

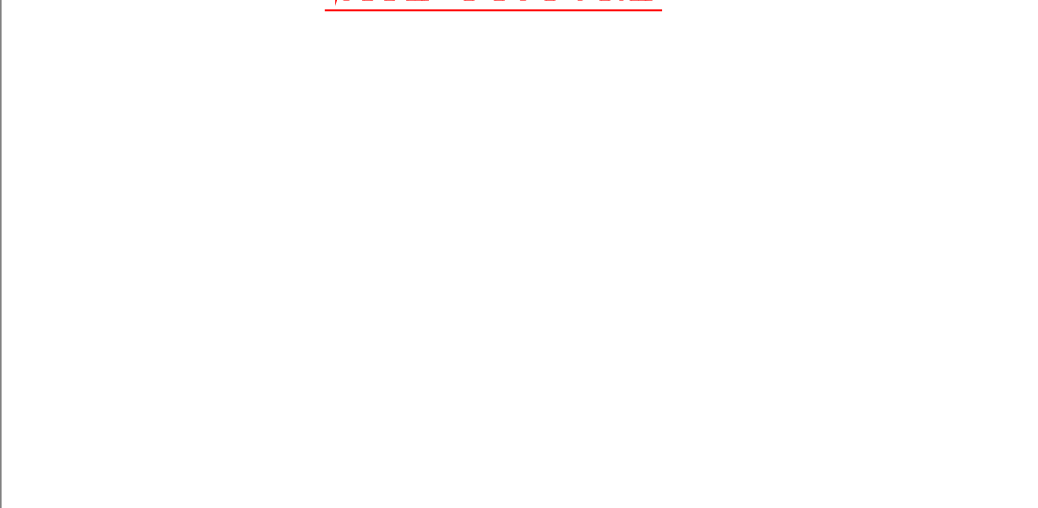
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
 A PORTION OF TRACT SIXTEEN (16) IN ABO HIGHWAY ADDITION, TO THE CITY OF CLOVIS, CURRY COUNTY, NEW MEXICO, AS SHOWN BY THE OFFICIAL RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS 423.40 FEET SOUTH OF THE ORIGINAL NORTHEAST CORNER OF TRACT 15 AND THE NORTHWEST CORNER OF TRACT 16;  
 THENCE EAST 35.00 FEET TO A POINT ON THE NORTHERLY LINE OF THIS TRACT;  
 THENCE NORTH 15.00 FEET TO A POINT ON THE NORTHERLY LINE OF THIS TRACT;  
 THENCE EAST 156.60 FEET TO THE NORTHEAST CORNER OF THIS TRACT;  
 THENCE SOUTH 220.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT, A POINT ON THE NORTHERLY LINE OF WEST 7TH STREET;  
 THENCE WEST 191.60 FEET ALONG THE NORTHERLY LINE OF WEST 7TH STREET TO THE SOUTHWEST CORNER OF THIS TRACT;  
 THENCE NORTH 205.00 FEET ALONG THE LINE COMMON TO TRACTS 15 AND 16, ABO HIGHWAY ADDITION, TO THE POINT AND PLACE OF BEGINNING.

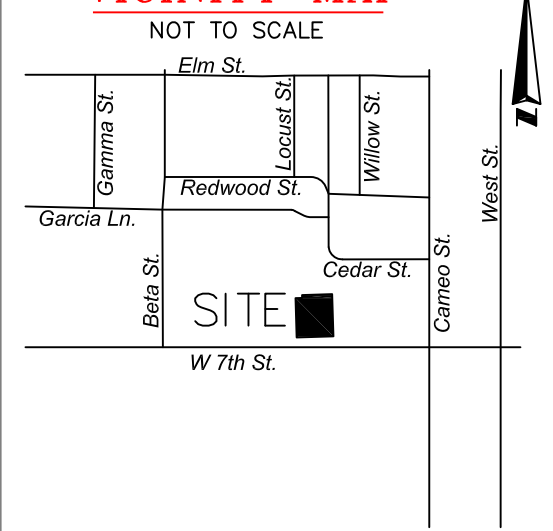
SCHEDULE "B" ITEMS

- 24 H. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA AS RECORDED IN BOOK 5, PAGE 240 OF DEED RECORDS, CURRY COUNTY, NEW MEXICO. (AFFECTS, BLANKET IN NATURE.)
- 21 I. DEED OF DEDICATION FOR ABO HIGHWAY ADDITION, AS RECORDED IN OCTOBER 8, 1920, IN THE RECORDS AND OFFICIAL RECORDED PLAT IN CABINET A SLIDE 30, CLERK'S OFFICE, CURRY COUNTY, NEW MEXICO. (AFFECTS, BLANKET IN NATURE.)
- 26 K. FENCED GATE ENCROACHES ONTO THE SUBJECT PROPERTY ON THE SOUTHEAST CORNER, AS SHOWN BY SURVEY PLAT NO. 97058, DATED JULY 21, 1997, PREPARED BY CLINT SHERRILL & ASSOCIATES. (AFFECTS, PLOTTED AND SHOWN.)
- 2L L. RIGHTS OF EASEMENT, IF ANY, RELATING TO THE OVERHEAD UTILITY LINE(S), SERVICE POLE(S), BURIED TELEPHONE LINE(S), WATER LINE, LIGHT POLE(S), AND WATER METER, AND, AS SHOWN BY SURVEY PREPARED BY CLINT SHERRILL & ASSOCIATES, NMPS 5953, DATED JULY 21, 1997, LAST REVISED DECEMBER 17, 1997. (DOCUMENT CONTAINS NO PLOTTABLE ITEMS.)
- 2M M. CONCRETE PAD ENCROACHES ON EAST SIDE OF PROPERTY AS SHOWN BY SURVEY PREPARED BY CLINT SHERRILL & ASSOCIATES, NMPS 5953, DATED JULY 21, 1997, LAST REVISED DECEMBER 17, 1997. (AFFECTS, UNABLE TO ACCURATELY PLOT.)
- 2N N. MINERAL DEED-WITHOUT WARRANTIES BY SECURECARE VALUE PROPERTIES, LTD, A COLORADO LIMITED PARTNERSHIP, TO ARG-PAL WTX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 4, 2014 @ 3:01 P.M., IN BOOK 529 PAGE 7037 OF THE CURRY COUNTY RECORDS, IN THE OFFICE OF THE COUNTY CLERK, CURRY COUNTY, NEW MEXICO. (AFFECTS, BLANKET IN NATURE.)

SITE PICTURE



VICINITY MAP



LAND AREA

41,627.00 SQUARE FEET ±  
 0.96 ACRES ±

PARKING STALLS

REGULAR=0 HANDICAP=0  
 TOTAL=0

STATEMENT OF ENCROACHMENTS

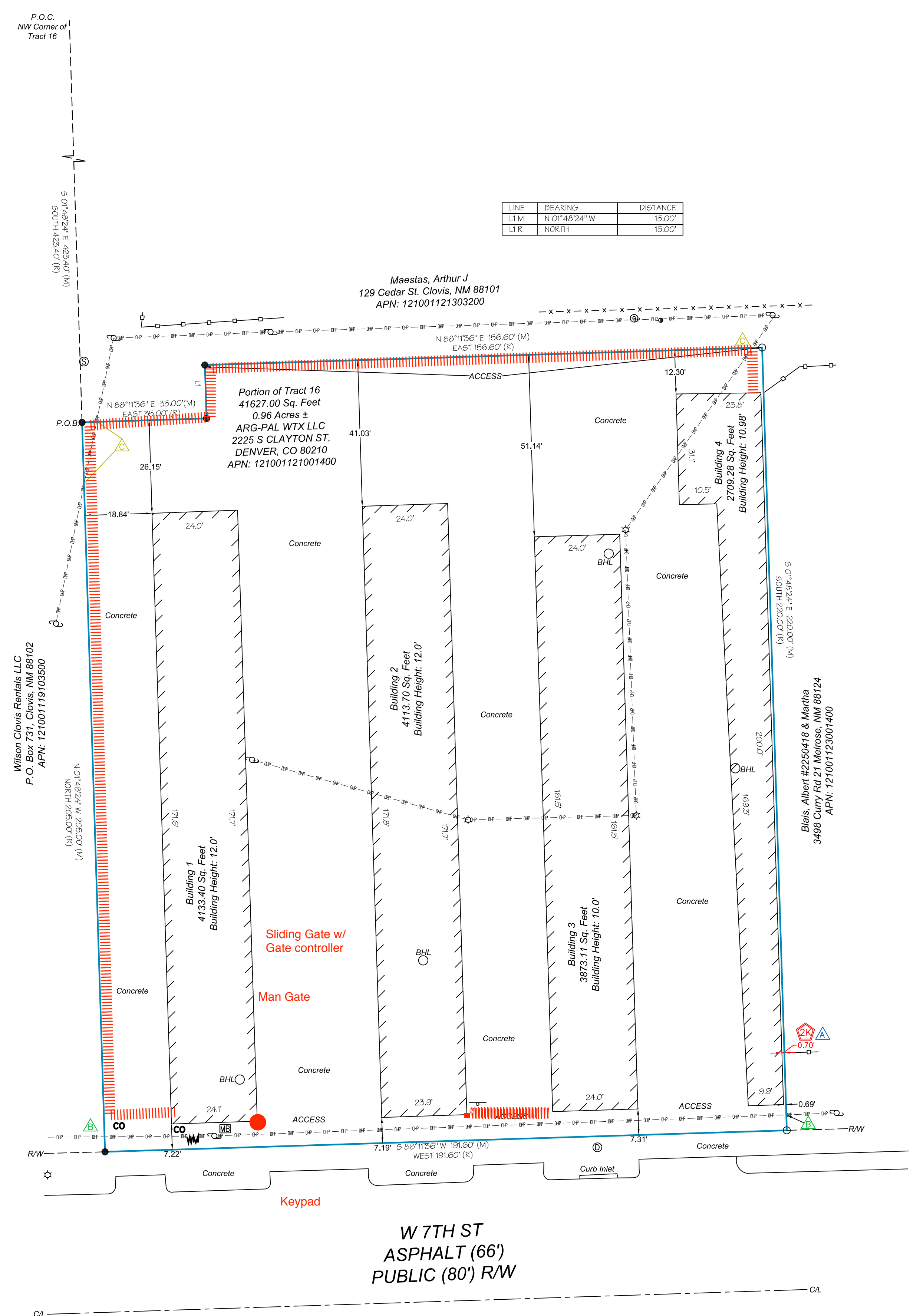
- ▲ FENCE ENCROACHES OVER THE EASTERN BOUNDARY LINE BY UP TO AS MUCH AS 0.7'.
- ▲ AN OVERHEAD POWER LINE EXTENDS ACROSS THE SOUTHERN PORTION OF THE SUBJECT PROPERTY. SAID LINE ENCROACHES OVER BOTH THE WESTERN AND EASTERN BOUNDARY LINES OF SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
- ▲ AN OVERHEAD POWER LINE ENCROACHES ACROSS THE NORTHERN BOUNDARY LINE IN TWO LOCATIONS AS WELL AS THE WESTERN BOUNDARY LINE WITHOUT THE BENEFIT OF A KNOWN EASEMENT.

FLOOD NOTE

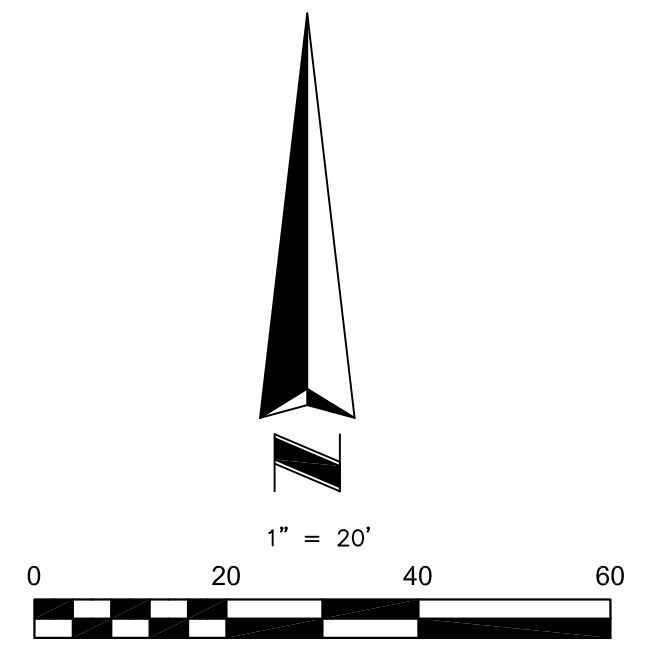
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 35009C0290E, WHICH BEARS AN EFFECTIVE DATE OF 5/16/2013 AND IS NOT IN A SPECIAL 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.

LEGEND

SQ.FT.	SQUARE FEET	CLF	CHAIN LINK FENCE
▨	CONCRETE SURFACE	WPF	WOOD PANEL FENCE
▩	NO PARKING AREA	PF	POST & WIRE FENCE
▧	HANDICAP PARKING SPACE	PPF	PLASTIC PRIVACY FENCE
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
TF	TRANSFORMER	WV	WATER VALVE
AC	AIR CONDITIONER	EB	ELECTRIC BOX
WM	WATER METER	SM	STORM MANHOLE
EM	ELECTRIC METER	SMH	SANITARY MANHOLE
TR	TELEPHONE RISER	UP	UTILITY POLE
CO	CLEAN OUT	GA	GUY ANCHOR
Δ	CENTRAL ANGLE	LP	LIGHT POLE
L	ARC LENGTH	FH	FIRE HYDRANT
R	RADIUS	S	SIGN
CB	CHORD BEARING	B	BOLLARD
C	CHORD LENGTH	OU	OVERHEAD UTILITY LINE
MB	MAIL BOX	CF	CHAINLINK FENCE
GM	GAS METER	WP	WOOD PANEL FENCE
OF	SET/FOUND 1/2" REBAR	GA	GUY ANCHOR
		BHL	BUILDING HEIGHT LOCATION



LINE	BEARING	DISTANCE
L1 M	N 01°49'24" W	15.00'
L1 R	NORTH	15.00'



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 16-22215-1, WITH AN EFFECTIVE DATE OF JUNE 20, 2017 AT 08:00 AM.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. 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.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO W 7TH STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. 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.
10. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF W 7TH STREET AND CAMEO STREET WHICH IS APPROXIMATELY 470' FROM THE SE CORNER OF THE SUBJECT PROPERTY.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NEW MEXICO, EAST ZONE (NAD83).

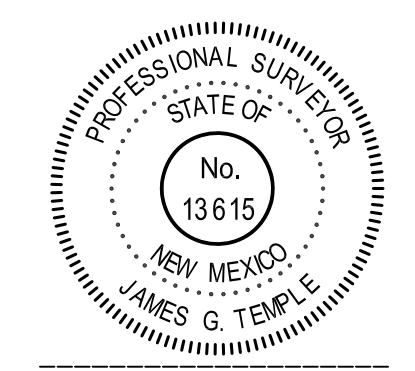
ALTA/NPS LAND TITLE SURVEY

PROJECT NAME  
 1510 WEST 7TH STREET  
 COUNTY OF CURRY CLOVIS, NEW MEXICO

SURVEYOR'S CERTIFICATE

TO: REPUBLIC NATIONAL; BEST USI PORTFOLIO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; MUFJ UNION BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS:

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/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 10, 2017. DATE OF PLAT OR MAP: JULY 11, 2017.



SURVEYED BY:  
 BLEW & ASSOCIATES  
 524 W SYCAMORE ST #4  
 FAYETTEVILLE, AR 72703  
 (479)-443-4506  
 survey@blewinc.com

REGISTERED SURVEYOR: JAMES G. TEMPLE  
 PROFESSIONAL LAND SURVEYOR NO.: 13615  
 STATE OF NEW MEXICO  
 9/22/17  
 DATE

DATE	REVISION HISTORY	BY	JOB NUMBER:
			Clovis, NM
			Scale: 1" = 20'
			Drawn By: CS
			Approved By: TP

REPUBLIC NATIONAL  
 480 NEEDLES TRAIL  
 LONGWOOD, FLORIDA 32779  
 PHONE: (407) 862-4200 • RNSURV@REPUBLICNATIONAL.NET • FAX: (407) 862-6229