

Improvement Location Report (ILR)

NOT A BOUNDARY SURVEY

NOT FOR USE BY PROPERTY OWNERS FOR ANY PURPOSE

This Improvement Location Report has been prepared in compliance with the requirements and limitations set forth in Section 12.8.2 of 10 NMAC. The report is issued solely to the designated title company, abstract company, escrow agent, or lending institution for their exclusive use in evaluating matters such as insurability or the valuation of the subject tract.

The improvement locations shown herein are based upon prior property surveys and onsite observations of visible structures conducted by Sakura Engineering and Surveying as of the date of this report. No boundary monuments were established or verified in the course of this work.

This tract remains subject to all easements, restrictions, and reservations of record applicable to the property. This report shall not be relied upon for the establishment of fences, buildings, encroachments, overlaps, easements, or for resolving any boundary line conflicts.

Certification

TO TITLE COMPANY: Old Republic National Title Insurance Company

TO TITLE UNDERWRITER: Old Republic National Title Insurance Company

TO LENDER: Fee Simple

That on Monday, June 01, 2026, I conducted an inspection of the premises situated at: Cuba, Sandoval County, New Mexico briefly described as: 6421 US-550, Cuba, NM 87013

Or: 6421 Hwy 550 LLC, a New Mexico limited liability company

Plat Reference Statement

Bearings, distances, and curve data utilized in this report are derived from the referenced plat, including all applicable filing information if said plat has been recorded.

A tract of land situate in Section 29, T21N, R1W, N.M.P.M., which is a portion of Small Holding Claim No. 4423 and a portion of Small Holding Claim No. 3240 in said Section 29, Sandoval County, New Mexico, and which is more particularly described as follows: Beginning at the Southeast Corner of said tract, which is a point on the westerly right of way line of State Highway #44, whence MC #8 of said Small holding Claim #4423 bears S32°41'E, 492.0 feet distant; Thence along the west right of way line of State Highway #44, N24°22'E, 75.20 feet; Thence N25°00'E, 66.0 feet to the Northeast Corner; Thence N65°00'W, 227.0 feet to a point; Thence S25°00'W, 66.0 feet to a point; Thence N65°00'W, 323.90 feet to the Northwesterly Corner; Thence S54°00'W, 84.03 feet to the Southwesterly Corner; Thence S64°50'E, 592.47 feet to the point of beginning. Contains: 1.38 Acres, more or less.

Note: The error of closure is one foot per 5,000± feet along the perimeter of the legal description provided.

Easements shown hereon are listed in Title Commitment No. 2601199, as provided by the Title Company.

Physical Evidence Certification

I further certify that, as of the date of my inspection, the following conditions were observed:

- 1) Rights of Way / Pipelines: No visible evidence of rights of way, highways, abandoned roads, lanes, trails, driveways, sewer drains, or water/gas/oil pipelines crossing the premises. None
- 2) Water Features: No springs, streams, rivers, ponds, or lakes located on, bordering, or traversing the premises. See sketch
- 3) Cemeteries: No evidence of cemeteries or family burial grounds located on the premises. None
- 4) Utilities: No overhead utility poles, anchors, pedestals, wires, or lines overhanging or crossing the premises serving other properties. See sketch
- 5) Shared Improvements: No joint driveways, walkways, garages, party walls, rights of support, or shared structures observed. None
- 6) Encroachments: No apparent encroachments of buildings, projections, cornices, signs, fences, or other indications of occupancy onto or over the premises. None
- 7) Boundary Evidence: No specific physical evidence of boundary lines observed on any side of the tract. See sketch
- 8) Improvements: No structures observed to encroach upon or violate setback lines. None
- 9) Construction Activity: No indications of recent building construction, alterations, or repairs. None
- 10) Structure Location: Approximate distances of structures from at least two lot lines are shown on the attached sketch. See sketch

125 WEST MAIN STREET, FARMINGTON, NM 87401 PHONE: (505)564-2139 E-MAIL: sakura@sakuraeng.com

SAKURA PROJECT NUMBER: 2026-192

SCOTT MARTIN

DATE: Sunday, June 14, 2026

NMPLS No. 21663



Sakura (サクラ) Engineering & Surveying



IMPROVEMENT LOCATION REPORT (ILR) NOT A BOUNDARY SURVEY

THIS IS NOT A REPORT/ SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE!

Improvement location reporting is the preparation of a report which complies with all of the requirements and limitations of improvement location reports set forth in 12.8.2.10NMAC, and which is issued to a title, abstract or escrow company or a lending institution for their exclusive use in determining such things as insurability or value of a tract of land. Improvement location is based on previous property surveys and Sakura Engineering and Surveying's on-site observations of visible structures at the date of this report. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain to said property. This report is NOT to be relied on for the establishment of fences, buildings, encroachments, overlaps, easements and/ or conflicts in boundary lines.

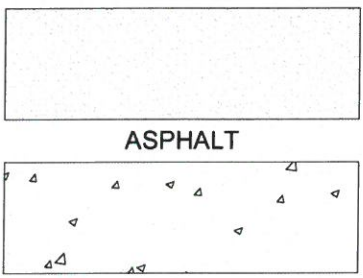
C:\Users\tofia\Box\A. Project File\A. Projects\E. ILR's\2026-192_6421 US Hwy 550, Cuba, NM 87013\ILR CAD Drawings\2026-192.dwg

LEGEND



SCALE: 1" = 60'

Parcel Line Table		
Line #	Length	Direction
L1	75.20	S24° 22' 00.00"W
L2	66.00	S25° 00' 00.00"W
L3	227.00	S65° 00' 00.00"E
L4	66.00	N25° 00' 00.00"E
L5	323.90	S65° 00' 00.00"E
L6	84.03	N54° 00' 00.00"E
L7	592.47	N64° 50' 00.00"W



ASPHALT

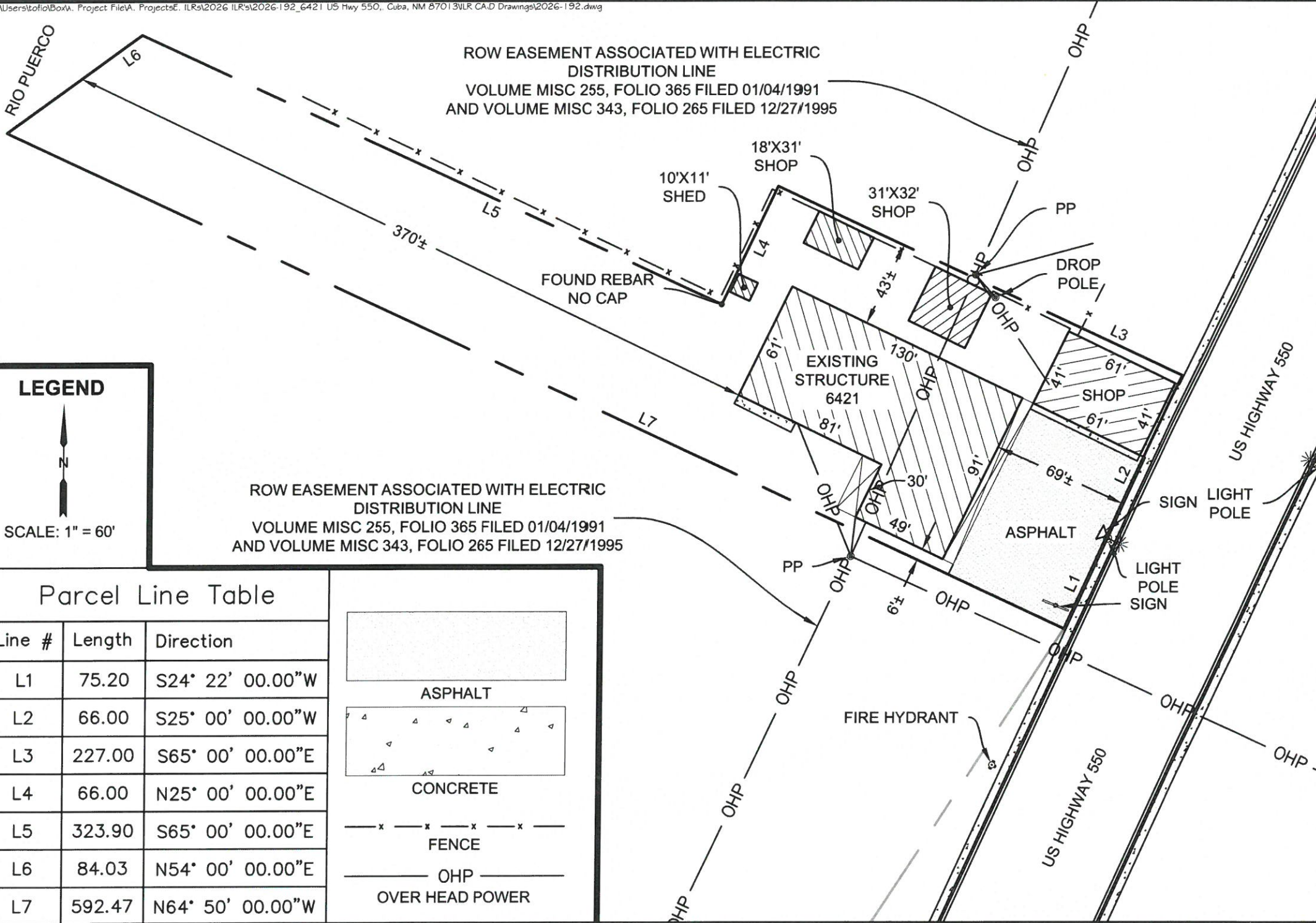
CONCRETE

— x — x — x — x —
FENCE

— OHP —
OVER HEAD POWER

ROW EASEMENT ASSOCIATED WITH ELECTRIC
DISTRIBUTION LINE
VOLUME MISC 255, FOLIO 365 FILED 01/04/1991
AND VOLUME MISC 343, FOLIO 265 FILED 12/27/1995

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6421 US HIGHWAY 550,
CUBA, NM 87013
6421 HWY 550 LLC,

Sakura Engineering & Surveying
PHONE: 505.824.3139 Email: tsakura@sakuraeng.com
12301 MAIN STREET, SUITE 200, ALBUQUERQUE, NM 87106

REVISIONS	DATE
1	
2	
3	
4	

DRAWN BY: FJS
CHECKED BY: SAM
SCALE: 1" = 60'
PROJECT No.
2026-192

DATE:
6/14/26

2
OF 2 SHEETS

IMPROVEMENT LOCATION REPORT (ILR)