



THE SURVEY OFFICE, LLC

333 Lomas Blvd., NE Albuquerque, New Mexico 87102
(505) 998-0303 Fax (505) 998-0305
INFO@THESURVEYOFFICE.COM

IMPROVEMENT LOCATION REPORT

Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements. This is not a Boundary Survey.

THIS IS TO CERTIFY TO: FIRST AMERICAN TITLE INSURANCE COMPANY
TO UNDERWRITER: FIRST AMERICAN TITLE INSURANCE COMPANY
TO LENDER: Century Bank

that on April 7, 2017 I made an inspection of the premises situated at Bernalillo COUNTY, New Mexico, briefly described as :1509, 1511, 1512 & 1521 Broadway S.E, Albuquerque, NM 87102.

NOTE: The error of closure is one foot of error for every 10,000 OR MORE feet along the perimeter of the legal description provided. Easements shown hereon are as listed in Title Commitment No. FT2124876-AL11- Michelle Gallegos - Effective Date: March 21 2017.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat:

LEGAL DESCRIPTION:

PARCEL 1

LOT NUMBERED THREE (3) IN BLOCK LETTERED "L" OF THE EASTERN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN MAP BOOK C1, FOLIO 171.

PARCEL 2

LOT NUMBERED FOUR (4) IN BLOCK LETTERED "L" OF THE EASTERN ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE COURT AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, OCTOBER 24, 1888.

PARCEL 3

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK LETTERED "L" OF THE EASTERN ADDITION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 31, 1882 IN MAP BOOK C1, FOLIO 171, EACH LOT BEING FIFTY (50) FEET IN WIDTH FROM NORTH TO SOUTH ALONG BROADWAY AVENUE AND ONE HUNDRED FORTY-TWO (142) FEET IN DEPTH FROM EAST TO WEST FROM BROADWAY AVENUE TO THE ALLEY.
BEING ALSO THE IDENTICAL TRACT OF LAND DESCRIBED AS LOTS NUMBERED NINE (9) TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK LETTERED "L" OF THE EASTERN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON A PLAT CERTIFIED BY RAMONA MONTOYA, WHO SERVED AS COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AT VARIOUS TIMES BETWEEN 1940 AND 1960, AS BEING A COPY OF THE MAP FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER ON MAY 31, 1882, EACH LOT BEING SHOWN THEREON AS BEING TWENTY-FIVE (25) FEET IN WIDTH FROM NORTH TO SOUTH ALONG BROADWAY AND ONE HUNDRED FORTY-TWO (142) FEET IN DEPTH FROM EAST TO WEST FROM BROADWAY TO THE ALLEY.

BEING ALSO DESCRIBED AS TRACT OF LAND ON THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AND DAN AVENUE, FORMERLY MASS AVENUE OR MASSACHUSETTS AVENUE, IN THE CITY OF ALBUQUERQUE, NEW MEXICO, MEASURING ONE HUNDRED (100) FEET FROM NORTH TO SOUTH ALONG BROADWAY, WITH THE NORTHERLY BOUNDARY PARALLEL TO THE NORTH LINE OF DAN AVENUE AND MEASURING ONE HUNDRED FORTY-TWO (142) FEET FROM EAST TO WEST WITH THE WESTERLY BOUNDARY ON THE ALLEY AND PARALLEL TO THE WESTERLY LINE OF BROADWAY.

SEE EXHIBIT

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

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe line on or crossing said premises (show location, if none visible, so indicate):

SEE EXHIBIT

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

NONE VISIBLE

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

NONE VISIBLE

IMPROVEMENT LOCATION REPORT

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location);

SEE EXHIBIT

5. Joint driveways or walkways, joint garages, party walls or right of support, steps or roofs used in common or joint garages:

SEE EXHIBIT

6. Apparent encroachments. If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

SEE EXHIBIT

7. Specific physical evidence of boundary lines on all sides:

SEE EXHIBIT

8. Is the property improved? (if structure appears to encroach or appears to violate set back lines, show approximate distances):

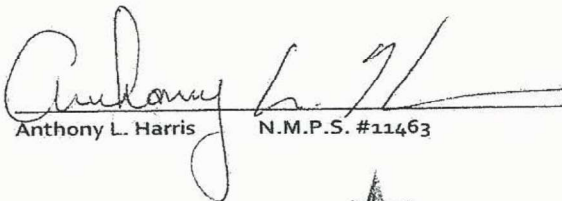
EXISTING RESIDENTIAL DWELLING AS SHOWN ON EXHIBIT

9. Indications of recent building construction, alterations or repairs:

NONE EVIDENT


10. Approximate distance of structures from at least two lot lines must be shown:

SEE EXHIBIT


Anthony L. Harris N.M.P.S. #11463

4/12/17

Date


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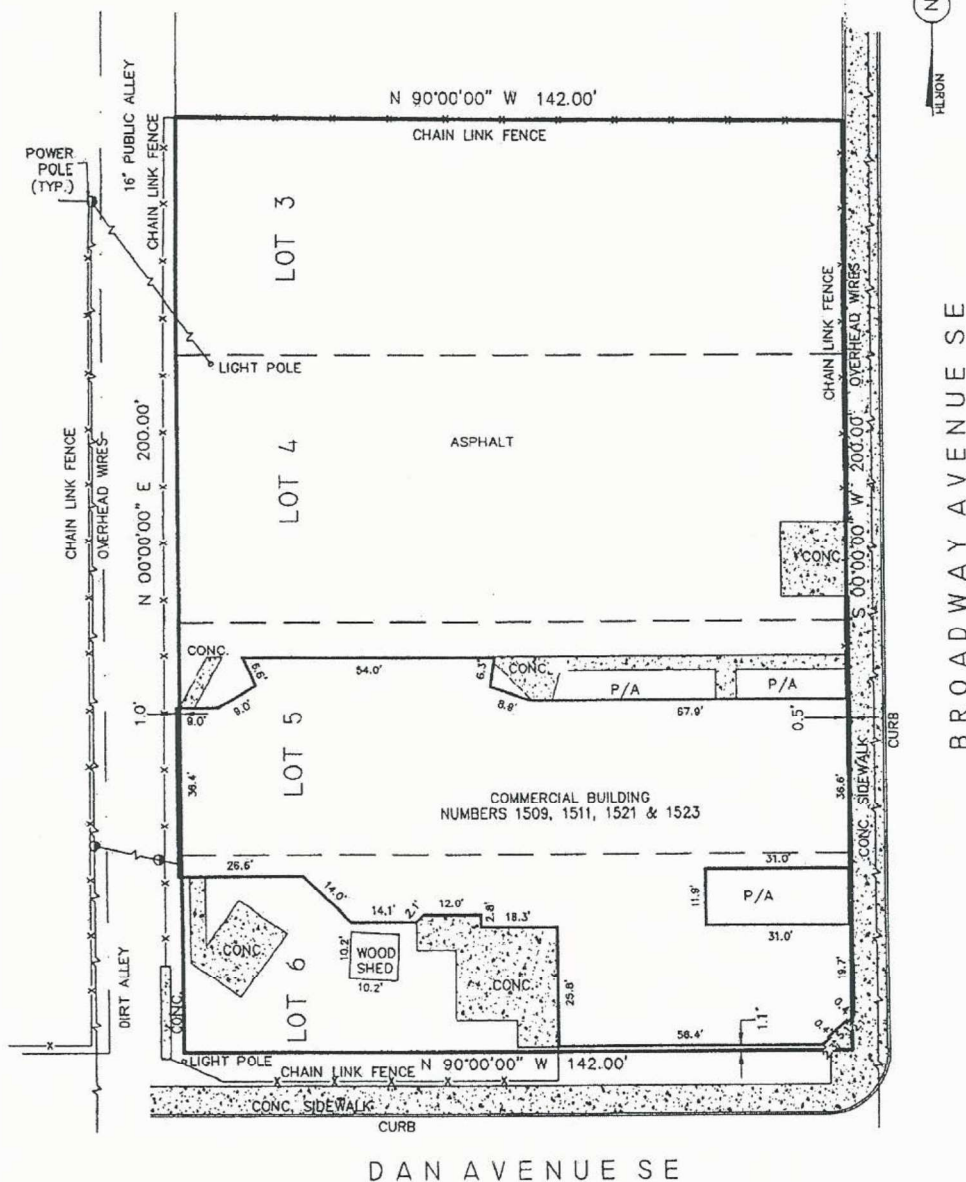


Ok-exceptions added
to commitment-affirm
to lender.Ray G.
4.27.2017

"EXHIBIT"

SCALE 1" = 30'
DRAWN BY: DMG
04/10/2017
17-0277b.DWG

Ken C



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

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ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
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IMPROVEMENT LOCATION REPORT OF LOTS 3, 4, 5, & 6
EASTERN ADDITION TO THE CITY OF ALBUQUERQUE, NM
BERNALILLO COUNTY, NEW MEXICO