

GRANT COUNTY  
RESOLUTION NO. R-19-71

**A RESOLUTION DECLARING THE VACATION AND ABANDONMENT OF THE GRANT  
COUNTY ADMINISTRATION/IN N OUT LUBE VACANT STRIP AND AUTHORIZING THE  
SALE THEREOF**

WHEREAS, Baptiste Enterprises, Inc. petitioned for the county to vacate certain property described on the attached plat (hereinafter referred to as the "Property");

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 abandonment 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:**

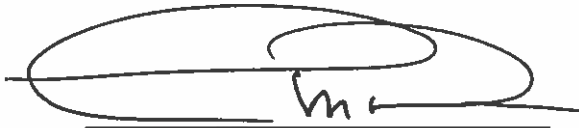
The Grant County Board of Commissioners hereby vacates and abandons the Property, as described on the attached plat.

The Board of Commissioners further authorizes the sale of the Property to Baptiste Enterprises, Inc. for the appraised amount of \$730.00, and authorizes County Administration to take the necessary steps to implement such sale.

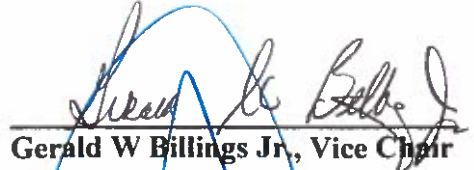
A copy of this Resolution shall be recorded in the Clerk's Office along with the attached plat.

PASSED, ADOPTED, AND APPROVED this 12th day of December 2019.

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



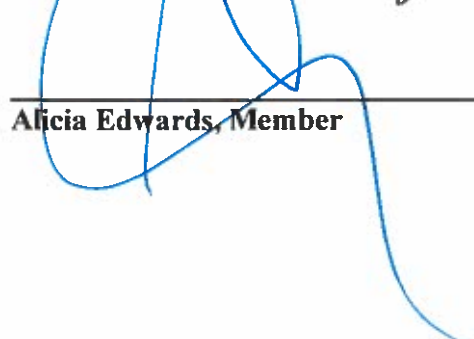
**Chris M. Ponce, Chairman**



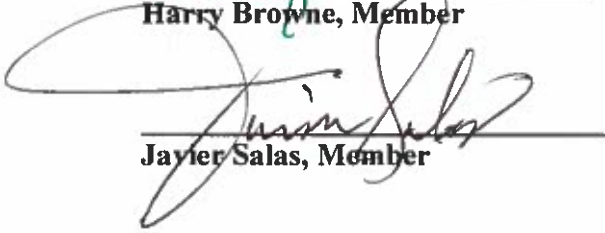
**Gerald W Billings Jr., Vice Chair**



**Harry Browne, Member**



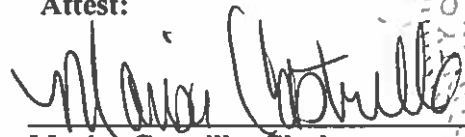
**Alicia Edwards, Member**



**Javier Salas, Member**

[SEAL]

**Attest:**



**Marisa Castrillo, Clerk**



## GRANT COUNTY

**CHRIS M. PONCE**  
*Commissioner, District 1*

**JAVIER SALAS**  
*Commissioner, District 2*

**ALICIA EDWARDS**  
*Commissioner, District 3*



**GERALD W. BILLINGS JR.**  
*Commissioner, District 4*

**HARRY BROWNE**  
*Commissioner, District 5*

**CHARLENE WEBB**  
*County Manager*

November 12, 2019

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

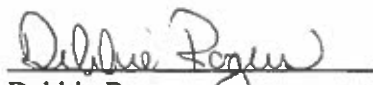
Re: County Administration/In N Out Lube Vacant Strip

Dear Commissioners:

We have reviewed the County Administration/In N Out Lube Vacant Strip, as identified on the attached map. We find that the property is not needed by Grant County and recommend that the Board of Commissioners abandon and vacate the property.

Sincerely,

  
Ty Bays

  
Debbie Rogers

  
Loren Frost

**Office Of The Grant County Commissioners**

1400 Highway 180 East, Silver City, NM 88061-7837 • P. O. Box 898, Silver City, NM 88062-0898  
Telephone: (575) 574-0008 Fax (575) 574-0073

**ARMED AND DANGEROUS**

Any decision to use the evidence is independent of, and separate from, the decision to prosecute. The decision to prosecute is made by the prosecuting attorney, and the decision to use the evidence is made by the jury. The jury is the trier of fact, and the jury is the one who decides whether the evidence is reliable and whether it is admissible. The jury is the one who decides whether the evidence is relevant and whether it is material. The jury is the one who decides whether the evidence is competent and whether it is sufficient. The jury is the one who decides whether the evidence is authentic and whether it is trustworthy. The jury is the one who decides whether the evidence is reliable and whether it is admissible. The jury is the one who decides whether the evidence is relevant and whether it is material. The jury is the one who decides whether the evidence is competent and whether it is sufficient. The jury is the one who decides whether the evidence is authentic and whether it is trustworthy.

LOCAL DISCOVERY

A record of land located within Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844

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signature of the property of  
the Office, the respondent is  
in accordance with the  
law of the country.

<u>Name</u>	<u>Date</u>
Beverly Hills Club Company	Date
Cashier's Office, U.S. Navy Dept.	Date
Town of New City	Date

ADAMS, JAMES OF NEW YORK

**My Commission Expires** \_\_\_\_\_  
**My Signature** \_\_\_\_\_

### References

Accepted By \_\_\_\_\_ \$5 Indemnified By the  
 Mayor of the City of New York, with the approval of the  
 Board of Estimate and City Council, in consideration of the  
 important funds and using the Team B Bidder and Indemnifying the  
 Indemnified of the City of New York, to the City of New York.

Accepted \_\_\_\_\_ Team

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Donations:**  
 Contributions made for emergency preparedness may not be used to maintain a clean and safe environment. For more information, contact the NEA at: Emergency Preparedness  
 100 NE Center of East University, Vancouver, BC V6T 1C6  
 Tel: 604-683-9282 Fax: 604-683-9282

The County of Cape \_\_\_\_\_

The foregoing endorsement and acknowledgment before me of \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2011

to distinguish were not  
of the best in the world

**DEAR SOCIETY PRESIDENT:**

This Quarterly Magazine is in compliance with Article III, Sec. 4 of the Constitution, State of New Mexico, For November, 1913

The names of the donors paid \_\_\_\_\_ are printed here  
and are \_\_\_\_\_  
and were \_\_\_\_\_

Yours truly,  
\_\_\_\_\_  
Treas.

Age Group	Percentage of Respondents
18-29	65%
30-49	75%
50-69	80%
70+	85%

Thomas S. B. WICKER, a candidate of 2 1861 term.  
 Thomas S. B. WICKER, Jr., a candidate of 1 1861 term and was 3rd Assistant.  
 Thomas S. B. WICKER, Jr., a candidate of 1 1861 term and was 3rd Assistant.  
 Thomas S. B. WICKER, Jr., a candidate of 1 1861 term and was 3rd Assistant.  
 Thomas S. B. WICKER, Jr., a candidate of 1 1861 term and was 3rd Assistant.

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*[Handwritten signature]*  
James A. Lewis JR #7023-9  
Bureau # 38181-003  
October 4 2013

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**INTERVIEW**



## **FUNCTION OF THE APPRAISAL:**

The function of this appraisal is to determine the amount of fair compensation due a property Owner (in this case Grant County, New Mexico) as a result of the taking of an approximately 6.28' x 2.86' x 196.08' x 7.51' x 198.48' rectangular strip of minimally improved land immediately south of a 0.594 acres site owned by POE Enterprises – under contract with – BAPTISTE Enterprises Inc. According to the presented land survey the size of the strip of land to be acquired by BAPTISTE Enterprises Inc is 0.033 acre in size. Purpose of the acquisition by BAPTISTE Enterprises Inc is to acquire the strip of land for maintenance of trees and landscaping on the strip to be acquired. Intended use of report is to determine the amount of just compensation due the Owner (Grant County) as a result of the acquisition by BAPTISTE Enterprises Inc. Intended Users are BAPTISTE Enterprises Inc and Grant County, New Mexico. According to the Grant County Assessor the site owned by Grant County is 3.648 acres. The 0.033 acre taking will present little to no hindrance for the full utilization of the remaining 3.615 acres Grant County site outside the limits of the 0.033 acre taking. Remaining site owned by Grant County will be large enough to support existing county constructions and parking lots. Damages to the Owner (Grant County) as a result of the taking are limited to the loss of fee simple land rights within the area of the taking only.

The Appraiser is unable to value a 0.033 acre strip of land by direct comparisons with current sales of vacant commercial land in the market neighborhood. This is because a 6.28' to 7.51' wide strip of land is too narrow and small to support detached commercial constructions that are typical for the surrounding market neighborhood. All available comparable land sales are for sites large enough to support commercial constructions. Subsequently, determination of compensation to the Owner as a result of the 0.033 acre taking is by the "before and after" appraisal method. This method determines the amount of value added to the property owned by BAPTISTE Enterprises Inc as a result of the acquisition as a basis for compensation to the county.

First the Value of the as-if vacant 0.594 acre site currently owned by BAPTISTE Enterprises Inc is determined.

Next the Value of the 0.627 acre site after the acquisition of the 0.033 acre strip of land is determined.

Full fee simple market value gained by BAPTISTE Enterprises Inc as a result of the 0.033 acre acquisition is the difference between these two values.

Values for the Subject property before the taking and after the taking are presented in the following pages. A summary of this data and value conclusion are presented as follows.

Value of the 0.594 acre (or 25,875 sf) site prior to the acquisition = \$13,200

Value of 0.627 acre (or 27,312 sf) site after the taking = \$13,930

Estimated full fee simple value of the taking = \$730

11/05/2019 indicated compensation due the Owner (Grant County) as a result of the 0.033 acre taking is \$730 (Seven Hundred and Thirty US Dollars).



Joseph W. P. Kenneally  
NM 829-G

## LAND APPRAISAL REPORT


File No: 19042

Property Address: 1410 Highway 180 E		City: Silver City		State: NM		Zip Code: 88061	
County: Grant		Legal Description: 0.594 acres: Part of the NWQ.SEQ. & NEQ.SWQ. - Section 35 - Township 17 South - Range 14 West - NMPM. / Assessor's # R072784. See attached land survey addenda for a detailed description of the Subject site.					
Assessor's Parcel #: 3-080-102-264-340		Tax Year: 2019		R.E. Taxes: \$ 3,146.08		Special Assessments: \$ 0	
Market Area Name: Silver City Area		Map Reference: Tax & Survey Plat					
Current Owner of Record: Pos Enterprises LLC Baptiste Enterprises Inc		Somewar (if applicable): Not Applicable					
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) Commercial Site		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month					
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		If Yes, indicate current occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable					
If Yes, give a brief description: 0.594 acre site is improved with a 2,384 sf automotive service structure, a 1,766 sf automated car wash, associated concrete parking pads, retaining walls, and asphalt paved composition paved parking & curbing. For the purposes of this report the Subject improvements are not considered, or valued. Subject site is appraised as-if vacant.							
The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) Compensatory Value for Acquisition							
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
Intended Use: To determine the amount of just compensation due the Owner (Grant County) as a result of the acquisition by BAPTISTE Enterprises Inc. of a 0.033 acre rectangular strip of minimally improved land.							
Intended User(s) (by name or type): BAPTISTE Enterprises Inc and Grant County administrators directly involved with the acquisition.							
Client: Baptiste Enterprises Inc		Address: 1410 US Highway 180 E - Silver City, NM 88062					
Appraiser: Joseph W P Kenneally		Address: PO Box 4099 - Silver City, NM 88062					
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy: <input checked="" type="checkbox"/> Owner 75 <input type="checkbox"/> Tenant 20 <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing PRICE AGE (\$000) (yrs)		Present Land Use	
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		19 Low 1		One-Unit 60% <input checked="" type="checkbox"/> Not Likely	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		437 High 136		2-4 Unit 5% <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.				167 Med 30		Multi-Unit 5% * To: _____	
						Comm'l 10%	
						Public Lands 20%	
Factors Affecting Marketability							
Item		Good Average Fair Poor N/A		Item		Good Average Fair Poor N/A	
Employment Stability		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Adequacy of Utilities		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Convenience to Employment		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Property Compatibility		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Convenience to Shopping		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Protection from Detrimental Conditions		<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Convenience to Schools		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Police and Fire Protection		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Adequacy of Public Transportation		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		General Appearance of Properties		<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"/>		Appeal to Market		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Market Area Comments:							
Market Neighborhood consists of commercially active portions of Grant County inside Silver City town limits and within a 0.5 mile radius beyond town limits. All Comparable sites are within a 3 miles radius north, east, west & south of the Subject. Commercial sites this area are equal in services, distance from employment, shopping, and schools. Sites within this area are similar in appeal to the market and location adjustments are typically not warranted. Actual Comparable distances from the Subject often exceeds 3 miles due to the size of this market neighborhood and distances across town limits.							
A street specific description of the market neighborhood is all Silver City commercial areas bounded by Cain to the north, Dalk Dr to the east, Truck By-pass Rd to the south, and Oakwood Dr to the west.							
Dimensions: 200.00'x130.00'x198.48'x129.93'							
Zoning Classification: Commercial		Site Area: 25,875 Sq Ft					
Description: Subject is situated in a portion of town zoned for commercial uses. Subject existing commercial structures and current commercial uses are readily permitted.							
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements							
Uses allowed under current zoning: All commercial uses.							
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ _____ / _____							
Comments:							
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____							
Actual Use as of Effective Date: Commercial Use as appraised in this report: Vacant Commercial Site							
Summary of Highest & Best Use: Subject site is appraised as-if vacant. Due to surrounding commercial uses and commercial zoning Highest & Best Use is determined to be a commercial site.							
Utilities Public Other Provider/Description							
Electricity		<input checked="" type="checkbox"/> Available		Off-site Improvements Type Public Private		Frontage Commercial Streets	
Gas		<input checked="" type="checkbox"/> Available		Street Hill Top Rd		Topography Moderately Sloped	
Water		<input checked="" type="checkbox"/> Available		Width Approximately 15'		Size 25,875 sf - Average/Typical	
Sanitary Sewer		<input checked="" type="checkbox"/> Available		Surface Asphalt Pavement		Shape Rectangular - Average/Typical	
Storm Sewer		<input checked="" type="checkbox"/> Available		Curb/Gutter Concrete		Drainage No Flood Hazard - Average	
Telephone		<input checked="" type="checkbox"/> Available		Sidewalk Concrete		View Commercial - Good	
Multimedia		<input checked="" type="checkbox"/> Available		Street Lights Yes			
				Alley None			
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) _____							
FEMA Spec'd Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 35017C0892E FEMA Map Date 01/06/2011							
Site Comments: A professional land survey was presented to Appraiser. Site size before the acquisition is noted as 0.594 acre. The Grant County Assessor notes the current site size as 0.597 acre. Based on the best information available Subject site size before the acquisition is 0.594 acre (or 25,875 sf). Slight curbing encroachments onto public lands are noted in the survey - no significant impact on market value.							
REPORT DEPARTURES: Subject site is hypothetically assumed to be vacant. The Cost Approach is not applicable or developed. Most market neighborhood commercial land is Owner occupied & operated. A significant and consistent demand for vacant commercial sites cannot be demonstrated. The Income Approach is not developed for this valuation.							

# LAND APPRAISAL REPORT

BAPTISTE Enterprises Inc

File No: 19042

My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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): Silver City Regional Multiple Listing Service (SCRMLS) and Grant County Assessor's (GCA) data.					
TRANSFER HISTORY	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/transfer:		
	Date: 05/01/2018	According to the GCA the Subject has had a prior transfer within the last 3 years. According to the Grant County Assessor (GCA) on 05/01/2018 the Subject transferred. Grantor = Poe Enterprises Inc, Grantee = Baptiste Enterprises Inc.			
	Price: \$0	New Mexico is not a right to know state. Sale and transfer amounts are not public property and are not published. No prior transfer amounts within the last 3 years are known by the appraiser. Price is noted as \$0.			
	Source(s): GCA				
2nd Prior Subject Sale/Transfer					
Date:					
Price:					
Source(s):					
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	1410 Highway 180 E Silver City, NM 88061	XX Highway 180 Silver City, NM 88061	2205 N Pinos Altos Rd Silver City, NM 88061	415 E 14th St Silver City, NM 88061
	Proximity to Subject		2.54 miles SW	0.50 miles NE	0.72 miles SW
	Sale Price	\$ Not Applicable	\$ 40,000	\$ 40,000	\$ 5,000
	Price/ Sq.Ft.		\$ 0.45	\$ 0.46	\$ 1.01
	Data Source(s)	Visit 11/05/2019	SCRMLS#35957	SCRMLS#34778	SCRMLS#32541
	Verification Source(s)	Grant Co Assessor	Hacienda Realty/GCA#R092083	ReMax/GCA#R092090	ReMax/GCA#R094062
	VALUE ADJUSTMENT	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing	NA	Cash	Cash	Cash
	Concessions	NA	None Known	None Known	None Known
	Date of Sale/Time	Not Applicable	01/04/2019	09/18/2017	05/02/2018
	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
	Location	Silver City Area	Silver City Area	Silver City Area	Silver City Area
	Site Area (in Sq.Ft.)	25,875	88,688	88,770	4,966
	Utilities	All Available Public	No Sewer or Gas	All Available Public	All Available Public
Flood Hazard Area	No	No	No	No	
Improvements	Retaining Walls	Fencing	Fencing	Fencing	
Zoning	Commercial	Unrestricted	Commercial	Mixed Use	
Net Adjustment (Total, in \$)		\$ 5,321	\$ 4,339	\$ -497	
Net Adjustment (Total, in \$ / Sq.Ft.)		(\$ 0.06 / Sq.Ft.)	(\$ 0.05 / Sq.Ft.)	(\$ -0.1 / Sq.Ft.)	
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 0.51	\$ 0.51	\$ 0.91	
Summary of Sales Comparison Approach Line item adjustments are on a dollar per sqft (\$/sf) basis. Sales of vacant commercial use sites are very rare in the market neighborhood. Presented Sales #1, #2 & #3 have closed within 3.5 years prior to the effective date of this report. These are the best available to value the Subject site. A stable real estate market has existed since 2016 for commercial properties; no time adjustments are warranted. Comparable Sales and Listing are selected as being representative of the Subject commercial location, access to utilities, and improvements. All presented Comparable properties are from the market neighborhood in and around Silver City limits, no location adjustments are warranted. See next page for further details on line item adjustments. Indicated value for the Subject property is from the range of adjusted values per sf presented by the three Comparable Sales. Significant weight is given to Comparable Sale #1 due to a recent 2019 closing most illustrative of the current market for vacant commercial use land in the market neighborhood. Comparable #4 is a currently listed site in the market neighborhood. Listing adjustment is derived from the listing histories of the presented Comparable Sales and is based on 6% of the gross listing price per sf. Adjusted value per sf indicated by this Listing supports the Subject value conclusion.					
PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.					
PUD	Legal Name of Project:				
	Describe common elements and recreational facilities:				
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$				
	Final Reconciliation Adjusted value derived from Comparable Sale #1 is most illustrative of the Subject market appeal. Subject Appraised value is based on \$0.51/sf (e.g.: 25,875 sf x \$0.53/sf = \$13,196 rounded to \$13,200).				
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: A land survey was presented to the appraiser. Subject site size and exterior dimensions are based on the presented survey data. Appraised value is for the 25,875 sf site, available utilities, and landscaping retaining walls.				
	<input checked="" type="checkbox"/> 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: \$ 13,200, as of: 11/05/2019, 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.				
ATTACH.	A true and complete copy of this report contains 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:				
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input checked="" type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Additional Sales				
SIGNATURES	Client Contact: Frank Baptiste		Client Name: Baptiste Enterprises Inc		
	E-Mail: baptiste.eni@outlook.com		Address: 1410 US Highway 180 E - Silver City, NM 88062		
	APPRaiser		SUPERVISORY APPRAISER (If required) or CO-APPRaiser (If applicable)		
					
	Appraiser Name: Joseph W P Kenneally		Supervisory or Co-Appraiser Name:		
	Company: Kenneally Appraisals		Company:		
	Phone: 575-534-2668		Phone:		
	E-Mail: joe@kenneallyappraisals.com		E-Mail:		
	Date of Report (Signature): 11/05/2019		Date of Report (Signature):		
	License or Certification #: 839-G		License or Certification #:		
Designation: Real Estate Appraiser		Designation:			
Expiration Date of License or Certification: 04/30/2020		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: 11/05/2019		Date of Inspection:			



# ADDITIONAL COMPARABLE SALES

BAPTISTE Enterprises Inc  
File No: 19042

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	1410 Highway 180 E Silver City, NM 88061	xxx Cougar Way Silver City, NM 88061		
Proximity to Subject		2.35 miles SW		
Sale Price	\$ Not Applicable	\$ 39,500	\$	\$
Price/ Sq Ft.	\$	\$ 0.47	\$	\$
Data Source(s)	Visit 11/05/2018	SCRMLS#36753		
Verification Source(s)	Grant Co Assessor	ReMax/GCA#R070373		
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust
Sales or Financing	NA	Listed		
Concessions	NA			
Date of Sale/Time	Not Applicable	Active -0.03		
Rights Appraised	Fee Simple	Fee Simple		
Location	Silver City Area	Silver City Area		
Site Area (in Sq Ft.)	25,875	84,942 +0.05		
Utilities	All Available Public	No Sewer or Gas +0.02		
Flood Hazard Area	No	No		
Improvements	Retaining Walls	Fencing 0		
Zoning	Commercial	Commercial		
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,398	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Net Adjustment (Total, in \$ / Sq Ft.)		(\$ 0.04 / Sq Ft.)		
Adjusted Sale Price (in \$ / Sq Ft.)		\$ 0.51	\$	\$

## Summary of Sales Comparison Approach

### US HIGHWAY 180, NM HIGHWAY 15 & NM HIGHWAY 90:

US Highway 180, NM Highway 15, and NM Highway 90 are not restricted access thoroughfares. Within the market neighborhood the traffic flow of these highways are interrupted by numerous stop lights and cross traffic streets. There is no indication from market data that US Highway 180, NM Highway 15, NM Highway, or NM Highway 90 act as a neighborhood barrier or inhibits cross town traffic. The appraiser found no market data that supports location adjustments for residences situated on either side of US Highway 180, NM Highway 15, or NM Highway 90.

### FEE DISCLOSURE:

Appraiser Fee: \$750.00 - No AMC Involvement

### TYPICAL MARKET TIME:

A market time of 365 days is typical for vacant commercial sites

### EXPOSURE TIME:

A reasonable exposure time for the subject property developed independently from the stated marketing time is 365 days.

### NO PRIOR APPRAISAL SERVICE:

I have performed no appraisal (or the specified appraisal services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment or the effective date of this report.

### NO LISTING HISTORY:

The Subject property is not listed for sale with area Realtors or the Silver City Regional Multiple Listing Service (SCRMLS). The property is not presently advertised for sale by the Owner and has no listing history within the previous three years of the effective date of this report.

### SITE SIZE ADJUSTMENTS:

A typical local market condition is that as the size of a site increases the relative value per sf decreases. Comparable #1, #2 & #4 are significantly larger sites. Site size adjustments are derived from paired sales analysis and are based on 10% of the respective gross sale or listing price per sf. Comparable #3 is a significantly smaller site. Site size adjustment is derived from paired sales analysis and is based on 10% of the gross sale price per sf.

### UTILITIES ADJUSTMENTS:

Comparable #1 & #4 do not have all available public utilities adjacent to the site. Utilities adjustments are derived from paired sales analysis with presented Comparable Sales #2 & #3 and are based on 5% of the respective sale or listing price per sf.

### NO ZONING ADJUSTMENTS:

The SCRMLS notes that Comparable #2 & #4 are situated within commercially zoned portions of town; no zoning adjustments are applied. Comparable #1 is situated immediately outside town limits with frontage along an active commercial roadway. Site is not restricted in use and could feasibly support commercial improvements; no zoning adjustment is warranted. Comparable #3 is situated in a portion of town that is zoned for a mix of commercial and residential uses. Site could feasibly support commercial constructions, no zoning adjustment is applied.

### NO AMENITIES ADJUSTMENTS:

All presented Comparable Sales and Listing have on-site fencing. These improvements are considered to be equal with the Subject landscaping retaining walls in market perception and value; no improvements adjustments are applied.

### PRESENTED COMPARABLE SALES DATA AT VARIANCE WITH SCRMLS or GCA DATA:

COMPARABLE #2: Comparable #2 site size as indicated by the SCRMLS is 1.968 acres and notes the Grant County Assessor as the data source. According to the GCA the site size is 1.969 acres. Based on the best information available the site size is 85,770 sf.

COMPARABLE #3: Comparable #3 site size as indicated by the SCRMLS is 0.114 acre and notes GCA#R094060 as the data source. The appraiser reviewed the SCRMLS & Grant County Assessor's data and found that the GCA#R094060 is no longer existent. The current Owner has combined the vacant site with an adjacent improved residential site. The Listing Broker was contacted about the sale. The Broker stated that the two sites were purchased independently by the same Buyer. The Buyer later combined the lots into a single site (GCA#R094062). Presented data for Comparable #3 is based on SCRMLS data current at the time of sale in 2016.

SALES COMPARISON APPROACH



# LAND APPRAISAL REPORT

BAPTISTE Enterprises Inc

File No: 19042 (B)

Property Address: 1410 Highway 180 E		City: Silver City		State: NM		Zip Code: 88061																																																																																					
County: Grant		Legal Description: 0.627 acres; Part of the NWQ, SEQ, & NEQ, SWQ, - Section 36 - Township 17																																																																																									
South - Range 14 West - NMPM. / Assessor's # R072764. See attached land survey addenda for a detailed description of the Subject site.																																																																																											
Assessor's Parcel #: 3-080-102-264-340		Tax Year: 2019		R.E. Taxes: \$ 3,146.08		Special Assessments: \$ 0																																																																																					
Market Area Name: Silver City Area		Map Reference: 43500		Census Tract: 9644.00																																																																																							
Current Owner of Record: Poe Enterprises LLC Baptiste Enterprises Inc		Borrower (if applicable):		Not Applicable																																																																																							
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> On Micros PUD <input checked="" type="checkbox"/> Other (describe) Commercial Site		HQA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																							
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		If Yes, indicate current occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																									
If Yes, give a brief description: 0.627 acre site is improved with a 2,384 sf automotive service structure, a 1,766 sf automated car wash, associated concrete parking pads, retaining walls, and asphalt paved composition paved parking & curbing. For the purposes of this report the Subject improvements are not considered, or valued. Subject site is appraised as-if vacant.																																																																																											
The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) Compensatory Value for Acquisition																																																																																											
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																											
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																											
Intended Use: To determine the amount of just compensation due the Owner (Grant County) as a result of the acquisition by BAPTISTE Enterprises Inc. of a 0.033 acre rectangular strip of minimally improved land.																																																																																											
Intended User(s) (by name or type): BAPTISTE Enterprises Inc and Grant County administrators directly involved with the acquisition.																																																																																											
Client: Baptiste Enterprises Inc		Address: 1410 US Highway 180 E - Silver City, NM 88062																																																																																									
Appraiser: Joseph W P Kennecally		Address: PO Box 4099 - Silver City, NM 88062																																																																																									
<b>Location:</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Built up: Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Growth rate: Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow <input type="checkbox"/> Property values: Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Demand/supply: Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/> Marketing time: Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.		<b>Predominant Occupancy</b> <input checked="" type="checkbox"/> Owner 75 <input type="checkbox"/> Tenant 20 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		<b>One-Unit Housing</b> <table border="1"> <tr> <th>PRICE (\$/100)</th> <th>AGE (yrs)</th> <th>One-Unit</th> <th>80 %</th> </tr> <tr> <td>19</td> <td>Low</td> <td>1</td> <td>5 %</td> </tr> <tr> <td>437</td> <td>High</td> <td>135</td> <td>10 %</td> </tr> <tr> <td>167</td> <td>Pred</td> <td>30</td> <td>20 %</td> </tr> </table>		PRICE (\$/100)	AGE (yrs)	One-Unit	80 %	19	Low	1	5 %	437	High	135	10 %	167	Pred	30	20 %	<b>Change in Land Use</b> <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:																																																																					
PRICE (\$/100)	AGE (yrs)	One-Unit	80 %																																																																																								
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167	Pred	30	20 %																																																																																								
<b>Factors Affecting Marketability</b> <table border="1"> <thead> <tr> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Employment Stability</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Police and Fire Protection</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Appeal to Market</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>								Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<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"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>Market Area Comments:</b> Market Neighborhood consists of commercially active portions of Grant County inside Silver City town limits and within a 0.5 mile radius beyond town limits. All Comparable sites are within a 3 miles radius north, east, west & south of the Subject. Commercial sites this area are equal in services, distance from employment, shopping, and schools. Sites within this area are similar in appeal to the market and location adjustments are typically not warranted. Actual Comparable distances from the Subject often exceeds 3 miles due to the size of this market neighborhood and distances across town limits. A street specific description of the market neighborhood is all Silver City commercial areas bounded by Cain to the north, Delk Dr to the east, Truck By-pass Rd to the south, and Oakwood Dr to the west.																																																																																											
Dimensions: 200.00'x130.00'x6.28'x2.86'x196.06'x7.51'x129.93'		Site Area: 27,312 Sq.Ft.																																																																																									
Zoning Classification: Commercial		Description: Subject is situated in a portion of town zoned for commercial uses. Subject existing commercial structures and current commercial uses are readily permitted.																																																																																									
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No improvements																																																																																											
Uses allowed under current zoning: All commercial uses.																																																																																											
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /																																																																																											
Comments:																																																																																											
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																																																											
Actual Use as of Effective Date: Commercial		Use as appraised in this report: Vacant Commercial Site																																																																																									
Summary of Highest & Best Use: Subject site is appraised as-if vacant. Due to surrounding commercial uses and commercial zoning Highest & Best Use is determined to be a commercial site.																																																																																											
<table border="1"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Commercial Streets</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Street</td> <td>Hill Top Rd</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Moderately Sloped</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Width</td> <td>Approximately 15'</td> <td></td> <td></td> <td>Size</td> <td>27,312 sf - Average/Typical</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Surface</td> <td>Asphalt Pavement</td> <td></td> <td></td> <td>Shape</td> <td>Rectangular - Average/Typical</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Curb/Gutter</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>No Flood Hazard - Average</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Sidewalk</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Commercial - Good</td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Street Lights</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Available</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </tbody> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Commercial Streets	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Hill Top Rd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Moderately Sloped	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Approximately 15'			Size	27,312 sf - Average/Typical	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Asphalt Pavement			Shape	Rectangular - Average/Typical	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	No Flood Hazard - Average	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Commercial - Good	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>						
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Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																											
FEMA Spec 1 Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X		FEMA Map # 35017C0992E		FEMA Map Date 01/06/2011																																																																																							
Site Comments: A professional land survey was presented to Appraiser. Site size after the acquisition is noted as 0.627 acre. Based on the best information available Subject site size after the acquisition is 0.627 acre (or 27,312 sf). Slight curbing encroachments onto public lands are noted in the survey - no significant impact on market value.																																																																																											
REPORT DEPARTURES: Subject site is hypothetically assumed to be vacant. The Cost Approach is not applicable or developed. Most market neighborhood commercial land is Owner occupied & operated. A significant and consistent demand for vacant commercial sites cannot be demonstrated. The Income Approach is not developed for this valuation.																																																																																											

File No: 19042 (B)

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# ADDITIONAL COMPARABLE SALES

BAPTISTE Enterprises Inc  
File No: 19042 (B)

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	1410 Highway 180 E Silver City, NM 88061	xx Cougar Way Silver City, NM 88061		
Proximity to Subject		2.35 miles SW		
Sale Price	\$ Not Applicable	\$ 39,500	\$	\$
Price/ Sq.Ft.	\$	\$ 0.47	\$	\$
Data Source(s)	Visit 11/05/2019	SCRMLS#36753		
Verification Source(s)	Grant Co Assessor	ReMax/GCA#R070373		
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust
Sales or Financing	NA	Listed		
Concessions	NA			
Date of Sale/Time	Not Applicable	Active		
Rights Appraised	Fee Simple	Fee Simple		
Location	Silver City Area	Silver City Area		
Size Area (In Sq.Ft.)	27,312	84,942	+0.05	
Utilities	All Available Public	No Sewer or Gas	+0.02	
Flood Hazard Area	No	No		
Improvements	Retaining Walls	Fencing	0	
Zoning	Commercial	Commercial		
Net Adjustment (Total, in \$)		X + - \$ 3,398	+ - \$	+ - \$
Net Adjustment (Total, in \$ / Sq.Ft.)		(\$ 0.04 / Sq.Ft.)		
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 0.51	\$	\$

## Summary of Sales Comparison Approach

### US HIGHWAY 180, NM HIGHWAY 15 & NM HIGHWAY 90:

US Highway 180, NM Highway 15, and NM Highway 90 are not restricted access thoroughfares. Within the market neighborhood the traffic flow of these highways are interrupted by numerous stop lights and cross traffic streets. There is no indication from market data that US Highway 180, NM Highway 15, NM Highway, or NM Highway 90 act as a neighborhood barrier or inhibits cross town traffic. The appraiser found no market data that supports location adjustments for residences situated on either side of US Highway 180, NM Highway 15, or NM Highway 90.

### FEE DISCLOSURE:

Appraiser Fee: \$756.00 - No AMC Involvement

### TYPICAL MARKET TIME:

A market time of 365 days is typical for vacant commercial sites

### EXPOSURE TIME:

A reasonable exposure time for the subject property developed independently from the stated marketing time is 365 days.

### NO PRIOR APPRAISAL SERVICE:

I have performed no appraisal (or the specified appraisal services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment or the effective date of this report.

### NO LISTING HISTORY:

The Subject property is not listed for sale with area Realtors or the Silver City Regional Multiple Listing Service (SCRMLS). The property is not presently advertised for sale by the Owner and has no listing history within the previous three years of the effective date of this report.

### SITE SIZE ADJUSTMENTS:

A typical local market condition is that as the size of a site increases the relative value per sf decreases. Comparable #1, #2 & #4 are significantly larger sites. Site size adjustments are derived from paired sales analysis and are based on 10% of the respective gross sale or listing price per sf. Comparable #3 is a significantly smaller site. Site size adjustment is derived from paired sales analysis and is based on 10% of the gross sale price per sf.

### UTILITIES ADJUSTMENTS:

Comparable #1 & #4 do not have all available public utilities adjacent to the site. Utilities adjustments are derived from paired sales analysis with presented Comparable Sales #2 & #3 and are based on 5% of the respective sale or listing price per sf.

### NO ZONING ADJUSTMENTS:

The SCRMLS notes that Comparable #2 & #4 are situated within commercially zoned portions of town; no zoning adjustments are applied. Comparable #1 is situated immediately outside town limits with frontage along an active commercial roadway. Site is not restricted in use and could feasibly support commercial improvements; no zoning adjustment is warranted. Comparable #3 is situated in a portion of town that is zoned for a mix of commercial and residential uses. Site could feasibly support commercial constructions; no zoning adjustment is applied.

### NO AMENITIES ADJUSTMENTS:

All presented Comparable Sales and Listing have on-site fencing. These improvements are considered to be equal with the Subject landscaping retaining walls in market perception and value; no improvements adjustments are applied.

### PRESENTED COMPARABLE SALES DATA AT VARIANCE WITH SCRMLS or GCA DATA:

COMPARABLE #2: Comparable #2 site size as indicated by the SCRMLS is 1.968 acres and notes the Grant County Assessor as the data source. According to the GCA the site size is 1.969 acres. Based on the best information available the site size is 85,770 sf.

COMPARABLE #3: Comparable #3 site size as indicated by the SCRMLS is 0.114 acre and notes GCA#R094060 as the data source.

The appraiser reviewed the SCRMLS & Grant County Assessor's data and found that the GCA#R094060 is no longer existent. The current Owner has combined the vacant site with an adjacent improved residential site. The Listing Broker was contacted about the sale. The Broker stated that the two sites were purchased independently by the same Buyer. The Buyer later combined the lots into a single site (GCA#R094062). Presented data for Comparable #3 is based on SCRMLS data current at the time of sale in 2016.

## Assumptions and Limiting Conditions

BAPTISTE Enterprises Inc  
Fb # 19042

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. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**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 assignment, 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 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 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.
3. 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.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 deficiencies or adverse conditions of the property (such as, but not limited to, 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.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

# Certifications #1

BAPTISTE Enterprises Inc  
Fis # 19042

**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 subject property. I reported the site characteristics in factual, specific terms.
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.
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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. 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.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. 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, 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.
14. 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.
15. 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.
16. 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.
17. 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).
18. 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.
19. 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.
20. 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).

## Certifications #2

BAPTISTE Enterprises Inc  
Fm # 19042

21. 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.


22. 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.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

**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   
 Name Joseph W P Kenneally  
 Company Name Kenneally Appraisals  
 Company Address PO Box 4099  
Silver City, NM 88062  
 Telephone Number 575-534-2668  
 Email Address joe@kenneallyappraisals.com  
 Date of Signature and Report 11/05/2019  
 Effective Date of Appraisal 11/05/2019  
 State Certification # 839-G  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State NM  
 Expiration Date of Certification or License 04/30/2020

### ADDRESS OF PROPERTY APPRAISED

1410 Highway 180 E  
Silver City, NM 88061  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 13,200

### LENDER/CLIENT

Name No Appraisal Management Company Involvement  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Email Address \_\_\_\_\_

### 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 \_\_\_\_\_

**Addenda**

File No. 19042

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kerneally				

**ADDENDA****ADDITIONAL AREA & NEIGHBORHOOD COMMENTS:****GRANT COUNTY:**

The Silver City area (including Bayard & Santa Clara) is located in the north/central portion of Grant County. Grant County is situated within the southwest quadrant of the state of New Mexico. Silver City is approximately 300 miles southwest of the city of Santa Fe, New Mexico; approximately 100 miles northwest of Las Cruces, New Mexico; and 70 miles north of Deming, New Mexico.

Primary roadway access to Grant County and the Silver City area is via US Highway 180, a paved two lane roadway that runs north and west from Deming, New Mexico. US Highway 180 leaves the intersection with Interstate Highway 10 in Deming and runs northward to Grant County. After passing through the communities of Hurley, Bayard, Santa Clara the highway enters the town limits of Silver City. Passing through the economic center of Silver City the roadway continues northwest to Springerville, Az. State Road 152 provides direct access across the Black Range to Interstate Highway 25 just south of Truth or Consequences, New Mexico. State Road 90 runs southwest from Silver City to the intersection with Interstate Highway 10 in Lordsburg, New Mexico.

The Silver City area is also accessed by one railroad passing through Hurley, NM, and the Grant County Airport.

Grant County has a population of about 28,609 with 10,004 residing within the town limits of Silver City. The Town of Silver City is an old established community, first incorporated in the 1870s, prior to territorial status or statehood. As a result, the town has several hometown rule features not enjoyed by most towns of comparable size in New Mexico. Silver City is the county seat and is the home of the Gila Regional Medical Center. Most area retail, legal services, medical services, and repair services are situated within the town. Silver City is also the home of Western New Mexico University an advanced degree institution with a student population of approximately 3,500.

According to the 2010 census: there were; 10,315 people, 4,112 households, and 2,730 families residing in the town. There were 4,900 housing units at an average density of 469.2 per square mile (181.1/km<sup>2</sup>). The average household size was 2.37 and the average family size was 3.00. The median income for a household in the town was \$25,881, and the median income for a family was \$31,374. The per capita income for the town was \$13,813. About 17.7% of families and 21.9% of the population were below the poverty line.

Populations from the nearby residential communities of Bayard (population 2,328), Santa Clara (population 1,689), and Hurley (population 1,297) travel regularly to Silver City for advanced education, employment, health care, and services.

Health Care, education, mining, and civil service are the dominant economies although other activities such as ranching, shipping, service, retail & light manufacture are also well represented. Part of the Gila National Forest occupies the northern and central portions of the county. Mining is represented in the area by large open pit copper mines in the Santa Clara Hills, 15 miles east of Silver City, and in the Burro Mountains, 15 miles south of Silver City.

The nearby mining operations, formerly Phelps Dodge, are still the basis for the local economy. In 2006, the Chino and Tyrone mines produced 125,400 long tons (127,400 t) of copper. Mine employment was 1,250, with wages and salaries totaling \$73 million. Phelps Dodge was acquired by international mining firm Freeport-McMoRan in March 2007, and operations at the Chino and Tyrone operations are continuing under the Freeport name.

Overall vacillations in the mining industry and the local economy since 2010 have impacted the Silver City area population. According to census data Grant County has experienced a 3.1 % decline in population since 2010.

**SILVER CITY/GRANT COUNTY MARKET CONDITION COMMENTS:**

The current real estate market is stable. Between 2005 and 2007 residential sales activity and prices showed sharp increases. Beginning in the last quarter of 2007 through 2011 the number of sales transactions and sales prices steadily declined. Since the first quarter of 2012 residential sales volumes and average prices have stabilized.

According to the Silver City Regional Multiple Listing Service (SCRMLS) there were in 2018 a total of 353 residential real estate transactions in Grant County (vacant residential land sales are included in this accounting). This is at rough parity with the number of 2017 sales transactions. A total of \$51,590,297 in residential real estate sales (including vacant residential land sales) were conducted in the county last year (an approximately 2.6% increase from 2017 sales totals). In 2018 the average single

**Addenda**

File No. 19042

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kerneally				

family residence in Grant County sold for \$159,600 within six months of listing. This is an approximately 7.8% increase from the average residence sale price in 2017. \*The average residence sale price in 2016 was approximately 7% higher than in 2017.

**MARKET SUMMARY**

Grant County Real Estate Market has experienced increasing residential sales volumes throughout 2018. Declines in prices for residential properties appear to have bottomed out since the start of 2012. Prices have remained stable with only slight, or incremental, variations in sales volumes and prices within the last seven years.

**COMMENTS ON FORM REPORTING:**

The accompanying *LAND APPRAISAL FORM* lists the factors for adjustment in descending order of importance for the typical residential property. As is the difficulty with any standardized form, it cannot take into effect the requirements for every type of residential condition. Often a single factor such as quality or condition supersedes all other factors in the adjustment process.

*The appraisal form is not the appraisal.* It is used to lead the reader through the appraisal process to the final conclusion of value reached by the appraiser.

**HIGHEST & BEST USE ANALYSIS:**

Highest and best use is defined as; That legal use, at the time of the appraisal, which is most likely to produce the greatest net return to the land over a stated period of time. Highest and best use is subject to the following conditions:

- The intended use does not violate legal restrictions including, but not limited to, zoning and deed restrictions.
- The site is physically suited for the intended use.
- There is an active market with sufficient demand for the type of use intended.
- It is assumed that the site is vacant and available for development to the intended use.

Due commercial improvements, good commercial visibility, commercial zoning, and surrounding commercial & civic uses the highest and best use of the subject property is judged to be as currently zoned and utilized - a commercial site.



**Certification Statement**

File No. 19042

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				

**CERTIFICATION:**

THE SIGNING APPRAISER OF THIS REPORT DOES HEREBY CERTIFY that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report.
4. I have performed no appraisal (or the specified appraisal services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment, or of the effective date of this report.
5. I have no personal interest or bias with respect to the parties involved.
6. My engagement in this assignment was not contingent upon the developing or reporting of predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report except as shown within the report.

Signature

Name Joseph W P KenneallyDate Signed 11/05/2019State Certification # 839-G

Or State License #

State NM

State

Signature

Name

Date Signed

State Certification #

Or State License #

State

State

**Qualifications of Appraiser**

File No. 19042

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				

**Qualifications of Appraiser****JOSEPH Wm. P. KENNEALLY**

P.O. Box 4099 - Silver City, New Mexico 88062 - (575) 534-2668

**CERTIFICATIONS & DEGREES:**

**New Mexico State Real Estate Appraiser - General Certification -**  
February 1995 (#839-G)

**New Mexico State Real Estate Appraiser - Apprentice - March 1993**

**Bachelor of Science - Civil Engineering - Washington State University -**  
February 1984  
Pullman, Washington

**Bachelor of Arts - Political Science - Northwestern University - June 1978**  
Evanston, Illinois

**APPRAISAL EXPERIENCE:**

**Commercial Experience;** The appraiser has performed over 150 commercial appraisals in the Silver City area within the last 20 years. Clients were typically banking institutions with some private requests for commercial appraisal services. Appraisals were for improved commercial properties or vacant commercial land. Appraiser was responsible for investigation of data, inspection of property, owner contacts, review of market data (including sales of market neighborhood improved commercial property sales and commercial vacant land sales).

**Residential Experience;** The appraiser has performed over 2,000 residential appraisals in the Silver City area within the last 22 years. Clients were typically banking institutions (or appraisal management companies associated with lending institutions) with some private requests for residential appraisal services. Appraisals were for improved residential properties or vacant residential land reports. Appraiser is responsible for investigation of data, inspection of property, owner contacts, review of market data (including sales of market neighborhood improved residential property sales and residential vacant land sales).

# Qualifications of Appraiser

File No. 19042

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				

## WORK HISTORY EXPERIENCE:

- Feb/1995 to Present Owner & Operator of the Kenneally Appraisal Service, Professional residential & commercial appraisals primarily for clients who intend to resell the real estate package on the secondary finance market.
- June/1998 to Nov/1997 Civil/Structural Engineering, Construction Surveying & Real Estate Acquisitions for Engineer's Inc., Silver City, NM
- Dec/1995 to June/1998 Land Surveying Technician for Quail Springs, Silver City, NM
- Sept/1992 to Feb/1995 2.5 years employed as a Staff Real Estate Appraiser for the Ruebush Appraisal Service, Silver City, NM (Tel 505-538-5646). 3330 + hr. of logged Appraisal Experience; 1694+ hr. in Residential and 1646+ hr. in Commercial Appraisals.
- Apr/1984 to Jun/1991 Federal Structural & Civil Engineer with a specialty in heavy load bridge and road design, construction, cost and contracting. Work Stations included: - Gila National Forest - Silver City, NM  
Tonto National Forest - Phoenix, AZ  
USFS Regional Office - Portland, OR

\*THE APPRAISER HAS A PAST HISTORY & AQUAINTENCE WITH CIVIL ENGINEERING & LAND SURVEY. THE APPRAISER IS NOT A LICENSED ENGINEER OR LAND SURVEYOR IN THE STATE OF NEW MEXICO. THE APPRAISER IS NOT ACTING AS AN ENGINEER OR LAND SURVEYOR ON THIS PROJECT.

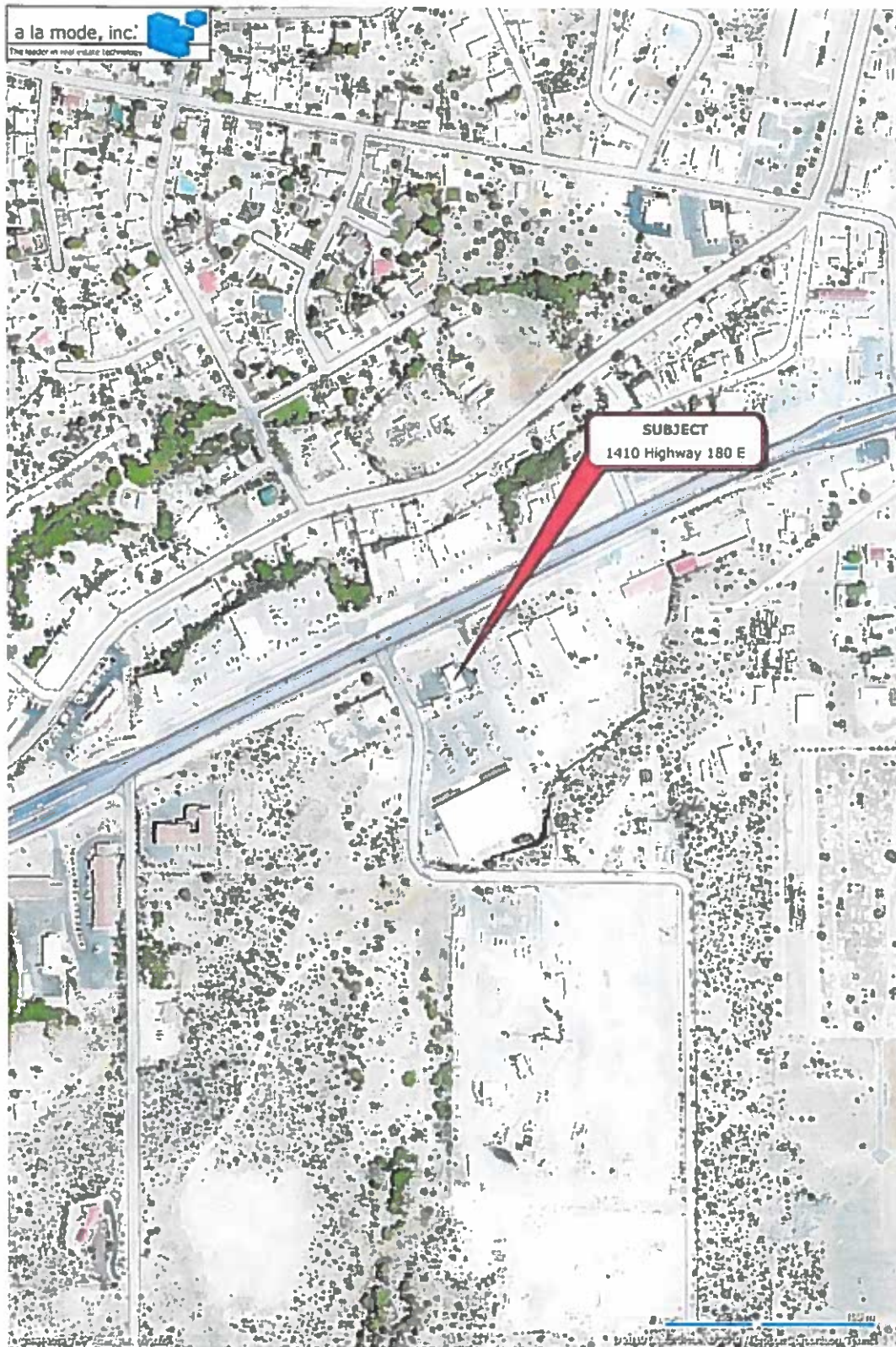
### Appraisers Certification

Client	Baptista Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88081
Appraiser	Joseph W P Kenneally				

	
<b>State of New Mexico</b>	
<b>REAL ESTATE APPRAISERS BOARD</b>	
PO Box 25101	Santa Fe, NM 87505 (505) 476-4622
This is to certify that	
<b>Joseph W.P. Kenneally</b>	<b>#839-G</b>
Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a	
<b>General Certified Appraiser</b>	
<i>This appraiser is eligible to perform in Federally Related Transactions</i>	
Issue Date: 03/08/1993 Date Expires: 04/30/2020	
THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS	

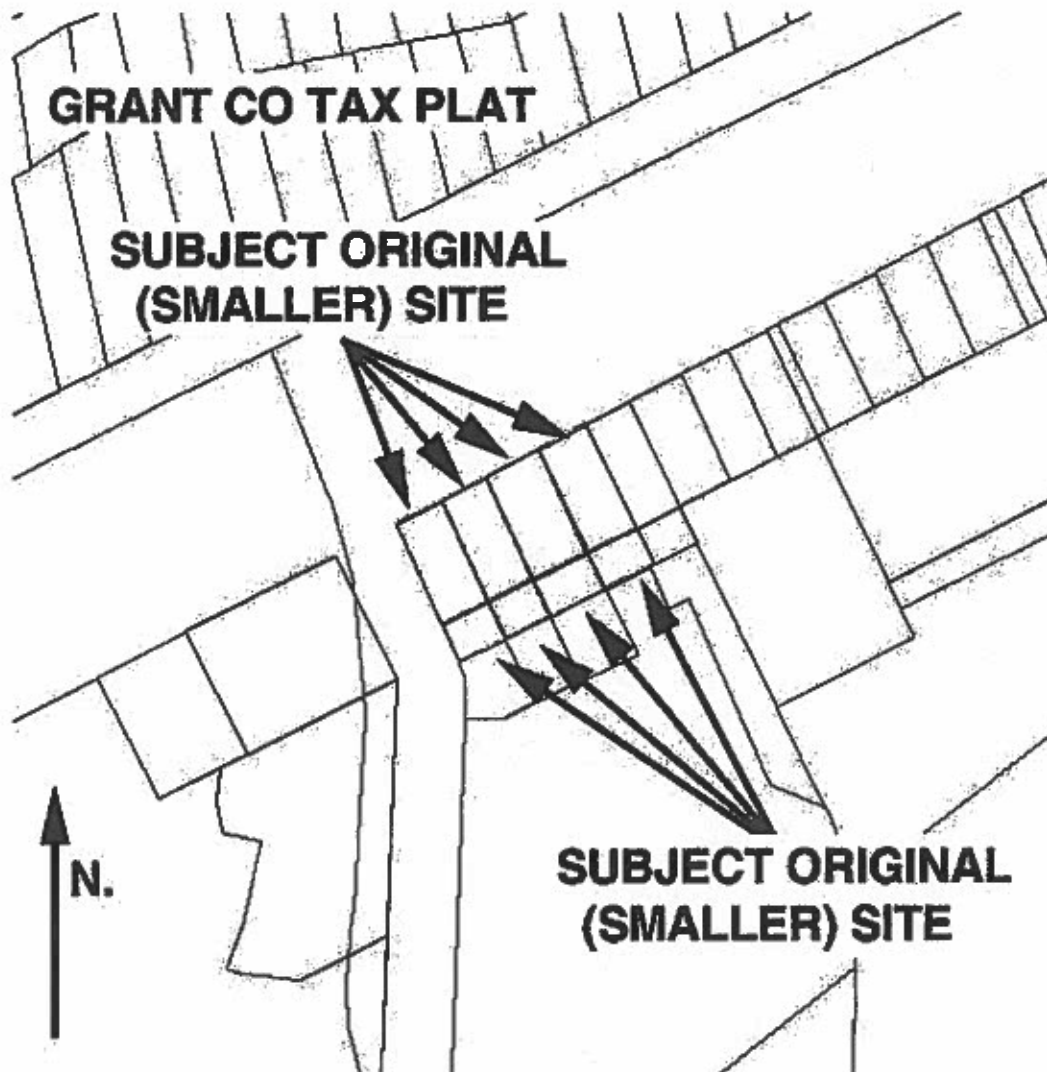
## Aerial Map

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				



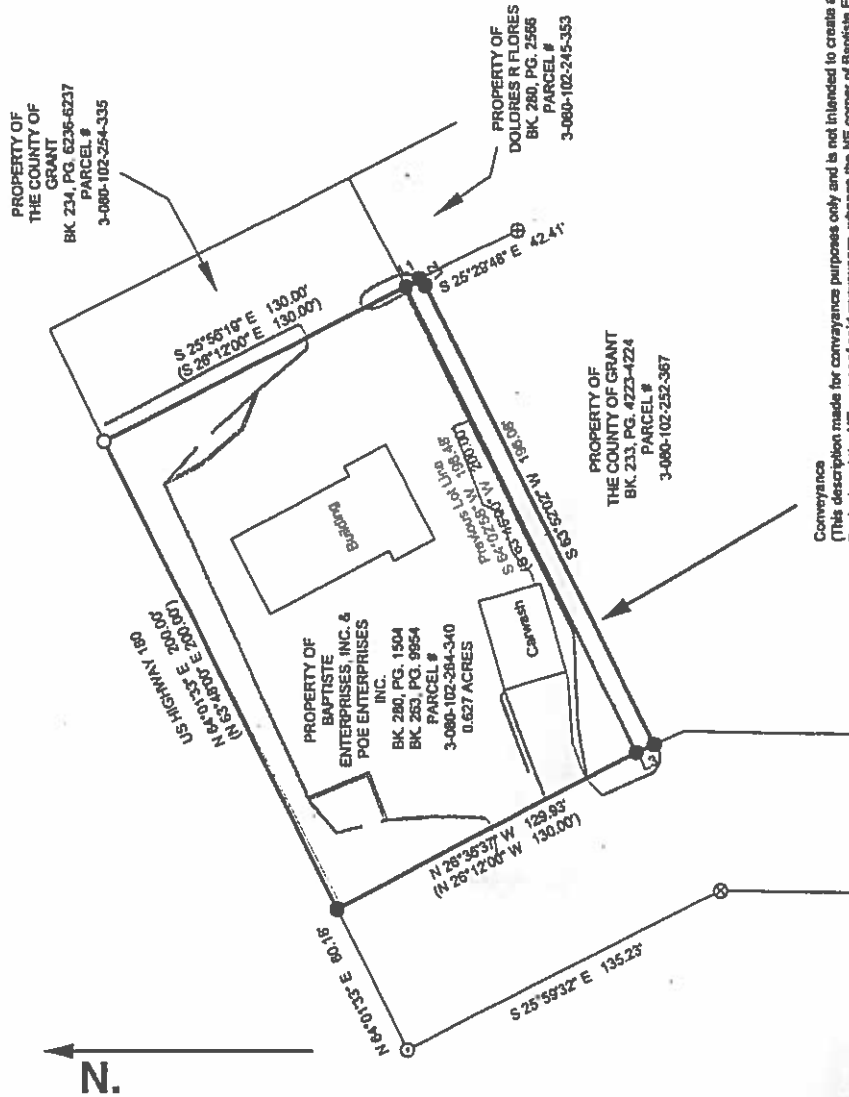
# County Tax Plat

Client	Baptista Enterprises Inc					
Property Address	1410 Highway 180 E					
City	Silver City	County	Grant	State	NM	Zip Code 88081
Appraiser	Joseph W P Kenneally					



# Survey Plat #1

## SURVEY PLAT



Conveyance  
(This description made for conveyance purposes only and is not intended to create a new parcel)  
Beginning at the NE corner of said conveyance, whence the NE corner of Baptiste Enterprises, Inc. & POE Enterprises, Inc. property bears N  $25^{\circ}58'18'' W$ , a distance of 130.00 feet;  
Thence S  $25^{\circ}55'10'' E$ , a distance of 130.00 feet;  
Thence S  $52^{\circ}02'05'' W$ , a distance of 196.08 feet to the SW corner;  
Thence S  $63^{\circ}52'02'' W$ , a distance of 17.51 feet to the NW corner;  
Thence N  $22^{\circ}50'01'' W$ , a distance of 198.48 feet to the point of beginning.  
Said conveyance contains 0.033 acres, more or less.



## Survey Plat #2

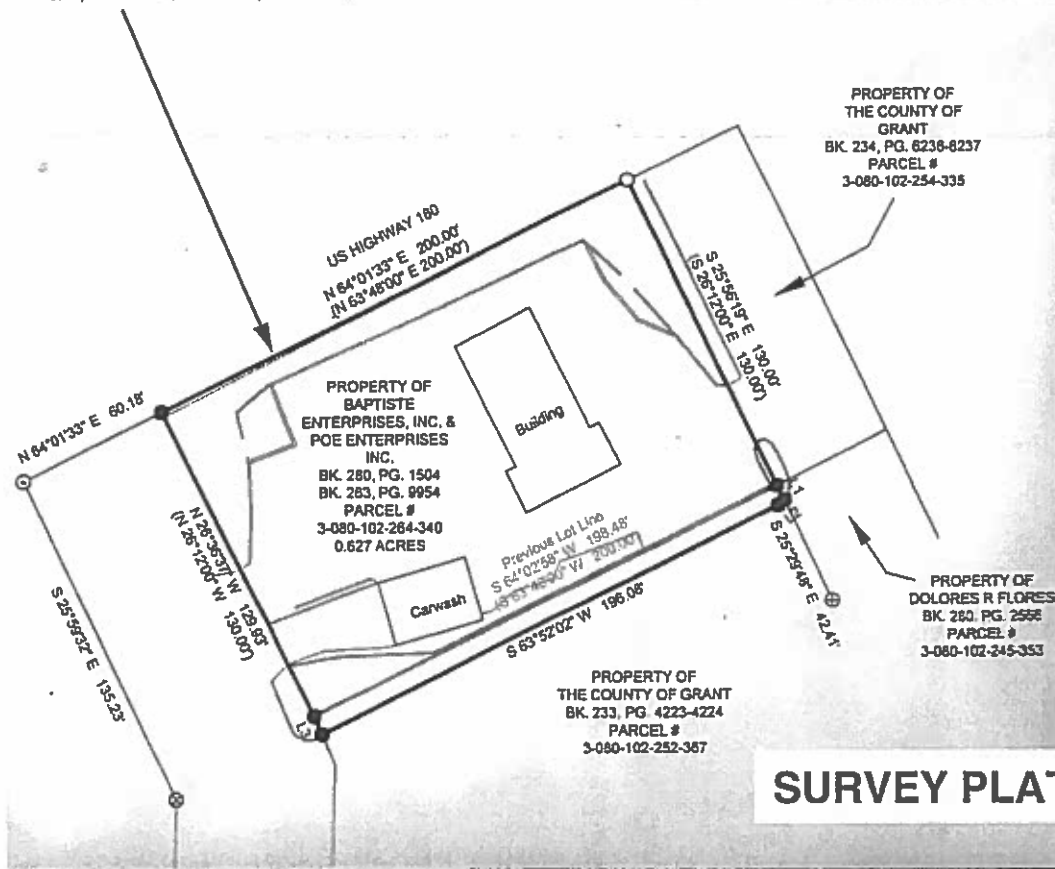
BY OF PROPERTY OF POE ENTERPRISES, INC, BAPTISTE ENTERPRISES  
HIGHWAY SUBDIVISION AND IN PART OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 35, T

### LEGAL DESCRIPTION

A parcel of land located within Lots 11, 12, 13, 14, 15, 16, & 17 of the Highway Subdivision and in part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, T17S, R14W, N.M.P.M., Grant County, New Mexico, being more particularly described as follows:  
Beginning at the NW corner, also being a point on the southerly right-of-way of US Highway 180;  
Thence along said right-of-way N 64°01'33" E, a distance of 200.00 feet to the NE corner;  
Thence S 25°58'19" E, a distance of 130.00 feet;  
Thence S 25°58'19" E, a distance of 6.28 feet;  
Thence S 82°02'09" W, a distance of 2.86 feet to the SE corner;  
Thence S 63°52'02" W, a distance of 196.08 feet to the SW corner;  
Thence N 22°56'01" W, a distance of 7.51 feet;  
Thence N 26°36'37" W, a distance of 129.93 feet to the point of beginning.  
Said parcel contains 0.627 acres, more or less.

### NOTES:

- 1) Basis of bearing is grid North from static GNSS observation utilizing OPUS-S Solution
- 2) Parenthetical values are record values from the warranty deed on file at book 283, page 9967 of the Grant County Clerk's office.



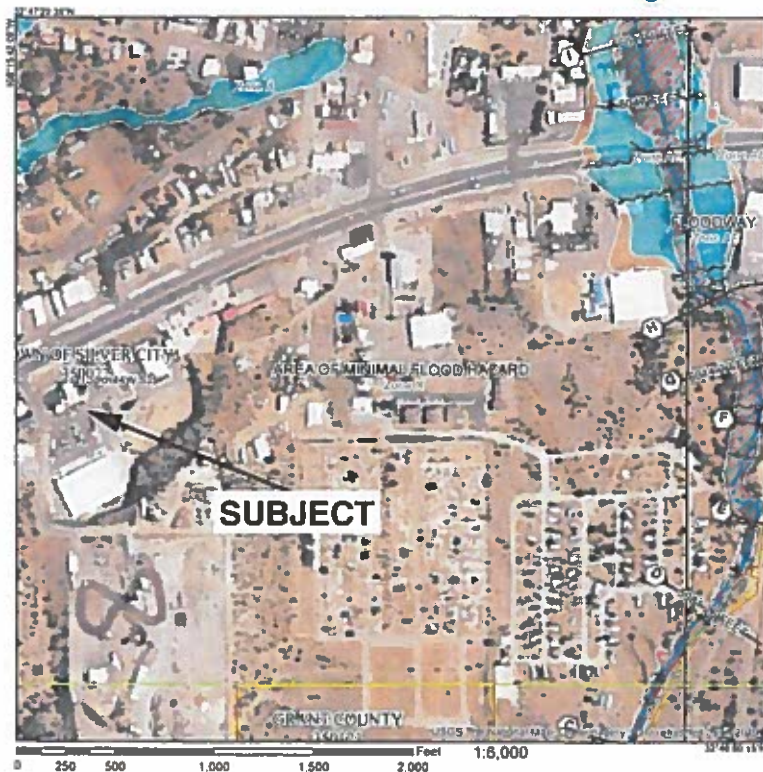
**SURVEY PLAT**



# Flood Map

Client	Baptiste Enterprises Inc.				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM
Appraiser	Joseph W P Kenneally			Zip Code	88061

## National Flood Hazard Layer FIRMette



### Legend

Map not for use in report for detailed flood risk and depth map for flood hazard analysis

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

**OTHER AREAS OF FLOOD HAZARD**

- Area of Minimal Flood Hazard Zone A
- Effective LOMs
- Area of Undetermined Flood Hazard Zone A

**OTHER AREAS**

- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall

**GENERAL STRUCTURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Channel Transverse
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transverse Boundary
- Public Boundary
- Hydrographic Features

**OTHER FEATURES**

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location

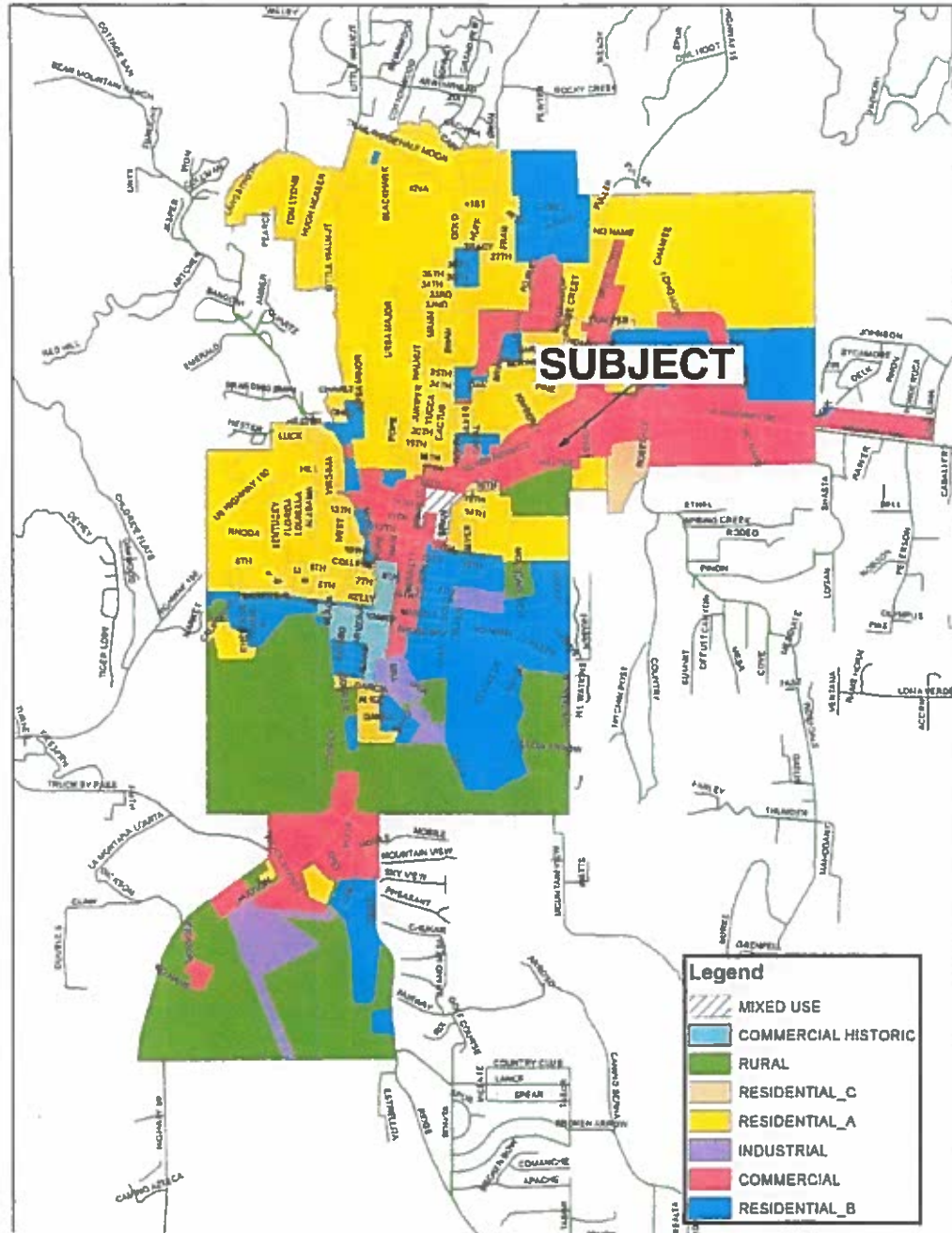
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map must comply with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFPA, web services provided by FEMA. This map was reported on 11/11/2019 at 1:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFPA, and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following (1) elements do not appear base map imagery, flood zone labels, legend, color bar, map overlays data, community boundaries, FEMA panel numbers, and NFPA effective date. Map images for unmapped and unreviewed areas cannot be used for regulatory purposes.

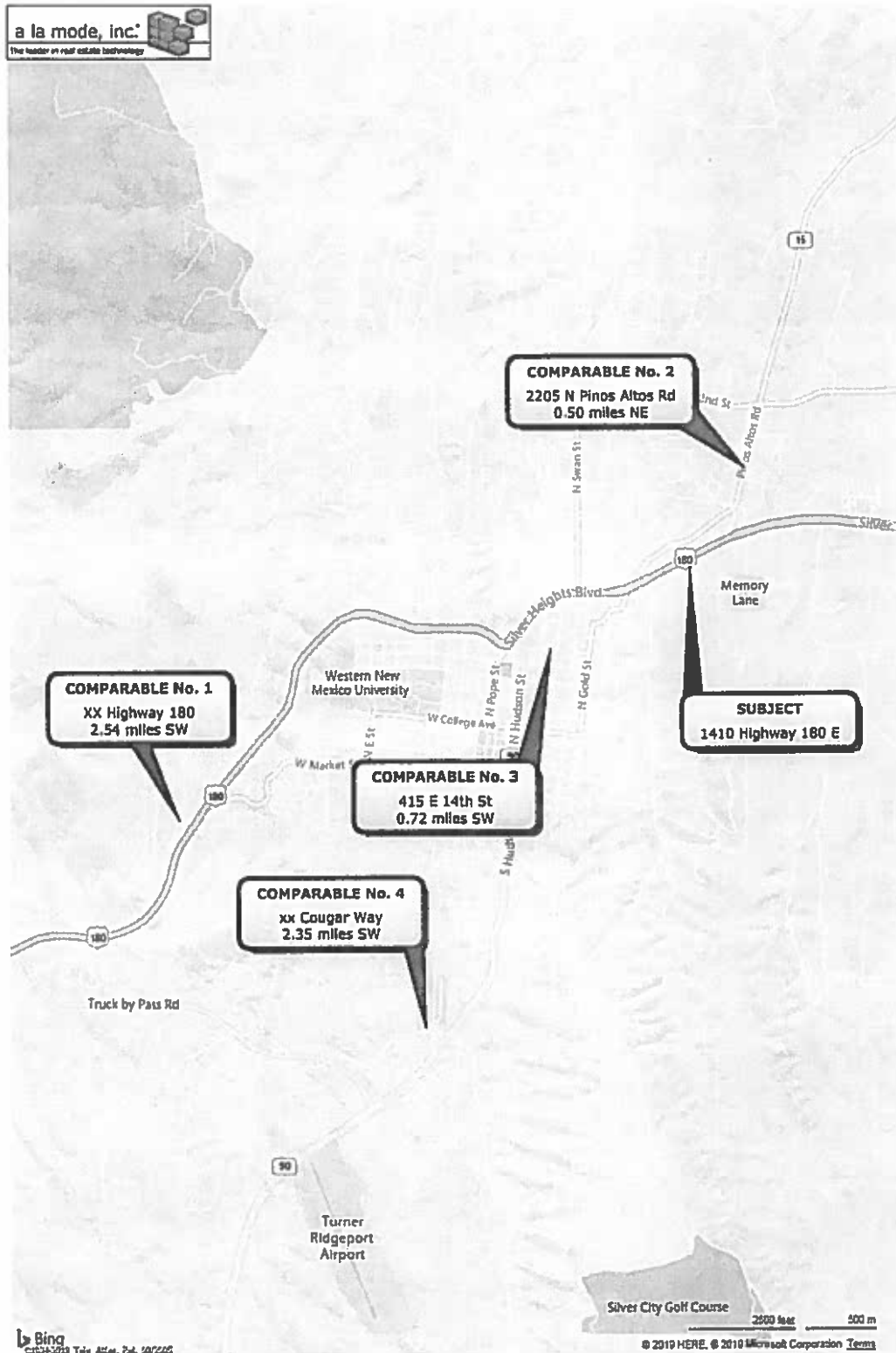
# Zoning Map

## ZONING MAP



## Location Map

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM
Appraiser	Joseph W P Kenneally		Zip Code	88061	



# Tax Data - POE Enterprises

Account

Page 1 of 1

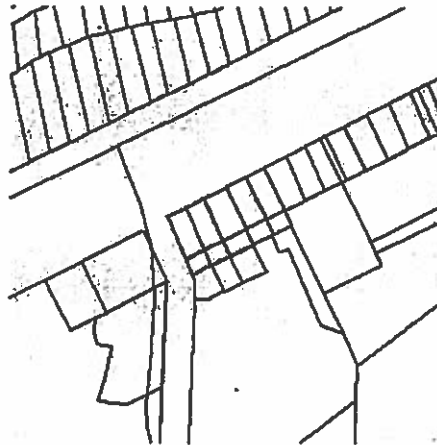
## GRANT CO NOTICE OF TAX VALUE

Account: R072764

Location	Owner Information	Assessment History
Account Number R072764	Owner Name POE ENTERPRISES LLC	Actual Value (2019) \$392,784
Tax Area 011_NR - 011_NR	In Care Of Name BAPTISTE ENTERPRISES INC	Primary Taxable \$130,928
Parcel Number 3-080-102-264-340	Owner Address 1410 HWY 180 B SILVER CITY, NM 88061	Tax Area: 011_NR Tax Rate: 0.024029
Site Address 1410 US HIGHWAY 180 E		Type Actual Assessed Acres SQFT
Legal Summary Quarter: SE S: 35 T: 17S R: 14W PT NWQSEQ Quarter: SW S: 35 T: 17S R: 14W PT NEQSWQ .597 AC		LAND- COM \$104,020 \$34,673 0.597 26005.000
		IMP- COM \$288,764 \$96,255 3248.000

Protest	Transfers
No Protests	Recording Date
	05/01/2018
	01/02/2004
	09/11/1998
	03/06/1993
	09/27/1994
	Book Page
	B: 280 P: 1584
	B: 263 P: 9967
	B: 251 P: 2871
	B: 231 P: 5793
	B: 232 P: 3024

Tax History	Images
Tax Year	Taxes
2019	\$3,146.08
2018	\$3,150.64
	• Google Map
	• Photo
	• Sketch
	• GIS



<http://assessor.grantcountynm.com/assessor/taxweb/account.jsp?accountNum=R072764>

11/8/2019

# Tax Data - Grant County

Account

Page 1 of 1

## GRANT CO NOTICE OF TAX VALUE

Account: R078310

Location	Owner Information	Assessment History
Account Number R078310	Owner Name GRANT COUNTY	Actual Value (2019) \$2,830,349
Tax Area 011_NR - 011_NR	Owner Address PO BOX 898	Primary Taxable \$940,117
Parcel Number 3-080-102-252-367	SILVER CITY, NM 88062	Exempt (\$940,117)
Site Address 1400 US HIGHWAY 180 E		Adjusted Taxable \$0
Legal Summary Subd: HIGHWAY Lot: 15 THRU:- Lot: 17 AND:- Lot: 18A ALL 15 LESS N1/2, ALL 16 LESS N1/2, ALL 17 LESS N1/2, PT LOT 18A S: 35 T: 17S R: 14W & PT N1/2SH 3.648 AC		Total
		Tax Area: 011_NR Tax Rate: 0.024029
		Type Actual Assessed Acres SQFT
		EXMPT LAND \$635,624 \$211,875 3.648 158906.000
		EXMPT IMP \$2,184,725 \$728,242 43668.000

Protest	Transfers	Recording Date	Book Page
No Protests		08/28/1997	B: 233 P: 4223
		08/28/1997	B: 233 P: 4223
		11/03/1986	B: 226 P: 8089

Tax History	Images
Tax Year Taxes	• Google Map
2019 \$0.00	• Photo
2018 \$0.00	• Sketch
	• QIS



<http://assessor.grantcountynm.com/assessor/taxweb/account.jsp?accountNum=R078310>

11/8/2019

Deed - POE Enterprises

NOTICE OF REAL ESTATE CONTRACT

NOTICE IS HEREBY GIVEN that Poe Enterprises, Inc., a New Mexico Corporation, Seller, whose address is P.O. Box 2430, Silver City, NM 88062, have entered into a binding REAL ESTATE CONTRACT dated the 1st day of May, 2018 to SELL to Baptiste Enterprises, Inc., a New Mexico Corporation, Purchaser, whose address is 1410 Hwy 180 E., Silver City, NM 88061, the following described REAL ESTATE in Grant County, New Mexico:

A tract of land in Lots 11, 12, 13, 14 and part of Lots 15, 16 and 17 of the Highway Subdivision and in part of the NW1/4SE1/4 Section 35, T.17S., R.14W., NMPM, Town of Silver City, Grant County, New Mexico, being described as follows:

Beginning at the Northwest Corner on the Southerly line of US Highway 180 and whence the South Quarter Corner of Section 35 bears S.3°24'02"E., 1926.18 feet distant;  
Thence N.63°48"E., 200.00 feet along the South line of Highway to the Northeast Corner;  
Thence S.26°12"E., 150.00 feet to the Southeast Corner;  
Thence S.63°48"W., 200.00 feet to the Southwest Corner;  
Thence N.26°12"W., 150.00 feet to the Place of Beginning.

SUBJECT TO ANY RESTRICTIONS RESERVATIONS AND EASEMENTS OF RECORD.

PURSUANT to said REAL ESTATE CONTRACT, dated May 1, 2018 the hereinbefore referred to Baptiste Enterprises, Inc., is now the Purchaser of the above described real estate. Mountain States Escrow, 124 Wyatt Dr., Las Cruces, NM 88004, is the Escrow Agent.

PURCHASER

Baptiste Enterprises, Inc.

By: Frank E. Baptiste  
By: Frank E. Baptiste, Director

By: Stacy L. Baptiste  
By: Stacy L. Baptiste, Director

SELLER

Poe Enterprises, Inc.

By: Johnny R. Poe  
By: Johnny R. Poe, President

By: Lindy L. Poe  
By: Lindy L. Poe, Secretary

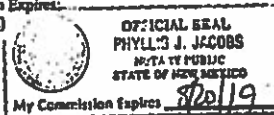
ACKNOWLEDGMENT FOR NATURAL PERSONS

State of New Mexico  
County of GRANT

} SS.

The foregoing instrument was acknowledged before me this 1st day of May, 2018, by Frank E. Baptiste and Stacy L. Baptiste, Directors of Baptiste Enterprises, Inc., a New Mexico Corporation.

My Commission Expires:  
(SEAL)



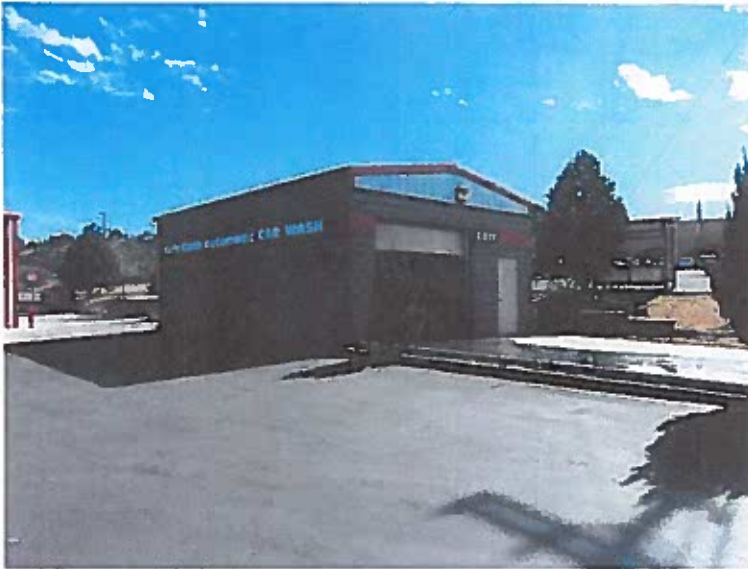
Phyllis J. Jacobs  
Notary Public

2018051504 B: 258 P: 1804 Pgs: 2 Contract  
This instrument was recorded on 05/03/2018 11:04:12 AM  
Barigo Castille, County Clerk, Grant County NM  
Beauty - chelmain



## Subject Photo Page

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				



### Car Wash

1410 Highway 180 E  
Sales Price Not Applicable  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Silver City Area  
View  
Site 25,875  
Quality  
Age



### Automotive Service



### Access View

Looking West

## Subject Photo Page

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM
Appraiser	Joseph W P Kenneally	Zip Code	88061		



### Access View

1410 Highway 180 E  
Sales Price Not Applicable  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Silver City Area  
View  
Site 25.875  
Quality  
Age

Looking North



### West Side Aquisition

Looking East



### East Side Aquisition

Looking West



Comparable Photo Page

Client	Baptiste Enterprises Inc					
Property Address	1410 Highway 180 E					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Joseph W P Kenneally					



**Comparable 1**

XX Highway 180  
Proximity 2.54 miles SW  
Sale Price 40,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Silver City Area  
View  
Site 88,688  
Quality  
Age



**Comparable 2**

2205 N Pinos Altos Rd  
Proximity 0.50 miles NE  
Sale Price 40,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Silver City Area  
View  
Site 88,770  
Quality  
Age



**Comparable 3**

415 E 14th St  
Proximity 0.72 miles SW  
Sale Price 5,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Silver City Area  
View  
Site 4,966  
Quality  
Age

### Comparable Photo Page

Client	Baptiste Enterprises Inc				
Property Address	1410 Highway 180 E				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Joseph W P Kenneally				



#### Comparable 4

xx Cougar Way  
Proximity 2.35 miles SW  
Sale Price 39,500  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Silver City Area  
View  
Site 84,942  
Quality  
Age



## WARRANTY DEED

Grant County Board of Commissioners, whose address is 1400 Highway 180 East Silver City NM 88061, for consideration paid, grant BAPTISTE Enterprises, Inc., whose address is 1410 Highway 180 East Silver City NM 88061, all of its right, title, and interest in the following described real estate located in Grant County, New Mexico:

Beginning at the NE corner of Baptiste Enterprises, Inc. & Poe Enterprises, Inc. property bears N 25°56'19" W, a distance of 130 feet;  
Thence S 25°56'19" E, a distance of 6.28 feet;  
Thence S 52°02'09" W, a distance of 2.86 feet;  
Thence S 63°52'02" W, a distance of 196.08 feet to the SW corner;  
Thence N 22°56'01" W, a distance of 7.51 feet to the NW corner;  
Thence N 64°02'58" E, a distance of 198.48 feet to the point of beginning.  
Said conveyance contains .033 acres, more or less.

201905080 B: 261 P: 5080 Pgs: 2 UD  
This instrument was recorded on 12/18/2019 02:45:21 PM  
Marisa Castrillo, County Clerk, Grant County NM  
Deputy - rzamarripa



WITNESS by my hand and seal this 12 day of December, 2019.

Board of Grant County Commissioners:

  
Chris M. Ponce, Chairman

  
Harry Browne, Member

  
Javier Salas, Member

  
Gerald W. Billings Jr., Vice Chair

  
Alicia Edwards, Member

  
ATTEST:   
Marisa Castriello, Grant County Clerk

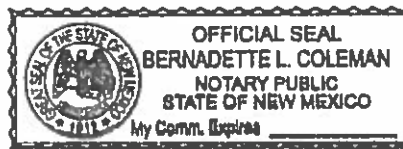
**ACKNOWLEDGMENT**

State of New Mexico )  
County of Grant ) ss.

This instrument was acknowledged before me on this 12 day of December, 2019,  
by the five members of the Board of Grant County Commissioners.

  
NOTARY PUBLIC

My commission expires: October 3, 2020



Grant County Treasurer  
P.O. BOX 89  
Silver City, NM 88062  
(575) 574-0055  
**Receipt: 2019-12-18-LLH-273989**

Product	Name	Extended
3	Miscellaneous	\$730.00
	Receipts	
	401-00-4340	

Reference: BAPTISTE ENTERPRISES, INC. -  
SALE OF COUNTY PROPERTY SOUTH SIDE /  
1400 HWY. 180 EAST

Journal Account	Name	Debits	Credits
401-00-1000	CWT - GENERAL	\$730.00	
401-00-4340	SALE OF COUNTY PROPERTY		(\$730.00)

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<b>Total</b>		\$730.00
<b>Tender (Check)</b>		\$730.00
<b>Check Number</b>	3899	
<b>Payor</b>	BAPTISTE ENTERPRISES, INC.	

Thank You for visiting the Grant County  
Treasurer's Office!  
**Wed Dec 18 14:39:38 MST 2019**  
**Ihernandez**

**Baptiste Enterprises, Inc./dba IN-N-OUT Lube & WASH**

**Grant County**

**Property from Grant County South side**

**12/13/2019**

**003899**

**730.00**

**First NM Bank Lube 3 Property**

**730.00**

# WARRANTY DEED

Re-recorded for corrective purposes:

Grant County Board of Commissioners, whose address is 1400 Highway 180 East Silver City NM 88061, for consideration paid, grant BAPTISTE Enterprises, Inc., whose address is 1410 Highway 180 East Silver City NM 88061, all of its right, title, and interest in the following described real estate located in Grant County, New Mexico:

A parcel of land located within Lots, 11,12,13,14,15,16,&17 of the Highway Subdivision and in part of NW1/4 SE1/4 of Section 35, T17S, R14W, N.M.P.M., Grant County, New Mexico, being more particularly described as follows:

Beginning at the NE corner of Baptiste Enterprises, Inc. & Poe Enterprises, Inc. parcel as recorded in Plat Book 7 Page 1471 of the records of the Grant County Clerk Whence the NE Corner of Baptiste Enterprises, Inc. & Poe Enterprises, Inc. property bears N 25°56'19" W, a distance of 130 feet;

Thence S 25°56'19" E, a distance of 6.28 feet;

Thence S 52°02'09" W, a distance of 2.86 feet;

Thence S 63°52'02" W, a distance of 196.08 feet to the SW corner;

Thence N 22°56'01" W, a distance of 7.51 feet to the NW corner;

Thence N 64°02'58" E, a distance of 198.48 feet to the point of beginning.

Said conveyance contains .033 acres, more or less.



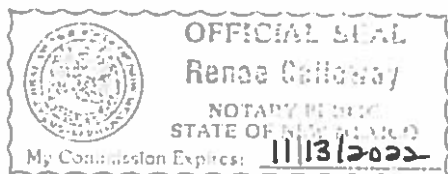


WITNESS by my hand and seal this 8<sup>th</sup> day of January, 2020.

County of Grant:

Charlene Webb

Charlene Webb, County Manager



**ACKNOWLEDGMENT**

State of New Mexico )  
County of Grant ) ss.

This instrument was acknowledged before me on this 8<sup>th</sup> day of January, 2020,  
by the three members of the Board of Grant County Commissioners.

Renee Calloway  
NOTARY PUBLIC

My commission expires: 11/13/2022