Items Corresponding to Schedule B

(2) Easements, or claims of easements, not shown by the public records.
This item may affect subject property but is not plotted due to lack of documentation.

(16) Easement(s) and rights incidental thereto granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed June 26, 1959, recorded June 26, 1959, Book D 488, Page 131, of Official Records.
This item may affect subject property but cannot be plotted due to illegible document provided

(17) Easements as contained on recorded Plats filed July 28, 1998, in Book 98-C, page 223, and plat filed June 28, 2000, in Book 2000-C, page 169, records of Bernalillo County, New Mexico. This item affects subject property and is plotted hereon.

(18) Access Easement as Contained in Warranty Deed from McLeod Realty Inc., a New Mexico corporation, as to an undivided 1/2 interest and Walker Broadway Partners, a New Mexico General Partnership, as to an undivided 1/2 interest, to Albuquerque Asphalt Inc., a New Mexico corporation dated September 30, 1998, filed July 24, 2000, in Book A-8, page 1226, as Document No. 200-071508, records of Bernalillo County, New Mexico.
This item is not plotted as it encompasses the entire subject tract and the northerly 1/2 of James Allen Place, a public street.

Zoning Information

Status	Current zoning dated January 12, 2006		District	M-1 Lite Manufacturing
ITEM	REQUIRED	OBSERVED	Source of Information	City of Albuquerque
Permitted Use	Wholesale Warehouse	Wholesale Warehouse	Address Person Contacted	Address N.A.
Minimum Lot Area	N.A.	N.A.	Date Contacted	Date Contacted
Minimum Frontage	N.A.	N.A.	Phone/Fax Number	N.A.
Minimum Lot Width	100'	100'	Email Address	N.A.
Maximum Building Coverage	50%	17%		All information Available online at cabq.gov
Minimum Setbacks: Front	5'	102.6'		
Side	0'	10.8'		
Rear	N.A.	218.7'		
Maximum Building Height	36'	28.6'		
Parking Regular	24	29		
Handicap	2	2		
Total	26	31		

Statement of Encroachments

(A) Fence to adjacent property encroaches 10' onto subject property.

Utility Notes

(UN1) The location of utilities shown hereon are from observed evidence of above ground appurtenences only. The surveyor was not provided with underground plans or subsurface ground markings to determine the location of subterranean uses.

Miscellaneous Notes

(MN1) Dimensions on this plat are indicated in feet and decimal parts thereof. All monuments found are tagged with an aluminum tag impressed "PS 7240."

(MN2) Bearings and/or distances in parentheses are record based on record legal description.

(MN3) There are 28 regular parking spaces and 2 handicapped parking spaces and 82 semi trailer parking spaces delineated on the property.

(MN4) Per table A, Item 16, there is no observeable evidence of earth moving work, building construction, or building additions within recent months.

(MN5) Per table A, Item 17, there is no evidence of street right-of-way changes, past, present of future.

(MN6) Per table A, Item 18, there is no evidence of site use as a solid waste dump, sump or sanitary landfill.

(MN7) Observed address is 8725 Broadway Blvd. SE.

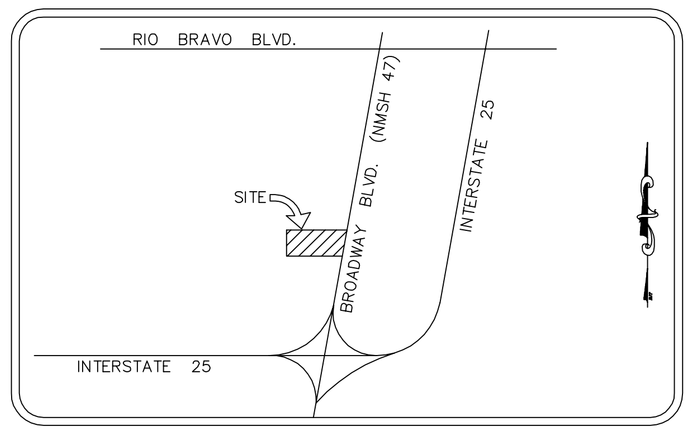
(MN8) The area of the site is 229,897 Sq. Ft. or 5.278 Acres.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map,Community Panel No. 35001C0533E, which bears an effective date of NOV. 19, 2003 and is not in a Special Flood Hazard Area. By telephone call dated DEC. 4, 2006 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

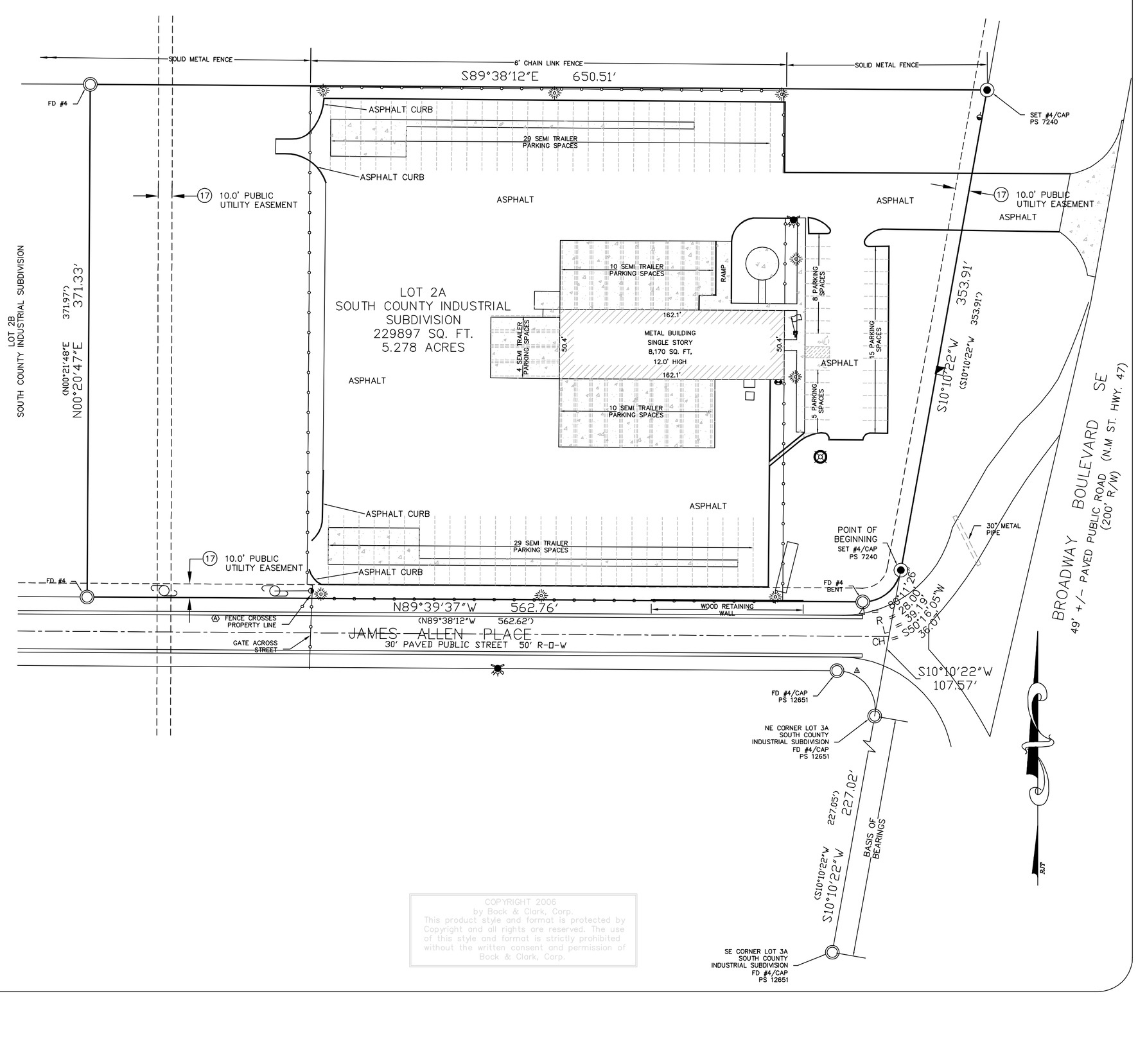
Legend of Symbols & Abbreviations

Power Pole
Power Pole w/Light
Light Pole
Telephone Pole
Guy Wire
Sight Light
Ground Light
Electric Manhole
Telephone Manhole
Telephone Pedistal
Electric Meter
Cable Box
Flag Pole
Sign (As Noted)
Well Head
Satelite Dish
Tower
Water Valve
Fire Hydrant
Siamese Fire Hydrant
Water Manhole
Water Meter Pit
Water Meter
Air Conditioner Unit
Storm Mahole
Storm Inlet (Square)
Storm Inlet (Round)
Curb Storm Inlet
Storm Pipe
Sanitary Sewer
Sanitary Clean Out
Gas Valve
Gas Manhole
Gas Meter
Gas Marker
Indicates Handicapped Parking

N. North
S. South
E. East
W. West
° Degrees
' Feet or Minutes
" Inches or Seconds
Sq. Ft. Square Feet
Vol. Volume
Pg. Page
O.R. Official Record
Calc. Calculated
Rec. Record
R/W Right of Way
℄ Centerline
Found Monument
Set Monument
Concrete



Vicinity Map
N.T.S.



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Legal Description

RECORD DESCRIPTION:

Lot 2-A of the Plat of SOUTH COUNTY INDUSTRIAL SUBDIVISION, situate within Section 31, T.9 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2000, recorded in Book 2000-C, page 169.

SURVEYED DESCRIPTION:

Lot 2-A of the Plat of SOUTH COUNTY INDUSTRIAL SUBDIVISION, situate within Section 31, T.9 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 2000, recorded in Book 2000-C, page 169, and being more particularly described as follows:

Beginning at a point for the southeast corner of the tract herein described, a set number 4 rebar and cap impressed PS 7240, being a point on the Westerly right of way line of Broadway Boulevard, SE (N.M.St. Hwy. 47), whence the Southeast corner of Lot 3A, SOUTH COUNTY INDUSTRIAL SUBDIVISION, a found number 5 rebar and cap impressed PS 12651, bears S10°10'22"W, a distance of 334.59 feet; Thence, leaving said Westerly right of way line of Broadway Boulevard, SE,
Southwesterly, 39.19 feet along the arc of a curve bearing to the right, said curve having a central angle of 80°11'26", a radius of 28.00 feet and a chord which bears S50°16'05"W, a distance of 36.07 feet to a point on the Northerly right of way of James Allen Place,
Thence, following said Northerly right of way of James Allen Place,
N89°39'37"W, a distance of 562.76 feet to the Southwest corner of the tract herein described, a found number 4 rebar and cap impressed PS 12651; Thence, leaving said Northerly right of way of James Allen Place,
N00°20'47"E, a distance of 371.33 feet to the Northwest corner of the tract herein described, a found number 4 rebar; Thence,
S89°38'12"E, a distance of 650.51 feet to the Northeast corner corner of the tract herein described, a set number 4 rebar and cap impressed PS 7240, being a point on the Westerly right of way line of Broadway Boulevard, SE,: Thence, following said Westerly right of way line of Broadway Boulevard, SE,
S10°10'22"W, a distance of 353.91 feet to the Southeast corner and point of beginning of the tract herein described and containing 5.278 acres more or less.

NOTE:

The tract of land described in the Record Description and the tract of land described in the Surveyed Description are the same tract of land as that described in the First American Title Insurance Company Title Commitment Number 06-4007709-B-AM, with an effective date October 18, 2006.

ALTA/ACSM Land Title Survey

Hendricks Commercial Properties, LLC 2006 Project

705 Commanche Road, Albuquerque, NM

SURVEYOR'S CERTIFICATION

To: Vectra Bank Colorado, Hendricks Commercial Properties, LLC, First American Heritage Title, First American Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. 936707-AL01,MG dated November 9, 2006 and were made: (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title
Surveys", jointly established and adopted by ALTA and NSPS in 2005; (ii) in accordance with the "Survey Requirements for Hendricks Development Group 2006 Surveys" dated January 9, 2006 and Includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, and 11(b) of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

_____
Richard J. Tresise
Registration No. 7240
In the State of New Mexico
Date of Survey
Date of Last Revision
Network Project No. 20060024-60

JN:06025

SURVEYING - PLANNING - MAPPING
NEW MEXICO - COLORADO - ARIZONA
GPS SURVEYS * A.L.T.A. Surveys

MIDDLE EARTH DESIGNS, LLC

555 Ringer Ave. - Bosque Farms, N.M. 87068
Phone/Fax: (505) 869-3264
Mobile:(505) 980-9175 Email:Rtresise@AOL.com

Sheet 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

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