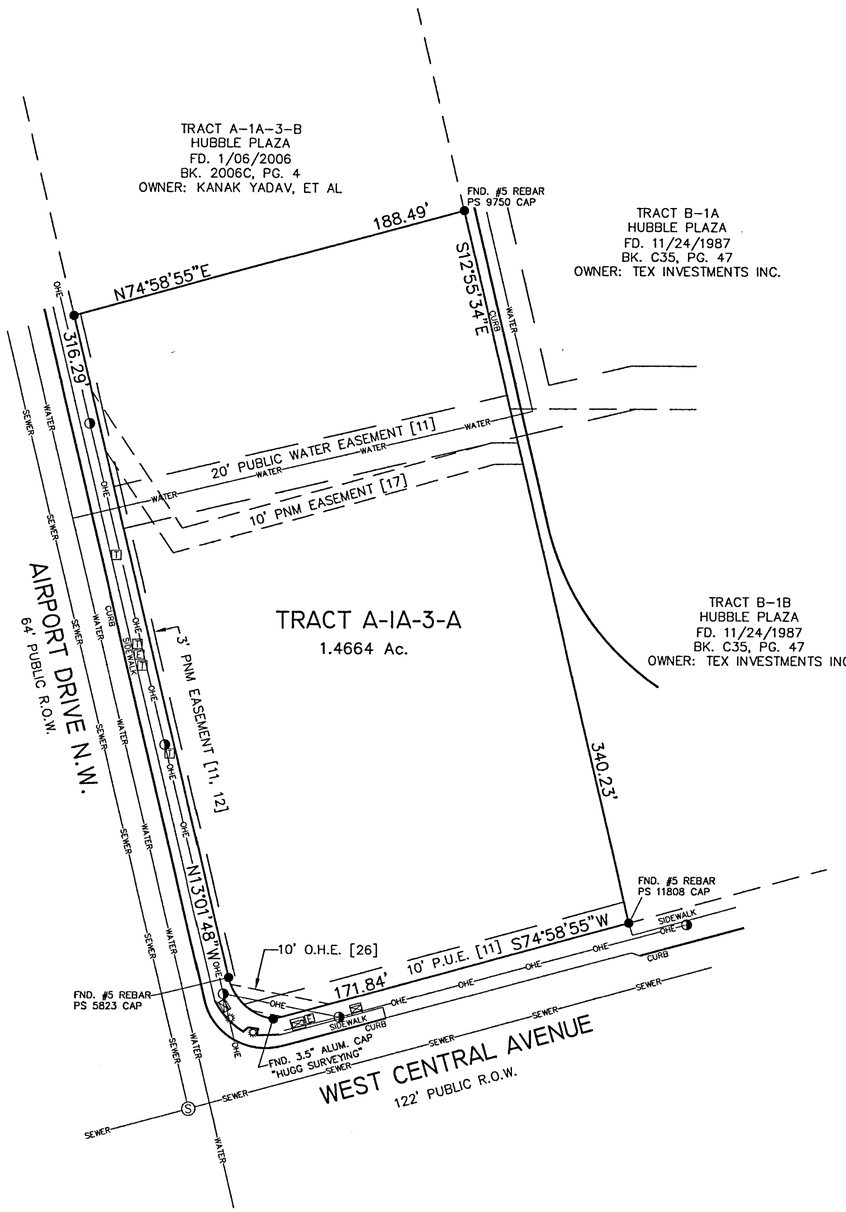
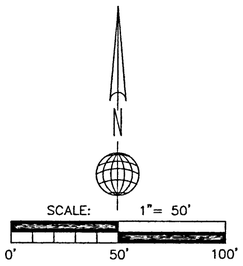
ALTA/NSPS Land Title Survey
of
Tract A-1A-3-A, HUBBLE PLAZA
Town of Atrisco Grant
projected Section 22, T.10N., R.2E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico

SYMBOLS LEGEND

- = ANCHOR
- = BLOCK WALL
- = CABLE RISER
- = CENTERLINE
- = DRAINAGE MANHOLE
- = DROP INLET
- = DUMPSTER
- -OHE- = ELECTRIC LINE OVERHEAD
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC POLE
- = ELECTRIC RISER/TRANSFORMER
- —x— = FENCE
- = FIBER OPTIC RISER
- = FIRE HYDRANT
- -GAS- = GAS LINE
- = GAS METER
- = GAS VALVE
- = HANDICAP PARKING SPACE
- = LIGHT POLE
- = PROPERTY LINE
- = SEWER CLEANOUT
- = SEWER MANHOLE
- = SEWER SERVICE
- —SEWER— = SEWER LINE
- = TELEPHONE RISER
- = TELEPHONE MANHOLE
- = TRAFFIC FLOW
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL BOX
- = TREE (UNSPECIFIED)
- = WATER MANHOLE
- —WATER— = WATER LINE
- = WATER METER
- = WATER VALVE
- = WELL



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.11	25.04	68°53'51"	S47°28'30"E	28.33



SURVEYOR'S CERTIFICATE:
To: Kanak Yadev,
To: United Business Bank,
To: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 8, 9,11, 13 and 16 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification, and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on April 4, 2019.

Date of certification: April 19, 2019

Gary E. Gritsko, N.M.Professional Surveyor No. 8686

GARY E. GRITSKO
NEW MEXICO
8686
LICENSED PROFESSIONAL SURVEYOR

PROPERTY ADDRESS: 6921 Central Avenue N.W., Albuquerque, NM (vacant land)
UPC#: 1-010-057-410-265-101-09

LEGAL DESCRIPTION:
Tract "A-1A-3-A" of Hubble Plaza (being a Replat of Tract A-1A-3, Hubble Plaza) within the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2006, in Plat Book 2006C, page 4.

NOTES:
1. Distances shown hereon are horizontal ground distances in feet.
2. Bearings are based on the plat of Hubble Plaza (Bk. 2006C, Pg. 4), as monumented by found corners.
3. Record measurements are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus " ●" are set #4 rebar w/cap stamped "G. Gritsko, PLS 8686", unless otherwise shown.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0329H, effective date August 16, 2012.
6. ZONING; Property is designate MX-M (Mixed Use-Moderate Intensity) per City of Albuquerque Integrated Development Ordinance. Old Zone designation: C-2. No zoning report was provided to this surveyor.
7. There was no observed evidence of current earth moving work, building construction or building additions.
8. Reference documents:
   a. First American Title commitment No. 2393292-AL04, dated March 29, 2019
   b. Plat of Hubble Plaza filed 1/06/2006 in Bk. 2006C, page 4.

EASEMENTS:
per Schedule B, Section 2 of Title commitment dated March 29, 2019 [item #]

[10]. Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Book Misc. 662, Page 512 as Document No. 792391; in Book Misc. 373A, page 732 as Document No. 8665812; in Book Misc. 389A, page 506 as Document No. 8682411; in Book 9118, page 7805 as Document No. 91088336; in Book 9329, page 9337 as Document No. 93118960; in Book 944, page 9146 as Document No. 94016974; in Book 9623, page 5132, as Document No. 96095287; and in Book 9736, page 5914 as Document No. 97137039.
AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED

[11]. Easement reserved across the land, covenants and conditions as noted and as shown on the recorded plats, filed on September 29, 1987 in Plat Book C34, folio 166; on June 4, 1992 in Plat Book 92C, folio 108; and on January 6, 2006 in Plat Book 2006C, folio 4.
AFFECTS SUBJECT PROPERTY, PLOTTED

[12]. Easement granted to Public Service Company of New Mexico, filed April 4, 1973, in Book Misc. 306, page 406, as Document No. 44282. AFFECTS SUBJECT PROPERTY, PLOTTED

[13]. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed September 5, 1974 in Book Misc. 385, page 375, as Document No. 28120. DOES NOT AFFECT SUBJECT PROPERTY

[14]. Grant of Easement for Drain Lines to the City of Albuquerque, filed September 15, 1987, recorded in Book Misc. 959, page 92, as Document No. 8748487.
DOES NOT AFFECT SUBJECT PROPERTY

[15]. Easement granted to the City of Albuquerque, filed March 16, 1988, recorded in Book Misc. 598A, Page 796 as Document No. 8822421. DOES NOT AFFECT SUBJECT PROPERTY

[16]. Right of way and Easement granted to Gas Company of New Mexico, filed March 17, 1988, recorded in Book Misc. 559A, Page 235, as Document No. 8822752.
DOES NOT AFFECT SUBJECT PROPERTY

[17]. Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed March 31, 1988, recorded in Book Misc. 604A, page 570.
AFFECTS SUBJECT PROPERTY, PLOTTED

[18]. Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed November 9, 1988, recorded in Book Misc. 683A, page 632.
DOES NOT AFFECT SUBJECT PROPERTY

[19]. Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed March 17, 1989, recorded in Book Misc. 726A, page 336.
DOES NOT AFFECT SUBJECT PROPERTY

[20]. Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed September 19, 1989, recorded in Book Misc. 790A, page 496.
DOES NOT AFFECT SUBJECT PROPERTY

[21]. Right of way Easement granted to Mountain States Telephone and Telegraph Company, filed November 17, 1989, recorded in Book Misc. 810A, page 200.
DOES NOT AFFECT SUBJECT PROPERTY

[22]. Deed of Easement for Drainage, filed February 19, 1993, recorded in Book 93-4, page 6165, as Document No. 93017007. AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET IN NATURE

[23]. Deed of Easement for Drainage, filed May 12, 1993, recorded in Book 93-12, page 2086, as Document No. 93048842. UNABLE TO DETERMINE, DOCUMENT MISSING EXHIBITS A & B

[26]. Overhead Easement granted to Public Service Company of New Mexico and Qwest Corporation, filed January 31, 2006, recorded in Book A111, Page 3711, as Document No. 2006013777.
AFFECTS SUBJECT PROPERTY, PLOTTED

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO.:19-108