

City of Las Cruces®

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 20 Ordinance/Resolution# 10-237 Council District: 1

For Meeting of March 15, 2010

(Adoption Date)

TITLE: A RESOLUTION APPROVING A RECONSTRUCTION PROJECT, INCLUDING THE PAYOFF OF AN EXISTING REAL ESTATE CONTRACT/MORTGAGE BALANCE AND AN EXCEPTION TO THE HOME REHABILITATION HANDBOOK FOR THE RESIDENCE OWNED BY ALBERT CARABAJAL FOR HIS PROPERTY LOCATED AT 720 E. FIR AVENUE.

PURPOSE(S) OF ACTION: To provide the homeowner, Mr. Albert Carabajal, with a safe, decent and sanitary dwelling and to eliminate a loan from the property.

Name of Drafter: Maria Fahrenkrog <i>MF</i>		Department: Community Development <i>CD</i>		Phone: 528-3177	
Department	Signature	Phone	Department	Signature	Phone
Community Development	<i>DW</i>	528-3066	Budget	<i>Richard [unclear]</i>	541-2300
			Assistant City Manager	<i>[Signature]</i>	541-2271
Legal	<i>[Signature]</i>	541-2128	City Manager	<i>[Signature]</i>	541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS: The Home Rehabilitation staff processed the application for Home Rehabilitation for Mr. Albert Carabajal, whose residence is located at 720 E. Fir Avenue. The house is occupied by the homeowner. Mr. Carabajal has an annual income of \$8,330.19. Because of Mr. Carabajal's low income, he qualifies for a Grant for \$17,000.00 and a Deferred Payment Loan (DPL) for \$40,000.00, per the current Home Rehabilitation Handbook guidelines. The house is in an extensive state of disrepair and cannot be rehabilitated with the maximum funding limits of \$57,000.00. The property is presently under a Real Estate Contract and a Mortgage with Mr. and Mrs. Bob Bradshaw and has an approximate balance of \$6,668.69 and is currently at 24% interest. Mr. Carabajal's monthly payments are \$136.00.

Because the present home rehabilitation guidelines don't allow funding in excess of \$57,000.00, which in this case is insufficient to improve the living conditions of this applicant, staff is requesting that the City Council authorize extra funding to demolish and reconstruct Mr. Carabajal's house and to payoff the Real Estate Contract/Mortgage to free the title of the property, as well as to alleviate the homeowner's burden of mortgage payments under the current lending conditions. The amount of the payoff, which is approximately \$6,668.69, will be committed to Mr. Carabajal's Deferred Payment Loan.

The appraised value of Mr. Carabajal's proposed new home is \$89,000.00. The size of the proposed home is 900 square feet. A recent survey of the property shows that the lot is 0.065 acre in size (approximately 3,021 square feet).

Staff estimates the total cost of this project to be \$109,974.00, as follows:

1. The payoff of the Real Estate Contract/Mortgage to Mr. and Mrs. Bradshaw is approximately \$6,668.69 plus closing fees and interest.
2. Demolition and reconstruction of the homeowner's dwelling at a minimum cost of approximately \$96,855.00.
3. The soft cost, which includes relocation expenses, will be approximately \$6,450.00.

Because the condition of the home warrants the City Council's approval of a "substantial rehabilitation" project and the expenses will exceed the Loan to Value Ratio, staff is requesting the City Council to authorize the following approvals and/or exceptions:

1. Approval to an exception made by Staff to Chapter VIII, Part B-4 – which reads: "There may be an exception made when Program Staff finds a residence needs Substantial Rehabilitation. When Program Staff finds that a structure is in a state of disrepair i.e., that the cost of rehabilitation is higher than the program allowances, or if the condition of the core of the structure is so dilapidated that the only practical action is to demolish and rebuild, then Program Staff will seek approval of a Substantial Rehabilitation Project. The decision to undergo a Substantial Rehabilitation is not an option to the homeowner, but will be made only by program Staff with approval of the Las Cruces City Council through Resolution".
2. An exception to Chapter VI, Part C-2 – Loan to Value Ratio of the Home Rehabilitation Handbook, which reads: "The loan-to-value ratio for any property shall not be greater than 95% for a grant or a grant made in combination with a loan or deferred payment loan". By granting this exception the City will be able to provide Mr. Carabajal with a grant and a deferred payment loan with necessary funding to cover all the demolition and construction expenses, paying off the predatory Real Estate Contract/Mortgage, and cover relocation and soft cost expenses.

SUPPORT INFORMATION:

Fund Name / Account Number	Amount of Expenditure	Budget Amount
Community Development Fund/ Fund 2000 2000-20184200-722195-10208	\$109,974	\$109,974

1. Resolution
2. Attachment "A" – Work Write Up
3. Attachment "B" – Appraisal
4. Attachment "C" – Property Survey
5. Attachment "D" – Pictures of the existing home

(Continued on Page 3)

1. **Vote YES and approve the Resolution.** Such action would approve the substantial rehabilitation of a family dwelling in dire need of help and will approve funding to pay off a Real Estate Contract/Mortgage and will also contribute to a positive image within the neighborhood and promote pride and community values, reducing the potential for neighborhood blight.
2. **Vote NO and deny the Resolution.** Such action would not approve help needed for a family whose house is in dire need of repair, and would not approve funding to payoff a Real Estate Contract/Mortgage, and would not contribute to a positive image within the neighborhood and promote pride and community values, and would not reduce the potential for neighborhood blight.
3. **Modify the Resolution and vote YES to approve the modified Resolution.**
4. **Table/Postpone the Resolution and direct staff accordingly.**

RESOLUTION NO. 10-237

A RESOLUTION APPROVING A RECONSTRUCTION PROJECT, INCLUDING THE PAYOFF OF AN EXISTING REAL ESTATE CONTRACT/MORTGAGE BALANCE AND AN EXCEPTION TO THE HOME REHABILITATION HANDBOOK FOR THE RESIDENCE OWNED BY ALBERT CARABAJAL FOR HIS PROPERTY LOCATED AT 720 E. FIR AVENUE.

The City Council is informed that:

WHEREAS, the Home Rehabilitation staff processed the application for Home Rehabilitation for Mr. Albert Carabajal, whose house is located at 720 E. Fir Avenue; and

WHEREAS, this project cannot be completed with the current maximum funding amount allowed under the Home Rehabilitation Handbook guidelines, which is \$57,000.00, due to the extensive state of disrepair of the property; and

WHEREAS, the home owner has an annual income of \$8,330.19, and has an existing Real Estate Contract/Mortgage with Mr. and Mrs. Bob Bradshaw on the property with a balance of \$6,668.69 with a current interest rate of 24%; and

WHEREAS, under the Home Rehabilitation Handbook guidelines, because of the homeowner's low income, he qualifies for a grant for up to \$17,000.00 and a Deferred Payment Loan (DPL) for up to \$40,000.00; and

WHEREAS, the house is in an extensive state of disrepair and cannot be rehabilitated with the maximum funding limits of \$57,000.00. Home Rehabilitation staff is requesting City Council approval for additional funding in the amount of \$52,974.00, for a total of \$109,974.00 to demolish and reconstruct the structure, as well as to alleviate the homeowner's burden of the predatory Real Estate Contract/Mortgage; and

WHEREAS, the amount of the payoff, which is approximately \$6,668.69, will be committed to Mr. Carabajal's Deferred Payment Loan; and

WHEREAS, the appraised value of Mr. Carabajal's proposed new home is \$89,000; and

WHEREAS, the proposed home is 900 square feet and the size of the lot is approximately 3,021 square feet; and

WHEREAS, the expenses involved in the completion of this project exceed the Loan to Value Ratio; and

WHEREAS, the City Council has the authority to approve additional funding and to grant exceptions to the Home Rehabilitation Program guidelines.

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

(I)

THAT the City Council, in accordance with Chapter VIII, Part B-4 of the City's Home Rehabilitation Handbook, hereby grants a Substantial Rehabilitation for the property at 720 E. Fir Avenue owned and occupied by Mr. Albert Carabajal for a total investment not to exceed \$109,974.00, which includes the payoff of an existing first mortgage in the amount of \$6,668.69 plus closing costs and other associated fees.

(II)

THAT the Home Rehabilitation Project for Mr. Albert Carabajal is hereby granted the following exception: Chapter VI, Part C-2- Loan to Value Ratio of the Home Rehabilitation Handbook in excess of 95%.

(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.

APPROVED:

(SEAL)

Mayor

ATTEST:

City Clerk

Moved by: _____

Seconded by: _____

Approved as to Form:

VOTE:

Mayor Miyagishima: _____

Councillor Silva: _____

Councillor Connor: _____

Councillor Pedroza: _____

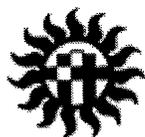
Councillor Small: _____

Councillor Sorg: _____

Councillor Thomas: _____

John City Attorney *By [Signature]*

ATTACHMENT "A"



City of Las Cruces

Owner: Albert Carabajal Date : February 4, 2010
 Address: 720 Fir Application #: 1434
 Home Rehab. Coordinator: Ray Sartin
 Date of walk- thru: 02/18/2010 Ph. 575- 527- 5689

TO ALL CONTRACTORS:

All work must conform to the general specifications of the Building Codes, and Zoning Laws. **All required permits** in accordance with the Municipal Code of the City of Las Cruces must be secured prior to the start of any demolition or construction on this project.

WARNING: Due to the potential presence of **LEAD BASED PAINT** in this project contractors are required to use Lead Safe Work Practices.

WORKMANSHIP: All work shall be neatly done in a workmanlike manner and shall be uniform in appearance. All work and materials must conform to the Construction Standards of the Home Rehabilitation Handbook. Contractors shall be responsible for any work that does not meet Home Rehabilitation Standards. The Contractor will provide all material unless otherwise specified. Changes in material and/or work requirements will not be accepted for payment unless given prior approval in writing by Rehab Coordinator, Homeowner, and Supervisors. No work is to be performed before receiving such approval.

At the time of Final Inspection all warranties and guarantees for any new appliances that have been installed shall be filled out and dated to include name, address, and dealer where appliances were purchased. All inspection permits shall be delivered and all building debris and trash must be removed from the job site before final inspection. The Contractor, Home Rehab. Coordinator and Homeowner shall be present at final inspection.

Accepted by Home Owner: _____ Date: _____

Work Write-up

Contractor to verify all information at job site. All measurements and / or estimations are for staff use only. Bidding contractors are responsible for taking their own measurements for the purpose of calculating their bids. Failure to do so will result in disqualification.

GENERAL CONDITIONS

SCOPE OF WORK: Demolition and removal of existing dilapidated dwelling, preparation of site and the reconstruction of a dwelling, driveway, and sidewalk on same property.

RECONSTRUCTION OF DWELLING: Reconstruct a dwelling in accordance with approved plans and work write-up. The dwelling is a single family residential unit, two bedroom, single bath, of approximately (900) nine hundred square feet. A model plan is provided with this work write-up as the standard for construction.

However: The contractor is to provide a detailed set of plans, as required by the City for review. To include site plan, showing location on lot, exterior elevations, roof plan, glazing schedule, floor plan, electrical, plumbing, HVAC, etc. Construction of dwelling requires compliance to zoning set-backs. Home Rehab staff and the homeowner must approve plans.

Site Preparation/Demolition:

Demolition & Removal: Remove all building components, slab, foundation, and debris, of existing building. Disconnect all existing utilities which include; electrical wiring, electrical meter, pipes and fixtures. Remove all gas pipes, and all debris from underground within the footing/structure location and the remainder of the lot. Dispose of all in approved manner and location.

Site Grading: Prepare site for the reconstruction of the dwelling. Remove the tree that is front center of the lot and any vegetation interfering with construction. Grade and level the lot, as required. Provide and install compacted fill, as needed to ensure drainage of surface water away from the structure, to approved location. Provide ponding as required.

Termite/Pest Control Treatment: Pad site is to be chemically treated for termites before the concrete foundation is poured. All framing studs and bottom plates will be chemically treated for termites before covered by construction. Include two (2) General pest control services, one (1) for the entire lot, before any concrete is poured and one (1) at frame before covering.

Total: \$ _____

Concrete:

Foundation: Construct a concrete floor, slab on grade, with turn down footings that will meet or exceed all applicable codes, and minimum standards. Include a recessed area under the laundry equipment location for drainage and a 36'X60" recessed area in the bathroom for a recessed/roll in shower.

Apron & Pads: Construct a 36" wide concrete apron around the entire dwelling only. The apron is to be 4" thick sloped to 3 ½" away from the dwelling with 2,500 psi concrete. Construct, one (1) 48"X72" concrete pad, at the front entrance, level with the interior, and one (1) sized and located for the A/C, connect to the apron and walkway. Replace any concrete damaged during construction or demolition. Provide ramps as necessary to ensure there are no steps between the sidewalk, driveway, and entry.

Driveway: Construct a 3,000 psi concrete driveway to the street, as shown on the plan. The driveway is to be 4" thick and sloped toward the street.

Total: \$ _____

Framing:

Walls: Use wood frame construction on walls. Interior wall construction is to include; 2"x4" base plates, and wall studs. Exterior wall construction is to include; 2"x6" base plates, and wall studs. Install all bracing, blocking, backing, and sheathing to meet or exceed all applicable code minimums. Backing must be installed in frame walls for all grab bars. All lumber will be #2 grade or better.

Roofing: Build a pitched roof, of 3" in 12" pitch over entire structure. Extend the roof overhang over the storage room and at least 48"x72" at the entry to front door, with 4"x6" supporting post and complete as specified here. New roof structure to be 2" x 4" trusses. Install 7/16" plywood or 7/16" OSB wafer board decking with clips. Eaves are to extend to sixteen-inch (16") overhang front and back with 6" overhang on gable ends to allow for setback requirements. Install 6" x 3/8" fascia, and 16" x 3/8", soffit. Install soffit vents at eight-foot (8') intervals, with insulation baffles, and install metal corners on fascia and "H" molding at joints. Porch ceilings to be covered with 3/8" Masonite® or pre-approved equal. All soffit, fascia, carport, and porch ceilings, will be wood grain Masonite® or pre-approved equal material. No wafer board fascia or soffit will be accepted. Install all necessary metal edgings, flashing, roof jacks, fire blocking, ventilation, etc., as required for a new roof. Install two (2) aluminum, louver attic vents over a 1/4" mesh, one on each gable end, (large enough to be utilized as attic access).

Install two layers of felt paper, as required in the IRC R905.2.2 and R905.2.7, and new asphalt composition Owens Corning® or approved equal, 20 year warranty, 3 tab shingles. The owner is to choose the color of shingles.

TOTAL: \$ _____

Insulation:

Wall Insulation: Install R-19 rated insulation at all exterior walls. Seal all wall penetrations to ensure an airtight air barrier.

Attic Insulation: Install blown fiberglass insulation over existing in attic space and into the attic of the addition, to yield an R-value of R-30 or better. **Ensure complete coverage and yield by installing *depth markers.** Complete as new installation. **Ensure one (1) inch clearance above insulation at soffit vent locations by installing baffles.**

Note: A site inspection of the insulation by Home Rehabilitation Staff is required prior to installation of sheetrock. A certificate of insulation, or inspection by the Building Inspector, will also be required.

TOTAL: \$ _____

*** Attic insulation installed without depth markers will, not be accepted.**

Exterior Doors:

Install two (2) 3/0, MASONITE®, RELIABUILT® or approved equal, doors, one at the front entrance and one into the storage room. Door are to be 1-3/4" thick, 24 gauge galvanized steel, with polyurethane foam insulation, and magnetic weather stripping or comparable. Include the installation of three (3) hinges, and aluminum threshold with factory installed vinyl sweep with aluminum sill or aluminum sill with bubble. Install wood jamb that is caulked and primed. Doors are to be pre-hung, hung plumb, true and square with equal margins, and fit tightly against stops, and have no play in strike plate/lock assembly. Provide single cylinder dead bolts, with peephole on front door and door bumpers. Provide and install, door lever handle sets.

TOTAL: \$ _____

Stucco:

Stucco: Prepare entire exterior walls for application of stucco. A minimum of 2 ply felt Jumbo Tex® or approved equal must be applied throughout exterior walls with a minimum overlap of six inches (6") between layers and a minimum overlap of sixteen inches (16") on joints. Install self-furring 17-gauge stucco mesh on walls with appropriate nails or staples. Corner bead must be applied on all corners and plaster stop on all openings and where there is a material change, to stop and retard cracks. Apply scratch/brown, and color coats of plaster and stucco. Scratch and brown coats shall be cured a minimum of forty-eight (48) hours between applications and seven (7) days between the brown and color coats. Color coat with elastomeric synthetic stucco or approved substitute. Stucco gable ends. Install stucco to meet all applicable codes, and the manufactures installation requirements. Owner to select color of stucco.

TOTAL: \$ 4,000 _____

Electrical:

Wiring & Fixtures: Provide a complete new electrical system. System must meet all applicable code requirements. Include the installation of switches, receptacles, and light fixtures. Include the installation of two (2) 240 volt receptacle outlets, one for the laundry and one for the range. Owner is to select light fixtures within a \$350 allowance, and "Energy Efficiency Requirements" of the NM Electrical Code. Contact the utility company for the meter installation.

Detectors: Install interconnected 120 volt smoke detectors as required by code and install one (1) carbon monoxide detector.

Exhaust: Install a 30" GE®, or approved equal range exhaust hood to match kitchen appliances. The range hood is to include a working light and a variable speed, quiet fan. Provide and install one (1) ENERGY STAR rated bathroom exhaust fan. Provide Energy Star rating documentation of for fan.

Other: Install a door bell at the front entrance. Install one television cable and one (1) telephone jack outlet. Bedrooms, kitchen, and living room are to be provided with listed boxes for ceiling fans. New receptacle and switch outlets shall be installed to meet the accessibility reach requirements per ANSI, A117-1.

Temp Power: Provide temporary power as necessary for construction.

No work may be concealed without the inspection approval of the Electrical Inspector.

TOTAL: \$ _____

Plumbing:

Water Distribution: Install a one inch water supply from the water meter to the dwelling. Install, rough-in, and top-out the interior water distribution system of the dwelling unit. Connect water lines above the slab to all plumbing fixtures, and appliances. Provide and install two (2) hose bibs, one near the front of the dwelling, and one at the location of the A/C. Install copper water supply, with valve, to the A/C. Provide water supply for and connect to the ice maker if provided. Insulate water lines in outside exterior walls above slab.

Drain, Waste, and Vent Systems: Install DWV grade PVC sewer piping and connect to the City of Las Cruces sewer stub at the street. Install a complete drain, waste, and vent system of schedule 40 PVC for all plumbing fixtures, including cleanouts, and deep seal traps, to the laundry recess and water heater closet. Connect waste pipes to all plumbing fixtures.

Laundry: Provide and install one (1) washer box with faucets, connect drain and faucets. Provide and install drain for recessed concrete area with a deep seal trap.

Water heater: Install a 40 gallon, Energy Star® rated, natural gas water heater, full way supply valve, T&P valve with drain, and pan with drain. Pipe drains to an open hub drain in the platform floor.

Plumbing Fixtures

Toilet: Install one (1) Eljer®, American Standard®, or approved equal, 17"-19" tall, white, elongated toilet. **Lavatory:** Install one (1), new Delta® or approved equal, chrome, single handle faucet. With escutcheons, chrome pop-up drain, P-trap, and water supply valves. **Shower:** Construct a 36"X60", roll-in accessible shower, with ceramic tile floor, and full ceramic tile enclosure, including soap dish. Install new single lever shower valve for the shower. The threshold is to be a ½" high, beveled, roll over. Tile pattern and color is to be selected by owner. **Grab Bars:** Install four (4), 1 ½" chrome grab bars in the bathroom. One (1), 42", horizontally across the back wall of shower, two (2), 36" vertically, one on each end of the shower, and one (1), 36", horizontally, above the toilet. **Kitchen sink:** Install a new, stainless steel, Eljer®, American Standard, or approved equal, deep, double bowl, kitchen sink. Minimum 18 gauge and 8" deep. Install a new Delta® or approved equal, lever handle, deck mounted, chrome faucet. Include water connections, basket strainers, p-trap, and shut offs.

Note: All faucets through out the building must be the same brand; single lever handle, and include a lifetime finish warranty.

Gas Distribution: Install complete new natural gas piping system from the meter to the dwelling. Install a new gas piping system throughout interior of the dwelling, Provide outlets for the range, furnace, wtr/htr, and dryer. Connect to all gas appliances. Install a valve and cap for any unused outlets. All piping is to be sized by the contractor to meet code minimums. The contractor is responsible for requesting the new gas service line and meter from the City.

No work may be concealed without the inspection approval of the Mechanical Inspector.

TOTAL: \$ _____

HVAC:

Air conditioner: Install new evaporative air conditioner on a stand, and concrete pad, on the ground outside the east wall. *A/C is to be MasterCool®, Champion®, or pre-approved equal, single pad type, minimum 4,000 cfm, with a minimum 1/2 horse power, two-speed motor and new THERMOSTATIC switch.

Heating: Install a new, Energy Star rated, forced air, natural gas furnace, and heating system. Furnace to be a minimum, 50,000 BTU, Coleman®, Reem®, or approved equal with a minimum 90% efficiency rating complete with new DIGITAL, PROGRAMMABLE thermostat.

Duct System: Install a complete new, metal, duct distribution system, in the furr-down provided, sized by contractor. Ensure duct extends to all rooms, install new adjustable air supply registers, and return air duct to hallway, or living room, with register. Connect duct of the furnace and A/C with vibration free connectors and dampers for season change.

Exhaust: Install a 4" duct for new exhaust fan in the bathroom, and a kitchen range exhaust. Install a 4" round dryer vent with back draft damper. Connect ducts to equipment.

General for new work: Provide any hardware, or materials required to complete as a new installation, meeting all minimum code requirements. The equipment and systems installations are to meet or exceed the manufactures installation requirements and the IRC. Provide one seasonal start up of the new furnace and one for the new A/C, one at the final of the Rehab project, for the current season, and at the next seasonal change when requested by the owner.

No work may be concealed without the inspection approval of the Mechanical Inspector.

TOTAL: \$ _____

Windows:

Install Jeld Wen®, American Craftsman®, or approved equal, white, double pane, Low – E, vinyl, Energy Star ® rated, sliding windows with screens. The bathroom window pane is to be of obscure glass. All windows are to be hung plumb true and square. Bedroom windows must be installed to meet emergency egress requirements. Install safety glass as necessary. Install according to schedule below:

LOCATION	QUANTITY	WINDOW SIZE
Living Room, North	1	5040
Living Room, West	1	4040
Bedrooms	2	5040
Bathroom	1	2020
Kitchen	1	3030
Dining Area	1	3040
Laundry	1	3020
TOTAL:	8	

Install three (3), double pane skylights, one in the kitchen, one in the laundry, and one (1) in the bathroom.

TOTAL: \$ _____

Carpentry:

Trim: Install C-100 base board in all rooms, closets, and doors. All joints are to be cut to fit and be tight. Fasten trim work with the appropriate nails, fasteners, or adhesives. All nails are to be countersunk and filled. No new materials that are split or otherwise defective will be accepted. Material used should be mill finished and sanded.

Furnace Closet: Construct a new furnace and water heater closet at hallway. Construct to code. Include return air opening and platform. Tape and texture sheetrock and leave ready for painting. Sheet rock interior of area under platform (Return Plenum) and seal all joints.

Closets: Construct one (1) linen closet, opening into the hall. Construct one pantry in the kitchen. Linen closets and pantry will have a minimum four (4) 12" or 16" shelves in place. Construct one (1) clothes closet in each bedroom. All clothes closets must have appropriate shelving, hanger rods, and supports. All closets will have 12"x 3/4" smooth bull nose shelving and minimum 1"x4" backing. Hanger rods will be 1" ridged steel conduit or wood, with rod brackets at ends, and center supports on all shelving over 4' in length.

Other: 1) Build and install duct chases in areas required, to extend duct to all areas of the house, and on the exterior of the house. Exterior duct chase to be insulated and finished to match surrounding walls. 2) Build a storage room, approximately 2' x 8', on the exterior of the house at location shown on the plan finished to match surrounding walls. 3) Install a 12" shelf, the full width of the laundry, over the appliances.

TOTAL: \$ _____

Drywall:

Interior Walls & Ceilings: Install 1/2" sheetrock at all interior walls, and ceilings, including the closets. All new sheetrock is to be taped, bedded, and feathered, to conceal all joints and fasteners, finished with a brocade, or knockdown texture, and prepared for paint.

Shower Area: Install 1/2" cement board, including the ceiling of the shower enclosure. Notify the Home Rehab Coordinator to inspect the cement board installation before covering with tile.

Air Barrier: Sheet rock will be installed above or behind any furred out areas, on the warm side of the framing and sealed air tight, before furred out framing is installed, i.e. duct chase or furr down over cabinets.

TOTAL: \$ _____

Interior Doors:

Doors: Install two (2) bedroom doors, one (1) bathroom door, one laundry room door, and one into the pantry. Doors will be 1 3/8", pre-hung, Masonite®, raised six panel, hollow core doors. Include all hardware and privacy locks, with lever handles, to bedrooms and bathroom door. Egress doors must provide a minimum 32" clear opening.

Closet Doors: Install one (1), 2/0, 1 3/8", pre-hung, Masonite®, raised six panel, hollow core door in hall linen closet. Install two (2), 48", closet doors, one (1) in each bedroom, and one (1), 60", on water heater/furnace closet. Doors will be 1 3/8" thick, hollow core, raised six panels, bi-fold Masonite® doors or pre-approved equal. Include all hardware and handles on doors.

All units are to be hung plum, true, and square with equal margins. Include all hardware, trim, and lever handles on doors. All molding and trim around door is to be installed and prepared for paint to Home Rehab standards.

TOTAL: \$ _____

Flooring:

Vinyl Tile: Install tile through out the entire house, new tile will be, no-wax vinyl tile (VTC), meeting FHA specifications for residential use. Vinyl tile will be selected by owner from maximum allowance of \$16.00 per square yard installed.

Floor Prep: Preparation should include cleaning and treatment of floors. Sweep floors clean and remove spots of paint, grease, dirt, and other foreign matter. Fill holes, cracks, joints, and indentations in the floors. Floor preparation must be approved by the floor covering provider prior to installation.

TOTAL: \$ _____

Painting:

Interior: Prepare and paint the entire interior of the house to include all rooms, ceilings, walls, shelves, the inside of the exterior doors, all closets, the furnace closet, all baseboard and trim. The kitchen, bathrooms, and utility room are to receive a minimum of two (2) coats of semi-gloss latex enamel, to cover, more if required for a neat appearance. Living room, bedrooms, hallways, and closets are to receive two (2) coats of satin latex to cover. The whole of the interior is to receive one color. The color is to be selected by the owner.

Exterior: Paint all exterior wood, and metal surfaces with one (1) coat primer and two (2) coats exterior latex enamel as required for a neat appearance. Exterior paint will include fascia, soffit, doors, doorframes, posts of porches, carport, trim, metal edge, drip edge, etc.

Other: Install address numbers on fascia, and at the street. The numbering requirements are to meet the minimum required by the City of Las Cruces Building Code, ARTICLE I. Section 30-1.

TOTAL: \$ _____

Cabinets and Countertops:

Kitchen Cabinets: Install approximately twenty (20) linear feet of wall and base cabinets in the kitchen. Cabinets will have doors stiles of solid wood and veneered plywood panels. Frames will be solid wood stiles, 1/4" veneered plywood sides, and metal or plastic corner bracing. Drawers shall be made of wood and cabinets will have a factory finish and all appropriate hardware. All units are to be hung plum, true, and square with no margins between joints. All knobs, hinges, and shelves will operate properly and have no visible defects.

Lavatory Cabinets: Install one (1), two piece, 36", vanity base cabinet, with countertop, and integral sink.

Countertops: Install a countertop on the kitchen base cabinets. New counter tops will be of plastic laminate material with rolled edge and four-inch back splash. New counter tops will be screwed to base and have cutouts for sinks when applicable. Owner will select color and style.

Accessories: 1) Provide and install one (1) 24"X 24"X 4" glass mirrored medicine cabinet over the vanity cabinet. Install a wall mounted chrome toilet paper dispenser and two (2), two foot, chrome towel racks in the bathroom. Location provided by homeowner. 2) Install 1 1/2" stainless steel grab bars at the following locations. **Shower:** One (1) 42", horizontally on the back wall of the shower and two (2) 24", horizontally. One below the shower controls and one on the opposite end. **Toilet:** One (1) 42", horizontally on the back wall above the toilet. Backing must be installed in frame walls for all grab bars.

TOTAL: \$ _____

Appliances:

Kitchen Range: Contractor will supply and install a 30" self-cleaning gas or electric range. Natural gas range must have electronic ignition; no standing pilot will be accepted. The home owner is to select the range within a \$600.00 allowance.

Refrigerator: Contractor will provide and install an 18.1 cubic ft. or larger frost-free Energy Star® rated refrigerator. The home owner is to select the refrigerator within a \$800.00 allowance. Contractor will install all necessary water piping, shut-off valve, etc., as to complete installation.

Other: Any appliance must be approved by Home Rehabilitation Coordinator and Home Owner.

TOTAL: \$ _____

General for new work:

Provide any hardware, or materials required to complete as a new installation, meeting all minimum code requirements. The equipment and systems installations are to meet or exceed the manufactures installation requirements and the IRC.

Clean up

Clean exterior and interior of all windowpanes and frames. Clean all plumbing fixtures. Vacuum all carpeting, clean all vinyl, and leave all porches and walks in a broom clean condition. Remove all paint spills, drywall mud, plaster, etc., from all surfaces. Due to the presence of lead based paint, clean for and pass a clearance test.

• **Include Performance Bond of 3% in Total**

SIGHT PREP/DEMO	\$
CONCRETE	\$
FRAMING	\$
INSULATION	\$
EXTERIOR DOORS	\$
STUCCO	\$
ELECTRICAL	\$
PLUMBING	\$
HVAC	\$
WINDOWS	\$
CARPENTRY	\$
DRYWALL	\$
INTERIOR DOORS	\$
FLOORING	\$
PAINTING	\$
CABINETS & COUNTERTOPS	\$
APPLIANCES	\$

Sub Total: \$ _____

Tax:@ 7.4375 % \$ _____

Total: \$ _____

Construction Company

Contractor

Telephone Number

Signature

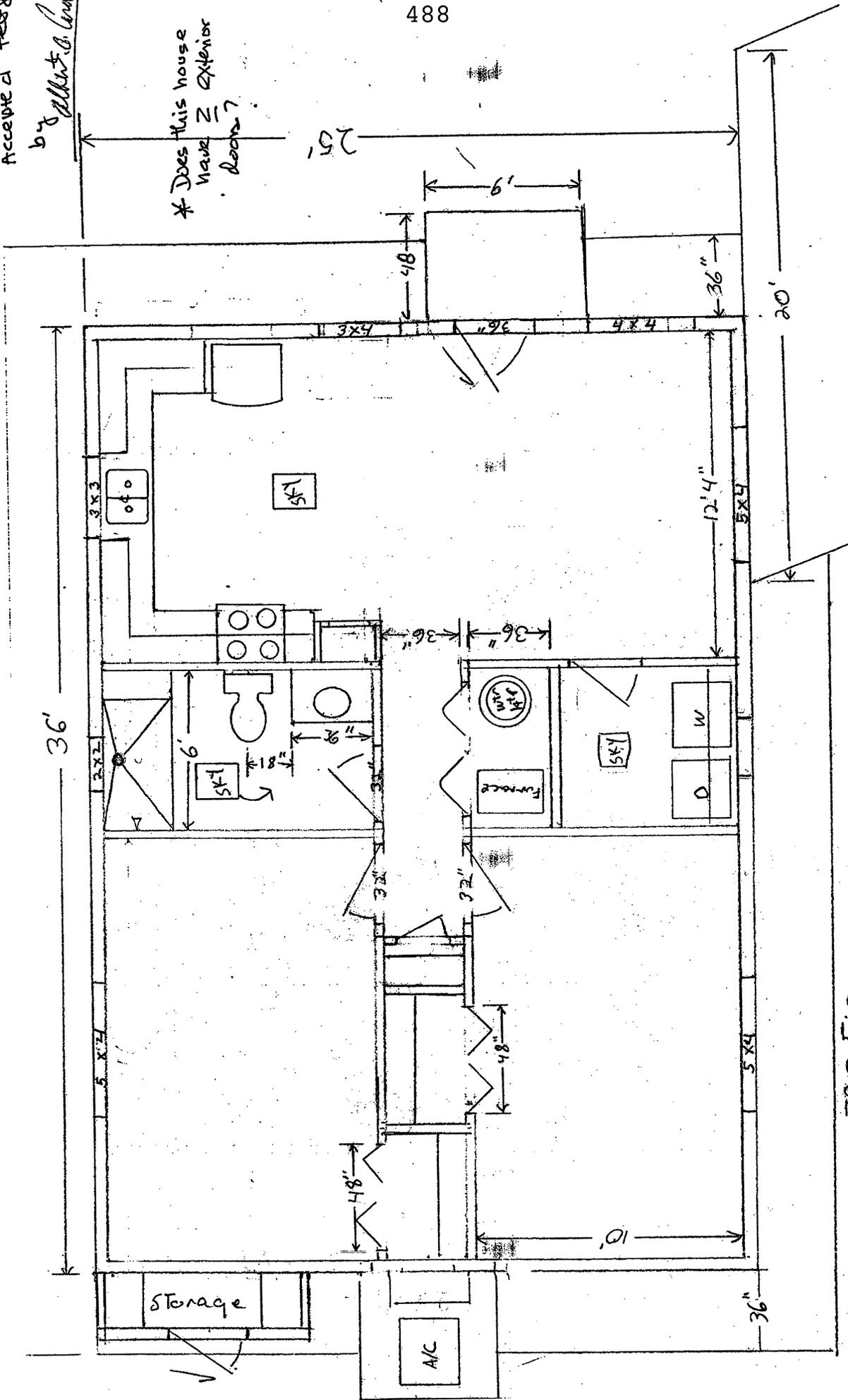
Date

This bid price guaranteed for 45 days after the bid closing date.

ACCEPTED TEST REPORT
by Albert A. Cavalieri

488

* Does this house
have 2 exterior
doors?



720 Fir

ATTACHMENT "B"

Ray Sartin
City of Las Cruces
575 S Alameda Boulevard, Rms 151& 1
Las Cruces, NM 88005

File Number: 20100202

Dear Sir or Madam,

In accordance with your request, I have appraised the real property at:

720 E Fir Avenue
Las Cruces, NM 88001

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of February 10, 2010 is:

\$89,000
Eighty-Nine Thousand Dollars

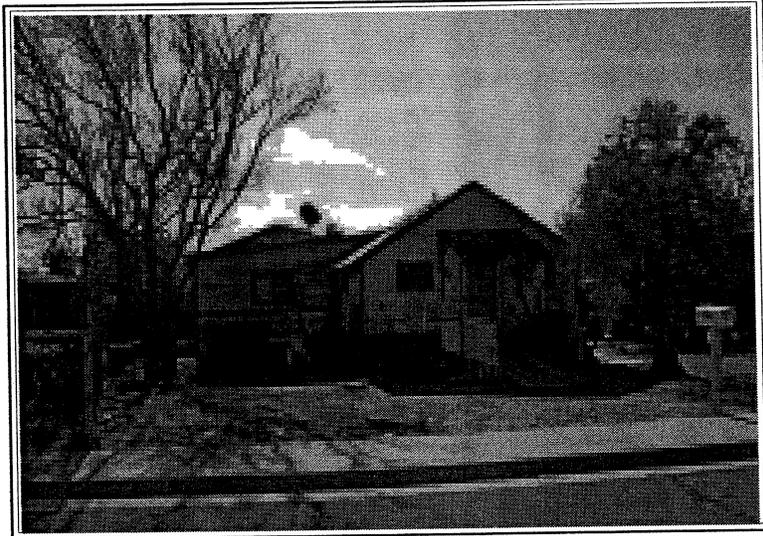
The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully Submitted,



Jodi L. Bell

APPRAISAL OF



Lot Pt Pr 5 6/AKA County Assessor Plat, Block 4, Hinton Addition

LOCATED AT:

720 E Fir Avenue
Las Cruces, NM 88001

FOR:

City of Las Cruces
575 S Alameda Boulevard, Rms 151& 1
Las Cruces, NM 88005

BORROWER:

Albert Carbajal

AS OF:

February 10, 2010

BY:

Jodi L Bell

Uniform Residential Appraisal Report

File No. 20100202

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 720 E Fir Avenue, City Las Cruces, State NM, Zip Code 88001. Borrower Albert Carbajal, Owner of Public Record Albert O Carbajal, County Dona Ana. Legal Description Lot Pt Pr 5 6/8 AKA County Assessor Plat, Block 4, Hinton Addition. Assessor's Parcel # 02-04994, Tax Year 2009, R.E. Taxes \$ See Attached Addendum. Neighborhood Name Downtown, Map Reference 4007134368416, Census Tract 35013/4.01. Occupant [X] Owner [] Tenant [] Vacant. Special Assessments \$ [] PUD HOA \$ [] per year [] per month. Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe). Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Rehabilitation/Reconstruction. Lender/Client City of Las Cruces, Address 575 S Alameda Boulevard, Rms 151& 1, Las Cruces, NM 88005. Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No. Report data source(s) used, offering price(s), and date(s). Multiple Listing Service.

I [] did [X] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A

Contract Price \$ N/A, Date of Contract N/A, Is the property seller the owner of public record? [X] Yes [] No, Data Source(s) County Records. Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [X] No. If Yes, report the total dollar amount and describe the items to be paid. \$ N/A

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Table with Neighborhood Characteristics, One-Unit Housing Trends, and Present Land Use % columns. Includes data for Location (Urban), Property Values (Stable), Demand/Supply (Over Supply), Growth (Stable), and Present Land Use % (One-Unit 75%, 2-4 Unit 5%, Multi-Family 5%, Commercial 10%, Other Vacant 5%).

Neighborhood Boundaries See Attached Addendum. Neighborhood Description See Attached Addendum. Market Conditions (including support for the above conclusions) See Attached Addendum.

Dimensions 53.92' x 53.00' x 56.91' x 60.00', Area 0.065 Acres/Avg, Shape Irregular, View Residential Neighborhood. Specific Zoning Classification R-2, Zoning Description Multi Dwelling Low Density.

Zoning Compliance [] Legal [] Legal Nonconforming (Grandfathered Use) [X] No Zoning [] Illegal (describe). Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No. If No, describe. See Attached.

Addendum - SCOPE OF WORK COMMENTS. Utilities: Electricity [X], Gas [X], Water [X], Sanitary Sewer [X]. Off-site Improvements: Street Paved Asphalt [X], Alley None. FEMA Special Flood Hazard Area [] Yes [X] No, FEMA Flood Zone 35013C0518 F, FEMA Map # X, FEMA Map Date 09/06/1995.

Are the utilities and off-site improvements typical for the market area? [X] Yes [] No. If No, describe. Subject site. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No. If Yes, describe. Subject site conforms to the neighborhood. No apparent adverse easements or encroachments.

Table with columns: GENERAL DESCRIPTION, FOUNDATION, EXTERIOR DESCRIPTION materials/condition, INTERIOR materials/condition. Includes details for Units (One), # of Stories (One), Design (Style) Ranch, Year Built Proposed, Effective Age (Yrs) New, Heating (X) FWA, Cooling (X) Central Air Conditioning, and various interior finishes.

Appliances [X] Refrigerator [X] Range/Oven, [] Dishwasher, [] Disposal, [] Microwave, [] Washer/Dryer, [] Other (describe). Finished area above grade contains: 4 Rooms, 2 Bedrooms, 1.0 Bath(s), 900 Square Feet of Gross Living Area Above Grade. Additional features (special energy efficient items, etc.). Average quality single family residence. Additional light is provided through the use of a skylight in the kitchen, utility room and bathroom. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is proposed construction and therefore there is no physical depreciation or deferred maintenance. According to the plans and specifications, there is no functional obsolescence. There is no external inadequacies noted or considered applicable.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No. If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [] Yes [X] No. If No, describe.

Uniform Residential Appraisal Report

File No. 20100202

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 79,900 to \$ 99,900					
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 108,000 to \$					
FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3	
720 E Fir Avenue Address Las Cruces		114 Mesquite Street Las Cruces, NM 88001	529 E Texas Avenue Las Cruces, NM 88001	901 S Alamo Street Las Cruces, NM 88001	
Proximity to Subject		0.61 miles S	0.96 miles S	1.16 miles SSE	
Sale Price	\$ N/A	\$ 108,000	\$ 97,500	\$ 81,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 123.57 sq. ft.	\$ 116.63 sq. ft.	\$ 80.04 sq. ft.	
Data Source(s)	Inspect-02/10/2010	MLS #810063 Inspect 532-5678	MLS #806834 Inspect 496-7368	MLS #808494 Inspect 522-3698	
Verification Source(s)	County Records	DOM - 17	DOM - 201	DOM - 199	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions	N/A	FHA	0	FHA	0
	None	None	0	Seller Concession!	-2,000
Date of Sale/Time	N/A	11/19/2009	0	10/21/2009	0
Location	Hinton Addition/Avg	Original Townsite/EQ	0	Original Townsite/EQ	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	0	Fee Simple	0
Site	0.065 Acres/Avg	0.09 Acres/Avg	-3,000	0.250 Acres/Avg	-15,000
View	Average	Average	0	Average	0
Design (Style)	Ranch/Avg	Ranch/Avg	0	Ranch/Avg	0
Quality of Construction	Stu,Fr/Avg	Stu,Adobe/Avg	0	Stu,CB/Avg	0
Actual Age	Proposed	1932, A-78, E-5	+4,300	1936, A-74, E-5	+3,100
Condition	New	Good-Remodeled	0	Good-Remodeled	0
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths	0
Room Count	4 2 1.0	4 1 1.0	0	4 1 1.0	0
Gross Living Area	45 900 sq. ft.	874 sq. ft.	0	836 sq. ft.	2,900
Basement & Finished Rooms Below Grade	None	None	0	None	0
Functional Utility	Average	Equal	0	Equal	0
Heating/Cooling	GFA/Evap Air	GFA/Refrig	-2,500	GFA/Evap Air	0
Energy Efficient Items	Standard Package	Standard Package	0	Standard Package	0
Garage/Carport	None	1 Carport	-2,000	1 Car Garage	0
Porch/Patio/Deck	Porch	CvdPor,2EnclPats	-6,000	Cvd Porch, Patio	+1,000
Fireplace(s), etc.	None	1 F/P	-1,000	None	+1,000
Fence, Pool, etc.	Fence, Lndscp	Fen,LS,Wkshp	-4,000	Fence, Lndscp	0
Kitchen Equipment	KitchenEquipment	KitchenEquipment	0	KitchenEquipment	0
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 14,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,000
Adjusted Sale Price of Comparables		Net Adj. -13.1% Gross Adj. 21.1%	\$ 93,800	Net Adj. -7.2% Gross Adj. 23.6%	\$ 90,500
				Net Adj. -0.4% Gross Adj. 29.3%	\$ 80,700

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **County Courthouse and Multiple Listing Service**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **County Courthouse and Multiple Listing Service**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	12/2006	10/2002	08/2008	06/2005
Price of Prior Sale/Transfer	Unknown	Unknown	\$50,000	\$89,000
Data Source(s)	Cty Receipt #0642487	Cty Receipt #0230291	MLS #803592	MLS #768795
Effective Date of Data Source(s)	12/18/2006	12/08/2009	08/09/2008	06/02/2005

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject property was deeded to the current owner in December of 2006, (County Reception #0642487), as a result of the settling of an estate. To the best of the appraiser's knowledge, the subject property has not otherwise been listed for sale or sold in the last three years.**

Summary of Sales Comparison Approach. **The comparables chosen are believed to be the best representative sales available, being the most similar in appeal, age and quality of location. Building adjustments are made at \$45.00 per square foot. Land adjustments are based on incremental value differences only. Effective age adjustments are calculated using the comparables' sales price minus its site value. The adjusted value in the Sales Comparison Approach demonstrate a range of \$13,100.00 or 16.3% of the lowest valued comparable. Comparable 1 is believed to be the most representative comparable and is given the most weight in determining the estimate of value based on the Sales Comparison Approach.**

Indicated Value by Sales Comparison Approach \$ **89,000**

Indicated Value by: Sales Comparison Approach \$ **89,000** Cost Approach (if developed) \$ **89,400** Income Approach (if developed) \$ **N/A**

The Final Estimate of Value is derived by giving the most weight to the Sales Comparison Approach. The Cost Approach is also considered in the Final Estimate of Value. The subject property is not income producing; therefore, the Income Approach is not utilized.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **See Attached Addendum**

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **89,000** as of **Feb 10 2010**, which is the date of inspection and the effective date of this appraisal.

Jodi L. Bell

Uniform Residential Appraisal Report

See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The subject is located in a well established neighborhood. Sales data for comparable vacant sites is not available; therefore the Allocation Method to value is utilized. The Allocation Method is derived from developed residential areas. A land to improvement ratio of 20% to 30%, depending on site amenities, is typical of this markets' ratios. Through this method to value, it is my opinion that the site value is \$20,000.

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Bsmt, Garage/Carport, Total Estimate of Cost-New, Less Physical, Functional, External, Depreciation, Depreciated Cost of Improvements, *As-is* Value of Site Improvements, Estimated Remaining Economic Life (HUD and VA only), INDICATED VALUE BY COST APPROACH.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ N/A Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM) N/A

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal name of project N/A Total number of phases N/A Total number of units N/A Total number of units sold N/A Total number of units rented N/A Total number of units for sale N/A Data source(s) N/A Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion. N/A Does the project contain any multi-dwelling units? Yes No Data source(s) N/A Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. N/A Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. N/A Describe common elements and recreational facilities. N/A

495
Uniform Residential Appraisal Report

File No. 20100202

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File No. 20100202

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File No. 20100202

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Jodi L Bell
 Name Jodi L Bell
 Company Name Tillman Appraisals, LLC
 Company Address PO Box 103
Las Cruces, NM 88004
 Telephone Number (575) 382-2066
 Email Address jodibell@zianet.com
 Date of Signature and Report Feb 12 2010
 Effective Date of Appraisal Feb 10 2010
 State Certification # 02634R
 or State License # _____
 or Other (describe) _____ State # _____
 State NM
 Expiration Date of Certification or License 04/30/2010

ADDRESS OF PROPERTY APPRAISED
720 E Fir Avenue
Las Cruces, NM 88001

APPRAISED VALUE OF SUBJECT PROPERTY \$ 89,000

LENDER/CLIENT
 Name Ray Sartin
 Company Name City of Las Cruces
 Company Address 575 S Alameda Boulevard, Rms 151& 1
Las Cruces, NM 88005
 Email Address rsartin@las-cruces.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File No. 20100202

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
720 E Fir Avenue Address Las Cruces		804 N Almendra Street Las Cruces, NM 88001			825 N Virginia Street Las Cruces, NM 88001			343 Bowman Avenue Las Cruces, NM 88001		
Proximity to Subject		0.16 miles SE			0.17 miles SE			0.69 miles S		
Sale Price	\$ N/A	\$ 89,900			\$ 99,900			\$ 79,900		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 92.11 sq. ft.			\$ 95.51 sq. ft.			\$ 86.01 sq. ft.		
Data Source(s)	Inspect-02/10/2010	MLS #810557 Inspect 521-1000			MLS #810525 Inspect 312-2969			MLS #811127 Inspect 647-5041		
Verification Source(s)	County Records	DOM - 62			DOM - 65			DOM - 3		
VALUE ADJUSTMENTS		DESCRIPTION		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment
Sale or Financing Concessions	N/A	Active Listing		0	Active Listing		0	Active Listing		0
Date of Sale/Time	None	List/Sale 90%		-9,000	List/Sale 90%		-10,000	List/Sale 90%		-8,000
Location	N/A	Listed 12/11/2009		0	Listed 12/08/2009		0	Listed 02/08/2010		0
Leasehold/Fee Simple	Hinton Addition/Avg	Tract/EQ		0	McMullen/EQ		0	Original Townsite/EQ		0
Site	Fee Simple	Fee Simple		0	Fee Simple		0	Fee Simple		0
View	0.065 Acres/Avg	0.11 Acres/Avg		-3,000	0.12 Acres/Avg		-3,000	0.07 Acres/Avg		0
Design (Style)	Average	Average		0	Average		0	Average		0
Quality of Construction	Ranch/Avg	Ranch/Avg		0	Ranch/Avg		0	Southwest/Avg		0
Actual Age	Stu,Fr/Avg	Stu,CB/Avg		0	Stu,CB/Avg		0	Stu,Adobe/Avg		0
Condition	Proposed	1945, A-65, E-5		+2,900	1959, A-51, E-5		+3,300	1930, A-80, E-5		+2,600
Above Grade	New	Good-Remodeled		0	Good-Remodeled		0	Good-Remodeled		0
Room Count	Total Bdrms Baths	Total Bdrms Baths		0	Total Bdrms Baths		0	Total Bdrms Baths		0
Gross Living Area	4 2 1.0	5 3 1.0		0	6 3 2.0		-5,000	4 2 1.0		0
Basement & Finished Rooms Below Grade	45 900 sq. ft.	976 sq. ft.		-3,400	1,046 sq. ft.		-6,600	929 sq. ft.		0
Functional Utility	None	None		0	None		0	None		0
Heating/Cooling	N/A	N/A		0	N/A		0	N/A		0
Energy Efficient Items	Average	Equal		0	Equal		0	Equal		0
Garage/Carport	GFA/Evap Air	Panel/Evap Air		+2,500	GFA/Evap Air		0	GFA/Evap Air		0
Porch/Patio/Deck	Standard Package	Standard Package		0	Standard Package		0	Standard Package		0
Fireplace(s), etc.	None	None		0	None		0	None		0
Fence, Pool, etc.	Porch	Cvd Porch		0	Cvd Porch		0	Porch		+1,500
Kitchen Equipment	None	None		0	None		0	1 Wdstv		-1,000
Net Adjustment (Total)	Fence, Lndscp	Fence, Lndscp		0	Fence, Lndscp		0	Fence, Lndscp		0
Adjusted Sale Price of Comparables	KitchenEquipment	KitchenEquipment		0	KitchenEquipment		0	KitchenEquipment		0
		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 21,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 4,900
		Net Adj. -11.1%			Net Adj. -21.3%			Net Adj. -6.1%		
		Gross Adj. 23.1%		\$ 79,900	Gross Adj. 27.9%		\$ 78,600	Gross Adj. 16.4%		\$ 75,000
ITEM		SUBJECT		COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6			
Date of Prior Sale/Transfer	12/2006	02/2008		11/2007	10/1993					
Price of Prior Sale/Transfer	Unknown	\$65,000		Sep Prop Agreement	Unknown					
Data Source(s)	Cty Receipt #0642487	MLS #784932		Cty Receipt #0739400	Cty Receipt #9322821					
Effective Date of Data Source(s)	12/18/2006	03/06/2008		10/23/2008	09/21/2007					
Summary of Sales Comparison Approach Comparables 4, 5 and 6 are active listings provided to support the marketability of the subject property. No weight is given to Comparables 4, 5 and 6 in the Final Analysis as they are not Closed Sales.										
Comparable 4 is located in the subject's neighborhood and adjusted to reflect the current "list to sales price" ratio. In addition, Comparable 4 is adjusted downward for its larger site size and larger gross living area. Upward adjustments are applied for the effective age/condition differences and inferior heating and cooling system.										
Comparable 5 is also located in the subject's neighborhood and adjusted to reflect the current "list to sales price" ratio. In addition, Comparable 5 is adjusted downward for its larger site size, the presence of a second full bathroom and greater gross living area. An upward adjustment is applied for the effective age/condition differences.										
Comparable 6 is also located in the subject's neighborhood and adjusted to reflect the current "list to sales price" ratio. In addition, Comparable 6 is adjusted upward for effective age/condition differences and inferior porch/patio amenities offered. There is a downward adjustment applied for the presence of the wood stove. The gross living area of the comparable is within 50 feet of the subject's gross living area. Typically, there is no adjustment applied for gross living area differences within 50 feet.										

ADDENDUM

Borrower: Albert Carbajal	File No.: 20100202
Property Address: 720 E Fir Avenue	Case No.: 499
City: Las Cruces	State: NM Zip: 88001
Lender: City of Las Cruces	

MARKET VALUE DEFINITION: The definition of market value used for this appraisal assignment is provided by FNMA on page 4 of the Uniform Residential Appraisal Report.

INTENDED USER: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form and the Definition of Market Value. No additional Intended Users are identified by the appraiser.

SCOPE OF WORK COMMENTS

SUBJECT - REAL ESTATE TAXES: The taxes shown are for the existing structure on the subject site that is to be demolished. Once the new home is constructed, the estimated taxes will be \$809.99.

HIGHEST AND BEST USE

The zoning for the subject property is R-2; Multi Dwelling Low Density. The R-2 district is a low density multi-dwelling residential district allowing up to fifteen (15) dwelling units per acre. Single-family site-built/manufactured, patio homes, townhomes, apartments (in any configuration/grouping not exceeding the density or eight attached unit limit) and mobile home parks are the only types of housing permitted in this zone. This type of development should be compatible with high density single-family developments, medium density multi-dwelling districts and low intensity commercial districts. The subject's neighborhood is comprised of detached, site built homes, manufactured homes, townhomes, 2-4 family dwellings, apartments and commercial properties. Given the above definition, it is this appraiser's opinion that the highest and best use of the subject property, as improved, is residential.

CONDITIONS OF THE APPRAISAL

The Summary Appraisal Report is made under the hypothetical condition that the exiting structure has been demolished and the proposed home has been completed to the plans and specifications provided to the appraiser.

ADDITIONAL COMMENTS

NEIGHBORHOOD BOUNDARIES

North - Picacho Avenue/Spruce Avenue; East - Solano Drive; South - Amador Avenue; West - N Main Street; Nearest Major Intersection - Solano Drive & Spruce Avenue; 0.14 Miles Northeast.

NEIGHBORHOOD DESCRIPTION

The subject is located in the central part of the city limits of Las Cruces in an established neighborhood of predominantly single family homes. This is a homogeneous neighborhood. It shares similar features such as building type and style, population characteristics, economic profile of occupants and zoning regulations that affect land value. The City of Las Cruces population was estimated, in 2005, to be 82,700. Las Cruces is the county seat of Dona Ana County and the economic hub of southern New Mexico. The 2000 census shows there are almost 175,000 people living in Dona Ana County. The population in Dona Ana County grew 28.9% during the ten years between 1990 and 2000. Las Cruces is located in the Rio Grande River Valley about 45 miles north of El Paso, TX and Juarez, Mexico. It is located 225 miles south of Albuquerque, NM. The main employment activities include agriculture, manufacturing and government related activities. The area's largest employers are the Federal and State Government, including New Mexico State University, NASA and White Sands Missile Range. These activities provide about 60% of the area employment. The remaining 40% includes service employment activities. The prospects for continued economic growth in the area are good due to the stability of government, the established agricultural sector and the expanding retail/commercial trade areas.

NEIGHBORHOOD MARKET CONDITIONS

Inventories and sales prices appear stable at this time for the overall neighborhood over the last 12 months. The Multiple Listing Service indicates a "list to sell" ratio of 90% and typical market times of, excluding presales, are 200 days, for properties with significant updating and remodeling. It is noted that there were a total of 6 properties that sold in the subject's neighborhood over the last twelve months, with 2 of these properties in need of substantial repairs. It is also noted that there are currently 7 properties listed for sale in the subject neighborhood. Of the 7 listed properties, 1 is in need of substantial repairs, with the remainder of the properties having had updating or complete remodeling. Sellers are not typically required to offer sales or financing concessions. Financing is readily available from a variety of sources.

SALES COMPARISON APPROACH COMMENTS

All adjustments are rounded to the nearest one hundred dollars.

DISTANCE: It is noted that Comparable Sale 3 is located more than one mile from the subject, but it is considered the best available within the subject's marketing area. Due to the lack of recently settled comparable sales within the subject's neighborhood, 1 in the last twelve months, comparable sales from the nearest competing neighborhoods have been selected. The comparables are similar in that they have good access to all community and municipal services and major sources of employment.

SITE AREA: The sites for all of the Comparables are primary residential sites. Any difference between the subject and comparable's site area is treated as excess or lack there of and an adjustment for "contributory value only" is warranted.

DESIGN: Although the comparable sales used are not of the same design as the subject, they are similar in utility

ADDENDUM

Borrower: Albert Carbajal	500	File No.: 20100202
Property Address: 720 E Fir Avenue		Case No.:
City: Las Cruces	State: NM	Zip: 88001
Lender: City of Las Cruces		

and therefore comparable. Where the market recognizes a difference in design, an adjustment has been made. This does not adversely affect the estimate of value. It is not unusual for the appraiser to compare differing styles in the Las Cruces area.

AGE/CONDITION ADJUSTMENTS: Adjustments for effective age and condition are based on data made available through the MLS and exterior inspection of the comparables. The adjustment applied is based on a straight line depreciation formula, i.e., the comparables' sales price less its site value, which is then multiplied by a predetermined depreciation rate of 1% per year. It is noted that Comparables 1 and 2 have both had significant remodeling recently and Comparable 3 has been updated within the last 10 years.

TOTAL ROOM AND BEDROOM COUNT COMMENTS: The room count, number of bedrooms and gross living area are dependent variables, the necessary adjustments for rooms and bedrooms are reflected in the gross living area. There is no functional obsolescence associated with the subject property. The subject's room count and bedroom count does not affect value or marketability.

GROSS LIVING AREA: No adjustments are made for differences in gross living area that are less than fifty square feet of the subject.

GROSS LIVING AREA AND FNMA GUIDELINES: The gross living area of Comparable 3 is 12.5% greater than the gross living area of the subject improvement. The line adjustment for Comparables 2 and 3 exceeds recommended FNMA guidelines by 5.4% and 1.4%, respectively. The gross adjustment for Comparable 3 exceeds recommended FNMA guidelines by 4.3%. All other line adjustments, net and gross adjustments meet FNMA guidelines. Due to the lack of comparable sales in the subject's neighborhood, 1 in the last twelve months, it is necessary to use these comparables. Therefore, the Comparables are appropriate and representative of the subject.

GROSS LIVING AREA ADJUSTMENTS: These adjustments are based on data derived from previous paired set analysis of similar homes in the subject's neighborhood.

It is noted that the price per gross living area for Sales Comparables 1, 2 and 3 varies by more than \$10.00 per square foot, when compared to the subject. This calculation does not take into consideration the amenities, features and site area offered in each sale, which can result in a variance of more than \$10.00 per square foot. All other measures are bracketed.

It is also noted that all the comparables' adjusted values are derived from net negative adjustments. This is primarily due to the very small size of the subject site and the larger size of the comparables' sites. Unfortunately, at this time, the three comparables presented in this appraisal report are the only comparable sales available at this time and are considered to be the most representative.

COST APPROACH COMMENTS
Please see the Attached Cost Form for the Cost Approach. The Cost Approach is derived from the Marshall and Swift Residential Cost Handbook. The Economic Life of the subject property is determined by using the Depreciation Section of the Marshall and Swift Residential Cost Handbook. The Economic Life of the subject property is determined to be 55 Years.

ESTIMATED REMAINING ECONOMIC LIFE IS 55 YEARS

The Replacement Cost New figures used in the Cost Approach are for valuation purposes, given the intended use of the assignment. The Definition of Market Value used in this assignment differs with the Definition of Insurable Value for property insurance coverage/use.

SUMMARY APPRAISAL REPORT
501
Square Foot Cost Form

Case No. _____
 File No. **20100202**

SUBJECT PROPERTY

Appraised for **City of Las Cruces**
 Property Owner **Albert O Carbajal**
 Property Address **720 E Fir Avenue**
 City **Las Cruces** State/Province **NM** Zip/Postal Code **88001** Date **Feb 12 2010**
 Appraiser **Jodi L Bell**

PROPERTY INFORMATION

TYPE	QUALITY	STYLE	EXTERIOR WALLS	ROOF COVER	BALCONY AREA
Single Family <input checked="" type="checkbox"/>	Low <input checked="" type="checkbox"/>	No. Stories <input type="checkbox"/> 1	Hardboard/Plywood <input type="checkbox"/>	Built-Up or Comp. Shingle <input checked="" type="checkbox"/>	_____
Multiple <input type="checkbox"/>	Fair <input type="checkbox"/>	Bi-level <input type="checkbox"/>	Stucco <input checked="" type="checkbox"/>	Wood Shingle or Shake <input type="checkbox"/>	PORCH/BRZVY AREA _____
Town House <input type="checkbox"/>	Average <input type="checkbox"/>	Split Level <input checked="" type="checkbox"/>	Siding or Shingle <input type="checkbox"/>	Clay Tile <input type="checkbox"/>	(a) Cvd Porch 24 <input checked="" type="checkbox"/>
Row House <input type="checkbox"/>	Good <input type="checkbox"/>	1-1/2 story - Fin. <input type="checkbox"/>	Masonry Veneer <input type="checkbox"/>	Concrete Tile <input type="checkbox"/>	(b) _____ <input type="checkbox"/>
Manufactured <input type="checkbox"/>	Very Good <input type="checkbox"/>	1-1/2 story - Unf. <input type="checkbox"/>	Common Brick <input type="checkbox"/>	Slate <input type="checkbox"/>	GARAGE TYPE
	Excellent <input type="checkbox"/>	2-1/2 story - Fin. <input type="checkbox"/>	Face Brick or Stone <input type="checkbox"/>	Metal _____ <input type="checkbox"/>	Detached <input type="checkbox"/>
<i>Cabin, Dome, etc.</i>		2-1/2 story - Unf. <input type="checkbox"/>	Concrete Block <input type="checkbox"/>	<i>(Style or Type)</i>	Attached <input type="checkbox"/>
FLOOR AREA	HIGH VALUE	End Row <input type="checkbox"/>	MANUFACTURED	NUMBER OF PLUMBING	Built-In <input type="checkbox"/>
1st 900.00	Class I <input type="checkbox"/>	Inside Row <input type="checkbox"/>	HOUSING WALLS	Fixtures 5	Subterranean <input type="checkbox"/>
2nd _____	Class II <input type="checkbox"/>	INTERIOR WALL	Alum., Ribbed <input type="checkbox"/>	Rough-In 1	Carport <input type="checkbox"/>
3rd _____	Class III <input type="checkbox"/>	HEIGHT 8.0 ft.	Alum., Lap Siding <input type="checkbox"/>	BASEMENT	
Total 900.00	Class IV <input type="checkbox"/>	NUMBER OF MULTIPLE	Hardboard <input type="checkbox"/>	Unf. _____	<i>(Gable, Shed or Flat)</i>
		UNITS	Plywood <input type="checkbox"/>	Fin. _____	GARAGE AREA

AGE **Proposed** CONDITION **New** CLIMATE: Mild Moderate Extreme REGION: Western Central Eastern

COMPUTATIONS

	Factor	Quantity	Cost	Extension
1. COMPUTE RESIDENCE BASIC COST: Wall Height Factor x Floor Area x Selected Sq. Ft. Cost	1.00	900.00	85.50	\$ 76,950.00
SQUARE FOOT ADJUSTMENTS: Specify type, quality, condition, age, etc.				
2. Roofing Composition Shingle - Base		900.00		0.00
3. Subfloor Concrete		900.00	-2.50	-2,250.00
4. Floor Cover Carpet, Vinyl - Allowance		900.00	3.33	2,997.00
5. Plaster Interior		900.00		0.00
6. Heating/Cooling GFA/Evap Air		900.00	2.30	2,070.00
7. Energy Adjustment Moderate Climate - Base		900.00		0.00
8. Foundation Moderate Climate - Base; Floor Insulation - Moderate Climate		900.00	1.12	1,008.00
LUMP SUM ADJUSTMENTS: Specify type, quality, condition, age, etc.				
9. Plumbing 5 Fixtures; 1 Rough-in		3.00	-1,160.00	-3,480.00
10. Fireplaces				
11. Built-In Appliances R/O, Refrig		1.00	1,760.00	1,760.00
12. Miscellaneous (Dormers)				
13. SUBTOTAL ADJUSTED RESIDENCE COST: Line 1 plus or minus Lines 2-12				\$ 79,055.00
14. BASEMENT, UNFINISHED				
15. Add for basement interior finish				
16. Add for basement outside entrance				
17. Add for basement garage: <input type="checkbox"/> Single <input type="checkbox"/> Double				
18. PORCH/BREEZEWAY, describe Cvd Porch		24.00	27.63	663.12
19. _____				
20. SUBTOTAL RESIDENCE COST: Total of Lines 13-19				\$ 79,718.12
21. GARAGE OR CARPORT - sq. ft. area x selected sq. ft. cost				
22. Miscellaneous (roofing adjustment)				
23. SUBTOTAL GARAGE COST: Line 21 plus or minus Line 22				\$
24. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 20 and 23				\$ 79,718.12
25. Current Cost Multiplier 1.00 x Local Multiplier 0.87				0.87
26. TOTAL BUILDING COST NEW: Line 24 x 25				\$ 69,354.76
27. Depreciation: Physical/Functional Life Exp. 55.00 Eff. Age 0.00 Deduction 0.00 % of Line 26				0.00
28. Economic and/or Excessive Functional Obsolescence				
29. Depreciated cost of building improvements: Line 26 less Lines 27 and 28				\$ 69,354.76
30. Yard improvements cost: List, total, apply multiplier and depreciate on page 2				
31. Miscellaneous: (Landscaping) If local cost, do not apply any multipliers				
32. Lot or Land Value				20,000.00
33. TOTAL INDICATED VALUE: Total of Lines 29-32				\$ 89,400

SUMMARY APPRAISAL REPORT

502

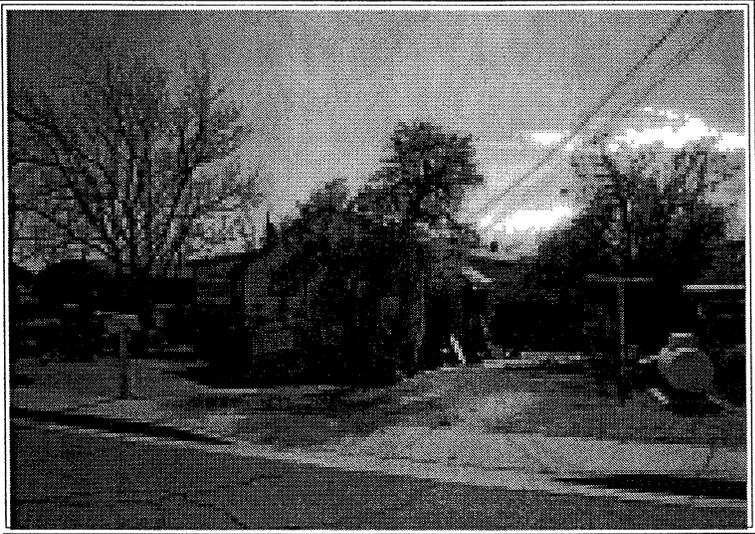
Case No.
File No. **20100202**

	QUANTITY	UNIT COST	LUMP SUM EXTENSION	DEPRECIATION AGE/LIFE %	TOTAL
MISCELLANEOUS CALCULATIONS (Lump Sums-Apply Appropriate Multipliers)				0	0.0
34. _____					
35. _____					
36. _____					
37. _____					
38. _____					
39. _____					
40. _____					
41. _____					
42. _____					
43. _____					

NOTES AND COMPUTATIONS

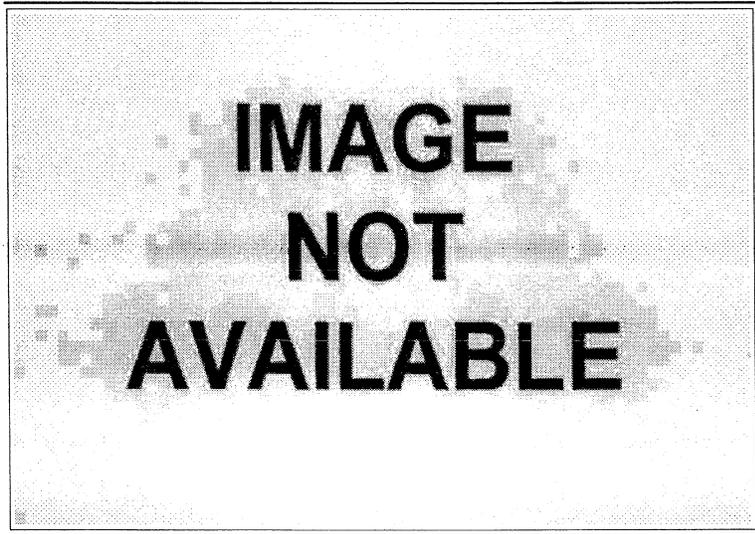
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Albert Carbajal	File No.: 20100202
Property Address: 720 E Fir Avenue	Case No.:
City: Las Cruces	503 State: NM Zip: 88001
Lender: City of Las Cruces	

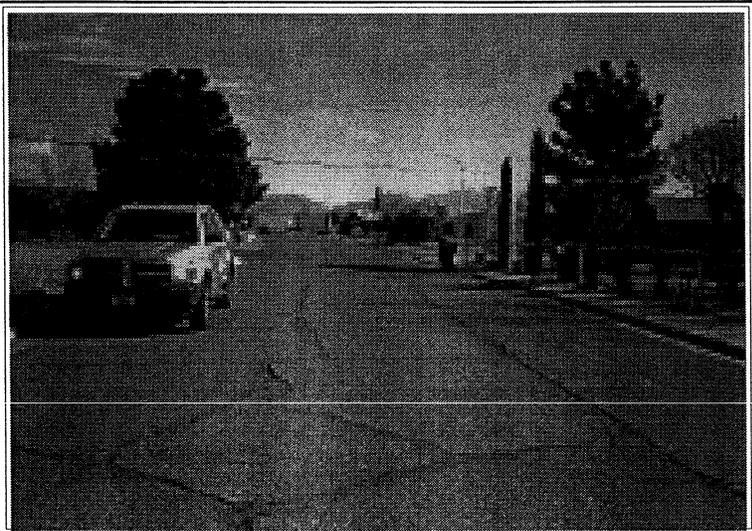


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: February 10, 2010
Appraised Value: \$ 89,000



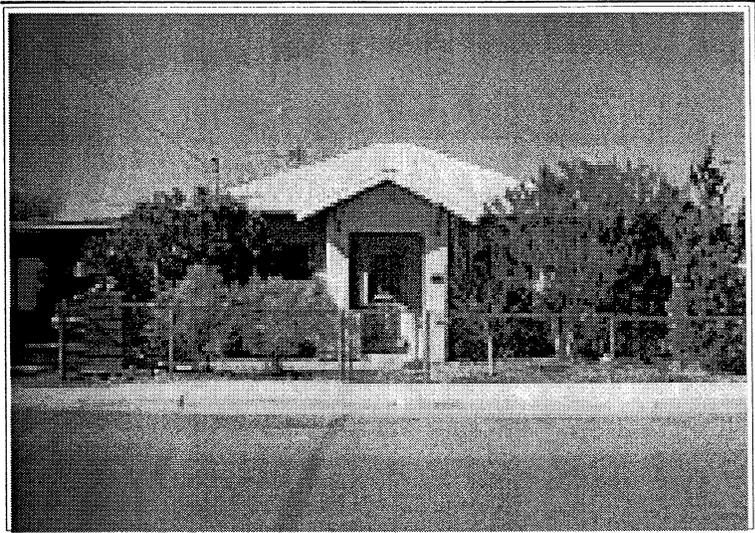
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

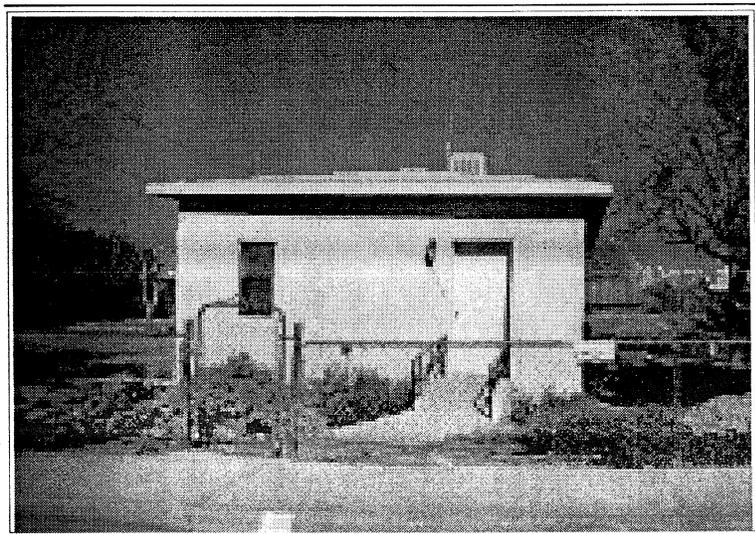
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Albert Carbajal	File No.: 20100202
Property Address: 720 E Fir Avenue	Case No.:
City: Las Cruces	504 State: NM Zip: 88001
Lender: City of Las Cruces	



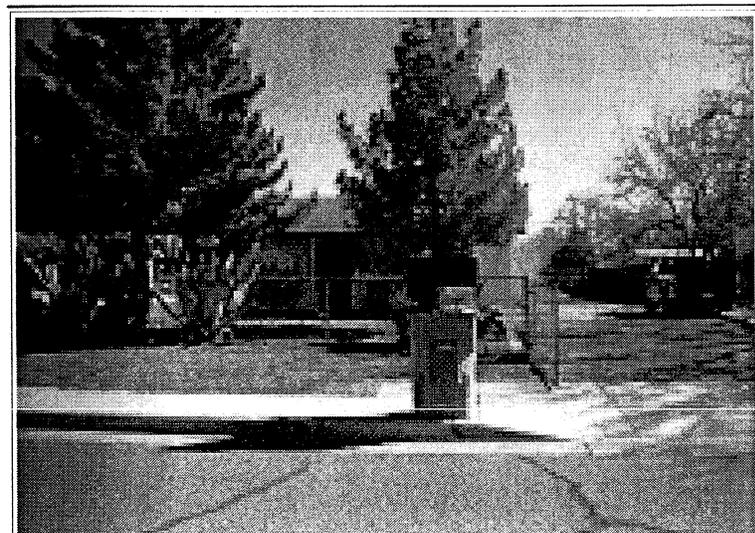
COMPARABLE SALE #1

114 Mesquite Street
Las Cruces, NM 88001
Sale Date: 11/19/2009
Sale Price: \$ 108,000



COMPARABLE SALE #2

529 E Texas Avenue
Las Cruces, NM 88001
Sale Date: 10/21/2009
Sale Price: \$ 97,500

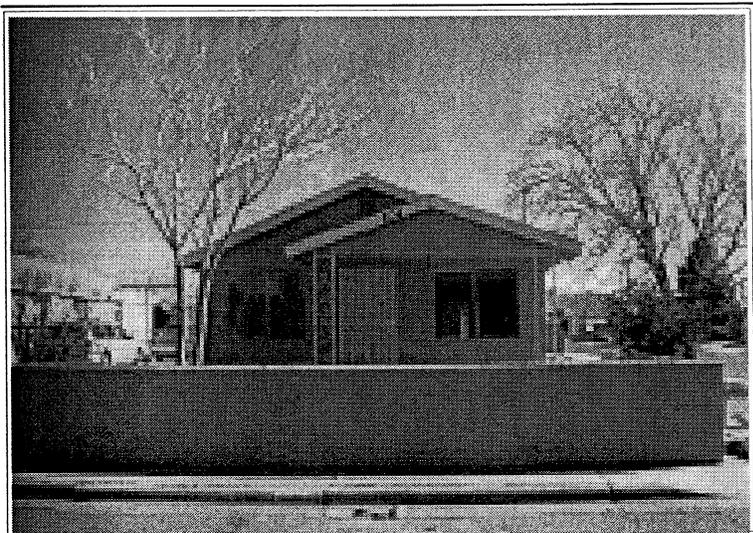


COMPARABLE SALE #3

901 S Alamo Street
Las Cruces, NM 88001
Sale Date: 02/08/2010
Sale Price: \$ 81,000

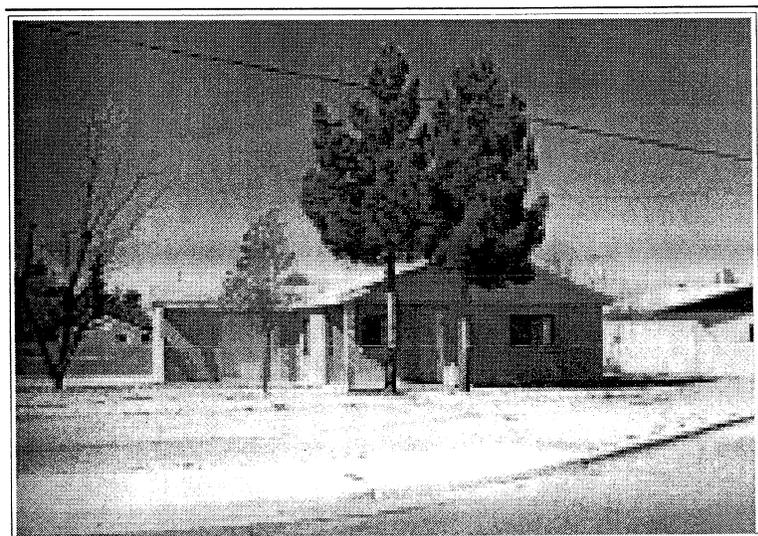
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Albert Carbajal	File No.: 20100202
Property Address: 720 E Fir Avenue	Case No.:
City: Las Cruces	505 State: NM
Lender: City of Las Cruces	Zip: 88001



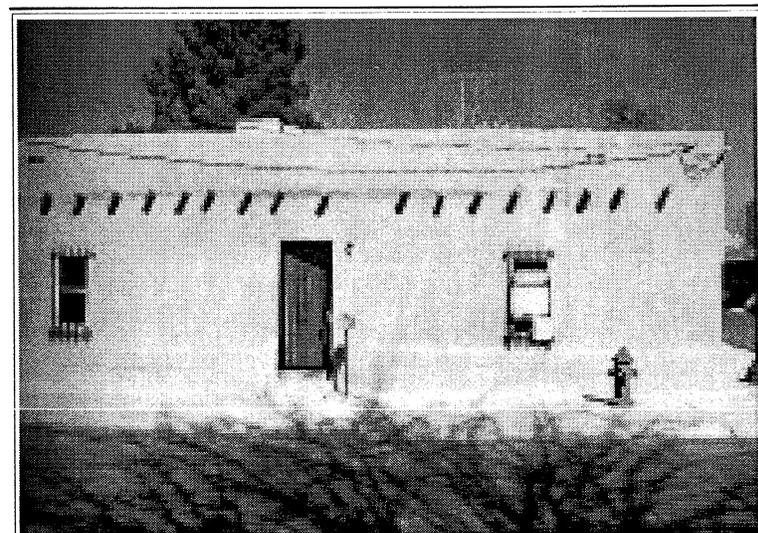
COMPARABLE SALE #4

804 N Almendra Street
Las Cruces, NM 88001
Sale Date: Listed 12/11/2009
Sale Price: \$ 89,900



COMPARABLE SALE #5

825 N Virginia Street
Las Cruces, NM 88001
Sale Date: Listed 12/08/2009
Sale Price: \$ 99,900

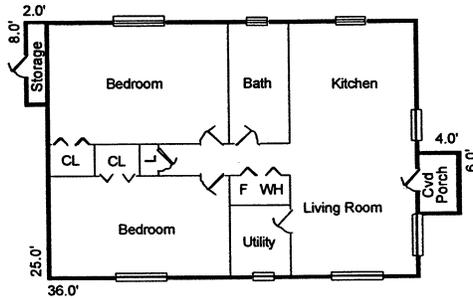


COMPARABLE SALE #6

343 Bowman Avenue
Las Cruces, NM 88001
Sale Date: Listed 02/08/2010
Sale Price: \$ 79,900

FLOORPLAN
306

Borrower: Albert Carbajal File No.: 20100202
 Property Address: 720 E Fir Avenue Case No.:
 City: Las Cruces State: NM Zip: 88001
 Lender: City of Las Cruces



Sketch by Apex/LLM

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	900.0	900.0
P/P	Covered Porch	24.0	24.0
OTH	Storage	16.0	16.0
Net LIVABLE Area		(Rounded)	900

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		900.0
25.0	x 36.0	
1 Item	(Rounded)	900

LOCATION MAP
507

Borrower: Albert Carbajal

File No.: 20100202

Property Address: 720 E Fir Avenue

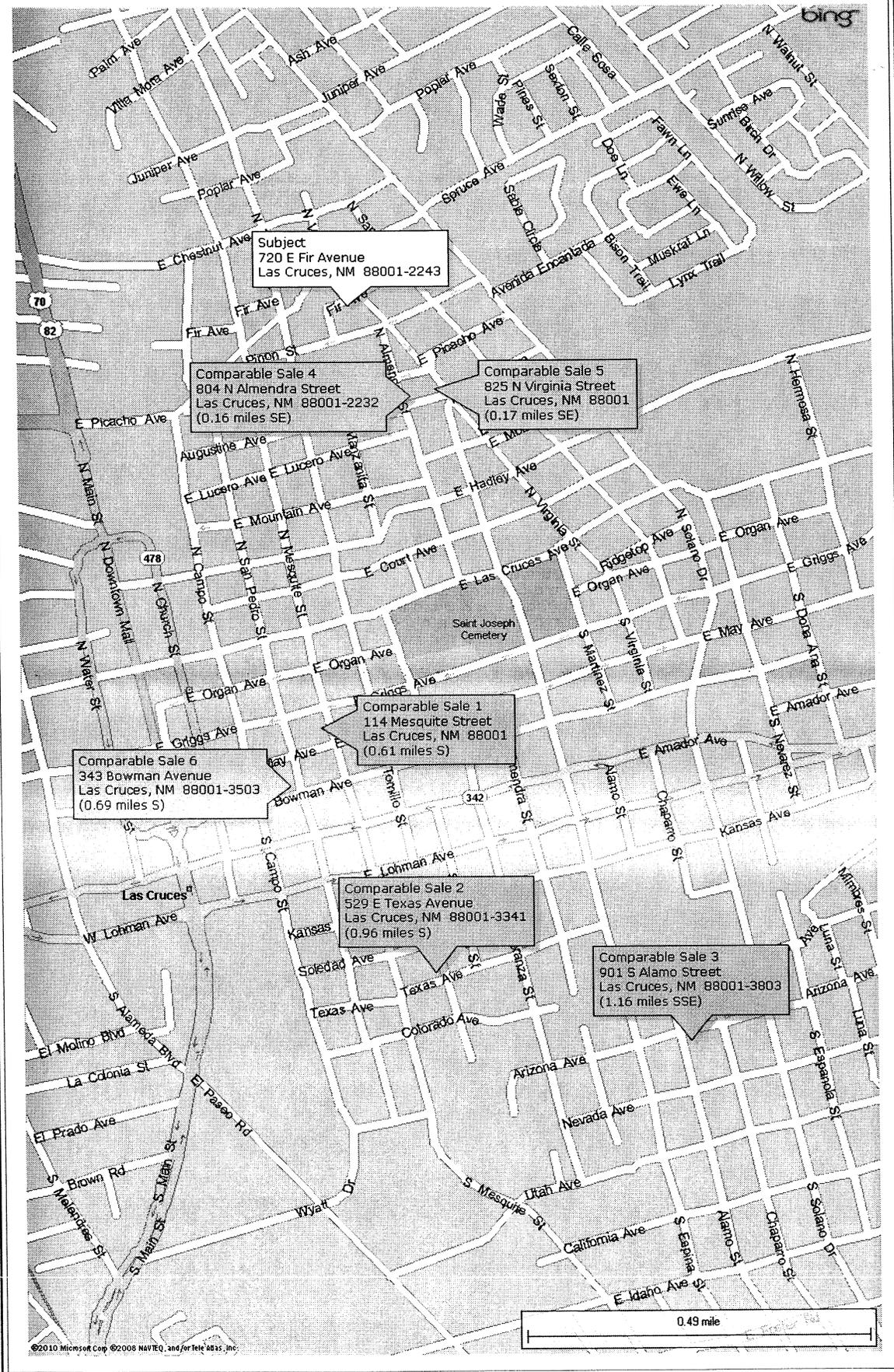
Case No.:

City: Las Cruces

State: NM

Zip: 88001

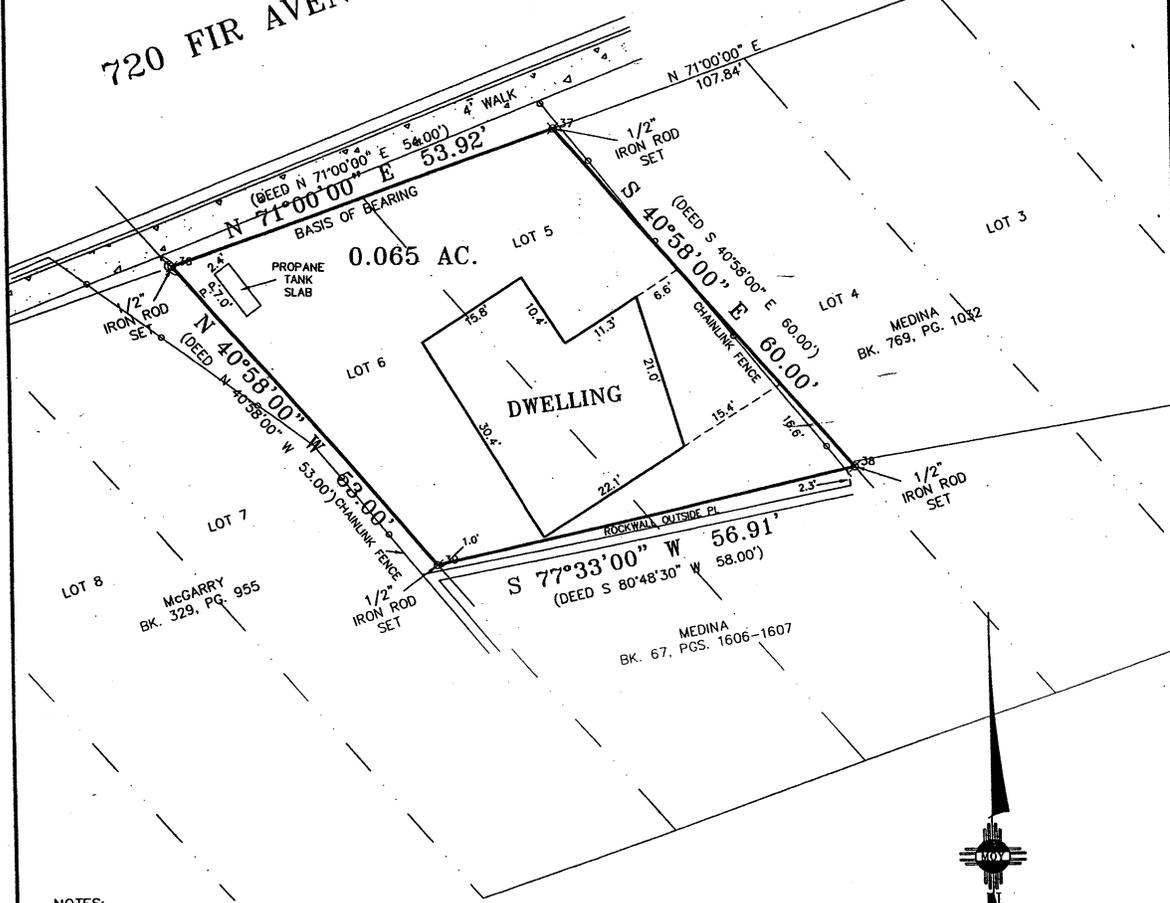
Lender: City of Las Cruces



ATTACHMENT "C"

720 FIR AVENUE

TIE TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4 HINTONS SUBDIVISION



NOTES:

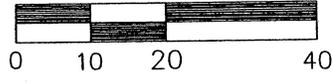
FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, IN MAP NO 35013C0518 F, EFFECTIVE SEPTEMBER 6, 1995.

THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM DEED FILED DECEMBER 7, 2006, IN BOOK 769, PAGE 1032, DONA ANA COUNTY RECORDS.



SCALE: 1"=20'



PLAT OF SURVEY
 SHOWING THE LOCATION OF IMPROVEMENTS
 ON A 0.065 ACRE TRACT
 BEING PART OF LOTS 4 AND 5, BLOCK 4
 HINTONS SUBDIVISION
 FILED MAY 11, 1912, IN PAGE 59
 DONA ANA COUNTY RECORDS
 CITY OF LAS CRUCES
 DONA ANA COUNTY, NEW MEXICO

I, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Henry Magallanez 18078

MOY SURVEYING INC.
 414 N. DOWNTOWN MALL
 LAS CRUCES, NEW MEXICO
 88001
 PHONE: (505) 525-9683
 FAX: (505) 524-3238

JOB NO. 10-0007
 DRAWN BY JUAN GARCIA
 FIELD BY KENNY/VICTOR
 DATE 1/08/10 SCALE: 1"=20'

ATTACHMENT "D"



01/12/2010 16:40



EMERGENCY
EARTH SERVICE

12/18/2009 11:41



07/30/2009 12:34



12/18/2009 11:41

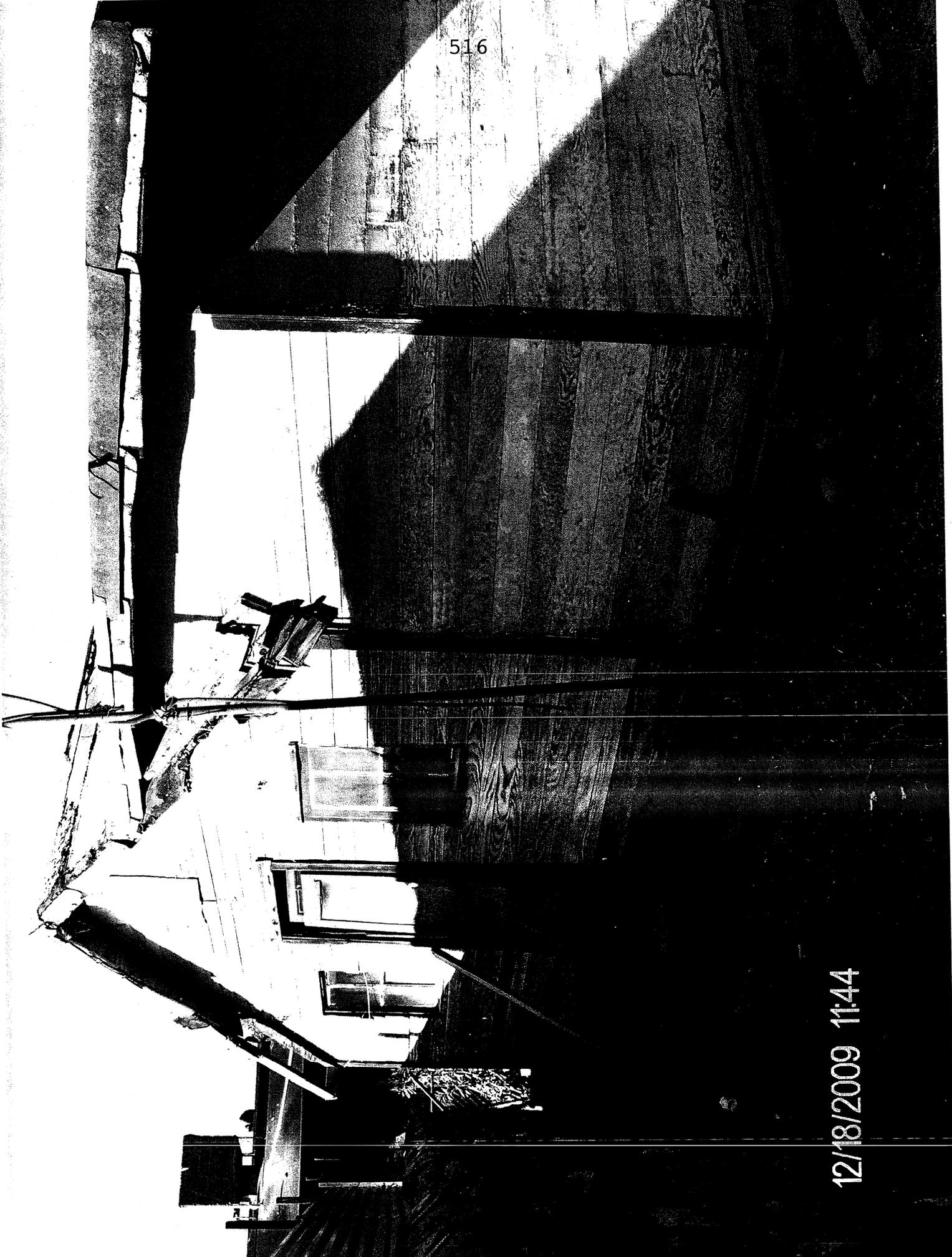
515

12/8/2009 1144



516

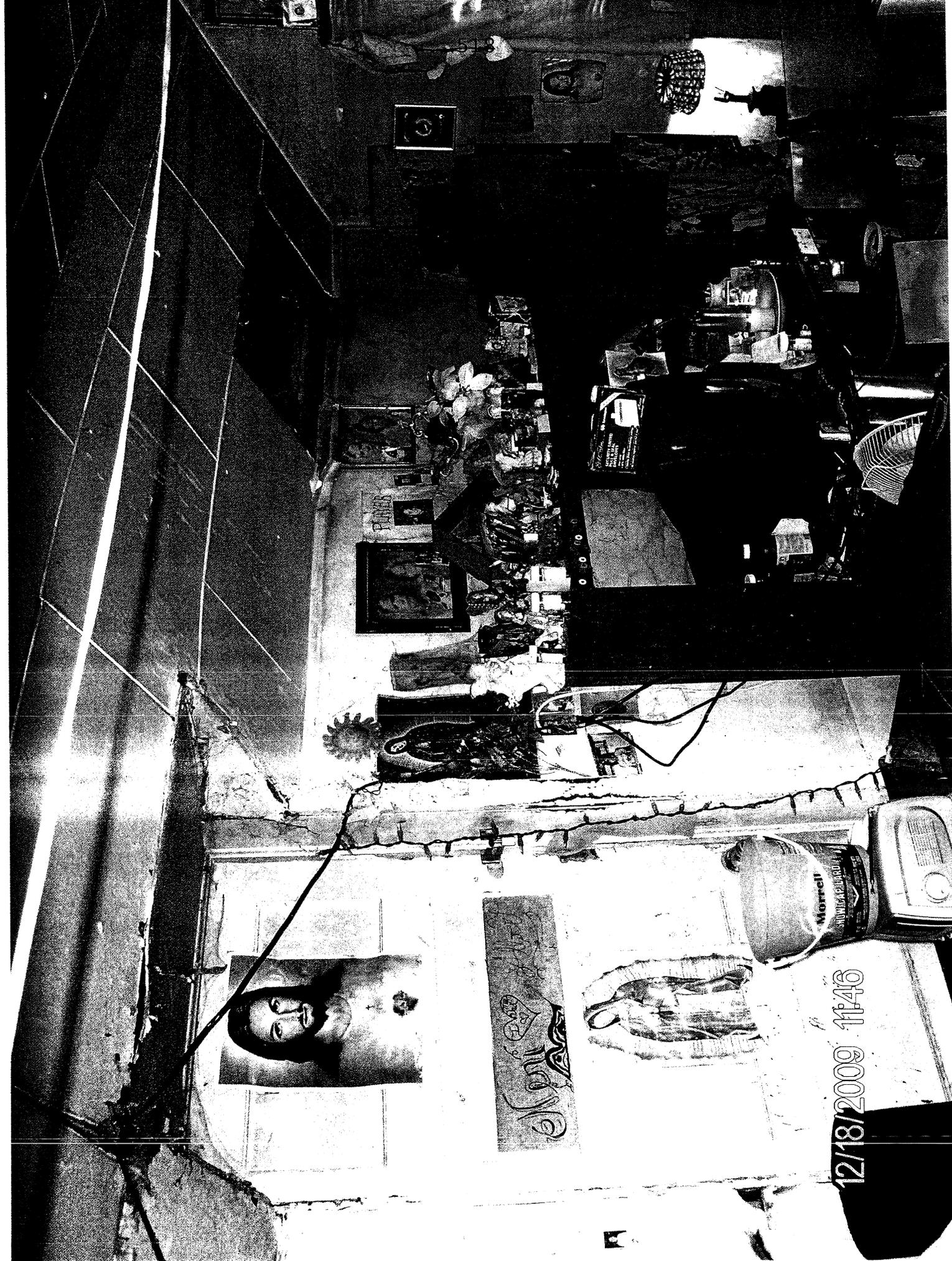
12/18/2009 11:44



517



12/18/2009 11:45



12/18/2009 11:46

519

12/18/2009 11:47





12/18/2009 11:46