

225

City of Las Cruces[®]

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 16 Ordinance/Resolution# 10-221 Council District: 1

For Meeting of March 1, 2010
(Adoption Date)

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND DANNY C. HUERTA AND MARY ELLEN HUERTA FOR PROPERTY TRANSFERS RELATING TO THE MAIN STREET PLAZA PHASE II PROJECT.

PURPOSE(S) OF ACTION: A resolution to approve the exchange of 1,815 +/- square feet of land owned by the City for 1,061 +/- square feet of land owned by Danny C. Huerta and Mary Ellen Huerta.

Name of Drafter: Michael Q. Hernandez <i>AV</i>		Department: Public Works		Phone: 528-3124	
Department	Signature	Phone	Department	Signature	Phone
Public Works	<i>M. Hernandez</i>	528-3333			
Community Development	<i>DW</i>	528-3067	Budget	<i>Richard Huerta</i>	541-2281 2300
Facilities		541-2651	Assistant City Manager	<i>D. Huerta</i>	541-2271
Legal	<i>M. Hernandez</i>	541-2128	City Manager	<i>John</i>	541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS: The City of Las Cruces ("City") desires to acquire 1,061 square feet of land, which is part of an apartment complex owned by Danny C. Huerta and Mary Ellen Huerta ("Huerta") as shown on Exhibit "B-1 and B-2", for the roadway construction of a cul-de-sac at the intersection of Lucero Avenue and Main Street. To offset the loss of land and related parking space at the apartment complex, Huerta desires to acquire 1,815 square feet of excess City right of way, as shown on Exhibit "A-1 and A-2".

On behalf of the City, fair market value of the City square footage was determined by an appraisal performed by Harry Hansen, MAI, as of September 9, 2009.

City of Las Cruces property: 1,815 square feet:

Vendor/Appraiser	Appraised Value
Harry Hansen Appraisals, Inc	\$5.00 per sq.ft. for a total of \$9,075.00

On behalf of the City, fair market value of the Huerta property was also determined by the same appraisal performed by Harry Hansen Appraisals, Inc., as of September 9, 2009.

Danny C. Huerta and Mary Ellen Huerta property: 1,061 square feet:

Vendor/Appraiser	Appraised Value
Harry Hansen Appraisals, Inc	\$5.00 per sq.ft. for a total of \$5,305.00

Due to the design of the Main Street Plaza Phase II Project on Lucero Street, the City has created remnant portions of right of way adjacent to the Huerta property that will no longer serve any public purpose. Since the Huerta Property is needed to complete the project and the City property has no public use for the excess City property, no additional payment shall be required by either party for the exchange of properties. Disposal of the excess City property will also relieve the City of maintenance and liability responsibilities within those areas.

SUPPORT INFORMATION:

Fund Name / Account Number	Amount of Expenditure	Budget Amount
N/A	N/A	N/A

1. Resolution
2. Real Estate Exchange Agreement
3. Plat of Survey and Description, Exhibit "A-1 and A-2"
4. Plat of Survey and Description, Exhibit "B-1 and B-2"
5. Appraisal and certifications of City and Huerta owned land, Attachment "C"
6. Vicinity/Aerial map, Attachment "D"
7. Proposed and Exchange Map, Exhibit "E"

OPTIONS / ALTERNATIVES:

1. Vote "Yes" on the Resolution and authorize the exchange of land between the City of Las Cruces and Danny C. Huerta and Mary Ellen Huerta.
2. Vote "No" on the Resolution and reject the exchange. No land would be exchanged.
3. Modify the terms of the Resolution and instruct staff to seek alternative direction.
4. Table or postpone the Resolution per the Council's discretion and direction to staff.

RESOLUTION NO. 10-221**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND DANNY C. HUERTA AND MARY ELLEN HUERTA FOR PROPERTY TRANSFERS RELATING TO THE MAIN STREET PLAZA PHASE II PROJECT.**

The City Council is informed that:

WHEREAS, the City of Las Cruces ("City") desires to acquire 1,061 square feet of land owned by Danny C. Huerta and Mary Ellen Huerta ("Huerta") as shown on Exhibit "B-1 and B-2", attached, for the roadway construction of a cul-de-sac at the intersection of Lucero Avenue and Main Street; and

WHEREAS, Huerta desires to acquire 1,815 square feet of land owned by the City as shown on Exhibit "A-1 and A-2", attached, for additional parking stalls for his apartment complex; and

WHEREAS, the City and Huerta shall exchange ownership of 2,876 square feet of land. The 1,815 square feet owned by the City, has a \$9,075.00 average fair market value, shall be exchanged for the 1,061 square feet owned by Huerta, which has a \$5,305.00 average fair market value; and

WHEREAS, the Huerta Property and the City square footage are deemed equivalent in fair market value, as determined by the above referenced State of New Mexico certified appraisal therefore no additional payment shall be required by either party for the exchange of property; and

WHEREAS, Upon execution of the agreement, the City will prepare and record approved subdivision plats for the City tracts and Huerta will convey the square footage to the City by quitclaim deed without the need for a replat or plat of survey.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the Exchange Agreement between the City of Las Cruces and Huerta is hereby approved.

(II)

THAT the Mayor is hereby authorized to execute the agreement and any other documents necessary to finalize the exchange on behalf of the City.

(III)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 2010.

(SEAL)

APPROVED:

Mayor

ATTEST:

City Clerk

Moved by: _____

Seconded by: _____

VOTE:

Mayor Miyagishima:	_____
Councillor Silva:	_____
Councillor Connor:	_____
Councillor Pedroza:	_____
Councillor Small:	_____
Councillor Sorg:	_____
Councillor Thomas:	_____

APPROVED AS TO FORM:



City Attorney

REAL ESTATE EXCHANGE AGREEMENT

THIS AGREEMENT is entered into on this ____ day of _____, 2010, between **Danny C. Huerta and Mary Ellen Huerta**, 111 W. Lucero Avenue, Las Cruces, NM 88005, (hereinafter called "Huerta"); and the **City of Las Cruces**, a New Mexico municipal corporation (hereinafter called "City").

Huerta, in consideration of the mutual covenants herein contained, agrees to exchange to the City the real property located at 111 W. Lucero Avenue in Las Cruces, New Mexico, together with all improvements thereon; totaling 1,061 square feet, more or less, and also as shown on Exhibits "B-1 and B-2", which are attached hereto and made a part of this Agreement by reference, hereinafter called the "Huerta Property".

City, in consideration of the mutual covenants herein contained, agrees to exchange to Huerta the real property located within Lucero Avenue and a portion of a City owned parcel generally located at the southwest corner of Lucero Avenue and Water Street, in the City of Las Cruces, totaling 1,815 square feet, more or less, and also as shown on Exhibits "A-1 and A-2", which are attached hereto, and made a part of this Agreement by reference, hereinafter called the "City Property".

TERMS AND CONDITIONS:

1. Huerta Property to Be Exchanged To the City.

Huerta agrees to exchange to the City the "Huerta Property".

2. City Property to Be Exchanged To Huerta.

City agrees to exchange to Huerta the "City Property". The City will grant a Three Thousand Nine Hundred and Twenty-two Dollar (\$3,922.00) incentive for temporary relocation and removal of existing parking stalls during the construction process of the Main Street Plaza Phase II project.

3. Equal Exchange Value.

Except for the exchange of real property as defined herein which the parties deem to be of equal exchange value per square foot, there shall be no additional compensation paid by either party hereto. Pursuant to LCMC Section 2-1313, no formal appraisal is required for the Huerta Property or the City Property because each parcel is valued at less than \$10,000, and that the estimated value of each property is based on a similar appraisal conducted for a similar piece of property within the past six months.

4. Closing Date.

The closing date for the exchange shall occur within a reasonable period of time following approval of the Agreement by resolution of the Las Cruces City Council. The parties may extend the Closing Date by mutual agreement, but not to exceed 180 days following the date of the Agreement.

5. Conditions Regarding Huerta Property.

The Huerta Property shall be conveyed by a deed from Huerta delivered to the City at closing. The terms and conditions of the Huerta Property conveyance are an "as is" basis.

6. Conditions Regarding City Property.

The City Property shall be conveyed by a deed from the City delivered to the City at closing. The terms and conditions of the City Property conveyance are an "as is" basis. Huerta shall grant the City a permanent, unrestricted drainage and utility easement over the property acquired from the City.

7. Possession of Property.

City and Huerta shall take possession of each Property subject to the exchange at the date of closing.

8. Counterparts.

This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one Agreement which shall be binding on all of the parties.

9. Governing Law.

This Agreement is subject to the laws of the State of New Mexico.

10. Compliance.

A. The City states that it has complied with the requirements of NMSA Section 3-54-1(A) for the exchange of real property having a value of \$25,000 or less, and LCMC Sections 2-1312 and 2-1313, and has authorization to exchange the City Property for the Huerta Property.

B. This Agreement shall be subject to the laws of the State of New Mexico.

11. Notice.

Notice shall be deemed to be received on the fifth day following posting. All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by certified mail, to the City of Las Cruces, ATTN: Michael Q. Hernandez, Real Estate Services Specialist Senior, P.O. Box 20000, Las Cruces, NM 88004; and to Danny C. Huerta and Mary Ellen Huerta, whose address is at 1003 Devendale Avenue, Las Cruces, NM 88005, or to such other address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.

12. Entire Agreement.

This Agreement represents the entire agreement and there are no other agreements or understandings oral or otherwise that are binding the parties.

13. Closing Costs and Fees.

The City shall be responsible for the cost or recording the Deed in the Dona Ana County Records.

14. Termination.

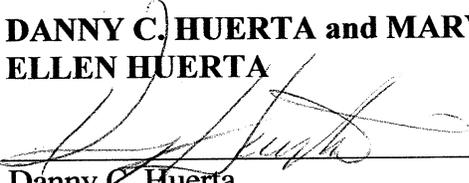
This Agreement shall be terminated on the closing date for the exchange of the property.

Done and approved on the date first written above.

CITY OF LAS CRUCES

DANNY C. HUERTA and MARY ELLEN HUERTA

Ken Miyagishima, Mayor



Danny C. Huerta



Mary Ellen Huerta

(SEAL)

APPROVED:

ATTEST:

City Clerk

City Attorney

EXHIBIT A

LUCERO AVENUE RIGHT-OF-WAY ABANDONMENT B

DESCRIPTION

A portion of Lucero Avenue of Block 4 of the Original Townsite of Las Cruces also being a part of Alameda Place Subdivision filed April 9, 1908 also being a part of Downtown Urban Renewal Project N.M.R-4, filed November 27, 1973 in Plat Record 11, Pages 74-82 also being a part of Town Lateral as shown on the map of Las Cruces filed in Book 6, Page 10 and also being a part of Lucero Addition No. 2 filed May 26, 1924 in Book 5, Page 37 Dona Ana County, New Mexico more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

Commencing at a found brass cap at the Northeast corner of Tract 1, Block 10 of said Downtown Urban Renewal Project N.M. R-4 and part of Block 5 of said Original Townsite;

Thence N25°05'43"W a distance of 167.88 feet to a point on the Northerly boundary line of the City of Las Cruces Lot shown on said Downtown Urban Renewal Project N.M. R-4 plat, said point being the Point of Beginning;

Whence N76°05'00"W along the Northerly boundary line of said Lot a distance of 167.88 Feet to a found 1/2 inch rebar at the Northwesterly Corner of the Engel Property as described in Warranty Deed filed October 1, 2002 in Book 365, Pages 1169-1170 Dona Ana County Records, said course being the measured Basis of Bearing hereon;

Thence N76°05'00"W along the Northerly boundary line of said Alameda Place Subdivision a distance of 21.79 feet to the most Northeasterly corner of the Huerta Property as described in Warranty Deed filed April 28, 2003 in Book 417, Page 1373 Dona Ana County Records;

Thence N76°05'00"W along said Northerly boundary line a distance of 25.37 feet to a point on a non-tangent curve;

Thence 24.83 feet along the arc of said non-tangent curve to the left having a radius of 32.50 feet with an interior angle of 43°46'11" subtending chord bearing N21°39'46"W a distance of 24.23 feet;

Thence S76°05'00"E a distance of 38.78 feet;

Thence S01°51'40"E a distance of 24.54 feet to the Point of Beginning.

Containing 993 square feet or 0.0228 acres more or less.

SURVEYORS CERTIFICATION

I, Whitney Smelser, a New Mexico Professional Surveyor No. 15519, do hereby certify that this description was based from an actual survey on the ground by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Whitney Smelser
Whitney Smelser

Oct 22, 2009
Date

NM Professional Surveyor No. 15519



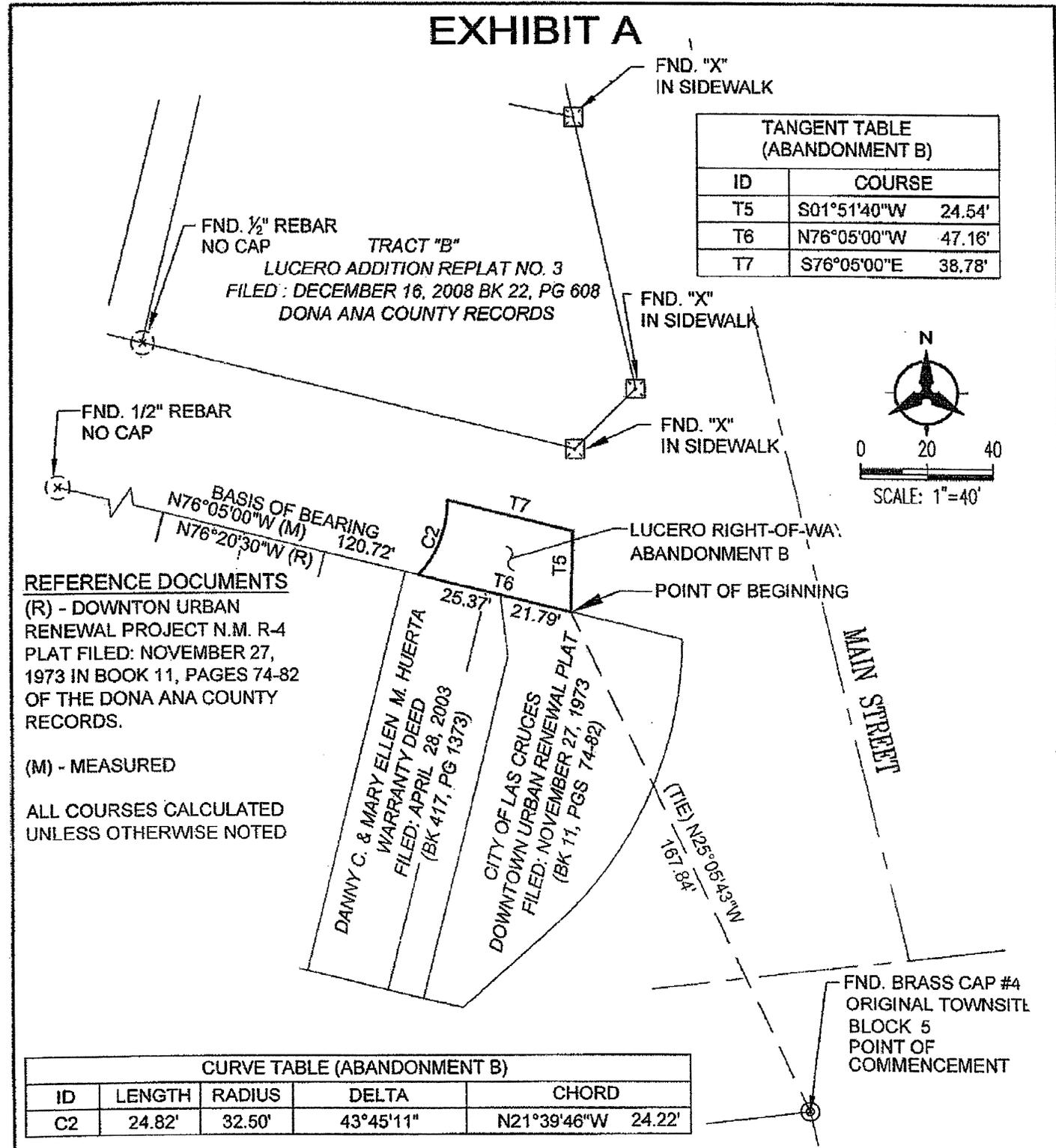
Bohannon Huston INC.

425 S. Telshar Blvd., Suite C-103 Las Cruces, NM

ENGINEERING  SPATIAL DATA  ADVANCED

EXHIBIT

EXHIBIT A



REFERENCE DOCUMENTS

(R) - DOWNTOWN URBAN RENEWAL PROJECT N.M. R-4 PLAT FILED: NOVEMBER 27, 1973 IN BOOK 11, PAGES 74-82 OF THE DONA ANA COUNTY RECORDS.

(M) - MEASURED

ALL COURSES CALCULATED UNLESS OTHERWISE NOTED

Bohannon Huston INC.

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88011-8237

ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES

☐

☐

Parcel name: Abandonment B ☐

☐

North: 478575.9174 East : 1477037.2385 ☐

Line Course: N 76-05-00 W Length: 47.164 ☐

 North: 478587.2609 East : 1476991.4589 ☐

Curve Length: 24.818 Radius: 32.500 ☐

 Delta: 43-45-11 Tangent: 13.050 ☐

 Chord: 24.220 Course: N 21-39-16 E ☐

 Course In: N 46-28-09 W Course Out: N 89-46-40 E ☐

 RP North: 478609.6451 East : 1476967.8963 ☐

 End North: 478609.7711 East : 1477000.3961 ☐

Line Course: S 76-05-00 E Length: 38.777 ☐

 North: 478600.4449 East : 1477038.0348 ☐

Line Course: S 01-51-40 W Length: 24.540 ☐

 North: 478575.9178 East : 1477037.2379 ☐

☐

Perimeter: 135.299 Area: 993 sq.ft. 0.02 acres ☐

☐

Mapcheck Closure - (Uses listed courses, radii, and deltas) ☐

Error Closure: 0.0008 Course: N 61-12-25 W ☐

Error North: 0.00036 East : -0.00066 ☐

Precision 1: 169,123.750 ☐



Whitney Smelser
 Oct 22, 2009

EXHIBIT A

PARCEL A

DESCRIPTION

A portion of the City of Las Cruces Lot of Block 4 of the Original Townsite Downtown Urban Renewal Project N.M.R-4, filed November 27, 1973 in Plat Record 11, Pages 74-82 also being a part of Town Lateral as shown on the map of Las Cruces filed in Book 6, Page 10 also being a part of Alameda Place Subdivision filed April 9, 1908 Dona Ana County, New Mexico more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

Commencing at a found brass cap at the Northeast corner of Tract 1, Block 10 of said Downtown Urban Renewal Project N.M. R-4 and part of Block 5 of said Original Townsite;

Thence N25°05'43"W a distance of 167.84 feet to a point on the Northerly boundary line of said City of Las Cruces Lot, said point being the Point of Beginning;

Whence N76°05'00"W along the Northerly boundary line of said Lot a distance of 167.88 Feet to a found 1/2 inch rebar at the Northwesterly Corner of the Engel Property as described in Warranty Deed filed October 1, 2002 in Book 365, Pages 1169-1170 Dona Ana County Records, said course being the measured Basis of Bearing hereon;

Thence S14°17'58"W a distance of 43.30 feet;

Thence S59°17'58"W a distance of 21.00 feet to a point on the Westerly boundary line of said Lot;

Thence along said Westerly boundary line the next two (2) courses;

(1) Thence N13°54'24"W a distance of 40.42 feet;

(2) Thence N06°27'34"W a distance of 18.80 feet to the Northerly boundary line of said Lot;

Thence S76°05'00"E along said Northerly boundary line a distance of 21.79 feet to the Point of Beginning.

Containing 822 square feet or 0.0189 acres more or less.

SURVEYORS CERTIFICATION

I, Whitney Smelser, a New Mexico Professional Surveyor No. 15519, do hereby certify that this description was based from an actual survey on the ground by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Whitney Smelser Date *Oct 22, 2009*
Whitney Smelser Date
NM Professional Surveyor No. 15519



Bohannon ▲ Huston_{INC}

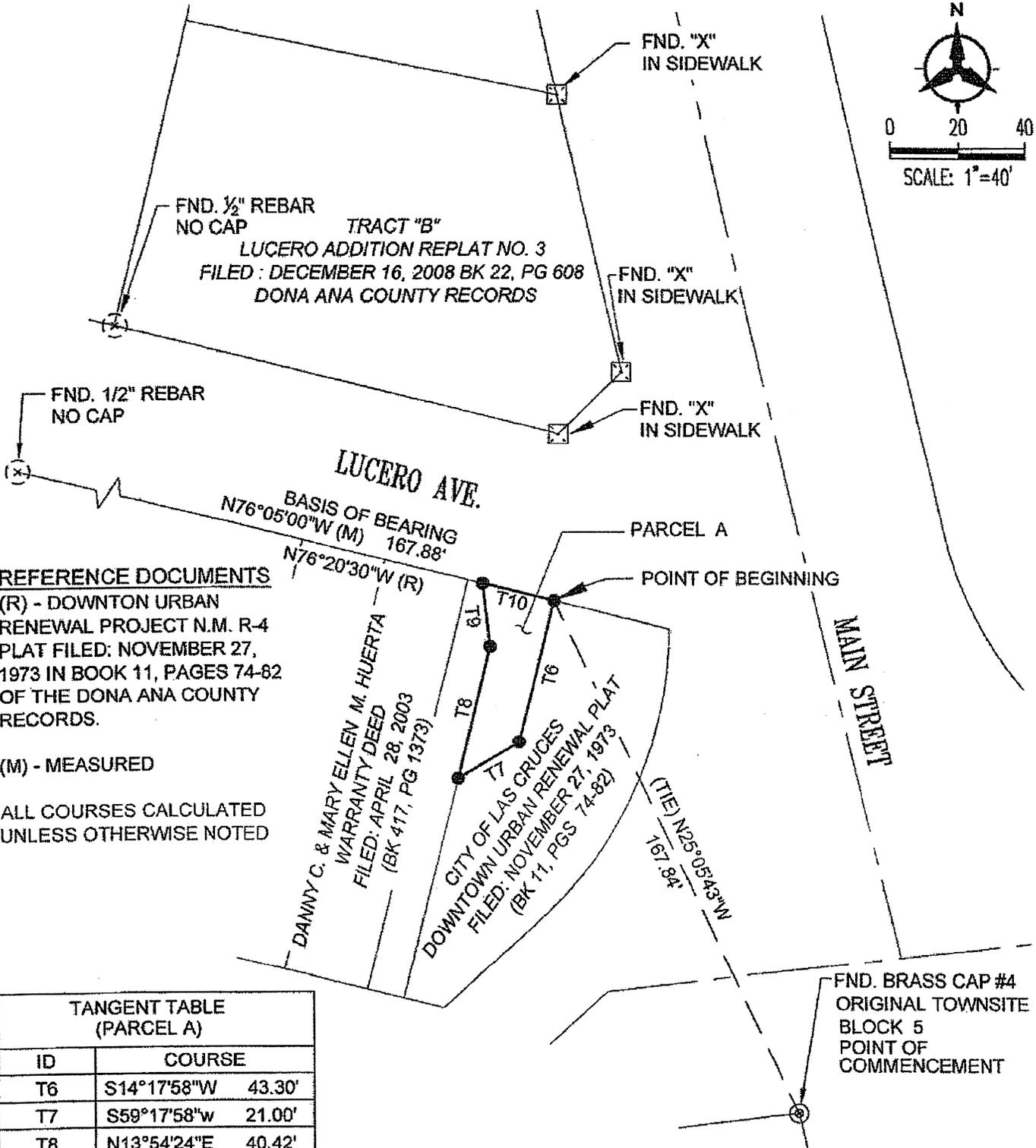
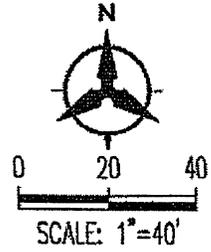
425 S. Telshor Blvd., Suite C-103 Las Cruces, NM

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED

EXHIBIT

A-2

EXHIBIT A



REFERENCE DOCUMENTS
 (R) - DOWNTOWN URBAN RENEWAL PROJECT N.M. R-4 PLAT FILED: NOVEMBER 27, 1973 IN BOOK 11, PAGES 74-82 OF THE DONA ANA COUNTY RECORDS.

(M) - MEASURED

ALL COURSES CALCULATED UNLESS OTHERWISE NOTED

TANGENT TABLE (PARCEL A)	
ID	COURSE
T6	S14°17'58"W 43.30'
T7	S59°17'58"W 21.00'
T8	N13°54'24"E 40.42'
T9	N06°27'34"W 18.80'
T10	S76°05'00"E 21.79'

LEGEND

- - SET 5/8" REBAR WITH CAP SMELSER PS 15519 (UNLESS OTHERWISE NOTED)

Bohannon Huston INC.

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88011-8237

ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES

Parcel name: Parcel A

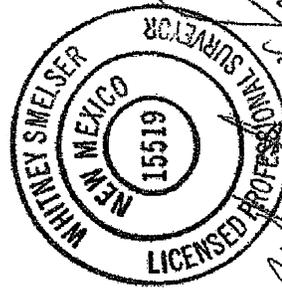
North: 478575.9174 East: 1477037.2385
 Line Course: S 14-17-58 W Length: 43.296
 North: 478533.9628 East: 1477026.5449
 Line Course: S 59-17-58 W Length: 21.000
 North: 478523.2413 East: 1477008.4881
 Line Course: N 13-54-24 E Length: 40.418
 North: 478562.4746 East: 1477018.2022
 Line Course: N 06-27-34 W Length: 18.804
 North: 478581.1592 East: 1477016.0867
 Line Course: S 76-05-00 E Length: 21.792
 North: 478575.9180 East: 1477037.2390

Perimeter: 145.310 Area: 822 sq.ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0007 Course: N 44-57-57 E
 Error North: 0.00053 East: 0.00053

Precision 1: 207,585.714



Whitney Smelser
 Oct 27, 2009

EXHIBIT A**LUCERO AVENUE RIGHT-OF-WAY ABANDONMENT C****DESCRIPTION**

A portion of Lucero Avenue of Block 4 of the Original Townsite of Las Cruces also being a part of Alameda Place Subdivision filed April 9, 1908 also being a part of Downtown Urban Renewal Project N.M.R-4, filed November 27, 1973 in Plat Record 11, Pages 74-82 and also being a part of Lucero Addition No. 2 filed May 26, 1924 in Book 5, Page 37 Dona Ana County, New Mexico more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

Commencing at a found brass cap at the Northeast corner of Tract 1, Block 10 of said Downtown Urban Renewal Project N.M. R-4 and part of Block 5 of said Original Townsite;

Thence $N35^{\circ}36'21''W$ a distance of 200.90 feet to a point on the Northerly boundary line of the Huerta Property as described in Warranty Deed filed April 28, 2003 in Book 417, Page 1373 Dona Ana County Records, said point being the Point of Beginning;

Whence $N76^{\circ}05'00''W$ along the Northerly boundary line of said Lot a distance of 120.75 Feet to a found 1/2 inch rebar at the Northwesterly Corner of the Engel Property as described in Warranty Deed filed October 1, 2002 in Book 365, Pages 1169-1170 Dona Ana County Records, said course being the measured Basis of Bearing hereon;

Thence 64.55 feet along the arc of a non-tangent curve to the right having a radius of 32.50 feet with an interior angle of $113^{\circ}47'40''$ subtending chord bearing $N79^{\circ}34'18''W$ a distance of 54.45 feet to a point on a reverse curve;

Thence 4.63 feet along the arc of said reverse curve having a radius of 17.50 feet with an interior angle of $15^{\circ}10'07''$ subtending chord bearing $N30^{\circ}15'32''W$ a distance of 4.62 feet;

Thence $S76^{\circ}05'00''E$ a distance of 57.57 feet to the Point of Beginning;

Containing 661 square feet or 0.0152 acres more or less.

SURVEYORS CERTIFICATION

I, Whitney Smelser, a New Mexico Professional Surveyor No. 15519, do hereby certify that this description was based from an actual survey on the ground by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Whitney Smelser Oct 22, 2009
Whitney Smelser Date
NM Professional Surveyor No. 15519



Bohannon ▲ Huston INC.

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88001

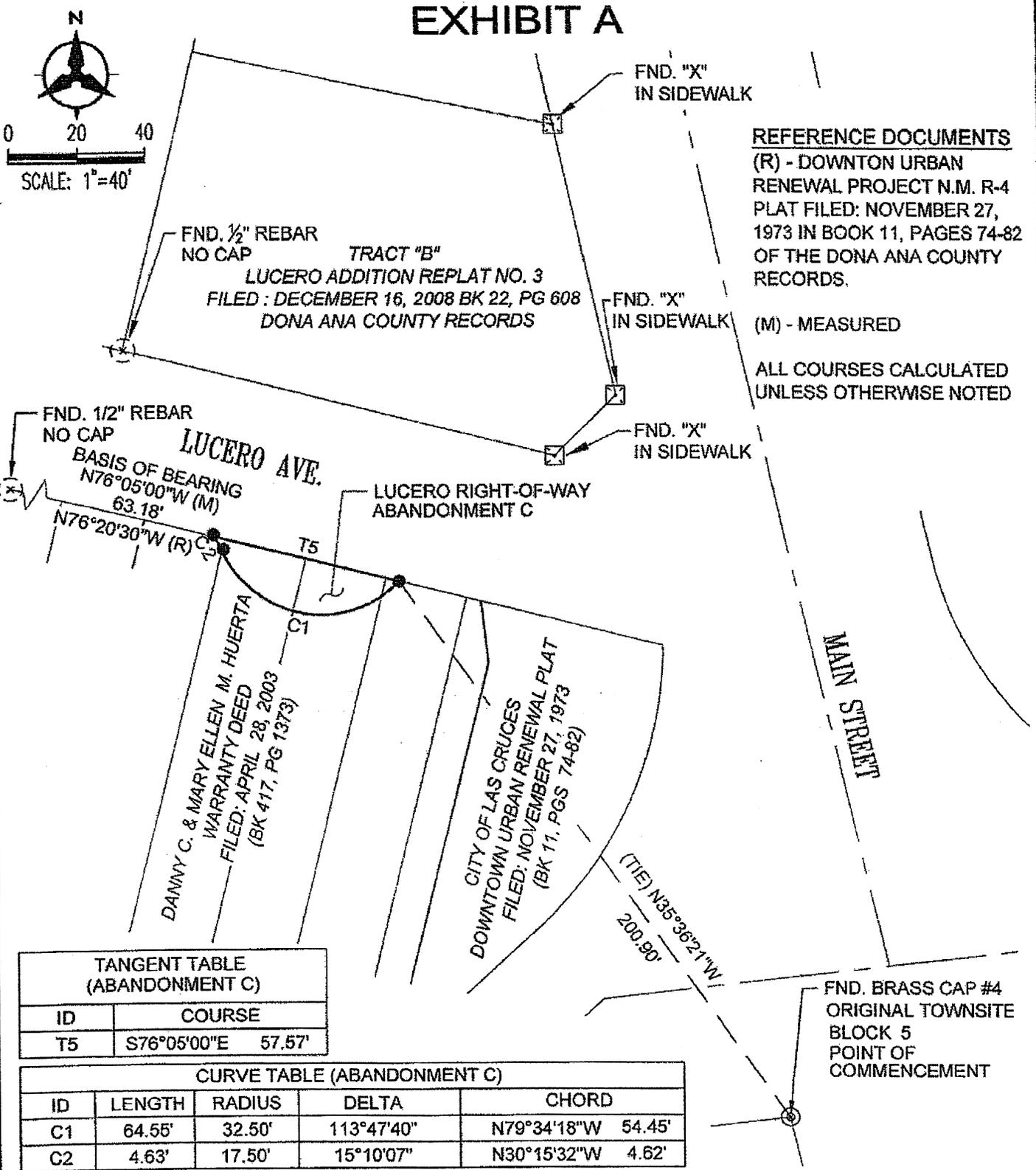
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED

EXHIBIT

SHEET 1 OF 2

B-1

EXHIBIT A



REFERENCE DOCUMENTS
(R) - DOWNTOWN URBAN RENEWAL PROJECT N.M. R-4 PLAT FILED: NOVEMBER 27, 1973 IN BOOK 11, PAGES 74-82 OF THE DONA ANA COUNTY RECORDS.

(M) - MEASURED
ALL COURSES CALCULATED UNLESS OTHERWISE NOTED

TANGENT TABLE (ABANDONMENT C)

ID	COURSE
T5	S76°05'00"E 57.57'

CURVE TABLE (ABANDONMENT C)

ID	LENGTH	RADIUS	DELTA	CHORD
C1	64.55'	32.50'	113°47'40"	N79°34'18"W 54.45'
C2	4.63'	17.50'	15°10'07"	N30°15'32"W 4.62'

LEGEND
● - SET 5/8" REBAR WITH CAP
SMELSER PS 15519
(UNLESS OTHERWISE NOTED)

Bohannon & Huston INC.

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88011-8237

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Parcel name: Abandonment C

North: 478587.2608	East : 1476991.4594	
Curve Length: 64.548	Radius: 32.500	
Delta: 113-47-40	Tangent: 49.850	
Chord: 54.450	Course: N 79-34-18 W	
Course In: N 46-28-08 W	Course Out: S 67-19-32 W	
RP North: 478609.6451	East : 1476967.8969	
End North: 478597.1165	East : 1476937.9088	
Curve Length: 4.633	Radius: 17.500	
Delta: 15-10-07	Tangent: 2.330	
Chord: 4.619	Course: N 30-15-32 W	
Course In: S 67-19-32 W	Course Out: N 52-09-25 E	
RP North: 478590.3704	East : 1476921.7613	
End North: 478601.1066	East : 1476935.5810	
Line Course: S 76-05-00 E	Length: 57.568	
North: 478587.2609	East : 1476991.4592	

Perimeter: 126.749 Area: 661 sq.ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0002	Course: N 51-23-05 W
Error North: 0.00015	East : -0.00019

Precision 1: 633,745.000



Whitney Smelser
 Oct 23, 2009

EXHIBIT A

PARCEL B

DESCRIPTION

A portion of Town Lateral as shown on the map of Las Cruces filed in Book 6, Page 10 also being a part of Alameda Place Subdivision filed April 9, 1908 Dona Ana County, New Mexico more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

Commencing at a found brass cap at the Northeast corner of Tract 1, Block 10 of said Original Townsite Downtown Urban Renewal Project N.M.R-4, filed November 27, 1973 in Plat Record 11, Pages 74-82 and part of Block 5 of said Original Townsite;

Thence N73°31'21"W a distance of 121.00 feet the Southwesterly corner point of said City of Las Cruces Lot;

Whence N76°05'00"W along the Southerly boundary line of said Alameda Place Subdivision a distance of 152.36 Feet to a found 1/2 inch rebar at the Northwesterly Corner of the Engel Property as described in Warranty Deed filed October 1, 2002 in Book 365, Pages 1169-1170 Dona Ana County Records, said course being the measured Basis of Bearing hereon;

Thence N13°54'24"E a distance of 18.54 feet to the Point of Beginning;

Thence N30°42'02"W a distance of 14.54 feet;

Thence N14°17'58"E a distance of 33.18 feet;

Thence S75°42'02"W a distance of 5.00 feet;

Thence N59°17'58"E a distance of 7.00 feet to the Westerly boundary line of said Lot;

Thence S13°54'24"W a distance of 48.42 feet to the Point of Beginning.

Containing 400 square feet or 0.0092 acres more or less.

SURVEYORS CERTIFICATION

I, Whitney Smelser, a New Mexico Professional Surveyor No. 15519, do hereby certify that this description was based from an actual survey on the ground by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Whitney Smelser
Whitney Smelser
NM Professional Surveyor No. 15519

Oct 22, 2009
Date



Bohannon ▲ Huston^{INC}

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED

EXHIBIT

SHEET 1 OF 2

B-2

EXHIBIT A

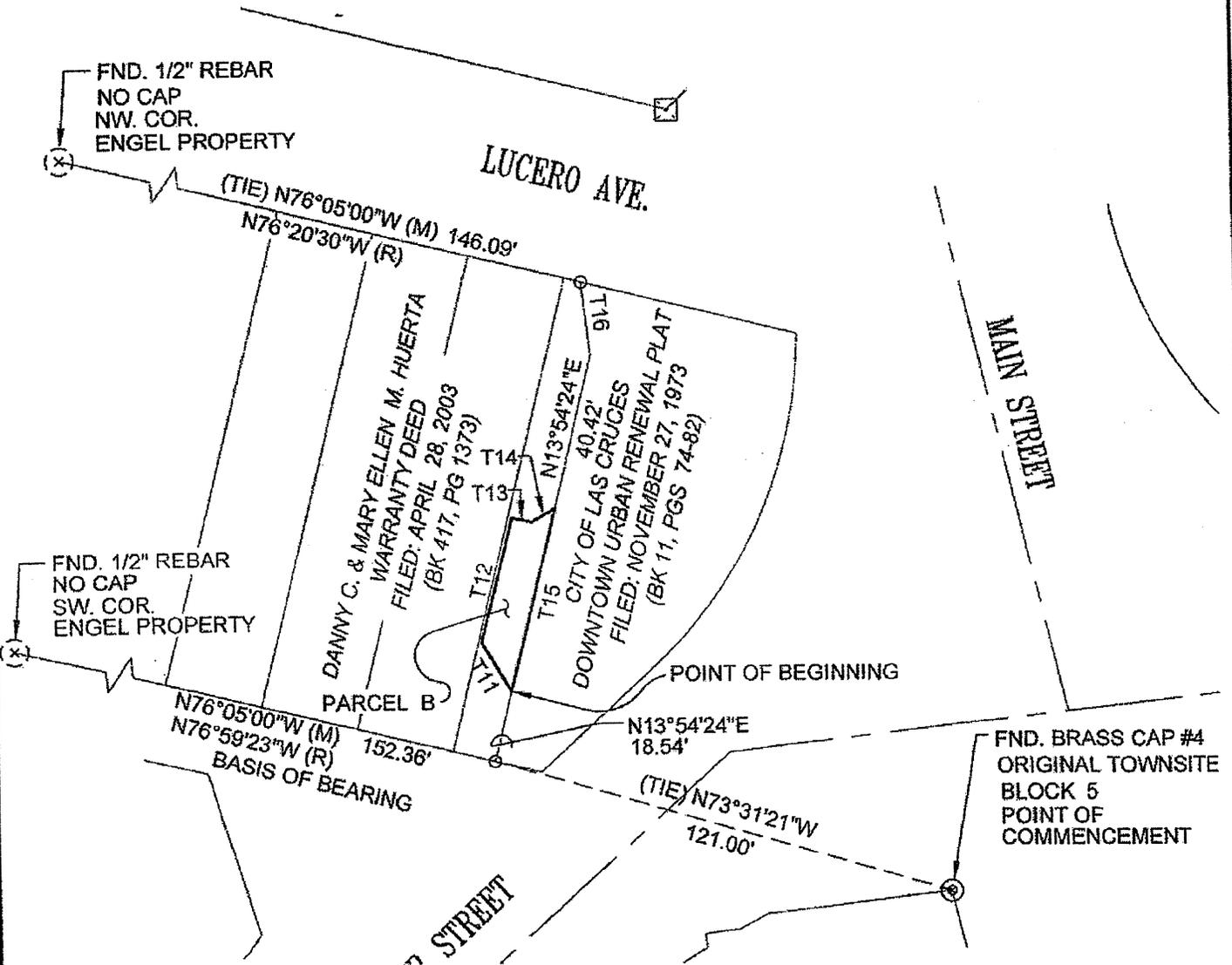
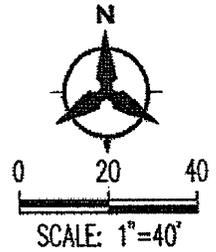
TANGENT TABLE (PARCEL A)		
ID	COURSE	
T11	N30°42'02"W	14.54'
T12	N14°17'58"W	33.18'
T13	S75°42'02"E	6.00'
T14	N59°17'58"W	7.00'
T15	S13°54'24"E	48.42'
T16	N06°27'34"W	18.80'

REFERENCE DOCUMENTS

(R) - DOWNTON URBAN RENEWAL PROJECT N.M.
R-4 PLAT FILED: NOVEMBER 27, 1973 IN BOOK 11,
PAGES 74-82 OF THE DONA ANA COUNTY
RECORDS.

(M) - MEASURED

ALL COURSES CALCULATED UNLESS NOTED



Bohannon Huston INC.

425 S. Telshor Blvd., Suite C-103 Las Cruces, NM 88011-8237

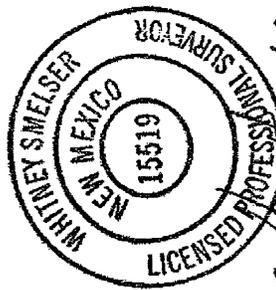
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

Parcel name: Parcel B

North: 478476.2422 East: 1476996.8509
 Line Course: N 30-42-02 W Length: 14.542
 North: 478488.7461 East: 1476989.4265
 Line Course: N 14-17-58 E Length: 33.184
 North: 478520.9020 East: 1476997.6226
 Line Course: S 75-42-02 E Length: 5.000
 North: 478519.6671 East: 1477002.4677
 Line Course: N 59-17-58 E Length: 7.001
 North: 478523.2415 East: 1477008.4874
 Line Course: S 13-54-24 W Length: 48.418
 North: 478476.2427 East: 1476996.8506

Perimeter: 108.144 Area: 400 sq.ft. 0.01 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0005 Course: N 33-42-05 W
 Error North: 0.00042 East: -0.00028
 Precision 1: 216,290.000



Whitely Smelser

Oct, 23, 2009

Exhibit "C"
244

APPRAISAL OF
111 W. LUCERO STREET
LAS CRUCES, NEW MEXICO

SEPTEMBER 9, 2009

FOR
CITY OF LAS CRUCES
MR. BILL HAMM
LAND MANAGER
PO BOX 20000
LAS CRUCES, NM 88004

BY
HARRY L. HANSEN, MAI, SRA
HANSEN REAL ESTATE APPRAISALS, INC.
545 S. MELENDRES, SUITE D
LAS CRUCES, NM 88005

SUMMARY APPRAISAL REPORT

SUBJECT: 111 W. Lucero Street, in the City of Las Cruces, NM.

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value, as defined, of the subject property, as of the effective date of the appraisal. The real estate interest being appraised is that of ownership in fee simple. The property is appraised as if free and clear, and as if without liens and encumbrances.

INTENDED USE OF REPORT:

This appraisal is intended to assist the client in sale price negotiations.

CLIENT AND INTENDED USERS: City of Las Cruces.

EFFECTIVE DATE OF VALUE: September 9, 2009.

DATE OF REPORT: September 9, 2009

MARKET VALUE ESTIMATE:

North Side Take:	589 SF @ \$5.00 =	\$2,945.00
East Side Take:	349 SF @ \$5.00 =	\$1,745.00
North Side Vacate:	1,009 SF @ \$5.00 =	\$5,045.00
East Side Vacate:	749 SF @ \$5.00 =	\$3,745.00

STATUS:

The subject property is not currently under any agreement of sale and has not been previously sold within the past three years.

REASONABLE EXPOSURE TIME: One year.


HARRY L. HANSEN, MAI, SRA

DEFINITION OF MARKET VALUE:

"Market Value" as defined in the Uniform Standards of Professional Appraisal Practice, by The Appraisal Foundation.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and each acting in what he considers his own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

Data used in this report was collected and confirmed from local sources only. This report does not use data from other cities, counties or states and no comparisons were made of the subject property or its environs with other market areas. The appraiser has inspected the subject property. The appraiser has inspected the exterior of all comparable sale properties. The appraiser has inspected the comparable sale properties. The Sales Comparison Approach to value is the only approach considered for use in this vacant land appraisal. The value being sought and the real estate interest being appraised is set forth in the Purpose of the Appraisal.

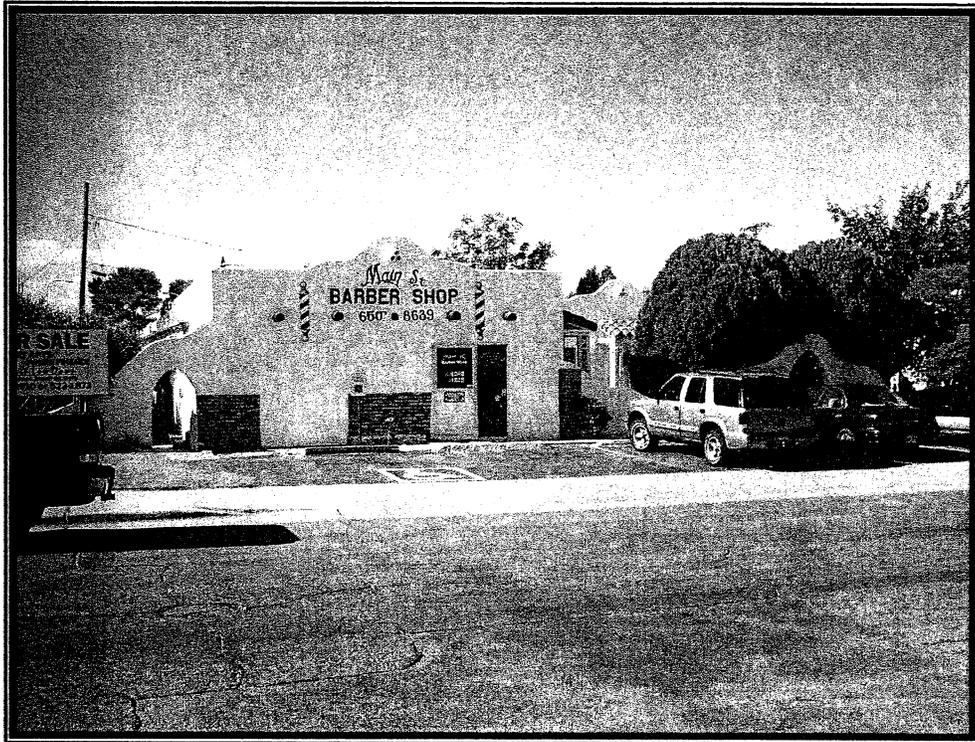
This Summary Appraisal Report is a brief recapitulation of the appraiser's data, analyzes, and conclusions. Supporting documentation is retained in the appraiser's file.

IDENTIFICATION OF THE APPRAISED PROPERTY:

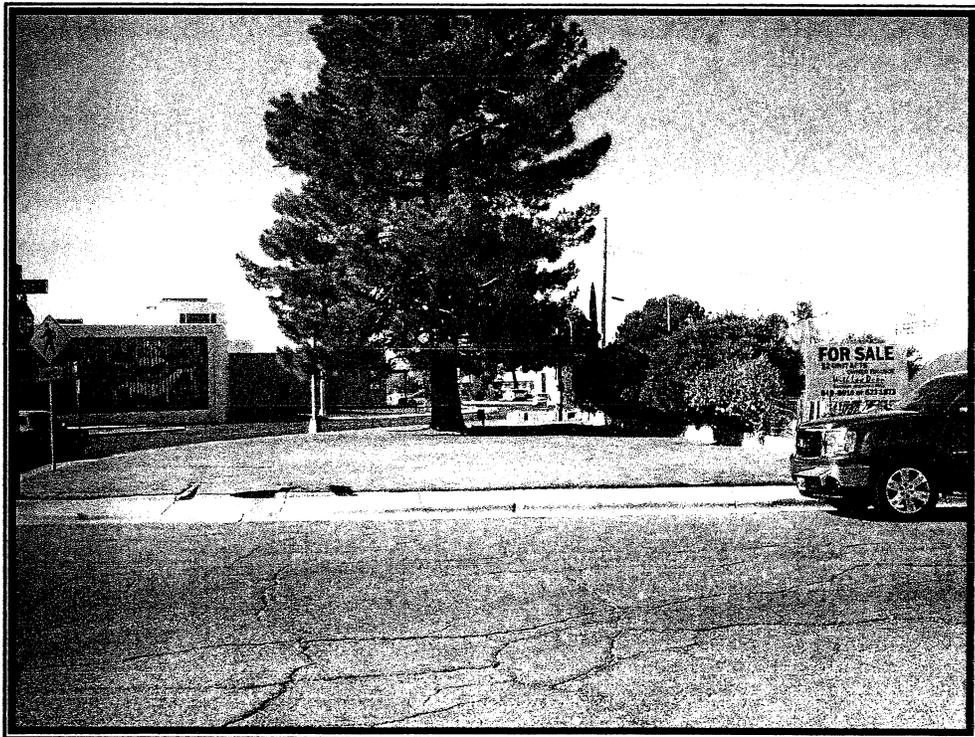
Type of Property: Neighborhood commercial property and City park area.

Location: Southwest corner of Lucero Street and N. Main Street.

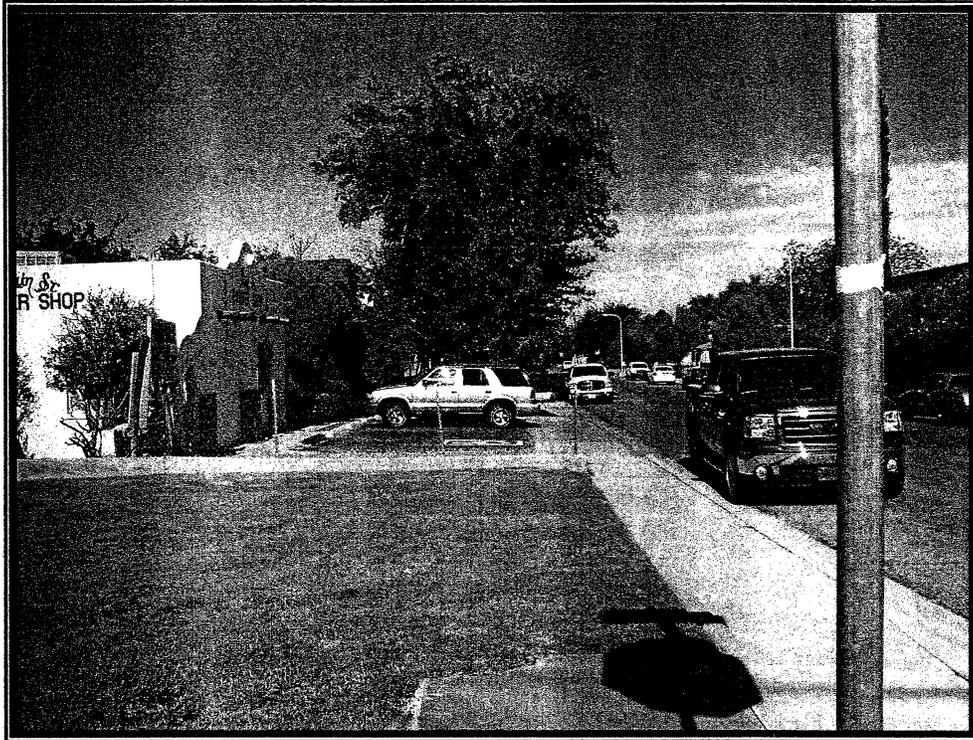
The subject is part of Doña Ana County Assessor Parcel Nos. 02-05913 owned by Danny Huerta and 02-05929 owned by the City of Las Cruces.



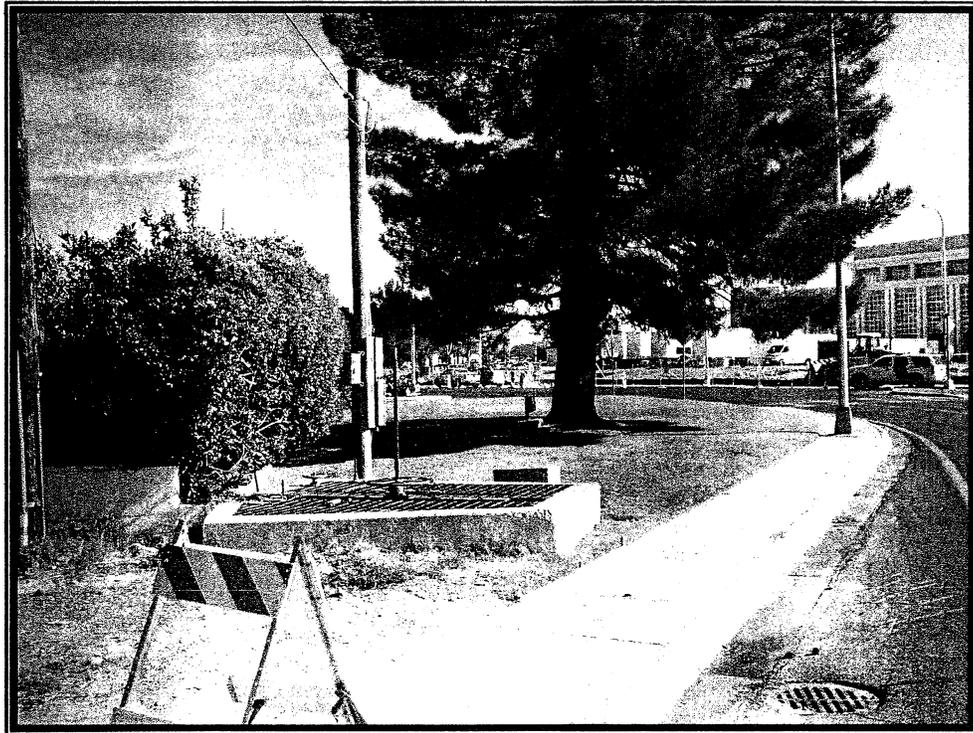
Front View of 111 W. Lucero



View of City Park Area



Street Scene Looking West On Lucero



Street Scene Looking North Along Main Street

LOCATION DESCRIPTION:

Geographic Influences:

Las Cruces, the county seat and major population center of Doña Ana County, in south-central New Mexico, is located in the Rio Grande Valley about 45 miles North of El Paso, Texas and Juarez, Mexico. Doña Ana County contains approximately 3,804 square miles. The wide level valley provides excellent farmland for the irrigated agricultural crops grown in the area. The valley is bound on the West by rolling desert and on the East by the Organ Mountains, with peaks above 8,500 feet. The elevation of the city is 3,800 feet.

The area has an arid continental climate characterized by moderately warm summers, mild winters and low rainfall. Average precipitation is approximately eight inches per year. Summer temperatures generally range 30 degrees bringing appreciable cooling at night. Daytime winter temperatures generally range between 50 and 60 degrees in the coldest months and night temperatures very rarely fall below zero. Humidity is low. Winds are usually light from the West except during late winter and spring. Las Cruces has an average growing season of 201 days, from April 10 to October 28. The area normally experiences from 75 to 80 percent of the sunshine possible each day.

Population:

The population of Las Cruces and Doña Ana County has increased as indicated below, according to the Las Cruces Community Profile, United States Census Bureau, and the Las Cruces Chamber of Commerce. The population of the City of Las Cruces has increased approximately 18.4% over the past decade while the entire county has increased 29%. At this rate, the population of Doña Ana County is estimated to be 225,500 by the year 2,010. This continued growth should provide a stable demand for all types of real estate in the foreseeable future.

The following table details the population growth in the City of Las Cruces and Doña Ana County from 1950 to 2000.

<u>Year</u>	<u>Las Cruces</u>	<u>Doña Ana County</u>
1950	12,325	39,557
1960	29,367	59,948
1970	37,857	69,773
1980	45,086	96,340
1990	62,126	135,510
1994	71,045	155,466
2000	73,539	174,682
2004	79,524*	186,095
2006		193,888*

*US Census Bureau estimates.

Economic Base:

For the Doña Ana County Area, the main employment activities include agriculture and the area's largest employer, state and federal government. New Mexico State University located in Las Cruces has been an important factor attributing to area growth. According to the university registrar, the main campus fall semester enrollment for selected years is as follows:

<u>Year</u>	<u>Fall Enrollment</u>	<u>Annual Percentage Change</u>
1965	3,987	
1970	8,155	15.4%
1980	12,347	4.2%
1990	14,809	1.8%
2000	14,958	.1%
2005	16,072	1.4%
2008	17,198	2.3%

In addition to the main campus enrollment the Doña Ana Community College enrollment of 8,336 was a 9.9% increase over the previous year.

The NASA and White Sands Missile Range are two important government projects employing many community residents under civil service, contract, and armed forces categories. According to the New Mexico Department of Labor, the Doña Ana County civilian labor force was reported as 89,500, with 6.1% unemployment rate in March 2009. This is slightly higher than the 5.9% rate reported for the State Of New Mexico. Of the 69,900 nonagricultural employment in March 2009 only 9.4% is involved in the production of goods. Total government employment of 22,400 comprises approximately 32% of the nonagricultural workforce. Doña Ana County Per Capita Income was \$17,984 in 2001 as compared to \$24,085 for the State of New Mexico. Median Household Income was \$30,740 in 2004.

Government and Municipal Service:

Las Cruces has a City Council, City Manager type of government with a Mayor elected at large. The city has a Municipal Planning Commission, Industrial Development Board and Municipal Zoning Commission. Municipal services include: law enforcement, fire department, water and sewer service, trash collection and natural gas service. Electric power is provided by the El Paso Electric Company and telephone service, provided by Qwest Communications is available to all parts of the community.

Transportation:

Rail service is provided by the Union Pacific-Southern Pacific and Burlington Northern-Santa Fe with daily freight trains. The city of Las Cruces operates a Federally Certified Airport located approximately 10 miles West of the city, where charter service is available. Commercial air service is available at the El Paso International Airport, approximately 50 miles South of Las Cruces. Local bus and taxi service is available. The entire school district is served by school bus transportation. Inter-city bus line serving the area include Greyhound Bus Lines. Las Cruces is located on the intersection of the east-west Interstate 10 and north-south Interstate 25. These highways bypass the city on the east and southwest with three exits on the east and two on the southwest.

Construction Activity:

Analysis of the building permits issued over the past eight years provides an accurate indication of the construction activity of the city. The following table provides this summary.

Year	Single Family Permits \$ Mill		Multi-Family Permits \$ Mil		Commercial Permits \$ Mill	
2000	285	\$37.2	8	\$7.9	47	\$29.2
2001	330	\$40.7	6	\$9.6	36	\$44.1
2002	530	\$73.6	7	\$11.8	38	\$24.4
2003	796	\$115.3	5	\$18.0	39	\$25.0
2004	842	\$129.0	7	\$14.4	57	\$35.7
2005	1,529	\$224.2	15	\$20.4	41	\$26.9
2006	1,535	\$214.6	18	\$34.2	45	\$46.8
2007	985	\$118.5	13	\$3.8	36	\$29.7
2008	632	\$84.6	5	\$2.3	48	\$56.1

Source: City of Las Cruces

In addition the city issued 98 mobile home permits in 2008. Commercial development has occurred primarily between North Main Street and New Mexico State University along Telshor Boulevard, Roadrunner and Lohman Avenue. New industrial building continues in the Las Cruces West Mesa Industrial Park located adjacent to the Las Cruces Airport. A large portion of the new residential subdivisions is located on the East side of the Las Cruces area. There is a regional shopping mall next to the Interstate 25 access in the east-central part of the city. Commercial permit valuation for 2008 reached an all time record high. The multi-family projects added 261 units in 2006 and only 48 in 2007. The County issued 254 new single-family building permits in 2008 down from 362 in 2007 for a total valuation of \$66,940,900 or \$184,917 per housing unit. The City average value per home unit was \$133,850 for 2008 up from \$120,341 in 2007. The county also issued 27 new commercial permits for \$8,179,170.

There has been an overbuilding of homes and the market is in an inventory adjustment period which will likely take one to two years to reach normal levels. Realtors in the area indicate that there is still a strong demand for homes but many deals are subject to buyers selling their homes in other parts of the country.

Housing:

Census data reports the total housing units in Doña Ana County for 2000 as 65,210. This represents a 33% increase since year 1990 which reported 49,148 total units. Owner occupied housing represents 67.5% while renters occupy 32.5%. Average household size is 2.98, owner occupied, and 2.58 renter occupied.

Summary and Conclusion:

The prospect for overall economic growth in the area is good due to the stability of the federal and state facilities, the established agribusiness, and the role Las Cruces serves as the trade center for this portion of the state. The opening of a new US-Mexico port of entry in southern Doña Ana County together with the Free Trade agreement should also have a positive economic impact on this area over the next 20 years.

PROPERTY DESCRIPTION:

Location: Southwest corner of Lucero and N. Main Street.

Access: Good paved access on Lucero and Main.

Size and Shape: The larger parcels consists of 14,363 square feet (Huerta) and a 6,674 square feet (City) according to the assessor's records. The proposed property takes are 589 SF on the north and 349 SF on the east. The City property to be vacated is 1,009 SF on the north and 749 SF on the east. See attached plat.

Topography: Level, inside tract.

Drainage: Appears adequate. The subject is not located in a FEMA special flood hazard area. The property is identified as being in a Zone X area on FIRM number 35013C0631 E, effective September 27, 1991. The Zone X is an area determined to be outside the 500-year flood plain.

Site Improvements: The property on which the take is located includes a barber shop and several rental apartments. The vacated tracts are improved with grass, landscaping and a large evergreen tree.

Encroachments or Easements: None noted.

Special Amenities: None.

Adverse Influences: None.

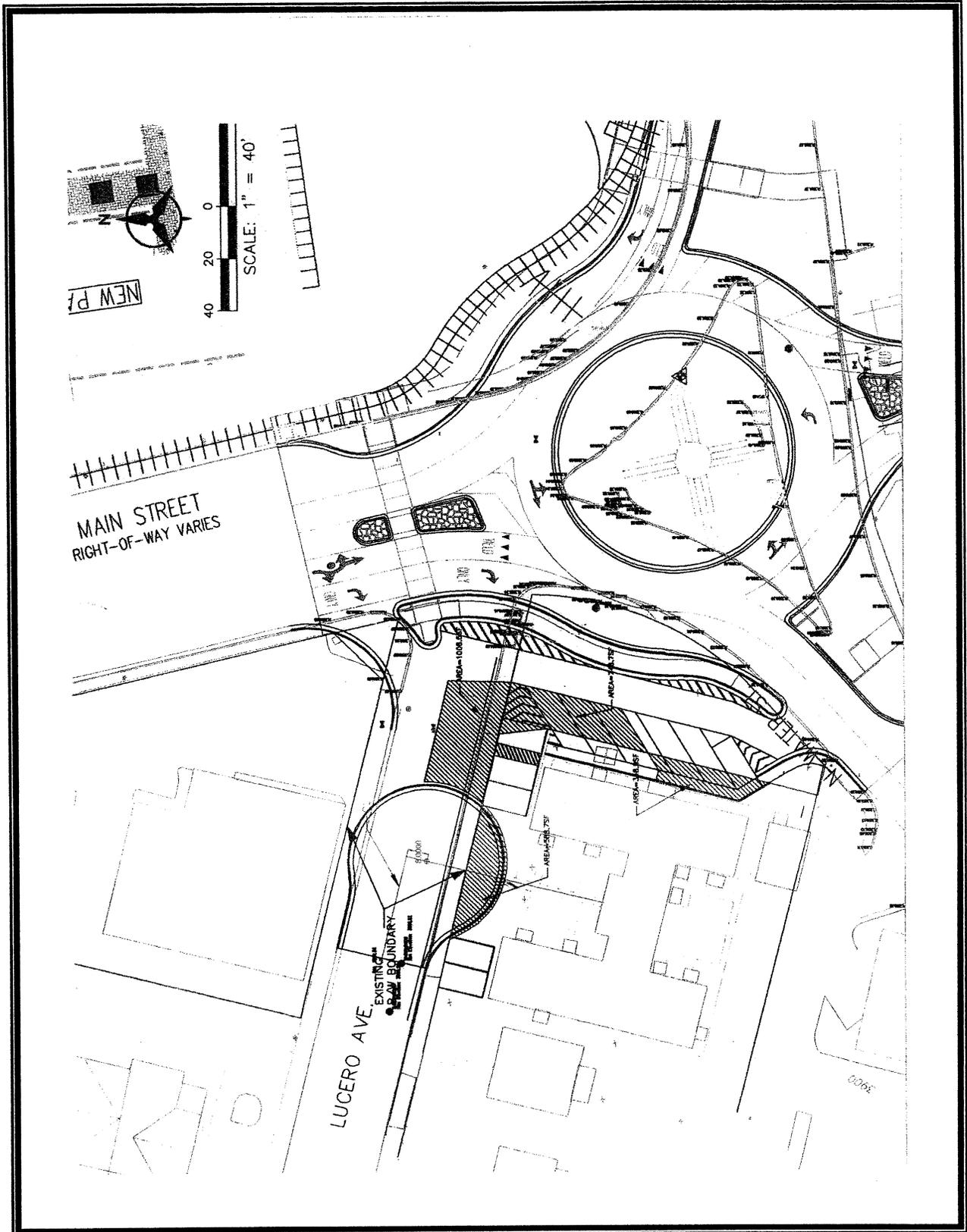
Environmental Concerns: There was no apparent evidence that the property is affected by the existence of hazardous substances or detrimental environmental conditions.

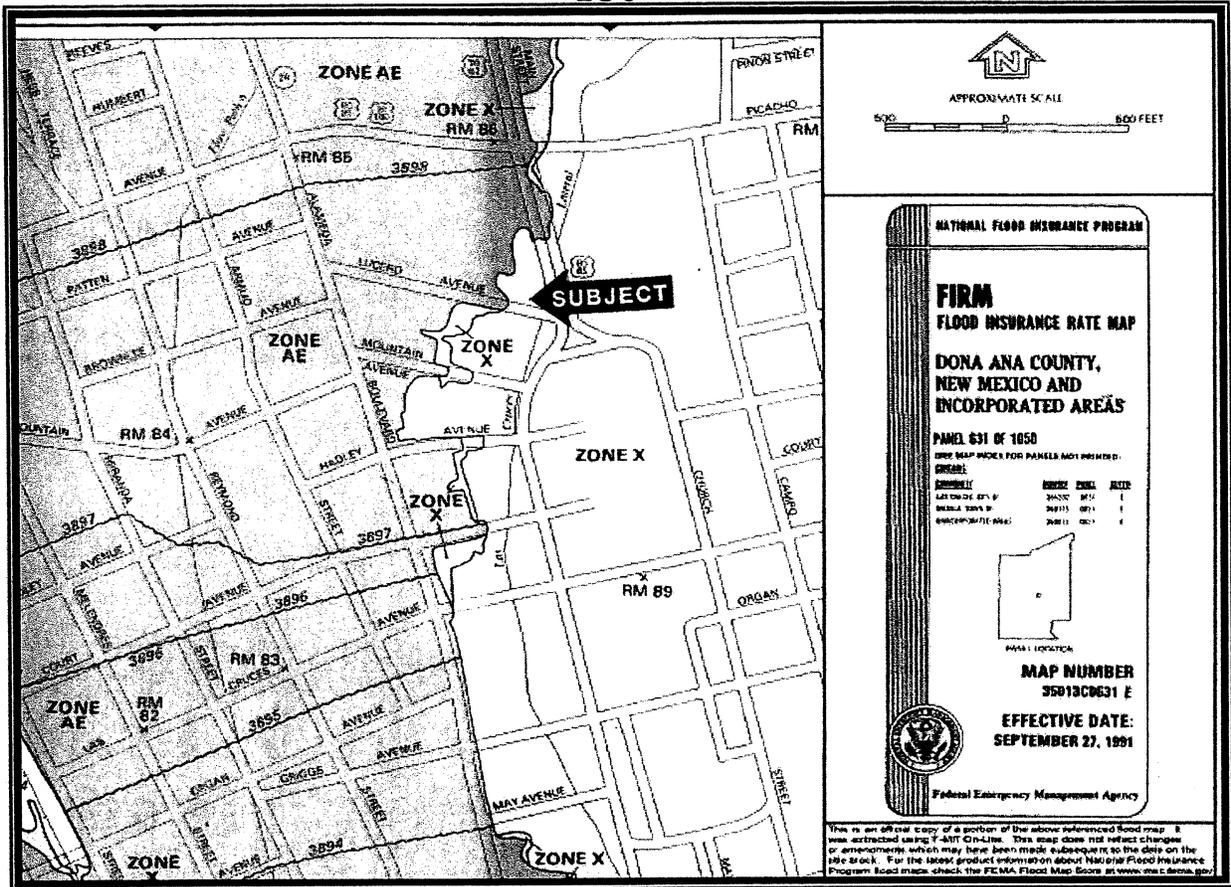
Utilities: Public utilities include electricity, water, sewer, natural gas and telephone.

Legal Limitations to Use: The site is zoned "C-1" Commercial, Low Intensity by the City of Las Cruces.

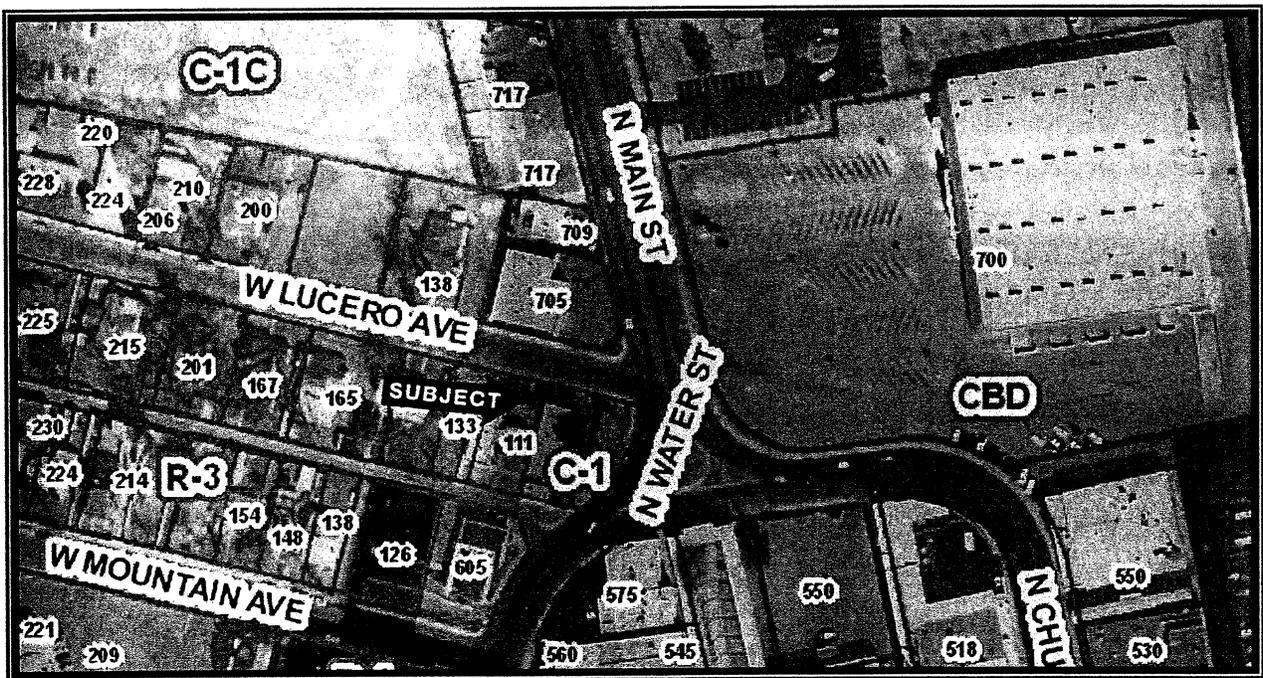
HIGHEST AND BEST USE:

Continued present use.





FLOOD MAP



ZONING MAP

SUMMARY OF ANALYSIS AND VALUATION:

SITE VALUE:

The value of the site is estimated by direct comparison of the subject property with sales or offers of properties with similar characteristics. Analysis of these property sales and comparison of their value influencing qualities to those of the subject produces the indications of value for the subject land as shown in the following table.

	1	2	3	4	5	6	7
Sale Number	309	252	244	197	191	180	70
Database ID#		Griggs & Water	623 E. Amador	1440 N. Main	2001 N. Mesquite	1500 N. Solano	540 S. Melendres
Address	390 S. Alameda						
Sale Price	\$215,100	\$77,000	\$49,173	\$168,000	\$70,000	\$210,000	\$60,000
Size	35,850 SF	16,067 SF	7,122 SF	35,284 SF	21,780 SF	38,943 SF	15,420 SF
Price/SF	\$6.00	\$4.79	\$6.90	\$4.76	\$3.21	\$5.39	\$3.89
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market	Market	Market	Market	Market	Market	Market
Terms Adjustment	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$6.00	\$4.79	\$6.90	\$4.76	\$3.21	\$5.39	\$3.89
Conditions of Sale	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Conditions Adjustment	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$6.00	\$4.79	\$6.90	\$4.76	\$3.21	\$5.39	\$3.89
Date of Sale	Apr-09	Jan-08	Oct-07	Mar-07	Dec-05	Feb-07	Nov-05
Date Adjustment	1.00	1.00	1.00	1.00	1.12	1.00	1.12
Adjusted Price	\$6.00	\$4.79	\$6.90	\$4.76	\$3.60	\$5.39	\$4.36
Adjustments:							
Legal Use	1.00	1.00	1.00	1.00	1.00	1.00	1.20
Physical	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Location	1.00	1.00	0.80	1.00	1.25	1.00	1.00
Size	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Access	0.90	1.00	1.00	1.00	1.00	1.00	1.00
Subject Rating	0.90	1.00	0.80	1.00	1.25	1.00	1.20
Adj. Value/SF	\$5.40	\$4.79	\$5.52	\$4.76	\$4.50	\$5.39	\$5.23

Indicated Value for the Land Component/SF is: \$5.00

Discussion of Sales: The sales analyzed in this appraisal are similar in many respects to the subject and different in some characteristics. The various adjustment categories are as follows:

1. Terms of Financing.
2. Conditions of Sale.
3. Date of Sale (Market Conditions).
4. Legal Use (Zoning, Covenants).
5. Physical Characteristics.
6. Location.
7. Relative size of site.
8. Availability of supporting utilities.
9. Quality of access and exposure.

The adjustment criteria and the comparability of the subject and the comparables are discussed below.

Terms of Financing - The subject property is being appraised on a cash equivalent basis. Therefore if any of the sales were made under either favorable or unfavorable terms, an adjustment may be called for. An example of favorable buyer terms would be below market interest rates, a very small or no down payment or excessive discount points paid by the seller on behalf of the buyer. A downward price adjustment is usually indicated for favorable terms of sales. All sales analyzed were sold for cash or its market equivalent and therefore no adjustment was considered justified for terms of sale.

Conditions of Sale - This adjustment is made whenever there is evidence that the sale was not "arms length". That is to say either the buyer or seller was under other than typical motivation to buy or sell. No such conditions were indicated during confirmation of these sales. Therefore no adjustments were made.

Date of Sale - This adjustment is made to account for increases or decreases in property value over time due to differences in market conditions, supply and demand, etc. Paired sales analysis for this type of property in the Las Cruces area indicates an increasing level of prices at a rate of approximately 6% per year from 2004 through 2006. The market slowed in 2007 due to overall economy decline and no adjustments are made after 2007.

Legal Use - The difference in permitted uses and density of use for the subject and the sales is important in considering comparability. Generally properties with the same zoning are considered equal unless there is a protective covenant or other encumbrance restricting use. Properties with different zoning but the same general highest and best use are also considered similar. When differences in zoning or other limitations to use affect the reasons for purchasing a property or its density of use, then an adjustment is made. All sales were considered to be comparable to the subject in terms of legal use except Comparable Sale #7 which is restricted to residential use.

Physical Characteristics - The physical characteristics of the site including shape, topography, drainage, frontage, and soil conditions are important in considering the comparability of properties.

Location - Nothing affecting real estate value is more significant than the location of the property. Whenever possible, sales are used that have similar location and neighborhood characteristics. The appraiser attempts to conclude whether the market recognizes that a property is superior, similar or inferior to another in terms of location characteristics.

Size - The relative size of a sale tract as compared to the subject may have an affect on the value. Typically, all other things being similar, a larger tract will sell for less per unit of sale, i.e. square foot or acre, than a smaller tract. Particularly if a tract is likely to be divided one or more times prior to its final use it will sell for less than a similar tract at a size typical of final highest and best use.

Utilities - The availability of supporting utilities is very important in analyzing the comparability of sales to the subject. Most land tracts require basic support utilities such as electricity, water, sewage treatment, and telephone prior to being utilized for any type of high-density use including residential. Adjustment must be made to account for the lack of a necessary utility and/or the cost of extending or providing it.

Access - The ease of access and amount of exposure can be very important criteria affecting the value of real property. Particularly for commercial real estate, ease of access and good traffic exposure are often the most important characteristics. Sale 1, on a major lighted corner was considered superior to the subject in access. All others were deemed similar.

LAND SALE NO. 1**Property Identification**

Record ID 309
Property Name Western Heritage Bank
Address 390 South Alameda, Las Cruces, Doña Ana County,
 New Mexico
Location At the corner of West Amador Avenue
Tax ID 02-05860
Legal Description Tracts 9A-68A1A and 9A-68A1B, S18, T23S, R2E

Sale Data

Grantor Josephine Green Bush
Grantee Western Heritage Bank
Sale Date April 15, 2009
Deed Book/Page 0910053
Property Rights Fee Simple
Marketing Time 30 Days
Conditions of Sale Arms Length
Financing Cash to seller
Verification JoAnn Miller - Western Heritage Bank, 541-0058,
 April 14, 2009; Other sources: Hansen
 Appraisal - 2/20/09; Confirmed by Scott
 Eschenbrenner

Sale Price \$215,100 Based on \$6.00 psf

Land Data

Zoning CBD, Central Business District
Topography Level
Utilities All City Services
Shape Irregular
Flood Info Zone AE - Panel 631
Perimeter 788'
Total Frontage 390"
Main Frontage 189'

Land Size Information

Gross Land Size 0.823 Acres or 35,850 SF

Indicators

Sale Price/Gross Acre \$261,361
Sale Price/Gross SF \$6.00

Remarks

There is a dirt irrigation ditch along the western boundary that maybe an easement even though there are no water rights. It does not appear that anyone has used this ditch in a very long time. The property is situated at the northwest corner of Amador and Alameda at a lighted intersection.

LAND SALE NO. 2**Property Identification**

Record ID 252
Property Type Commercial
Address NEC Griggs & Water, Las Cruces, Doña Ana
 County, New Mexico
Location Downtown Mall
Tax ID 02-05973
Legal Description Part of Block 9 Original Townsite

Sale Data

Grantor City of Las Cruces
Grantee Jose Coronado
Sale Date January 31, 2008
Deed Book/Page 0803165
Property Rights Fee Simple
Conditions of Sale Arms length
Financing Trade, see remarks
Verification Bill Hamm, City of Las Cruces; Confirmed by
 Harry Hansen

Sale Price \$77,000

Land Data

Zoning Central Business District
Topography Level
Utilities All public
Shape Rectangular
Landscaping None
Parking Asphalt
Flood Info Not located in flood hazard area.

Land Size Information

Gross Land Size 0.369 Acres or 16,067 SF

Indicators

Sale Price/Gross Acre \$208,757
Sale Price/Gross SF \$4.79

Remarks

This parcel is included in a trade of the vacant bank building located at 411 N. Main for the building at 211 N Water and this vacant lot. The lot consideration was included at \$77,000.

LAND SALE NO. 3**Property Identification**

Record ID 244
Address 623 E. Amador Ave, Las Cruces, Doña Ana County,
 New Mexico
Tax ID 02-06700
Legal Description Lots 12-13, Blk 113, Original Townsite

Sale Data

Grantor John DeLaTorre
Grantee Daniel O. & Paula J. Gamboa
Sale Date October 8, 2007
Deed Book/Page 0734465
Recorded Plat 3/45
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to seller
Verification Other sources: MLS #783592; Confirmed by
 Harry Hansen

Sale Price \$49,173

Land Data

Zoning C-1 Neighborhood Commercial
Topography Level at street grade
Utilities All city services
Shape Irregular
Flood Info Not located in flood hazard area

Land Size Information

Gross Land Size 0.164 Acres or 7,122 SF

Indicators

Sale Price/Gross Acre \$300,752
Sale Price/Gross SF \$6.90

LAND SALE NO. 4**Property Identification**

Record ID 197
Address 1440 N. Main St, Las Cruces, Doña Ana County,
 New Mexico
Tax ID 02-34494
Legal Description Lot 2, Rio Summary Subd.

Sale Data

Grantor McClennen Enterprises, LLC
Grantee Benn-Cruz, Faye
Sale Date March 30, 2007
Deed Book/Page 802/1843
Recorded Plat 21/524
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to Seller
Verification Other sources: MLS #779955; Confirmed by
 Harry Hansen

Sale Price \$168,000

Land Data

Zoning C-2 General Commercial
Topography Level
Utilities All city services
Shape Irregular
Landscaping None
Flood Info Flood Zone AE, Panel 518
Perimeter P = 786.16'
Total Frontage TF = 152.91'
Main Frontage MF = 152.91'

Land Size Information

Gross Land Size 0.810 Acres or 35,284 SF
Front Footage 153 ft North Main Street

Indicators

Sale Price/Gross Acre \$207,407
Sale Price/Gross SF \$4.76

Remarks

Empty lot north of Rio Yamaha. There is a 20' access easement to Verizon Wireless who leases a 900 square foot cell tower at the rear of the site.

LAND SALE NO. 5**Property Identification**

Record ID 191
Property Type Commercial
Address 2001 N. Mesquite, Las Cruces, Doña Ana County,
 New Mexico 88005
Location South of Madrid
Tax ID 02-04424

Sale Data

Grantor Veterans of Foreign Wars
Grantee James Neely
Sale Date December 29, 2005
Deed Book/Page 677/1087-1089
Property Rights Fee Simple
Conditions of Sale Arms length
Financing Conventional loan
Verification MLS# 764242 Ernesto Uranga; Confirmed by Harry
 Hansen

Sale Price \$70,000

Land Data

Zoning C-2 General Commercial
Topography Level
Utilities All public available
Shape Irregular
Landscaping None
Flood Info Not located in flood hazard area

Land Size Information

Gross Land Size 0.500 Acres or 21,780 SF

Indicators

Sale Price/Gross Acre \$140,000
Sale Price/Gross SF \$3.21

LAND SALE NO. 6**Property Identification**

Record ID 180
Address N. Solano Dr, Las Cruces, Doña Ana County, New Mexico 88001
Tax ID 02-04952
Legal Description Pt of Lots 1-12, Blk 37, Country Club Mesa Addition

Sale Data

Grantor Sanchez Family Revocable Trust
Grantee Korzan, Kevin & Olga & Robert Ortiz
Sale Date February 20, 2007
Deed Book/Page 790/36
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Conventional
Verification Other sources: MLS #776729; Confirmed by Harry Hansen

Sale Price \$210,000

Land Data

Zoning C-2 General Commercial
Topography Level
Utilities All city services
Shape Rectangular
Landscaping None
Flood Info Not located in flood hazard area

Land Size Information

Gross Land Size 0.894 Acres or 38,943 SF

Indicators

Sale Price/Gross Acre \$234,899
Sale Price/Gross SF \$5.39

LAND SALE NO. 7**Property Identification**

Record ID 70
Address 540 South Melendres Street, Las Cruces, Doña Ana County, New Mexico
Location At El Molino
Tax ID 02-05765
Legal Description USRS Tract 9A-87D

Sale Data

Grantor Harry & Kathryn Hansen
Grantee Terriane Everhart and Jennifer Sandoval
Sale Date November 30, 2005
Deed Book/Page 665/1951
Property Rights Fee Simple
Marketing Time 30-days
Conditions of Sale Arms Length
Financing Cash to seller
Verification Harry Hansen - Owner

Sale Price \$60,000

Land Data

Zoning R-3 High Density Residential
Topography Level
Utilities All City Services
Shape Rectangular
Landscaping None
Parking Gravel Surface
Flood Info Yes

Land Size Information

Gross Land Size 0.354 Acres or 15,420 SF
Front Footage 90 ft Melendres; 240 ft El Molino

Indicators

Sale Price/Gross Acre \$169,492
Sale Price/Gross SF \$3.89

Remarks

The property is being purchased for the construction of a 4-plex rental unit.



COMPARABLE LAND SALES MAP

RECONCILIATION AND FINAL VALUE CONCLUSION:

Therefore it is my conclusion, based upon an inspection of the property and data gathered in the investigation as related in this report that the market value of the subject property as of the date of appraisal was: \$5.00 **(Five Dollars) per square foot.**

LIMITING CONDITIONS AND ASSUMPTIONS:

By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report. They are prefaces to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's function is to provide a present market value indication for the subject property based upon the appraiser's observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

The liability of Hansen Real Estate Appraisals, Inc. and employees and affiliated independent contractors is limited to the client only and to the fee received by appraiser (total per appraisal). Further, there is no accountability, obligation, or liability to any third party.

The legal description is assumed to be correct as used in this report as furnished by the client, his representative, or as derived by the appraiser.

We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. Unless otherwise stated, all existing liens and encumbrances have been disregarded. The property is appraised as though free and clear and under responsible ownership and competent management.

Any sketches in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility about such matters.

This appraisal is made on the premise that there are no other encumbrances limiting the use of the appraisal property than those herein reported.

The information contained in this report was gathered from seemingly reliable sources, but is in no sense guaranteed.

Possession of this report or any copy of it does not carry with it the right of publication, nor may it be used for other than its intended use. The physical reports remain the property of the appraiser for the use of the client, the fee being for the analytical services only. The client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the public by advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.

We assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. We assume no responsibility for such conditions or for the engineering required to discover such factors.

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey to determine if it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is payable upon completion of the report. The Appraiser(s) or those helping in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraisers. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. Amount or payment of the fee for services is not contingent on any result, approval amount or other estimates or statements.

We reserve the right to alter statements, analysis, conclusion or any value estimate in the appraisal if there becomes known to us facts pertinent to the appraisal process, which were unknown to us, when the report was finished.

Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the above conditions. Appraiser liability extends only to stated client, not subsequent parties or users of any type, and the total liability of appraiser and firm is limited to the amount of the fee received by appraiser.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described and considered in this report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in this report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyzes, opinions, and conclusions.
- * I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyzes, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- * I have made a personal inspection of the property that is the subject of this report.
- * No one provided significant professional assistance to the person signing this report.
- * I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- * As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

Respectfully submitted,



Harry L. Hansen, MAI, SRA

HARRY L. HANSEN, MAI, SRAEducation:

New Mexico State University / M.S., Agricultural Economics - 1972.

Course 101, Society of Real Estate Appraisals, University of Texas at El Paso.

Course 1-B, American Institute of Real Estate Appraisers, Indiana Univ.

Affiliation/Professional Designations:

MAI, SRA; Member - Appraisal Institute; Currently certified under the Appraisal Institute Continuing Education Program.

Past President - Borderland Chapter of Society of Real Estate Appraisers, 1988-89.

Past President - El Paso/Las Cruces Chapter of Society of Real Estate Appraisers, 1982-83.

Currently Certified by the New Mexico Real Estate Appraisers Board - Certificate #00044-G.

Community Activity:

Member - Rotary Club of Las Cruces.

Member at Large - Board of Directors, Mesilla Valley Community of Hope.

Professional Experience:

Have been engaged in the appraisal of real estate since 1972. Appraisal assignments have been completed for governmental agencies, commercial banks, savings and loan associations, estates, builders and investors in the south-central New Mexico area. Currently approved in the State of New Mexico by Bank of America, Bank of the Rio Grande, Charter Bank for Savings FSB, Citizens Bank of Las Cruces, Community First National Bank, Countrywide Home Loans, First Federal Bank of New Mexico, First National Bank, First New Mexico Bank, First Savings Bank, First Security Bank of Southern New Mexico, Matrix Capital Bank, Norwest Mortgage, Pioneer Savings Bank, State National Bank, Wells Fargo. Appraisal assignments have included the valuation of residential, multi-family, commercial, rural, industrial and development property.

HARRY L. HANSEN, MAI, SRAProfessional Seminars Attended:

- Declining Markets & Sales Concessions; 2009. Sponsored by Appraisal Institute, El Paso, TX.
- Attacking & Defending an Appraisal in Litigation; 2008. Sponsored by Appraisal Institute, El Paso, TX.
- 7-Hour National Standards of Professional Practice, (USPAP); 2008. Sponsored by American Society of Farm Managers and Rural Appraisers and Appraisal Institute, Ruidoso, NM.
- Forecasting Revenues; 2007. Sponsored by Appraisal Institute, Santa Teresa, NM.
- Evaluating Commercial Construction; 2006. Sponsored by Appraisal Institute, Santa Teresa, NM.
- Evaluating Residential Construction; 2006. Sponsored by Appraisal Institute, Santa Teresa, NM
- Appraisal Consulting: A Solutions Approach for Professionals; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.
- FHA and the New Residential Appraisal Form; 2006. Sponsored by Appraisal Institute, El Paso, TX.
- Rates and Ratios: Making Sense of GIM's, OARs, and DCF; 2004. Sponsored by Appraisal Institute, Albuquerque, NM.
- Mathematically Modeling Real Estate Data; 2004. Sponsored by Appraisal Institute, El Paso, TX.
- Analyzing Commercial Lease Clauses: Understanding Implications for Property Value and Marketability; 2003. Sponsored by Appraisal Institute, El Paso, TX.
- Effective Appraisal Writing; 2002. Sponsored by Appraisal Institute, Ruidoso, NM.
- Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value; 2002. Sponsored by Appraisal Institute, El Paso, TX.
- The Road Less Traveled...Special Purpose Properties; 2001. Sponsored by Appraisal Institute, Ruidoso, NM.
- Conservation Easements; 2001. Sponsored by American Society of Farm Managers and Rural Appraisers and Appraisal Institute, Albuquerque, NM.
- Appraisal of Non-Conforming Uses; 2000. Sponsored by Appraisal Institute, Albuquerque, NM.

HARRY L. HANSEN, MAI, SRAProfessional Seminars Attended:

- Small Hotel/Motel Valuation; 1998. Sponsored by Appraisal Institute, Ruidoso, NM.
- Eminent Domain & Condemnation Appraising; 1998. Sponsored by Appraisal Institute, Albuquerque, NM.
- The Internet and Appraising; 1998. Sponsored by Appraisal Institute, Albuquerque, NM.
- Water Rights in New Mexico; 1997. Sponsored by Appraisal Institute, Santa Fe, NM.
- Valuation of Leased Fee Interests; 1997. Sponsored by Appraisal Institute, Albuquerque, NM.
- Special Purpose Properties; 1996. Sponsored by Appraisal Institute, Albuquerque, NM.
- The Appraiser as Expert Witness; 1996. Sponsored by Appraisal Institute, El Paso, TX.
- Analyzing Operating Expenses; 1996. Sponsored by Appraisal Institute, Albuquerque, NM.
- Standards of Professional Practice, Parts A & B (USPAP); 1995. Sponsored by Appraisal Institute, Albuquerque, NM.
- Fair Lending and the Appraiser; 1995. Sponsored by Appraisal Institute, Las Cruces, NM.
- Understanding Limited Appraisals and Reporting Options - General; 1995. Sponsored by Appraisal Institute, Albuquerque, NM.
- Environmental Risk and the Real Estate Appraisal Process; 1994. Sponsored by Appraisal Institute, Ruidoso, NM.
- 5.0B Limited Scope Appraisals and the Uniform Standards of Professional Appraisal Practice; 1994. Sponsored by NAIFA, El Paso, TX.
- Feasibility Analysis and Highest and Best Use - Nonresidential Properties; 1994. Sponsored by Appraisal Institute, El Paso, TX.
- Subdivision Analysis; 1994. Sponsored by Appraisal Institute, Albuquerque, NM.
- Mock Trial; 1993. Sponsored by Appraisal Institute, El Paso, TX.
- The Appraiser's Legal Liabilities; 1992. Sponsored by Appraisal Institute, Las Cruces, NM.

HARRY L. HANSEN, MAI, SRAProfessional Seminars Attended:

- Appraisal Regulations of the Federal Banking Agencies; 1992. Sponsored by Appraisal Institute, Albuquerque, NM.
- Appraising Troubled Properties; 1992. Sponsored by Appraisal Institute, El Paso, TX.
- Uniform Standards of Professional Appraisal Practice; 1990. Sponsored by NAIFA, El Paso, TX.
- New Fannie Mae Form 1025 - Small Residential Income Property Appraisal Report Form; 1990. Sponsored by SREA, Las Cruces, NM.
- The SREA Review Form; 1990. Sponsored by SREA, Las Vegas, NV.
- Equity Residual Techniques; 1990. Sponsored by SREA, Las Vegas, NV.
- State Regulation (Licensing & Certification); 1990. Sponsored by SREA, Las Vegas, NV.
- The new FNMA Guidelines/Two - Four Units; 1990. Sponsored by SREA, Las Vegas, NV.
- Professional Practice & the Society of Real Estate Appraisers; 1989. Sponsored by SREA, Albuquerque, NM.
- Litigation Valuation; 1989. Sponsored by AIREA, El Paso, TX.
- Mineral Rights; 1988. Sponsored by UNM, Las Cruces, NM.
- Water Rights; 1988. Sponsored by UNM, Las Cruces, NM.
- Real Estate and the New Federal Tax Law; 1988. Sponsored by UNM, Las Cruces, NM.
- Real Estate Risk Analysis; 1987. Sponsored by AIREA, El Paso, TX.
- Depreciation Analysis Seminar; 1987. Sponsored by SREA, Roswell, NM.
- Uniform Residential Appraisal Report; 1987. Sponsored by SREA, Las Cruces, NM.
- Federal Home Loan Bank Board, R-41B; 1986. Sponsored by AIREA, Albuquerque, NM.
- Appraising Apartments; 1979. Sponsored by SREA, El Paso, TX.



REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87504 (505) 476-4611

This is to certify that
Harry L. Hansen #44-G

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

GENERAL CERTIFIED APPRAISER

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 12/01/1990 Date Expires: 04/30/2010

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

A D D E N D U M

C-1 - COMMERCIAL LOW INTENSITY: The C-1 district facilitates and encourages development of those uses that generate small-scale retail and service activities within a neighborhood area.

LAND USES ALLOWED

RESIDENTIAL-RELATED LAND USES (See Section 38-33B)

Accessory Uses and Structures
Greenhouse (Non-Commercial), Garden Shed or Tool Shed
Recreational Court, Tennis, etc., Private

INSTITUTIONAL LAND USES (See Section 38-33D)

Child Care Center or Preschool
Community buildings uses
Convention Center/Exhibition Hall
Library/Museum

RECREATIONAL LAND USES (See Section 38-33E)

Recreational Courts, e.g. Tennis (public)

SERVICE LAND USES (See Section 38-33F)

Accounting, Auditing & Bookkeeping
Architectural, Engineering, Planning & Surveying Services
Art Studio
Bank, Bonding & Financial Institution/Facility (No Drive Thru)
Barber/Beauty/Hair Salon & Related Personal Care
Business Offices
Consulting
Counseling Services
Credit Reporting & Collection
Desktop Publishing & Graphic Design
Funeral Home
Institutional Office: Public, Private, Educational, Religious, & Philanthropic
Insurance
Laboratory
Legal Services
Lessons (Art, Dance, Music, etc.)
Mailing & Stenographic Services
Medical/Dental Office
Motion Picture Production
Noncommercial Research Organization
Photography Studio
Real estate
Tax Preparation

RETAIL LAND USES (See Section 38-33G)

Cleaning & Maid Services
Clothing Store
Delicatessen, Produce/Meat Market
Grocery Store
Home Furnishings
Laundry/Dry Cleaning Services
Specialty Foods (Bakeries, Confectionaries, etc.)
Specialty Store (Books, Music, Toys, Sports Equip, Stationery, etc.)
Variety Store

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES
(See Section 38-33H and Section 38-53)

Parking Facilities, Commercial (Garages & Private Parking Lots)

LAND USES ALLOWED WITH CONDITIONS

RESIDENTIAL LAND USES (See Section 38-33A and Section 38-53)

Bed and Breakfast
Detached, Site-Built, Single Family Dwelling Unit
Dwelling Use (Non primary)
Manufactured Dwelling Unit

RESIDENTIAL-RELATED LAND USES (See Section 38-33B and Section 38-53)

Home Occupation
Kennel/Cattery (Private Residential)
Storage of recreational vehicles and motor vehicle appurtenances
Swimming Pool, Private
Temporary Uses

INSTITUTIONAL LAND USES (See Section 38-33D and Section 38-53)

Religious Institution/Columbarium
School (K-12), Public, Private, Parochial
School, College or University
School, Trade or Technical

RECREATIONAL LAND USES (See Section 38-33E and Section 38-53)

Park
Swimming Pool, Commercial or Public

SERVICE LAND USES (See Section 38-33F and Section 38-53)

Bank, Bonding, and Financial Institutions/facility (drive-thru including ATM and other electronic banking)
Pharmacy

RETAIL LAND USES (See Section 38-33G and Section 38-53)

Café, Cafeteria, Coffee Shop, Restaurant, etc.
Hardware Store
Seasonal Sales – Non-Temporary (Fireworks, Agriculture Products, Snowcone Stand, etc.)
Small Item Repair Shop
Temporary (Non-Seasonal)
Upholstery Shop

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES
(See Section 38-33H and Section 38-53)

Above Ground Storage Tanks for Flammable and Combustible Liquids and LP Gas
Storage/Display of merchandise for sale (except manufactured buildings, mobile homes & operable cars, trucks, motorcycles and RVs)
Storage, warehousing accessory to Office, Retail, Service or Industry

MANUFACTURING & RELATED LAND USES (See Section 38-33I and Section 38-53)

Construction Yard or Building(s), Temporary
Cottage Industry – Retail or Service

UTILITY LAND USES (See Section 38-33J, Section 38-53 and Section 38-59)

Antenna, Towers, Communication Structures, and Other Vertical Structures
Face Mount (Attached to Primary Use)
Public/Private Utility Installation

LAND USES ALLOWED REQUIRING A SPECIAL USE PERMIT

UTILITY LAND USES (See Section 38-33J, Section 38-54, and Section 38-59)

Antenna, Towers, Communication Structures, and Other Vertical Structures

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES
(See Section 38-33H and Section 38-53)

Heliport/Helistop

281

Harry Hansen

From: William (Bill) Hamm [whamm@las-cruces.org]
Sent: Wednesday, September 09, 2009 1:55 PM
To: Harry Hansen
Subject: FW: Lucero / Main St. Huerta Property

Harry, you are authorized to proceed on the assignment. Let me know what you need. Thanks.

Bill R. Hamm
Land Management Administrator
Public Works Dept.
(575) 528-3410

From: Nancy Montoya (Engineering)
Sent: Wednesday, September 09, 2009 1:29 PM
To: William (Bill) Hamm
Subject: RE: Lucero / Main St. Huerta Property

Req. has been entered. Mr. Hansen can proceed. Thanks.

From: William (Bill) Hamm
Sent: Wednesday, September 09, 2009 11:44 AM
To: Nancy Montoya (Engineering)
Subject: FW: Lucero / Main St. Huerta Property

FYI – please enter requisition, our PW appraisal money.

Bill R. Hamm
Land Management Administrator
Public Works Dept.
(575) 528-3410

From: Harry Hansen [mailto:hansen@zianet.com]
Sent: Wednesday, September 09, 2009 10:49 AM
To: William (Bill) Hamm
Subject: Lucero

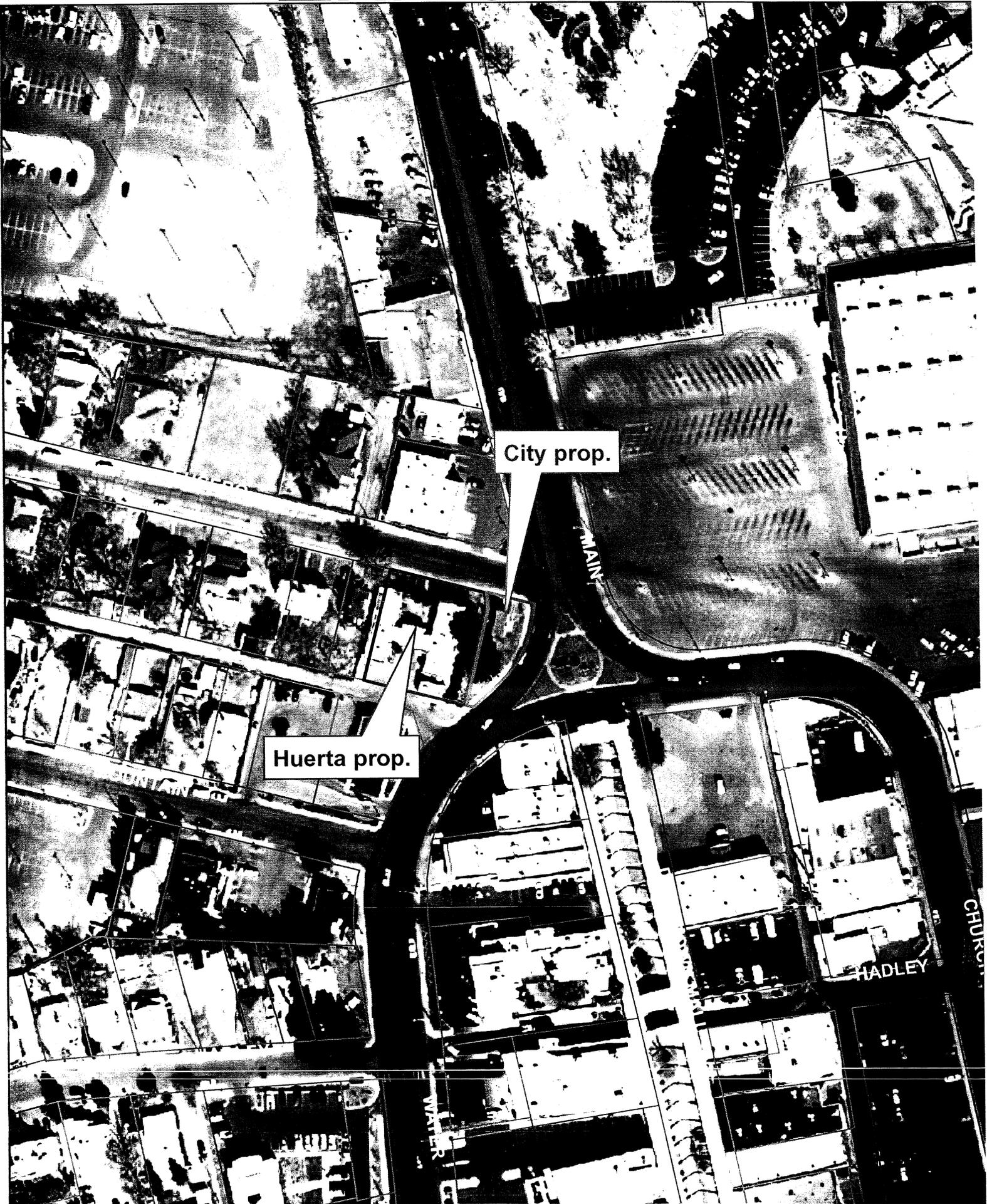
Bill, I can do this appraisal in 30 days or less for \$1,750 plus tax. Thanks, Harry

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.409 / Virus Database: 270.13.86/2355 - Release Date: 09/09/09 06:53:00

9/10/2009

Exhibit "D"

282



City prop.

Huerta prop.

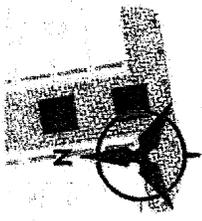
MOUNTAIN VIEW

WATER

HADLEY

CHURCH

283 Exhibit "E"



NEW PZ

FORMER EXISTING PROPERTY LINES SHOWN BY DOTTED LINES

MAIN STREET
RIGHT-OF-WAY VARIES

City prop.

Huerta prop.

LUCERO AVE.

EXISTING
PROPERTY
BOUNDARY

