

SURVEYOR'S INSPECTION REPORT

TO TITLE CO.: American Surety Title of Santa Fe Inc.

TO UNDERWRITER: First American Title Ins. Co.

TO LENDER: Frost Mortgage

THIS IS TO CERTIFY, THAT ON January 7, 1994, I MADE AN ACCURATE INSPECTION OF
THE PREMISES SITUATED AT Off State, Santa Fe COUNTY, NEW
MEXICO.

BRIEFLY DESCRIBED AS: # 31 Coyote Springs, Off State Road 14
address, if applicable

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following
plat (include filing information if plat is filed)

A tract of land lying and being situate within Section 2, Township 14 North, Range 8 East,
N.M.P.M., Santa Fe County, New Mexico. All as shown on plat prepared by Mitchell K. Noonan
N.M.P.L.S. No. No. 6998 for Thomas J. and Jacquelyn S. Berkes and W.S. Weatherford, having

Plat No. B-043 and recorded June 14, 1982 as Document No. 498,003, in the records of
Santa Fe County, New Mexico.
NOTE: the error of closure is one foot of error for every 250,000 feet
along the perimeter of the legal description provided.
Easements shown thereon are as listed in Title Commitment No. 15564
provided by Title Company.

FOR: THOMAS D. & SYLVIA M. GORMAN

NOTE: This property does not fall within a flood plain as per flood insurance rate
map, community-panel no. 350069 0325 B, effective date November 4, 1988.

SEE EXHIBIT "A"

This report is not to be relied on for the establishment of fences, buildings, or
other future improvements.

Improvement location is based on previous property surveys. No instruments were
set. This tract is subject to all easements, restrictions and reservations of record
which pertain.

SCALE: 1" = 100'

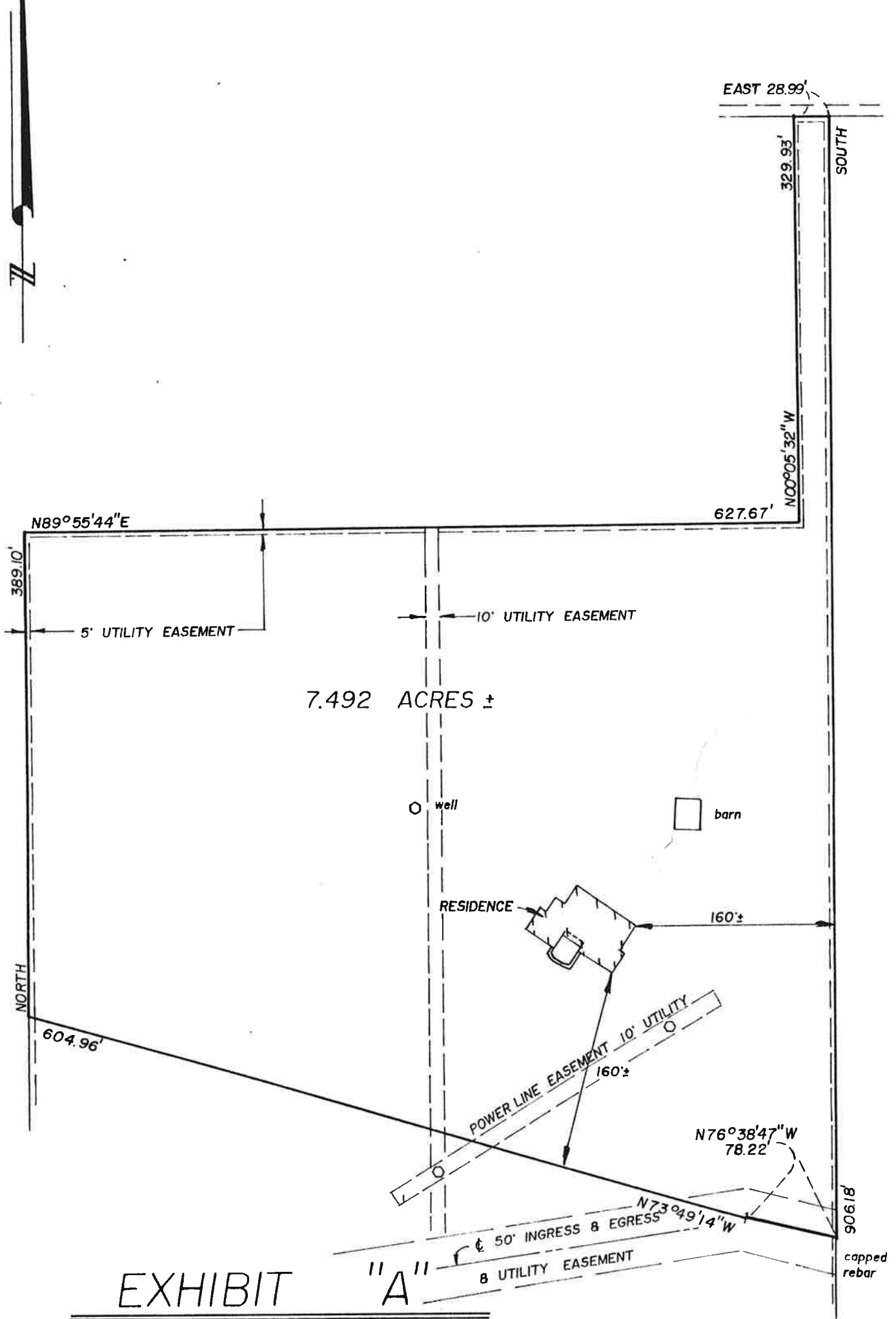


EXHIBIT "A"

SURVEYOR'S INSPECTION REPORT

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 pipe lines on or crossing said premises (show location, if none visible so indicate):

yes, utility & roads as shown on plat

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

None Visible

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None Visible

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

yes, utility lines and poles as shown on plat.

5. Joint driveways or walkways, joint garages, party walls or rights to support, steps or roots used in common or joint garages:

None

6. Encroachments. If the buildings, projections or cornices therefore, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

None

7. Specific physical evidence of boundary lines on all sides:

property corners in place & fences as shown on plat.

8. Is the property improved? (if structure appears to encroach or appears violate set back lines, show approximate distances):

yes

9. Indications of recent building construction, alterations or repairs:

yes, new residence . Approximate % complete 100%

10. Are the abutting streets or roads publicly maintained? private

11. If subject to restrictive covenants as provided by Title Company or on recorded plat (such as building set back lines), do the improvements comply with such? If structure does not comply, then approximate distance of structure from lot line on sides where set back is violated must be shown.

Not Known



Cipriano Martinez
Surveyor

3995
MPS No.

The above information is based on boundary information taken from previous survey and may not reflect what may be disclosed by a boundary survey.