

**GRANT COUNTY
RESOLUTION NO. R-16-47**

**A RESOLUTION DECLARING THE VACATION AND ABANDONMENT OF THE ALLEY
LYING ADJACENT TO LOT 9 OF B & H SUBDIVISION PROPERTY AND AUTHORIZING
THE SALE THEREOF**

WHEREAS, Lane R. Logan petitioned for the county to vacate certain property described on the attached plat (hereinafter referred to as the "Property");

WHEREAS, although public records identify the alley lying adjacent to Lot 9 of B & H Subdivision as part of a Grant County right-of-way, the Property is not being used as part of the right-of-way, but instead is being used as a drive way for the abutting property owned by Lane R. Logan;

WHEREAS, the Grant County Road Superintendent has no objection to the County vacating the Property;

WHEREAS, the Grant County Board of Commissioners appointed a road review committee pursuant to NMSA (1978) § 67-5-4, the members of which reviewed the Property and recommend that the Property is not needed and that the County vacate such Property; and

WHEREAS, the Grant County Board of Commissioners desires to vacate, abandon, and sell the Property.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Grant County Board of Commissioners hereby vacates and abandons the Property, as described on the attached plat.

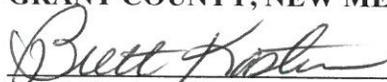
The Board of Commissioners further authorizes the sale of the Property to Lane R. Logan for the appraised amount of \$900.00, and authorizes County Administration to take the necessary steps to implement such sale.

A copy of this Resolution shall be recorded in the Clerk's Office along with the attached plat.

Passed, Approved and Adopted by the Board of Grant County Commissioners this 15th day of September 2016.

**BOARD OF COUNTY COMMISSIONERS
GRANT COUNTY, NEW MEXICO:**

[SEAL]



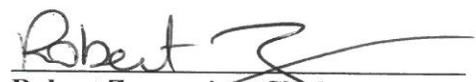
Brett Kasten, Chairman



Gabriel Ramos, Member



Ron Hall, Member



Robert Zamarripa, Clerk

Date:

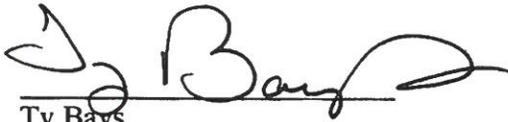
Grant County Board of Commissioners
Grant County Admin Center
PO Box 898
Silver City, NM 88062

Re: Property Located at Opal Drive

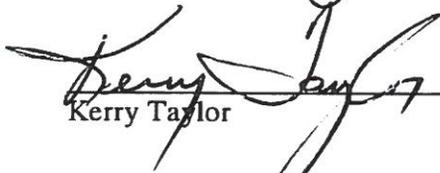
Dear Commissioners:

We have reviewed the property located at Opal Drive, as identified on the attached Plat. We find that the property is not needed by Grant County and recommend that the Board of Commissioners vacate the property.

Sincerely,


Ty Bays


Debbie Rogers


Kerry Taylor

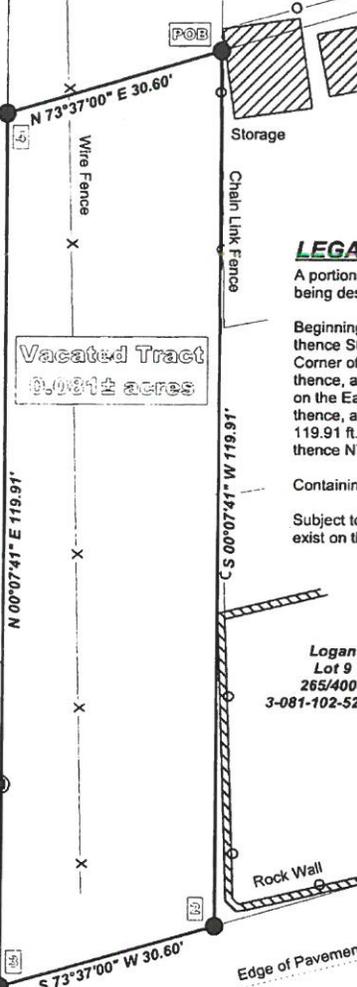
Grant County
 Lot 11 PARK
 No Transfer Documents Found
 3-081-102-521-148

Richards
 Lot 3
 277/4566
 3-082-102-008-160

Vacation Survey Plat

of

THE ALLEY LYING ADJACENT TO LOT 9 OF B & H SUBDIVISION, GRANT COUNTY, NEW MEXICO



LEGAL DESCRIPTION - VACATED TRACT:

A portion of the alley lying adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico, being described more particularly as follows:

Beginning at Corner No. 1, a point identical with the Northwest Corner of said Lot 9; thence S00° 07' 41"W for 119.91 ft. to Corner No. 2, a point identical with the Southwest Corner of Lot 9; thence, along the North line of Opal Drive, S73° 37' 00"W for 30.60 ft. to Corner No. 3, a point on the East line of Branding Iron Properties Subdivision; thence, along the East line of Branding Iron Properties Subdivision, N00° 07' 41"E for 119.91 ft. to Corner No. 4; thence N73° 37' 00"E for 30.60 ft., to the Point of Beginning.

Containing 0.081 acres, more or less.

Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

LEGEND

- Set Rebar With Yellow Plastic Cap Marked 8893 MILLER
- ⊙ Found Rebar With Aluminum Cap Marked 18080
- Power Pole

NOTES

1. Basis of Bearings is New Mexico Coordinate System of 1983, West Zone, Grid North.
2. All distances reflect ground distance in U.S. Survey feet.
3. Minor differences between field and record dimensions were observed and are shown on this plat.

DOCUMENTS USED IN THIS SURVEY

B & H Subdivision,
 Plat Book 5, Page 43

FILE NAME

14-337 Logan B & H L 9.trv

| SCALE | DATE | DRAWN BY |
|----------|-----------|-------------|
| 20 Ft/In | 6-28-2016 | Bill Miller |
| JOB | REVISION | SHEET |
| 14-337 | 1/1 | 1/1 |



0 20' 40'



INDEXING INFO. FOR COUNTY CLERK

Township: 17 South
 Range: 14 West
 Section: 34
 Subdivision: B & H
 Owner: Grant County
 UPC: No UPC Available

SURVEYOR'S CERTIFICATE:

I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8893, do hereby certify that this vacation survey plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico in effect at the time which it was performed; and the same is true and correct to the best of my knowledge and belief.

William Ulric Miller 6/30/16
 William Ulric Miller, L.S. 8893 Date

Z3 Planners &
 Surveyors
 L.L.C.

3435 Highway 180 East • (575) 388-2252
 Silver City, New Mexico 88061

Appraiser Certification

State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622



This is to certify that
Susan Fry Hutchins #03492-R

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

Residential Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 07/26/2016 Date Expires: 04/30/2018

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

APPRAISAL OF REAL PROPERTY

LOCATED AT

Silver City, NM 88061
The Alley Lying Adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico 0.081 Tract

FOR

Lane Logan

OPINION OF VALUE

\$900

AS OF

08/04/2016

BY

Susan Fry Hutchins
Accurate Appraisal, LLC
715 E Idaho Ave Ste 2
Las Cruces, NM 88001-4703
(575) 522-1874 x1
accappraisal@comcast.net
accurateappraisalnm@msn.com

LAND APPRAISAL SUMMARY REPORT

Property Address: Alley Adjacent to Lot 9 of B & H Subdivision City: Silver City State: NM Zip Code: 88061
 County: Grant Legal Description: The Alley Lying Adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico 0.081 Tract

Assessor's Parcel #: _____ Tax Year: 2016 R.E. Taxes: \$ NA Public Special Assessments: \$ 0
 Market Area Name: Silver City outside limits Map Reference: 43500 Census Tract: 9643 00
 Current Owner of Record: Grant County Borrower (if applicable): N/A
 Project Type (if applicable): PUD De Minimis PUD Other (describe) _____ HOA: \$ _____ per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description: _____

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) _____
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe) _____
 Intended Use: Prepare a current market valuation on the subject for Lane Logan for potential purchase.
 Intended User(s) (by name or type): Lane Logan

Client: Lane Logan Address: 10 Opal Dr, Silver City, New Mexico 88061
 Appraiser: Susan Fry Hutchins Address: 715 E Idaho Ave Sta 2, Las Cruces, NM 88001-4703

| Characteristics | | Predecessor Occupancy | One-Unit Housing | | Present Land Use | | Change in Land Use | |
|--|---|--|------------------|----------|------------------|----------|--------------------|--------|
| Location: | Built up: | Owner | PRICE | AGE | One-Unit | 2-4 Unit | Multi-Unit | Comm'l |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | <input checked="" type="checkbox"/> 63.9 | \$(000) | (yrs) | 35 % | 2.5 % | 2.5 % | 15 % |
| Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> 20.1 | 5 | Low 1 | Industrial | 5 % | 40 % | |
| Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. | <input type="checkbox"/> Vacant (0-5%) | 400 | High 100 | Vacant/Public | 40 % | | |
| | | <input checked="" type="checkbox"/> Vacant (>5%) | 40 | Prod 35 | | | | |
| | | 16% | | | | | | |

| Factors Affecting Marketability | | | | | |
|-----------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Item | Good | Average | Fair | Poor | N/A |
| Employment Stability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Employment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Shopping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Adequacy of Public Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Market Area Comments: There appears to be an adequate supply of homes and land to meet the current demand. The growth for the area is stable with property values stable. Interest rates remain at levels that buyers consider attractive. Typical marketing time for homes in this area 6 to 12 months. The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside of the town limits of Silver City and of similar site size. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.

Dimensions: 119.91 x 30.60 Site Area: 3,669 sf
 Zoning Classification: No Zoning Description: No Zoning
 Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: No Zoning

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ / _____

Highest & Best Use as Improved: Present use, or Other use (explain) Highest and best use would be to combine the subject with the residential parcel that is adjacent.
 Actual Use as of Effective Date: Vacant land Use as appraised in this report: Residential
 Summary of Highest & Best Use: In this case, the subject is surplus land that does not have a stand alone highest and best use. Therefore the appraiser has concluded that the highest and best use for this parcel would be to combine the land to the residential lot adjacent.

| Utilities | Public | Other | Provider/Description | On-site Improvements | Type | Public | Private | Frontage | Topography | Size | Shape | Drainage | View |
|----------------|--------------------------|--------------------------|----------------------|----------------------|-------------|-------------------------------------|--------------------------|------------|---------------|---------|-------------|------------------|-------------|
| Electricity | <input type="checkbox"/> | <input type="checkbox"/> | | Street | All weather | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30.60 Feet | Gradual Slope | 3669 sf | Rectangular | Appears Adequate | Residential |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | | Width | | | | | | | | | |
| Water | <input type="checkbox"/> | <input type="checkbox"/> | | Surface | All weather | | | | | | | | |
| Sanitary Sewer | <input type="checkbox"/> | <input type="checkbox"/> | | Curb/Gutter | None | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| Storm Sewer | <input type="checkbox"/> | <input type="checkbox"/> | | Sidewalk | None | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| Telephone | <input type="checkbox"/> | <input type="checkbox"/> | | Street Lights | None | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| Multimedia | <input type="checkbox"/> | <input type="checkbox"/> | | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) parcel is the alley at end of street on right
 FEMA Spec Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 35017C0995E FEMA Map Date 1/6/2011
 Site Comments: Subject property is currently being used as a driveway for the adjacent residence to the East of the subject. It is the only access to the two car garage of the adjacent residence.



LAND APPRAISAL SUMMARY REPORT

Logan
File No: 0008928-F

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):

| | |
|---------------------------------|---|
| 1st Prior Subject Sale/Transfer | Analysis of sale/transfer history and/or any current agreement of sales/leasing: The last transfer for the subject is above in the sale/transfer column. The comparable sales last sales date is listed in the sales comparison grid. Any other sales within the past 36 months for the comparable sales would be listed above in the sale/transfer column. New Mexico is a nondisclosure sales state and UAD guidelines do not allow the appraiser to input any other data than numerical data for the price of prior sale or transfer. Due to UAD guidelines the fields contain \$0. If no data exists then there has not been a transfer of the subject or comparables within the specified time period. |
| Date: | |
| Price: | |
| Source(s): | |
| 2nd Prior Subject Sale/Transfer | |
| Date: | |
| Price: | |
| Source(s): | |

| FEATURE | SUBJECT PROPERTY | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|--------------------------------|--|-------------------------------------|-----------------------------------|--------------------------------------|
| Address | Alley Adjacent to Lot 9 of B & H S Silver City, NM 88061 | 415 E 14th St Silver City, NM 88061 | unk Spur Dr Silver City, NM 88061 | poor Apache St Silver City, NM 88061 |
| Proximity to Subject | | 1.10 miles SE | 4.21 miles S | 4.62 miles SE |
| Sale Price | \$ | \$ 5,000 | \$ 7,400 | \$ 7,000 |
| Price/ | \$ | \$ 1.04 | \$ 0.16 | \$ 0.16 |
| Data Source(s) | | SCMLS#32541;DOM258 | SCMLS#27322;DOM1677 | SCMLS#31070;DOM324 |
| Verification Source(s) | | SCMLS/County Assessor | SCMLS/County Assessor | SCMLS/County Assessor |
| VALUE ADJUSTMENT | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
| Sales or Financing Concessions | | Cash | Cash | Cash |
| Date of Sale/Time | | 05/02/2016 | 03/05/2015 | 02/27/2015 |
| Rights Appraised | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Location | Silver City o/s limits | Silver City w/i limits | Silver City o/s limits | Silver City o/s limits |
| Site Area | 3,669 | 4,792 | 44,867 | 43,896 |
| Utilities | None | Wat, Sew, Ele | None | None |
| | | -150 | -6,200 | -6,000 |
| | | -4,000 | | |
| Net Adjustment (Total, in \$) | | \$ -4,150 | \$ -6,200 | \$ -6,000 |
| Adjusted Sale Price (in \$) | | Net 83.0 % Gross 83.0 % | Net 83.8 % Gross 83.8 % | Net 85.7 % Gross 85.7 % |

Summary of Sales Comparison Approach: The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ 900

Final Reconciliation: The sales comparison approach is the most accurate method when establishing market value. The sales comparison approach reflects the actions of buyers within a market area and is weighted at 100%. This appraisal is made "as is", or subject to the following conditions:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 9900, as of: 08/04/2016, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting cond./Certifications Narrative Addendum Location Map(s) Road Addendum Scope of Work

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Additional Sales

Client Contact: Lane Logan Client Name: Lane Logan

E-Mail: Address: 10 Opal Dr, Silver City, New Mexico 88061

APPRaiser:  SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Susan Fry Hutchins Supervisory or Co-Appraiser Name:

Company: Accurate Appraisal, LLC Company:

Phone: (575) 522-1874 x1 Fac: (575) 532-1590 Phone: Fac:

E-Mail: saccappraisal@comcast.net E-Mail:

Date of Report (Signature): 08/11/2016 Date of Report (Signature):

License or Certification #: 03492-R State: NM License or Certification #: State:

Designation: Designation:

Expiration Date of License or Certification: 04/30/2018 Expiration Date of License or Certification:

Inspection of Subject: Did Inspect Did Not Inspect (Desktop) Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: 08/04/2016 Date of Inspection:



ADDITIONAL COMPARABLE SALES

Logan
File No.: 0008928-F

| FEATURE | SUBJECT PROPERTY | COMPARABLE NO. 4 | | COMPARABLE NO. 5 | | COMPARABLE NO. 6 | |
|---|---|---|----------------|--|----------------|--|----------------|
| Address | Alley Adjacent to Lot 9 of B & H S Silver City, NM 88061 | Door Mobile Dr Silver City, NM 88061 | | | | | |
| Proximity to Subject | | 2.57 miles SE | | | | | |
| Sale Price | \$ | | \$ 3,500 | | \$ | | \$ |
| Price/ | \$ | \$ 0.32 | | | \$ | | \$ |
| Data Source(s) | | SCMLS#30535;DOM800 | | | | | |
| Verification Source(s) | | SCMLS/County Assessor | | | | | |
| VALUE ADJUSTMENT | DESCRIPTION | DESCRIPTION | +() \$ Adjust | DESCRIPTION | +() \$ Adjust | DESCRIPTION | +() \$ Adjust |
| Sales or Financing | | Cash | | | | | |
| Concessions | | | | | | | |
| Date of Sale/Time | | 02/20/2014 | | | | | |
| Rights Appraised | Fee Simple | Fee Simple | | | | | |
| Location | Silver City o/s limits | Silver City w/ limits | +1,000 | | | | |
| Site Area | 3,669 | 10,890 | -1,100 | | | | |
| Utilities | None | Wat. Ele | -2,500 | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total, in \$) | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ | -2,600 | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | |
| Adjusted Sale Price (in \$) | | Net 74.3 % | | Net % | | Net % | |
| | | Gross 1314 % | 800 | Gross % | | Gross % | |
| <p>Summary of Sales Comparison Approach The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.</p> <p>The Appraiser extracted a price per square foot of \$0.15 after improvements (utilities). This price was used to calculate the square footage adjustment for each of the comparables. The appraiser was able to extract a percentage adjustment for improved sites (those with certain utilities). Comparable #4 was given a location adjustment for it's inferior location. During market analysis, the appraiser was unable to extract a time adjustment for the comparables that sold over one year.</p> | | | | | | | |



Assumptions, Limiting Conditions & Scope of Work

Logan

File No.: 0008928-F

Property Address: City: Silver City State: NM Zip Code: 88061

Client: Lane Logan Address:

Appraiser: Susan Fry Hutchins Address: 715 E Idaho Ave Ste 2, Las Cruces, NM 88001-4703

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, 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 the appraisal report whether 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.

- 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.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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 normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

Logan

File No.: 0008928-F

| | | | |
|-------------------------------|---|-----------|-----------------|
| Property Address: | City: Silver City | State: NM | Zip Code: 88061 |
| Client: Lane Logan | Address: | | |
| Appraiser: Susan Fry Hutchins | Address: 715 E Idaho Ave Ste 2, Las Cruces, NM 88001-4703 | | |

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

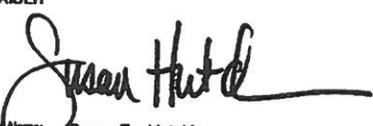
Additional Certifications:

DEFINITION OF MARKET VALUE *:

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

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and

| | |
|---|--|
| Client Contact: Lane Logan | Client Name: Lane Logan |
| E-Mail: | Address: |
| APPRAISER | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) |
|  | |
| Appraiser Name: Susan Fry Hutchins | Supervisory or Co-Appraiser Name: |
| Company: Accurate Appraisal, LLC | Company: |
| Phone: (575) 522-1874 x1 | Phone: |
| Fac: (575) 532-1590 | Fac: |
| E-Mail: accappraisal@comcast.net | E-Mail: |
| Date Report Signed: 08/11/2016 | Date Report Signed: |
| License or Certification #: 03492-R | License or Certification #: |
| State: NM | State: |
| Designation: | Designation: |
| Expiration Date of License or Certification: 04/30/2018 | Expiration Date of License or Certification: |
| Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) | Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect |
| Date of Inspection: 08/04/2016 | Date of Inspection: |

GPLAND

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Form GPLNDAD - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

3/2007

Supplemental Addendum

File No. 0008928-F

| | | | | | |
|------------------|--|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |

Intended Use/User and Purpose

The intended use of this appraisal is to aid the client in market valuation.

Scope of Work

The scope of work was performed in accordance with USPAP. All data has been taken from current market data and applied correctly by the appraiser in accordance with USPAP to arrive at an accurate market value for the subject property. In preparing this appraisal, I...

- inspected the subject site, subject improvements, and viewed the general neighborhood;
- gathered data on comparable land sales, comparable improved sales
- confirmed and analyzed the data;
- analyzed highest and best use;
- analyzed all sales, agreements of sale, offers, options, or listings of the subject property within three years prior to the effective date of this appraisal;
- developed the most applicable approaches to value.

To determine the appropriate Scope of Work, we have considered the client's request in relation to the intended use of the appraisal, the needs of the user, the complexity of the property and other pertinent factors.

Market Value

USPAP states that an appraiser is to identify the exact definition of market value. According to USPAP paged U-3 and U-4, Market Value is a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Overall Market, Economic Data and Market/Neighborhood Description

Neighborhood boundaries consist of Gila National Forest to the North, Fort Bayard/Santa Clara to the East, open desert to the South and West.

The subject property is located outside the city limits of Silver City, NM. Silver City is located in Grant County in Southern, New Mexico. Major cities near Silver City are Las Cruces (104 miles), El Paso (160 miles), Albuquerque (290 miles) and Tucson (182 miles). The population for New Mexico is currently 2,009,671 people and the overall population has been on a steady increase over the past 20 years. The population of Grant County is currently 29,602 people and the overall population has been on a steady increase for the past 20 years. Population density for Grant County is currently 7.5 people per square mile and there is 2.4 people per household. The median home age for Grant County is 35 years, 63.9% of homes are owner occupied, 20.1% of homes are tenant occupied and 16% are vacant.

Comments on the Subject**SUBJECT**

The subject is located in a suburban area, with about 35% of the area built up and growth for the area appears to be stable. There appears to be an adequate supply of homes and land to meet the current demand. The growth for the area is in balance with property values stable. Interest rates remain at levels that buyers consider attractive. Typical marketing time for homes in this area is over 6 months. The appraiser's opinion of reasonable exposure time for homes like the subject, in the subject's market area, is 6 to 12 months. The subject is located within a growing area consisting of site built and manufactured single family residences. The subject is a vacant 3,669 square foot tract of land.

Environment, Easements, Encroachments and Land Use

The appraiser did not observe any easements other than typical utility easements for the subject property. The appraiser also did not observe any encroachments on the subject's lot. The appraiser is not a surveyor and does not guarantee that the subject is free of any other easements or encroachments. The appraiser is only disclosing that the data gathered to complete this report did not reveal the lot having any encroachments or easements. The value of the subject may differ if the subject does have easements and lot encroachments that the appraiser is not aware of.

The appraiser has done a professional/credible job and has performed due diligence that is appropriate to the scope of work for this particular appraisal assignment. The appraiser did not find any other easements or encroachments for the property.

At the time of the inspection the appraiser did not observe hazardous material or any environmental issues that should be noted in the appraisal report. The appraiser is not qualified to make assessments about hazardous material or environmental issues, but if there were any obvious problems the appraiser would have taken pictures and made reference to the problems in a special addendum.

The appraiser assumes that drainage for the subject's lot is adequate. No inadequacies were noted at the time of

Supplemental Addendum

File No. 0008928-F

| | | | | | |
|------------------|---|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | Adey Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |

... inspection for the drainage of the subject's lot and there did not appear to be any standing water or drainage issues at the time of inspection.

According to the EPA's website the air quality for Silver City is good, UV Index is high, Silver City is not in a radon zone and the ozone is rated as good. There is no current drainage problems for this area and drainage for this area appears to be adequate. Overall water quality for the area is average and currently there are no threats. There are no contaminated areas near the subject. The overall environment for the area is good with no current concerns according to the EPA's website.

According to FEMA the subject is not located in a FEMA Flood Zone.

Comments on Site

Site adjustments are based on recent and past land sales within the subject's neighborhood and the neighborhoods in which the comparables are located. Location, site size, and/or water rights are the primary factors the market recognizes to establish land values. All site adjustments in the sales comparison approach were arrived at using the information from previous sales and the appraisers knowledge of the area. The value is taken from the local MLS and appraiser files. All land comparables are kept in the appraiser's work file.

COMPARABLE COMMENTS

The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.

The comparable sales used in the sales comparison approach are the most similar to the subject of those available. These sales give a good indication of the subject's market and the subject's "market value" (as defined by USPAP).

New Mexico is a non-disclosure state. Since a number of sales transpire between individuals without the inclusion of a realtor it is more difficult to find and substantiate sales information. The Southern New Mexico territory includes BLM, agriculture land, and commercial farms that are composed of large undeveloped plots of land. These areas create substantial distances between communities resulting in comparable sales that are at times over 5 miles distance from the subject. It was not necessary to go further than 5 miles to locate comparable sales.

In order to locate comparable sales data, it was necessary to utilize comparable sales that were over twelve months. This area has a limited number of land sales which are comparable to the subject and it is almost impossible to locate 3 to 6 comparables that have sold within the previous 12 months. Due to the limited number of sales the appraiser was forced to use comparables over 12 months but not more than 30 months..

Final Reconciliation

The sales comparison approach yielded a range of value from \$850 to \$1200. When arriving at a final value for the subject the appraiser uses a weighted comparable equation. The equation that is used is based on the net and gross adjustments of each comparable. Each comparable has a different net and gross ratio, the comparables with the lowest net and gross adjustment carry the most weight because they are the most comparable to the subject property.

The sales comparison approach is the most accurate method when establishing market value. The sales comparison approach reflects the actions of buyers within a market area and is weighted at 100% because it is the most justifiable method when appraising real property.

Final Value = \$900

ADDITIONAL COMMENTS

Due to the amount of internet and e-mail requests, the appraiser(s) use digital signatures on all signature pages of this report. The digital signature is an actual representation of the appraiser's original signature. Passwords are used for security purposes to protect against fraud. Only the appraiser has access to their digital signature and must be placed by the signing appraiser. The computer format presented to the reader does not allow for alteration to the finished report.

State law requires appraisers to disclose fees for appraisal services. Fees for this appraisal are as follows: Accurate Appraisal, LLC fee is \$400.00.

Appraiser Sources

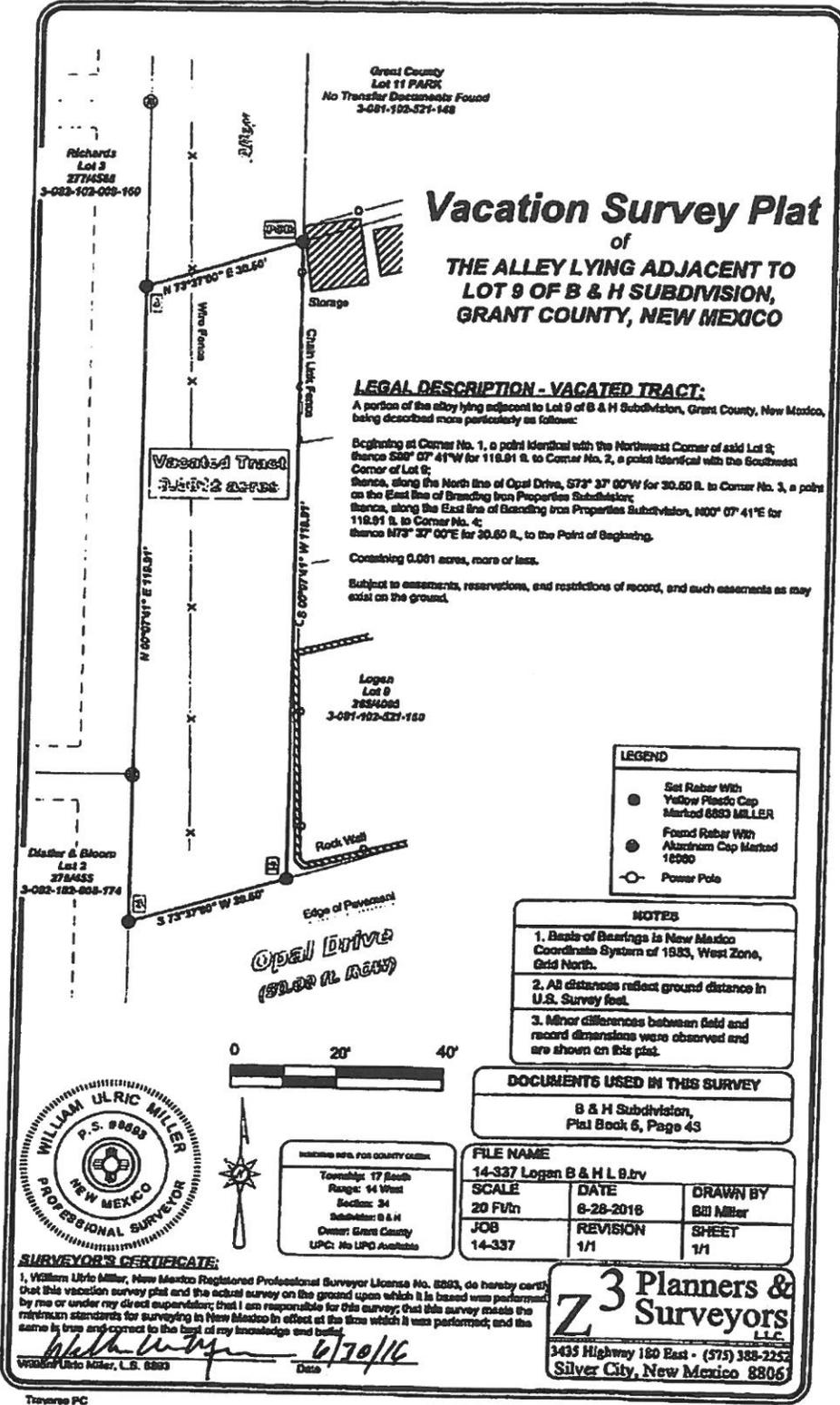
Supplemental Addendum

File No. 0008928-F

| | | | | | |
|------------------|--|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |

DATA SOURCES: Grant County Records, Grant County Assessor's Office, Grant County Zoning Maps, Grant County GIS, Appraiser Office Files, Community Reports and their sources are as follows: Census Bureau, Bureau of Labor Statistics, Health Care Financing Administration of Social Security, Internal Revenue Service, State and Regional Education Boards and Districts, National Center for Education Statistics, National Weather Service, Regional Climate Centers, Medicare and the U.S. Department of Health and Human Services, Consumer Expenditure Survey, Current Population Survey, National Association of Realtors, Freddie Mac -Conventional Home Price Mortgage Index, National Association of Home Builders, Sperling's Best Places, State and local taxing agencies, FEMA, EPA

Survey



Vacation Survey Plat
of
THE ALLEY LYING ADJACENT TO
LOT 9 OF B & H SUBDIVISION,
GRANT COUNTY, NEW MEXICO

Grant County
Lot 11 PARK
No Transfer Documents Found
3-081-102-571-148

Richards
Lot 9
2774524
3-082-102-009-160

Mather & Bloom
Lot 2
2784455
3-082-182-808-774

Logan
Lot 8
2884068
3-081-102-521-150

LEGAL DESCRIPTION - VACATED TRACT:
A portion of the alley lying adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico, being described more particularly as follows:

Beginning at Corner No. 1, a point identical with the Northwest Corner of said Lot 9; thence S89° 07' 41" W for 118.91 ft. to Corner No. 2, a point identical with the Southwest Corner of Lot 9; thence, along the North line of Opal Drive, S72° 27' 00" W for 30.60 ft. to Corner No. 3, a point on the East line of Branding Iron Properties Subdivision; thence, along the East line of Branding Iron Properties Subdivision, N00° 07' 41" E for 118.91 ft. to Corner No. 4; thence N73° 27' 00" E for 30.60 ft., to the Point of Beginning.

Containing 0.001 acres, more or less.
Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

LEGEND

- Set Rebar With Yellow Plastic Cap Marked 6853 MILLER
- Found Rebar With Aluminum Cap Marked 16590
- Power Pole

NOTES

1. Basis of Bearings is New Mexico Coordinate System of 1983, West Zone, Grid North.
2. All distances reflect ground distance in U.S. Survey feet.
3. Minor differences between field and record dimensions were observed and are shown on this plat.

DOCUMENTS USED IN THIS SURVEY

B & H Subdivision,
Plat Book 6, Page 43

FILE NAME
14-327 Logan B & H L 8.bv

| | | |
|--------------------------|--------------------------|--------------------------------|
| SCALE 20 Ft/in | DATE 8-28-2016 | DRAWN BY Bill Miller |
| JOB 14-337 | REVISION 1/1 | SHEET 1/1 |



0 20' 40'

MERCATOR INFO FOR COUNTY GRID:
Township: 17 South
Range: 14 West
Section: 34
Subdiv: B & H
County: Grant County
LPC: No LPC Available

SURVEYOR'S CERTIFICATE:
I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8689, do hereby certify that this vacation survey plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico in effect at the time which it was performed; and the same is true and correct to the best of my knowledge and belief.

William Ulric Miller 6/70/16
Date

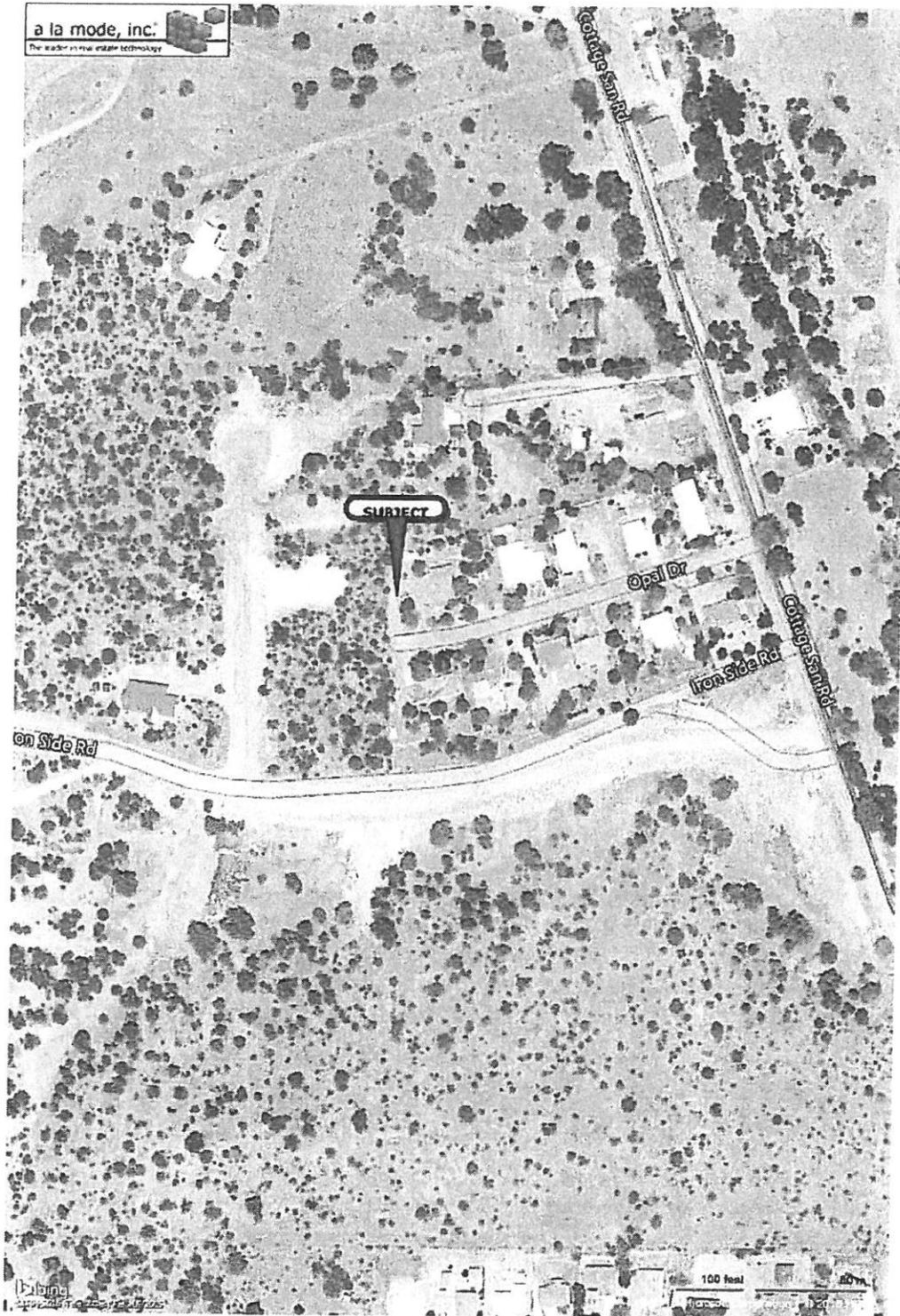
William Ulric Miller, L.S. 8689

Z3 Planners & Surveyors LLC
3435 Highway 180 East - (575) 388-2252
Silver City, New Mexico 88061

Traverse PC

Aerial Map

| | | | | | |
|------------------|-------------|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |



Subject Photo Page

| | | | | | | | |
|------------------|--|--------|-------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | | | |
| City | Silver City | County | Grant | State | NM | Zip Code | 88061 |
| Lender/Client | Lane Logan | | | | | | |

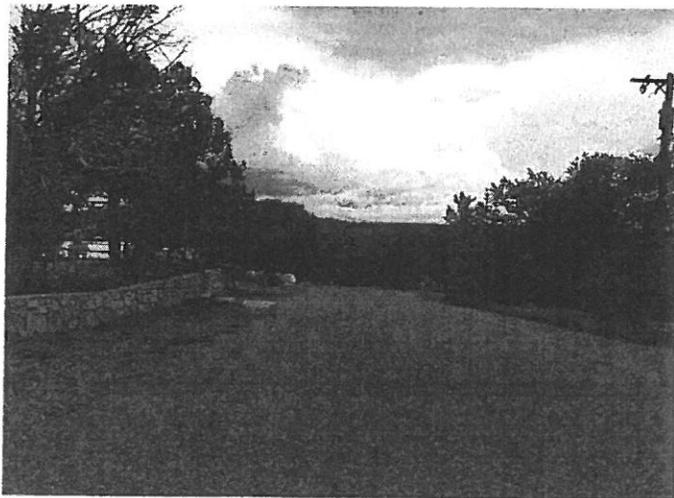


Subject Front

Alley Adjacent to Lot 9 of B & H Subdivision



Subject Rear



Subject Street

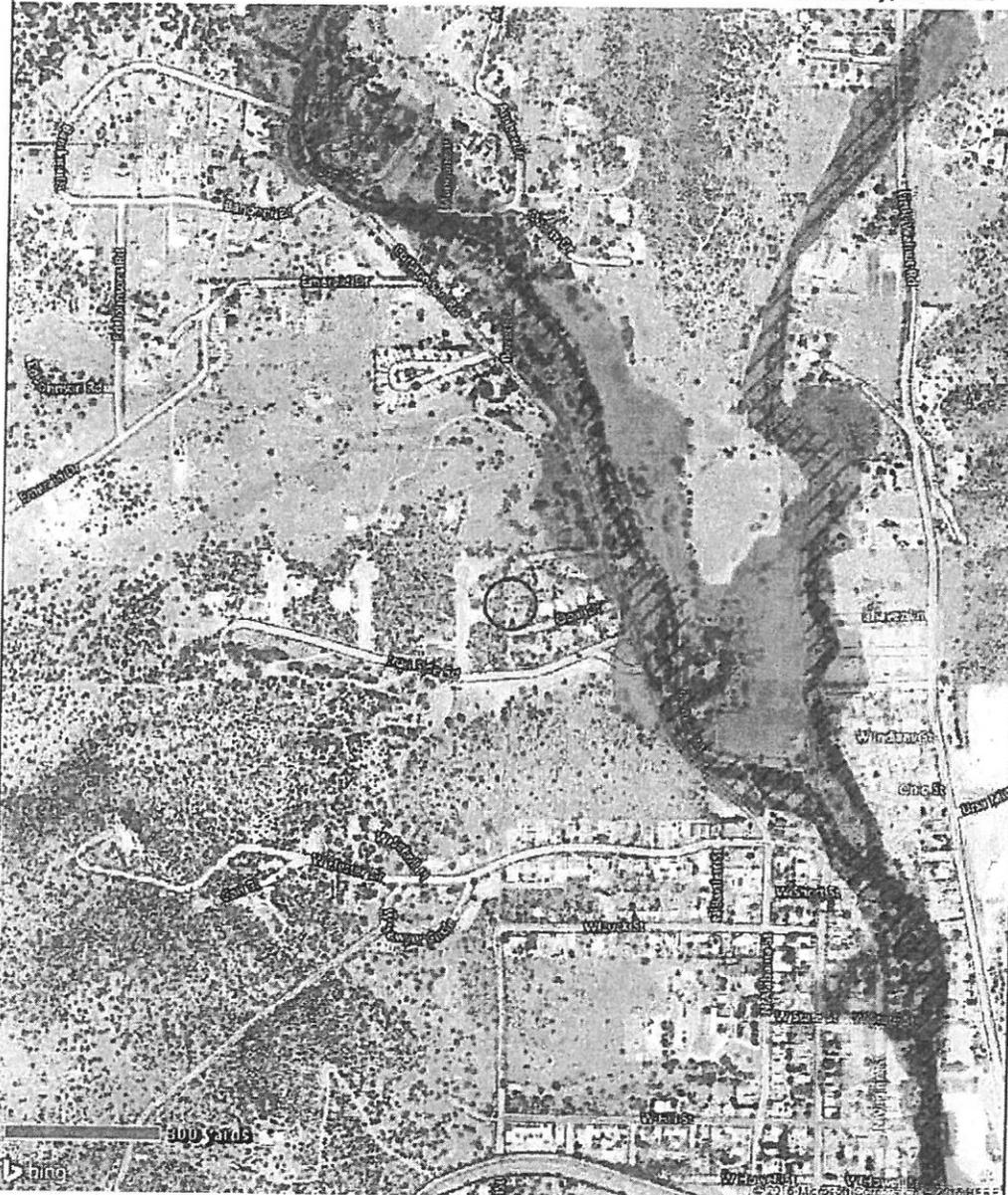
Flood Map

| | | | | | |
|------------------|--|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |

InterFlood by a la mode

Prepared for: Accurate Appraisals

Silver City, NM 88061



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **35017C0995E**
 Zone: **X**
 Map Date: **January 06, 2011**
 FIPS: **35017**

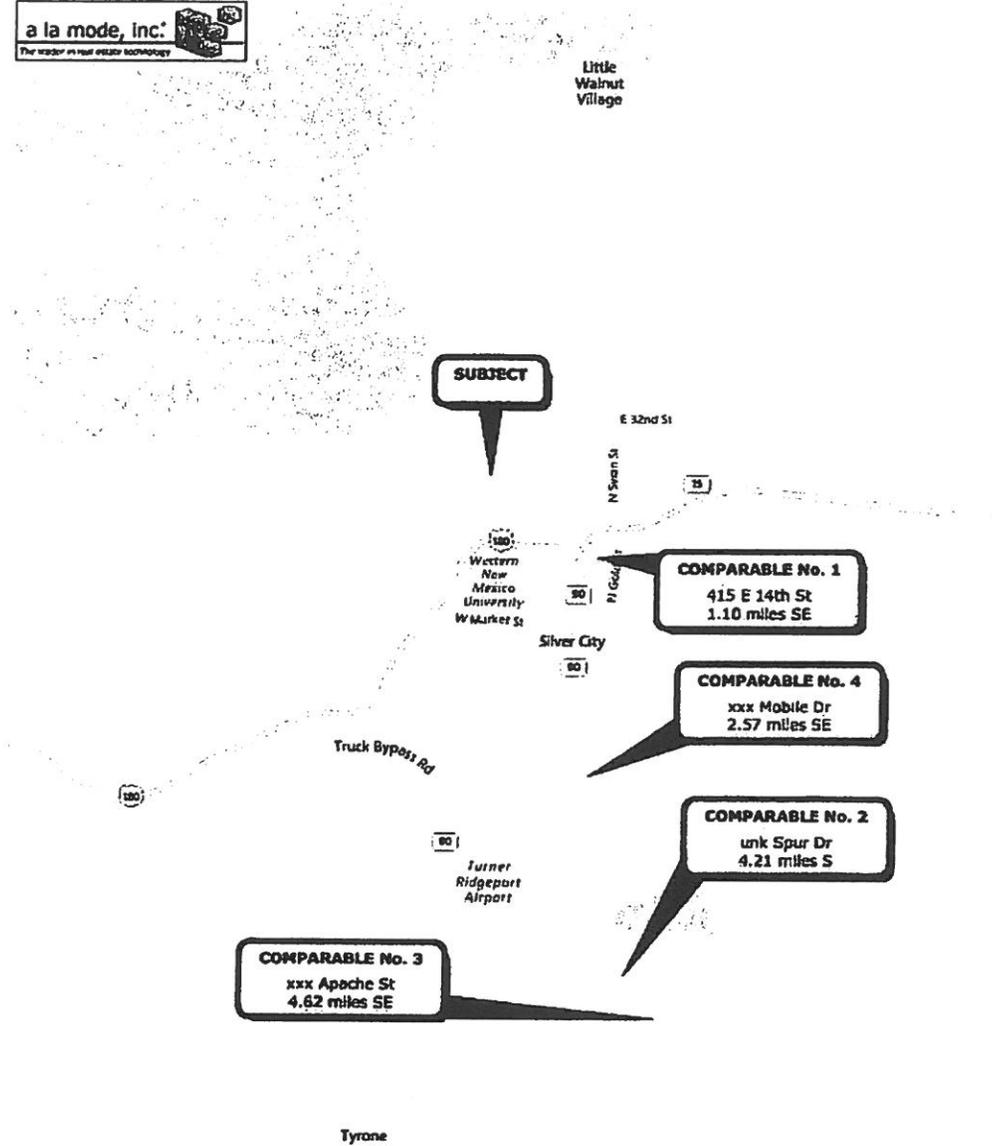
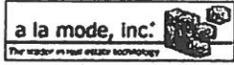
MAP LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|---|--|

Powered by CoreLogic®

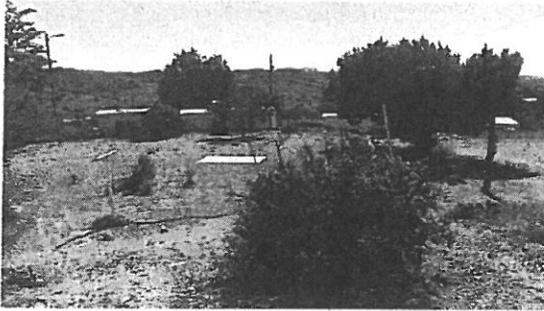
Location Map

| | | | | | |
|------------------|--|--------------|----------|----------------|--|
| Borrower | N/A | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County Grant | State NM | Zip Code 88061 | |
| Lender/Client | Lane Logan | | | | |



Comparable Photo Page

| | | | | | |
|------------------|-------------|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |



Comparable 4

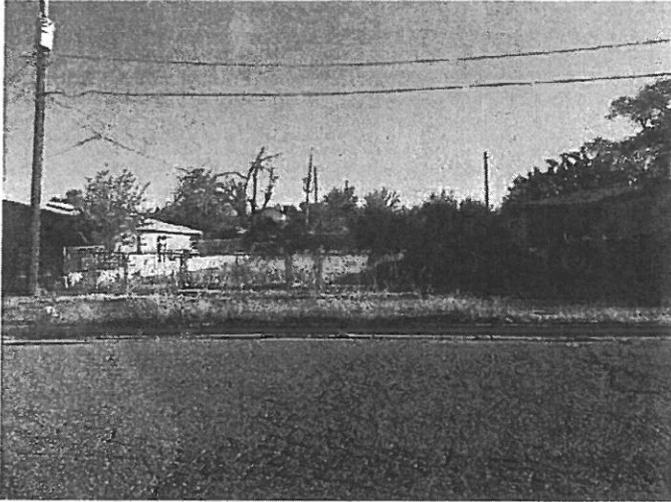
xxx Mobile Dr
 Prox. to Subject 2.57 miles SE
 Sale Price 3,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Silver City w/ limits
 View
 Site 10,890
 Quality
 Age

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable Photo Page

| | | | | | |
|------------------|--|--------|-------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | Alley Adjacent to Lot 9 of B & H Subdivision | | | | |
| City | Silver City | County | Grant | State | NM Zip Code 88061 |
| Lender/Client | Lane Logan | | | | |



Comparable 1

415 E 14th St



Comparable 2

unk Spur Dr



Comparable 3

xxx Apache St

QUITCLAIM DEED

THE COUNTY OF GRANT, NEW MEXICO, whose address is 1400 Highway 180 East, Silver City, New Mexico 88061, hereby quitclaims to Lane R. Logan, whose address is 10 Opal Dr., Silver City, New Mexico 88061, all of its right, title, and interest in the following described real estate located in Grant County, New Mexico:

A portion of the alley lying adjacent to Lot 9 of B&H Subdivision, Grant County, New Mexico being described more particularly as follows:

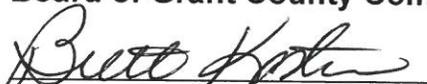
Beginning at Corner No. 1, a point identical with the Northwest Corner of said Lot 9; thence S00° 07' 41" W for 119.91 ft. to Corner No. 2, a point identical with the Southwest Corner of Lot 9; thence, along the North line of Opal Drive S73° 37' 00" W for 30.60 ft. to Corner No. 3, a point on the East line of Branding Iron Properties Subdivision, N00° 07' 41" NE for 119.91 ft. to Corner No. 4; thence N73° 37' 00" E for 30.60 ft., to the Point of Beginning.

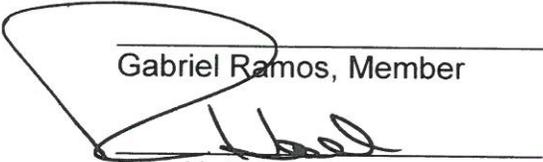
Contains 0.081 acres, more or less.

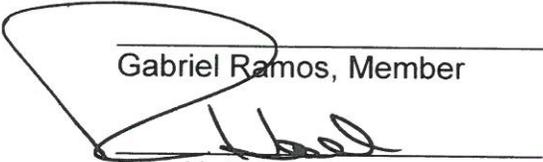
Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

WITNESS by my hand and seal this 15th day of September, 2016.

Board of Grant County Commissioners:


Brett Kasten, Chairperson


Gabriel Ramos, Member


Ron Hall, Member

[SEAL]

ATTEST:


Robert Zamarripa, Grant County Clerk

Grant County Treasurer
P.O. BOX 89
Silver City, NM 88062
(575) 574-0055
Receipt: 2016-09-16-LLH-189278

| ProductName | Extended |
|--------------------------|----------|
| 3 Miscellaneous Receipts | \$900.00 |
| 401-00-4340 | |

Reference: LANE LOGAN - SALE OF COUNTY
PROPERTY

| Journal Account | Name | Debits | Credits |
|-----------------|----------------------------|----------|------------|
| 401-00-1000 | CWT - GENERAL | \$900.00 | |
| 401-00-4340 | SALE OF COUNTY PROPERTY | | (\$900.00) |

| | | |
|----------------|------------|----------|
| Total | | \$900.00 |
| Tender (Check) | | \$900.00 |
| Check Number | 701 | |
| Payor | LANE LOGAN | |

Thank You for visiting the Grant County
Treasurer's Office!
Fri Sep 16 10:20:21 MDT 2016 lhernandez