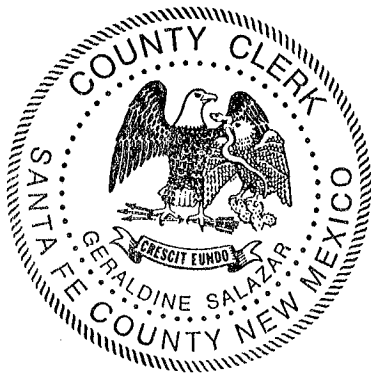


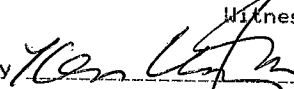
**Amended and Restated Condominium Declaration  
for  
Sanbusco Center for the Arts, a Condominium**



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

AMENDED AND RESTATED  
PAGES: 16

I Hereby Certify That This Instrument Was Filed for  
Record On The 15TH Day Of March, 2018 at 02:35:43 PM  
And Was Duly Recorded as Instrument # **1852389**  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy  County Clerk, Santa Fe, NM

REC'D COUNTY CLERK'S OFFICE 3/15/2018 2:35 PM

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**Article 1**  
**Submission of the Property; Defined Terms**

**1.1 Submission of Property.**

Sanbusco 2015, LLC, a New Mexico limited liability company ("Declarant"), owner of the real property described in Exhibit A annexed hereto, located within Santa Fe County, New Mexico, and all units created by the Condominium Declaration for Sanbusco Center for the Arts, a Condominium filed for record on January 25, 2018 as Instrument No. 1848514, records of Santa Fe County, New Mexico ("Original Declaration"), hereby restates the Original Declaration and adopts this Amended and Restated Declaration which shall completely supersede the Original Declaration and adds land and one unit to the condominium.

**1.2 Defined Terms.**

- **Association:** Sanbusco Center Association, a New Mexico non-profit corporation.
- **Assessments:** the assessments levied by the Association on all Units to fund Common Expenses for the general benefit of all Units, including reserves.
- **Bylaws:** the Bylaws of the Association.
- **Directors:** the Board of Directors of the Association.
- **Documents:** the Declaration, Plat and Plans recorded and filed pursuant to the provisions of the Condominium Act, the Bylaws, and the Regulations as they may be amended from time to time. Any exhibit, schedule, or certification accompanying a Document is a part of that Document.
- **Occupant:** a person or persons, other than the Owner, in possession of a Unit and shall include tenants, guests and other persons in possession of a Unit.
- **Owner:** the owner of a Unit as defined herein. In the event a Unit is held in trust or owned by a legal entity, the term shall also include the trustee, an officer or director, manager or member or the owner of a beneficial interest in the entity. It shall also include a purchaser under a lease purchase agreement.
- **Property:** the real property described on Exhibit A.
- **Regulations:** any Regulations of the Association, adopted by the Directors of the Association pursuant to §47-7C-2 NMSA 1978.
- **Reserved Common Element:** a portion of the Common Elements designated by the Directors for the exclusive use of one or more but fewer than all the Units, pursuant to §47-7C-2, NMSA 1978.
- **Security Interest:** an interest in real estate created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by a mortgage, deed of trust, land sales contract, lease intended as security, assignment of lease or rents intended as security, and any other consensual lien or title retention contract intended as security for an obligation.

- **Other Terms:** terms not otherwise defined herein or in the Plat, Plans, Exhibits, or Bylaws, or in any amendment hereto, shall have the meanings specified in §47-7A-3 of the New Mexico Condominium Act.

## **Article 2 Buildings on the Property; Unit Boundaries; Maintenance**

### **2.1 The Buildings.**

The location, dimensions and area of the buildings on the Property are depicted on Exhibit B ("Plat").

### **2.2 Units.**

The location of Units and any Limited Common Elements allocated exclusively to each Unit are shown on the Plat and Plans attached as Exhibit B. Attached as Exhibit C hereto is a list of all Units, their identifying letters, size (as shown more fully on the Plat and Plans), and the undivided percentage interest of each Owner in the Common Elements and Common Expenses ("Percentage Interest") appurtenant to each Unit determined on the basis of size. The size of each Unit is the total number of interior square feet determined by reference to the dimensions shown on the Plat and Plans. The percentage ownership interest in the Common Elements, liability for Common Expenses, and vote in the Association allocated to each Unit is the ratio of the size of the Unit to the size of all Units in the Condominium, expressed as a decimal fraction. The number of Units created hereby is four (4).

### **2.3 Unit Boundaries.**

Each Unit consists of the space within the walls, floors and ceilings of that Unit.

### **2.4 Common Elements.**

The Association shall be responsible for the maintenance, repair and replacement of all Common Elements and Limited Common Elements.

### **2.5 Limited Common Elements.**

Certain portions of the Common Elements may be designated as Limited Common Elements reserved for the exclusive use or primary benefit of the Owners and Occupants of specified Units. All costs associated with the maintenance, repair, replacement, insurance and reserves for such expenses shall be assessed against the Owners of the Units to which the Limited Common Elements are appurtenant.

Such designation shall not preclude the Declarant from later assigning use of the same Limited Common Element to additional Units, so long as such assignment is made in an amendment to the Declaration pursuant to Declarant's reserved Development Rights.

## **Article 3 Assessments**

### **3.1 Common Expenses Attributable to Fewer Than All Units.**

Any Common Expense associated with the maintenance, repair or replacement of any Limited Common Element shall be assessed against the Unit or Units to which the Limited Common Element is assigned. If any such Limited Common Element is assigned to more than one Unit, the Common Expenses attributable to the Limited Common Element shall be assessed equally among the Units to which it is assigned.

Any Common Expense benefitting fewer than all Unit shall be assessed against the Units benefitted.

Any Common Expense for services provided by the Association to an individual Unit at the request of an Owner shall be assessed against the Unit which benefits from such service.

An assessment to pay a judgment against the Association may be made only against the Units in the Condominium at the time the judgment was entered, in proportion to their Common Expense liabilities.

Fees, charges, late charges, fines, collection costs, and interest charged against an Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

**3.2 Insurance.**

Each Owner shall insure the building containing his Unit. If a Unit is added to the Condominium pursuant to Reserved Development Rights, the owner of that Unit may be required to obtain separate insurance on the building containing that unit.

**3.3 Areas Subject to Development Rights.**

Expenses in connection with real property subject to Development Rights shall be assessed against Declarant.

**3.4 Owner Misconduct.**

If a Common Expense is caused by the misconduct of an Owner, the Association may assess that expense exclusively against that Owner's Unit.

**3.5 Approval of Budget.**

Any proposed budget for the Condominium prepared by the Directors shall be deemed ratified, unless at a meeting to consider ratification of any proposed budget, Unit Owners holding seventy-five percent (75%) or more of the votes in the Association vote to reject the budget, whether or not a quorum is present.

**Article 4  
Restriction on Units and Common Elements**

**4.1 Use Restrictions.**

All Units created by this Declaration are restricted to any use allowed under applicable zoning.

**4.2 Designation of Reserved Common Elements.**

The Directors shall have the power in their discretion to designate from time to time certain Common Elements as Reserved Common Elements and grant reserved rights to any or less than all of the Owners and establish a reasonable charge to such Owners for the use and maintenance thereof. Such designation by the Directors shall not be construed as a sale or disposition of the Common Elements.

**4.3 Use of Unit and the Common Elements.**

No immoral, improper, offensive or unlawful use may be made of the Property and Owners shall comply with and conform to all applicable laws and regulations. A violating Owner shall hold the

Association and other Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

**4.4 Signs on Common Elements.**

No sign, display or advertising outside a unit shall be maintained or permitted without the prior approval of the Directors.

**4.5 Occupancy Restrictions.**

The following occupancy restrictions apply to all Units and to the Common Elements:

- No electrical device creating electrical overloading of standard circuits may be used without permission from the Directors. Misuse or abuse of appliances or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Owner from whose Unit it shall have been caused. Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes serving that Unit.
- Each Owner shall keep his or her Unit in a good state of preservation and cleanliness. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread of fire, odors, seepage, or encouragement of vermin.
- All fixtures and equipment will be used for the purposes for which they were designed.
- No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants. No Owner or Occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Owners or Occupants. No Owner or Occupant shall cause noise or play, or suffer to be played, any musical instrument or operate or suffer to be operated a stereo, television set, computer or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Owners or Occupants.
- No sign, window display or advertising visible from outside a Unit shall be maintained or permitted in any part of a Unit, except with the prior permission of the Directors.
- No animal, bird or reptile of any kind shall be raised, bred, or kept in a Unit
- Nothing shall be altered or constructed in or removed from the Common Elements or Limited Common Elements except with the prior written consent of the Association.
- The Common Elements shall be used only for the uses for which each was designed, and are reasonably suited, incident to the use and occupancy of the Units.
- No Owner shall enter into a lease of his or her Unit without first executing a written lease with the lessee. Such lease shall require the lessee to comply with the terms and provisions of the Condominium Documents and, further, provide that the failure of the lessee to comply with the Condominium Documents constitutes a default under the terms of the lease. Each Unit Owner shall, promptly following the execution of any such



**7.2 Execution of Amendments.**

An amendment to the Declaration required by the Act to be recorded by the Association, which has been adopted in accordance with this Declaration and the Act, must be prepared, executed, recorded and certified on behalf of the Association by an officer of the Association designated for that purpose or, in the absence of designation, by the President of the Association.

**Article 8  
Association May Assign Income**

The Association shall have all the powers provided for in § 47-7C-2 of the Condominium Act including but not limited to the right to assign its right to future income (including the right to receive Common Expense Assessments) for the purpose of securing repayment of funds borrowed or indebtedness incurred by the Association in the performance of its responsibilities.

**Article 9  
Special Declarant Rights**

**9.1 Reservation of Right to Add Unit.**

Declarant reserves the right, until the twenty-fifth anniversary of the recording hereof, to add one unit and appurtenant Limited Common Elements and Common Elements within the area designated on the Plat and Plan.

**9.2 Reservation of Right to Add Land.**

Declarant reserves the right, until the twenty-fifth anniversary of the recording hereof, to add to the condominium the land described as Tract 141A1 on the Plat.

**9.3 Reservation of Right to Subdivide Units.**

Declarant reserves the right until the twenty-fifth (25th) anniversary of the recordation hereof to subdivide Unit I into as many as ten (10) units.

**9.4 Reservation of the Right to Designate Limited Common Elements.**

Declarant reserves the right until the twenty-fifth (25th) anniversary of the recordation hereof to create Limited Common Elements within the areas designated on the Plat.

**9.5 Adjustment of Allocated Interests.**

If Declarant exercises the right to subdivide Units in the Condominium, the Percentage Interest of the subdivided Unit in the ownership of Common Elements, liability for Common Expenses and vote in the Association shall be computed and reallocated to the resulting Units on the basis of size, as specified in §2.2 hereof and as provided in §47-7B-10 (C) of the Act.

**Article 10  
Substantial Completion**

It is hereby certified that the structural and mechanical systems of all buildings containing Units have been substantially completed.



**Article 11  
Taxation**

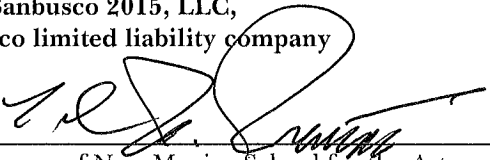
Each Unit shall be deemed a separate parcel for tax purposes and shall be separately assessed.

**Article 12  
Use of New Technology**

Due to the ongoing development of new technologies and corresponding changes in business practices, to the extent permitted by law now or in the future: (1) any notice required to be sent or received; (2) any signature, vote, consent or approval required to be obtained; or (3) any payment required to be made, under the Association Documents may be accomplished using the most advanced technology available at that time if such use is a generally accepted business practice. The use of technology in implementing the provisions of this Declaration dealing with notices, payments, signatures, votes, consents or approvals shall be governed by the Bylaws.

In witness whereof, the undersigned has executed this Declaration this 15 day of March, 2018.

**Declarant: Sanbusco 2015, LLC,  
a New Mexico limited liability company**

By:   
Designee of New Mexico School for the Arts – Arts Institute,  
a New Mexico nonprofit corporation, sole member

State of New Mexico    )  
  ) ss.  
County of Santa Fe     )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2018, by Ned W. Bennett, Designee of New Mexico School for the Arts – Arts Institute, Sole Member of Sanbusco 2015, a New Mexico limited liability company.

Angela Clayton  
Notary Public  
My Commission Expires:  
2/8/2021



**Exhibit A**

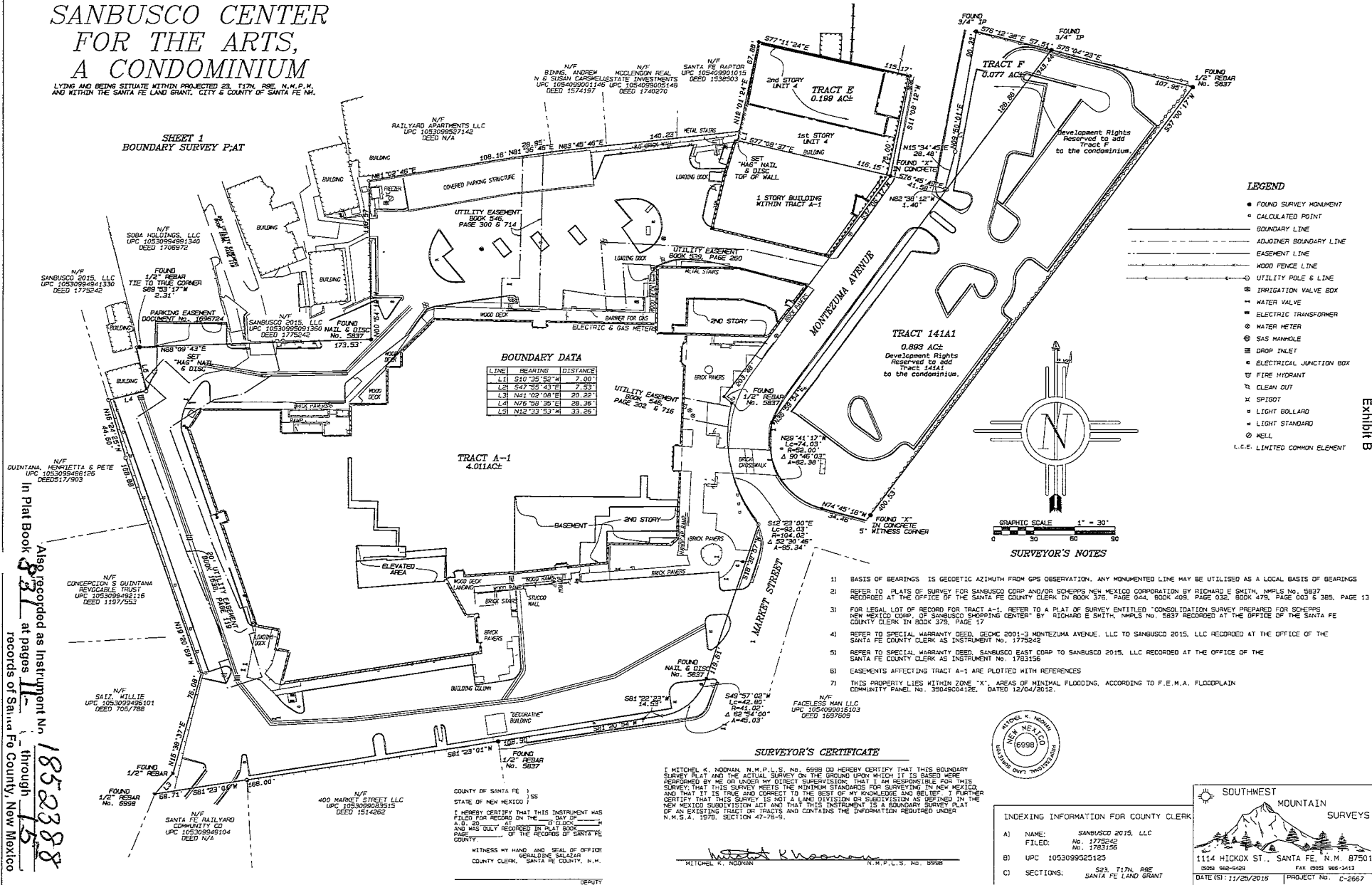
Tracts A-I and E as shown on that certain Plat of Survey entitled Consolidation Survey Prepared for Schepps New Mexico Corp. of Sanbusco Shopping Center by Richard E. Smith NMPLS No. 5837, filed for record in Plat Book 379 at page 17, records of Santa Fe County, New Mexico.

RECEIVED  
SANTA FE COUNTY  
RECORDS DEPARTMENT  
APR 11 2007

# PLAT OF SURVEY FOR SANBUSCO CENTER FOR THE ARTS, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 2<sup>ND</sup> T17N, R9E, N.M.P.M. AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE, NM.

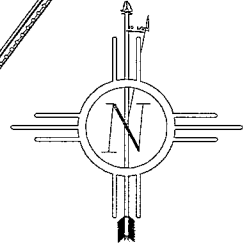
SHEET 1  
BOUNDARY SURVEY P.A.T.



**BOUNDARY DATA**

LINE	BEARING	DISTANCE
L1	S10°35'52"W	7.00'
L2	S47°55'43"E	7.93'
L3	N41°02'08"E	20.52'
L4	N78°58'39"E	28.38'
L5	N12°33'53"W	33.25'

- LEGEND**
- FOUND SURVEY MONUMENT
  - CALCULATED POINT
  - BOUNDARY LINE
  - - - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
  - ▬ WOOD FENCE LINE
  - UTILITY POLE & LINE
  - ⊕ IRRIGATION VALVE BOX
  - ⊕ WATER VALVE
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ WATER METER
  - ⊕ GAS MANHOLE
  - ⊕ DRAIN INLET
  - ⊕ ELECTRICAL JUNCTION BOX
  - ⊕ FIRE HYDRANT
  - ⊕ CLEAN OUT
  - ⊕ SPOUT
  - ⊕ LIGHT BOLLARD
  - ⊕ LIGHT STANDARD
  - ⊕ WELL
  - L.C.E. LIMITED COMMON ELEMENT



- SURVEYOR'S NOTES**
- 1) BASIS OF BEARINGS IS GEODETIC AZIMUTH FROM GPS OBSERVATION. ANY MONUMENTED LINE MAY BE UTILISED AS A LOCAL BASIS OF BEARINGS
  - 2) REFER TO PLATS OF SURVEY FOR SANBUSCO CORP AND/OR SCHEPPS NEW MEXICO CORPORATION BY RICHARD E SMITH, N.M.P.L.S. NO. 5837 RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 378, PAGE 044, BOOK 408, PAGE 036, BOOK 478, PAGE 003 & 385, PAGE 13
  - 3) FOR LEGAL LOT OF RECORD FOR TRACT A-1, REFER TO A PLAT OF SURVEY ENTITLED "CONSOLIDATION SURVEY PREPARED FOR SCHEPPS NEW MEXICO CORP. OF SANBUSCO SHOPPING CENTER" BY RICHARD E SMITH, N.M.P.L.S. NO. 5837 RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 378, PAGE 17
  - 4) REFER TO SPECIAL WARRANTY DEED, GENC 2001-3 MONTEZUMA AVENUE, LLC TO SANBUSCO 2015, LLC RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. 1779242
  - 5) REFER TO SPECIAL WARRANTY DEED, SANBUSCO EAST CORP TO SANBUSCO 2015, LLC RECORDED AT THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. 1783156
  - 6) EASEMENTS AFFECTING TRACT A-1 ARE PLOTTED WITH REFERENCES
  - 7) THIS PROPERTY LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING, ACCORDING TO F.E.M.A. FLOODPLAIN COMMUNITY PANEL NO. 3904900412E, DATED 12/04/2012.

**SURVEYOR'S CERTIFICATE**

I, MITCHEL K. NOODMAN, N.M.P.L.S. NO. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OF LANDS AND CONTAINS THE INFORMATION REQUIRED UNDER N.M.S.A., 1978, SECTION 47-78-9.

*Mitchel K. Noodman*  
MITCHEL K. NOODMAN N.M.P.L.S. NO. 6998



**INDEXING INFORMATION FOR COUNTY CLERK**

A) NAME:	SANBUSCO 2015, LLC
FILED:	No. 1779242 No. 1783156
B) UP:	UPC 105309925125
C) SECTIONS:	S23, T17N, R9E SANTA FE LAND GRANT

**SOUTHWEST MOUNTAIN SURVEYS**

1114 HICKOX ST., SANTA FE, N.M. 87501  
 (505) 968-9429 FAX (505) 968-3413  
 DATE(S): 11/25/2018 PROJECT NO.: C-2667

Also recorded as Instrument No. 1852388 at pages 831 through 15 records of Santa Fe County, New Mexico

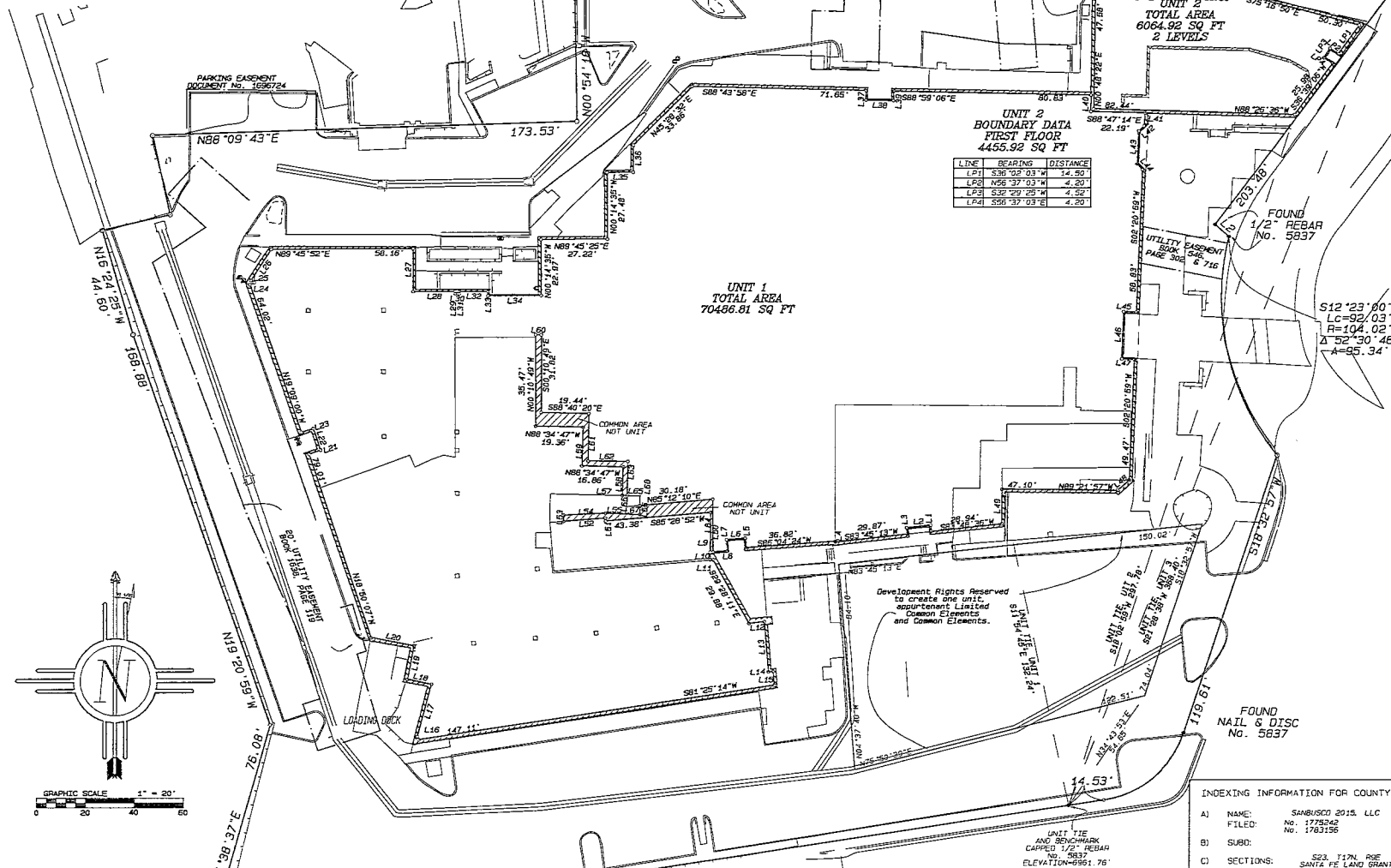
EXHIBIT B

016/21/20 09:00:00 AM

# PLAT OF SURVEY FOR SANBUSCO CENTER FOR THE ARTS, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 23, T17N, R9E, N.M.P.M.  
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE, NM.

**SHEET 2**  
UNIT 1, MAIN AREAS/LEVELS & RDR  
UNIT 2, FIRST FLOOR  
DEFINITIONS



**UNIT 2  
BOUNDARY DATA  
FIRST FLOOR  
4455.92 SQ FT**

LINE	BEARING	DISTANCE
L.P.1	S36°32'03"W	24.50
L.P.2	N08°37'03"W	4.30
L.P.3	S32°29'25"W	4.32
L.P.4	S93°37'03"E	4.20

**UNIT 1  
BOUNDARY DATA  
MAIN ELEVATIONS**

LINE	BEARING	DISTANCE
L.1	N06°11'24"E	2.69
L.2	S83°43'49"W	0.94
L.3	S06°11'24"E	2.68
L.4	N06°18'01"W	0.35
L.5	N04°29'40"W	3.87
L.6	S85°30'20"W	7.67
L.7	S04°29'40"E	4.37
L.8	S85°30'20"W	5.33
L.9	S86°30'20"W	4.17
L.10	S00°42'40"W	3.08
L.11	S89°55'32"E	1.25
L.12	N84°02'37"E	6.99
L.13	S04°41'25"E	20.50
L.14	N85°18'35"E	1.30
L.15	S04°23'02"E	9.61
L.16	N09°09'06"W	1.49
L.17	N14°58'48"E	32.11
L.18	N78°23'16"W	10.13
L.19	N10°50'09"E	13.24
L.20	N78°09'51"W	17.98
L.21	N70°52'21"E	9.20
L.22	N19°09'29"W	9.43
L.23	S71°41'32"W	5.14
L.24	N64°40'28"E	1.96
L.25	N87°22'56"W	1.52
L.26	N32°00'24"E	16.30
L.27	S85°01'35"E	17.68
L.28	N89°47'58"E	17.32
L.29	S00°12'02"E	0.94
L.30	S88°48'57"E	1.59
L.31	N00°12'02"W	0.95
L.32	N89°47'02"E	11.65
L.33	S00°08'30"W	16.77
L.34	N89°45'25"E	21.66
L.35	N89°45'25"E	10.62
L.36	N10°11'30"E	11.33
L.37	S00°27'22"W	3.51
L.38	S88°58'06"E	11.29
L.39	N01°00'54"E	3.77
L.40	S00°48'29"W	6.71
L.41	S02°20'58"W	5.40
L.42	S47°20'59"W	3.05
L.43	S02°30'58"W	12.77
L.44	S42°38'01"E	3.05
L.45	N87°39'01"W	5.22
L.46	S02°20'59"W	19.44
L.47	S87°39'01"E	5.22
L.48	S48°08'36"W	6.39
L.49	S00°39'15"W	14.14
L.50	N00°42'40"E	16.24
L.51	N04°29'36"W	1.19
L.52	S85°35'40"W	17.30
L.53	N01°23'09"E	2.80
L.54	N87°21'42"E	17.15
L.55	S87°39'12"E	14.00
L.56	N00°28'06"E	2.78
L.57	N89°04'47"E	11.09
L.58	N01°25'13"E	11.63
L.59	N01°25'13"E	15.62
L.60	N89°41'24"E	2.33
L.61	S00°45'20"W	19.48
L.62	S88°14'40"E	16.23
L.63	S00°45'20"W	13.97
L.64	S00°27'52"E	21.60
L.65	S88°34'47"E	6.20
L.66	S00°28'05"W	3.92
L.67	S85°12'10"E	12.14
L.68	N00°45'20"E	4.49

S12°23'00"E  
LC=92.03'  
R=104.02'  
Δ 52°30'45"  
A=95.34'

FOUND  
NAIL & DISC  
NO. 5837

UNIT TIE  
AND BENCHMARK  
CAPPED 1/2" REBAR  
NO. 5837  
ELEVATION=9961.76'

INDEXING INFORMATION FOR COUNTY CLERK  
A) NAME: SANBUSCO 2015, LLC  
FILED: No. 1775242  
No. 1783156  
B) SUBD:  
C) SECTIONS: S23, T17N, R9E  
SANTA FE LAND GRANT

**SOUTHWEST MOUNTAIN SURVEYS**

1114 HICKOX ST., SANTA FE, N.M. 87501  
PH: 505-849-4429 FAX: 505-849-3412  
DATE (S): 11/29/2016 PROJECT NO.: C-2667

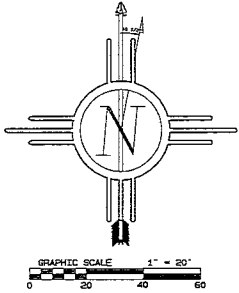
01/02/2017/08 08:00:00 AM



# PLAT OF SURVEY FOR SANBUSCO CENTER FOR THE ARTS, A CONDOMINIUM

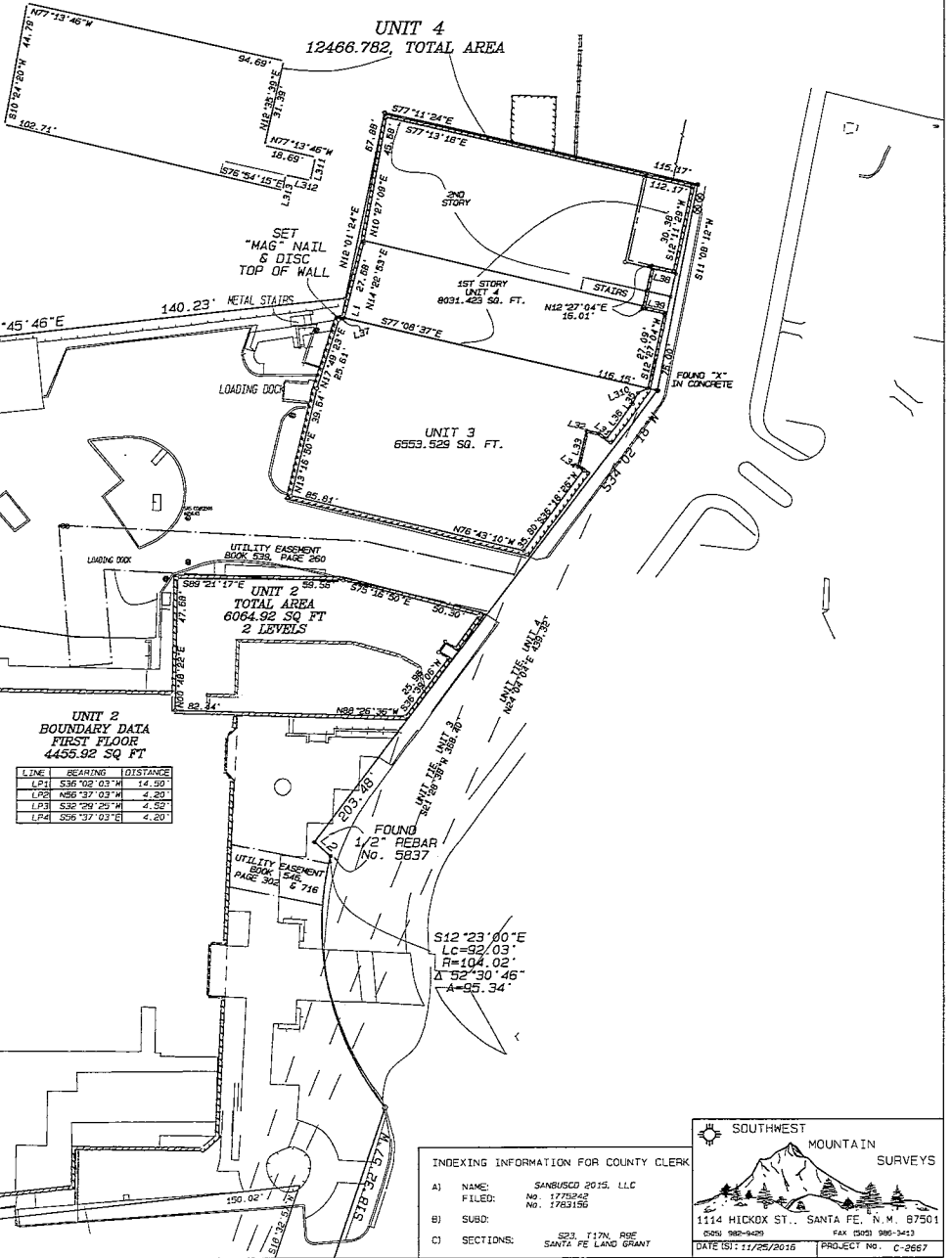
LYING AND BEING SITUATE WITHIN PROJECTED 23, 117N, RSE, N.M.P.M.,  
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE NM.

SHEET 4  
UNIT 2, FIRST FLOOR &  
UNIT 3 & 4  
DEFINITIONS



### UNITS 3 & 4 BOUNDARY DATA 19020.512 SQ. FT.

LINE	BEARING	DISTANCE
L31	N53°41'34"W	3.21'
L32	N77°08'37"W	4.70'
L33	S12°51'29"W	13.50'
L34	S23°41'34"E	2.53'
L35	S27°37'59"W	4.30'
L36	S36°18'28"W	25.01'
L37	N02°21'12"E	2.18'
L38	N77°13'46"W	8.00'
L39	S77°32'56"E	8.00'
L310	S54°19'04"W	3.84'
L311	S12°27'04"W	8.40'
L312	N77°32'56"W	9.00'
L313	S12°27'04"W	5.50'



### UNIT 2 BOUNDARY DATA FIRST FLOOR 4455.92 SQ FT

LINE	BEARING	DISTANCE
LP1	S36°02'03"W	14.90'
LP2	N50°33'03"W	4.20'
LP3	S32°29'25"W	4.52'
LP4	S56°37'03"E	4.20'

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: SANBUSCO 2015, LLC  
FILED: No. 1775242  
No. 1763156

B) SUBD:

C) SECTIONS: SE2, T17N, R9E  
SANTA FE LAND GRANT

**SOUTHWEST MOUNTAIN SURVEYS**

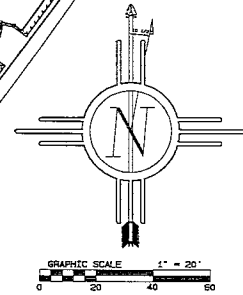
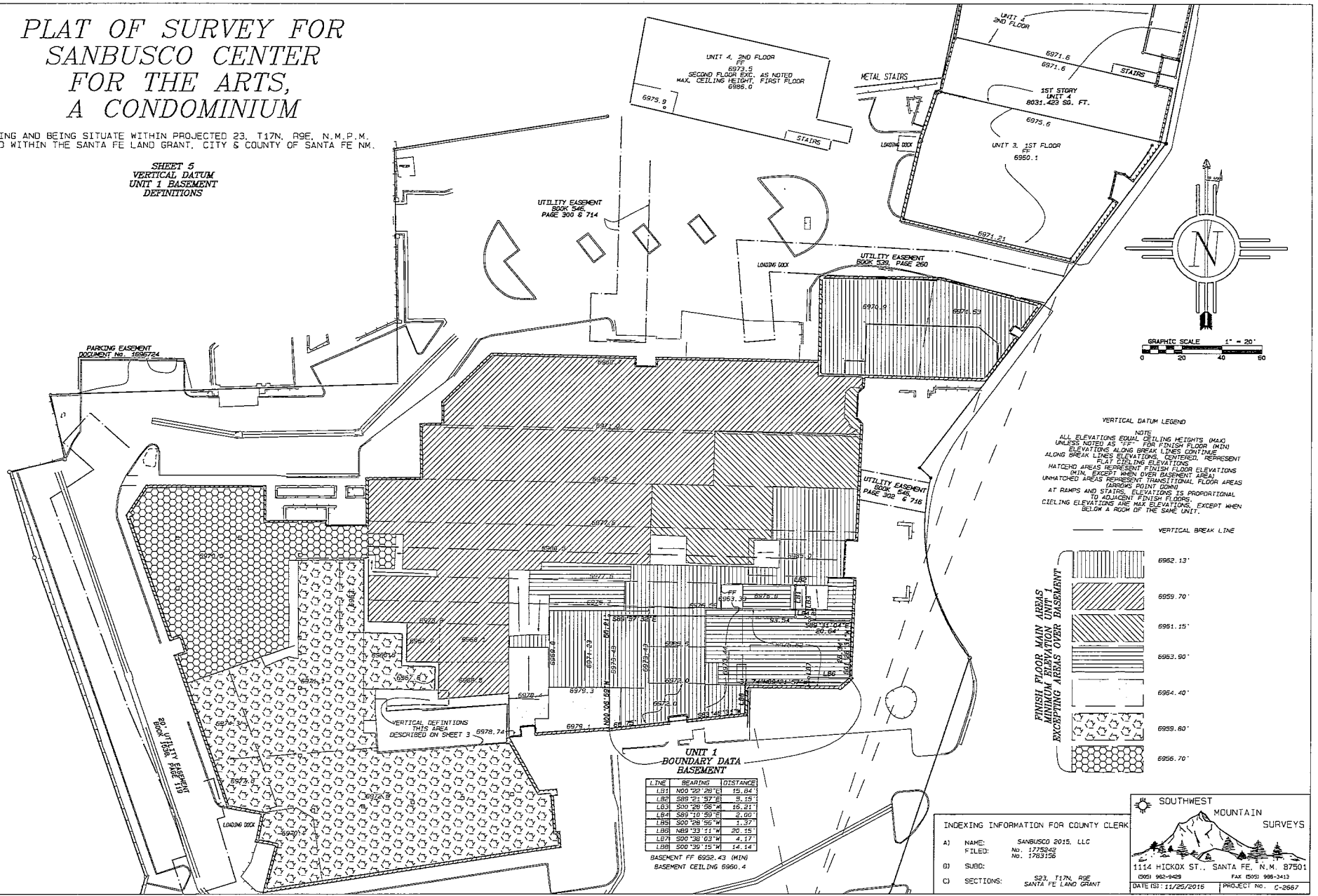
1114 HICKOK ST., SANTA FE, N.M. 87501  
PHONE: 988-4429 FAX: 988-3423  
DATE: 11/25/2016 PROJECT NO.: C-2657

CREATED BY: CADSW/RS CADSW/RS CADSW/RS CADSW/RS CADSW/RS

# PLAT OF SURVEY FOR SANBUSCO CENTER FOR THE ARTS, A CONDOMINIUM

LYING AND BEING SITUATE WITHIN PROJECTED 23, T17N, R9E, N.M.P.M.  
AND WITHIN THE SANTA FE LAND GRANT, CITY & COUNTY OF SANTA FE N.M.

**SHEET 5**  
**VERTICAL DATUM**  
**UNIT 1 BASEMENT**  
**DEFINITIONS**



**VERTICAL DATUM LEGEND**

NOTE:  
ALL ELEVATIONS EQUAL CEILING HEIGHTS (MAX)  
UNLESS NOTED AS "FF" FOR FINISH FLOOR (MIN)  
ELEVATIONS ALONG BREAK LINES CONTINUE  
ALONG BREAK LINES ELEVATIONS CENTERED. REPRESENT  
FLAT CEILING ELEVATIONS  
HATCHED AREAS REPRESENT FINISH FLOOR ELEVATIONS  
(MIN. EXCEPT WHEN OVER BASEMENT AREA)  
UNHATCHED AREAS REPRESENT TRANSITIONAL FLOOR AREAS  
(GARAGE FLOOR DOWN)  
AT RAMPS AND STAIRS, ELEVATIONS IS PROPORTIONAL  
TO ADJACENT FINISH FLOORS.  
CEILING ELEVATIONS ARE MAX ELEVATIONS, EXCEPT WHEN  
BELOW A ROOM OF THE SAME UNIT.

VERTICAL BREAK LINE	ELEVATION
[Hatched pattern]	6962.13'
[Diagonal lines /]	6959.70'
[Diagonal lines \]	6961.15'
[Horizontal lines]	6963.90'
[Vertical lines]	6964.40'
[Stippled pattern]	6958.60'
[Hexagonal pattern]	6956.70'

**FINISH FLOOR MAIN AREAS  
MINIMUM ELEVATION UNIT 1  
EXCEPTING AREAS OVER BASEMENT**

**UNIT 1  
BOUNDARY DATA  
BASEMENT**

LINE	BEARING	DISTANCE
LB1	N0° 22' 26.13" E	15.64'
LB2	S89° 21' 57.81" E	3.19'
LB3	S00° 28' 06.74" W	15.21'
LB4	S89° 10' 59.81" E	2.09'
LB5	S00° 28' 06.74" W	15.37'
LB6	N89° 23' 11.14" W	20.15'
LB7	S00° 28' 09.74" W	2.17'
LB8	S00° 28' 19.74" W	14.14'

BASEMENT FF 6962.43 (MIN)  
BASEMENT CEILING 6960.4

**INDEXING INFORMATION FOR COUNTY CLERK**

A) NAME: SANBUSCO 2015, LLC  
FILED: NO. 1775342  
NO. 1761199

B) SUBD:

C) SECTIONS: S23, T17N, R9E  
SANTA FE LAND GRANT

**SOUTHWEST MOUNTAIN SURVEYS**

1114 HICKOX ST., SANTA FE, N.M. 87501  
(505) 962-929 FAX (505) 966-2413  
DATE (S): 11/25/2015 PROJECT NO. C-2667

01/25/2016 09:00 AM

**Exhibit C**

<b>Unit</b>	<b>Size (ft<sup>2</sup>)</b>	<b>Allocated Interest</b>
1	70,468.81	73.90%
2	6,064.92	6.36%
3	6,353.63	6.66%
4	12,466.78	13.07%
<b>Total</b>	<b>95356.14</b>	<b>100.00%</b>

2025 RELEASE UNDER E.O. 14176