

BOUNDARY SURVEY

WITHIN TOWNSHIP 28 & 29 SOUTH,
RANGE 2 & 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO.

LAND BELONGING TO SUNLAND PARK DEVELOPMENT

SHEET No.	PARCEL I.D.	SHEET TITLE	ACRES
1A.	A	BNDRY	3.344
	B	BNDRY	229.266
2A.	C	BNDRY	91.449
	F	BNDRY	4.0775
	K	BNDRY	3.989
3A.	G	BNDRY	116.422
	L	BNDRY	4.299
4A.	H	BNDRY	126.83
	M	BNDRY	42.8498
5A.	I	BNDRY	10.4864
	J	BNDRY	131.901

TOTAL ACRES 764.9137

LAND BELONGING TO PARKWELL, INC.

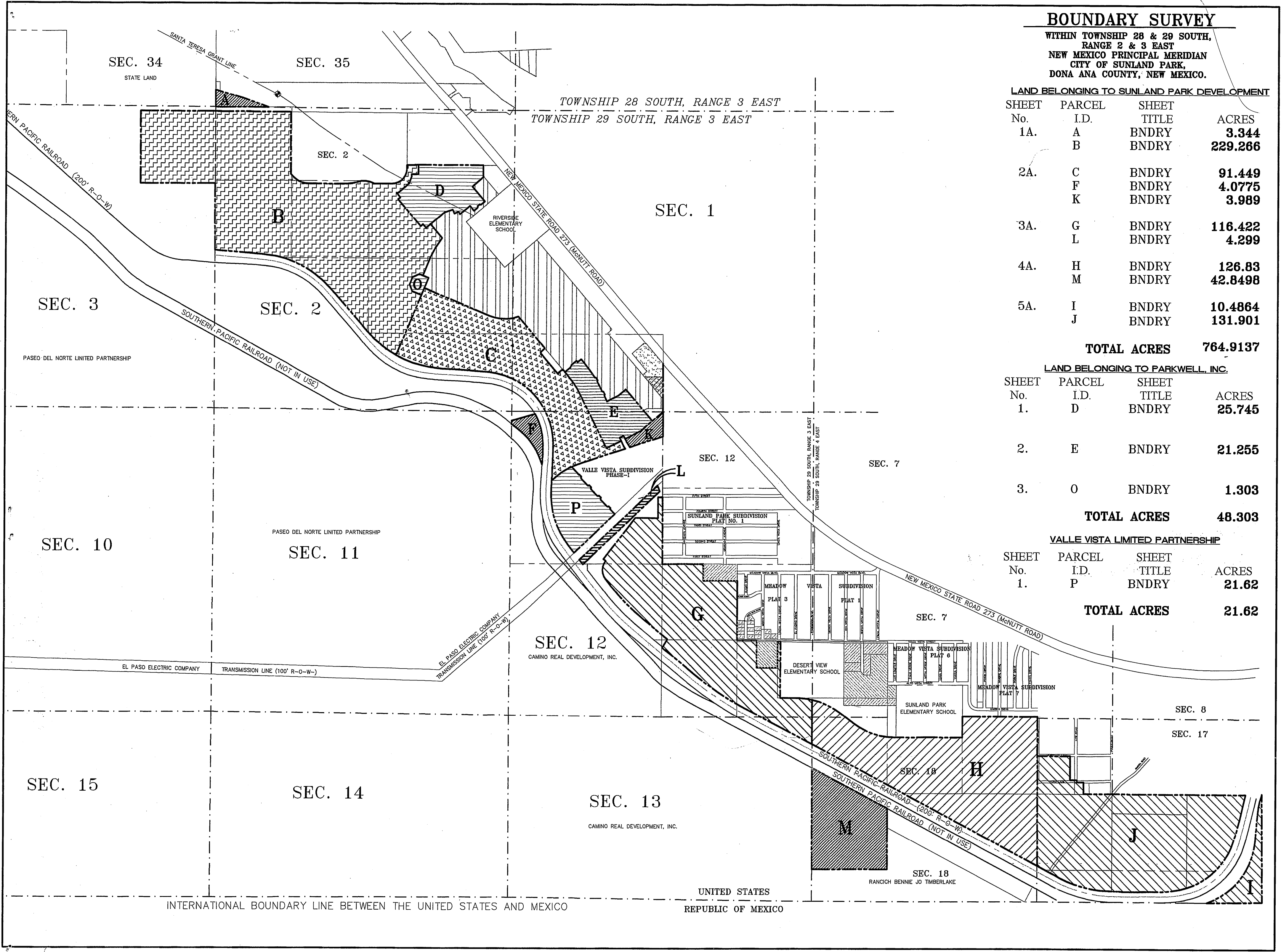
SHEET No.	PARCEL I.D.	SHEET TITLE	ACRES
1.	D	BNDRY	25.745
2.	E	BNDRY	21.255
3.	O	BNDRY	1.303

TOTAL ACRES 48.303

VALLE VISTA LIMITED PARTNERSHIP

SHEET No.	PARCEL I.D.	SHEET TITLE	ACRES
1.	P	BNDRY	21.62

TOTAL ACRES 21.62



UNITED STATES
REPUBLIC OF MEXICO

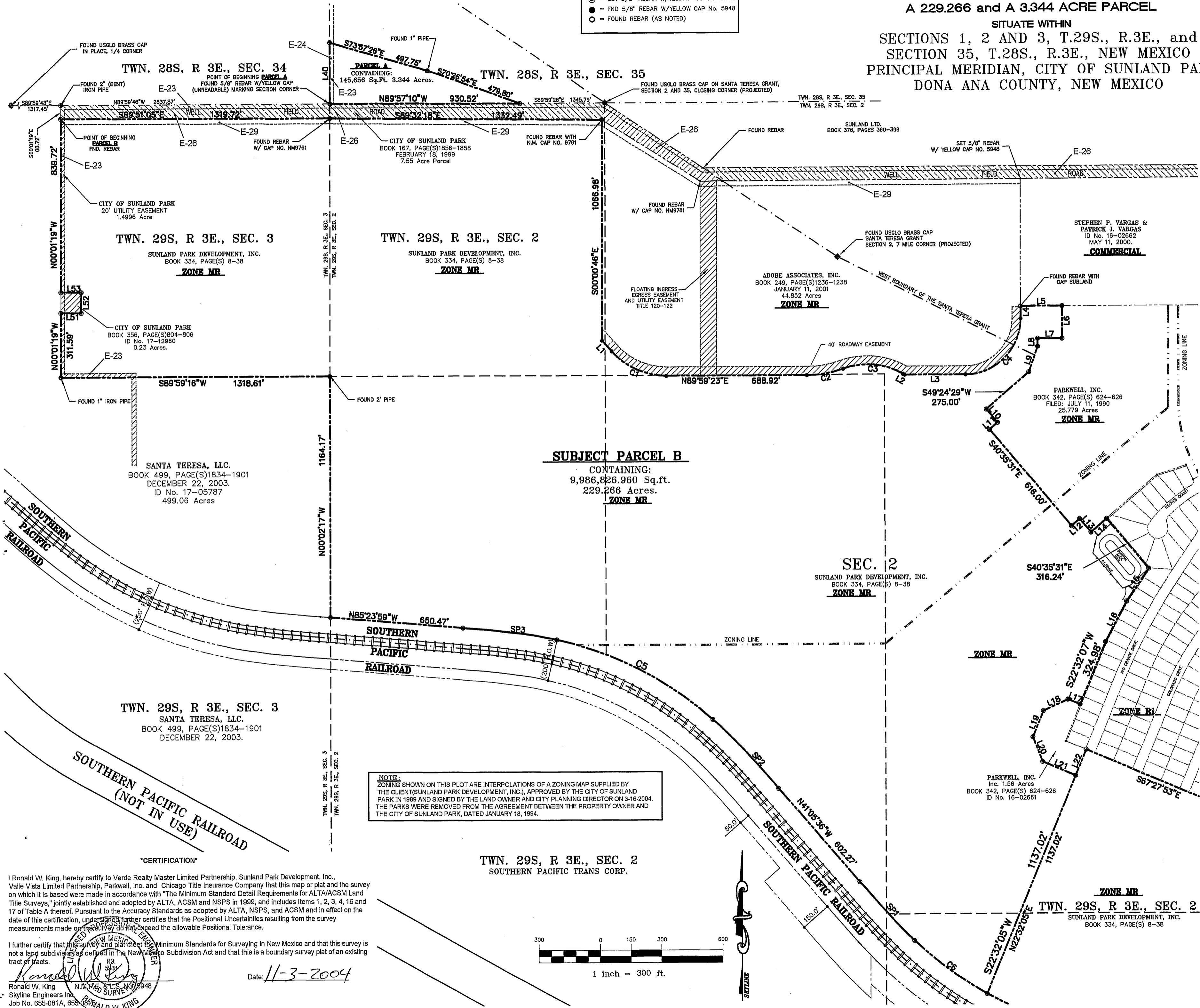
BOUNDARY SURVEY

LAND BELONGING TO SUNLAND PARK DEVELOPMENT
A 229.266 and A 3.344 ACRE PARCEL

SITUATE WITHIN
SECTIONS 1, 2 AND 3, T.29S., R.3E., and
SECTION 35, T.28S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

LEGEND

- = SET 5/8" REBAR W/YELLOW CAP No. 5948
- = FND 5/8" REBAR W/YELLOW CAP No. 5948
- = FOUND REBAR (AS NOTED)



NOTE:
ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.

I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract of tracts.

Ronald W. King
Skyline Engineers Inc.
Job No. 655-081A, 655-081B

Date: 11-3-2004

REFERENCES

1" = 300'

JOB NO.:	655-081A&B
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RK
DATE:	08.12.04

P R O J E C T N A M E

A 229.266 and A 3.344 ACRE PARCEL
SITUATE WITHIN
SECTIONS 1, 2 AND 3, T.29S., R.3E., and
SECTION 35, T.28S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION

P.O. BOX 20
SANTA TERESA, N.M. 88008
Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE

BOUNDARY SURVEY

Sht. 1A of 5

SEE SHEET 2A

BOUNDARY SURVEY

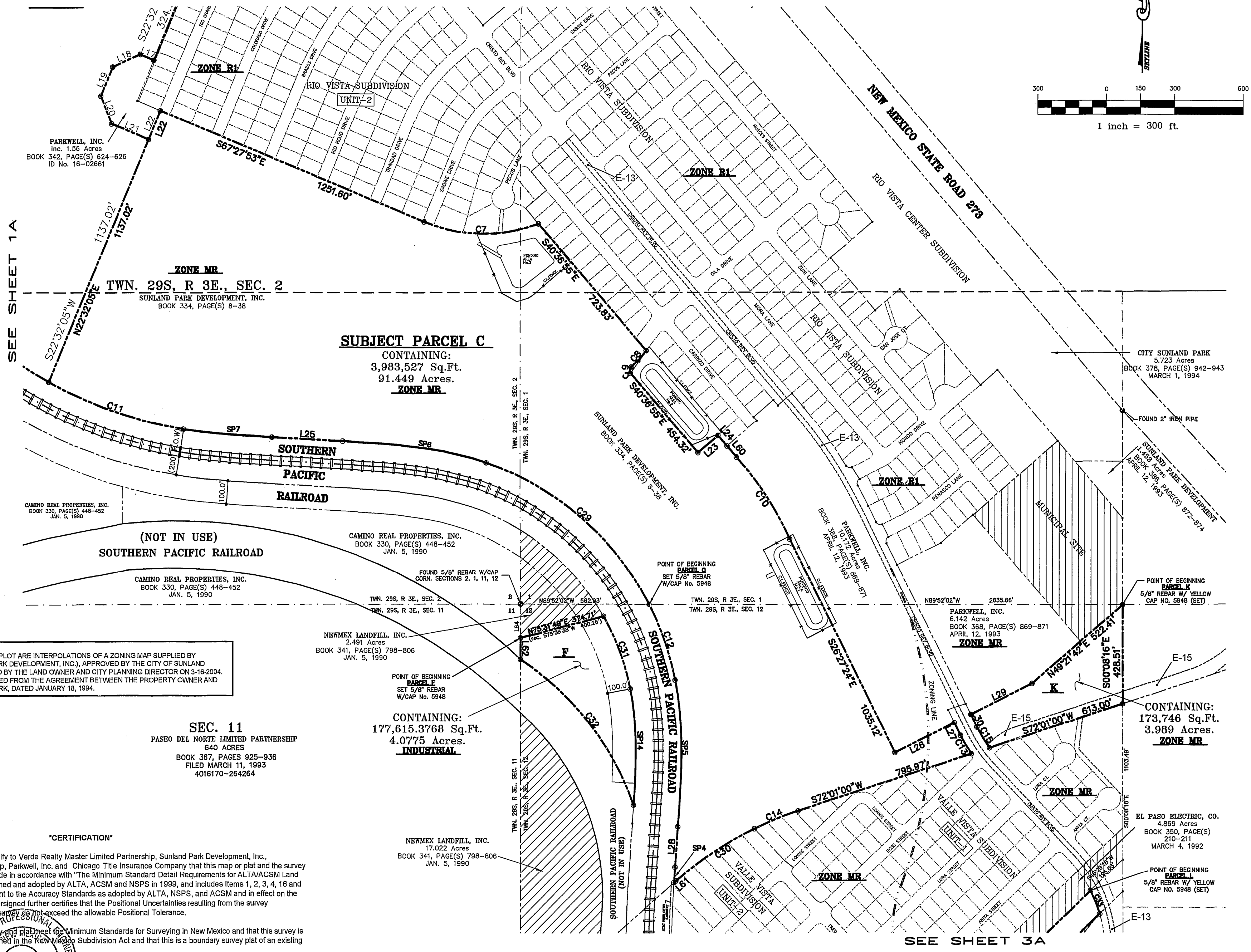
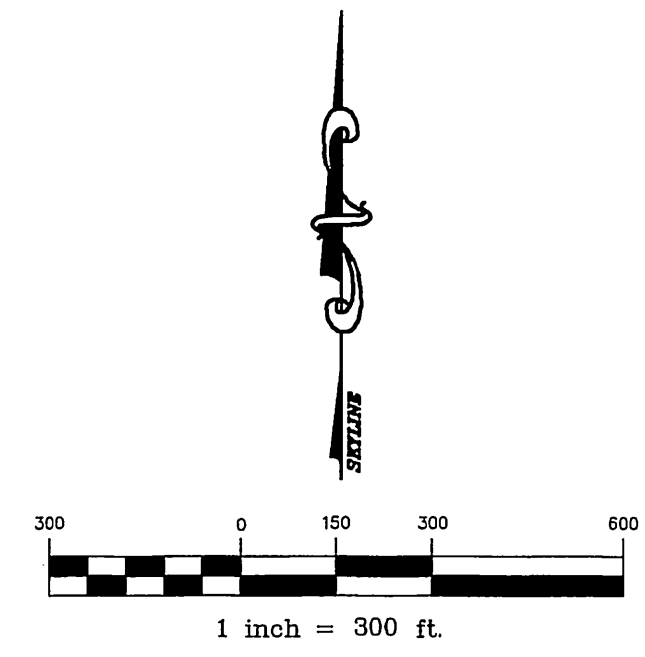
LAND BELONGING TO SUNLAND PARK DEVELOPMENT

A 91.449, A 4.075 and A 3.989 ACRE PARCEL

SITUATE WITHIN

SECTIONS 1, 2 AND 12, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

- LEGEND**
- = SET 5/8" REBAR W/YELLOW CAP No. 5948
 - = FND 5/8" REBAR W/YELLOW CAP No. 5948
 - = FOUND REBAR (AS NOTED)



SEE SHEET 1A

SEE SHEET 3A

ZONE MR
TWN. 29S, R 3E., SEC. 2
SUNLAND PARK DEVELOPMENT, INC.
BOOK 334, PAGE(S) 8-38

SUBJECT PARCEL C
CONTAINING:
3,983,527 Sq.Ft.
91.449 Acres.
ZONE MR

(NOT IN USE)
SOUTHERN PACIFIC RAILROAD

CAMINO REAL PROPERTIES, INC.
BOOK 330, PAGE(S) 448-452
JAN. 5, 1990

CAMINO REAL PROPERTIES, INC.
BOOK 330, PAGE(S) 448-452
JAN. 5, 1990

TWN. 29S, R 3E., SEC. 2
TWN. 29S, R 3E., SEC. 11

NEWMEX LANDFILL, INC.
2.491 Acres
BOOK 341, PAGE(S) 798-806
JAN. 5, 1990

POINT OF BEGINNING
PARCEL E
SET 5/8" REBAR
W/CAP No. 5948

CONTAINING:
177,615.3768 Sq.Ft.
4.0775 Acres.
INDUSTRIAL

NEWMEX LANDFILL, INC.
17.022 Acres
BOOK 341, PAGE(S) 798-806
JAN. 5, 1990

PARKWELL, INC.
6.142 Acres
BOOK 368, PAGE(S) 869-871
APRIL 12, 1993

CONTAINING:
173,746 Sq.Ft.
3.989 Acres.
ZONE MR

EL PASO ELECTRIC, CO.
4.869 Acres
BOOK 350, PAGE(S)
210-211
MARCH 4, 1992

POINT OF BEGINNING
PARCEL I
5/8" REBAR W/ YELLOW
CAP NO. 5948 (SET)

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CERTIFICATION

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I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
Professional Surveyor
No. 5948
Skyline Engineers Inc.
Job No. 655-081 C, 655-081 D

Date: 11-3-2004

REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51"W, 28,704.81 FEET.

SCALE:	1" = 300'
JOB NO.:	655-081C,F&K
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RK
DATE:	08.12.04

PROJECT NAME
A 91.449, A 4.075 and A 3.989 ACRE PARCEL
SITUATE WITHIN
A PORTION OF SECTIONS 1, 2 AND 12, T.29S.,
R.3E., NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO
BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION
P.O. BOX 20
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Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE
BOUNDARY SURVEY

Sht. 2A of 5

BOUNDARY SURVEY

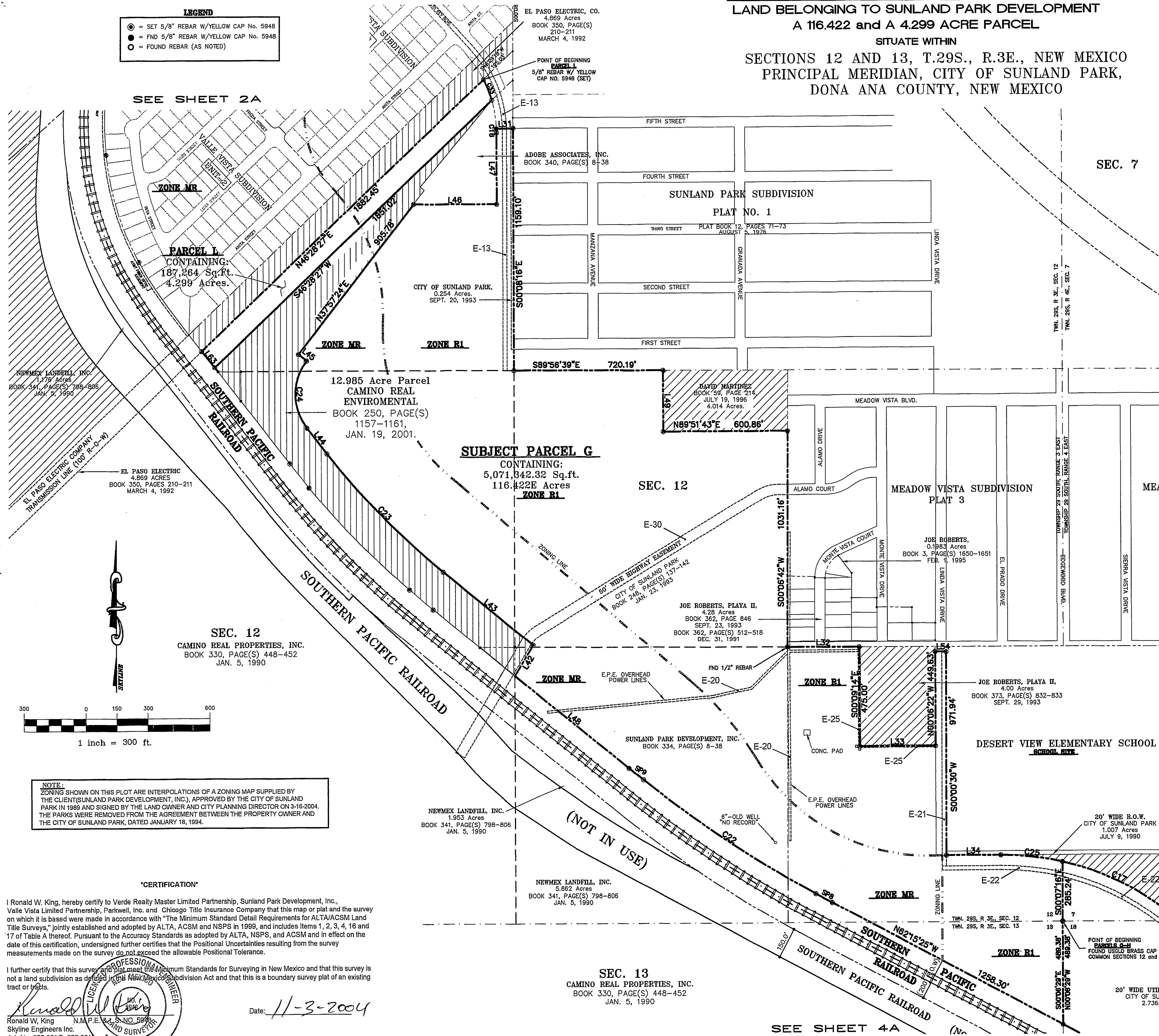
LAND BELONGING TO SUNLAND PARK DEVELOPMENT

A 116.422 and A 4.299 ACRE PARCEL

SITUATE WITHIN

SECTIONS 12 AND 13, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

- LEGEND**
- = SET 5/8" REBAR W/YELLOW CAP No. 5948
 - = FND 5/8" REBAR W/YELLOW CAP No. 5948
 - = FOUND REBAR (AS NOTED)



REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51" W, 28,704.81 FEET.

SCALE:	1" = 300'
JOB NO.:	655-0816&L
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RB
DATE:	08.12.04

PROJECT NAME

A 116.422 and A 4.299 ACRE PARCEL
SITUATE WITHIN
A PORTION OF SECTIONS 12 AND 13, T.29S.,
R.3E., NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK,
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BOUNDARY SURVEY

Sht. 3A Of 5

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CERTIFICATION

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I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Land Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
N.M.P.E. & L.S. NO. 5948
Skyline Engineers Inc.
Job No. 655-081G, 655-081L

Date: 11-3-2004

SEC. 13
CAMINO REAL PROPERTIES, INC.
BOOK 330, PAGE(S) 448-452
JAN. 5, 1990

SEE SHEET 4A

126.83 ACRE - PARCEL H

A certain parcel of land being situate within Section 7 & 18, Township 29 South, Range 4 East, New Mexico principal Meridian City of Sunland Park, Dona Ana County, New Mexico, being a portion of a parcel of land deeded from Sunland Park Development Joint Venture to Sunland Park Development, Inc., Recorded in Book 334, Pages 132-161, filed August 11, 1989, being more particularly described by metes and bounds as follows:

Beginning at a found U.S.G.L.O. brass cap marking the section corner common to Sections 12 & 13 Township 29 South, Range 3 East, and Sections 7 & 18, Township 29 South, Range 4 East, New Mexico Principal Meridian;

THENCE, along the range line N 00°-06'-16" W, 265.24 feet distance to a set 5/8" inch rebar with yellow cap No. 5948; being a point on curve, being on the South boundary line of the Buena Vista Subdivision Phase II, Recorded in Book 18, pages 443 - 444, filed April 17, 1996.

THENCE, along the South boundary line of Buena Vista Subdivision the following 3 calls: 565.62 feet along the arc of a curve bearing to the right, having a radius of 1323.00 feet, a delta of 24°-29'-44", and a chord that bears S 64°-54'-08" E, 561.32 feet distance to a set 5/8" inch rebar with yellow cap No. 5948, being a point of tangency;

THENCE, S 52°-39'-17" E, 278.98 feet distance, to a set 5/8" inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 791.74 feet along the arc of a curve, bearing to the left, having a radius of 1203.00 feet, and a Delta of 37°-42'-30", and a long chord that bears S 71°-30'-17" E, 777.53 feet distance to a set 5/8" rebar with yellow cap No. 5948; being a point of tangency;

THENCE, N 89°-53'-22" E, 10.87 feet distance to a set 5/8" rebar with yellow cap No. 5948, being the Southeast corner of the Buena Vista Subdivision and Southwest Corner of a parcel of land owned by Gadsden School District;

THENCE, along the South boundary line of the school district land, S 89°-59'-52" E, 1168.43 feet distance to a found 5/8" inch rebar with cap No. 5948, being the Southeast Corner of the school district land;

THENCE, along the East boundary line of the school district land, N 00°-15'-41" E, 367.06 feet distance to a found rebar with cap, being a point on the Southwest Corner of the Meadow Vista Subdivision Plat No. 7 recorded in Plat Book 1, Page 43, filed October 1, 1956;

THENCE, along the South Boundary Line of Meadow Vista Subdivision Plat No. 7, S 89°-49'-29" E, 1323.68 feet distance to a found 5/8" inch rebar with cap, next to a railroad rail, being the Southeast corner of the Meadow Vista Subdivision Plat No. 7 and the Northwest Corner of the Guy Keating Village, Recorded in Plat Book 8, Page 4, filed October 14, 1957;

THENCE, a long the West Boundary Line of the Guy Keating Village, S 00°-00'-37" E, 1320.78 feet distance to a found 4" x 4" concrete monument being the Southwest corner of the Guy Keating Village;

THENCE, S 00°-04'-45" E, 1252.46 feet distance to a found 1" Iron Pipe, being a point on the Northerly Right-Of-Way line of the Union Pacific Railroad;

THENCE, a long the Northerly Right-Of-Way line of the Union Pacific Railroad N 62°-15'-22" W, 4488.60 feet distance to a set 5/8" inch rebar with yellow cap No. 5948, being the intersection of the railroad Northerly Right-Of-Way line with the Range Line (3 East and 4 East);

THENCE, leaving the railroad Northerly Right-Of-Way line and following the Range Line, N 00°-06'-29" W, 489.38 feet distance to the found G.L.O. Brass Cap, being the "POINT OF BEGINNING" of the parcel herein described and containing 126.83 acres or (5,524,714 square feet) MORE OR LESS.

42.8498 ACRE - PARCEL M

A certain parcel of land situate within the Corporate Limits of the City of Sunland Park, Section 18, Township 29 South, Range 4 East, New Mexico Principal Meridian, Dona Ana County, New Mexico and being more particularly described by METES AND BOUNDS as follows:

COMMENCING at a found U.S.G.L.O. brass cap marking the section corner common to Sections 7 and 18 Township 29 South, Range 4 East and Sections 12 and 13 Township 29 South, Range 3 East, New Mexico Principal Meridian Dona Ana County, New Mexico; whence a found 5/8" inch rebar lying on the International Boundary between the United States of America and The Republic of Mexico bears S 00°-06'-29" E, a distance of 3206.07 feet (basis of bearings);

THENCE, from found U.S.G.L.O. brass cap S 00°-06'-29" E, a distance of 886.61 feet along the section line common to Section 13, Township 29 South, Range 3 East and Section 18, Township 29 South, Range 4 to a set 5/8" rebar with yellow cap No. 5948 lying on the Southerly Right-of-way line of Union Pacific Railroad, said rebar being the "TRUE POINT OF BEGINNING" of the parcel herein described;

THENCE, S 62°-15'-25" E, a distance of 1499.57 feet (Record S 62°-11'-00" E, a distance of 1496.52 feet) along the Westerly Right-of-way line of the Union Pacific Railroad to a found rebar;

THENCE, leaving the Union Pacific Railroad S 00°-03'-19" E, a distance of 1056.69 feet to a found rebar, (Record S 00°-02'-00" W - 1054.22 feet);

THENCE, S 89°-47'-15" W, a distance of 1324.89 feet (Record West- 1325.34 feet) to a found rebar;

THENCE, N 00°-06'-29" W, a distance of 1759.66 feet (Record N 00-02-00"E, -1757.89 feet) along said section line to Sections 13 and 18 to the "TRUE POINT OF BEGINNING" of the parcel herein described and containing 1,866,538 square feet or 42.8498 acres of land, MORE OR LESS.

CERTIFICATION

I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

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Ronald W. King
N.M.P.S. No. 5948
Skyline Engineers Inc.
Job No. 655-081H, 655-081M.

Date: 11-3-2004

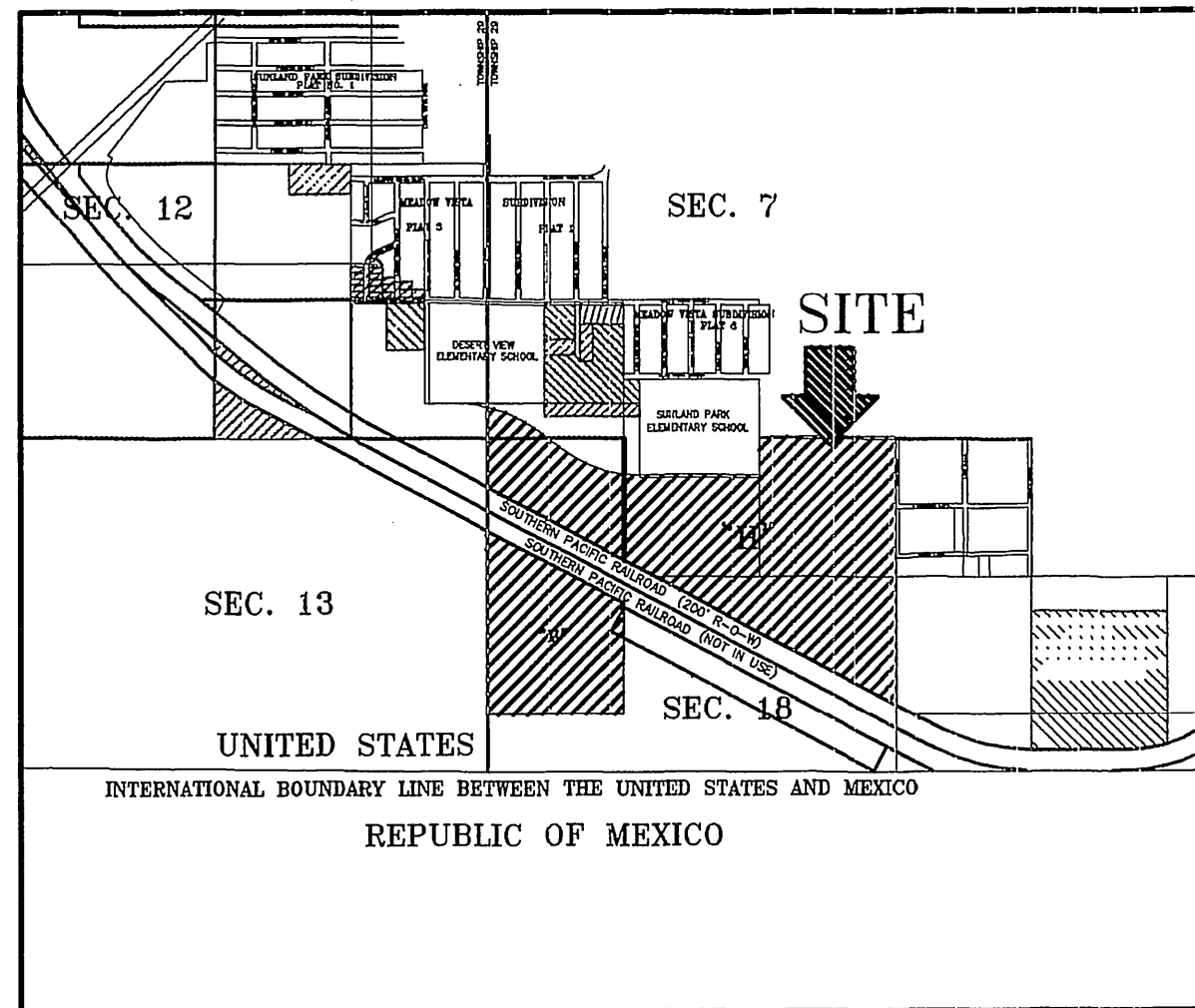
BOUNDARY SURVEY

LAND BELONGING TO SUNLAND PARK DEVELOPMENT

A 126.83 and A 42.8498 ACRE PARCEL

SITUATE WITHIN

SECTIONS 7 AND 18, T.29S., R.4E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

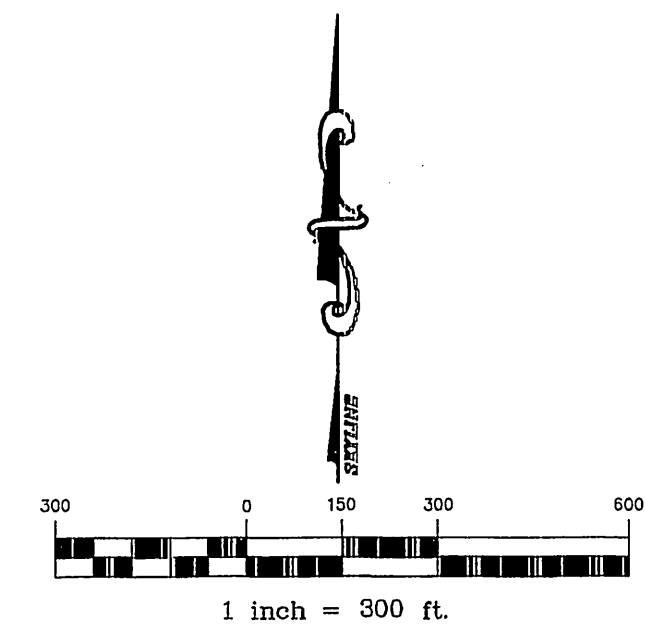


LOCATION MAP
NOT TO SCALE

NOTE
PROPERTY OWNED BY
SUNLAND PARK DEVELOPMENT
BOOK 386, PAGES 872-874
APRIL 12, 1993

EXCEPTION No.	COMPANY	BOOK & PAGE	DATE FILED	DOC. No.	MISC.
E-17	El Paso Electric Co.	38, 432-433	March 11, 1959	No Doc	MISC.
E-18	EPECo. & Mnt. States Tel & Tele. Co.	40, 317-318	June 24, 1959	1658	
E-22	City of Sunland Park "20.0 ft. Utility Easement"	272, 353-355	Feb. 18, 1992	3125	MISC.

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LEGEND

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- = FND 5/8" REBAR W/YELLOW CAP No. 5948
- = FOUND REBAR (AS NOTED)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHRD. BRG.	CHORD
C17	565.62'	1323.00'	24°29'44"	287.18'	S64°54'08"E	531.32'
C18	791.74'	1203.00'	37°42'30"	410.78'	S71°30'17"E	777.53'

LINE TABLE

LINE	LENGTH	BEARING
L35	367.06'	N00°15'41"E
L50	278.98'	S52°39'17"E

REFERENCES

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FIELD BK.: GPS
PAGE(S): GPS
COMP. BY: RB
DRAWN BY: JR
CHECKED BY: RK
DATE: 08.12.04

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SITUATE WITHIN
A PORTION OF SECTIONS 7 AND 18, R.4E.,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK, DONA ANA
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BOUNDARY SURVEY

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SHEET TITLE
BOUNDARY SURVEY
Sht. 4 Of 5

BOUNDARY SURVEY

LAND BELONGING TO SUNLAND PARK DEVELOPMENT

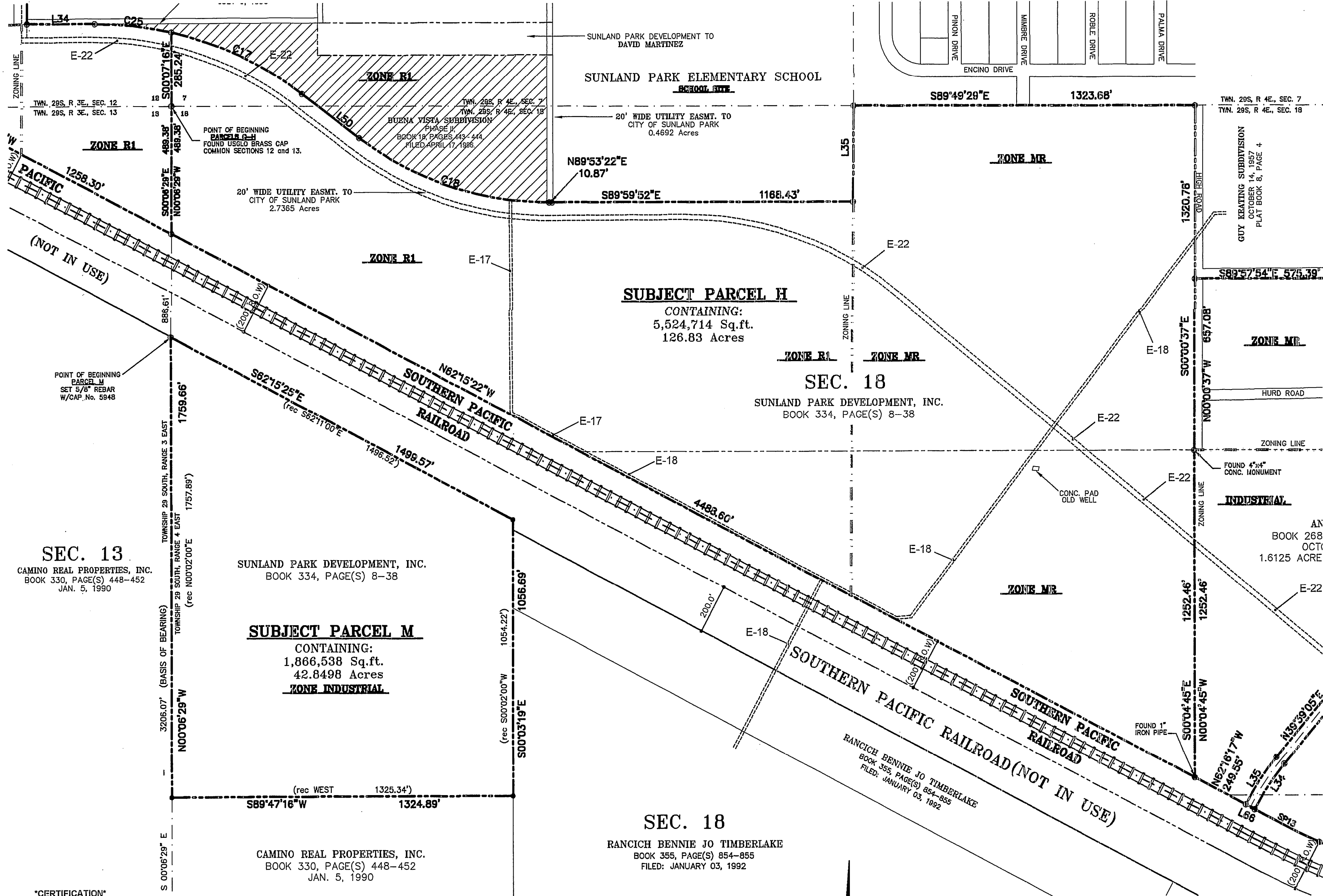
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SITUATE WITHIN

SECTIONS 7 AND 18, T.29S., R.4E., NEW MEXICO
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SEE SHEET 3A



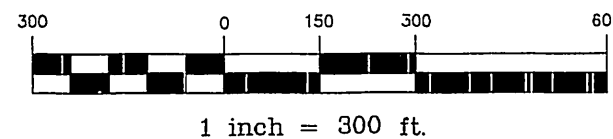
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N.M.P.E. & L.S. No. 65048
Skyline Engineers Inc.
Job No. 655-081H, 655-081J

Date: 11-3-2004



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SCALE: 1" = 300'

JOB NO.:	655-081H&M
FIELD BK.:	GPS
PAGE(S):	GPS
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SITUATE WITHIN
A PORTION OF SECTIONS 7 AND 18, R.4E.,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK, DONA ANA
COUNTY, NEW MEXICO

BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION

P.O. BOX 20
SANTA TERESA, N.M. 88008
Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE

BOUNDARY SURVEY

Sht. 4A of 5

131.901 ACRE - PARCEL J

A certain parcel of land situate within Sections 17 and 18, Township 29 South, Range 4 East, New Mexico Principal Meridian, City of Sunland Park, Dona Ana County New Mexico, being a portion of parcel of land deeded from Sunland Park Development Joint Venture to Sunland Park Development Inc., recorded in Book 334, Pages 132-161, filed August 11, 1989, and being more particularly described by metes and bounds as follows:

Beginning at a set 5/8" rebar with yellow cap No. 5948, being the Intersection point of the centerline of Anapra Road with the section line common to Sections 18 & 17, Township 29 South, Range 4 East; whence, a found rebar in the middle of Posey road marking the section corner common to Sections 7, 8, 17 and 18, Township 29 South, Range 4 East, bears N 00°-04'-54"W, 1320.49 feet;

THENCE, from the POINT OF BEGINNING S 89°-52'-59"E, 2343.55 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the West right-of-way line of the Union Pacific Railroad;

THENCE, following the right-of-way line of the Union Pacific Railroad the next 10 calls: N 14°-22'-00"E, 144.81 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 13°-47'-32"W, 337.54 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangency to spiral;

THENCE, 490.00 feet along the arc of a spiral curve bearing to the right, having a radius of 1273.24 feet, a central angle of 11°-01'-29", and a chord that bears S 17°-27'-57"W, 489.19 feet distance, being a point of spiral curve;

THENCE, 1197.40 feet along the arc of a curve, bearing to the right, having a radius of 1273.24 feet, a delta of 53°-52'-59", and a long chord that bears S 51°-45'-31"W, 1153.76 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of curve to spiral;

THENCE, 490.00 feet along the arc of a spiral curve, bearing to the right, having a radius of 1273.24 feet, a central angle of 11°-01'-29", and a chord that bears S 86°-03'-04"W, 489.19 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of spiral to tangent;

THENCE, S 89°-32'-30" W, 472.27 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangent to spiral;

THENCE, 293.45 feet along the arc of a spiral curve bearing to the right, having a radius of 2267.11 feet, a central angle of 14°-00'-06", and a chord that bears N 89°-02'-20"W, 293.40 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of spiral to curve;

THENCE, 784.93 feet along the arc of a curve, bearing to the right, having a radius of 2191.83 feet, a delta of 20°-31'-07", and a long chord that bears N 76°-15'-56"W, 780.74 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of curve to spiral;

THENCE, 293.45 feet along the arc of a spiral curve bearing to the right, having a radius of 2267.11 feet, a central angle of 14°-00'-06", and a chord that bears N 63°-29'-33"W, 293.40 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of spiral to tangent;

THENCE, N 62°-16'-17"W, 249.55 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the right-of-way line of the Union Pacific Railroad, N 00°-04'-45"W, 1252.46 feet distance to a found 4"x4" concrete monument, being the Southwest corner of Guy Keating Village, recorded in Plat Book 8, Page 4, filed October 14, 1957;

THENCE, along the West boundary of the Guy Keating Village, N 00°-00'-37"W, 657.08 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the West right-of-way line of High Road;

THENCE, leaving the West boundary line of Guy Keating Village and along the South right-of-way line of Morrison Lane, S 89°-57'-54"E, 575.39 feet distance to a found 5/8" rebar with yellow cap No. 5948, being the Northwest corner of the Low Road Subdivision recorded in Plat Book 19, Pages 236 - 237, filed January 3, 1999, and also being the Northwest corner of a 1.145 Acre Parcel of land deed from Sunland Park Development Inc. to David Martinez recorded in Book 116, Pages 698-701, filed January 14, 1998;

THENCE, along the West boundary line of the Low Road Subdivision S 00°-09'-06"W, 207.72 feet distance to a found 5/8" rebar with yellow cap No. 5948, being the Southwest corner of the Low Road Subdivision;

THENCE, continuing at S 00°-09'-06"W, 208.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the North right-of-way line of Hurd Lane;

THENCE, along the North right-of-way line of Hurd Lane, S 89°-56'-45"E, 120.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being the intersection of the North right-of-way line of Hurd Lane, and the West right-of-way line of Low Road;

THENCE, across Hurd Lane, S 00°-09'-06"W, 39.97 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the South right-of-way line of Hurd Lane;

THENCE, along the South right-of-way of Hurd Road, N 89°-57'-32"W, 38.14 feet distance to a found 5/8" rebar with yellow cap No. 5948, being the Northwest corner of a 1.18 Acre Parcel of land deeded from Sunland Park Development, Inc. to David Martinez, recorded in Book 116, Pages 698-701, filed 1-14-1998;

THENCE, leaving the South right-of-way line of Hurd Lane, S 00°-04'-54"E, 200.93 feet distance to a 5/8" rebar with yellow cap No. 5948, being a point on the South boundary line of the Guy Keating Village;

THENCE, along the South boundary line of the Guy Keating Village, S 89°-58'-54"E, 667.00 feet distance to the point of beginning of the parcel herein described and containing a gross acreage of 133.514 acres, or (5,815,870 square feet) "MORE OR LESS";

SAVE AND EXCEPT FROM THE ABOVE 133.514 ACRE PARCEL A PARCEL KNOWN AS ANAPRA ROAD, FILED OCTOBER 7, 1991 IN BOOK 268, PAGES 108 TO 112, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain parcel of land being the Anapra Road right-of-way description (40.00 feet R.O.W) situate within the City of Sunland Park, Section 17 and 18, Township 29 South, Range 4 East, New Mexico Principal Meridian, Dona Ana County, New Mexico, and being more particularly described by metes and bounds as follows;

Commencing at a found PK Nail in the center of Posey Road marking the Section Corner common to Sections 7, 8, 17 and 18, Township 29 South, Range 4 East, New Mexico Principal Meridian, Dona Ana County, New Mexico;

THENCE, from the point of commencement S 00°-04'-54"E, a distance of 1320.50 feet along Posey Road, and along the Section line common to Section 17 and 18 to a found PK nail marking the quarter corner of Section 17 and 18, said PK nail being the "True Point of Beginning" of the parcel herein described;

THENCE, from the "True Point of Beginning" S 89°-52'-59"E, a distance of 2170 feet to a point on the southerly right-of-way line of Anapra Road;

THENCE, S 39°-39'-05"W, (Record S 39°-44'-20"W) a distance of 1558.61 feet along the Southerly right-of-way line of Anapra Road to a point of curvature;

THENCE, 209.82 feet along the southerly right-of-way line of Anapra Road, and along the arc of a curve bearing to the left, having a central angle of 12°-39'-38", a radius of 949.55 feet and a chord that bears S 33°-19'-14"W, a distance of 209.40 feet to a point lying at the intersection of the Southerly right-of-way line of Anapra Road, and the Northeastly right-of-way line of the Southern Pacific Railroad;

THENCE, N 62°-16'-06"W, a distance of 40.00 feet along the Northeastly right-of-way line of the Southern Pacific Railroad to a point of curvature lying at the intersection of the Northerly right-of-way line of Anapra Road, and the Northeastly right-of-way line of the Southern Pacific Railroad;

THENCE, 218.14 feet along the Northerly right-of-way line of Anapra Road, and along the arc of a curve bearing to the right, having a central angle of 12°-37'-51", a radius of 989.55 feet, and a chord that bears N 33°-20'-08"E, a distance of 217.70 feet to a point of tangency;

THENCE, N 39°-39'-05"E, (RECORD N 39°-44'-20"E) a distance of 1525.52 feet along the Northerly right-of-way line of Anapra Road to a point on the South quarter Section of Section 18;

THENCE, S 89°-58'-54"E, a distance of 30.21 feet along said quarter section line to the "True Point of Beginning" of the parcel (Anapra Road) herein described containing 70,242.6349 square feet or 1.6125 acres of land, MORE OR LESS.

LEAVING A NET ACREAGE OF 131.901 ACRES MORE OR LESS.

CERTIFICATION

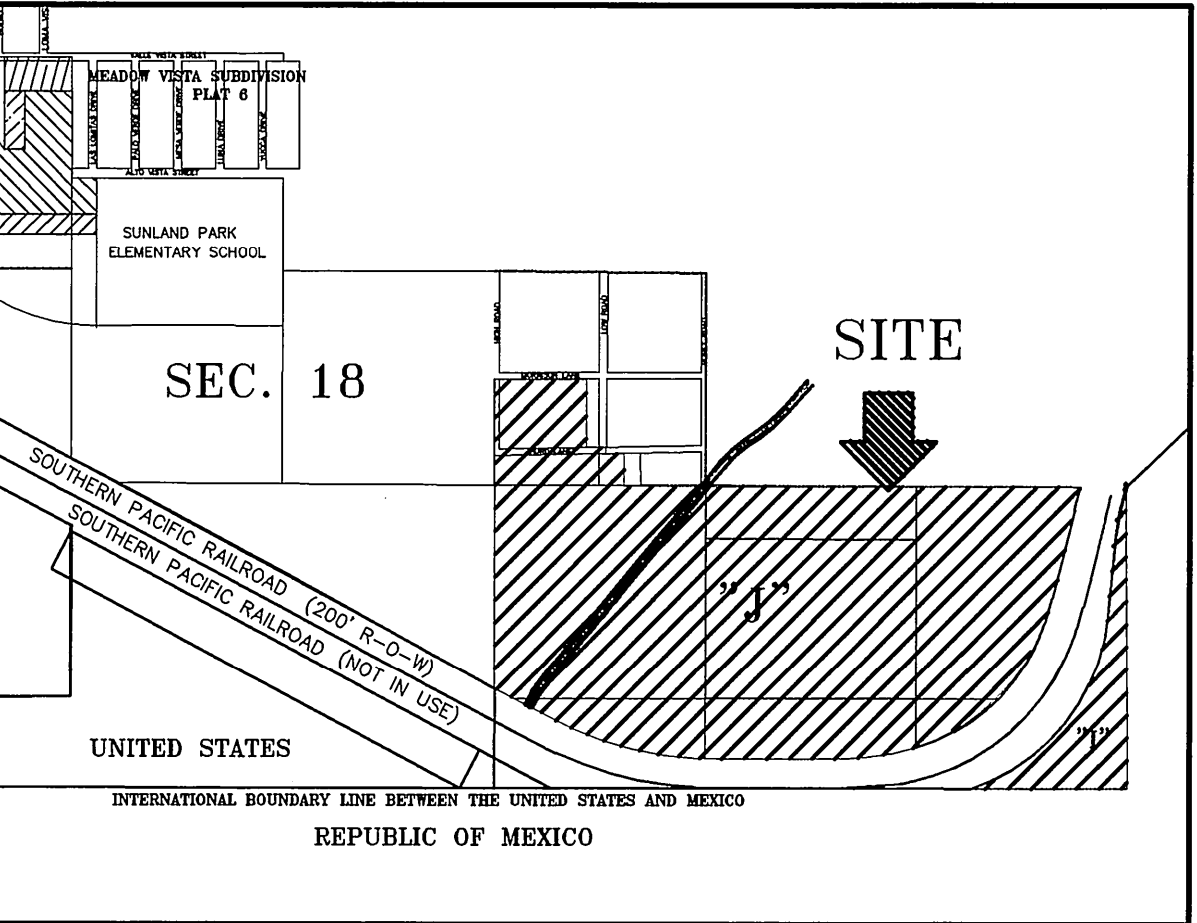
I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

I further certify that this survey and the portion of the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King, N.M.P.E. & L.S. No. 5948, Skyline Engineers Inc. Job No. 655-081J, 655-081I.

Date: 11-3-2004

BOUNDARY SURVEY LAND BELONGING TO SUNLAND PARK DEVELOPMENT A 131.901 and A 10.4864 ACRE PARCEL, SITUATE WITHIN SECTIONS 17 AND 18, T.29S., R.4E., NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK, DONA ANA COUNTY, NEW MEXICO



NOTE PROPERTY OWNED BY SUNLAND PARK DEVELOPMENT BOOK 386, PAGES 872-874 APRIL 12, 1993

Table with 6 columns: EXCEPTION No., COMPANY, BOOK & PAGE, DATE FILED, DOC. No., MISC. It lists three exceptions related to utility easements and a parcel within the survey area.

NOTE: ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.

10.4864 ACRE - PARCEL I

A certain parcel of land situate within Section 17, Township 29 South, Range 4 East, New Mexico Principal Meridian, City of Sunland Park, Dona Ana County New Mexico and being more particularly described by metes and bounds as follows:

Commencing at a found 1" pipe marking the 1/4 Section common to Section 17 and 18, Township 29 South, Range 4 East, NMPM Dona Ana County, New Mexico. Whence a found spindle in Posey Road marking the section corner common to Section 7, 8, 17 and 18, Township 29 South, Range 4 East, bears N 00°-04' 54" W, a distance of 2640.26 feet (basic of bearing);

Thence from found 1" pipe S 00° 01' 12" W 568.14 feet to a point on the International Boundary between the Republic of Mexico and the United States, said point being on a tangent between 1 BWV Monument 2B and 2C;

Thence N 89° 54' 37" E, a distance of 1674.89 feet (record S 89° 53' 54" E - 1662.30 feet) a long said International Boundary to a set 5/8" rebar with yellow cap No. 5948 and the "True Point Of Beginning" of the parcel herein described said rebar being a point of curvature;

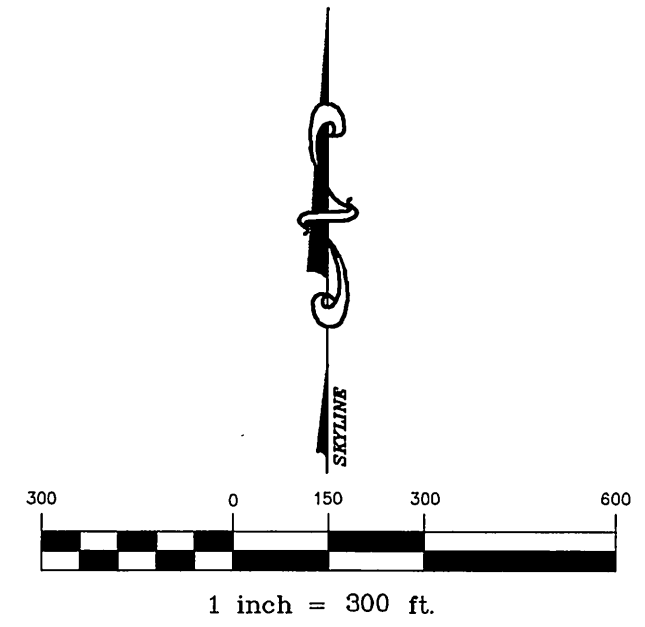
Thence 1448.14 feet a long the arc of a curve bearing to the left, having a central angle of 66° 35' 25", a radius of 1246.01 feet and a long chord that bears N 38° 43' 01" E, a distance of 1368.00 feet (record N 38° 54' 29" E - 1368.00 feet) to a set 5/8" rebar with yellow cap No. 5948;

Thence N 05° 25' 18" E a distance of 487.00 feet (record N 05° 36' 46" E - 487.00 feet) to a set 5/8" rebar with yellow cap No. 5948, said rebar being a point of curvature;

Thence 335.00 feet a long the arc of a curve bearing to the right, having a central angle of 14° 24' 18" a radius of 1332.46 and a long chord that bears N 12° 37' 27" E, a distance of 334.12 feet (record N 12° 48' 35" E - 334.12 feet) to a set 5/8" rebar with yellow cap No. 5948;

Thence S 00° 05' 32" E, a distance of 1876.72 feet (record S 00° 05' 56" W - 1876.72 feet) to a set 5/8" rebar with a yellow cap No. 5948 lying on the International Boundary between the republic of Mexico and the United States;

Thence S 89° 54' 38" W, a distance of 977.71 feet (record S 89° 53' 54" E - 977.71 feet) a long said International Boundary to the "True Point Of Beginning" of the parcel herein described containing 456,786 square feet or 10.4864 acres of land, MORE OR LESS.



LEGEND table defining symbols for rebar types: a circle with a dot for set 5/8" rebar, a solid circle for found 5/8" rebar, and an open circle for found rebar as noted.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHR. BRG., and CHORD. It lists curves C19 through C35.

LINE TABLE with columns for LINE, LENGTH, and BEARING. It lists lines L36 through L67.

SPIRAL TABLE with columns for SPIRAL, LENGTH, RADIUS, Δ SPIRAL, CHR. BRG., and CHR. DIST. It lists spirals SP10 through SP13.

REFERENCES: BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON". S 04°-49'-51"W, 28,704.81 FEET.

SCALE: 1" = 300'. JOB NO.: 655-081J&K. FIELD BK.: GPS. PAGE(S): GPS. COMP. BY: RB. DRAWN BY: JR. CHECKED BY: RK. DATE: 08.12.04.

P R O J E C T N A M E: SKYLINE ENGINEERING, INC. A 131.901 and A 10.4864 ACRE PARCEL SITUATE WITHIN SECTIONS 17 AND 18, T29S., R.4E., NEW MEXICO PRINCIPAL MERIDIAN CITY OF SUNLAND PARK, DONA ANA COUNTY, NEW MEXICO BOUNDARY SURVEY

SKYLINE ENGINEERING, INC. ENGINEERING • SURVEYING • UTILITY CONSTRUCTION. P.O. BOX 20 SANTA TERESA, N.M. 88008 Phone (505) 589-5481 FAX (505) 589-0477

SHEET TITLE: BOUNDARY SURVEY. Sht. 5 Of 5

BOUNDARY SURVEY

LAND BELONGING TO SUNLAND PARK DEVELOPMENT

A 131.901 and A 10.4864 ACRE PARCEL,

SITUATE WITHIN

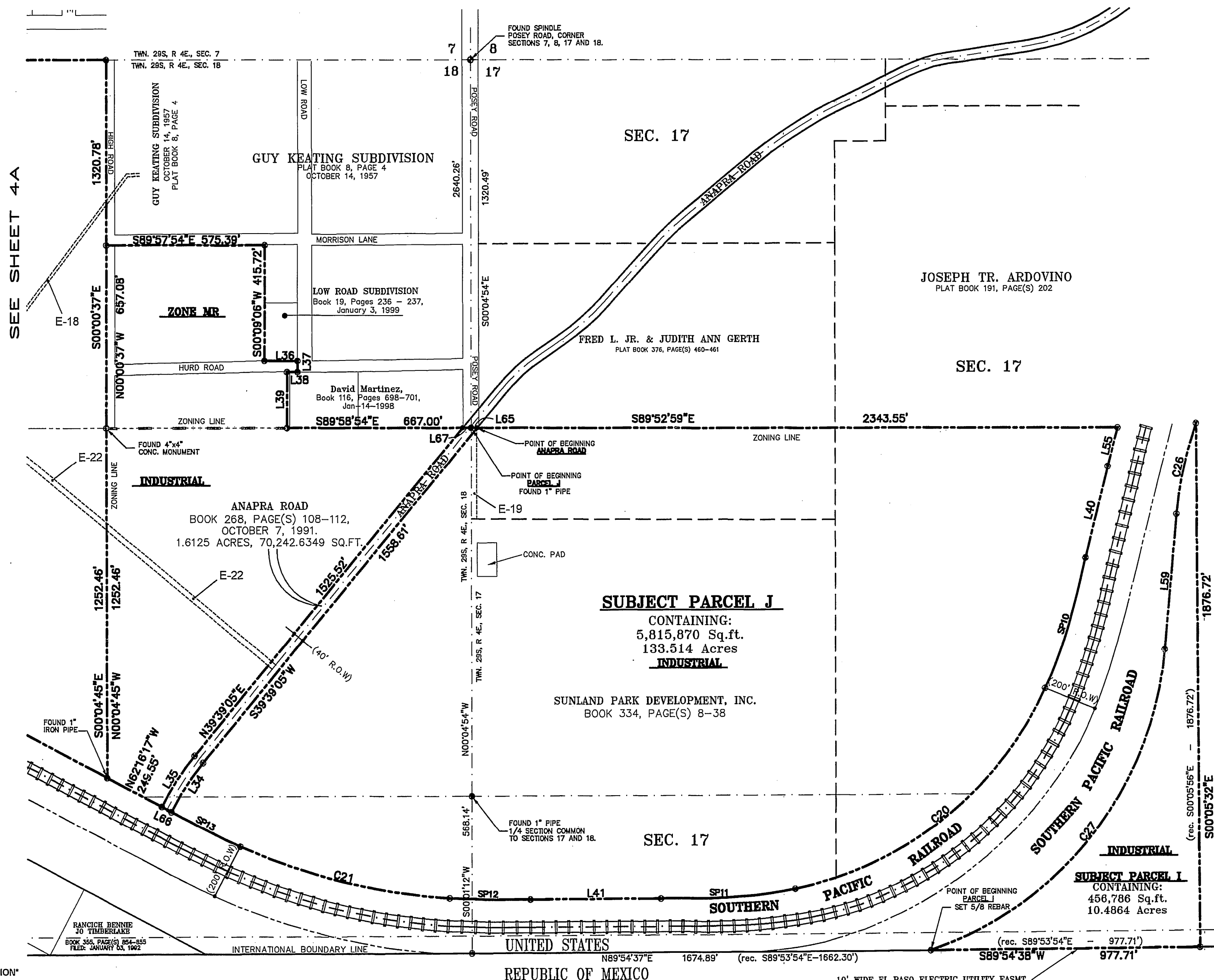
SECTIONS 17 AND 18, T.29S., R.4E., NEW MEXICO

PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,

DONA ANA COUNTY, NEW MEXICO

LEGEND

⊙	= SET 5/8" REBAR W/YELLOW CAP No. 5948
●	= FND 5/8" REBAR W/YELLOW CAP No. 5948
○	= FOUND REBAR (AS NOTED)



"CERTIFICATION"

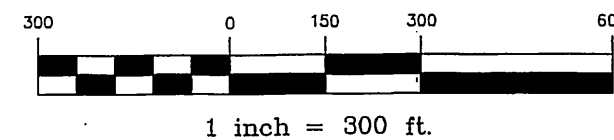
I, Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
 N.M.P.E. & L.S. No. 5948
 Skyline Engineers Inc.
 Job No. 655-081J, 655-38

Date: 11-3-2004

NOTE:
 ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.



REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51"W, 28,704.81 FEET.

SCALE: 1" = 500'

JOB NO.:	655-081J&I
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RK
DATE:	08.12.04

A 131.901 and A 10.4864 ACRE PARCEL
 SITUATE WITHIN
 SECTIONS 17 AND 18, T.29S.,
 R.4E., NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF SUNLAND PARK, DONA ANA
 COUNTY, NEW MEXICO
BOUNDARY SURVEY

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SHEET TITLE
BOUNDARY SURVEY
 Sht. 5A of 5

BOUNDARY SURVEY

LAND BELONGING TO PARKWELL, INC.

A 25.745 ACRE PARCEL

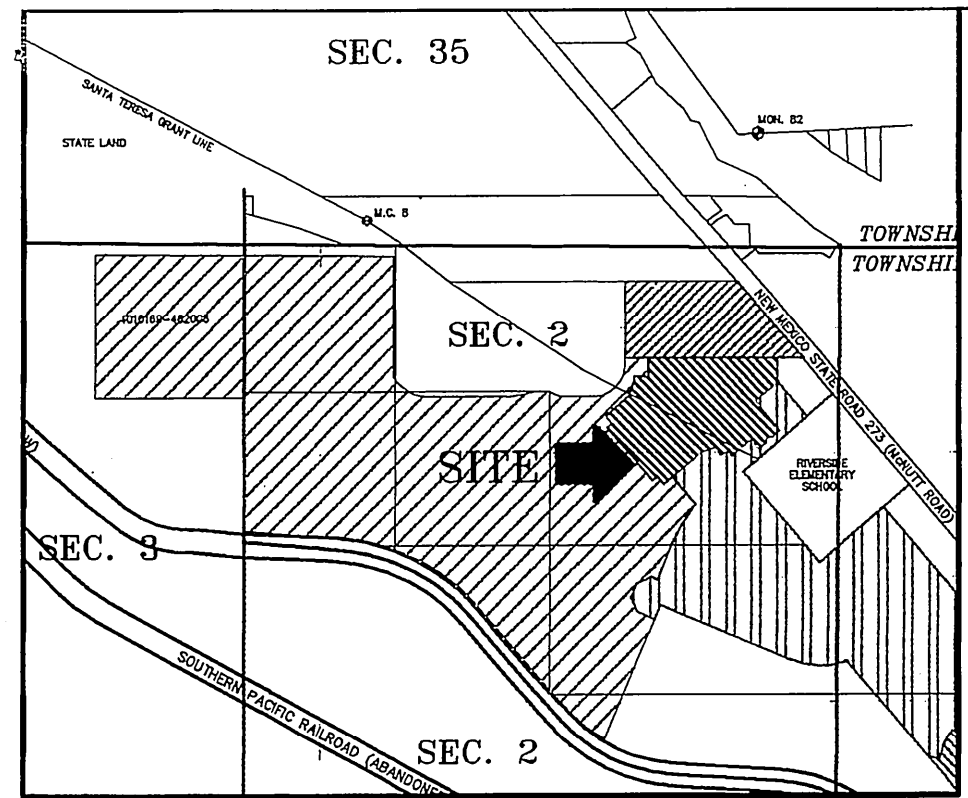
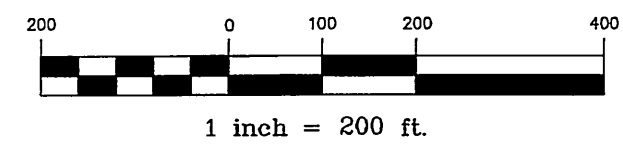
SITUATE WITHIN
SECTION 2, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

NOTE
PROPERTY OWNED BY
PARKWELL, INC.
BOOK 342, PAGE(S) 624-626
FILED: JULY 11, 1990

LEGEND

⊙	= SET 5/8" REBAR W/YELLOW CAP No. 5948
●	= FND 5/8" REBAR W/YELLOW CAP No. 5948
○	= FOUND REBAR (AS NOTED)

LEGEND



LOCATION MAP
NOT TO SCALE

25.745 ACRE - PARCEL D

A certain parcel of land situate within Section 2, Township 29 South, Range 3 East, New Mexico Principal Meridian, City of Sunland Park, Dona Ana County, New Mexico, said parcel belonging to Parkwell, Inc. and is a portion of land deeded to Parkwell Inc. from Sunland Park Development, Inc. in Book 342, Pages 624 to 626, filed July 11, 1990, and being more particularly described by metes and bounds as follows:

Beginning at a found 5/8" rebar with yellow cap No. 5948, being a point on the Southwesterly right-of-way line of New Mexico State Highway No. 273, being the Northeast corner of Lot 1, Block 1, Rio Vista Center Unit 1 Subdivision, Recorded in Plat Book 18, Pages 254-255, filed May 25th 1995, whence a found 2" by 2" concrete monument located on the southerly right-of-way line of New Mexico State Road 273 bears N 40°-36'-56"W, 889.11 feet;

THENCE, leaving the southerly right-of-way line of New Mexico State Road No. 273 and following the North boundary of Rio Vista Center Unit 1 Subdivision, S 89°-58'-05"W, 229.43 feet distance to a set 5/8" rebar with yellow cap No. 5948; said point being the "TRUE POINT OF BEGINNING" of the parcel herein described;

THENCE, continuing along said subdivision boundary, S 00°-01'-40"E, 192.16 feet distance to a set 5/8" rebar with yellow cap No. 5948; said point being the West corner of said Lot 1, Block 1, also being the North corner of Lot 1, Block 28 (ponding area) within Rio Vista Subdivision recorded in Plat Book 18, Pages 213-219, filed March 0th, 1995;

THENCE, S 40°-36'-55" E, 10.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the boundary of the Rio Vista Center Unit 1 Subdivision and following the boundary of the Rio Vista Subdivision, the following 14 calls: S 49°-23'-05" W, 260.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 40°-36'-55" E, 336.64 feet distance to a found 5/8" rebar with yellow cap No. 5948, being a point on the Northwest right-of-way line of Rio Grande Drive;

THENCE, following the Northwest right-of-way line of Rio Grande Drive the following 5 calls, S 49°-23'-05" W, 80.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of curve;

THENCE, 31.42 feet distance along the arc of a curve, bearing to the right, having a radius of 20.00 feet, a delta of 90°-00'-00", and a long chord that bears N 85°-36'-55"W, 28.28 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangency;

THENCE, S 49°-23'-05" W, 50.00 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point of curve;

THENCE, 31.42 feet along the arc of a curve bearing to the right, having a radius of 20.00 feet a delta of 90°-00'-00", and a long chord that bears S 04°-23'-05" W, 28.28 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point of tangency;

THENCE, S 49°-23'-05" W, 80.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the Northwest right-of-way line of Rio Grande Drive, N 40°-36'-55" W, 110.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 49°-23'-05" W, 228.69 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point on curve;

THENCE, 55.27 feet along the arc of a curve bearing to the right, having a radius of 635.00 feet, a Delta of 4°-59'-12", and a chord that bears N 31°-01'-52" W, 55.25 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 61°-27'-42" W, 80.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on curve;

THENCE, 80.63 feet along the arc of a curve bearing to the right having a radius of 715.00 feet, a delta of 6°-27'-41", and a chord that bears N 29°-18'-27" W, 80.59 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 71°-29'-46" W, 150.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 49°-24'-27" W, 324.08 feet distance to a found 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the boundary of the Rio Vista Subdivision, S 49°-24'-40" W, 100.90 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 40°-35'-31" W, 85.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 49°-24'-29" W, 52.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 40°-35'-31" W, 616.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 49°-24'-29" E, 52.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 40°-35'-31" W, 85.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 49°-24'-29" E, 275.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 19°-35'-24" E, 129.04 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 00°-01'-56" W, 40.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 89°-58'-05" E, 120.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 00°-01'-55" W, 157.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the South boundary line of a 20.00 acre parcel of land belonging to Stephen P. & Patrick J. Vargas recorded in Book 221, Page 620-621, filed May 9th, 2000;

THENCE, along the South boundary line of the 20.00 Acres, N 89°-58'-04" E, 1145.00 feet distance to the "TRUE POINT OF BEGINNING" of the parcel herein described and containing 1,121,452 square feet or 25.745 acres of land, MORE OR LESS.

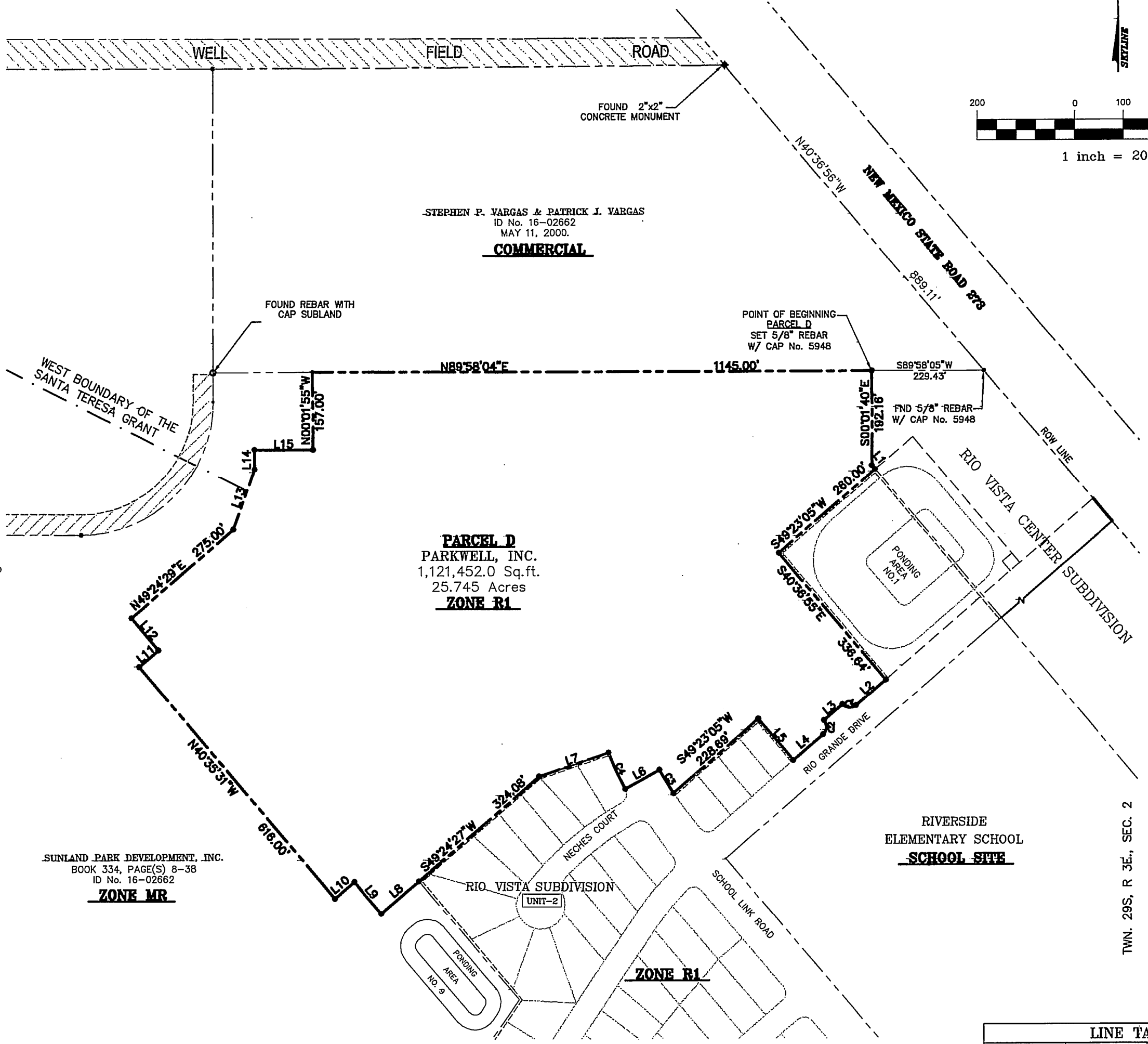
CERTIFICATION

I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowed Positional Tolerance.

I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
Skyline Engineers Inc.
Job No. 655-081D.

Date: 11-3-2004



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHRD. BRG.	CHORD
C1	31.42'	20.00'	90°00'00"	20.00'	N85°36'55"W	28.28'
C2	31.42'	20.00'	90°00'00"	20.00'	S04°23'05"W	28.28'
C3	55.27'	635.00'	4°59'12"	27.65'	N31°01'54"W	55.25'
C4	80.63'	715.00'	6°27'42"	40.36'	N25°18'27"E	80.59'

NOTE:
ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.

LINE TABLE

LINE	LENGTH	BEARING
L1	10.00'	S40°36'55"E
L2	80.00'	S49°23'05"W
L3	50.00'	S49°23'05"W
L4	80.00'	S49°23'05"W
L5	110.00'	N40°36'55"W
L6	80.00'	S61°27'42"W
L7	150.00'	S71°29'46"W
L8	100.90'	S49°24'40"W
L9	85.00'	N40°35'31"W
L10	52.00'	N49°24'29"E
L11	52.00'	N49°24'29"E
L12	85.00'	N40°35'31"W
L13	129.04'	N19°35'24"E
L14	40.00'	N00°01'55"W
L15	120.00'	N89°58'05"E

REFERENCES

BASED ON BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STROUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51"W, 28,704.81 FEET.

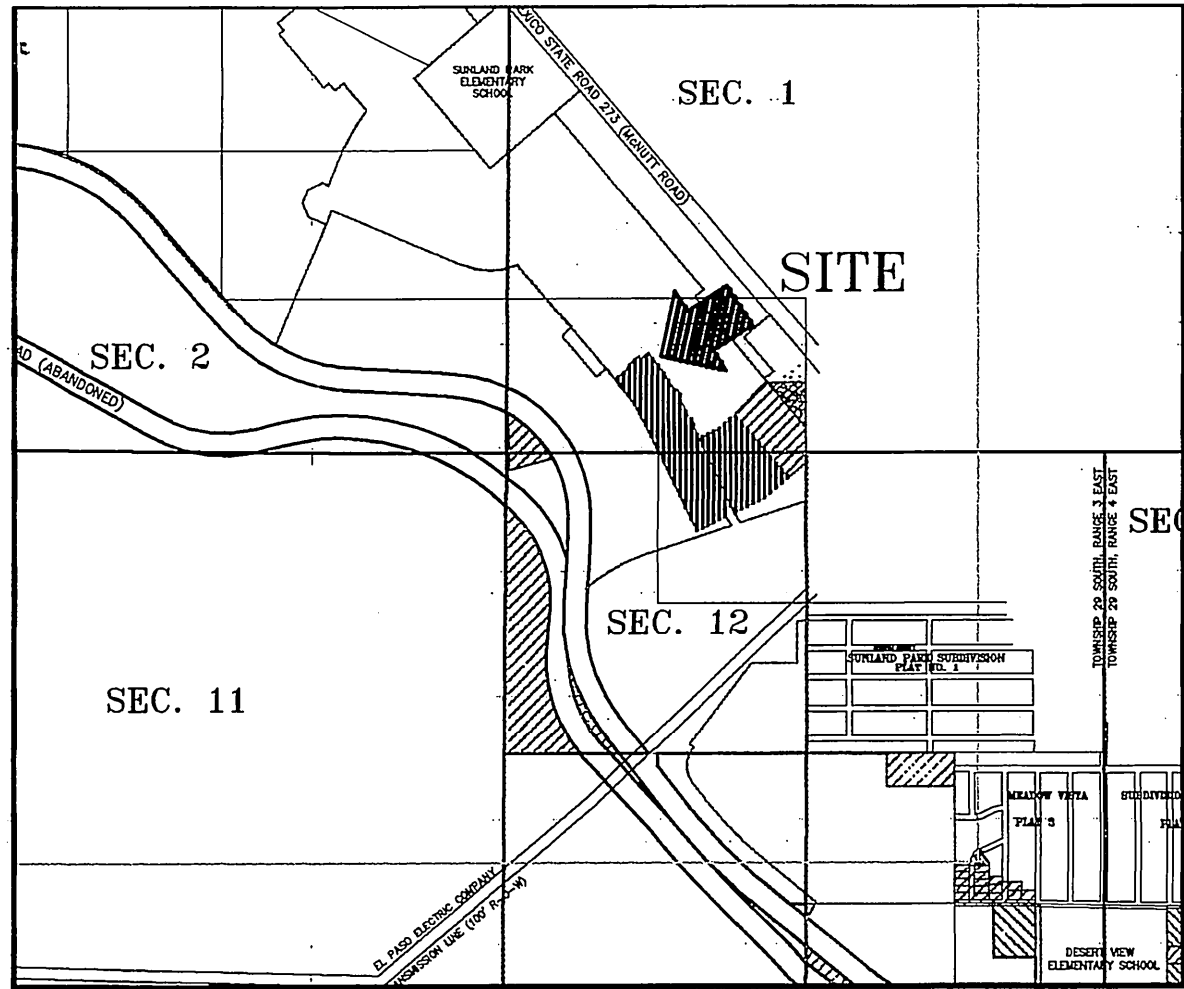
SCALE: 1" = 200'

JOB NO.:	655-081D
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RK
DATE:	08.12.04

A 25.745 ACRE PARCEL
SITUATE WITHIN
SECTION 2, R.3E.,
NEW MEXICO PRINCIPAL MERIDIAN
DONA ANA COUNTY, NEW MEXICO
BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION
P.O. BOX 20
SANTA TERESA, N.M. 88008
Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE
BOUNDARY SURVEY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHRD. BRG.	CHORD
C1	423.31'	1315.00'	18°26'38"	213.50'	N33°32'16"W	421.48'
C2	314.36'	2080.00'	08°39'54"	157.48'	S36°17'08"E	314.06'
C3	29.49'	20.00'	84°28'55"	18.16'	S74°12'23"E	26.89'
C4	32.38'	20.00'	92°46'17"	20.99'	S17°09'40"W	28.96'
C5	100.32'	2080.00'	02°45'48"	50.17'	S27°50'18"E	100.31'
C6	31.42'	20.00'	90°00'00"	20.00'	S71°27'24"E	28.28'
C7	31.42'	20.00'	90°00'00"	20.00'	S18°32'36"W	28.28'

EXCEPTION No.	COMPANY	BOOK & PAGE	DATE FILED	DOC. No.	MISC.
E-13	City of Sunland Park "20.0 ft. Utility Easement"	26, 807-808	Sept. 21, 1995	20608	
E-15	Parkwell Inc.	194, 584-589	Sept 15, 1999	23864	

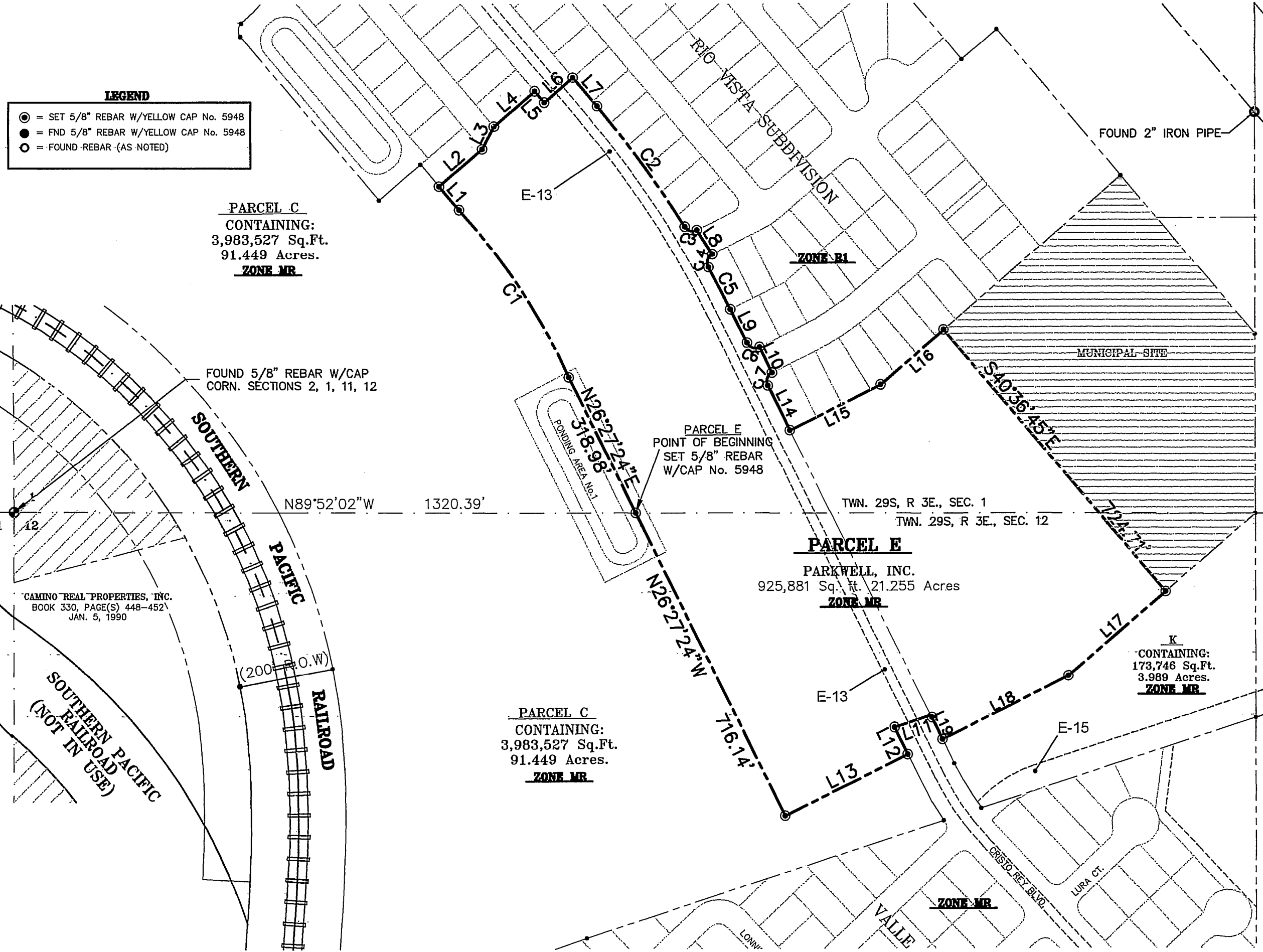
LEGEND

- = SET 5/8" REBAR W/YELLOW CAP No. 5948
- = FND 5/8" REBAR W/YELLOW CAP No. 5948
- = FOUND REBAR (AS NOTED)

BOUNDARY SURVEY

LAND BELONGING TO PARKWELL, INC.
A 21.255 ACRE PARCEL
SITUATE WITHIN
SECTIONS 1 AND 12, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

NOTE
PROPERTY OWNED BY
PARKWELL, INC.
BOOK 368, PAGE(S) 869-871
FILED: APRIL 12, 1993



21.255 ACRE - PARCEL E

A certain parcel of land situate within Sections 1 and 12, Township 29 South, Range 3 East, New Mexico Principal Meridian, City of Sunland Park, Dona Ana County, New Mexico, said parcel belonging to Parkwell Inc., and is a portion of land deeded to Parkwell Inc. from Sunland Park Development, Inc. in Book 342, Pages 624 to 626, filed July 11, 1990, and being more particularly described by metes and bounds as follows:

Beginning at a set 5/8" rebar with yellow cap No. 5948, being the point of Intersection of the West boundary line of the herein described parcel with the section line common to Sections 1 and 12, Township 29 South, Range 3 East, whence a found 5/8" rebar marking the section corner common to Sections 1, 2, 11 and 12, bears N 89°52'02"W, 1320.39 feet distance;

THENCE, from the "POINT OF BEGINNING", N 26°-27'-24"W, 318.98 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point of curve;

THENCE, 423.31 feet along the arc of a curve bearing to the left, having a radius of 1315.00 feet, a delta of 18°26'38", and a long chord that bears N 33°32'16"W, 421.48 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangency;

THENCE, N 40°-36'-55"W, 65.19 feet distance to a set 5/8" rebar with yellow cap No. 5948, being the Southeast lot corner of Lot 9, Block 9, Rio Vista Subdivision Unit 2, recorded in Plat Book 18, Pages 772-777, filed September 26th 1997;

THENCE, following the boundary line of the Rio Vista Subdivision the following 16 calls:

THENCE, N 49°-23'-05"E, 120.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 28°-03'-33"E, 53.67 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 49°-23'-05"E, 113.55 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 40°-36'-55"E, 31.25 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 49°-23'-05"E, 80.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 40°-36'-55"E, 79.11 feet distance to a set 5/8" rebar with yellow cap No. 5948, said point being a point of curve;

THENCE, 314.36 feet along the arc of a curve bearing to the right, having a radius of 2080.00 feet, a delta of 8°-39'-34", and a chord that bears S 36°-17'-08"E, 314.06 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of compound curve;

THENCE, 29.49 feet along the arc of a curve bearing to the left, having a radius of 20.00 feet, a delta of 84°-28'-55", and a long chord that bears S 74°-12'-23"E, 26.89 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, crossing Hondo Drive, S 33°-19'-15"E, 60.44 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point of curve;

THENCE, 32.38 feet along the arc of a curve bearing to the left, having a radius of 20.00 feet, a delta of 92°-45'-17", and a long chord that bears S 17°-09'-40"W, 28.96 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of compound curve;

THENCE, 100.32 feet along the arc of a curve bearing to the right, having a radius of 2080.00 feet, a delta of 2°-45'-48", and a chord that bears S 27°-50'-18"E, 100.31 feet distance to a set 5/8" rebar with yellow cap No. 5948 being a point of tangency;

THENCE, S 26°-27'-24"E, 78.05 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of curve;

THENCE, 31.42 feet along the arc of a curve bearing to the left, having a radius of 20.00 feet, a delta of 90°-00'-00", and a long chord that bears, S 71°-27'-24"E, 28.28 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangency;

THENCE, crossing Penasco Lane, S 26°-27'-24"E, 60.00 feet distance to a point of curve;

THENCE, 31.42 feet along the arc of a curve bearing to the left, having a radius of 20.00 feet, a delta of 90°-00'-00", and a long chord that bears S 18°-32'-36"W, 28.28 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point of tangency;

THENCE, S 26°-27'-24"E, 105.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being the most southerly corner of the Rio of the Rio Vista Subdivision, also being the South Corner of Lot 1, Block 3;

THENCE, along the Southerly Boundary of the Rio Vista Subdivision Unit 2, N 63°-32'-36"E, 214.99 feet distance to a found 5/8" rebar with yellow cap No. 5948;

THENCE, N 49°-23'-05"E, 175.65 feet distance to a found 5/8" rebar with yellow cap No. 5948, being the Westerly corner of a 6.33 acre parcel deeded from Parkwell Inc. to Board of Regents of the New Mexico State University, Recorded in Book 38, Pages 1592-1594, filed November 1, 1995;

THENCE, leaving the Rio Vista Subdivision Unit 2 and following the New Mexico State University property, S 40°-36'-48"E, 724.71 feet distance to a found 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the New Mexico State University property, S 49°-21'-42" W, 271.13 feet distance to a found 5/8" rebar with yellow cap No. 5948;

THENCE, S 63°-31'-28"W, 299.37 feet distance to a found 5/8" rebar with yellow cap No. 5948, being a point on the boundary line of Valle Vista Subdivision Phase I, reprinted in Plat Book 19, pages 412-414, filed April 19, 2000;

THENCE, along the Valle Vista Subdivision Phase I boundary, it's following 3 calls: N 26°-48'-27"W, 51.41 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 72°-01'-02" E, 80.88 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 26°-27'-24"E, 63.18 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the boundary line of the Valle Vista Subdivision Phase I, S 63°-38'-42"W, 289.99 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 26°-27'-24"W, 716.14 feet distance to the "POINT OF BEGINNING" of the parcel herein described and containing 925,881 square feet or 21.255 acres "MORE OR LESS".

NOTE:
ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT(SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1999 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.

PARCEL C
CONTAINING:
3,983,527 Sq.Ft.
91.449 Acres.
ZONE MR

PARCEL E
PARKWELL, INC.
925,881 Sq. Ft. 21.255 Acres
ZONE MR

K
CONTAINING:
173,746 Sq.Ft.
3.989 Acres.
ZONE MR

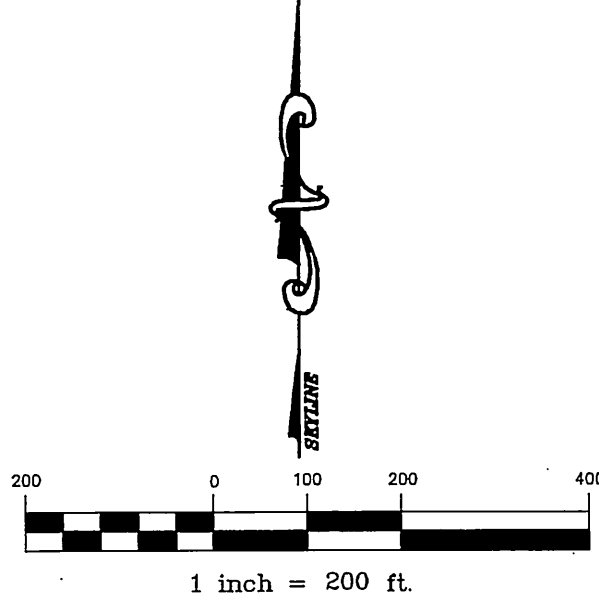
"CERTIFICATION"

I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

I further certify that this survey complies with the Minimum Standards for Surveying in New Mexico and that this survey is not a joint subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
N.M.P.E. & L.S. NO. 5948
Skyline Engineers Inc.
Job No. 655-081J, 655-581E

Date: 11-3-2004



LINE TABLE		
LINE	LENGTH	BEARING
L1	65.19'	N40°36'55"W
L2	120.00'	N49°23'05"E
L3	53.67'	N28°03'33"E
L4	113.55'	N48°23'05"E
L5	31.25'	S40°36'55"E
L6	80.00'	N48°23'05"E
L7	79.11'	S40°36'55"E
L8	60.44'	S33°19'15"E
L9	78.05'	S26°27'24"E
L10	60.00'	S26°27'24"E
L11	80.88'	S72°01'02"W
L12	63.18'	S26°27'24"E
L13	289.99'	S63°38'42"W
L14	105.00'	S26°27'24"E
L15	214.99'	N63°32'36"E
L16	175.65'	N49°23'05"E
L17	271.13'	S49°21'42"W
L18	299.37'	S63°31'28"W
L19	51.41'	N26°48'27"W

REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-48'-51"W, 28,704.81 FEET.

SCALE: 1" = 200'

JOB NO.: 655-081E
FIELD BK.: GPS
PAGE(S): GPS
COMP. BY: RB
DRAWN BY: JR
CHECKED BY: RK
DATE: 08.12.04

PROJECT NAME

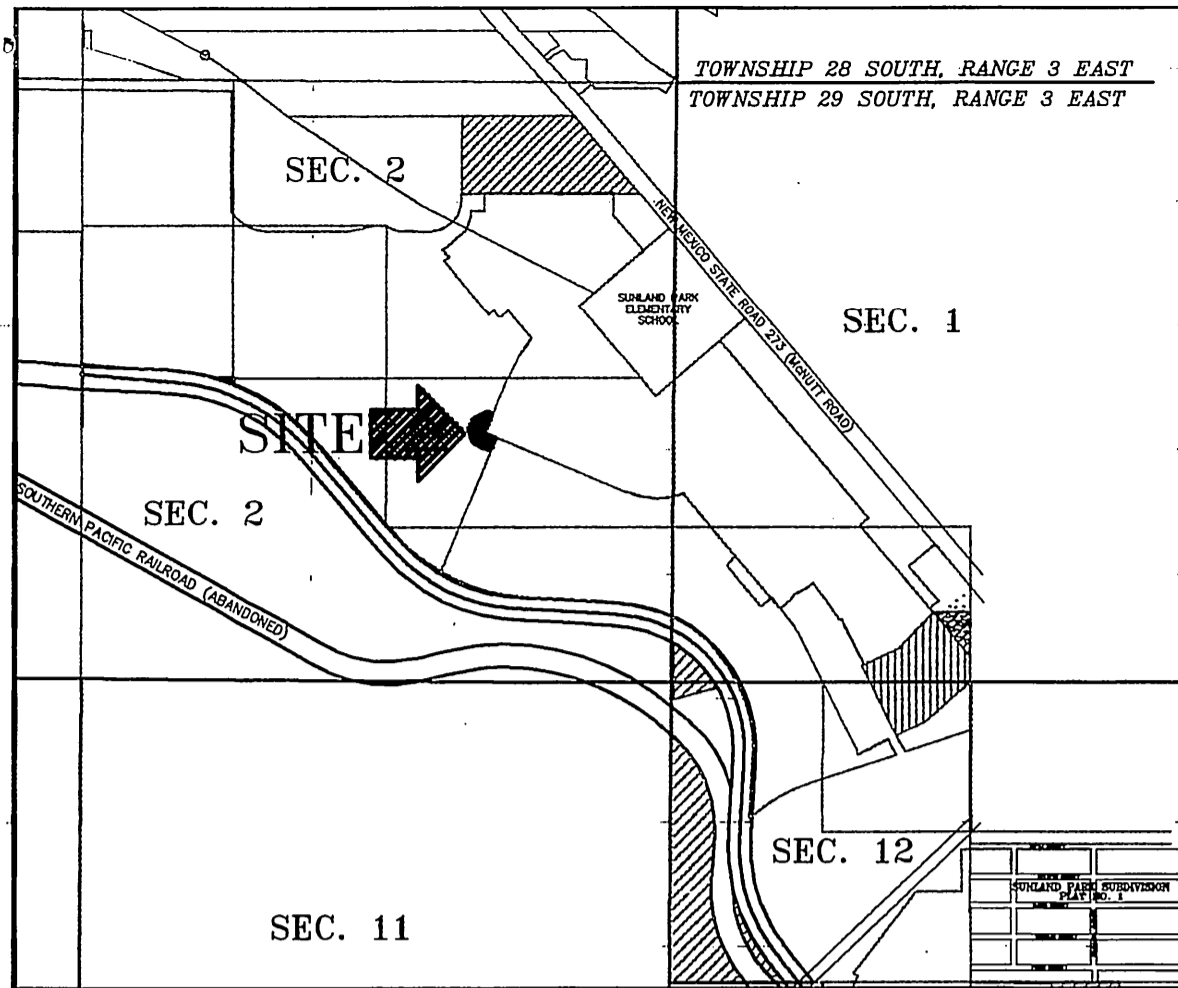
A 21.255 ACRE PARCEL
SITUATE WITHIN
A PORTION OF SECTIONS 1 AND 12, T29S.,
R.3E., NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO
BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION

P.O. BOX 20
SANTA TERESA, N.M. 86008
Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE

BOUNDARY SURVEY



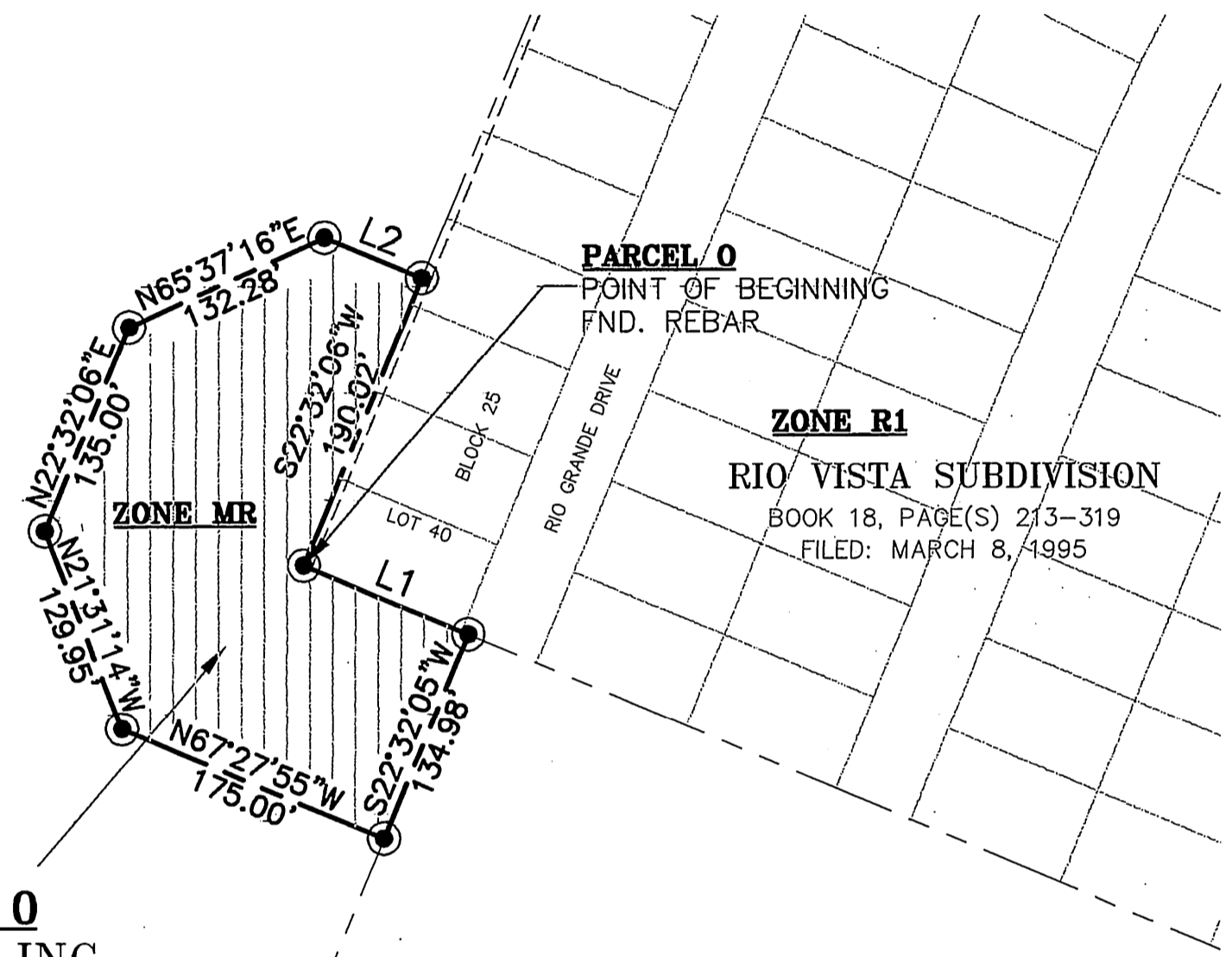
BOUNDARY SURVEY

LAND BELONGING TO PARKWELL, INC.
A 1.303 ACRE PARCEL

SITUATE WITHIN
SECTION 2, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

NOTE
PROPERTY OWNED BY
PARKWELL, INC.
BOOK 368, PAGE(S) 869-871
FILED: APRIL 12, 1993

SUBJECT PARCEL B
CONTAINING:
9,986,826.960 Sq.ft.
229.266 Acres.
ZONE MR



PARCEL 0
PARKWELL, INC.
56,755 Sq.ft.
1.303 Acres

SUBJECT PARCEL C
CONTAINING:
3,983,527 Sq.Ft.
91.449 Acres.
ZONE MR

1.303 ACRE - PARCEL 0

A certain parcel of land situate within Section 2, Township 29 South, Range 3 East, New Mexico Principal Meridian, City of Sunland Park, Dona Ana County, New Mexico, said parcel belonging to Parkwell Inc. and is a portion of land deeded to Parkwell Inc. from Sunland Park Development, Inc. in Book 342, Pages 624 to 626, filed July 11, 1990, and being more particularly described by metes and bounds as follows:

Beginning at a found 5/8" rebar being the most westerly corner of the Rio Vista Subdivision recorded in Plat Book 18, Pages 213-219, filed March 8, 1995, also being the west corner of lot 40, block 25;

THENCE, a long the South boundary of lot 40, S 67°-27'54" E, 110.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, leaving the boundary line of the Rio Vista Subdivision, S 22°-32'-05" W, 134.98 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 67°-27'-55" W, 175.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 21°-31'-14" W, 129.95 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 22°-32'-06" W, 135.00 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, N 65°-37'-16" E, 132.28 feet distance to a set 5/8" rebar with yellow cap No. 5948;

THENCE, S 67°-27'-54" E, 65.00 feet distance to a set 5/8" rebar with yellow cap No. 5948, being a point on the West boundary of the Rio Vista Subdivision;

THENCE, a long the Rio Vista Subdivision S 22°-32'-06" W, 190.02 feet distance to the point of beginning of the herein described parcel and containing 56,755 square feet or 1.303 acres of land, MORE OR LESS.

CERTIFICATION

I Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

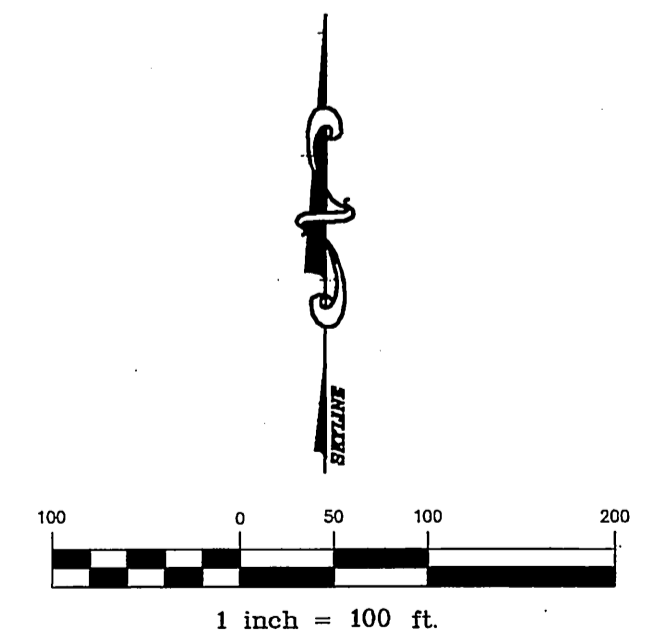
Ronald W. King
Professional Engineer & Land Surveyor
Skyline Engineers Inc.
Job No. 655-0810

Date: 11-3-2004

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.00'	S67°27'54"E
L2	65.00'	S67°27'54"E

- LEGEND**
- = SET 5/8" REBAR W/YELLOW CAP No. 5948
 - = FND 5/8" REBAR W/YELLOW CAP No. 5948
 - = FOUND REBAR (AS NOTED)

NOTE:
ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.



REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51" W, 28,704.81 FEET.

SCALE: 1" = 100'

JOB NO.:	655-0810
FIELD BK.:	GPS
PAGE(S):	GPS
COMP. BY:	RB
DRAWN BY:	JR
CHECKED BY:	RK
DATE:	08.12.04

P R O J E C T N A M E

A 1.303 ACRE PARCEL
SITUATE WITHIN
PARCEL 0
A PORTION OF SECTION 2, T2S., R.3E.,
NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

SKYLINE ENGINEERING, INC.
ENGINEERING • SURVEYING • UTILITY CONSTRUCTION

P.O. BOX 20
SANTA TERESA, N.M. 88008
Phone (505) 589-5481
FAX (505) 589-0477

SHEET TITLE

BOUNDARY SURVEY

Sht. 3 of 3

BOUNDARY SURVEY

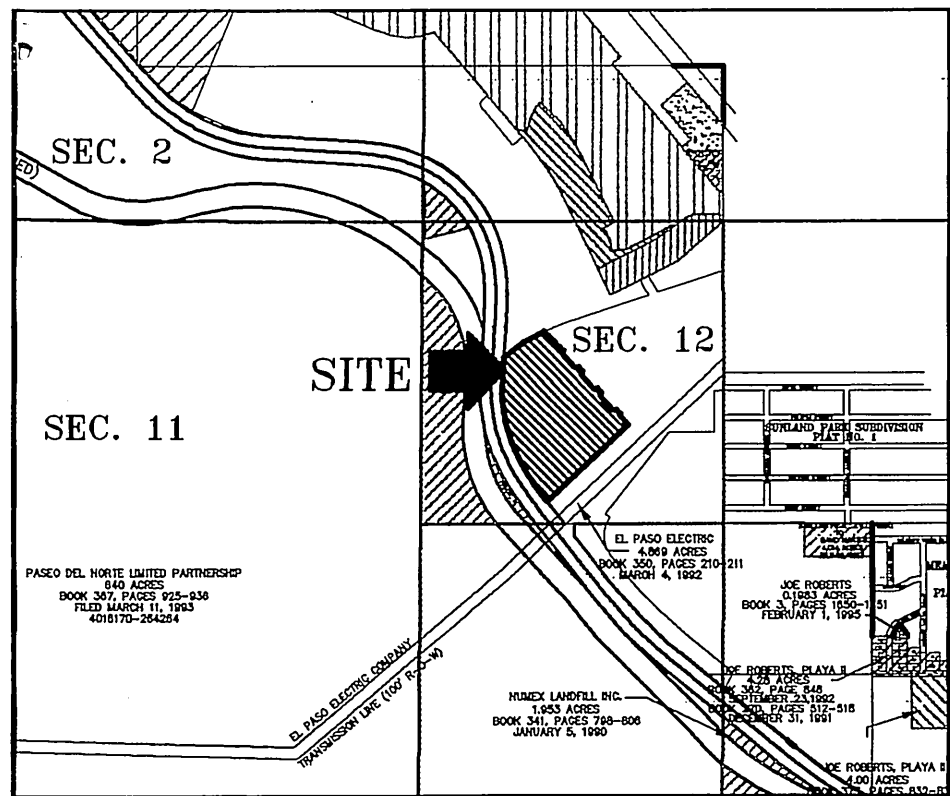
LAND BELONGING TO VALLE VISTA LIMITED PARTNERSHIP

A 21.62 ACRE PARCEL

SITUATE WITHIN
SECTION 12, T.29S., R.3E., NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO

NOTE
PROPERTY OWNED BY
VALLE VISTA LIMITED PARTNERSHIP

EXCEPTION No.	COMPANY	BOOK & PAGE	DATE FILED	DOC. No.	MISC.
E-13	City of Sunland Park "20.0 ft. Utility Easement"	26, 807-808	Sept. 21, 1995	20608	
E-15	Parkwell Inc.	194, 584-589	Sept 15, 1999	23864	



LOCATION MAP
NOT TO SCALE

LEGEND

- = SET 5/8" REBAR W/YELLOW CAP No. 5948
- = FND 5/8" REBAR W/YELLOW CAP No. 5948
- = FOUND REBAR (AS NOTED)

SUBJECT PARCEL C
3,983,527 Sq.Ft.
91.449 Acres.
ZONE MR

21.62 ACRE - PARCEL P

A certain parcel of land situate within Section 12, Township 29 South, Range 3 East, New Mexico principal meridian, City of Sunland Park, Dona Ana County, New Mexico being a portion of 47.34 Acre Parcel of land deeded from Sunland Park Development, Inc. to Valle Vista Limited Partnership, recorded in Book 191, Pages 763-767, filed August 23, 1999, a being more particularly described by metes and bounds as follows;

Beginning at a found 5/8 inch rebar with yellow cap No. 5948, being the Northeast corner of the Valle Vista Subdivision Phase I, recorded in Plat Book 19, Pages 412-414, filed April 19, 2000; whence a found 5/8 inch rebar marking the section corner common to Section 1, 2, 11, and 12, Township 29 South, Range 3 East, bears N 80°38'24" W, 2672.26 feet distance;

THENCE, along the North boundary of the Valle Vista Subdivision Phase I, the following two calls; S 71°59'01" W, 1493.10 feet distance to a found 5/8 inch rebar with yellow cap No. 5948;

THENCE, 206.49 feet along the arc of a curve bearing to the left, having a radius of 1533.87 feet, a delta of 7°42'48" and a chord that bears S 68°07'38" W, 206.34 feet distance to a found 5/8 inch rebar with yellow cap No. 5948; being the most westerly corner of the Valle Vista Subdivision Phase I, and being the "TRUE POINT OF BEGINNING" of the parcel herein described;

THENCE, along the Southwest boundary of the Valle Vista Subdivision Phase I, S 43°32'52" E, 190.14 feet distance to a set 5/8 inch rebar with a yellow cap No. 5948; being a point on the North Right-Of-Way line of Lonnie Street;

THENCE, across Lonnie Street, S 52°04'52" E, 50.56 feet distance to a set 5/8 inch rebar with yellow cap No. 5948; being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00" and a long chord that bears S 01°26'59" W, 35.36 feet distance to a set 5/8 inch rebar with a yellow cap No. 5948;

THENCE, S 43°33'01" E, 150.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00"; and a long chord that bears S 88°33'01" E, 35.36 feet distance to a set 5/8 inch rebar with yellow cap No. 5948; being a point on the North right-of-way line of Ross Street;

THENCE, across Ross Street, S 43°33'01" E, 50.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00"; and a chord that bears S 01°26'59" W, 35.36 feet distance to a set 5/8 inch rebar with yellow cap No. 5948;

THENCE, S 43°33'01" E, 150.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00"; and a long chord that bears S 88°33'01" E, 35.36 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point on the North right-of-way line of Lura Street;

THENCE, across Lura Street, S 43°33'01" E, 50.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00"; and a long chord that bears S 01°26'59" W, 35.36 feet distance to a set 5/8 inch rebar with yellow cap No. 5948;

THENCE, S 43°33'01" E, 150.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point of curve;

THENCE, 39.27 feet along the arc of a curve bearing to the left, having a radius of 25.00 feet, a delta of 90°00'00"; and a long chord that bears S 88°33'01" E, 35.36 feet distance to a set 5/8 inch rebar with yellow cap No. 5948; being a point on the North right-of-way line of Anita Street;

THENCE, across Anita Street, S 26°51'04" E, S 26°51'04" E, 52.20 feet distance to a set 5/8 inch rebar with yellow cap No. 5948;

THENCE, S 43°33'01" E, 120.00 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being the South corner of the Valle Vista Subdivision Phase I;

THENCE, leaving the boundary of the Valle Vista Subdivision Phase I, S 46°26'59" W, 985.04 feet distance to a set 5/8 inch rebar with yellow cap No. 5948, being a point on the Easterly right-of-way line of the Union Pacific Railroad;

THENCE, along the right-of-way line of the Union Pacific Railroad the following 3 calls: 422.06 feet along the arc of a spiral curve bearing to the right, having a central angle of 09°30'49", a radius of 1337.12 feet and a chord that bears N 34°55'04" W, 421.56 feet distance to a set 5/8 inch rebar with yellow cap No. 5948; being a point of spiral to curve;

THENCE, 541.64 feet along the arc of a curve bearing to the right, having a radius of 1337.12 feet, and a central angle of 23°12'33", and a long chord that bears N 17°10'46" W, 537.94 feet distance to a set 5/8 inch rebar with yellow cap No. 5948; being a point of curve to spiral;

THENCE, 394.65 feet along the arc of a spiral curve bearing to the right, having a central angle of 09°21'47", a radius of 1337.12 feet, and a chord that bears N 0°19'43" E, 394.20 feet distance to a set 5/8 inch rebar with yellow cap No. 5948;

THENCE, leaving the northerly right-of-way line of the Union Pacific Railroad N 48°50'16" E, 11.59 feet distance to a set 5/8 inch rebar, being a point of curve;

THENCE, 413.15 feet along the arc of a curve bearing to the right, having a radius of 1533.87 feet, a delta of 15°25'58", and a long chord that bears N 56°33'15" E, 411.50 feet distance to the "TRUE POINT OF BEGINNING" of the parcel herein described and containing 941,794 square feet or 21.62 acres, MORE OR LESS.

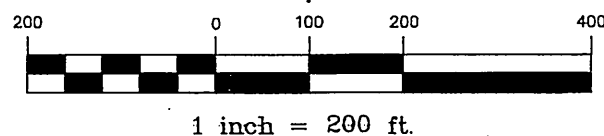
CERTIFICATION

I, Ronald W. King, hereby certify to Verde Realty Master Limited Partnership, Sunland Park Development, Inc., Valle Vista Limited Partnership, Parkwell, Inc. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

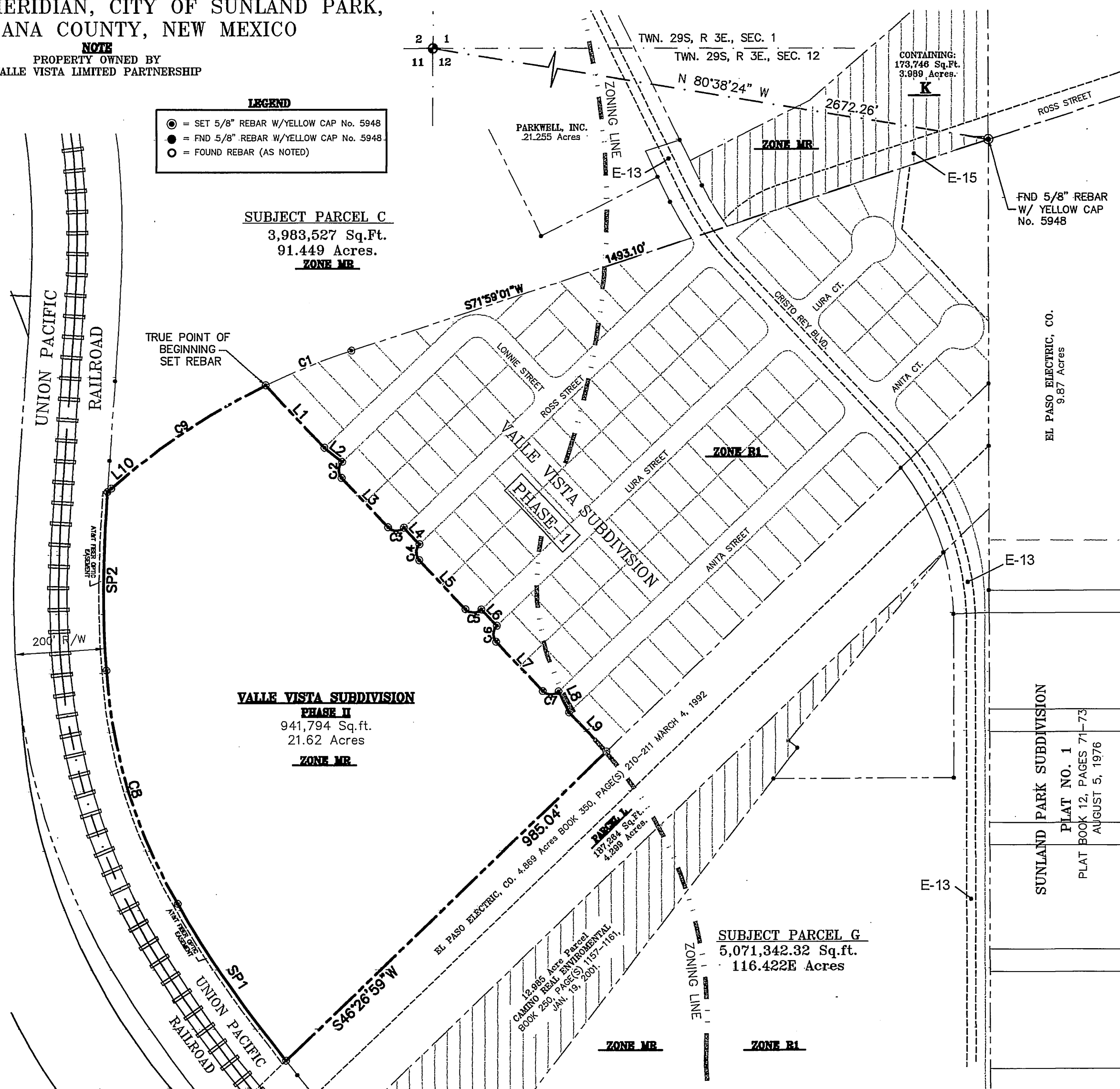
I further certify that this survey and plat meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Ronald W. King
Skyline Engineers Inc.
Job No. 655-081P.

Date: 11-3-2004



NOTE:
ZONING SHOWN ON THIS PLOT ARE INTERPOLATIONS OF A ZONING MAP SUPPLIED BY THE CLIENT (SUNLAND PARK DEVELOPMENT, INC.), APPROVED BY THE CITY OF SUNLAND PARK IN 1989 AND SIGNED BY THE LAND OWNER AND CITY PLANNING DIRECTOR ON 3-16-2004. THE PARKS WERE REMOVED FROM THE AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF SUNLAND PARK, DATED JANUARY 18, 1994.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHRD. BRG.	CHORD
C1	206.49'	1533.87'	7°42'48"	103.41'	S68°07'38" W	206.34'
C2	39.27'	25.00'	90°00'00"	25.00'	S01°26'59" W	35.36'
C3	39.27'	25.00'	90°00'00"	25.00'	S88°33'01" E	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	S01°26'59" W	35.36'
C5	39.27'	25.00'	90°00'00"	25.00'	S88°33'01" E	35.36'
C6	39.27'	25.00'	90°00'00"	25.00'	S01°26'59" W	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	S88°33'01" E	35.36'
C8	541.64'	1337.12'	23°12'33"	276.83'	N17°10'46" W	537.94'
C9	413.15'	1533.87'	15°25'58"	208.00'	N56°33'15" E	411.90'

SPIRAL TABLE

SPIRAL	LENGTH	RADIUS	Δ SPIRAL	CHRD. BRG.	CHRD. DIST.
SP1	422.06'	1337.12'	09°30'49"	N34°55'04" W	421.56'
SP2	394.65'	1337.12'	09°21'47"	N00°19'43" E	394.20'

LINE TABLE

LINE	LENGTH	BEARING
L1	190.14'	S43°32'52" E
L2	50.56'	S52°04'52" E
L3	150.00'	S43°33'01" E
L4	50.00'	S43°33'01" E
L5	150.00'	S43°33'01" E
L6	50.00'	S43°33'01" E
L7	150.00'	S43°33'01" E
L8	52.20'	S26°51'04" E
L9	120.00'	S43°33'01" E
L10	11.59'	N48°50'16" E

REFERENCES

BASIS OF BEARING IS FROM A GPS FIELD OBSERVATION FROM THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "STRAUSS" TO THE NATIONAL GEODETIC SURVEY TRIANGULATION STATION "MASTODON" S 04°-49'-51"W, 28,704.81 FEET.

SCALE: 1" = 200'

JOB NO.: 655-081P
FIELD BK.: GPS
PAGE(S):
COMP. BY: RB
DRAWN BY: JR
CHECKED BY: RK
DATE: 08.12.04

P R O J E C T N A M E

A 21.62 ACRE PARCEL
SITUATE WITHIN
SECTION 12, T29S., R.3E.,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SUNLAND PARK,
DONA ANA COUNTY, NEW MEXICO
BOUNDARY SURVEY

SKYLINE ENGINEERING, INC.

ENGINEERING • SURVEYING • UTILITY CONSTRUCTION
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SHEET TITLE

BOUNDARY SURVEY