NOTES:
The error of closure for this property is one (1) foot of error for every N/A *feet along the perimeter of the legal description provided.*
Easements shown hereon are listed in the Title Commitment No N/A *provided by the Title Insurance Company shown above.*
See Exhibit "A" to the Improvement Location Report for a complete Legal Description and Sketch of the property in question. (Page 2 of 2)
Improvement location is based on previous property surveys. No monuments were set with this inspection report.
This Tract is subject to all Easements, Restrictions and Reservations of record which pertain to the property in question.
This report is not to be relied upon for the establishment of fences, buildings and/or other future improvements.

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

1: Evidence of rights-of-ways, old highways or abandoned roads, lanes, trails or driveways sewer drains, water, gas or oil pipelines on or crossing the property in question.
NONE.

2: Springs, streams, rivers, ponds or lakes located on or bordering on or through the property in question.
NONE.

3: Evidence of cemeteries or family burial grounds located on the property in question.
NONE.

4: Overhead Utility poles, anchors, pedestals, wires or lines overhanging or crossing the property in questions and serving other properties.
SEE SKETCH IFANY.

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

6: Apparent encroachments. If buildings, projections or cornices thereof, or signs affixed thereto, fences, walls or other indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhanging the property in question.
SEE SKETCH IF ANY

7: Specific physical evidence of boundary lines on all sides of the property in question.
SEE SKETCH (PAGE 2 OF 2).

8. Is the property in question improved?
YES.

9: Indications of recent building construction, alterations or repairs:
NONE.

10: Approximate distances of structure or structures from at least two (2) property lines.
SEE SKETCH (PAGE 2 OF 2).

Anthony L. Harris (Surveyor) N.M.P.M. # 11463

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.

