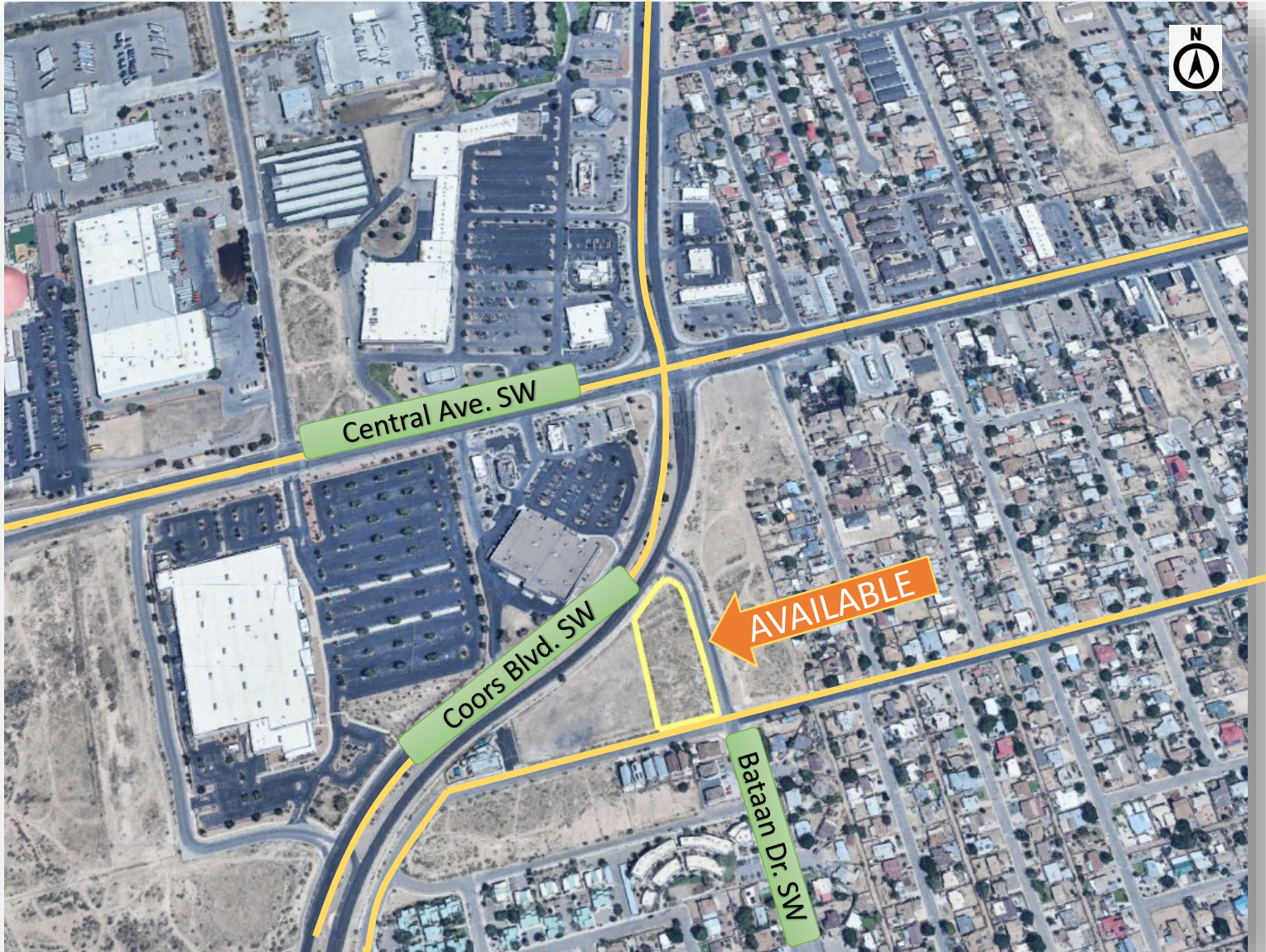


Bataan Dr. SW & Coors Blvd. SW



PROPERTY DETAILS

Location:

- Bataan Dr. SW & Coors Blvd. SW, one block (0.12 mile) south of Central Ave.

Size:

- 1.3767 acres (59,969 sq. ft.)

Zoning:

- Mixed Use - Transition (MX-T)

Utilities:

- All utilities (including water, sewer, electric) available

Improvements:

- None (vacant unimproved parcel)

Located in a MRA?

- No, but directly across the street from West Central MRA

Opportunity for:

- High quality residential development

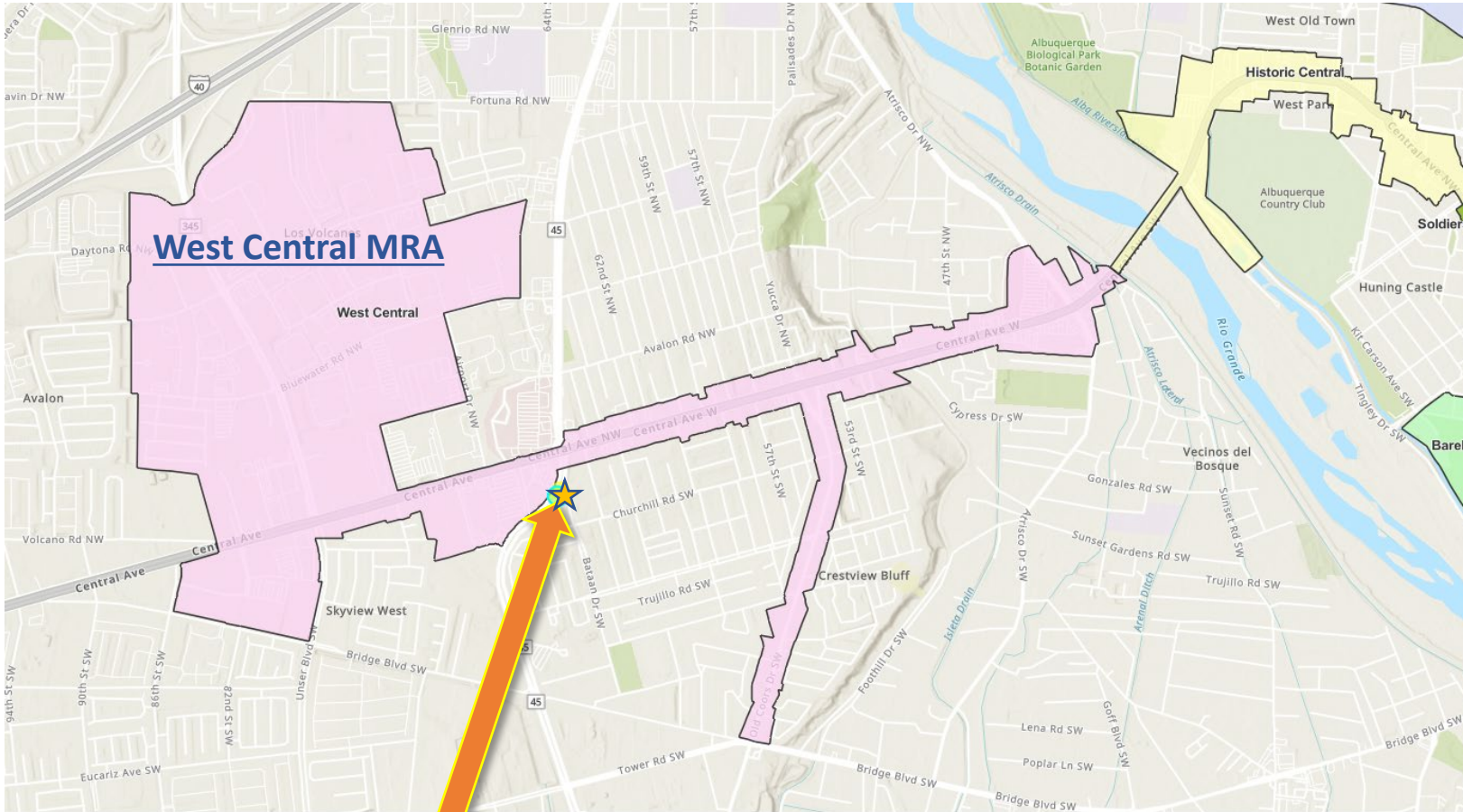
Establishments Near Coors Blvd. SW & Bataan Dr. SW



View from NE Corner of Coors Blvd. SW & Bataan Dr. SW

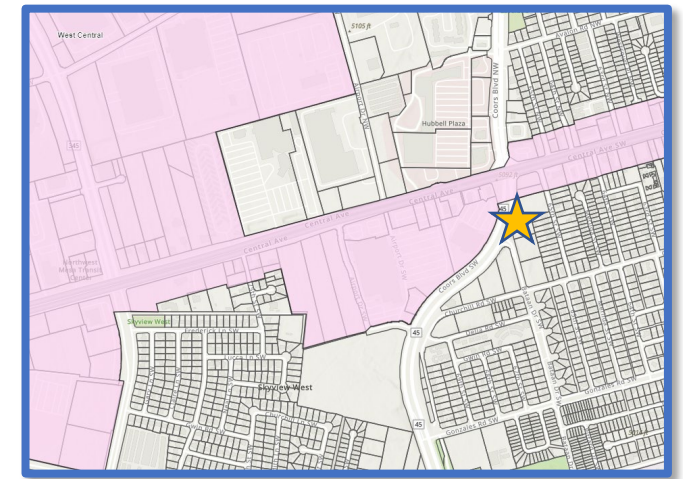


Proximity to West Central MRA



Bataan Dr. SW & Coors Blvd. SW

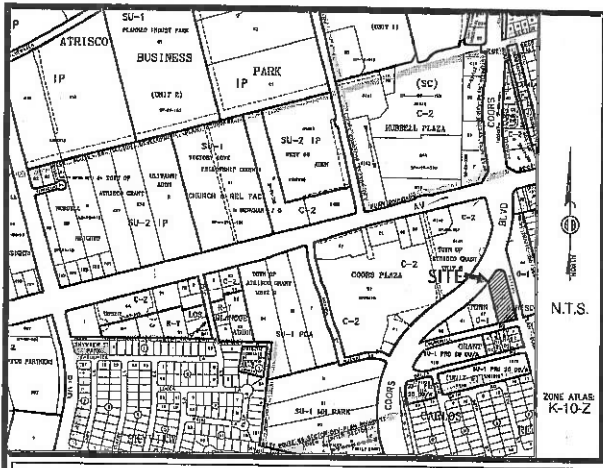
The **Bataan Dr. property** is located directly across the street from the **City of Albuquerque's West Central Metropolitan Redevelopment Area**



Bataan Dr. SW & Coors Blvd. SW

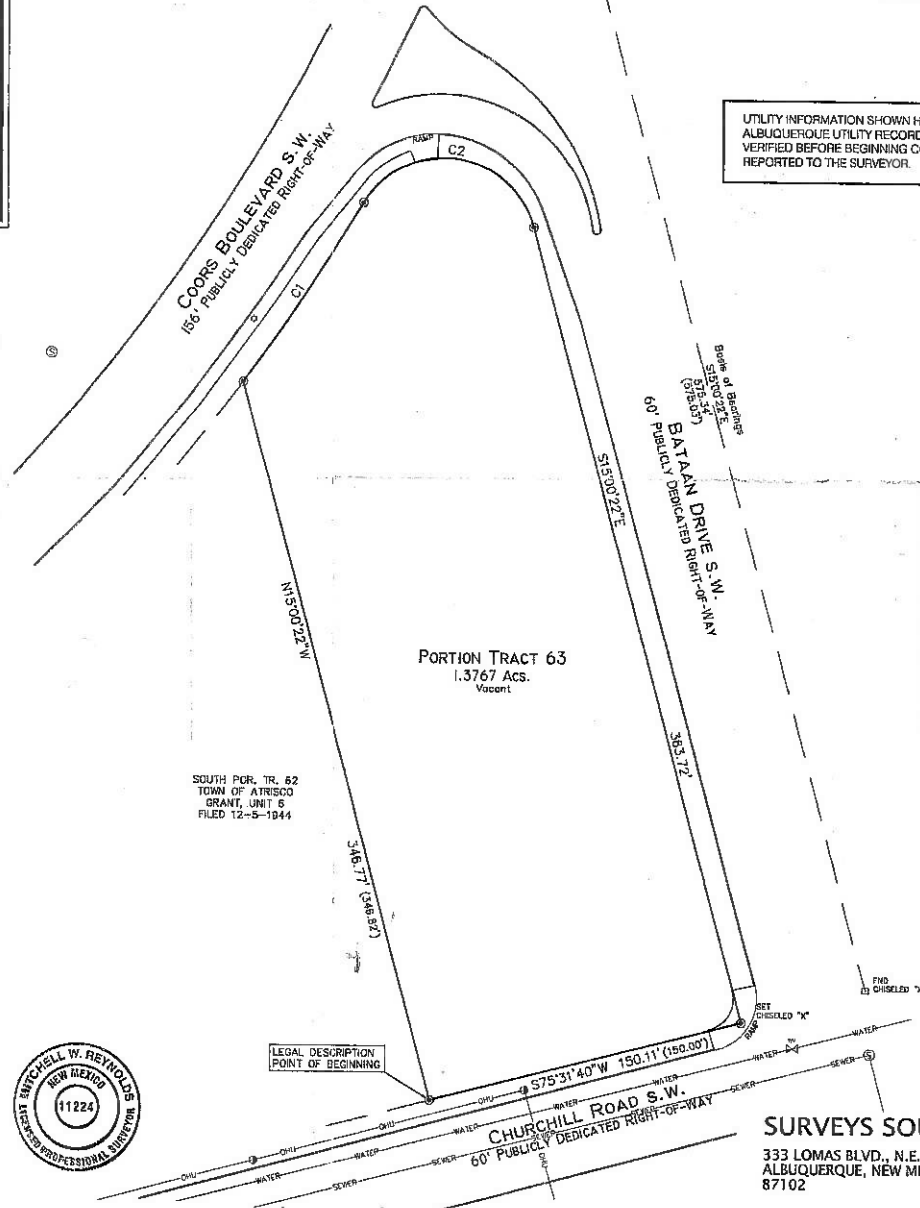
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

**SOUTH PORTION OF TRACT 63
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2006**

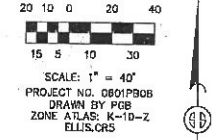


Vicinity Map

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1032.93'	101.20'	5°38'49"	N33°35'43"E	101.16'
C2	43.73'	102.43'	(101.16')	(5°38'41") (134°12'20")	(101.12') 80.57'
			(134°11'42")	S82°06'32"E	



UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.



SCALE: 1" = 40'
PROJECT NO. 0801P908
DRAWN BY PGB
ZONE ATLAS: K-10-Z
ELLIS.CRS

SYMBOLS LEGEND

- ☆ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- ⊙ = SEWER MANHOLE
- ⊕ = WATER VALVE

MONUMENT LEGEND

- Ⓚ - FOUND MONUMENT AS NOTED
- Ⓢ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

A certain Tract of land being and comprised of the Southern portion of Tract numbered Sixty-three (63) Plat of TOWN OF ATRISCO GRANT, Unit 6, situate within projected Section 22, T.10N., R.2E., N.M.P.M. as the same is shown and designated on said plat (hereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 and being more particularly described as follows:
Beginning at the Southwest corner of said tract, being the Southwest corner of said Tract 63, also being a point on the North right-of-way of Churchill Road S.W.; thence from said point of beginning, leaving said right-of-way N 15° 00' 22" W, 346.77 feet to the Northwest corner of said tract, being a point on the South right-of-way of Coors Boulevard S.W., thence along said right-of-way along a curve to the left having a central angle of 5° 38' 49", with a radius of 1032.93 feet, a distance of 101.20 feet (chord bearing N 33° 35' 43" E, 101.16 feet) to a point of reverse curvature; thence along a curve to the right having a central angle of 134° 12' 20", with a radius of 43.73 feet, a distance of 102.43 feet, (chord bearing S 82° 06' 32" E, 80.57 feet) to the northeast corner of said tract, being a point of tangency on the west right-of-way of Bataan Drive S.W.; thence along said right-of-way S 15° 00' 22" E, 383.72 feet to the Southeast corner of said tract, being a point on the North right-of-way of Churchill Road S.W.; thence along said right-of-way S 75° 31' 40" W, 150.11 feet to the point of beginning and containing 1.3767 acres, more or less.

NOTES

- 1) Basis of bearings per City of Albuquerque right-of-way map M-4001(2) dated 3-17-87.
- 2) Bearings and distances are field measured.
- 3) Bearings and distances in parentheses () where record data and field data differ.
- 4) Property UPC # 101005760516741604
- 5) Subject property is located within Zone X, designated areas determined to be outside the 0.2 % annual chance flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0329 E, effective date November 19, 2003.
- 6) Documents used in the preparation of survey
 - a) City of Albuquerque right-of-way map M-4001(2) dated 3-17-87.
 - b) First American Title Company commitment no. 717864-AL04, FLH

SURVEYOR'S CERTIFICATE

I, MITCHELL W. REYNOLDS, Licensed under the laws of the State of New Mexico, do hereby certify to: FIRST AMERICAN TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, ACRE PARTNERSHIP, W. KATHLEEN WILSON AND INVESTMENT BANK NEW MEXICO, N.A., INVESTMENT MANAGEMENT AND TRUST FKA UNITED NEW MEXICO TRUST COMPANY FKA SECURITY TRUST COMPANY, CO TRUSTEES OF THE W. KATHLEEN WILSON REVOCABLE TRUST AGREEMENT DATED OCTOBER 4, 1978, AS TO AN UNDIVIDED 56.95% INTEREST; AND WILLIAM J. LOCK, TRUSTEE OF THE DIXON FAMILY TRUST UTA DTD DECEMBER 28, 1995, AS TO AN UNDIVIDED 43.05% INTEREST as provided in the Title Binder No.717864-AL04, FLH dated NOVEMBER 29, 2005, that this map or plat and the survey on which it is based were made in accordance with minimum standards for surveying in New Mexico, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 1989, and includes items 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11(d) of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Mitchell W. Reynolds
MITCHELL W. REYNOLDS, N.M.P.S. 11224
DATE 1-17-06



SOUTH POR. TR. 62
TOWN OF ATRISCO
GRANT, UNIT 6
FILED 12-5-1944

LEGAL DESCRIPTION
POINT OF BEGINNING

SURVEYS SOUTHWEST, LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 22