

\$192,500.00

LIVE WORK UNIT

For
**SALE or
LEASE**

*1338 Sq. Ft.
_838 lower level work space
500 Sq. Ft. Live Space

*Small Backyard
Bathroom down stairs and
Full bath upstairs.
Limited common space parking
On east side of building.
Overhead Door

RENT: \$1450.00 Month

Condominium
Rent Includes Common Area
Maintenance (CAM)
No automotive repair or loud
noise businesses.

Owner Carry Available



3740 Academy Rd. Suite D

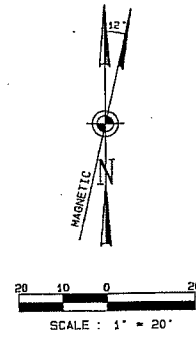
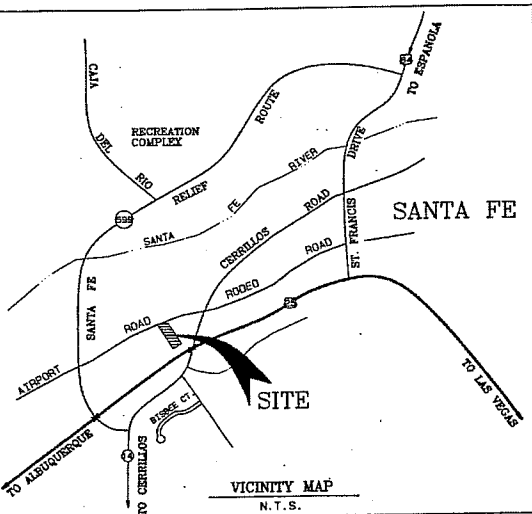
GEORGE JIMENEZ, BROKER
COMMERCIAL PROPERTIES INC.
2019 Galisteo St. Suit L-1
Santa Fe, NM 87505
Office: 505 216-1501

Please call to arrange a private viewing George Jimenez, Sales Agent **505 470-3346**

www.cpi-nm.com

ACADEMY PARK CONDOMINIUM

PROPERTY LOCATED AT 3740 & 3760 ACADEMY ROAD
SANTA FE COUNTY, NEW MEXICO



LEGEND

- DENOTES FOUND POINT 1/2" REBAR M/CAP STAMPED DANSON (UNLESS NOTED)
- DENOTES WATER METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES SEWER MANHOLE
- * DENOTES LIGHT POLE
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES ELECTRIC TRANSFORMER
- DENOTES STUCCO PILLAR AND WOOD SLAT FENCE
- X-X- DENOTES WOOD SLAT FENCE
- DENOTES EDGE OF ASPHALT SURFACE
- ▨ DENOTES LIMITED COMMON ELEMENTS (L.C.E.)
- ▩ DENOTES CONCRETE SURFACE
- ▨ DENOTES STRIPED SPACE (HANDICAP ACCESS)

PARKING SPACE ASSIGNMENT 3740

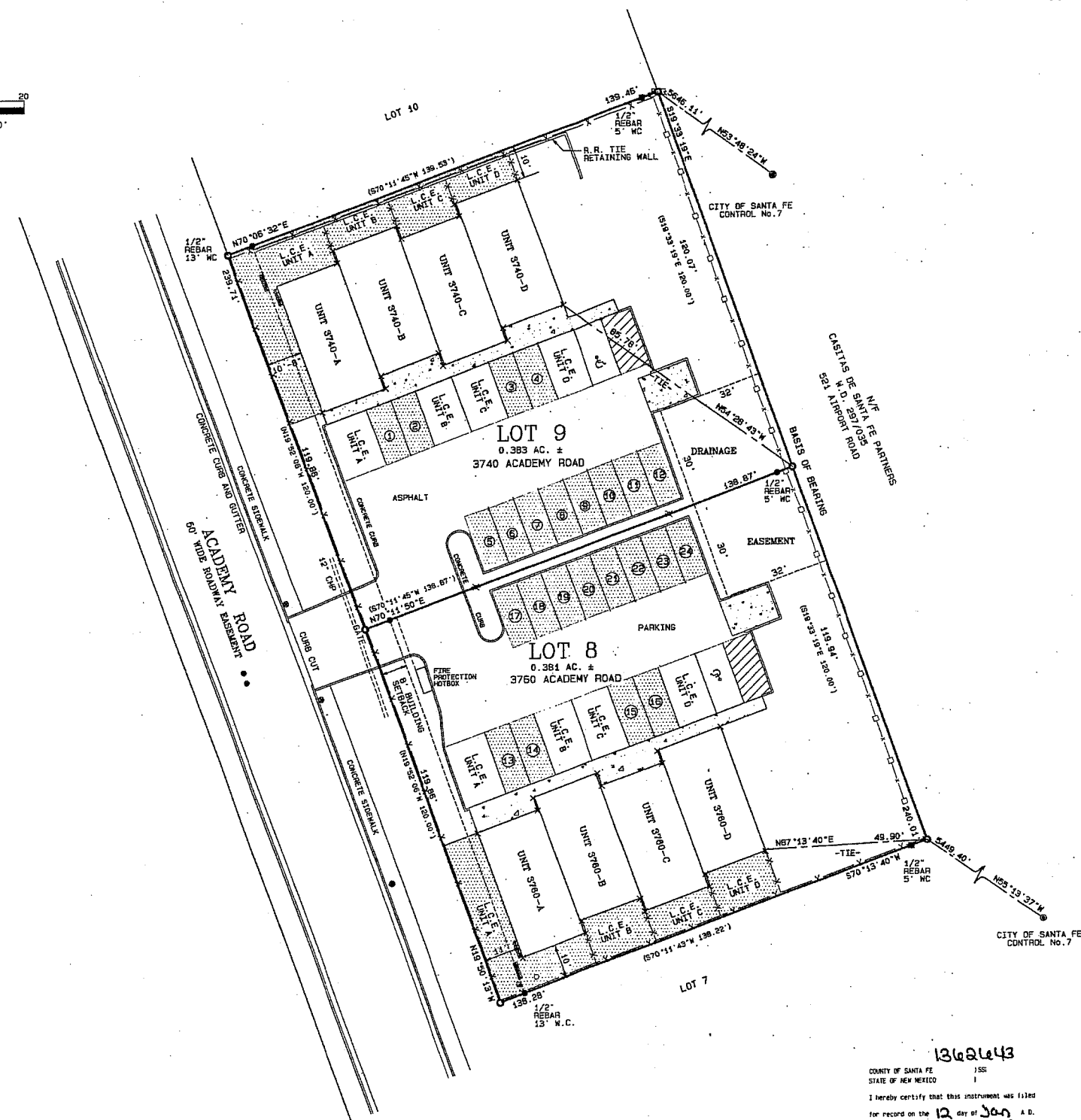
UNIT#	PARKING SPACE #
A	1, 5 & 6
B	2, 7 & 8
C	3, 9 & 10
D	4, 11 & 12

PARKING SPACE ASSIGNMENT 3760

UNIT#	PARKING SPACE #
A	13, 17 & 18
B	14, 19 & 20
C	15, 21 & 22
D	16, 23 & 24

NOTES

- 1) BASIS OF BEARING FROM PLAT ENTITLED "SKYWEST SUBDIVISION" BY ALLEN S. CURTIS, N.M.L.S. NO. 13605, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 533 PAGE 014-015. DATA IN SINGLE () PARENTHESIS IS FROM SAID PLAT.
- 2) REFER TO WARRANTY DEED FROM NEW MEXICO BUILDING PRODUCTS TO HARDPAN PROPERTIES LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON JAN. 12, 2004, AS INSTRUMENT NO. 1309186.
- 3) REFER TO TITLE BINDERS BY STEWART TITLE GUARANTY COMPANY HAVING POLICY NO. D-9701-338216, DATED 01/12/04 (LOT 9), AND POLICY NO. D-9701-338200, DATED 01/15/04 (LOT 8).
- 4) IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF SURVEY 09-20-04.
- 5) TIES ARE FROM UNIT CORNERS TO SOUTHEAST PROPERTY CORNERS AS SHOWN.
- 6) SHADED AREAS SHOWN HEREON ARE DESIGNATED AS LIMITED COMMON ELEMENTS (L.C.E.).
- 7) AREAS LYING OUTSIDE UNIT BOUNDARIES AND L.C.E. BOUNDARIES ARE DESIGNATED AS COMMON ELEMENTS.
- 8) THE TRACTS OF LAND SHOWN HEREON LIE WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON F.T.R.M. PANEL #350069 0227 B DATED, NOV. 4TH., 1988.
- 9) ALL UNIT SQUARE FOOTAGE AND DIMENSIONS ARE INTERIOR AND INCLUDE PARTITION WALLS ETC. AND EXCLUDE EXTERIOR WALLS AND COMMON WALLS BETWEEN UNITS.



LEGAL DESCRIPTIONS

LOT 8

A CERTAIN PARCEL OF LAND DESIGNATED AS LOT 8 SKYWEST SUBDIVISION, AS SHOWN ON PLAT ENTITLED "SKYWEST SUBDIVISION" BY ALLEN S. CURTIS, N.M.L.S. NO. 13605, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 533 PAGE 014-015, LYING AND BEING SITUATE AT 3760 ACADEMY ROAD WITHIN SECTION 7, T.16N., R.9E., N.M.P.M., WITHIN THE COUNTY OF SANTA FE, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT COUNTY OF SANTA FE CONTROL MONUMENT NO. 7, MARKED BY A BRASS CAP IN CONCRETE, THENCE N55°43'37"W A DISTANCE OF 5449.40' FEET TO THE SOUTHEAST CORNER OF THIS LOT AND THE TRUE POINT AND PLACE OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING S70°13'40"E A DISTANCE OF 138.28 FEET; THENCE N19°50'13"W A DISTANCE OF 119.86 FEET; THENCE N70°11'50"E A DISTANCE OF 138.87 FEET; THENCE S19°33'19"E A DISTANCE OF 119.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.381 AC., MORE OR LESS.

LOT 9

A CERTAIN PARCEL OF LAND DESIGNATED AS LOT 9 SKYWEST SUBDIVISION, AS SHOWN ON PLAT ENTITLED "SKYWEST SUBDIVISION" BY ALLEN S. CURTIS, N.M.L.S. NO. 13605, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 533 PAGE 014-015, LYING AND BEING SITUATE AT 3740 ACADEMY ROAD WITHIN SECTION 7, T.16N., R.9E., N.M.P.M., WITHIN THE COUNTY OF SANTA FE, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT COUNTY OF SANTA FE CONTROL MONUMENT NO. 7, MARKED BY A BRASS CAP IN CONCRETE, THENCE N53°48'24"W A DISTANCE OF 5646.11 FEET TO THE NORTHEAST CORNER OF THIS LOT AND THE TRUE POINT AND PLACE OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING S19°33'19"E A DISTANCE OF 120.07 FEET; THENCE S70°11'50"W A DISTANCE OF 138.87 FEET; THENCE N19°50'13"W A DISTANCE OF 119.86 FEET; THENCE N70°06'32"E A DISTANCE OF 138.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.383 AC., MORE OR LESS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD AND THAT THIS PLAT CONTAINS ALL THE INFORMATION REQUIRED BY SECTION 47-7B-9, PLATS AND PLANS, OF THE CONDOMINIUM ACT (47-7A-1 TO 47-7D-20 N.M.S.A. 1978), TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

Richard A. Morris
 RICHARD A. MORRIS
 N.M.P.S. NO. 10277
 JAN. 10, 2005

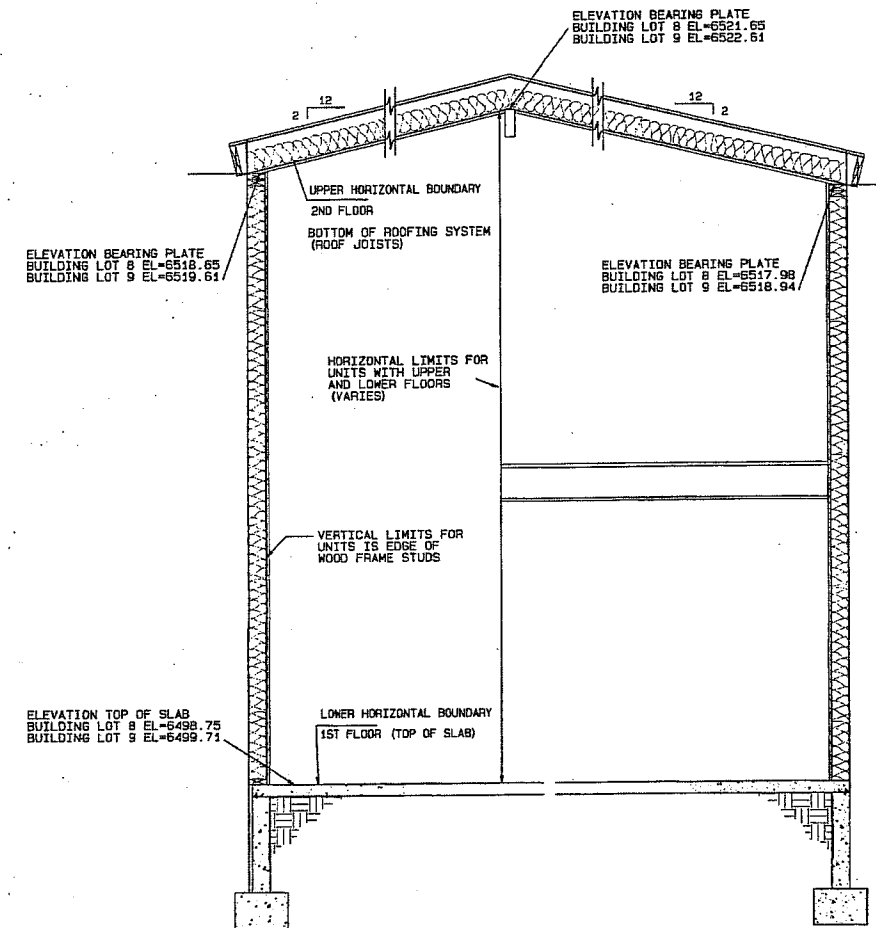
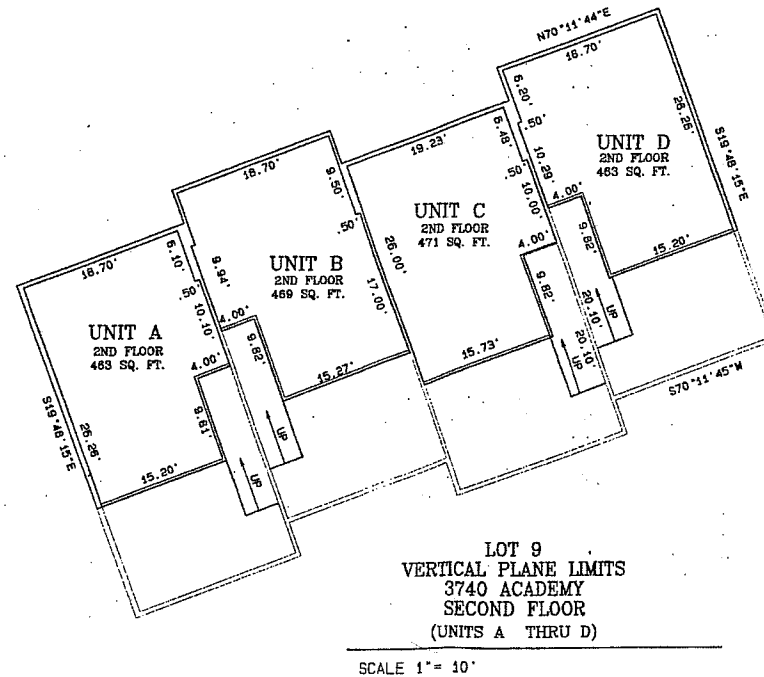
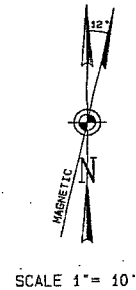
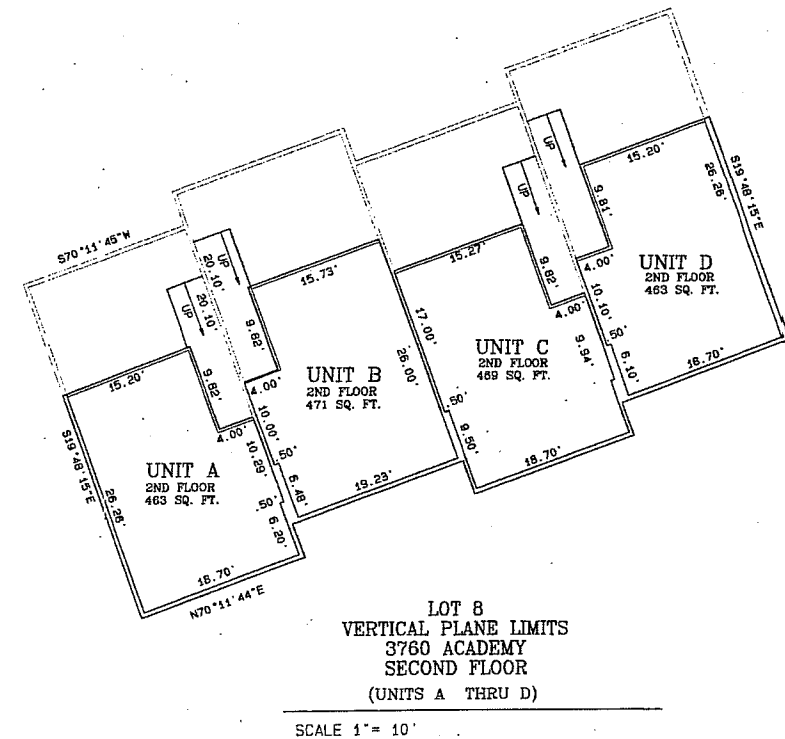
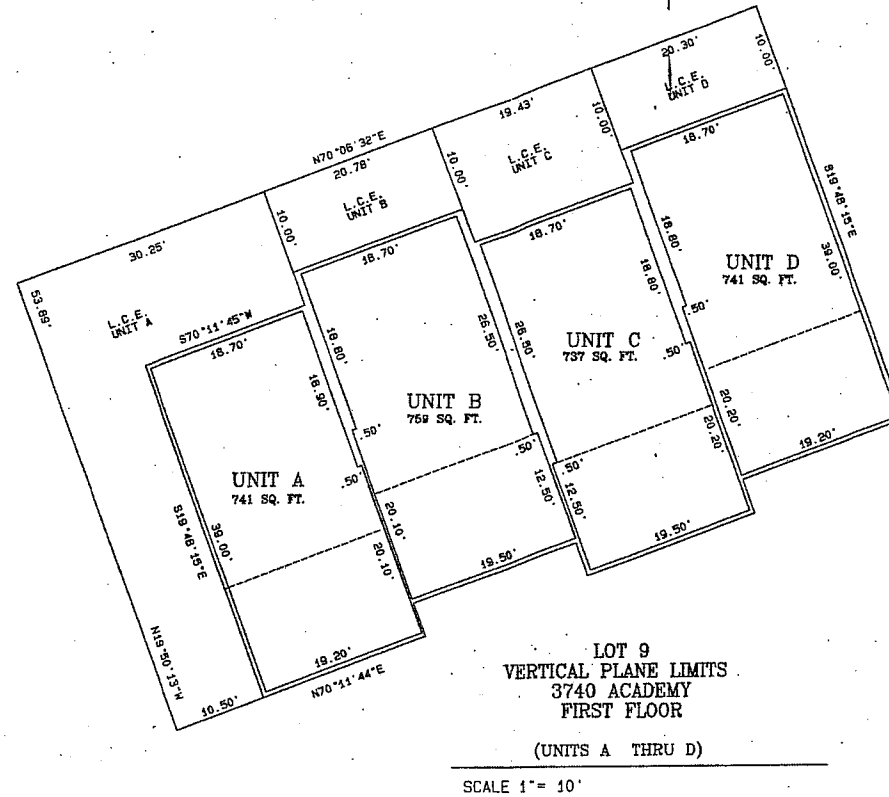
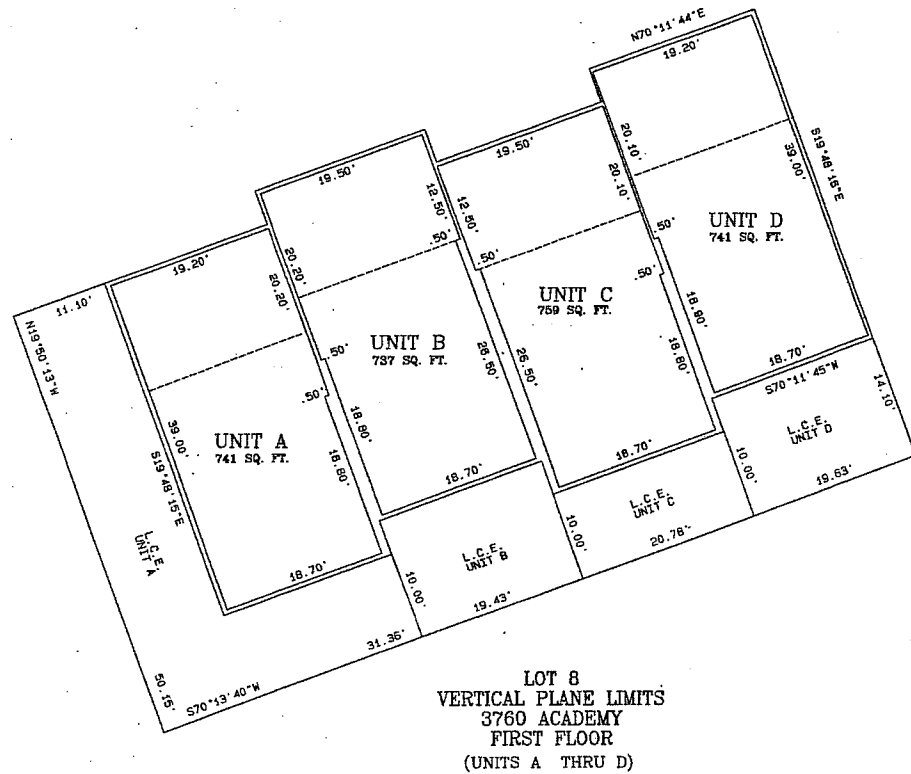
1362643
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 12 day of Jan A.D. 2005 at 14:08 o'clock P.M. and was duly recorded in book 572 page 9-10 of the records of SANTA FE COUNTY.
 Witness my Hand and Seal of Office
 Valerio Esquivel
 County Clerk, Santa Fe County, N.M.
Valerio Esquivel
 DEPUTY



U.P.C. #1-048-093-376-030

INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TWNSHIP	RANGE LOCATION
HARDPAN PROP.	7	16 NORTH	9 EAST SKYWEST BUS. PARK
MORRIS surveying engineering			
1216 Parkway Drive Santa Fe, NM 87507-7256		Phone: (505) 438-9100	
DRAWN BY: N. ESQUIVEL		SCALE: 1" = 20'	CHECKED BY: R.A.M.
NAME: LOTS 8 & 9 SKYWEST BUSINESS PARK			PROJECT No. 45033

ACADEMY PARK CONDOMINIUM
 PROPERTY LOCATED AT 3740 & 3760 ACADEMY ROAD
 SANTA FE COUNTY, NEW MEXICO



U.P.C. #1-048-093-376-030

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HARDPAN PROP.	7	16 NORTH	9 EAST	SKYWEST BUS. PARK

		MORRIS	
		surveying engineering	
1216 Parkway Drive Santa Fe, NM 87507-7256		Phone: (505) 438-9100	
DRAWN BY: M. ESQUIBEL		SCALE: 1" = 20'	CHECKED BY: R.A.M.
NAME: LOTS 8 & 9 SKYWEST BUSINESS PARK			PROJECT NO. 45033