

**FOURTH AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
VILLA SANDIA AT BEAR CANYON NORTH
HOMEOWNERS ASSOCIATION**

DATED OCTOBER 2006

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THIRD AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
VILLA SANDIA AT BEAR CANYON NORTH

Dated as of August 1, 1980

Revised as of October 2006

STATE OF NEW MEXICO
COUNTY OF SAGUO

SEP 9 3 01 PM '80
BK *797* ... *109-152*
CLERK OF THE COURT
[Signature] DEPUTY

This Third Amended Declaration of Covenants, Conditions, and Restrictions of Villa Sandia at Bear Canyon North, dated as of the 1st day of August, 1980, by L. B. Nelson Corporation of New Mexico, a California corporation, authorized to do business in the State of New Mexico (the "Declarant").

WHEREAS, by Declaration of Covenants, Conditions and Restrictions of Villa Sandia at Bear Canyon North dated as of September 25, 1979, and recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1979, at Book Misc. 721, Pages 650-714, as amended by First Amended Declaration of Covenants, Conditions and Restrictions of Villa Sandia at Bear Canyon North dated as of October 17, 1979 and recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 28, 1980 in Book Misc. 762, Pages 609-679 and as further amended by Second Amended Declaration of Covenants Conditions and Restrictions of Villa Sandia at Bear Canyon North dated as of March 28, 1980 and recorded in the office of the County Clerk of Bernalillo County, New Mexico, on May 1, 1980 at Book Misc. 769, Pages 83-87 (the Declaration as amended by the First Amended Declaration and Second Amended Declaration hereinafter called the "Declaration"), the Declarant submitted the real property defined hereinafter as Phase I and Phase II to the provisions of the Building Unit Ownership Act, §§47-7-1, et seq., N.M.S.A., 1978;

WHEREAS in Article X of the Declaration, the Declarant reserved the right to amend the Declaration without the consent of any Unit Owner, the Association or the Board of Directors to bring within the terms of the Declaration that parcel of land defined in the Declaration as Phase III with improvements to be constructed thereon;

WHEREAS, Declarant is a sole owner of that certain real property located in Bernalillo County, New Mexico, described in the Declaration as Phase III and described in Exhibit F hereto;

WHEREAS, Declarant desires to amend the Declaration in order to bring Phase III within the terms of the Declaration and to submit Phase III to the provisions of the Building Unit Ownership Act, §§47-7-1, et seq., N.M.S.A., 1978, in order to allow the development of Phase III in connection with Phase I and Phase II as a residential condominium.

NOW, THEREFORE, in order to amend the Declaration to make the real property defined in the Declaration as Phase III subject to the Declaration and submit such real property to the Building Unit Ownership Act, Declarant hereby executes this Third Amended

Declaration of Covenants, Conditions and Restrictions of Villa Sandia at Bear Canyon North (the "Third Amended Declaration") as follows:

ARTICLE I

DEFINITIONS

The following terms, except where the context indicates otherwise, shall have the respective meanings set forth below:

"Articles of Incorporation" shall mean the Articles of Incorporation of the Association, together with any amendments thereof.

"Association" shall mean Villa Sandia at Bear Canyon North Homeowners Association, a New Mexico non-profit corporation, its successors or assigns.

"Board of Directors" shall mean the Board of Directors of the Association and the governing body of any successor or assign of the Association.

"Building" shall mean the structure or structures located or to be located on any portion of the Property.

"Bylaws" shall mean the Bylaws of Villa Sandia at Bear Canyon North Homeowners Association, together with any amendments thereof.

"Common Area" shall mean that portion of the Property designated in Article VI of the Declaration.

"Common Expenses" shall mean all expenses lawfully assessed against Unit Owners by the Association, including, but not to the exclusion of other common charges provided for in the Declaration, in the Building Unit Ownership Act and in the Bylaws, the expenses of administration of the Association and the maintenance, operation, insuring, repair or replacement of the Common Areas and the expenses of administering and operating recreation programs for the benefit of the Unit Owners.

"Common Profits" shall mean the balance of income, rents, profits and revenues from the Common Areas remaining after the deduction therefrom of Common Expenses.

"Declarant" shall mean L. B. Nelson Corporation of New Mexico, a California corporation authorized to do business in the

State of New Mexico, any successor thereto, and any individual or entity, other than a Unit Owner, to which it may hereafter convey ownership of Phase I, Phase II and/or Phase III.

"Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions of Villa Sandia at Bear Canyon North dated as of the 25th day of September, 1979, together with all amendments thereto.

"Limited Common Areas" shall mean the Common Areas designated in the Declaration as reserved for use of certain Units to the exclusion of others. The exclusive use of Limited Common Areas is subject to the Declaration and Bylaws; the right of the Association to regulate the same and the duty of the Association to maintain the same as though, and to the same extent as if, these areas were Common Areas.

"Location Plan" shall mean the site plan and floor plans of Villa Sandia at Bear Canyon North dated September 25, 1979, prepared by Design Professionals, Inc., containing the certification required by §47-7-14, N.M.S.A. 1978 and filed in the Office of the Bernalillo County Clerk contemporaneously herewith pursuant to the Building Unit Ownership Act, together with any amendments thereto.

"Phase I" shall mean that real property located in Bernalillo County, New Mexico, described in Exhibit A to the Declaration, together with all improvements constructed or to be constructed thereon and all easements, servitudes, rights and appurtenances belonging thereunto and all chattels intended for use in connection therewith.

"Phase II" shall mean that real property located in Bernalillo County, New Mexico, described in Exhibit E to the Declaration, together with all improvements constructed or to be constructed thereon and all easements, servitudes, rights, and appurtenances belonging thereunto and all chattels intended for use in connection therewith.

"Phase III" shall mean that real property located in Bernalillo County, New Mexico described in Exhibit F to the Declaration, together with all improvements constructed or to be constructed thereon and all easements, servitudes, rights and appurtenances belonging thereunto and all chattels intended for use in connection therewith.

"Property" shall mean the real property and improvements constructed or to be constructed thereon which by the Declara-

tion, or any amendment thereto, has been submitted to the Building Unit Ownership Act. Initially, the term "Property" shall mean Phase I and the improvements constructed or to be constructed thereon. At such time, if ever, that the Declaration is amended to submit Phase II and/or Phase III to the Building Unit Ownership Act, the term "Property" shall mean Phase I, Phase II and/or Phase III (whichever phases or all of which are submitted to the Building Unit Ownership Act by said amendment) together with all improvements constructed or to be constructed thereon.

"Unit" shall mean that separate space or area in a Building intended for independent residential use (including the balcony or patio, storage closet, air conditioning unit and water heating unit associated therewith) with direct access to a portion of the Common Area.

"Unit Owner" shall mean the person or persons owning a Unit in fee simple absolute and an undivided interest in the fee simple estate of the Common Area in the percentage specified and established in the Declaration, including contract sellers (or contract purchasers, if so designated by the contract seller) but does not include those having an interest in the Unit merely as security for the performance of an obligation. The term "Unit Owner" shall include Declarant as to any Unit not previously conveyed by Declarant to a purchaser thereof.

ARTICLE II

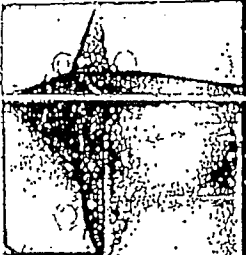
SUBMISSION OF PROPERTY

The purpose of this Declaration is for the Declarant to submit the real property defined herein as Phase I, Phase II and Phase III, together with existing improvements or improvements hereafter constructed thereon, to the terms and conditions of the Building Unit Ownership Act, §§47-7-1, et seq., N.M.S.A. 1978.

ARTICLE III

DESCRIPTION OF LAND

The land owned by Declarant and submitted to the Building Unit Ownership Act by this Declaration is Phase I, Phase II and Phase III. Phase I is described in Exhibit A attached hereto and is depicted as Phase I on the Location Plan. Phase II is described in Exhibit E attached hereto and is depicted as Phase III on the Location Plan. Phase III is described in Exhibit F attached hereto and is depicted as Phase III on the Location Plan.



ARTICLE IV

DESCRIPTION OF BUILDINGS

The Buildings constructed or to be constructed on the real property defined herein as Phase I consist of four residential structures and one recreational structure. The Buildings constructed or to be constructed on the real property defined herein as Phase II consist of three residential structures. The Buildings to be constructed on the real property defined herein as Phase III consist of four residential structures. Each of the eleven residential structures will be two stories, with no basements, and will each contain eight Units. The total number of Units located on Phase I will be 32. The total number of Units located on Phase II will be 24. The total number of Units located on Phase III will be 32. The location of each of the eleven residential structures (designated as "Building #1," "Building #2," "Building #3," "Building #4," "Building #5," "Building #6," "Building #7," "Building #8," "Building #9," "Building #10" and "Building #11") and the one recreational structure (designated as "Recreation") are depicted on the Location Plan. Attached hereto as Exhibit B is a description of each Building, including a description of the number of stories in each Building, the number of Units in each Building, the principal materials of which each Building will be constructed. The size of each Building is as depicted on the Location Plan.

ARTICLE V

IDENTIFICATION OF UNITS

Attached hereto as Exhibit C is a description of each of the Units, its approximate area, the number of rooms included in each Unit, the immediate common areas to which it has access, and other data necessary for its proper identification. Each unit will have its separate street address. On Exhibit C hereto and on the Location Plan the Units are identified by the following street numbers followed by the street name of McKinney Dr. N.E.

- 5901, 5903, 5905, 5907, 5909, 5911, 5913, 5915, 5917, 5919, 5921, 5923,
- 5925, 5951, 5953, 5955, 5857, 5959, 5961, 5963, 5965, 5967, 5969, 5971,
- 5973, 5975, 5977, 5979, 5981, 6001, 6003, 6005, 6007, 6009, 6011, 6013,
- 6015, 6017, 6019, 6021, 6023, 6025, 6027, 6029, 6031, 6033, 6035, 6037,
- 6039, 6041, 6043, 6045, 6047, 6049, 6051, 6053, 6055, 6057, 6059, 6061,
- 6063, 6065, 6067, 6069, 6071, 6073, 6075, 6077, 6079, 6081, 6083, 6085,
- 6087, 6089, 6091, 6093, and 6095.



ARTICLE VIDESCRIPTION OF COMMON AREAS

The following portions of the Property constitute the Common Area:

- (a) The Property (including those portions of the Property upon which the Units are located) together with the Buildings, Improvements and structures located thereon and all easements, servitudes, rights and appurtenances belonging thereunto, save and except the Units themselves, and all chattels intended for use in connection therewith;
- (b) All Buildings and structures located on the Property including, but not limited to, the footings, foundations, columns, joists, girders, beams, supports, main walls, roofs, stairs, stairways, fire escapes, entrances, exits, sky lights, floors and decking;
- (c) The swimming pool, grounds, yards, gardens, driveways, parking areas (except covered parking areas), walks and walkways;
- (d) The installations of central services, including sewer, power, light, gas, water, heating, water heating, refrigeration, air conditioning, sewage disposal and incinerating, including, but not limited to pipes, ducts, flues, conduits, wires, hose cabinets and other utility installations.
- (e) The tanks, pipes, pumps, motors, fans, compressors, ducts and all apparatus and installations existing for common use;
- (f) Supporting members of interior and exterior walls (except non-load bearing walls within a Unit);
- (g) The surface and surfacing material of the exterior walls of the Buildings;
- (h) Load bearing walls within a Unit;
- (i) The entire recreational building and the equipment and fixtures located therein;
- (j) The chattels used for the maintenance of the Property;
- (k) All other parts of the Property necessary in common use or convenience to its existence, maintenance and safety.

The Common Area does not include the interior surface and surfacing material (including, but not limited to, paint, wall-paper, carpeting, tiling) of the walls, floor and ceilings of a Unit; the windows, glazing, window hardware or fittings of a Unit; door surfaces, door jams, door trim or door hardware inside a Unit; the air conditioning unit connected to a Unit or the water heating unit connected with a Unit.

ARTICLE VII

DESCRIPTION OF LIMITED COMMON AREAS

The following portions of the Property constitute Limited Common Areas:

- (a) The utility areas contiguous to each Building; and
- (b) The air conditioning pads contiguous to each Building; and
- (c) The covered parking spaces.

The use of the utility areas and air conditioning pads are reserved to the use of the Units located in the contiguous Building. The use of each covered parking area, as identified on the Location Plan, are reserved to the following Units:

<u>UNIT NUMBER</u>	<u>Covered Parking Area Number</u>
5901	CP1A-1
5903	CP1A-2
5905	CP1B-1
5907	CP1B-2
5909	CP1A-3
5911	CP1A-4
5913	CP1B-3
5915	CP1B-4
5917	CP4A-3
5919	CP4A-4
5921	CP4B-1
5923	CP4B-2
5925	CP4A-1
5927	CP4A-2
5929	CP4B-3
5931	CP4B-4
5935	CP5-1
5937	CP5-2
5939	CP5-3

UNIT NUMBER

Covered Parking
Area Number

5941	CP5-4
5943	CP5-5
5945	CP5-6
5947	CP5-7
5949	CP5-8
5951	CP9B-4
5953	CP9B-3
5955	CP9A-4
5957	CP9A-3
5959	CP9B-2
5961	CP9B-1
5963	CP9A-2
5965	CP9A-1
5967	CP10B-2
5969	CP10B-1
5971	CP10A-2
5973	CP10A-1
5975	CP10B-4
5977	CP10B-3
5979	CP10A-4
5981	CP10A-3
6001	CP2B-1
6003	CP2B-2
6005	CP2A-1
6007	CP2A-2
6009	CP2B-3
6011	CP2B-4
6013	CP2A-3
6015	CP2A-4
6017	CP3B-1
6019	CP3B-2
6021	CP3A-3
6023	CP3A-4
6025	CP3B-3
6027	CP3B-4
6029	CP3A-1
6031	CP3A-2
6033	CP6A-1
6035	CP6A-2
6037	CP6A-3
6039	CP6A-4
6041	CP6B-1
6043	CP6B-2
6045	CP6B-3
6047	CP6B-4

<u>UNIT NUMBER</u>	<u>Covered Parking Area Number</u>
6049	CP7A-1
6051	CP7A-2
6053	CP7A-3
6055	CP7A-4
6057	CP7B-1
6059	CP7B-2
6061	CP7B-3
6063	CP7B-4
6065	CP8B-2
6067	CP8B-1
6069	CP8A-4
6071	CP8A-3
6073	CP8B-4
6075	CP8B-3
6077	CP8A-2
6079	CP8A-1
6081	CP11B-2
6083	CP11B-1
6085	CP11A-2
6087	CP11A-1
6089	CP11B-4
6091	CP11B-3
6093	CP11A-4
6095	CP11A-3

ARTICLE VIII

UNIT VALUE AND PERCENTAGE OF UNDIVIDED INTEREST

The value of the Property is \$4,872,713.00. The value of each Unit located on Phase I, Phase II and Phase III is \$59.21679 per square foot. The percentages of undivided interest in the Common Areas appertaining to each Unit and the Unit Owner is calculated by taking as a basis the value of the particular Unit in relation to the value of the whole Property. As constituted at the time of the filing of this Declaration, each of the Units has an undivided interest in Common Areas and facilities as listed on Exhibit D attached hereto. This percentage of undivided interest applies for all purposes, including voting and assessments. The total percentage of all Units shall always equal 100%. The above quoted values have been assigned for the purpose of this Declaration and do not constitute a commitment to prices at which the Units will be sold. The values set forth above shall remain constant even though a Unit may be sold or resold for more or less than the stated value. The percentage

interest of each Unit as thus calculated shall apply for all purposes, including the Unit's interest in Common Areas, assessments and the Unit Owner's voting rights.

ARTICLE IX

PURPOSE, USE, AND RESTRICTIONS OF UNITS

Section 1. Each Unit is hereby restricted to the uses specified in the Bylaws. Nothing contained in this Declaration shall prevent the Unit Owner or Unit Owners from renting their Units to others on a long or short term basis subject to the provisions of the Bylaws.

Notwithstanding any other provision of this Declaration to the contrary, Declarant reserves the right prior to sale of any Unit or Units to use that Unit or Units or any Unit leased by Declarant and their percentage interest in the Common Areas for models and for sales and administrative offices.

Section 2. The use of the Units and the Common Areas by the Unit Owner or Unit Owners of all Units and all other parties authorized to use the same shall be at all times subject to the Bylaws which govern the administration and use of the Property, a description of which are contained on Exhibit G attached hereto, and to such reasonable rules and regulations as may be prescribed and established by the Board of Directors pursuant to the Bylaws.

Section 3. Until such time, if ever, as the Property is removed from the provisions of the Building Unit Ownership Act, the Limited Common Areas and Common Areas shall remain undivided and no Unit Owner or the Association shall bring any action for partition or division of the same.

ARTICLE X

OPTION TO EXPAND THE PROPERTY

Section 1. Declarant heretofore reserved the option until September 20, 1981 to amend the Declaration without the consent of any Unit Owner, the Association or the Board of Directors to bring within the terms of the Declaration those parcels of land defined herein as Phase II and Phase III and described on Exhibits E and F, respectively, attached hereto with improvements to be constructed thereon. By recording this Third Amended Declaration, Declarant has and hereby does exercise such option.

From and after the date of the recording of this Third Amended Declaration, (i) the owners of Units in Phase I, Phase II and Phase III will have an equal right to the use of the Common

Areas subject to the terms of the Declaration; (ii) the Association shall have the right and the duty to maintain and administer all Common Areas located within Phase I, Phase II and Phase III and (iii) the owners of Units located in Phase I, Phase II and Phase III shall be subject to assessment by the Association as provided in the Declaration.

From and after the date of the recording of this Third Amended Declaration, the Declarant reserves the option until September 28, 1981 to amend this Declaration without the consent of any Unit Owner, the Association or the Board of Directors for the sole purpose of (i) correcting any clerical errors that may appear in this Declaration or (ii) making any changes to this Declaration that may be necessary to conform the Declaration to the construction of improvements heretofore or hereafter completed on the Property.

Section 2. By acceptance of a deed to a Unit, each Unit Owner irrevocably appoints Declarant its attorney-in-fact to execute and record all previous amendments to this Declaration and all future amendments to this Declaration for the purposes specified in this Article X. Upon the request of Declarant, each Unit Owner shall execute and deliver to Declarant an appropriate instrument to evidence such appointment.

ARTICLE XI

EASEMENT FOR ACCESS

Section 1. Declarant hereby reserves non-exclusive easements to use the private streets and roadways located on Phase I and Phase II for ingress to and egress from Phase III and for driveway purposes and for the operation, maintenance and repair of public and private utilities, including but not limited to rights of way for sewers, storm drains or pipes for water and gas mains, wires and conduits for the transmission of electricity for lighting, power, telephone, antennae and other purposes, and for the necessary attachments in connection therewith, and the right to construct any public or quasi-public utility in or through any Common Area. Said non-exclusive easements are to be appurtenant to Phase III and every part thereof, and are to be used in a manner consistent with this Declaration and the Bylaws including, but not limited to, the use thereof for moving construction equipment and construction supplies over said easement. Declarant further reserves the right of pedestrian ingress and egress over the Common Areas to and from each of the Units to be located on Phase III and the rights of the owners of said Units to use, occupy and enjoy the recreational facilities and the

landscaped portions of the Common Area. Such easements shall be non-exclusive rights of beneficial use and enjoyment equal to the rights of the Unit Owners of Phase I and Phase II. Any conveyance of a Unit on Phase III unaccompanied by a like conveyance of the corresponding appurtenant easements over the Common Area shall nevertheless convey such easements by reason of their appurtenance; however, the easement owners may at any time abandon said easement rights so reserved or any portion thereof by the recordation of a document in the Office of the Bernalillo County Clerk declaring such abandonment.

Section 2. Declarant hereby reserves an exclusive easement over and across any and all portions of Phase III and the Common Area associated therewith for the purpose of constructing, at no expense to the Association, improvements thereon, including, but not limited to, the storage of material thereon reasonably necessary to complete such construction and to movement of construction equipment thereon. All Units constructed on Phase I, Phase II and Phase III by Declarant shall be the property of the Declarant until conveyed by Declarant.

Section 3. Declarant hereby reserves the right to use the name "Villa Sandia" or any deviations thereof in connection with any project developed by Declarant. The Association, at the request of Declarant shall execute such documents as necessary to evidence rights to use such name.

ARTICLE XII

PERSON TO RECEIVE SERVICE OF PROCESS

L. B. Nelson Corporation of New Mexico, 6400 Uptown Boulevard, N.E., Suite 473-W, Albuquerque, New Mexico 87110, shall be the person upon whom service of process shall be made in all cases provided under the Building Unit Ownership Act of the State of New Mexico and as otherwise provided by law, until a successor is designated by the Board of Directors.

ARTICLE XIII

PERCENTAGE OF VOTES

Subject to the Bylaws, a three-fourths (3/4) vote of the Unit Owners shall be determinative of whether to rebuild, repair, restore or sell all or any portion of the Property in the event of damage or destruction.

ARTICLE XIVAMENDMENT OF DECLARATION

This Declaration may be amended from time to time by resolution adopted by the Board of Directors and approved at any regular or special meeting of the Unit Owners called in accordance with the Bylaws, at which a quorum is present. In order to be approved by the Unit Owners such an amendment must receive the affirmative vote of fifty-one percent of the Unit Owners present at such meeting, except in such special cases wherein the Building Unit Ownership Act requires a greater number of affirmative votes. Such amendment shall be duly recorded in compliance with the Building Unit Ownership Act. No amendment shall change any Unit nor the share of the undivided interest in Common Areas attributable to any Unit, nor the voting rights appurtenant to any Unit, unless one hundred percent (100%) of the Unit Owners shall join in the execution of such amendments, except as otherwise provided in Article VIII and Article X of this Declaration. No amendment shall be effective to release or modify the easements granted in Article XI hereof unless the then owners of Phase III and the Declarant shall join in the execution of such amendments. Votes of the Unit Owners, wherever referred to in this Declaration or the Bylaws, shall always be accounted in terms of their percentage interest in Common Areas, and not by a head count of actual Owners. No amendment shall be effective to modify any rights granted in the Bylaws to Declarant or the holder of a first mortgage on any Unit unless the Declarant and such mortgage holder shall join in or consent to such amendment.

ARTICLE XVUNITS SUBJECT TO DECLARATION, BY-LAWS, RULES AND REGULATIONS

All present and future Unit Owners, tenants, mortgagees, and occupants of Units shall be subject to and shall comply with the provisions of this Declaration and the Bylaws and the rules and regulations which may be adopted by the Board of Directors, and as all of them may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into of occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws and the rules and regulations of the Association, as they may be amended from time to time, are accepted and ratified by such Unit Owner, tenant, mortgagee or occupant and all of such provisions shall be deemed and taken to be covenants running with the land which shall bind each such Unit Owner, tenant, mortgagee or occupant having at any time any interest or estate in such Unit

as though such provisions were recited and stipulated at length in each and every such deed or conveyance or lease thereof and shall be deemed and taken to be covenants running with the land which shall burden the estate of any mortgagee in and to any Unit.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed as of this 1st day of August, 1980.

L. B. NELSON CORPORATION OF NEW MEXICO

By *S.C. Arthorn Pres.*

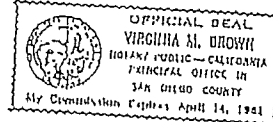
STATE OF CALIFORNIA)
COUNTY OF SAN Diego) ss:

The foregoing instrument was acknowledged before me this 8 day of September, 1980, by *S.C. Arthorn* *President* of L. B. Nelson Corporation of New Mexico, a California corporation, on behalf of said corporation.

Virginia M. Brown
Notary Public

My Commission Expires:

(S E A L)



DESCRIPTION
PHASE I

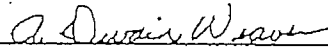
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A portion of Tract "A" of Academy Acres Subdivision, Unit 2, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on August 8, 1971, together with a portion of Tract "B-2" of the replat of Tract B, Unit 2 Academy Acres Subdivision, as the same is shown and designated on the replat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1977, more particularly described as follows:

BEGINNING at the northeasterly corner of said Tract "A", a point on the westerly right-of-way of McKinney Drive, N.E.; thence along the westerly right-of-way of McKinney Drive, N.E. and the easterly line of said Tract "A" and Tract "B-2", S28°00'00"W, 360.00 feet to the southeasterly corner of said Tract "B-2"; thence leaving said westerly right-of-way of McKinney Drive and continuing along the southerly line of said Tract "B-2", N82°00'00"W, 362.50 feet to the southwest corner; thence, N28°00'00"E, 106.00 feet to a point; thence, S62°00'00"E, 94.00 feet to a point; thence, N28°00'00"E, 08.00 feet to a point; thence, S62°00'00"E, 18.50 feet to a point; thence, N28°00'00"E, 148.00 feet to the northwest corner, a point on the northerly line of said Tract "A"; thence along said northerly line of said Tract "A", S82°00'00"E, 240.00 feet to the point of beginning.

Tract contains 2.2429 acres, more or less.

Note: Property line between said Tract "A" and Tract "B-2", vacated June 11, 1979 in Volume 7938, Book 660, pages 679 and 680 in the office of the County Clerk of Bernalillo County, New Mexico.


A. Dwsin Weaver, N.M.P.L.S. No. 6544

Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

September 27, 1979

Job No. 79-015.13

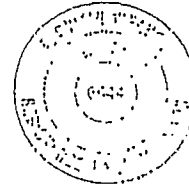
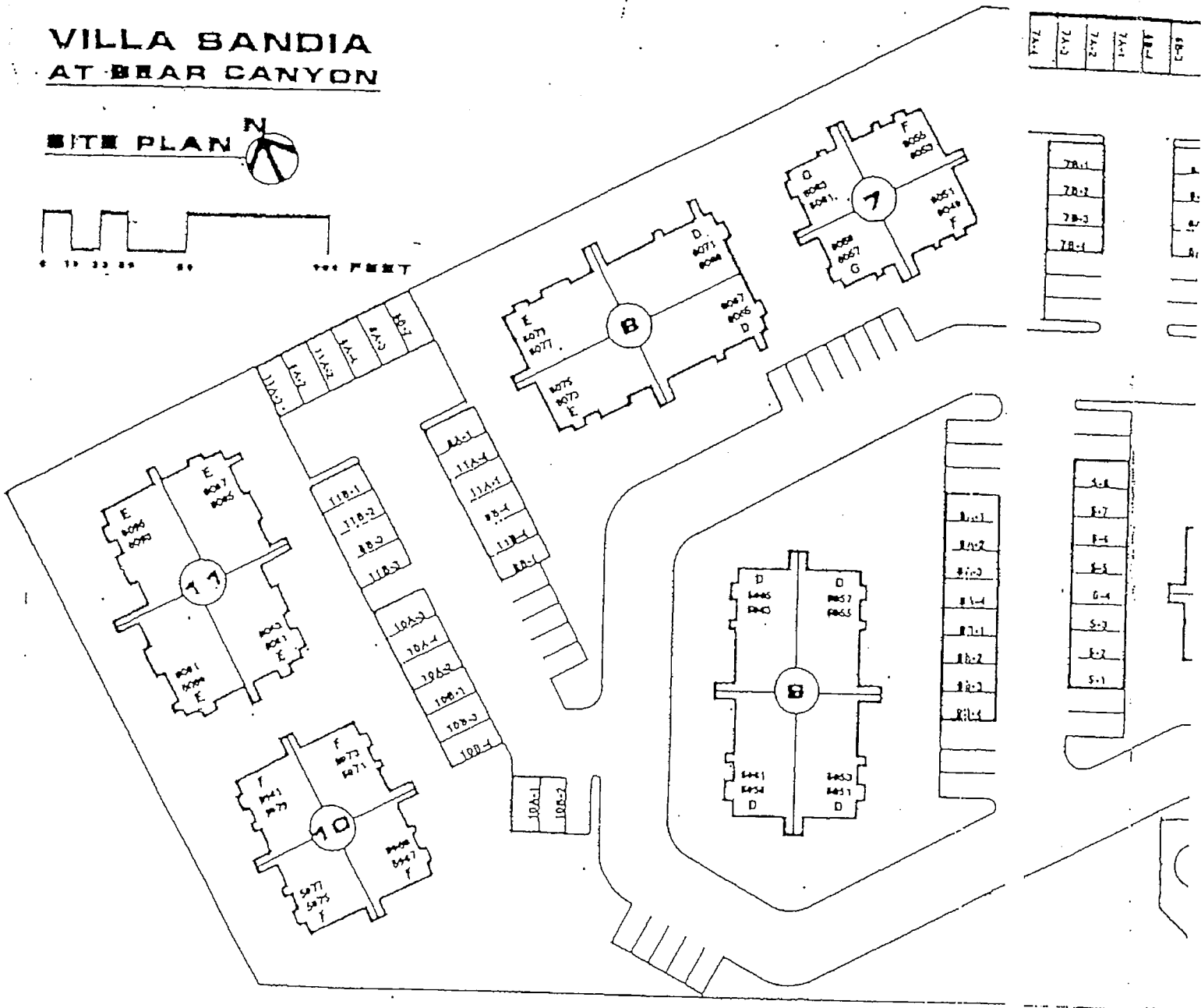
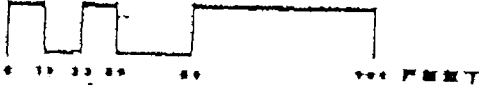
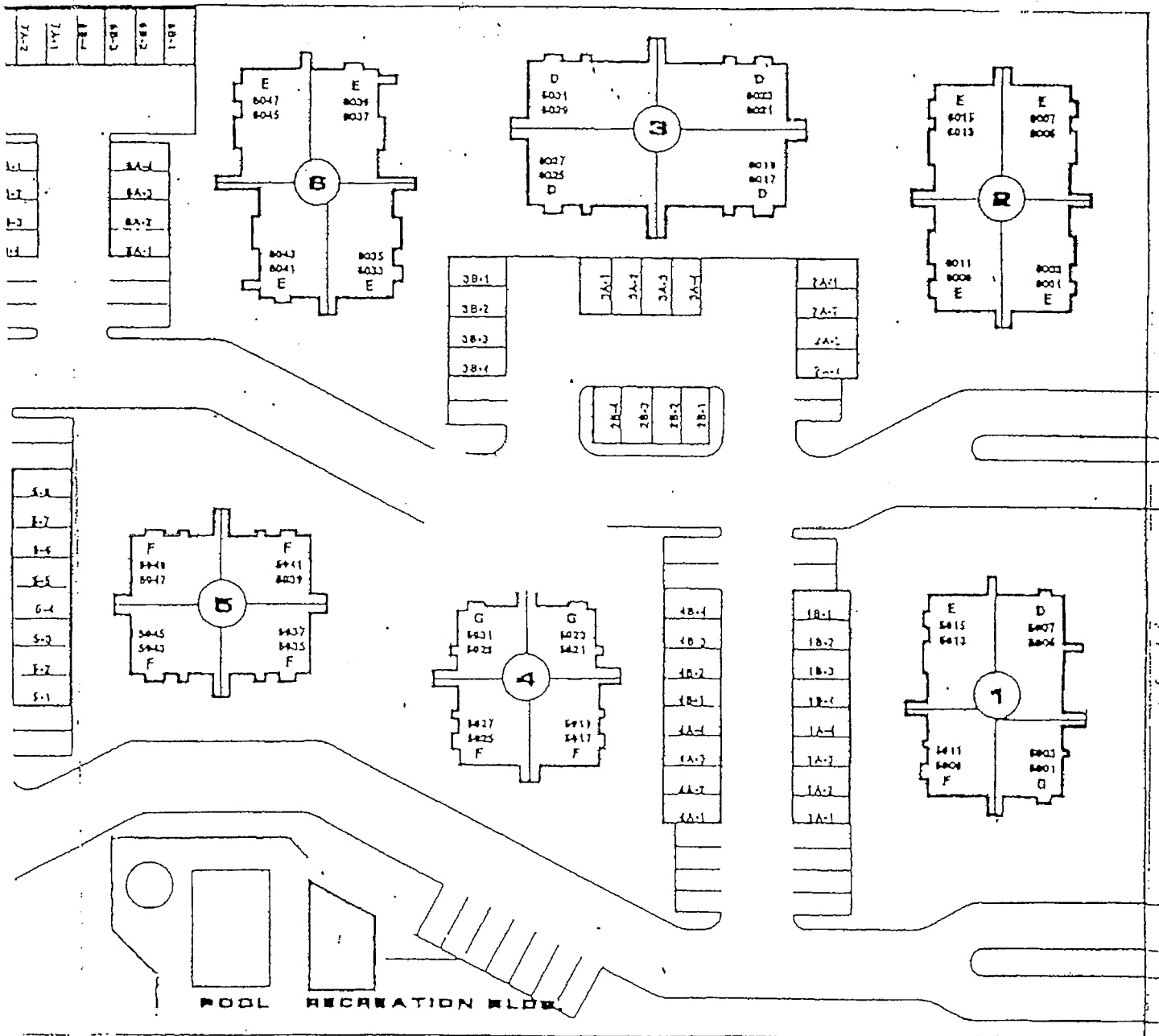


Exhibit A

VILLA SANDIA AT BEAR CANYON

SITE PLAN 





Building #1 has two stories, no basement, and consists of eight units. The addresses of the eight units are 5901, 5903, 5905, 5907, 5909, 5911, 5913 and 5915 Sandia Loop, N.E.

Building #1 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #1 is located at the point specified on the Location Plan.

Building #2 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6001, 6003, 6005, 6007, 6009, 6011, 6013 and 6015 Sandia Loop, N.E.

Building #2 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #2 is located at the point specified on the Location Plan.

Building #3 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6017, 6019, 6021, 6023, 6025, 6027, 6029 and 6031 Sandia Loop, N.E.

Building #3 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #3 is located at the point specified on the Location Plan.

Building #4 has two stories, no basement, and consists of eight units. The addresses of the eight units are 5917, 5919, 5921, 5923, 5925, 5927, 5929 and 5931 Sandia Loop, N.E.

Building #4 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #4 is located at the point specified on the Location Plan.

Building #5 has two stories, no basement, and consists of eight units. The addresses of the eight units are 5935, 5937, 5939, 5941, 5943, 5945, 5947 and 5949 Sandia Loop, N.E.

Building #5 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #5 is located at the point specified on the Location Plan.

Building #6 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6033, 6035, 6037, 6039, 6041, 6043, 6045 and 6047 Sandia Loop, N.E.

Building #6 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #6 is located at the point specified on the Location Plan.

Building #7 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6049, 6051, 6053, 6055, 6057, 6059, 6061 and 6063 Sandia Loop, N.E.

Building #7 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, refrigerated air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #7 is located at the point specified on the Location Plan.

Building #8 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6065, 6067, 6069, 6071, 6073, 6075, 6077 and 6079.

Building #8 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #8 is located at the point specified on the Location Plan.

Building #9 has two stories, no basement, and consists of eight units. The addresses of the eight units are 5951, 5953, 5955, 5957, 5959, 5961, 5963 and 5965.

Building #9 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #9 is located at the point specified on the Location Plan.

Building #10 has two stories, no basement, and consists of eight units. The addresses of the eight units are 5967, 5969, 5971, 5973, 5975, 5977, 5979 and 5981.

Building #10 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #10 is located at the point specified on the Location Plan.

Building #11 has two stories, no basement, and consists of eight units. The addresses of the eight units are 6081, 6083, 6085, 6087, 6089, 6091, 6093 and 6095.

Building #11 is constructed of insulated wood frame stucco, pitched roof trusses with concrete tile roof, air conditioning, natural gas fired warm-air furnace, and is built on a concrete pad.

Building #11 is located at the point specified on the Location Plan.

Exhibit C to Declaration of Covenants, Conditions and
Restrictions of Villa Sandia at Bear Canyon North dated
as of the 25th day of September, 1979, as amended

Building #1

Unit 5901 Sandia Loop, N.E. [Type G] is located on the ground level of Building #1. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CPLA-1 is reserved for this Unit.

Unit 5903 Sandia Loop, N.E. [Type G] is located on the second level of Building #1. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CPLA-2 is reserved for this Unit.

Unit 5905 Sandia Loop, N.E. [Type D1] is located on the ground level of Building #1. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CPLB-1 is reserved for this Unit.

Unit 5907 Sandia Loop, N.E. [Type D1] is located on the second level of Building #1. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as, CPLB-2 is reserved for this unit.

Unit 5909 Sandia Loop, N.E. [Type F] is located on the ground level of Building #1. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CPLA-3 is reserved for this Unit.

Unit 5911 Sandia Loop, N.E. [Type F] is located on the second level of Building #1. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CPLA-4 is reserved for this Unit.

Unit 5913 Sandia Loop, N.E. [Type E] is located on the ground level of Building #1. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CPLB-3 is reserved for this Unit.

Unit 5915 Sandia Loop, N.E. [Type E] is located on the second level of Building #1. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CPLB-4 is reserved for this Unit.

Building #2

Unit 6001 Sandia Loop, N.E. [Type E] is located on the ground level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP2B-1 is reserved for this Unit.

Unit 6003 Sandia Loop, N.E. [Type E] is located on the second level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP2B-2 is reserved for this Unit.

Unit 6005 Sandia Loop, N.E. [Type E] is located on the ground level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP2A-1 is reserved for this Unit.

Unit 6007 Sandia Loop, N.E. [Type E] is located on the second level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP2A-2 is reserved for this Unit.

Unit 6009 Sandia Loop, N.E. [Type E] is located on the ground level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP2B-3 is reserved for this Unit.

Unit 6011 Sandia Loop, N.E. [Type E] is located on the second level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP2B-4 is reserved for this Unit.

Unit 6013 Sandia Loop, N.E. [Type E] is located on the ground level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP2A-3 is reserved for this Unit.

Unit 6015 Sandia Loop, N.E. [Type E] is located on the second level of Building #2. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom, and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP2A-4 is reserved for this Unit.

Building #3

Unit 6017 Sandia Loop, N.E. [Type D] is located on the ground level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP3B-1 is reserved for this Unit.

Unit 6019 Sandia Loop, N.E. [Type D] is located on the second level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP3B-2 is reserved for this Unit.

Unit 6021 Sandia Loop, N.E. [Type D] is located on the ground level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP3A-3 is reserved for this Unit.

Unit 6023 Sandia Loop, N.E. [Type D] is located on the second level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP3A-4 is reserved for this Unit.

Unit 6025 Sandia Loop, N.E. [Type D] is located on the ground level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP3B-3 is reserved for this Unit.

Unit 6027 Sandia Loop, N.E. [Type D] is located on the second level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP3B-4 is reserved for this Unit.

Unit 6029 Sandia Loop, N.E. [Type D] is located on the ground level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP3A-1 is reserved for this Unit.

Unit 6031 Sandia Loop, N.E. [Type D] is located on the second level of Building #3. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP3A-2 is reserved for this Unit.

Building #4

Unit 5917 Sandia Loop, N.E. [Type F] is located on the ground level of Building #4. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio

and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP4A-3 is reserved for this Unit.

Unit 5919 Sandia Loop, N.E. [Type F] is located on the second level of Building #4. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP4A-4 is reserved for this Unit.

Unit 5921 Sandia Loop, N.E. [Type G] is located on the ground level of Building #4. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP4B-1 is reserved for this Unit.

Unit 5923 Sandia Loop, N.E. [Type G] is located on the second level of Building #4. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP4B-2 is reserved for this Unit.

Unit 5925 Sandia Loop, N.E. [Type F] is located on the ground level of Building #4. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP4A-1 is reserved for this Unit.

Unit 5927 Sandia Loop, N.E. [Type F] is located on the second level of Building #4. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP4A-2 is reserved for this Unit.

Unit 5929 Sandia Loop, N.E. [Type G] is located on the ground level of Building #4. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP4B-3 is reserved for this Unit.

Unit 5931 Sandia Loop, N.E. [Type G] is located on the second level of Building #4. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area, and a bathroom. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP4B-4 is reserved for this Unit.

Building #5

Unit 5935 Sandia Loop, N.E. [Type F] is located on the ground level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP5-1 is reserved for this Unit.

Unit 5937 Sandia Loop, N.E. [Type F] is located on the second level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP5-2 is reserved for this Unit.

Unit 5939 Sandia Loop, N.E. [Type F] is located on the ground level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP5-3 is reserved for this Unit.

Unit 5941 Sandia Loop, N.E. [Type F] is located on the second level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP5-4 is reserved for this Unit.

Unit 5943 Sandia Loop, N.E. [Type F] is located on the ground level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP5-5 is reserved for this Unit.

Unit 5945 Sandia Loop, N.E. [Type F] is located on the second level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP5-6 is reserved for this Unit.

Unit 5947 Sandia Loop, N.E. [Type F] is located on the ground level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP5-7 is reserved for this Unit.

Unit 5949 Sandia Loop, N.E. [Type F] is located on the second level of Building #5. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP5-8 is reserved for this Unit.

Building #6

Unit 6033 Sandia Loop, N.E. [Type E] is located on the ground level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP6-A1 is reserved for this Unit.

Unit 6035 Sandia Loop, N.E. [Type E] is located on the second level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP6-A2 is reserved for this Unit.

Unit 6037 Sandia Loop, N.E. [Type E] is located on the ground level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP6-A3 is reserved for this Unit.

Unit 6039 Sandia Loop, N.E. [Type E] is located on the second level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP6-A4 is reserved for this Unit.

Unit 6041 Sandia Loop, N.E. [Type E] is located on the ground level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP6-B1 is reserved for this Unit.

Unit 6043 Sandia Loop, N.E. [Type E] is located on the second level of Building #6. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP6-B2 is reserved for this Unit.

Unit 6045 Sandia Loop, N.E. [Type E] is located on the ground level of Building 16. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP6-B3 is reserved for this Unit.

Unit 6047 Sandia Loop, N.E. [Type E] is located on the second level of Building 16. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP6-B4 is reserved for this Unit.

Building #7

Unit 6049 Sandia Loop, N.E. [Type F] is located on the ground level of Building 17. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP7-A1 is reserved for this Unit.

Unit 6051 Sandia Loop, N.E. [Type F] is located on the second level of Building 17. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP7-A2 is reserved for this Unit.

Unit 6053 Sandia Loop, N.E. [Type F] is located on the ground level of Building 17. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP7-A3 is reserved for this Unit.

Unit 6055 Sandia Loop, N.E. [Type F] is located on the second level of Building #7. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP7-A4 is reserved for this Unit.

Unit 6057 Sandia Loop, N.E. [Type G] is located on the ground level of Building #7. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP7-B1 is reserved for this Unit.

Unit 6059 Sandia Loop, N.E. [Type G] is located on the second level of Building #7. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP7-B2 is reserved for this Unit.

Unit 6061 Sandia Loop, N.E. [Type G] is located on the ground level of Building #7. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP7-B3 is reserved for this Unit.

Unit 6063 Sandia Loop, N.E. [Type G] is located on the second level of Building #7. It is a studio unit containing 5 rooms; a living and dining area, a kitchen, a sleeping area and a bathroom. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 655 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP7-B4 is reserved for this Unit.

Building #8

Unit 6065 Sandia Loop, N.E. [Type D] is located on the ground level of Building #8. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP8B-2 is reserved for this Unit.

Unit 6067 Sandia Loop, N.E. [Type D] is located on the second level of Building #8. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP8B-1 is reserved for this Unit.

Unit 6069 Sandia Loop, N.E. [Type D] is located on the ground level of Building #8. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP8A-4 is reserved for this Unit.

Unit 6071 Sandia Loop, N.E. [Type D] is located on the second level of Building #8. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP8A-3 is reserved for this Unit.

Unit 6073 Sandia Loop, N.E. [Type E] is located on the ground level of Building #8. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP8B-4 is reserved for this Unit.

Unit 6075 Sandia Loop, N.E. [Type E] is located on the second level of Building #8. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP8B-3 is reserved for this Unit.

Unit 6077 Sandia Loop, N.E. [Type E] is located on the ground level of Building #8. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen two bedrooms, a bathroom and a utility area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP8A-2 is reserved for this Unit.

Unit 6079 Sandia Loop, N.E. [Type E] is located on the second level of Building #8. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP8A-1 is reserved for this Unit.

Building #9

Unit 5951 Sandia Loop, N.E. [Type D] is located on the ground level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP9B-4 is reserved for this Unit.

Unit 5953 Sandia Loop, N.E. [Type D] is located on the second level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms, and a utility room. This Unit includes a connected balcony and storage area. The area included within such unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP9B-3 is reserved for this Unit.

Unit 5955 Sandia Loop, N.E. [Type D] is located on the ground level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP9A-4 is reserved for this Unit.

Unit 5957 Sandia Loop, N.E. [Type D] is located on the second level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP9A-3 is reserved for this Unit.

Unit 5959 Sandia Loop, N.E. [Type D] is located on the ground level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP9B-2 is reserved for this Unit.

Unit 5961 Sandia Loop, N.E. [Type D] is located on the second level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP9B-1 is reserved for this Unit.

Unit 5963 Sandia Loop, N.E. [Type D] is located on the ground level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP9A-2 is reserved for this Unit.

Unit 5965 Sandia Loop, N. E. [Type D] is located on the second level of Building #9. It is a two-bedroom unit containing 8 rooms; a living and dining area, a kitchen, two bedrooms, two bathrooms and a utility room. This Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,101 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP9A-1 is reserved for this Unit.

Building #10

Unit 5967 Sandia Loop, N. E. [Type F] is located on the ground level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP10B-2 is reserved for this Unit.

Unit 5969 Sandia Loop, N. E. [Type F] is located on the second level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP10B-1 is reserved for this Unit.

Unit 5971 Sandia Loop, N. E. [Type F] is located on the ground level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP10A-2 is reserved for this Unit.

Unit 5973 Sandia Loop, N. E. [Type F] is located on the second level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP10A-1 is reserved for this Unit.

Unit 5975 Sandia Loop, N. E. [Type F] is located on the ground level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP10B-4 is reserved for this Unit.

Unit 5977 Sandia Loop, N. E. [Type F] is located on the second level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP10B-3 is reserved for this Unit.

Unit 5979 Sandia Loop, N. E. [Type F] is located on the ground level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space designated as CP10A-4 is reserved for this Unit.

Unit 5981 Sandia Loop, N. E. [Type F] is located on the second level of Building #10. It is a one-bedroom unit containing 6 rooms; a living and dining area, a kitchen, a bedroom, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 794 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space designated as CP10A-3 is reserved for this Unit.

Building #11

Unit 6001 Sandia Loop, N. E. [Type E] is located on the ground level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP11B-2 is reserved for this Unit.

Unit 6083 Sandia Loop, N. E. [Type E] is located on the second level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP11B-1 is reserved for this Unit.

Unit 6085 Sandia Loop, N. E. [Type E] is located on the ground level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP11A-2 is reserved for this Unit.

Unit 6087 Sandia Loop, N. E. [Type E] is located on the second level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP11A-1 is reserved for this Unit.

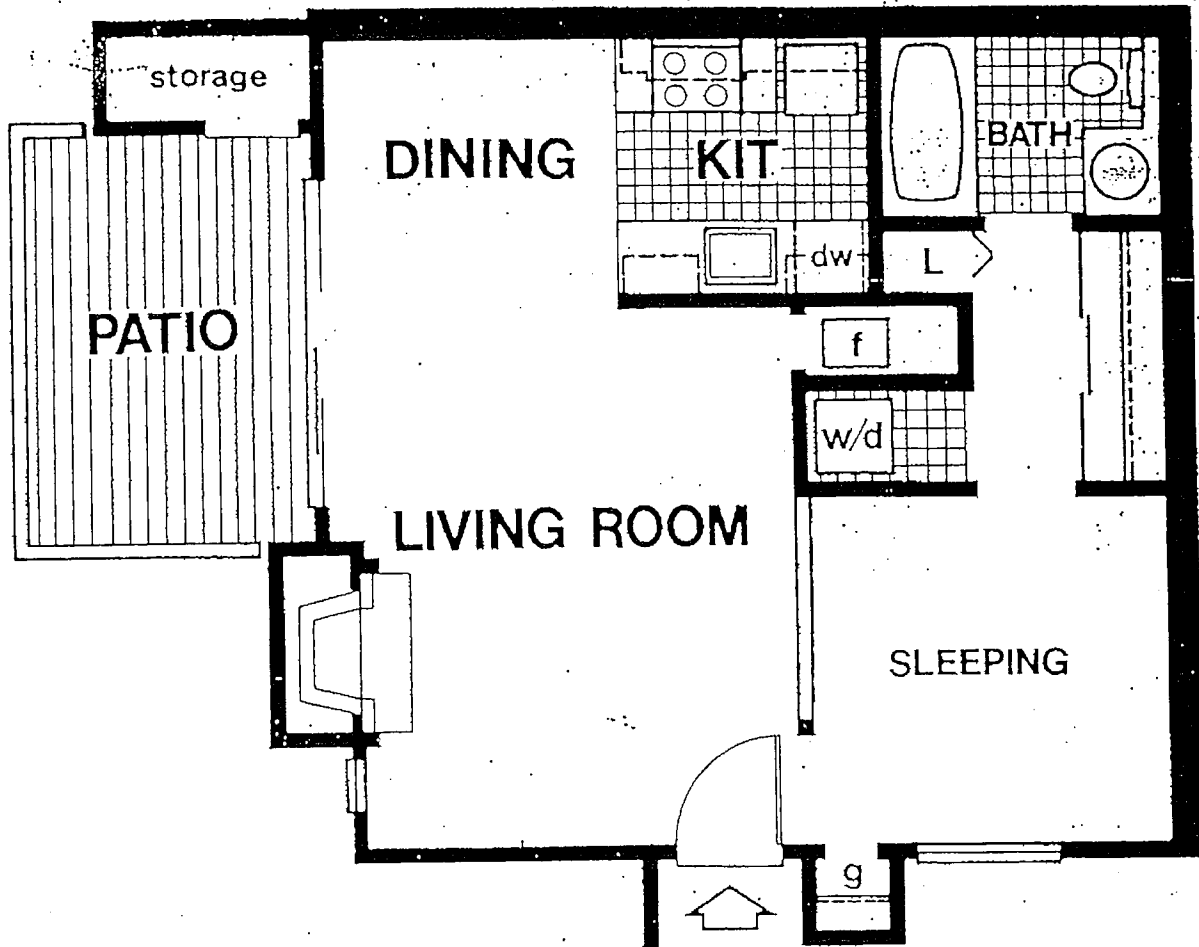
Unit 6089 Sandia Loop, N. E. [Type E] is located on the ground level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP11B-2 is reserved for this Unit.

Unit 6091 Sandia Loop, N. E. [Type E] is located on the second level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP11B-3 is reserved for this Unit.

Unit 6093 Sandia Loop, N. E. [Type E] is located on the ground level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom and a utility area. The Unit includes a connected patio and storage area. The area included within such Unit (including patio and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous sidewalk. A limited common area covered parking space, designated as CP11A-4 is reserved for this Unit.

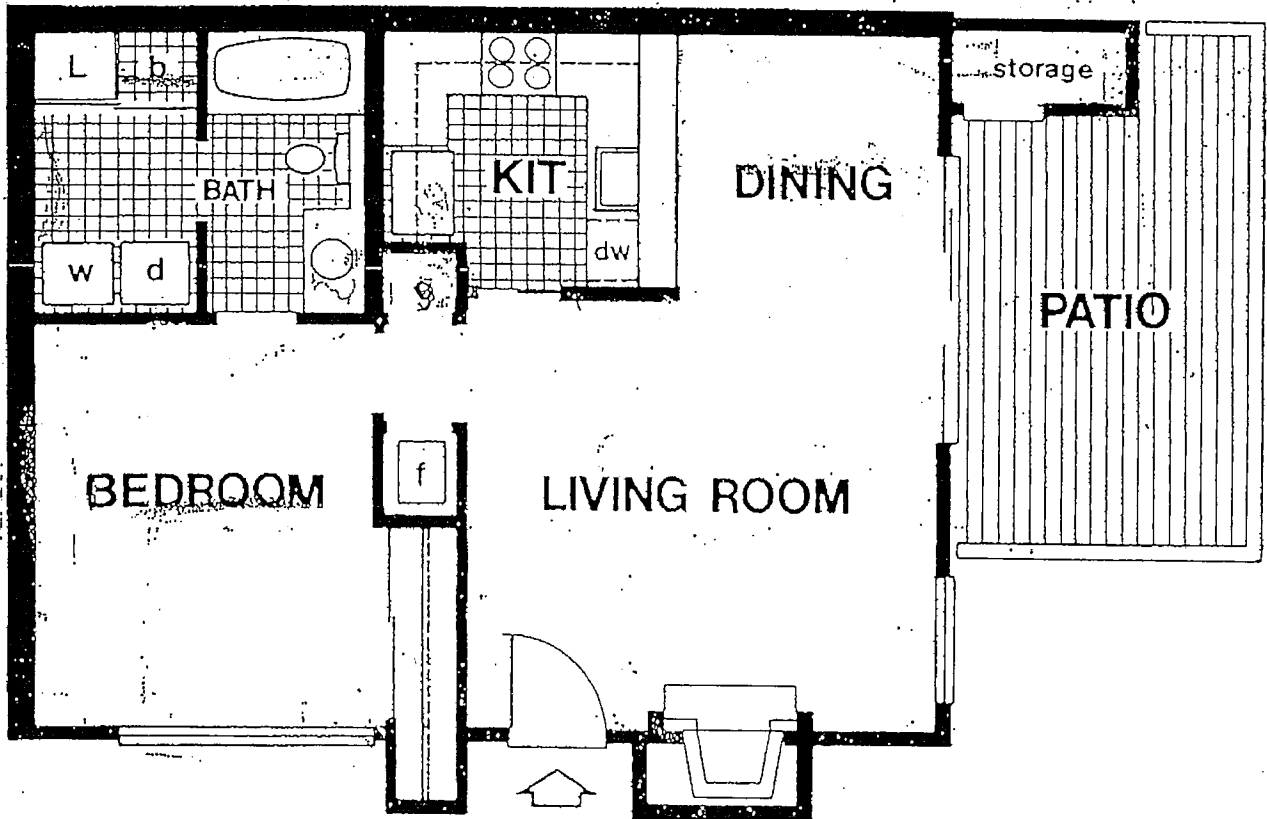
Unit 6095 Sandia Loop, N. E. [Type E] is located on the second level of Building #11. It is a two-bedroom unit containing 7 rooms; a living and dining area, a kitchen, two bedrooms, a bathroom, and a utility area. The Unit includes a connected balcony and storage area. The area included within such Unit (including balcony and storage closet) is 1,029 square feet. The immediate common area to which this Unit has access is the contiguous stairway and landing. A limited common area covered parking space, designated as CP11A-3 is reserved for this Unit.

Granada



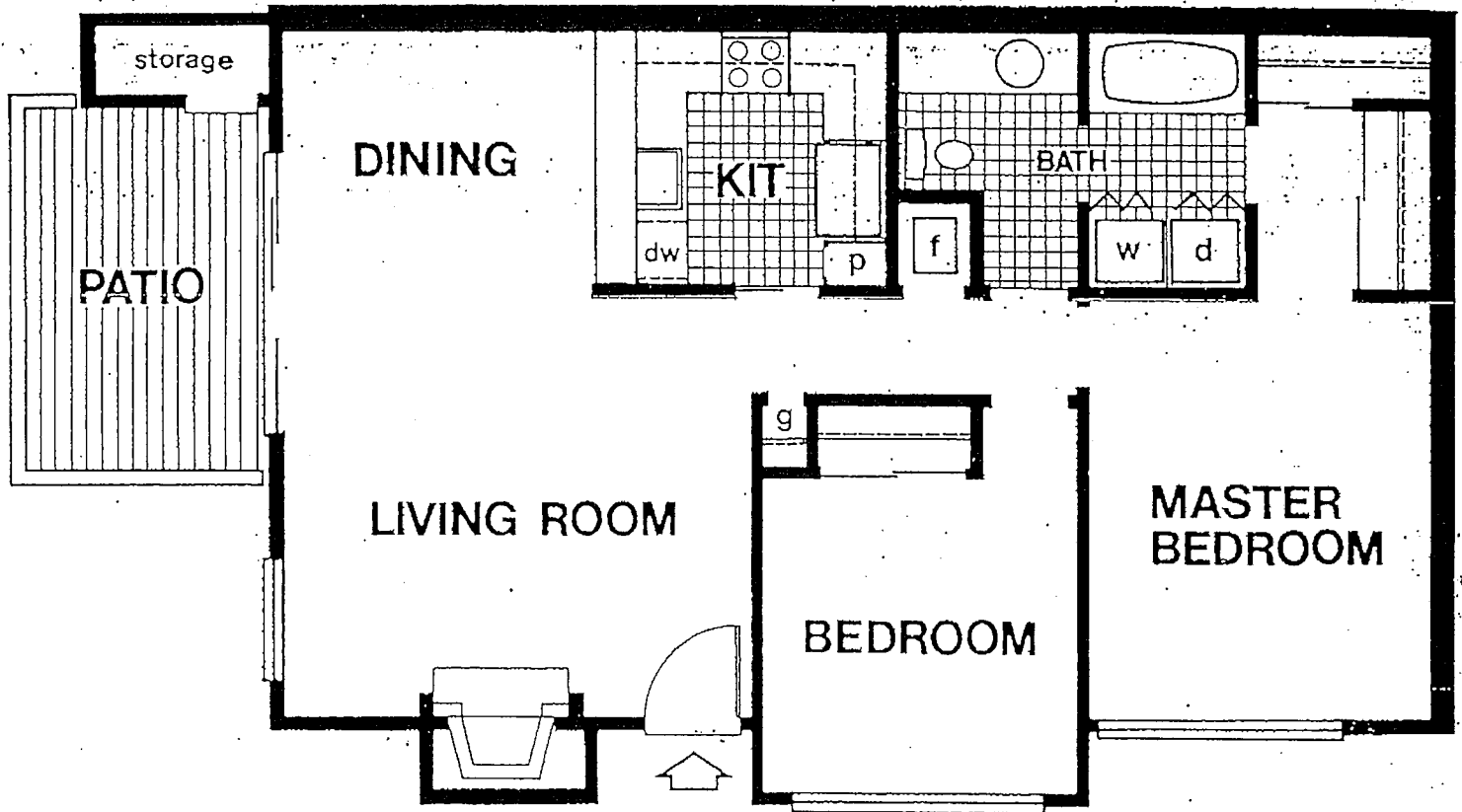
STUDIO

Franciscan



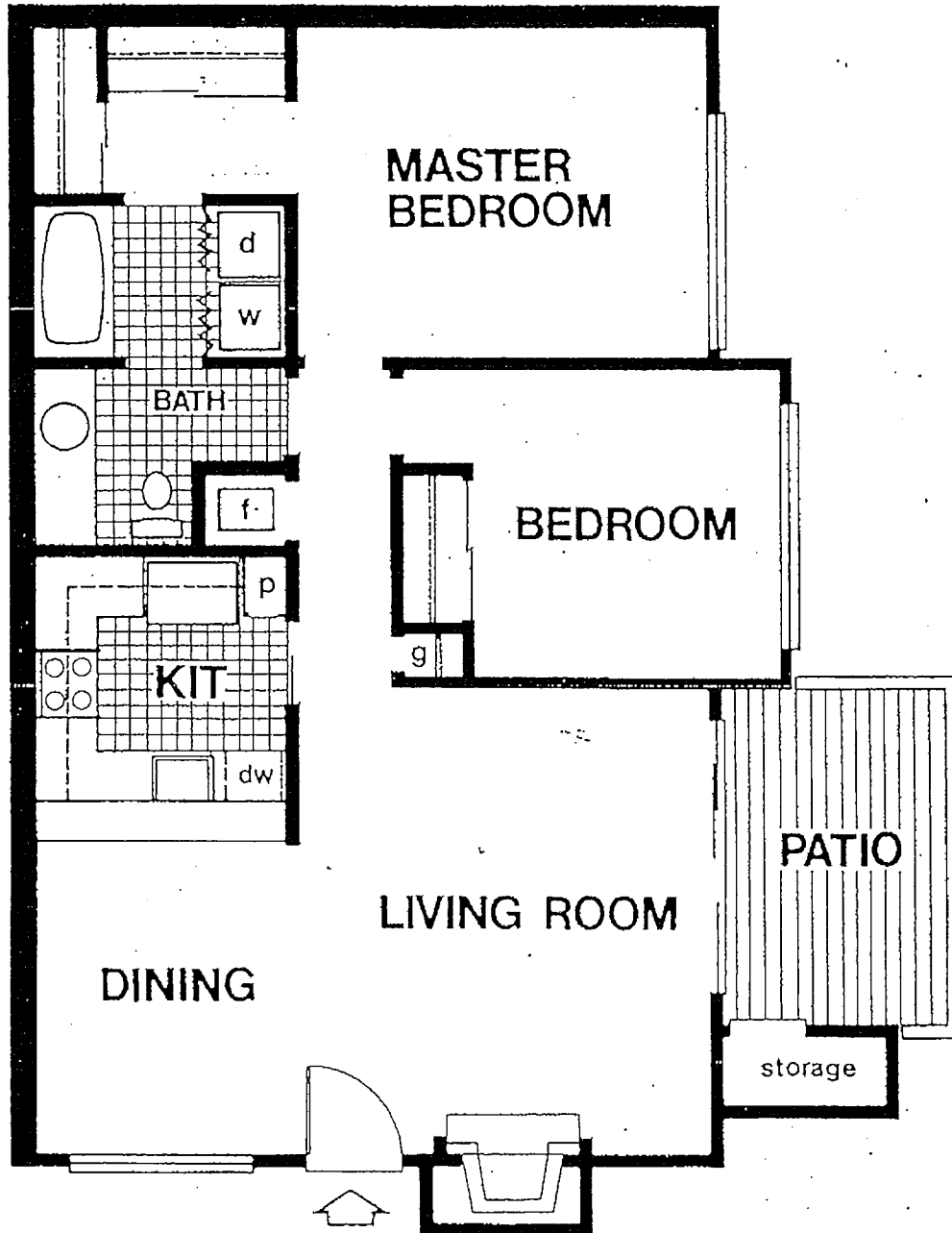
1 BEDROOM, 1 BATH

Encantada



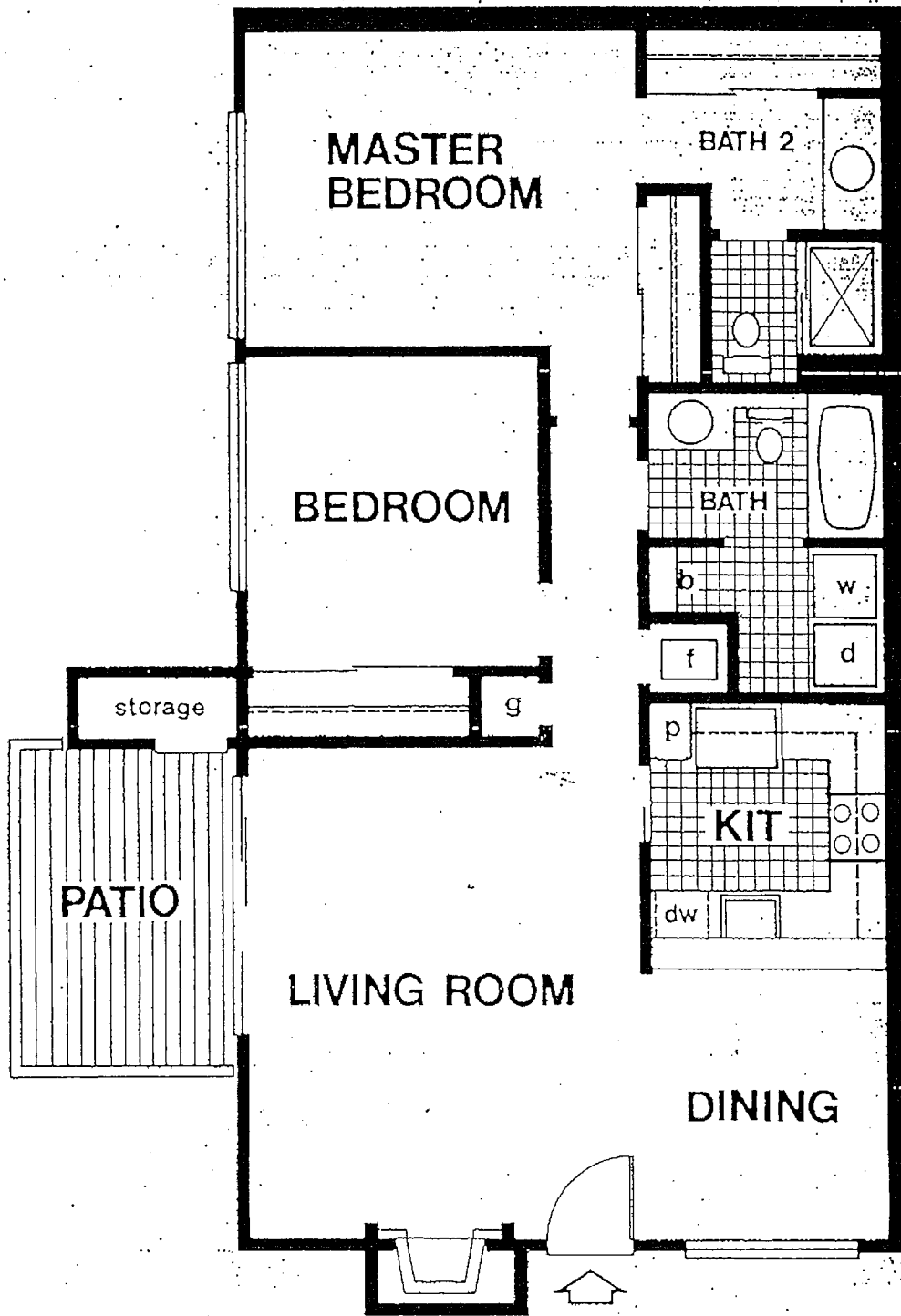
2 BEDROOM, 1 BATH

Encantada



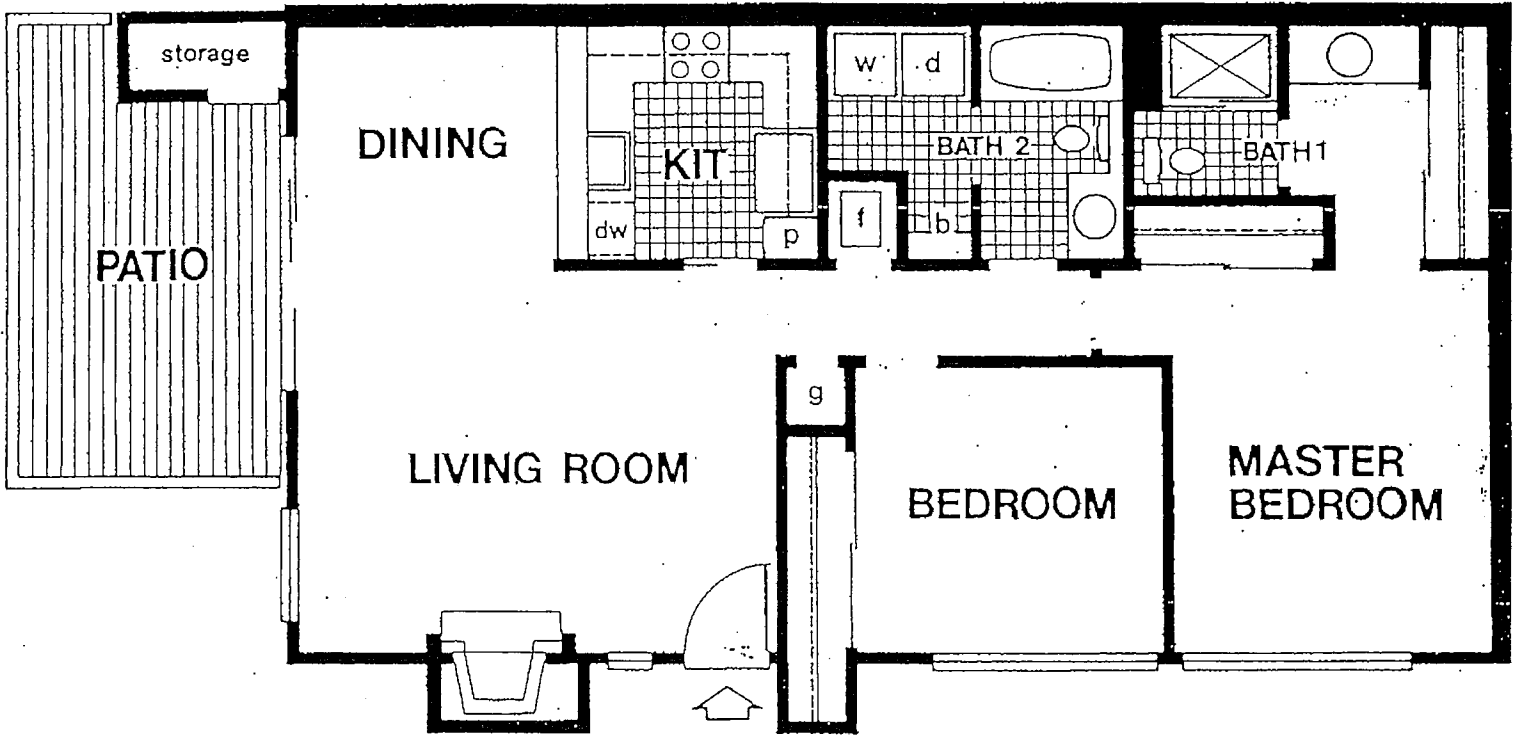
2 BEDROOM, 1 BATH (Alternate Plan)

Durango



2 BEDROOM, 2 BATH

Durango



2 BEDROOM, 2 BATH (Alternate Plan)

Exhibit D to Declaration of Covenants, Conditions and Restrictions
of Villa Sandia at Bear Canyon North dated as of the 25th day of
September, 1979, as amended.

<u>ADDRESS ON SANDIA LOOP</u>	<u>PERCENTAGE INTEREST IN COMMON AREA FOR ALL PURPOSES INCLUDING VOTING</u>
<u>Building #1</u>	
5901	.79600%
5903	.79600%
5905	1.33801%
5907	1.33801%
5909	.96493%
5911	.96493%
5913	1.25052%
5915	1.25052%
<u>Building #2</u>	
6001	1.25052%
6003	1.25052%
6005	1.25052%
6007	1.25052%
6009	1.25052%
6011	1.25052%
6013	1.25052%
6015	1.25052%
<u>Building #3</u>	
6017	1.33801%
6019	1.33801%
6021	1.33801%
6023	1.33801%
6025	1.33801%
6027	1.33801%
6029	1.33801%
6031	1.33801%
<u>Building #4</u>	
5917	.96493%
5919	.96493%
5921	.79600%
5923	.79600%
5925	.96493%
5927	.96493%
5929	.79600%
5931	.79600%

Building #5

5935	.964938
5937	.964938
5939	.964938
5941	.964938
5943	.964938
5945	.964938
5947	.964938
5949	.964938

Building #6

6033	1.250528
6035	1.250528
6037	1.250528
6039	1.250528
6041	1.250528
6043	1.250528
6045	1.250528
6047	1.250528

Building #7

6049	.964938
6051	.964938
6053	.964938
6055	.964938
6057	.796008
6059	.796008
6061	.796008
6063	.796008

Building #8

6065	1.338018
6067	1.338018
6069	1.338018
6071	1.338018
6073	1.250528
6075	1.250528
6077	1.250528
6079	1.250528

Building #9

5951	1.338018
5953	1.338018
5955	1.338018
5957	1.338018
5959	1.338018
5961	1.338018
5963	1.338018
5965	1.338018

149

Building #10

5967
5969
5971
5973
5975
5977
5979
5981

.96493
.96493
.96493
.96493
.96493
.96493
.96493
.96493

Building #11

6081
6083
6085
6087
6089
6091
6093
6095

1.25052
1.25052
1.25052
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1.25052

DESCRIPTION
PHASE II

A portion of Tract "A" of Academy Acres Subdivision, Unit 2, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on August 8, 1971, together with a portion of Tract "B-2" of the replat of Tract B, Unit 2 Academy Acres Subdivision, as the same is shown and designated on the replat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1977, more particularly described as follows:

BEGINNING at the southeast corner, a point on the southerly boundary of said Tract B-2, whence the southeast corner of said Tract B-2 bears,
S82°00'00"E, 352.50 feet and from point of beginning running thence along the southerly boundary of said Tract B-2,
N82°00'00"W, 75.00 feet to the southwest corner; thence,
N28°00'00"E, 202.50 feet to a point; thence,
N02°00'00"W, 31.25 feet to a point; thence,
N00°06'20"E, 110.18 feet to the northwest corner a point on the northerly boundary of said Tract A;
thence continuing along the northerly boundary of said Tract A,
S89°83'40"E, 107.12 feet to a point; thence,
S62°00'00"E, 175.62 feet to the northeast corner; thence leaving said boundary,
S28°00'00"W, 148.00 feet to a point; thence,
N82°00'00"W, 18.50 feet to a point; thence,
S28°00'00"W, 86.00 feet to a point; thence,
N82°00'00"W, 94.00 feet to a point; thence,
S28°00'00"W, 106.00 feet to the point and place of beginning.

Tract contains 1.3603 acres, more or less.

Note: Property line between said Tract "A" and Tract "B-2", vacated June 11, 1979 in Volume 7936, Book 869, pages 579 and 580 in the office of the County Clerk of Bernalillo County, New Mexico.

A. Dwain Weaver

A. Dwain Weaver, N.M.P.L.S. No. 6544

Bohannon-Hurton, Inc.
4128 Carlisle Blvd., N.E.
Albuquerque, NM 87107

September 27, 1979

Job No. 79-016.13

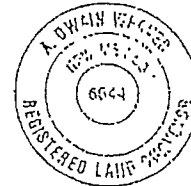


Exhibit E

DESCRIPTION
PHASE III

151

A portion of Tract "A" of Academy Acres Subdivision, Unit 2, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on August 8, 1971, together with a portion of Tract "B-2" of the replat of Tract B, Unit 2 Academy Acres Subdivision, as the same is shown and designated on the replat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1977, more particularly described as follows:

BEGINNING at the southwest corner, said corner being the southwest corner of said Tract "B-2"; thence along the westerly line of said Tract "B-2",
N00°00'33"E, 193.64 feet to the southwest corner of said Tract "A"; thence along the northerly line of said Tract "A", S89°53'40"E, 276.50 feet to a point; thence,
S00°06'20"W, 110.18 feet to a point; thence,
S82°00'00"E, 31.25 feet to a point; thence,
S28°00'00"W, 202.60 feet to a point on the southerly line of said Tract "B-2"; thence along the southerly line of said Tract "B-2",
N82°00'00"W, 235.40 feet to the point of beginning.

Tract contains 1.5802 acres, more or less.

Note: Property line between said Tract "A" and Tract "B-2", vacated June 11, 1979 in Volume 7938, Book 659, pages 579 and 580 in the office of the County Clerk of Bernalillo County, New Mexico.

A. Dwain Weaver

A. Dwain Weaver, N.M.P.L.S. No. 6544

Bohannon-Hurton, Inc.
4126 Carlisle Blvd., N.E.
Albuquerque, NM 87107

September 27, 1979

Job No. 78-015.13

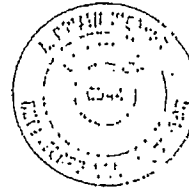


Exhibit F