



SMITH-ROBERTS NATIONAL CORPORATION

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SITE INFORMATION REPORT

for

Robin Hood Apartments

2745 SW Villa Drive

Santa Fe, NM

Prepared for:

Capmark Financial Group

Date: Final - 1/22/2009

SRN Site Number: -12036872

Commitment Number: 208120201

PROPERTY DESCRIPTION

The property shown on the aerial exhibit (Exhibit A) and the property described in the title commitment are one in the same.

Tract I Parcel A is depicted on the prior survey as Parcel 2 Tract A Parcel A-1 and forms a mathematically closed figure and closes within 0.00 feet. The area of Tract I Parcel A is 373,556 s.f. or 8.58 acres.

Tract II Parcel A is depicted on the prior survey as Parcel 2 Tract A Parcel A-3 and forms a mathematically closed figure and closes within 0.02 feet. The area of Tract II Parcel A is 358,626 s.f. or 8.23 acres

Tract III is depicted on the prior survey as Parcel 2 Tract B and forms a mathematically closed figure and closes within 0.00 feet. The area of Tract III is 115,072 s.f. or 2.642 acres

The total area for the parcel provided is 19.452

The parcels listed above are contiguous and contain no gaps gores or overlaps

ACCESS

The Property has direct access to Brookhollow Drive, a public road.

FLOOD ZONE

The subject property is located in Flood Zone C which is defined as Non-Special Flood Hazard Area Community Number 205187, Panel Number 0021C, Effective Date December 1, 1981

ZONING

According to the City of Santa Fe website, the property is zoned PUD. For more information regarding the zoning of the subject property, contact The City of Santa Fe at 785-368-3728

PARKING

There are 558 parking spaces including 14 handicap spaces located on the subject property.

POSSIBLE ISSUES

Issues found from a review of the Aerial Exhibit attached as "Exhibit A" are as follows:

According to the 1999 ALTA survey there are two easements crossing the property that are not referenced in the new title report. The easements are as follows:

1. 20 foot Drainage Easement recorded in Book 2071 page 901 crosses the southern 1/3 of Tract II from SW Villa West Drive to the 54 foot drainage easement. The 20 foot drainage easement appears to go under the most southerly 16 unit building on Tract III. This document was not provided to us for review and we do not know if it has been vacated or otherwise removed.
2. 16 foot Sanitary Sewer Easement recorded in book 2718 page 475 crosses Tract III and appears to tie into the Sewer Easement shown on the southerly line of Tract II. This document was not provided to us for review and we do not know if it has been vacated or otherwise removed but appears to tie existing sanitary service from SW Villa West Drive to Tract II.
3. There is no document provided that provides Cross Access to and from Tract III.

TITLE INFORMATION

Commitment Prepared by: Stewart Title Guaranty.

Effective date of Title Commitment: 12/2/2008

Commitment Number: 208120201

Exceptions referenced in Title Report:

4. Building setback lines, easements, covenants and restrictions set forth on the Plat of The Gables subdivision recorded in 32, page 65 affect tracts I and II
5. Building setback lines, easements, covenants and restrictions set forth on the Plat of Villa West Subdivision No. 4 as recorded in Plat Book 30, page 22 as modified by Affidavit recorded in Book 2711, page 568 affects Tract III.
6. Public Improvement Easement for sanitary sewer recorded in Book 2445 Page 416 affects Tract I and Tract II
7. Public Improvement Easement for sanitary sewer recorded in Book 2453 Page 998 affects Tract I and Tract II.
8. Tract I and Tract II are subject to the terms and conditions set forth in Declaration of Cross Easements recorded in Book 2511 page 458 but contain no plottable items
9. Water Line Easement recorded in Book 2508 page 858 affects Tract I and Tract II .
10. Tract I and Tract II are subject to terms and conditions set forth in Contract No. 19144 recorded in Book 2520 page 855.
11. Tract I and Tract II are subject to terms and conditions set forth in Contract No. 19664 recorded in Book 2557 page 292.
12. Public Improvement Easement recorded in Book 3260 page 766 affects Tract III as shown on the 1999 ALTA survey referenced above.
13. Tract III is subject to the terms and conditions set forth in Contract No. 18296 recorded in book 2664 page 584

This report is not intended to take the place of a Land Title Survey, Boundary Survey, Attorney's opinion or Title Analysis etc. The information in this report was obtained from client representatives, local municipal officials, independent land surveyors and various internet-based resources of public information. While it is the opinion of SRN that the information is reliable, we cannot guarantee its accuracy.



GENERAL NOTES:

1. This exhibit is not intended to reflect an on the ground survey. No field work was performed. Boundaries were plotted from the record description in their approximate location based on visible evidence.
2. The aerial used in this exhibit was taken May 1, 2008 with a resolution of 0.3 meter.
3. This Exhibit is to only be used in conjunction with the Site Information Report.
4. No Easements are shown.



SRN SITE NUMBER 1203-6872

Consulting Provided by:
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AERIAL EXHIBIT
 Sherwood Apartments and Townhomes
 2745 S. W. Villa West Drive
 Topeka, KS
"EXHIBIT A"