

1 "PORTION OF TRACT A TO BE CONSOLIDATED" AS SHOWN AND DELINEATED
2 ON A PLAT OF SURVEY ENTITLED, "PLAT OF LOT CONSOLIDATION SURVEY FOR
3 GARY SWANSON & JANE SWANSON" PREPARED BY DEL RIO SURVEYS, INC., PHILIP B.
4 WEIGEL, N.M.P.S. NO. 9758, DATED JANUARY 20, 2016, LYING AND BEING SITUATE
5 WITHIN THE SANTA FE GRANT, NE ¼ OF SECTION 25, T17N, R9E, N.M.P.M., IN THE CITY
6 AND COUNTY OF SANTA FE, NEW MEXICO."

7 **Section 2.** The sale of the real property is approved subject to the terms herein and the
8 following easements and restrictions:

9 1. The property shall not be considered a separate legal lot of record for any purpose,
10 but rather shall be consolidated with the adjoining lands commonly known as 424 Arroyo Tenorio
11 Street by the Grantee.

12 2. The property shall be subject to easements for existing utilities and rights thereto.

13 **Section 3.** The appraised value of the real property is \$37,941.10.

14 **Section 4.** The manner of payment to Grantor shall be cash. The time of payment shall
15 be as soon as practicable after the effective date of this ordinance.

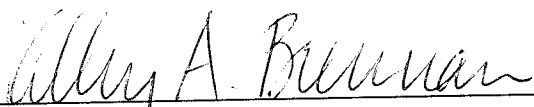
16 **Section 5.** The sale price of the real property is \$37,941.10.

17 **Section 6.** The purchaser of the real property is The Swanson Family Trust of 2007.

18 **Section 7.** The purpose of the sale of the real property by the municipality is the
19 disposal of surplus real property and the generation of revenue for the municipality.

20 **Section 8.** This ordinance shall become effective forty-five (45) days after its adoption,
21 unless a referendum election is held pursuant to Article 3-54-1 NMSA 1978.

22 APPROVED AS TO FORM:

23 
24 _____

25 KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Bills 2016/Real Prop. Sale 424 Arroyo Tenorio

QUITCLAIM DEED

The CITY OF SANTA FE, a municipal corporation, herein "Grantor", whose address is 200 Lincoln Avenue, Santa Fe, NM 87501, for good and adequate consideration paid, quitclaims to THE SWANSON FAMILY TRUST OF 2007, herein "Grantee", whose address is 424 Arroyo Tenorio, Santa Fe, NM 87505, the following described real estate within the City and County Santa Fe, New Mexico, being more particularly described as follows:

"PORTION OF TRACT A TO BE CONSOLIDATED" as shown and delineated on a plat of survey entitled, "PLAT OF LOT CONSOLIDATION SURVEY FOR GARY SWANSON & JANE SWANSON" prepared by Del Rio Surveys, Inc., Philip B. Weigel, N.M.P.S. No. 9758, dated January 20, 2016, lying and being situate within the Santa Fe Grant, NE¼ of Section 25, T17N, R9E, N.M.P.M., in the City and County of Santa Fe, New Mexico."

Subject to reservations, restrictions, easements of record and taxes for the year of 2016 and thereafter.

Further, by this deed, the real estate is subject to the following conditions:

1. The property shall not be considered a legal lot of record for any purpose, but rather shall be consolidated with the adjoining lands commonly known as 424 Arroyo Tenorio by Grantee.
2. The parcel herein conveyed is subject easements for existing utilities and rights thereto.

Witness my hand and seal this _____ day of _____, 2016.

GRANTOR:
CITY OF SANTA FE

BY: _____
JAVIER M. GONZALES, MAYOR

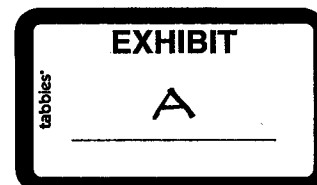
ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



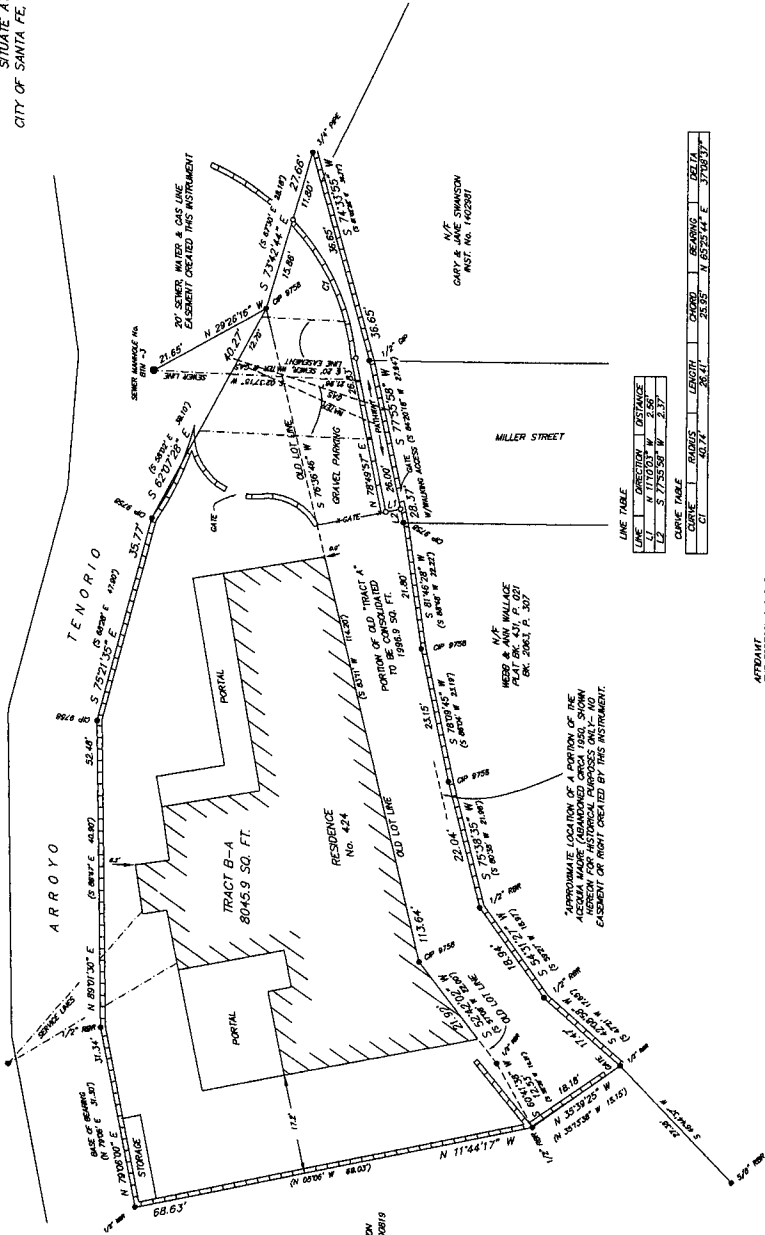
KELLEY A. BRENNAN, CITY ATTORNEY



PLAT OF LOT CONSOLIDATION SURVEY
FOR

GARY SWANSON
&
JANE SWANSON

CONSOLIDATING TRACT A & TRACT B INTO TRACT B-A,
BEING A PORTION OF LOT 10, BLOCK 8, WINGS OFFICIAL MAP
SITUATE AT 424 ARROYO, TENORIO,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



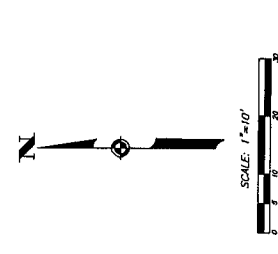
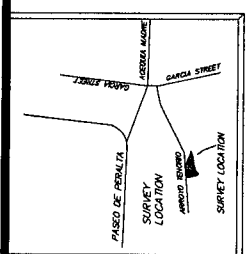
LINE TABLE

LINE	DIRECTION	DISTANCE
1	S 77°30'30" W	25.00'
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99	S 77°30'30" W	25.00'
100	S 77°30'30" W	25.00'

APPOINTMENT
THE FOREGOING SURVEY AND LOT CONSOLIDATION IS MADE WITH
THE FINE CONSIDERATION AND ACCORDANCE WITH THE DEGREES OF
THE FINE CONSIDERATION AND ACCORDANCE WITH THE DEGREES OF
HEREIN IS HEREBY EXTENDED FROM TRACT B-A TO BE RETAINED BY
BY SCAM LINES HEREBY SUBJECT TO THE PROVISIONS OF THE
PLANNING AND PLATING JURISDICTION OF THE CITY OF SANTA FE.

GARY SWANSON _____ DATE _____
JANE SWANSON _____ DATE _____
STATE OF NEW MEXICO SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____ 2016.
BY _____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

INSTRUMENT NO. _____
COUNTY OF SANTA FE
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR
RECORD ON THIS _____ DAY OF _____ 2016, AND THAT I AM
RECORDING IN BOOK _____ PAGE _____ OF THE
RECORDS OF SANTA FE COUNTY.
OFFICIAL SEAL
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO



1. BASE OF BEARING PLAT OF SURVEY FOR ROBERT & CHRISTINE MOY, BY GORDON MARTINEZ, PLS No. 3985, NORTH 1/4 LINE OF TRACT B WITH ARROYO, TENORIO, (IN 1998 E).
2. THIS SURVEY IS BASED ON THE ABOVE MENTIONED PLAT. BEARINGS AND DISTANCES IN () ARE FROM SAID PLAT. AND THE POINTS FOUND ON THE SOUTH PORTION OF THE PLAT ARE THE POINTS FOUND ON ARROYO, TENORIO.
3. REFERENCE BEARING PLAT RECORDED BY SURVEY FOR GEORGE & JEANETTE BRANNON, RECORDED IN PLAT No. 308 AT PAGE ONE.
4. REFERENCE PLAT RECORDED IN PLAT No. 308, P. 022.
5. FIRM PLAN No. 300070-0004-S, ZONE C.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE DEVELOPMENT PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, 2016 AND SUBSEQUENT AMENDMENTS.
7. PROVISIONS OF EACH CITY OF SANTA FE, NEW MEXICO, FROM TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH APPLICATION THAT ADDRESSES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, 2016 AND SUBSEQUENT AMENDMENTS.
8. UNDEVELOPABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED BY THE CITY OF SANTA FE, NEW MEXICO, AND SHOWN HEREIN ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
9. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC URBAN DISTRICT.

EXHIBIT
B



Philip B. Wood
DATE OF FIELD WORK: 20 JANUARY, 2016
P.S. No. 9798
Santa Fe, NM

MOCKING SURVEY FOR COUNTY CLERK
COUNTY OF SANTA FE
OWNER: GARY & JANE SWANSON
LOCATION: 424 ARROYO, TENORIO, SANTA FE
AS PLOTTED AND AS PLOTTED AND THE SANTA FE GOVT
SUBDIVISION WINGS OFFICIAL MAP
SANTA FE COUNTY, N.M.
DEB RCO SURVEYS, INC.
PO BOX 22773 SANTA FE, NM 87502-0273
Project No. 16010036 Date: 01/20/16

APPRAISAL OF

2,158 SQUARE FEET OF VACANT LAND,
TRACT A, ADJOINING 424 ARROYO TENORIO
SANTA FE, NM 87505

DATE OF THE REPORT

DECEMBER 7, 2015

EFFECTIVE DATE OF VALUATION

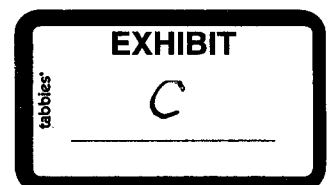
DECEMBER 3, 2015

PREPARED FOR

MR. GARY SWANSON
2414 WEST GATE STREET
HOUSTON, TX 77019

PREPARED BY

HIPPAUF AND ASSOCIATES
404 BRUNN SCHOOL ROAD, BLDG. B
SANTA FE, NEW MEXICO 87505
TELEPHONE: (505) 988-8059 FAX: (505) 988-5743



HIPPAUF & ASSOCIATES, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

Peter H. Hippauf, MAI, SRA
Michael Dry, MAI
Tim Connelly, MAI
Richard Redinger, SRA
Kay L. Sutt, Associate

404 Brunn School Road
Building B
Santa Fe, New Mexico 87505
(505) 988-8059
FAX: (505) 988-5743
www.hippauf.com

December 7, 2015

Mr. Gary Swanson
2414 West Gate Street
Houston, TX 77019

RE: Restricted Appraisal of 2,158 square feet of vacant land, Tract A, adjoining 424 Arroyo Tenorio, Santa Fe, NM 87505

Dear Mr. Swanson;

Pursuant to your request, I have appraised the above referenced property. The depth of discussion and supporting documentation contained in this report are specific to the needs of the client. The appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice and is subject to the assumptions and limiting conditions found in the report.

Based on my investigation and analysis, and the data and analyses contained in this report, it is my opinion the most probable market value of the fee simple ownership interest (subject to the hypothetical condition and easements and restrictions of record) in the subject 'as proposed' as of December 3, 2015 is:

FINAL VALUE OF SITE

Subject: 2,158 square feet Of Vacant Land Adjacent To Tract A, adjoining 424 Arroyo Tenorio		
Market value – As Is	Fee Simple	Forty One Thousand Dollars \$41,000

This report is subject to the following hypothetical condition.

Hypothetical Condition
The subject lot is proposed and has not been legally subdivided or recorded. As such, this appraisal is performed as though this lot is a legal lot, subdivided from its respective parent parcel and recorded in the county land records office.

I respectfully refer you to the following appraisal report containing 18 pages plus addenda. If I can be of further service to you in regard to this appraisal or in any other matter, please do not hesitate to call.

Respectfully submitted,



Tim Connelly, MAI

HIGHEST AND BEST USE

Conclusion: The highest and best use of the subject is identified as residential assemblage.

Highest and Best Use – As Vacant

Assemblage to adjoining 424 Arroyo Tenorio

VALUATION OF LAND

The valuation process is the procedure by which an estimate of value is determined for the subject. The subject is appraised to its highest and best use. As such, the sales comparison approach is used to produce the subject's land value "as if vacant." The process is addressed in the scope of work section on page 7 and applied in the sales comparison approach.

SALES COMPARISON APPROACH

Five sales were selected. Adjustments considered included market conditions, proximity to downtown and limitation of development. An adjustment chart for the subject can be found in the Addenda of this report.

FINAL VALUE

Value Indications	Value
2,158 square foot "proposed lot" X \$19.00 per square foot	\$41,002
Rounded	\$41,000

Hypothetical Condition

The subject lot is proposed and has not been legally subdivided or recorded. As such, this appraisal is performed as though this lot is a legal lot, subdivided from its respective parent parcel and recorded in the land records office.