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
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 Lobe 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 Bay
Debbie Rogers
Loren Frost
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

BAPTISTE Enterprises Inc

3.080-103-264-340

Year: 2019
R.R. Taxes: $3,146.08

Special Assessment: 0

Tax & Survey Plat: 944.00

Current Owner of Record: BAPTISTE Enterprises Inc.

Borrower (if applicable): Not Applicable

Project Type (if applicable): Not Applicable

Commercial Sites

Yes

No

Owner

Yes

Yes

Tenant

Vacant

Yes

No

Yes

No

STANDARD USES (BY NAME OR TYPE)

BAPTISTE Enterprises Inc and Grant County administrators directly involved with the acquisition.

REASONS:

Vacant Commercial Site

Summarize of Highest & Best Use:

Subject site is opressed as if vacant. Due to surrounding commercial uses and commercial zoning High &

Best Use is determined to be a commercial site.

Utilities

Public

Other

Private

Footage

Commercial Streets

Moderate

Sloped

Public

Other

Provide/Description

Off-site Improvements

Type

Public

Private

Topography

Commercial Streets

25,875 Est R:

25,875 Est R:

25,875 Est R:

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## LAND APPRAISAL REPORT

**File No.:** 19042

**Data Source:** Silver City Regional Multiple Listing Service (SCRAMLS) and Grant County Assessor (GCA) data.

### 1st Prior Subject Sale/Transfer
- **Analysis of sale/transfer history and any current agreement of sale:**
  - According to GCA, the subject has had a prior transfer within the last 3 years. According to the Grant County Assessor (GCA) on 06/01/2016, the Subject was transferred. Grades + Poe Enterprises Inc. Created = Baptiste Enterprises Inc.
  - 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 $50.

### 2nd Prior Subject Sale/Transfer
- **Price:**
  - $1,010

### FEATURE

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Subject Property</th>
<th>Comparable No. 1</th>
<th>Comparable No. 2</th>
<th>Comparable No. 3</th>
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<tbody>
<tr>
<td>Address</td>
<td>1410 Highway 180 E</td>
<td>XX Highway 180</td>
<td>2205 N Pinonas Alto Rd</td>
<td>415 E 14th St</td>
</tr>
<tr>
<td>Silver City, NM 88061</td>
<td>Silver City, NM 88051</td>
<td>Silver City, NM 88081</td>
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<tr>
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<td>Price</td>
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<td>$0.45</td>
<td>$0.45</td>
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### Verifications
- **Verifications:**
  - Visit 11/05/2018
  - Grand Canyon

### VALUE ADJUSTMENTS

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<td>None Known</td>
<td>None Known</td>
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<tr>
<td>Fee Simple</td>
<td>Fee Simple</td>
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<tr>
<td>Silver City Area</td>
<td>Silver City Area</td>
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<tr>
<td>68,688</td>
<td>50,770</td>
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<tr>
<td>^T</td>
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<tr>
<td>All Available Public</td>
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<tr>
<td>No</td>
<td>All Available Public</td>
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<tr>
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<td>0</td>
<td></td>
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</tbody>
</table>

### Additional Sales

- Adjusted Sales Price: $628,443

### Comments

- The subject is part of a Planned Unit Development.
- The subject is currently listed in the marketplace.
- The subject is restricted.

### Legal Name of Owner

- **Name:** Baptiste Enterprises Inc

### Description

- Commercial

### Indicated Value by: Sales Comparison Approach

- Adjusted value derived from Comparable Sale #1 is most illustrative of the Subject market appeal. Subject Appraised Value is $528,443.

### Project Information

- **Project Name:**
  - None noted.

### Contact Information

- **Contact:** Frank Baptiste
  - E-mail: baptiste.aml@outlook.com

### Assessor Information

- **Appraiser:**
  - Joseph K. Kennedy
  - Company: Kennedy Appraisal
  - Phone: 575-534-2668
  - E-mail: Joe@KennedyAppraisal.com

### Legal Descriptions

- **Name:** Baptiste Enterprises Inc
  - **Address:** 1410 US Highway 180 E - Silver City, NM 88062
  - **Phone:** SUPervisory Appraiser (if required) or CO-Appraiser (if applicable)

### Database Information

- **Form:** SP340D - TOTAL appraisal software by a la mode, Inc. - 1-800 ALANODEE
  - **Version:** 3.03.07
## ADDITIONAL COMPARABLE SALES

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT PROPERTY</th>
<th>COMPARABLE NO.</th>
<th>COMPARABLE LN.</th>
<th>COMPARABLE LN.</th>
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</thead>
<tbody>
<tr>
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<td>1234567890</td>
<td>9876543210</td>
<td>0987654321</td>
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<tr>
<td>Property Sold</td>
<td>xx Cougar Way, Silver City, NM 88061</td>
<td>2.35 miles SIV</td>
<td>3.56 miles SIV</td>
<td>4.78 miles SIV</td>
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<tr>
<td>Sale Price</td>
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<td>$55,000</td>
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<td>Price per Sq.Ft.</td>
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<td>02/04/2019</td>
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<td>Listing Agent</td>
<td>GRANT COUNTY FOREST</td>
<td>RE/MAX</td>
<td>GCAAR</td>
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<td>VALUE ADJUSTMENT</td>
<td>DESCRIPTION</td>
<td>DESCRIPTION</td>
<td>DESCRIPTION</td>
<td>DESCRIPTION</td>
</tr>
<tr>
<td>Size of Lot</td>
<td>0.47 acres</td>
<td>0.50 acres</td>
<td>0.53 acres</td>
<td>0.56 acres</td>
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<tr>
<td>Concessions</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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</tr>
<tr>
<td>Date of Sale/Time</td>
<td>Not Applicable</td>
<td>Active</td>
<td>Active</td>
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<td>Rights Acquired</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
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<tr>
<td>Located</td>
<td>Silver City Area</td>
<td>Silver City Area</td>
<td>Silver City Area</td>
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<tr>
<td>Site Area (in Sq. Ft)</td>
<td>2,572</td>
<td>2,592</td>
<td>2,612</td>
<td>2,632</td>
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<td>Utilities</td>
<td>All Available Public</td>
<td>No Sewer or Gas</td>
<td>No Sewer or Gas</td>
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<tr>
<td>Flood Hazard Area</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Improvements</td>
<td>Retained</td>
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<td>Taxing</td>
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<tr>
<td>Net Adjustments (Total, in $)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Adjusted Sale Price (in $ / Sq.Ft)</td>
<td>$45,000</td>
<td>$50,000</td>
<td>$55,000</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

**Summary of Sales Comparison Approach**

US HIGHWAY 180, NM HIGHWAY 16 & NM HIGHWAY 90:

The US Highway 180, NM Highway 16, and NM Highway 90 are not restricted access thoroughfares. Within the market boundary the traffic flow of these highways are interrupted by numerous stop lights and cross traffic streets. There is no indication from market data that these highways act as a neighborhood barrier or interfere with traffic flow. The subject property is located on a main road which connects the subject property to the nearest commercial center.

**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 notated marketing time is 365 days.

**NO PRIOR APPRAISAL SERVICES:**

The appraiser 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 any area Realtors or the Silver City Regional Multiple Listing Service (SCRMLS). The property is not presently advertised or sold 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 if the size of a site increases the relative value per acre 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 acre. 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 acre.

**UTILITIES ADJUSTMENTS:**

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

**NO ZONING ADJUSTMENTS:**

The SCRMLS notes that Comparable #2 & #4 are situated in a commercially zoned portion 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 Comparative Sales and Listing have on-site fencing. These improvements are considered to be equal with the subject property.

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

**COMPARABLE #2:** Comparable #2 site size as indicated by the SCRMLS is 1,908 acres and notes the Grant County Assessor as the data source. According to the GCA the site size is 1,908 acres. Based on the best information available the site size is 85,170 sq. ft.

**COMPARABLE #3:** Comparable #3 is the site as indicated by the SCRMLS is 0.114 acres and notes the GCAAR as the data source.

The appraiser reviewed the SCRMLS & Grant County Assessor's data and found that the GCAAR90400 is no longer available. 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 (GCAAR90400). Presented data for Comparable #3 is based on SCRMLS data current at the time of sale in 2016.
# LAND APPRAISAL REPORT

**BAPTSITE Enterprises Inc.**

**File No.: 16042 (B)**

**Data Source:** Silver City Regional Multiple Listing Service (SCMLS) and Grand County Assessor's (GCA) data.

## 1st Prior Sale/Transfer
- **Date:** 06/19/2016
- **Sale Price:** Not Applicable

## 2nd Prior Sale/Transfer
- **Date:** 06/01/2016
- **Sale Price:** Not Applicable

### FEATURE

<table>
<thead>
<tr>
<th><strong>FEATURE</strong></th>
<th><strong>SUBJECT PROPERTY</strong></th>
<th><strong>COMPARABLE NO.1</strong></th>
<th><strong>COMPARABLE NO.2</strong></th>
<th><strong>COMPARABLE NO.3</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1410 Highway 180 E</td>
<td>2205 N Pinos Altos Rd</td>
<td>415 E 14th St</td>
<td></td>
</tr>
<tr>
<td>Size</td>
<td>12,640 SF</td>
<td>7,720 SF</td>
<td>5,000 SF</td>
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</tr>
<tr>
<td>Size Price</td>
<td>$ 0</td>
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<td>Per' Sr.</td>
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<td>8/04/2016</td>
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<td>Roof Hazard</td>
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### VALUE ADJUSTMENTS

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<tr>
<td>Adjusted Sale Price ($ / Sf)</td>
<td>0.51</td>
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### Summary of Sales Comparison Approach

<table>
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<tr>
<th>Line Item</th>
<th>Adjustment Notes</th>
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<tbody>
<tr>
<td>0.51</td>
<td>Commercial Use</td>
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</table>

### Unadjusted Value by Sales Comparison Approach

**Adjusted Value:** Derived from Comparable Sales #1 is most illustrative of the Subject market appeal. Subject Appraised Value is based on $0.51/sf ($/Sf).

### Final Adjustment

- **Adjusted Value:** $13,930
- **Final Adjustments:**
  - **Limiting Condition:** Narrative Addendum
  - **Location Map(s):** Flood Addendum

### APPRAISER

**Appraiser:** Joseph W. P. Kenneally

**Contact:** baptsite@rhoproperties.com

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*Form GP LAND - "TURAL" software appraised by a live model, Inc. - 1-800 ALAMO DE.*

3/20/07
### ADDITIONAL COMPARABLE SALES

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT PROPERTY</th>
<th>COMPARE NO.</th>
<th>COMPARE NO.</th>
<th>COMPARE NO.</th>
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<tbody>
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<td>NM 88061</td>
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| Net Adjustment (Total, in $) | $-3,399 | $                    | $                    | $                    |
| 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 traffic flow of these highways is 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 90 act as a neighborhood barrier or inhibit 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:**

A prior 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.

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 1,989 acres and notes the Grant County Assessor as the data source. According to the GCA the site size is 1,995 acres. Based on the best information available the site size is 56,770 sf.

**COMPARABLE #3:** Comparable #3 site size as indicated by the SCRMLS is 0.114 acres and notes GCA#F055000 as the data source. The appraiser reviewed the SCRMLS & Grant County Assessor's data and found that the GCA#F055000 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#F055000). Presculated data for Comparable #3 is based on SCRMLS data current at the time of sale in 2016.
Assumptions and Limiting Conditions

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 comparable sales 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 comparison 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 on an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.
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, any 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 origins 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 bases 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 mortgagees 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).
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.

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ADDRESS OF PROPERTY APPRAISED
1410 Hatchway 180 E
Silver City, NM 88062

APPRaised VALUE OF SUBJECT PROPERTY $ 13,200

LENDER/CLIENT
Name: No Appraisal Management Company Implantment
Company Name: 
Company Address: 
Email Address: 

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
☐ Did inspect interior and exterior of subject property

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street

Form AGR3 - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE
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 homestead rules 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 (131.1/km²). 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 2,320), 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 volume 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 $31,590,297 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
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:

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

Joseph W. P. Kennedy

Date Signed: 11/06/2019

State Certification #: 639-G

State: NM

Or State License #: 639-G

State: NM
Qualifications of Appraiser

JOSEPH Wm. P. KENNEALLY
P.O. Box 4099 - Silver City, New Mexico 88082 - (575) 834-2688

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 1964
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

WORK HISTORY EXPERIENCE:

Feb/1986 to Present  Owner & Operator of the Kennelly Appraisal Service, Professional residential & commercial appraiser primarily for clients who intend to resell the real estate package on the secondary finance market.

June/1968 to Nov/1977 Civil/Structural Engineering, Construction Surveying & Real Estate Acquisitions for Engineer's Inc., Silver City, NM

Dec/1995 to June/1996 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 505-538-8848). 3330 + hr. of logged Appraisal Experience; 1684+ hr. in Residential and 1648+ 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 - USDA Regional Office - Portland, OR

*THE APPRAISER HAS A PAST HISTORY & AQUAINANCE 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.*
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**State of New Mexico**

**REAL ESTATE APPRAISERS BOARD**

PO Box 2510, Santa Fe, NM, 87504  (505) 476-4622

This is to certify that

**Joseph W.P. Kenneally**  #839-G

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

**General Certified Appraiser**

**This appraiser is eligible to perform in Federally Related Transactions**

Issue Date: 03/08/1993  Date Expires: 04/30/2020

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS
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 NW¼SE¼ of Section 35, T17S, R14W, M.N.P.M., Grant County, New Mexico, being more particularly described as follows:
Beginning at the NE corner, also being a point on the southerly right-of-way of US Highway 180;
Thence along said right-of-way N 84°01'33" E, a distance of 200.00 feet to the NE corner;
Thence S 25°59'19" E, a distance of 130.00 feet;
Thence S 23°56'16" E, a distance of 6.29 feet;
Thence S 52°02'56" W, a distance of 2.88 feet to the SE corner;
Thence S 63°32'02" W, a distance of 106.08 feet to the SW corner;
Thence N 22°56'01" W, a distance of 7.51 feet;
Thence N 23°36'33" W, a distance of 129.93 feet to the point of beginning.
Said parcel contains 0.527 acres, more or less.

NOTES:
1) Basis of bearing is grid North from static.
2) Parenthetical values are record values from the warranty deed on file at book 283, page 9967 of the Grant County Clerk's office.

PROPERTY OF THE COUNTY OF GRANT
BK. 233, PG. 4223-4224
PARCEL # 5-080-100-284-235

PROPERTY OF POE ENTERPRISES, INC., BAPTISTE ENTERPRISES
HIGHWAY SUBDIVISION AND IN PART OF THE NW¼SE¼ OF SECTION 35, 7

PROPERTY OF POE ENTERPRISES, INC.
BK. 233, PG. 4223-4224
PARCEL # 5-080-100-284-340
0.627 ACRES

PROPERTY OF CARWASH
BK. 233, PG. 4223-4224
PARCEL # 5-080-100-284-357

PROPERTY OF THE COUNTY OF GRANT
BK. 233, PG. 4223-4224
PARCEL # 5-080-100-284-357

SURVEY PLAT

Form SCHLGL - TOTAL appraisal software by a la mode, inc. - 1-800-ALAMODE
Grant Co Notice of Tax Value

Account: R072764

Location
Account Number: R072764
Text Area: G01_NR - G01_NR
Parcel Number: 3-088-102-364-340
Street Address: 1410 US HIGHWAY 180 E
Legal Summary Quarter: SE 5: 25 T:
17S R: 14W PT NWSECQ Quarter: SW 5: 25 T: 17S R: 14W PT NBSESGW 397 AC

Owner Information
Owner Name: POE ENTERPRISES, INC
Legal Of Name: BAPTISTE ENTERPRISES INC
Owner Address: 1410 HWY 180 E
Address: SILVER CITY, NM 88061

Assessment History
Actual Value (2019): $392,784
Primary Taxable: $310,918
Tax base: 0.523
Tax Rate: 0.0254
Type: Actual
Assessed Area: SOFT
LAND COM $104,020 $34,673 0.597 26003.000
IMP
IMP COM $288,764 $96,235 3348.000

Tax History
Tax Year | Taxes
--- | ---
2019 | $3,146.08
2018 | $3,150.64

Images
- Google Map
- Photo
- Sketch
- GIS

http://assessor.grantcountyam.com/assessor/taxweb/account.jsp?accountNum=R072764
11/8/2019
**Account:**

**GRANT CO NOTICE OF TAX VALUE**

**Account:** R078310

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<th>Owner Information</th>
<th>Assessment History</th>
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<tbody>
<tr>
<td>Account Number R078310</td>
<td>Owner Name: GRANT COUNTY</td>
<td>Actual Value (2019): $2,820,349</td>
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<tr>
<td>Tax Area 011_NR - 011_NR</td>
<td>Owner Address: PO BOX 158</td>
<td>Primary Taxable: $940,117</td>
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<tr>
<td>Parsed Number 3-080-102-222-167</td>
<td>SILVER CITY, NM 88062</td>
<td>Exempt: ($940,117)</td>
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<td>Site Address: 1400 US HWY 180 E</td>
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<td>Adjusted Taxable:</td>
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<tr>
<td>Legal Summary Sub: HIGHWAY</td>
<td>Total: $0</td>
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<tr>
<td>Lot: 15 - Lot: 17 AND: Lot</td>
<td>Tax Area: 011_NR</td>
<td>Tax Rate: 0.034002</td>
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<td>S: 33 T: 17S R: 14W &amp; PT N15&quot;</td>
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<td>0.548</td>
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<td>EXEMPT</td>
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**Protest:**

No Protests

**Transfer:**

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<td>R: 323 P: 622</td>
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<td>11/03/1986</td>
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**Tax History:**

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<th>Taxes</th>
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<tbody>
<tr>
<td>2019</td>
<td>$0.00</td>
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<tr>
<td>2018</td>
<td>$0.00</td>
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Google Map: |

Photos: |

Sketch: |

NOTICE OF REAL ESTATE CONTRACT

NOTICE IS HEREBY GIVEN that Poe Enterprises, Inc., a New Mexico Corporation, Seller, whose address is P.O. Box 5450, Silver City, NM 88062, have entered into a binding REAL ESTATE CONTRACT dated the 1st day of May, 2018, to Baptiste Enterprises, Inc., a New Mexico Corporation, Purchaser, whose address is 1416 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., NM/P64, 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 thence the South Quarter Corner of Section 35 and then N.30°18'42"E., 906.16 feet distant;
Then E.30°18'42"E., 200.00 feet along the South line of Highway to the Northeast Corner;
Then N.30°18'42"E., 130.00 feet to the Southeast Corner;
Then S.30°18'42"E., 200.00 feet to the Southwest Corner;
Then N.30°18'42"W., 130.00 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 Wynn Dr., Las Cruces, NM 88004, is the Escrow Agent.

PURCHASER
Baptiste Enterprises, Inc.

By: Frank E. Baptiste, Director

SIR,. Poe Enterprises, Inc.

By: Johnny Poe, President

By: Stacy L. Baptiste, Director

By: Lisa Poe, Secretary

ACKNOWLEDGMENT FOR NATURAL PERSONS

State of New Mexico
County of GRANT

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:

(R.E.)

My Commission Expires:

Notary Public

20160504 15:38:08.729

Form SCHUL "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
### Car Wash

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<th>1410 Highway 180 E</th>
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<tbody>
<tr>
<td>GLA</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Total Rooms</td>
<td></td>
</tr>
<tr>
<td>Total Bedrooms</td>
<td></td>
</tr>
<tr>
<td>Total Bathrooms</td>
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<tr>
<td>Location</td>
<td>Silver City Area</td>
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<td>View</td>
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<td>Site</td>
<td>25,675</td>
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<tr>
<td>Quality</td>
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<tr>
<td>Age</td>
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**Automotive Service**

**Access View**

Looking West
Access View
1410 Highway 180 E
Sales Price  Not Applicable
GLA
Tot. Rooms
Tot. Bedrooms
Tot. Bathrooms
Location  Silver City Area
View
Site  25.075
Quality
Age
Looking North

West Side Acquisition

Looking East

East Side Acquisition

Looking West
<table>
<thead>
<tr>
<th>Comparable Photo Page</th>
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<tbody>
<tr>
<td><strong>Client</strong>: Baptista Enterprises Inc</td>
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<tr>
<td><strong>Property Address</strong>: 1410 Highway 180 E</td>
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<tr>
<td><strong>City</strong>: Silver City</td>
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<tr>
<td><strong>County</strong>: Grant</td>
</tr>
<tr>
<td><strong>State</strong>: NM</td>
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<tr>
<td><strong>Zip Code</strong>: 88061</td>
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<table>
<thead>
<tr>
<th>Comparable 1</th>
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<tbody>
<tr>
<td><strong>XX Highway 180</strong></td>
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<tr>
<td><strong>Proximity</strong>: 2.54 miles SW</td>
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<tr>
<td><strong>Sale Price</strong>: 40,000</td>
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<td><strong>GLA</strong>:</td>
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<td><strong>Total Rooms</strong>:</td>
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<tr>
<td><strong>Total Bedrooms</strong>:</td>
</tr>
<tr>
<td><strong>Total Bathrooms</strong>:</td>
</tr>
<tr>
<td><strong>Location</strong>: Silver City Area</td>
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<tr>
<td><strong>View</strong>:</td>
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<tr>
<td><strong>Site</strong>: 88,688</td>
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<tr>
<td><strong>Quality</strong>:</td>
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<td><strong>Age</strong>:</td>
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<table>
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<th>Comparable 2</th>
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<td><strong>2205 N Pinos Altoe Rd</strong></td>
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<td><strong>Proximity</strong>: 0.50 miles NE</td>
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<td><strong>Sale Price</strong>: 40,000</td>
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<td><strong>GLA</strong>:</td>
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<tr>
<td><strong>Total Rooms</strong>:</td>
</tr>
<tr>
<td><strong>Total Bedrooms</strong>:</td>
</tr>
<tr>
<td><strong>Total Bathrooms</strong>:</td>
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<tr>
<td><strong>Location</strong>: Silver City Area</td>
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<tr>
<td><strong>View</strong>:</td>
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<tr>
<td><strong>Site</strong>: 88,770</td>
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<tr>
<td><strong>Quality</strong>:</td>
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<table>
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<td><strong>Sale Price</strong>: 5,000</td>
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<td><strong>GLA</strong>:</td>
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<tr>
<td><strong>Total Bedrooms</strong>:</td>
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<tr>
<td><strong>Total Bathrooms</strong>:</td>
</tr>
<tr>
<td><strong>Location</strong>: Silver City Area</td>
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<tr>
<td><strong>View</strong>:</td>
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<td><strong>Site</strong>: 4,966</td>
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<td><strong>Quality</strong>:</td>
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<tr>
<td><strong>Age</strong>:</td>
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Comparable Photo Page

<table>
<thead>
<tr>
<th>Client</th>
<th>Baptiste Enterprises Inc.</th>
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</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>1410 Highway 180 E</td>
</tr>
<tr>
<td>City</td>
<td>Silver City</td>
</tr>
<tr>
<td>County</td>
<td>Grant</td>
</tr>
<tr>
<td>State</td>
<td>NM</td>
</tr>
<tr>
<td>Zip Code</td>
<td>88061</td>
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<tr>
<td>Agent</td>
<td>Joseph W P Kornfield</td>
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Comparable 4

xx Cougar Way
Proximity 2.35 miles SW
Sale Price 39,500
GLA
Total Rooms
Total Bedrooms
Total Bathrooms
Location Silver City Area
View
Size 84,042
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.
WITNESS by my hand and seal this 12th day of December, 2019.

Board of Grant County Commissioners:

Chris M. Ponce, Chairman

Gerald W. Billings Jr., Vice Chair

Harry Browne, Member

Alicia Edwards, Member

Javier Salas, Member

ACKNOWLEDGMENT

State of New Mexico } ss.
County of Grant } ss.

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

Bernadette L. Coleman
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

<table>
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<td>3</td>
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<td>401-00-4340</td>
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Reference: BAPTISTE ENTERPRISES, INC. - SALE OF COUNTY PROPERTY SOUTH SIDE / 1400 HWY. 180 EAST

<table>
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<tr>
<th>Journal Account</th>
<th>Name</th>
<th>Debits</th>
<th>Credits</th>
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<tbody>
<tr>
<td>401-00-1000</td>
<td>CWT - GENERAL</td>
<td>$730.00</td>
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</tr>
<tr>
<td>401-00-4340</td>
<td>SALE OF COUNTY PROPERTY</td>
<td>($730.00)</td>
<td></td>
</tr>
</tbody>
</table>

Total $730.00

Tender (Check) $730.00
Check Number 3899
Payor BAPTISTE ENTERPRISES, INC.

Thank You for visiting the Grant County Treasurer's Office!
Wed Dec 18 14:39:38 MST 2019
Ihernandez
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 8th day of January, 2020.

County of Grant:

Charlene Webb, County Manager

ACKNOWLEDGMENT

State of New Mexico )
) ss.
County of Grant )

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

NOTARY PUBLIC

My commission expires: 11/13/2022