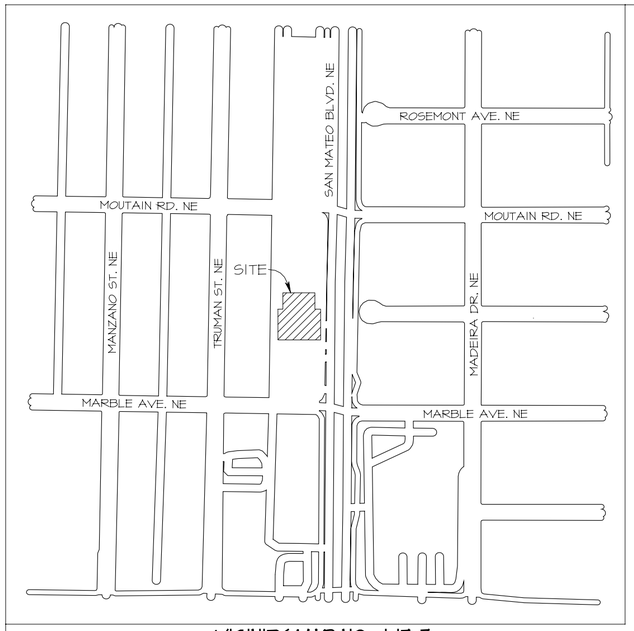
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
OF
LOTS 17, 18, A, B, C AND D
PUEBLO ALTO ADDITION
PROJECTED SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023



VICINITY MAP NO. J-17-Z

NOTES:

1. THIS SURVEY IS BASED UPON SUBDIVISION EVIDENCE AND EXISTING SURVEYS AFFECTING SUBJECT PARCEL. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN TITLE COMMITMENT NO. 2813941-ALOI, DATED JUNE 5, 2023
2. LENDER: SECURED UNDER LOAN AGREEMENT
3. OWNER: NMLS PROPERTY MANAGEMENT LLC
4. FIELDWORK PERFORMED: JUNE 12 , 2023
5. DISTANCES ARE GROUND DISTANCES.
6. ZONING: MX-L MIXED-USE
7. GROSS ACREAGE: 0.5053 AC (22,011.79 SQUARE FEET)
8. BEARINGS AND DISTANCES BASED UPON RECORDED PLAT FILED IN THE COUNTY CLERKS OFFICE, BERNALILLO COUNTY ON JANUARY 12, 1993, IN PLAT BOOK 93C, FOLIO 11.
9. RECORD BEARINGS AND DISTANCES IN PARENTHESIS.
10. ALL CORNERS SET WITH 1/2" REBAR AND CAP LS-14828 UNLESS OTHERWISE INDICATED.
11. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE IN A ZONE "X", AREA OF MINIMAL FLOOD HAZARD, PER F.I.R.M. PANEL NUMBERED 35001C0354 H, LAST REVISION DATE AUGUST 16, 2012. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. NO EVIDENCE OF CEMETERIES WERE OBSERVED ON OR AROUND SUBJECT PROPERTY.
14. NO EVIDENCE OF PRIOR USE AS A DUMP OR LANDFILL WAS OBSERVED ON SUBJECT PROPERTY.
15. THERE ARE CURRENTLY NO PLANNED ROAD WIDENING OR SIDEWALK PROJECTS THAT WOULD REQUIRE RIGHT OF WAY FROM SUBJECT PROPERTY.
16. PARKING
    HANDICAP: 1
    REGULAR: 35
    TOTAL: 36
17. ENCROACHMENTS
    THE NORTHERLY SIGN IS 0.5' INSIDE STREET RIGHT OF WAY.
    THE SOUTHERLY SIGN IS 4.9' INSIDE STREET RIGHT OF WAY.

LEGAL DESCRIPTION:

PARCEL 1:

LOTS LETTERED "A", "B", "C" AND "D" IN BLOCK NUMBERED EIGHT (8) OF PUEBLO ALTO, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 13, 1954, IN PLAT BOOK C2, PAGE 186.

PARCEL 2:

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) OF TRACT NUMBERED EIGHT (8) OF PUEBLO ALTO, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 1953, IN PLAT BOOK C2, PAGE 163.

SCHEDULE B II NOTES:

8. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
9. RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 22, PAGE 624, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
   (AFFECTS PROPERTY, UNABLE TO SHOW)
10. EASEMENT(S) RESERVED ACROSS THE LAND, COVENANTS AND CONDITIONS AS SHOWN AND NOTED ON THE RECORDED PLATS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 13, 1954, IN PLAT BOOK C2, PAGE 186, (PARCEL 1) AND FILED ON MAY 22, 1953, IN PLAT BOOK C2, PAGE 163, (PARCEL 2).
11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN REAL ESTATE CONTRACT EXECUTED BY RICK SCHMILLE AND JUDITH G. SCHMILLE, HUSBAND AND WIFE, (CONTRACT SELLER'S) TO 1301 SAN MATEO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, (CONTRACT PURCHASER'S), FILED JUNE 28, 2022, RECORDED IN DOCUMENT NO. 2022061374; RE-RECORDED ON JULY 12, 2022, IN DOCUMENT NO. 2022065466; AMENDED BY THAT CERTAIN SCRIVENER'S ERROR AFFIDAVIT, FILED ON JUNE 1, 2023, IN DOCUMENT NO. 2023034105 AND FURTHER BEING AMENDED BY THAT CERTAIN AMENDMENT TO REAL ESTATE CONTRACT, FILED ON _____, 2023, IN DOCUMENT NO. 2023_____, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. TERMS AND CONDITIONS OF THAT CERTAIN REAL ESTATE CONTRACT OR MEMORANDUM THEREOF, EXECUTED BY AND BETWEEN 1301 SAN MATEO, LLC, AS OWNER(S), AND NMLS PROPERTY MANAGEMENT LLC, AS PURCHASER(S), DATED _____ , FILED _____ , AS DOCUMENT NO. 2023_____ , RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. ANY MATTER ARISING AFTER THE DATE HEREOF WHICH COULD ADVERSELY AFFECT THE TITLE OF THE INSURED HEREUNDER BY REASON OF NON-DELIVERY OF PROPER DEED OR DEEDS CONVEYING TITLE TO SUBJECT PROPERTY TO THE ASSURED HEREUNDER AND THE EFFECT OF NON-DELIVERY OF SUBJECT DEED OR DEEDS; AND ANY CONDITION CONTAINED IN ANY REAL ESTATE CONTRACT AND/OR ASSIGNMENT OF ANY REAL ESTATE CONTRACT AFFECTING THE SUBJECT PROPERTY.
14. RIGHTS OF TENANT(S) IN THE LAND, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANT(S).

SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
LS PROPERTY MANAGEMENT LLC
1301 SAN MATEO, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS AND INCLUDE ITEMS No'S (NONE PROVIDED) OF TABLE A THEREOF.

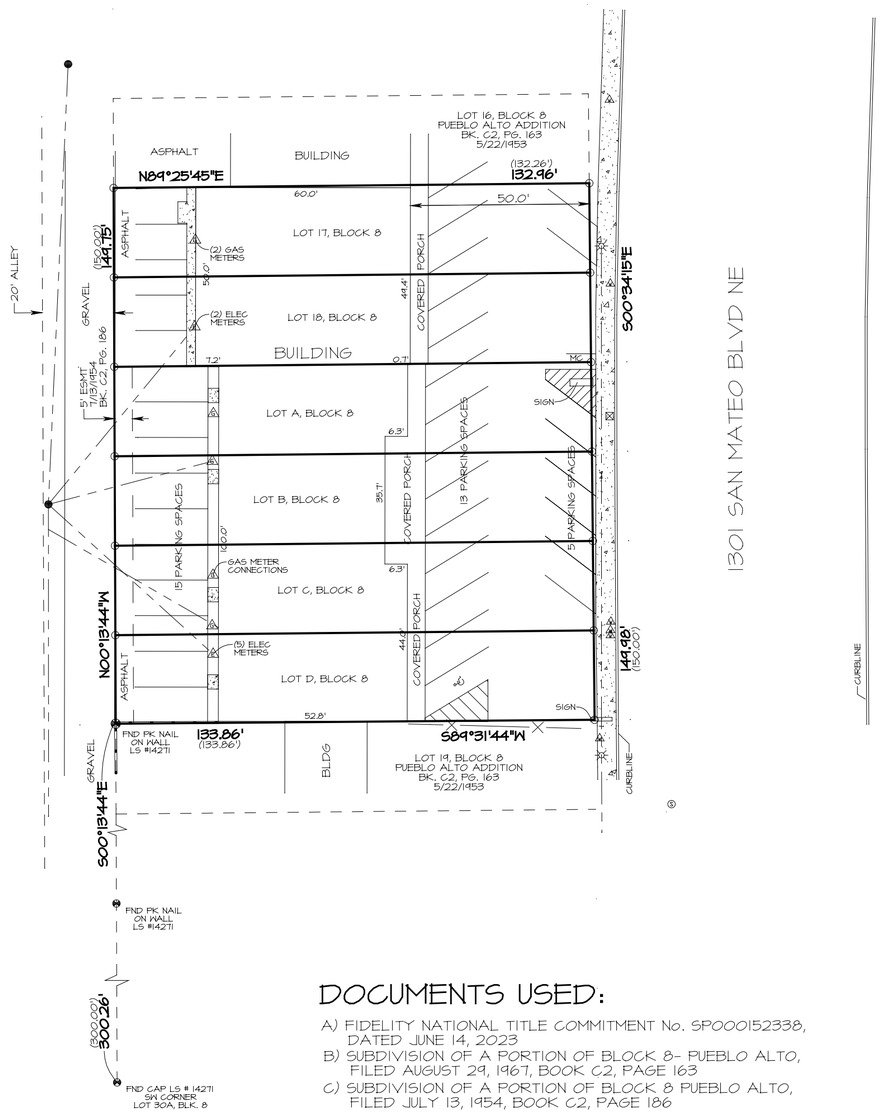
JENNIE B. STONESIFER
N.M.R.L.S. #14828

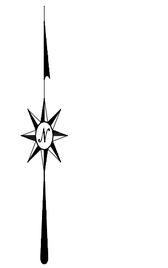
6/21/2023
DATE

JENNIE B. STONESIFER
NEW MEXICO
14828
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- WATER METER
- ELEC METER
- GAS METER
- SEWER
- HANDICAP
- LIGHT POLE
- LID
- FOUND CORNER
- POWER POLE
- SET CORNER
- OVERHEAD UTILITIES
- FENCE LINE
- CONCRETE
- BLOCK WALL





DOCUMENTS USED:

A) FIDELITY NATIONAL TITLE COMMITMENT No. SP000152338, DATED JUNE 14, 2023
B) SUBDIVISION OF A PORTION OF BLOCK 8- PUEBLO ALTO, FILED AUGUST 29, 1967, BOOK C2, PAGE 163
C) SUBDIVISION OF A PORTION OF BLOCK 8 PUEBLO ALTO, FILED JULY 13, 1954, BOOK C2, PAGE 186

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