

LOCATION MAP: (NOT TO SCALE)

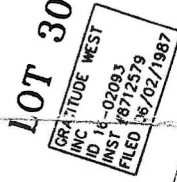
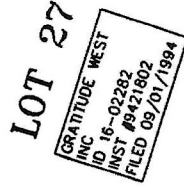
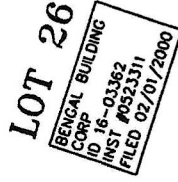
I, Ronald W. King, a registered land surveyor, License No. 5948 in and for the state of New Mexico, do hereby certify to Doña Ana Title Company, Bengal Building Corp., Rio Agos LLC, and each of their respective successors and assigns:

- (1) the accompanying survey ("Survey") represents a true and correct survey made by me on November 8, 2018 of the land herein and the improvements located thereon particularly described;
- (2) the Survey and the information, courses and distances shown thereon are correct;
- (3) the title lines and lines of actual possession are the same;
- (4) the land described in the Survey is the same as described in the title insurance commitment described below;
- (5) the area of the subject property and size, location and type of buildings and improvements and any other matters situated on the subject property are a shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property (unless otherwise noted);
- (6) the undersigned is not aware of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements and all matters of zoning have been plotted or otherwise noted on the Survey;
- (7) there are no apparent easements or uses affecting this property appearing from a careful physical inspection of the same, other than those as shown on the Survey;
- (8) there are no encroachments on adjoining properties, street, or alley by any of said buildings, structures or other improvements, other than shown on the Survey;
- (9) there are no party walls or visible encroachments on said described property by streets, alleys of buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
- (10) zoning is M1/SJP, Light Industrial / Special Use setbacks front 15 feet, rear 15 feet, side 5';
- (11) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on the adjoining land via a private easement;
- (12) the Survey shows the location and direction of all visible above ground storm draining systems for the collection and disposal of all roof and surface drainage;
- (13) all storm runoff produced by a "100 year storm" on this parcel and adjacent streets must be ponded on site.
- (14) any visible above ground evidence of discharge into streams, rivers or other conveyance system is shown on the Survey.
- (15) the parcel described in the Survey lies within flood zone "X", an area of 500 year flood hazard according to National Flood Insurance Map published by the Federal Emergency Management Agency (FEMA) Map Panel 55013C1925 G with an effective date of July 6, 2016. Contact the Community Development Director of the City of Sunland Park for the required building finished grade elevation.
- (16) the subject property has direct and legal ingress, egress and access to and from a duly dedicated and accepted public street or highway know as Futurity Drive and Derby Road with no gaps or gaps thereto;
- (17) the subject property does not serve any adjoining property for utilities, or ingress, or egress; and
- (18) the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Doña Ana Title Company's Commitment No. 2363708-DA06 and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference, or otherwise noted on the Survey if it is blanket in nature.

The parties listed above are entitled to pay on the OFFICIAL and this certificate as being true and accurate.

The Survey is made in accordance with the "Minimum Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and National Council of Real Estate Boards ("NCREB") with



No.	Length	Radius	Delta	Ch. Bearing	Ch. Len.
C1	47.14'	30.06'	89°51'46"	S28° 41' 59"E	42.46'

ITEM	DESCRIPTION	EXCEPTIONS FROM COVERAGE		REASON
		SHOWN ON PLAN	YES	
10	DECLARATION OF COVENANTS AND RESTRICTIONS FILED IN BK 178-1335-1347 AND AMENDED IN BK 201 PG 1156-1159			
11	EP ELECTRIC & MTN STATES TEL EASEMENT IN BOOK 140, PAGES 388-390		X	SEPARATE DOCUMENT DOES NOT APPLY TO LOT

FILING:

STATE OF NEW MEXICO
COUNTY OF DOÑA ANA

RECEPTION NO.

SEPARATE DOCUMENT

PLAT NO.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON

ALTA

33HS

July

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON