

ITEMS CORRESPONDING TO SCHEDULE B, PART II

SCHEDULE B PART II ITEMS SHOWN BELOW ARE AS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 14411-2860495, WITH EFFECTIVE DATE OF FEBRUARY 12, 2024.

ITEMS 1-11, ARE NOT SURVEY RELATED MATTERS AND ARE NOT REFLECTED BELOW

- 12 Easement dated 6-15-06, filed 7-5-06, in Book 1452, Page 959, Lea County Records, Lea County, New Mexico. Executed by City of Hobbs to Ex Parte. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 13 Right of way dated 4-16-30, filed 5-29-30, in Book 21, Page 81, Deed Records, Lea County, New Mexico. Executed by E. O. Carson and wife to Humble Pipe Line Co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 14 Right of way dated 12-29-55, filed 3-12-56, in Book 195, Page 150, Deed Records, Lea County, New Mexico. Executed by Humble Pipe Line Co to Shell Pipe Line Corp. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 15 Right of way dated 7-21-30, filed 9-17-30, in Book 24, Page 268, Deed Records, Lea County, New Mexico. Executed by Edgar O. Carson and wife to Shell Pipe Line Corp. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 16 Right of way dated 12-24-36, filed 2-1-37, in Book 50, Page 198, Deed Records, Lea County, New Mexico. Executed by E. O. Carson to Shell Pipe Line Corp. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 17 Right of way dated 6-1-42, filed 10-30-42, in Book 73, Page 446, Deed Records, Lea County, New Mexico. Executed by Edgar O. Carson and wife to Skelly Oil co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 18 Right of way dated 6-15-43, filed 8-6-43, in Book 76, Page 8, Deed Records, Lea County, New Mexico. Executed by E. O. Carson and to Phillips Petroleum co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 19 Right of way dated 3-14-47, filed 4-3-47, in Book 91, Page 368, Deed Records, Lea County, New Mexico. Executed by E. O. Carson to Magnolia Petroleum Co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 20 Right of way dated 8-22-50, filed 9-8-50, in Book 132, Page 342, Deed Records, Lea County, New Mexico. Executed by Magnolia Petroleum Company to Magnolia Pipe Line Company. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 21 Assignment dated 1-12-73, filed 1-25-73, in Book 333, Page 53, Deed Records, Lea County, New Mexico. Executed by Mobil Pipe Line Company to Texas-New Mexico Pipe Line Company. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 22 Right of way dated 10-30-47, filed 11-17-47, in Book 95, Page 393, Deed Records, Lea County, New Mexico. Executed by R. L. Brunson to Magnolia Pipe Line Co. (MAY AFFECT THE SUBJECT PROPERTY, DESCRIPTION NOT SUFFICIENT TO DETERMINE LOCATION OF RIGHT OF WAY)
- 23 Right of way dated 2-17-50, filed 2-24-50, in Book 126, Page 284, Deed Records, Lea County, New Mexico. Executed by E. O. Carson to New Mexico Electric Service Corp. (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)
- 24 Right of way dated 9-15-52, filed 10-16-52, in Book 154, Page 428, Deed Records, Lea County, New Mexico. Executed by Edgar O. Carson and wife to EL Paso Natural Gas Co. (AFFECTS THE SUBJECT PROPERTY, DESCRIPTION NOT SUFFICIENT TO PLOT LOCATION)
- 25 Assignments of Easements and Right of Ways dated 11-1-91, effective 11-1-91, filed 11-15-91, in Book 478, Page 68, Deed Records, Lea County, New Mexico. Executed by EL Paso Natural Gas Company, a Delaware Corporation to Lea Partners, L.P., a Texas Limited Partnership. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 26 Right of way dated 10-30-53, filed 1-9-54, in Book 168, Page 531, Deed Records, Lea County, New Mexico. Executed by E. O. Carson and wife to Permian Basin Pipeline Co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 27 Right of way dated 10-30-53, filed 2-8-54, in Book 170, Page 50, Deed Records, Lea County, New Mexico. Executed by E. O. Carson and wife to Permian Basin Pipeline Co. (AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE)
- 28 Assignment of Right of way dated 12-30-60, filed 3-15-61, in Book 254, Page 19, Deed Records, Lea County, New Mexico. Executed by Permian Basin Pipeline Co. to Northern Natural Gas Company. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 29 Assignment and Consent dated 6-30-86, filed 2-18-87, in Book 475, Page 154, Deed Records, Lea County, New Mexico. Executed by Getty Oil Co., Successor to Skelly Oil Co. to Texaco Producing, Inc. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 30 Assignment and Bill of sale dated 7-1-98, filed 4-2-99, in Book 947, Page 1, Lea County Records, Lea County, New Mexico. Executed by Texaco Exploration and Production Inc. to Versado Gas Processors, L.L.C. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 31 Assignment dated 11-1-93, filed 11-5-93, in Book 578, Page 17, Miscellaneous Records, Lea County, New Mexico. Executed by Shell Pipe Line Corporation to Eott Energy Corp. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 32 Affidavit dated 3-11-94, filed 3-24-94, in Book 584, Page 73, Miscellaneous Records, Lea County, New Mexico. Executed by Eott Energy Corp. to Ex Parte. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 33 Amended and Supplemental Assignment dated 3-17-94, filed 4-8-94, in Book 585, Page 1, Miscellaneous Records, Lea County, New Mexico. Executed by Shell Pipe Line Corporation, a Maryland Corporation to Eott Energy Corp. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 34 Assignment, filed 4-8-94, in Book 500, Page 666, Deed Records Lea County, New Mexico. Executed by Eott Energy Corp., fka JMRM Energy Corp., Succ by merger to Eott Energy Pipeline Limited Partnership, Delaware LTD Partnership. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 35 Assignment dated 12-29-94, filed 3-1-95, in Book 509, Page 390, Deed Records, Lea County, New Mexico. Executed by Northern Natural Gas Company, a Delaware Corporation to Hobbs Processing Company, a Delaware Corporation. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)
- 36 Amendment dated 9-21-95, filed 9-25-95, in Book 609, Page 543, Miscellaneous Records, Lea County, New Mexico. Executed by Shell Pipe Line Corporation to Eott Energy Pipeline Limited Partnership. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)

ITEMS CORRESPONDING TO SCHEDULE B, PART II

Assignment dated 7-22-02, filed 8-12-02, in Book 1164, Page 397, Lea County Records, Lea County, New Mexico. Executed by Shell Pipeline Company LP to All American Pipeline Company. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)

Assignment dated 1-30-04, filed 4-20-04, in Book 1298, Page 191, Lea County Records, Lea County, New Mexico. Executed by Mobil Pipe Line Company to Trojan Pipeline, L.P. (AFFECTS THE SUBJECT PROPERTY, ASSIGNMENT OF BLANKET EASEMENT, NOT PLOTTABLE)

Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Special Warranty Deed, dated May 9, 2016, filed on May 11, 2016, recorded in Book 2025, Page 22, records of Lea County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON)

MISCELLANEOUS NOTES

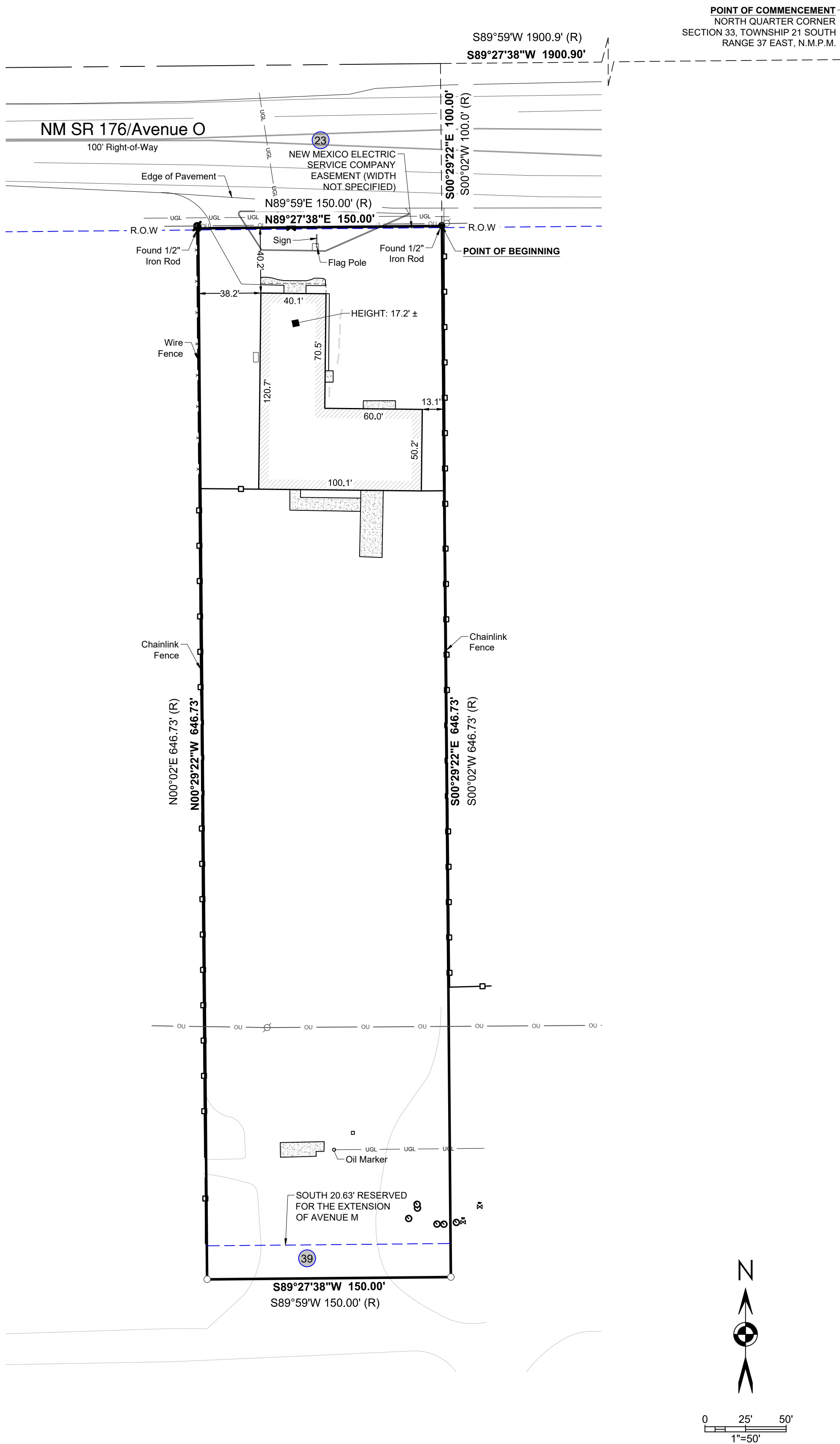
- MN1 UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON ABOVE GROUND MARKINGS ONLY. UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON MAY EXIST. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON APPROXIMATE LOCATIONS ONLY. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- MN2 NO VISIBLE EVIDENCE OF GRAVE SITES, BURIAL GROUNDS OR CEMETERIES ON SUBJECT PROPERTY.
- MN3 NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON THE PROPERTY.
- MN4 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH NEW MEXICO STATE ROAD 176/AVENUE O.
- MN5 PER TABLE A ITEM No. 10, NO EVIDENCE OF PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN6 PER TABLE A ITEM No. 16, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN7 PER TABLE A ITEM No. 17, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN8 PER TABLE A, ITEM No. 18, NO OFFSITE EASEMENTS PROVIDED TO OR OTHERWISE KNOWN TO THE SURVEYOR.
- MN9 PARCELS SHOWN HEREON, ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT GAP, GORE, HIATUS, OR OVERLAP.
- MN10 USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- MN11 ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING OR FREEDOM OF ENCUMBRANCES.
- MN12 ALL BOUNDARY LINE DIMENSIONS ARE SURVEY MEASURED UNLESS OTHERWISE NOTED
- MN13 PARKING SPACE COUNT: 5 REGULAR SPACES
- MN14 SUBJECT PARCEL ADDRESS OF 2403 AVENUE O, EUNICE, NM 88231 WAS PROVIDED IN RECORD DOCUMENTS AND WAS OBSERVED DURING FIELD SURVEY.

ZONING INFORMATION

ZONING LETTER NOT YET PROVIDED TO SURVEYOR

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 1982 (2011 ITERATION) AS DETERMINED BY A GPS NETWORK. COORDINATES USED TO PREPARE THIS SURVEY ARE MODIFIED TO GROUND BY SCALING ABOUT A CONTROL POINT LOCATED AT: LATITUDE: 32°26'21.3500" NORTH, LONGITUDE: 103°10'25.9131" WEST USING A COMBINED SCALE FACTOR OF: 0.9999669078, BASED ON AN ELEVATION OF 3200.00 (NAVD 1988). TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°37'19" AT THE CONTROL POINT LOCATION.



LEGEND OF SYMBOLS

- SET IRON ROD & CAP 23787
- FOUND IRON AS NOTED
- R.O.W. RIGHT OF WAY
- (R) RECORD MEASUREMENT
- ⚡ POWER POLE
- ⚡ GAS METER
- ⚡ WATER VALVE
- ⚡ WATER METER
- UGL— UNDERGROUND LINE
- OU— OVERHEAD UTILITY LINES

RECORD DESCRIPTION

THE BELOW DESCRIPTION DESCRIBES THE SAME PROPERTY AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 14411-2860495, WITH EFFECTIVE DATE OF FEBRUARY 12, 2024.

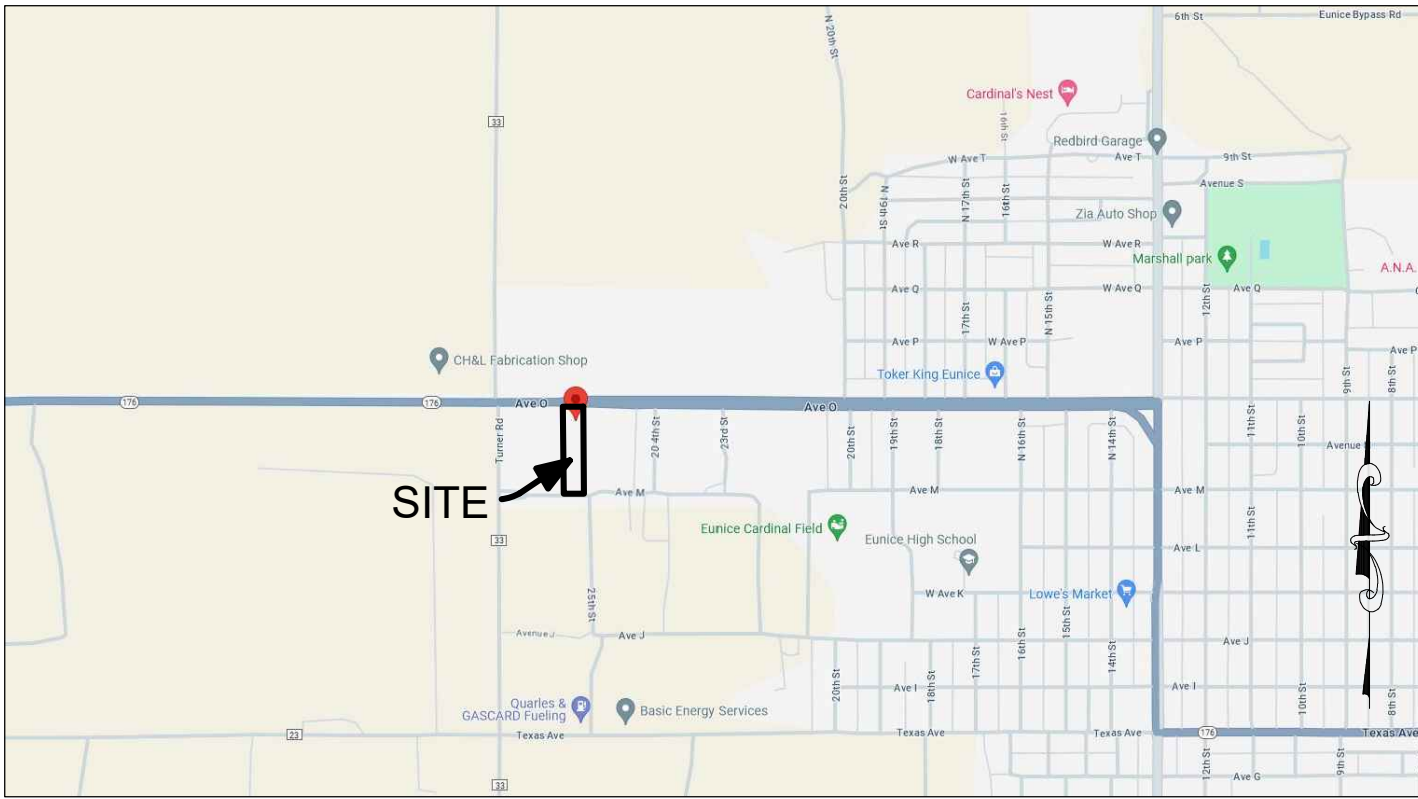
The Land referred to herein below in situated in the County of Lea, State of New Mexico, and is described as follows:

For Surface Title Only:

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 21 South, Range 37 East, N.M.P.M., Lea County, New Mexico and being more particularly described as follows:

Beginning at a point which lies S89°59'W, 1900.9 feet and S00°02'W, 100.0 feet from the North Quarter corner of said Section 33; thence S00°02'W, 646.73 feet; thence S89°59'W, 150.0 feet; thence N00°02'E, 646.73 feet; thence N89°59'E, 150.0 feet to the point of beginning. The South 20.63 feet of which is reserved for the extension of Avenue M.

VICINITY MAP - NOT TO SCALE



FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "D" ON FLOOD INSURANCE RATE MAP NUMBER 5025C1660D, BEARING AN EFFECTIVE DATE OF 12/16/2008 AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS WERE OBSERVED AT THE TIME OF SURVEY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
04/04/24	FIRST DRAFT		
04/09/24	FINAL		
FIELD WORK: TN		DRAFTED: NO	CHECKED BY: MCK
		FB & PG: N/A	

ALTA/NSPS LAND TITLE SURVEY

for
FIRST AMERICAN TITLE

2403 Avenue O, Eunice, NM 88231

BASED UPON TITLE COMMITMENT NO. 14411-2860495
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF FEBRUARY 12, 2024

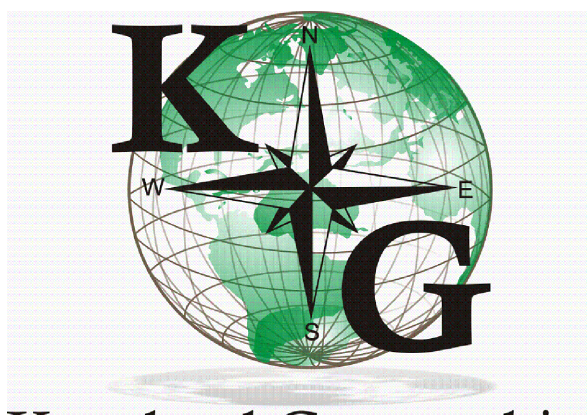
Surveyor's Certification

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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2024.

Matthew C. Kneeland
Matthew C. Kneeland
Professional Land Surveyor No. 23787
in the State of New Mexico
Date of Plat: April 4, 2024
Date of Last Revision: April 4, 2024
Network Project No. 24009

04-09-2024
DATE



Kneeland Geographics

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