



1609 2nd Street, N.W. Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887
IMPROVEMENT LOCATION REPORT

Job No.: ILR-7-13-2018

Buyer: Ley

THIS IS TO CERTIFY,

To the Title Company: Fidelity National Title Company

To the Underwriter: Fidelity National Title Insurance Company

To the Lender: _____

That on July 10, 2018, I made an inspection of the premises situated at Sandia Park, Sandoval County, New Mexico, briefly described as 6 Real Place.

PLAT REFERENCE/ LEGAL DESCRIPTION: Bearings, distances, and/or curve data are taken from the following plat and/or legal description of property. The error of closure is one foot for every 15,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. SP000043882 provided by the Title Company.

Lot numbered Ninety-five (95) of **SAN PEDRO CREEK ESTATES**, as the same is shown and designated on the plat entitled, "PLAT OF SAN PEDRO CREEK ESTATES, LOTS 1 THRU 99 & COMMON AREA 'A', A PORTION OF THE SAN PEDRO GRANT LYING WEST OF SAN PEDRO CREEK AND EAST OF LA MADERA HEIGHTS, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on February 22, 1995, in Volume 3, Folio 1220-A.

Flood Certification: It is hereby certified that the above-described property is not located in a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Insurance Rate Maps dated March 18, 2008 (Zone X, PANEL 350055 2200D).

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipelines on or crossing said premises: NONE ☒ OTHER _____

2. Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: NONE ☒ OTHER _____

3. Evidence of cemeteries or family burial grounds located on said premises: NONE ☒ OTHER _____

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties except service lines (location shown on sketch):

NONE ☐ Overhead Lines ☐ Overhead Poles ☐ Anchors ☐ Pedestals: CATV ☐ Elec. ☒ Tele. ☒ Other _____

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages: NONE ☒ OTHER _____

6. **Apparent encroachments:** NONE ☒ SEE SKETCH ☐

7. Specific physical evidence of boundary lines on all sides: Block Wall ☐ Chain Link Fence ☐ Wood Fence ☐

Curb ☐ Rail Fence ☐ Property Corners ☒ Building at Property Line ☐ Wire Fence ☐ (type) _____

Other ☐ _____

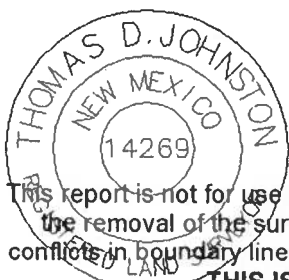
8. Is the property improved?: YES ☒ NO ☐ Approximate distance of structures from at least two property lines are shown on sketch.

9. Indications of recent building construction, alterations or repairs: NONE ☒ New Construction ☐ Building Addition ☐

Building Demolition ☐

THOMAS D. JOHNSTON

NMPLS 14269



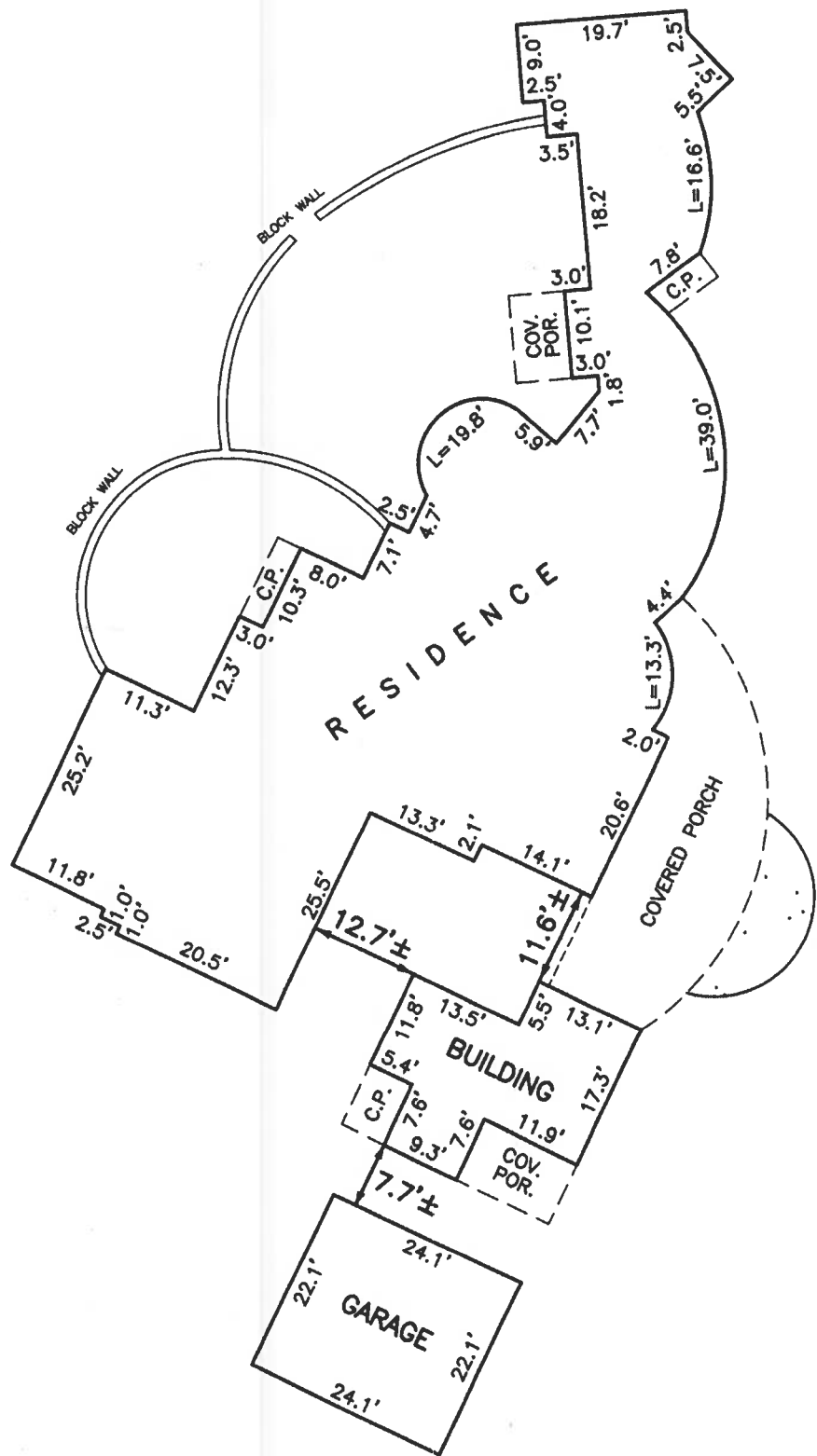
SEE ATTACHED SHEET FOR SKETCH

Page 1 of 3

This report is not for use by a property owner for any purpose. This is not a boundary survey and may not be sufficient for the removal of the survey exception from an owner's title policy. It may or may not reveal encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate boundary survey.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

BUILDING DETAIL:



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-7-13-2018	BUYER:	LEY	SCALE:	1" = 20'
 WAYJOHN SURVEYING INC		LOT:	95		
		BLOCK:	--		
		SUBDIVISION:	SAN PEDRO CREEK ESTATES		
		TITLE CO.:	FIDELITY NATIONAL		
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887		GF NO.:	SP000043882		
		DATE:	7/10/2018		
		DRAWN BY:	AJG		
		PAGE NO.:	3 OF 3		

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY.

1-2-2018
Clay