



June 2, 2026

To: City of Santa Fe Historic Districts Review Board

Proposal for Renovation and Additions to 426 Delgado Lane  
Contributing to the Downtown and Eastside Historic District

We propose to extend the kitchen wall towards the north to 5' of property line with a large window on the north wall; add a primary bathroom and closet to the south and west of the existing house, leaving as much lawn as possible; and add 3' to the existing rear (west) portal to increase the covered living space; replace a window with door on the north to give access to a newly created patio off the driveway on the north of the house. A new wood gate will be installed in a new stuccoed CMU wall. the existing wood gate will be refurbished but will remain as is. The new walls will be 6" lower than existing (13'-6") with rounded parapets but will not match the exaggerated parapets of the existing house.

We propose a garage addition to the guesthouse built in the 90's with a wood panel door, a pedestrian door and window on the back facing west. A new driveway is proposed to access the garage using a new opening in the existing contributing wall with an automatic wood/metal gate.

We propose to replace all windows previously installed in the 90's, except for the extant historic windows, with new aluminum clad wood windows, color Blue.

The existing house is 2392 SF. The existing portal is 230 SF. The primary bedroom extension for the closet and bath is 392. The portal extension is 85 SF and the kitchen extension is 93 Sf bring the total Sf of the existing house 3192 adding a total of 800 SF.

The non-contributing guest house is 745 SF. The proposed garage is 800 SF. The height of the garage is 12', 6" lower than the existing guesthouse.

Thank you.

Sincerely,

Gayla Bechtol, AIA



To:

City of Santa Fe HDRB staff

June 15, 2026

Re: Exception requirements for a new opening in an existing contributing wall at 426 Delgado Lane

**Exception Criteria:**

**Do not damage the character of the district-**

Response: The new opening is the minimum change necessary in order to access the new garage easily from the extension of Delgado Lane. Similar to most of the openings along the lane it will give access to the house for the automobile and provide parking off the street.

**Prevent a hardship to the applicant or an injury to the public welfare.**

Response: The owners would like to make the garage access as convenient as possible. If the opening is not provided in this location the applicant will have to continue to use the existing opening off of the easement/extension and make a hard at least three point turn into the garage. With two adults and a young child getting in and out of the driveway at right angles to the garage that will eventually leave the garage unused most of the time. Either option doesn't injure the public welfare.

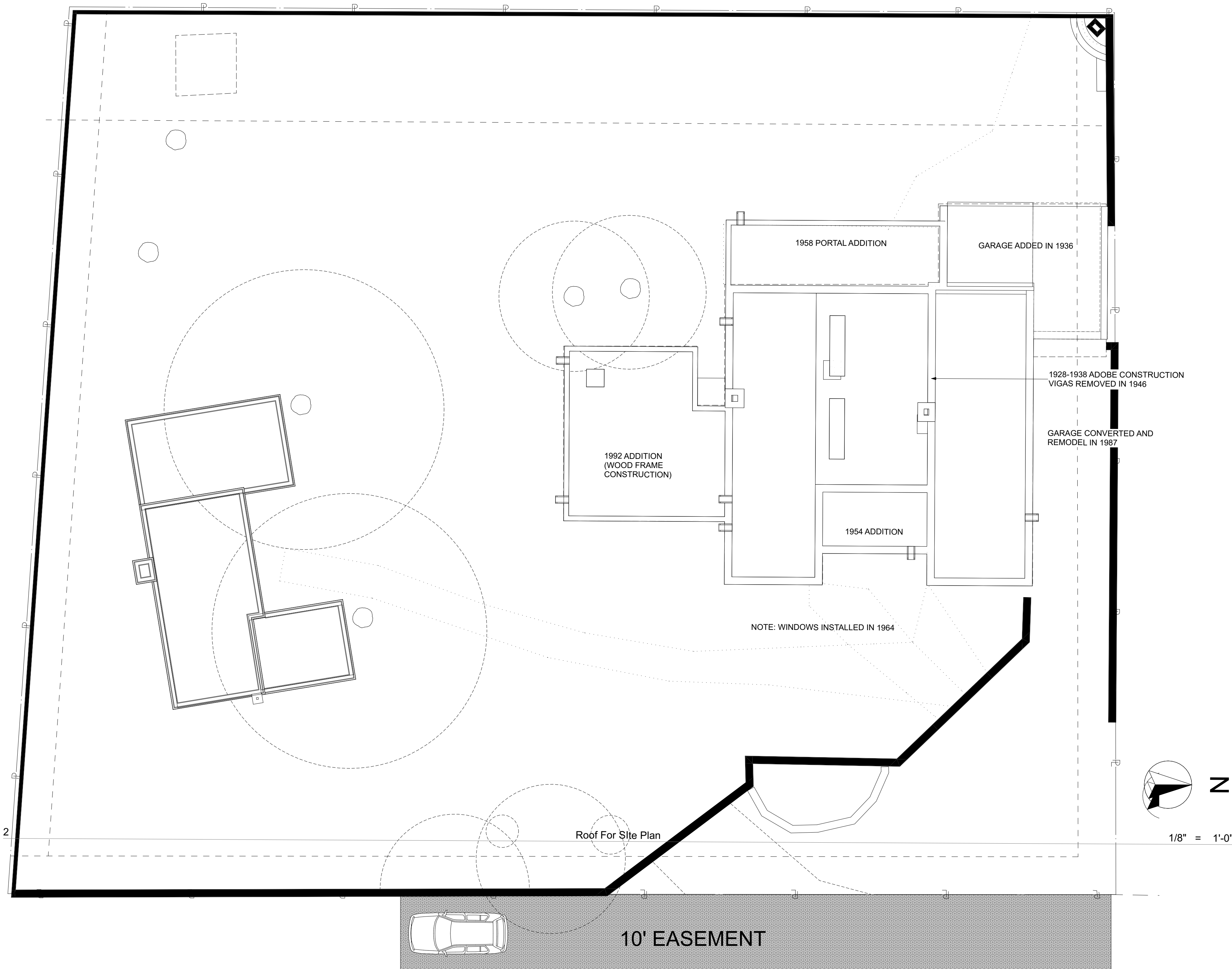
**Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts**

Same Response: In order to stay in this house the owners would like to make the garage access as convenient as possible. The garage addition is allowed to the guesthouse and the most logical place for the garage is next to the yard wall leaving as much of the historic open space around the house as possible.

Thank you for your consideration.

Sincerely,

Gayla Bechtol, AIA



1 Existing Site Plan  
SCALE: 1/8" = 1'-0"



320 AZTEC STREET SANTA FE NM  
87501  
505-660-6301  
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**Cochran Renovation**  
426 DELGADO LANE  
( FORMERLY STREET)  
SANTA FE , NM 87501

Project Number: 2025

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COCHRAN RENOVATION  
426 DELGADO LANE  
SANTA FE, NM  
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS



ISSUED:  
XX/XX/2023 - Issue Description

Existing Site Plan

**A001**



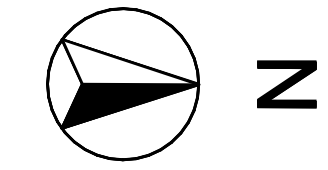
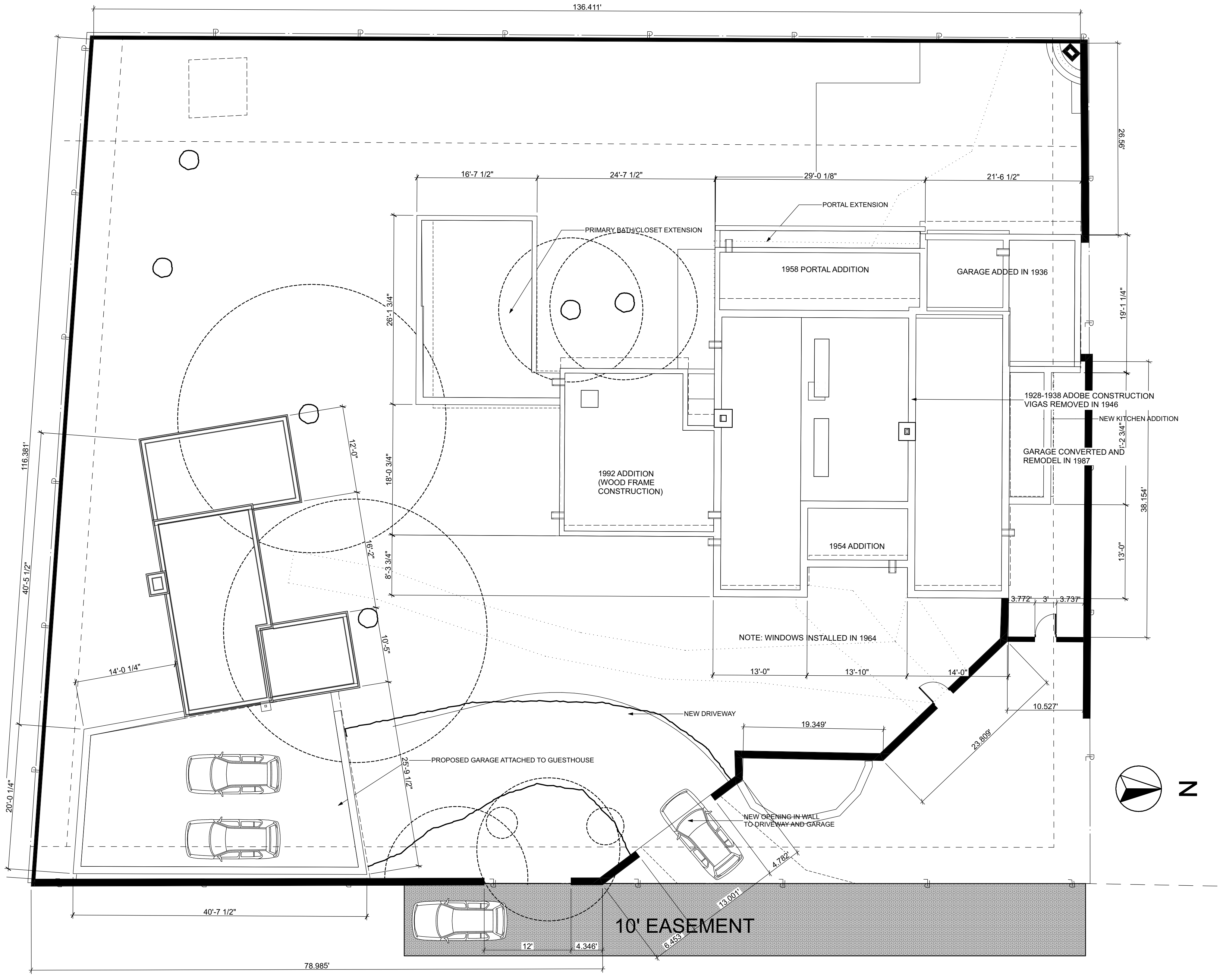
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ISSUED:  
XX/XX/2023 - Issue Description

Proposed Site Plan

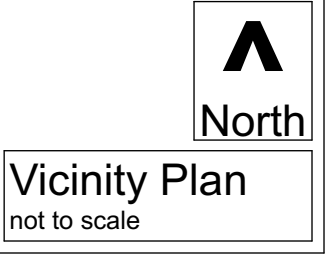
**A002**

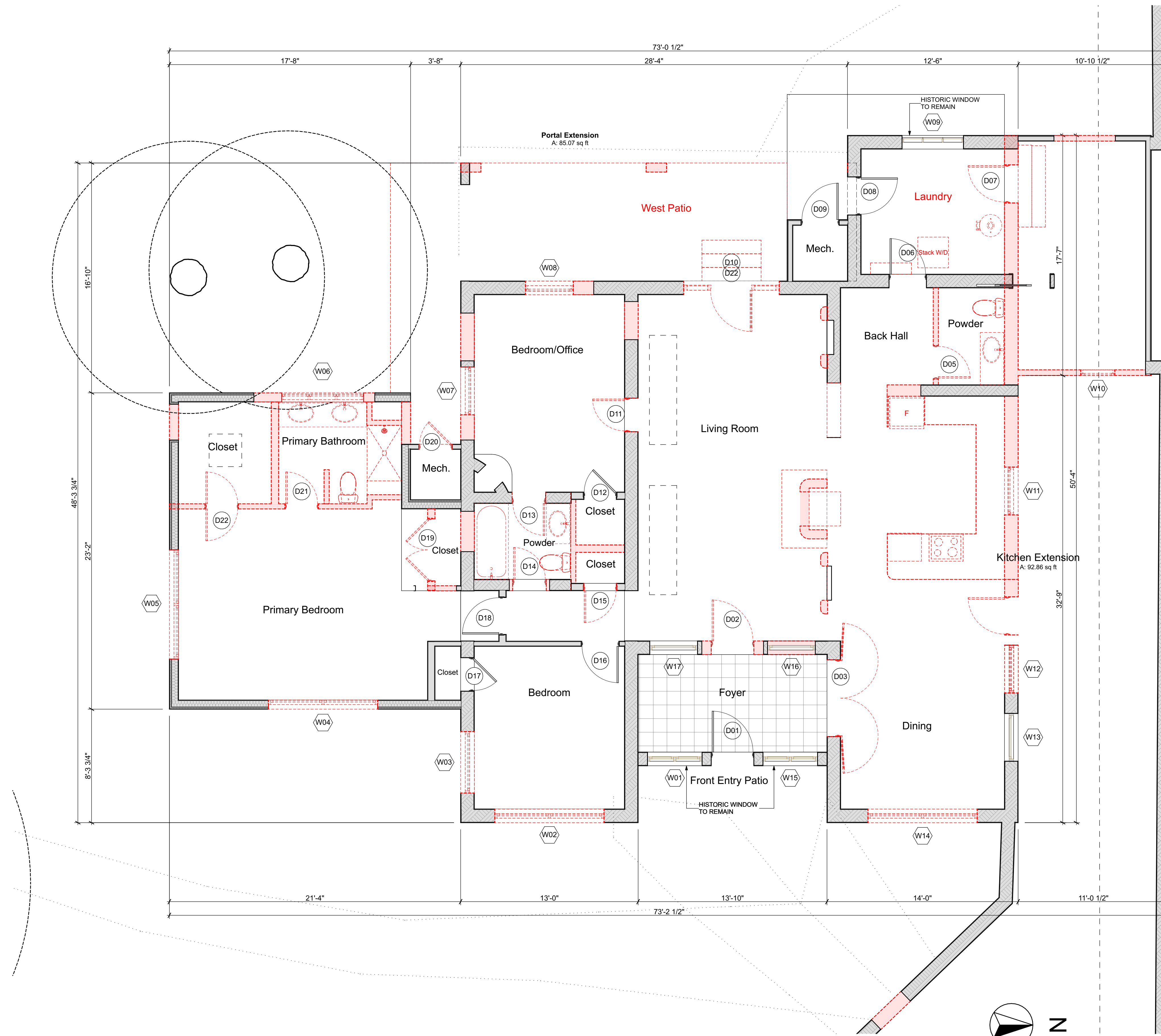


**Lot Area:**  
EXISTING HOUSE: 2622 SF  
EXISTING GUESTHOUSE 745 SF

ADDITIONS TO EXISTING HOUSE 570 SF  
GARAGE ADDITION 800 SF

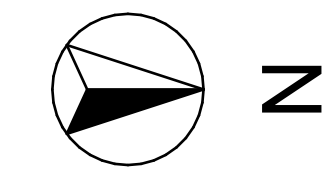
TOTAL WITH PROPOSED = 4737 SF  
LOT AREA 17,346  
27% PROPOSED LOT COVERAGE





1  
A101

# Existing Ground Level Plan



1/4" = 1'-0"

**Wall Legend**

- Existing to Remain (grayscale)
  - Existing Exterior Wall
  - Existing Interior Wall
  - Existing Foundation Wall
- Existing to be Demolished (color)
  - Existing Walls to be Demolished
  - Existing Items to be Demolished



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XX/XX/2023 - Issue Description

Existing Ground Level Plan

**A101**

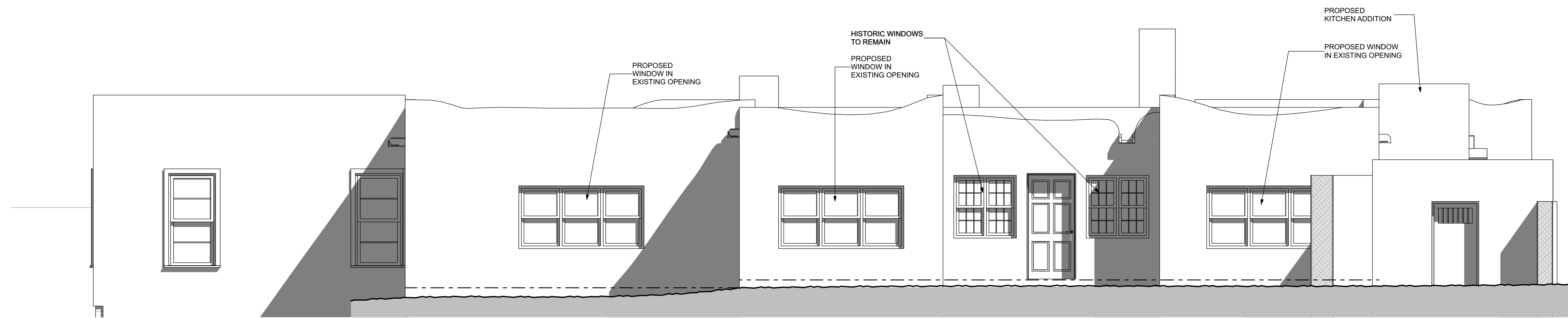
Printed: 6/3/26





1 Existing East Elevation  
A201

1/4" = 1'-0"



2 Proposed East Elevation  
A201

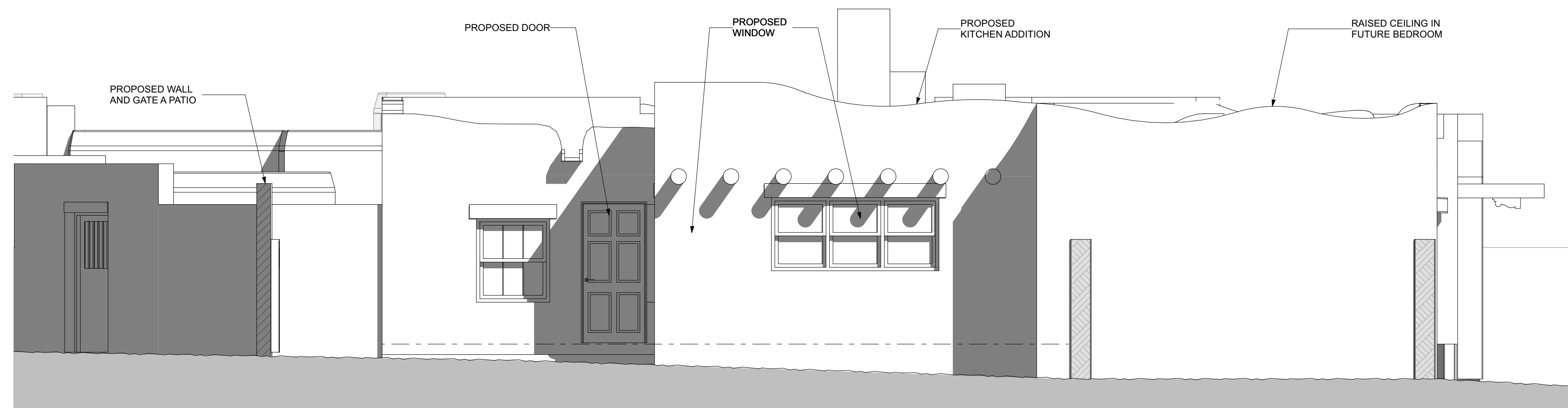
1/4" = 1'-0"



1  
A202

Existing North Elevation

1/4" = 1'-0"



2  
A202

Proposed North Elevation

1/4" = 1'-0"



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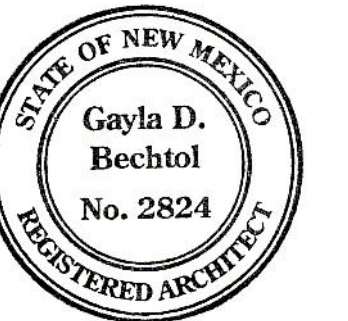
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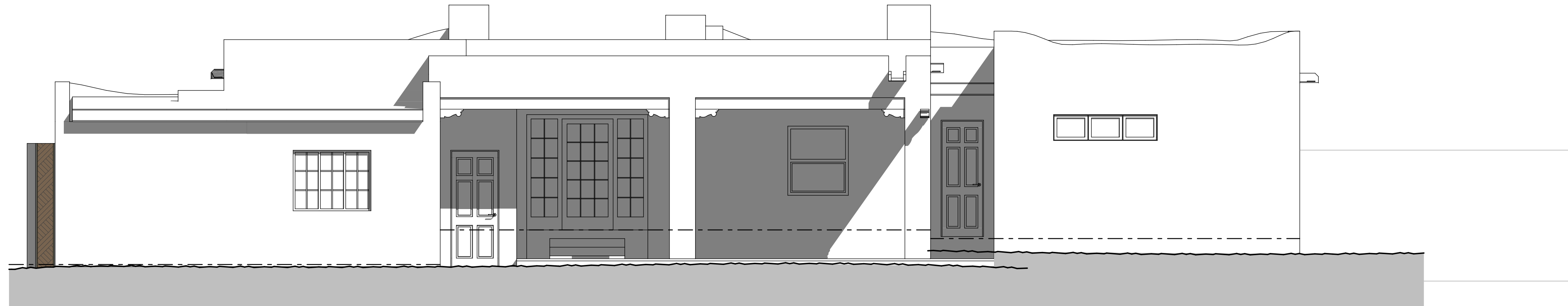


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Building Elevation

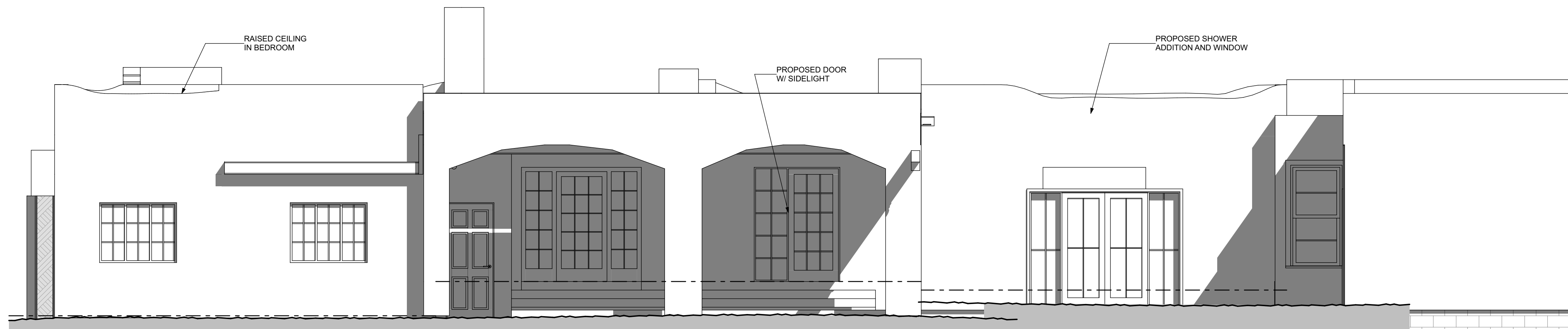
**A203**

Printed: 6/3/26



1 Existing West Elevation  
A203

1/4" = 1'-0"



2 Proposed West Elevation  
A203

1/4" = 1'-0"



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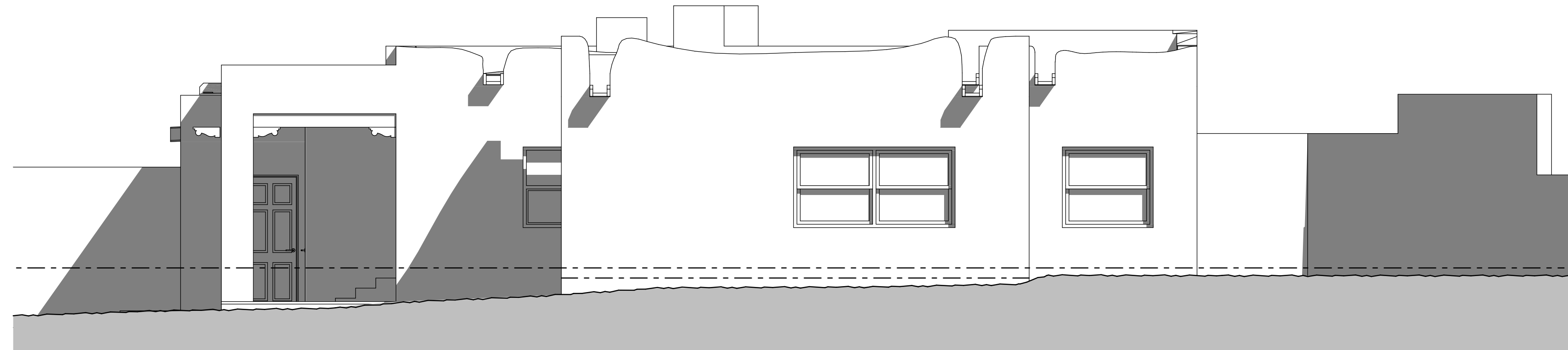


ISSUED:  
XX/XX/2023 - Issue Description

Building Elevations

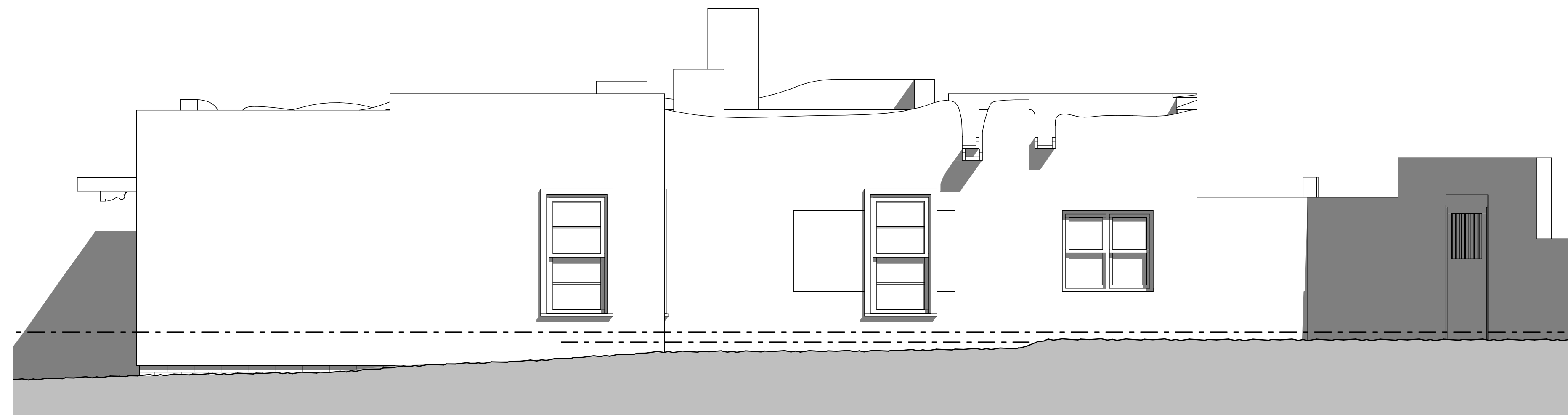
**A204**

Printed: 6/3/26



1 Existing South Elevation  
A204

1/4" = 1'-0"



2 Proposed South Elevation  
A204

1/4" = 1'-0"

|      |                |             |       |       |          |
|------|----------------|-------------|-------|-------|----------|
| W000 | To be Removed  | Undefined   | 4'-0" | 3'-6" |          |
| W000 | To be Removed  | Undefined   | 4'-0" | 3'-6" |          |
| W01  | To Remain      | Double Hung | 4'-0" | 4'-0" | Historic |
| W001 | To be Removed  | Undefined   | 3'-0" | 3'-0" |          |
| W02  | To be Replaced | Twin Awning | 8'-0" | 4'-0" |          |
| W002 | To be Removed  | Undefined   | 3'-0" | 3'-0" |          |
| W03  | To be Replaced | Twin Awning | 4'-6" | 4'-0" |          |
| W003 | To be Removed  | Undefined   | 2'-0" | 2'-0" |          |
| W04  | To be Replaced | Twin Awning | 8'-0" | 4'-0" |          |
| W004 | To be Removed  | Undefined   | 2'-0" | 2'-0" |          |
| W004 | To be Removed  | Undefined   | 2'-0" | 2'-0" |          |
| W004 | To be Removed  | Undefined   | 2'-0" | 2'-0" |          |
| W004 | To be Removed  | Undefined   | 2'-0" | 2'-0" |          |
| W05  | To be Replaced | Twin Awning | 8'-0" | 4'-0" |          |
| W06  | To be Removed  | Awning      | 6'-0" | 1'-6" |          |
| W07  | To be Removed  | Awning      | 3'-6" | 4'-0" |          |
| W08  | To be Removed  | Awning      | 3'-6" | 4'-0" |          |
| W09  | To Remain      | Casement    | 4'-6" | 3'-6" | Historic |
| W10  | To be Removed  | Fixed       | 2'-6" | 4'-0" |          |
| W11  | To be Removed  | Awning      | 3'-6" | 2'-6" |          |
| W12  | To be Removed  | Double Hung | 3'-6" | 4'-0" |          |
| W12  | To be Removed  | Double Hung | 3'-6" | 4'-0" |          |
| W13  | To Remain      | Double Hung | 3'-6" | 4'-0" | Historic |
| W14  | To be Removed  | Twin Awning | 8'-0" | 4'-0" |          |
| W15  | To Remain      | Double Hung | 4'-0" | 4'-0" | Historic |
| W16  | To be Removed  | Fixed       | 3'-6" | 4'-0" |          |
| W17  | To be Removed  | Fixed       | 3'-6" | 4'-0" |          |

| Window Schedule Proposed |              |                |       |        |        |          |                |
|--------------------------|--------------|----------------|-------|--------|--------|----------|----------------|
| Label                    | Existing/New | Operation Type | Width | Height | Egress | Tempered | Note           |
| W01                      | To Remain    | Double Hung    | 4'-0" | 4'-0"  | No     | No       | Historic       |
| W02                      | New          | Double Hung    | 8'-0" | 4'-0"  | No     | No       | 3 Mulled Units |
| W03                      | New          | Double Hung    | 4'-6" | 4'-0"  | Yes    | No       | 2 Mulled Units |
| W04                      | New          | Double Hung    | 8'-0" | 4'-0"  | Yes    | No       | 3 Mulled Units |
| W09                      | To Remain    | Casement       | 4'-6" | 3'-6"  | No     | No       | Historic       |
| W13                      | To Remain    | Double Hung    | 3'-6" | 4'-0"  | No     | No       | Historic       |
| W14                      | New          | Twin Awning    | 8'-0" | 4'-0"  | No     | No       |                |
| W15                      | To Remain    | Double Hung    | 4'-0" | 4'-0"  | No     | No       | Historic       |
| W19                      | New          | Double Hung    | 3'-6" | 4'-0"  | No     | No       |                |
| W20                      | New          | Undefined      | 4'-6" | 3'-6"  | Yes    | No       |                |
| W21                      | New          | Fixed          | 8'-0" | 3'-6"  | No     | No       |                |
| W22                      | New          | Double Hung    | 3'-0" | 3'-6"  | No     | No       |                |

| Door Schedule Existing |                |                   |                 |                               |            |        |              |      |
|------------------------|----------------|-------------------|-----------------|-------------------------------|------------|--------|--------------|------|
| Label                  | Status         | From Room         | To Room         | Operation Type                | Width      | Height | Hardware Set | Note |
| D01                    | To Remain      | Front Entry Patio | Foyer           | Inswing Door                  | 3'-0"      | 6'-8"  | Undefined    |      |
| D02                    | To Remain      | Foyer             | Living Room     | Inswing Door                  | 3'-0"      | 6'-8"  | Undefined    |      |
| D03                    | To be Removed  | Foyer             | Dining          | Inswing Double Door           | 5'-6"      | 6'-8"  | Undefined    |      |
| D04                    | To be Removed  | <Undefined>       | <Undefined>     | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D05                    | To be Removed  | <Undefined>       | <Undefined>     | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D06                    | To Remain      | Back Hall         | Laundry         | Inswing Door                  | 2'-7 5/16" | 6'-8"  | Undefined    |      |
| D07                    | To Remain      | <Undefined>       | Laundry         | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D08                    | To Remain      | West Patio        | Laundry         | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D09                    | To Remain      | Mech.             | West Patio      | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D10                    | To be Replaced | West Patio        | Living Room     | Outswing Door With Sidelights | 7'-0"      | 6'-8"  | Undefined    |      |
| D11                    | To be Removed  | Living Room       | Bedroom/Office  | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D12                    | To Remain      | Closet            | Bedroom/Office  | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D13                    | To be Removed  | Bedroom/Office    | Powder          | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D14                    | To be Removed  | <Undefined>       | Powder          | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D15                    | To be Removed  | Closet            | <Undefined>     | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D16                    | To Remain      | <Undefined>       | Bedroom         | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D17                    | To Remain      | Closet            | Bedroom         | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D18                    | To Remain      | <Undefined>       | Primary Bedroom | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |
| D19                    | To be Removed  | <Undefined>       | <Undefined>     | Outswing Double Door          | 4'-6"      | 6'-8"  | Undefined    |      |
| D20                    | To be Removed  | Mech.             | West Patio      | Outswing Door                 | 2'-4"      | 6'-8"  | Undefined    |      |
| D21                    | To be Removed  | <Undefined>       | <Undefined>     | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |
| D22                    | To be Removed  | <Undefined>       | <Undefined>     | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |

| Door Schedule Proposed |           |                   |                  |                               |            |        |              |      |  |
|------------------------|-----------|-------------------|------------------|-------------------------------|------------|--------|--------------|------|--|
| Label                  | Status    | From Room         | To Room          | Operation Type                | Width      | Height | Hardware Set | Note |  |
| D01                    | To Remain | Front Entry Patio | Foyer            | Inswing Door                  | 3'-0"      | 6'-8"  | Undefined    |      |  |
| D06                    | To Remain | Future Bedroom 3  | Future Bedroom 3 | Inswing Door                  | 2'-7 5/16" | 6'-8"  | Undefined    |      |  |
| D08                    | To Remain | <Undefined>       | Future Bedroom 3 | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |  |
| D09                    | To Remain | Mech.             | <Undefined>      | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |  |
| D12                    | To Remain | Closet            | Bedroom/Office   | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |  |
| D16                    | To Remain | Hall              | Bedroom          | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |  |
| D17                    | To Remain | Closet            | Bedroom          | Inswing Door                  | 2'-4"      | 6'-8"  | Undefined    |      |  |
| D18                    | To Remain | Hall              | Primary Bedroom  | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |  |
| D20                    | New       | North Patio       | <Undefined>      | Inswing Door                  | 3'-0"      | 6'-8"  | Undefined    |      |  |
| D22                    | New       | <Undefined>       | Living Room      | Outswing Door With Sidelights | 7'-0"      | 6'-8"  | Undefined    |      |  |
| D23                    | New       | Living Room       | Bedroom/Office   | Inswing Door                  | 2'-8"      | 6'-8"  | Undefined    |      |  |
| D24                    | New       | <Undefined>       | Bedroom/Office   | Inswing Door                  | 5'-0"      | 6'-8"  | Undefined    |      |  |
| D25                    | New       | Bedroom/Office    | Powder           | Inswing Door                  | 2'-0"      | 6'-8"  | Undefined    |      |  |



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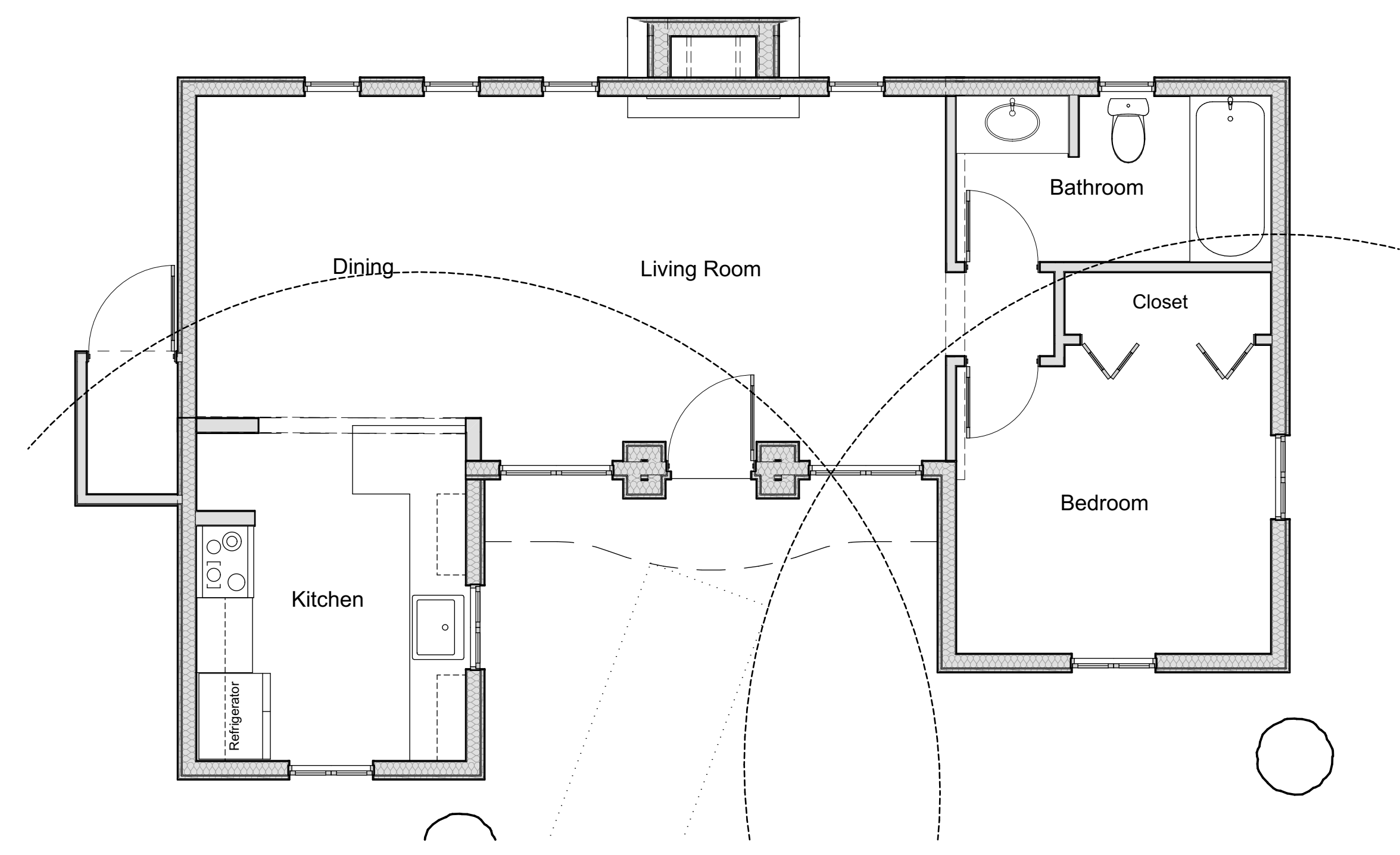


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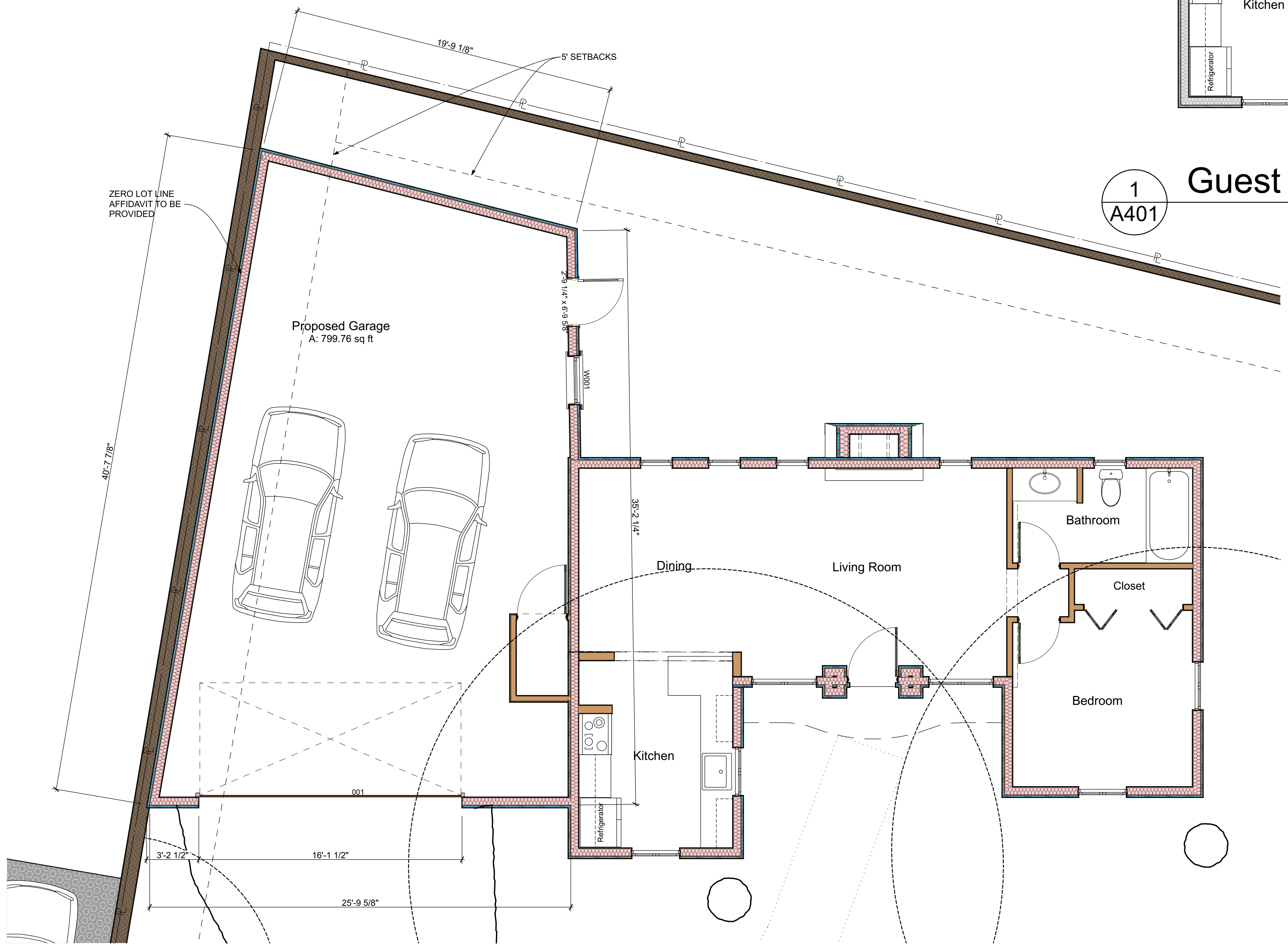
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Schedules

**A3.1**  
Printed: 6/3/26



**1**  
A401  
**Guest House - Existing Ground Level Plan**  
1/4" = 1'-0"



**3**  
A301  
**Guest House - Proposed**  
1/4" = 1'-0"

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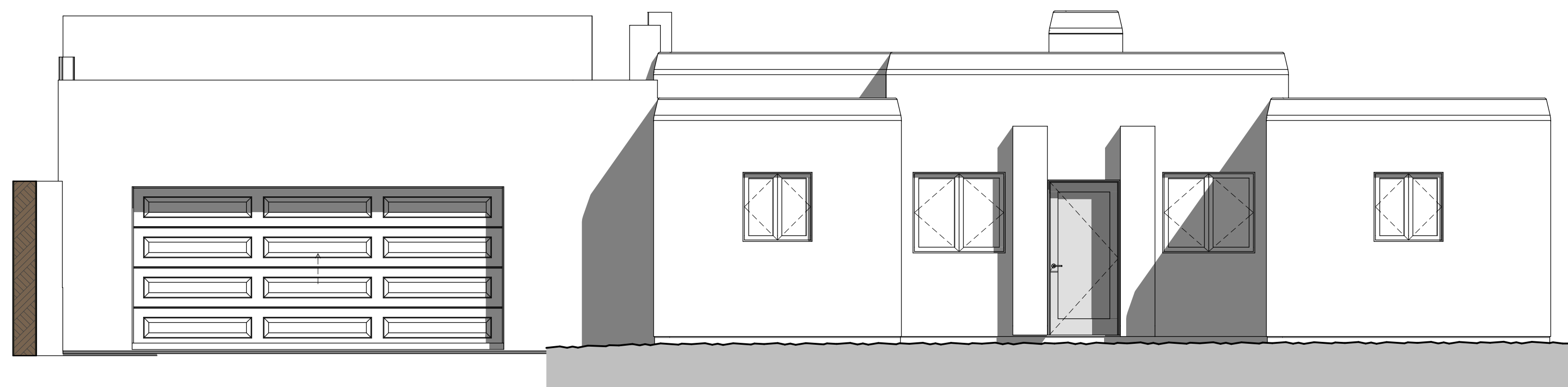
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Guest House

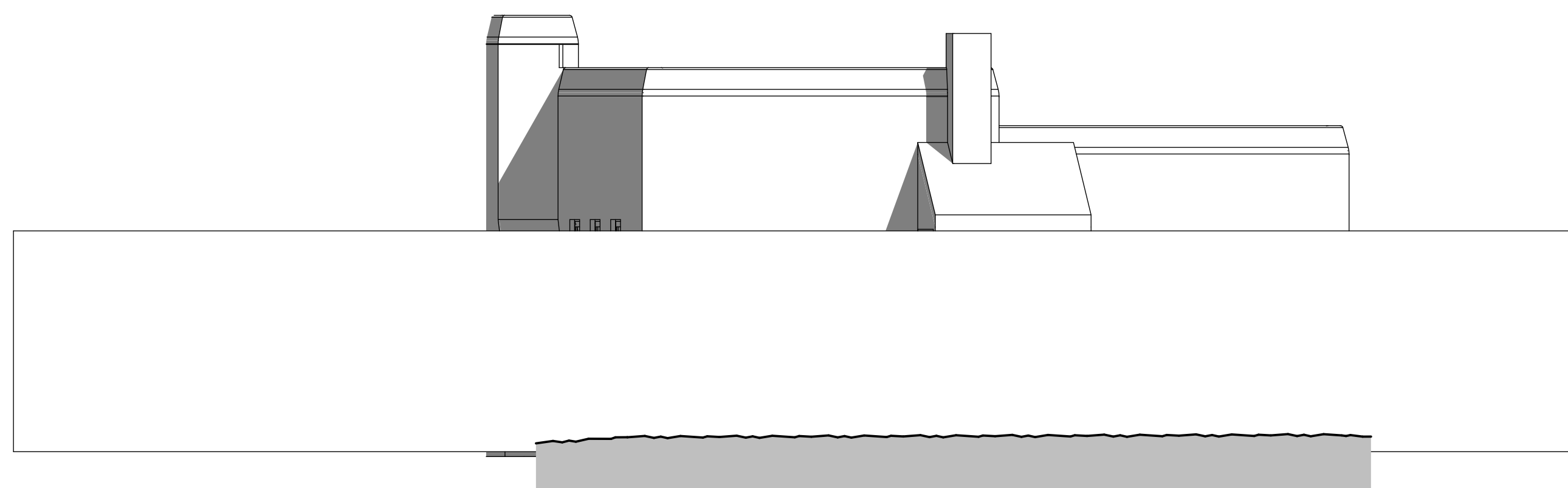
**A4.1**



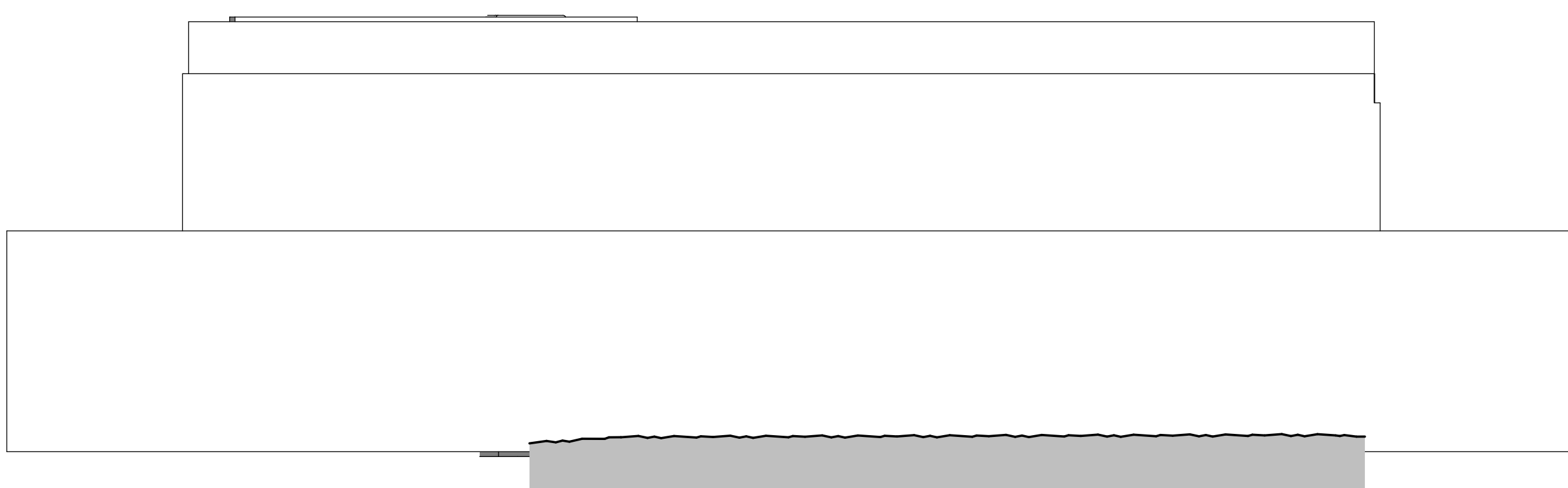
2  
A401 Guest House - Exist. North Elevation  
1/4" = 1'-0"



A301 Guest House - Proposed North Elevation  
1/4" = 1'-0"



1  
A401 Guest House - Exist. East Elevation  
1/4" = 1'-0"



A301 Guest House - Proposed East Elevation



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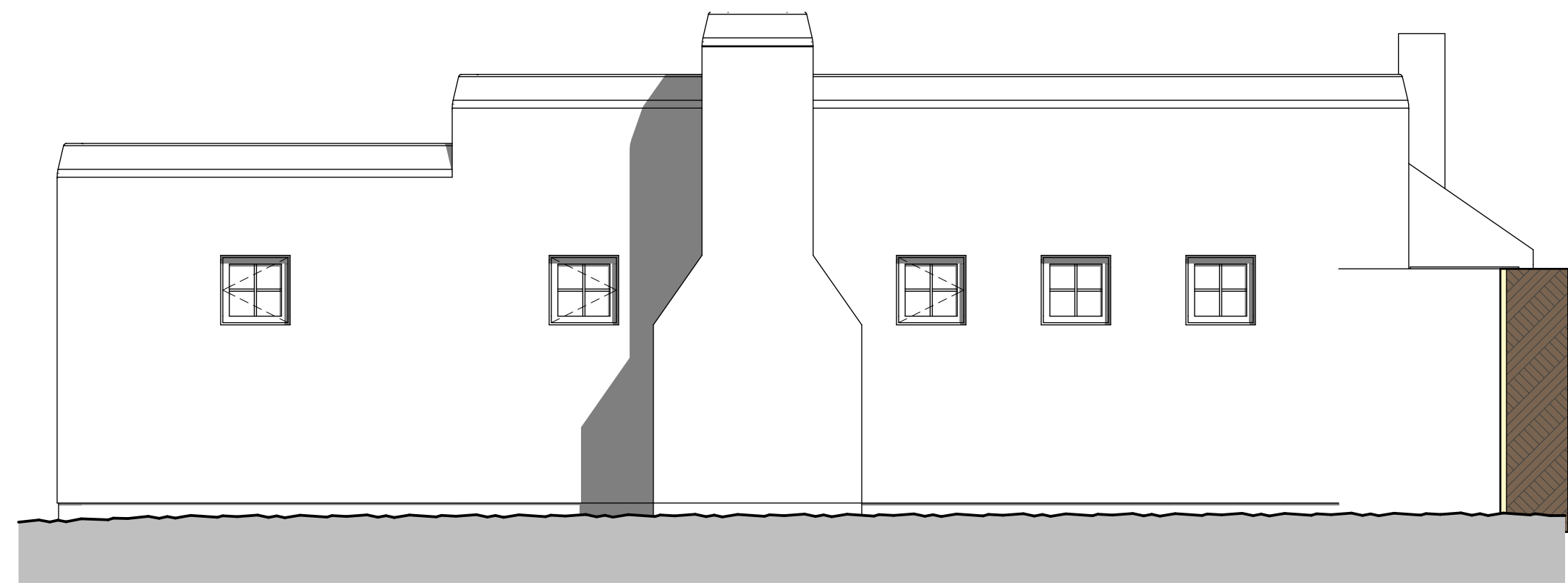
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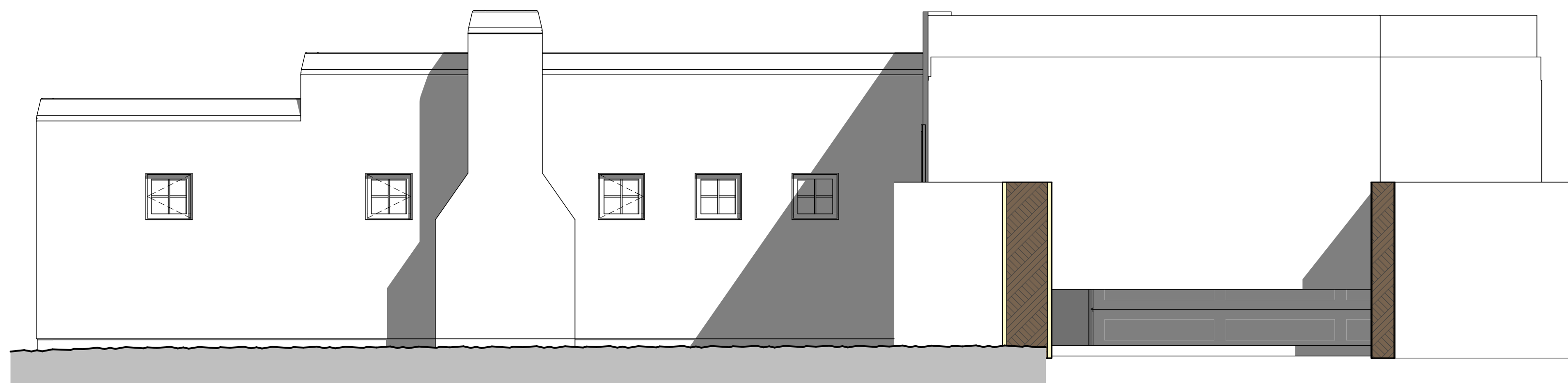
ISSUED:  
XX/XX/2023 - Issue Description

GH Garage

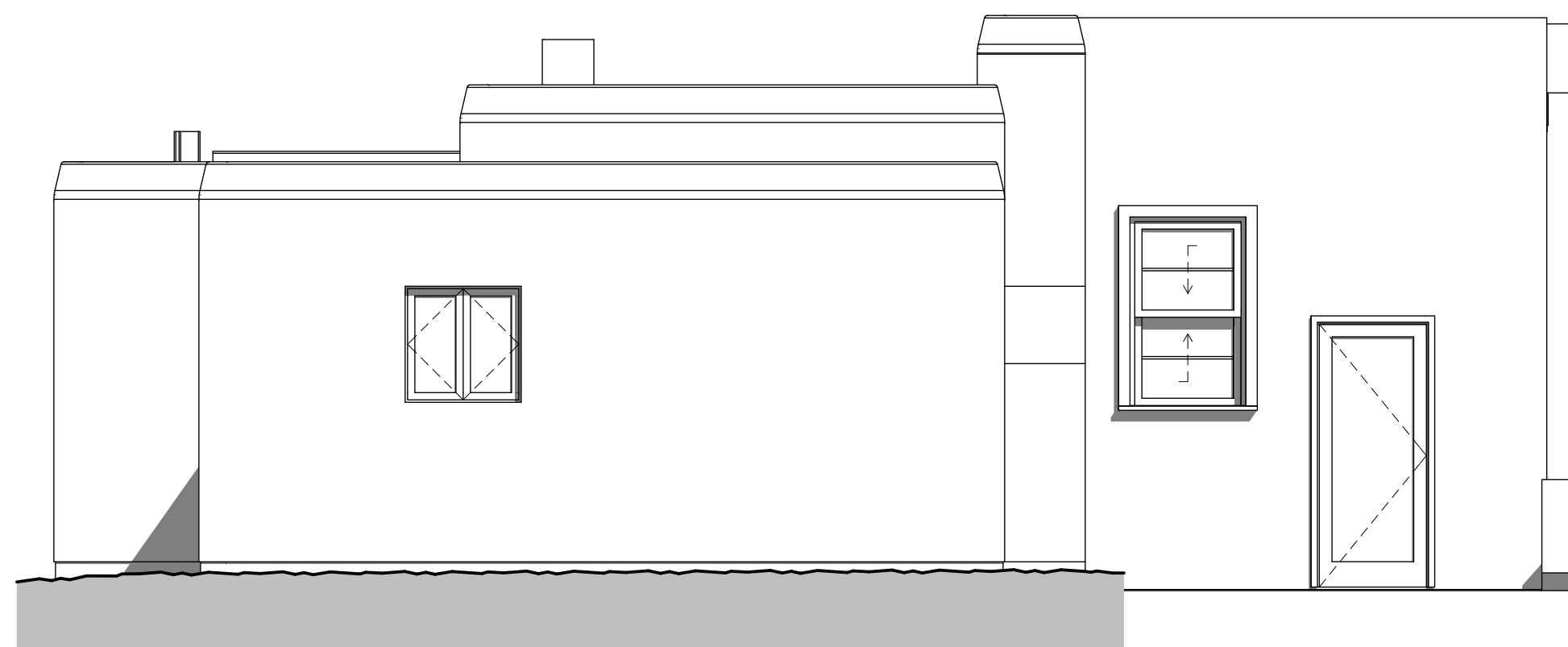
**A4.2**



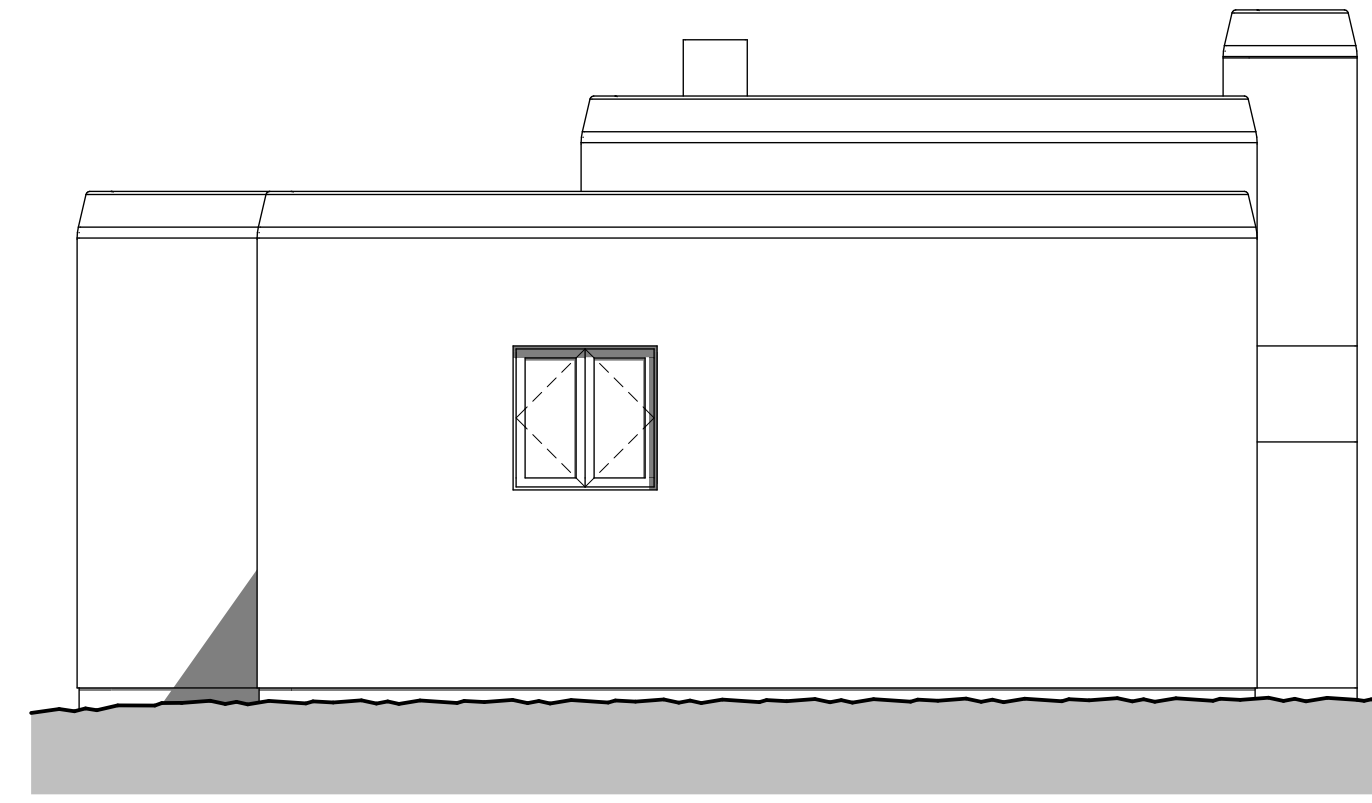
1 Guest House - Exist. South Elevation  
A401 1/4" = 1'-0"



Guest House - Proposed South Elevation  
A301 1/4" = 1'-0"



Guest House - Proposed West Elevation  
A301



2 Guest House - Exist. West Elevation  
A401 1/4" = 1'-0"



320 AZTEC STREET SANTA FE NM  
87501  
505-660-6301  
www.gbasantafe.com

**Cochran  
Renovation**  
426 DELGADO LANE  
( FORMERLY STREET)  
SANTA FE , NM 87501

Project Number: 2025

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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COCHRAN RENOVATION  
426 DELGADO LANE  
SANTA FE, NM  
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS



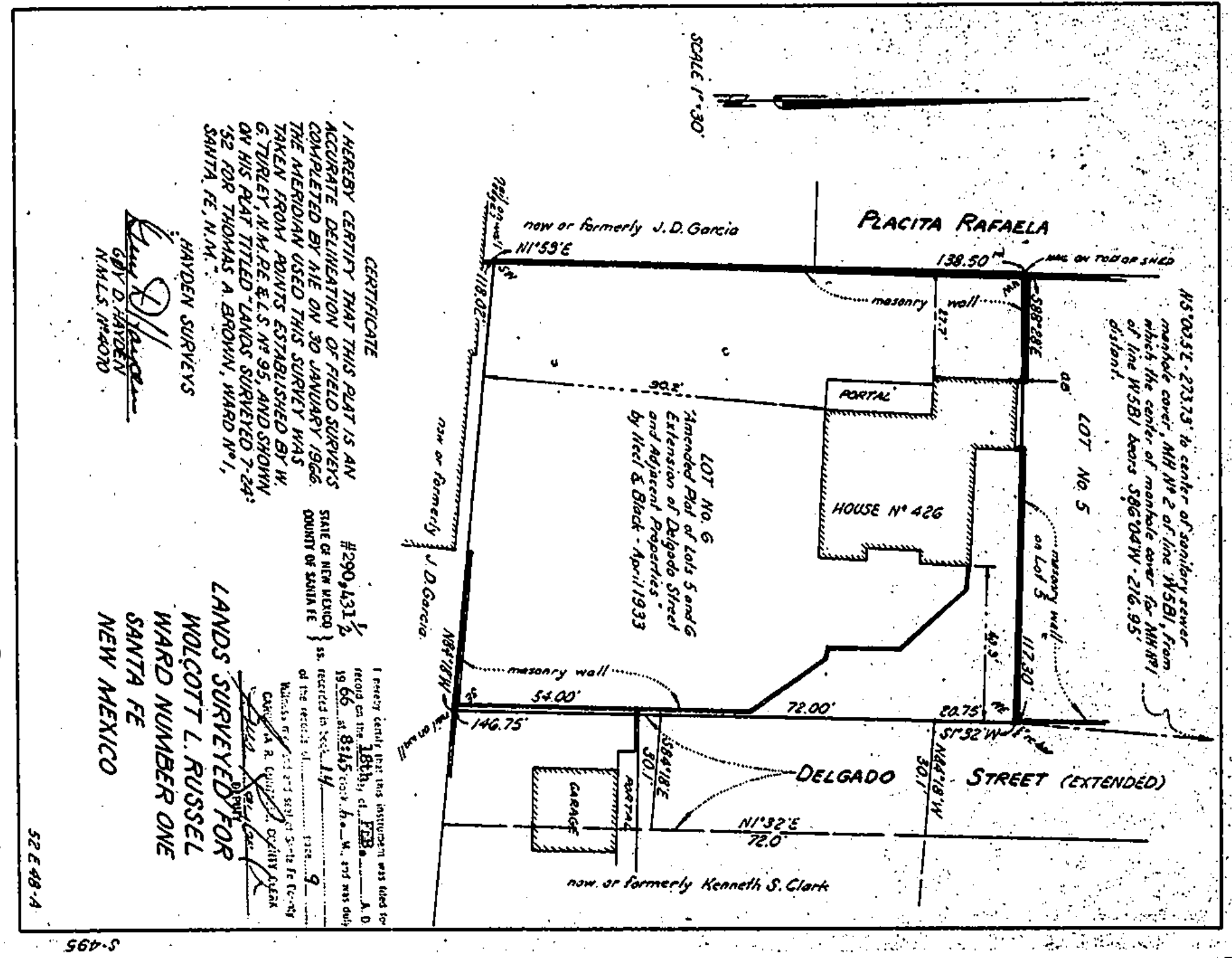
ISSUED:  
XX/XX/2023 - Issue Description

GH Garage

**A4.3**

Printed: 6/3/26

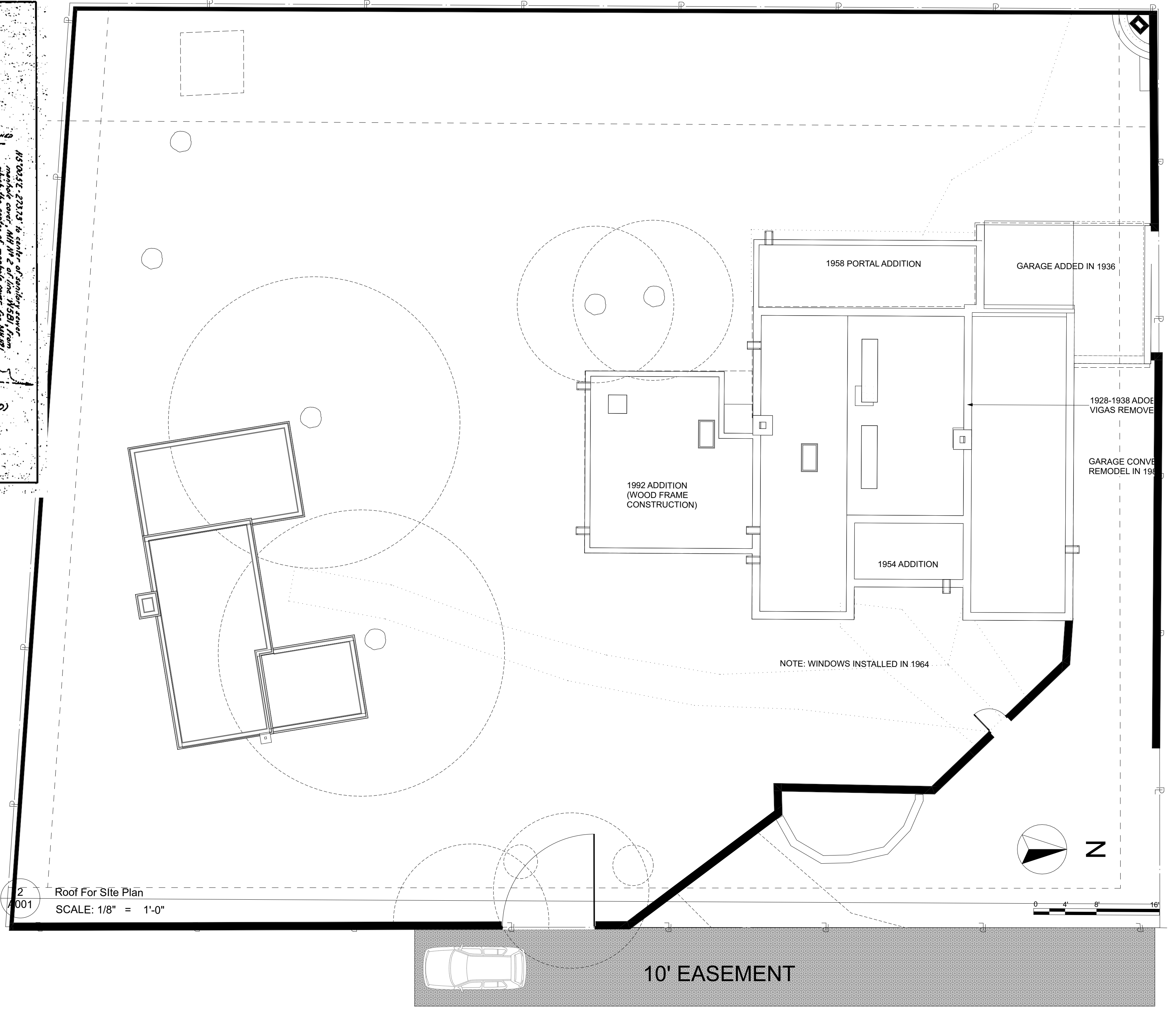
Recorded Survey



PORTION OF WALL AT NEW OPENING



EXISTING WALL, GATE, AND LIGHT FIXTURES REMAIN



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 426 DELGADO LANE  
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**COCHRAN RENOVATION**  
**426 DELGADO LANE**  
**SANTA FE, NM**  
**DOWNTOWN/EASTSIDE HISTORIC DISTRICTS**



ISSUED:  
 XX/XX/2023 - Issue Description

Existing Site Plan

**A001**

1/32" = 1'-0"





CCT3

1670396

**AMENDED AND RESTATED  
EASEMENT FOR PARKING, ACCESS AND UTILITY PURPOSES**

This Amended and Restated Easement for Parking, Access and Utility Purposes (this "Grant of Easement") is made as of the 30 day of July, 1999, by and between Steven L. Tucker, an individual ("Tucker"), and Robert Daniel Russel and Flora R. Russel, both of whom are individuals (the "Russels"), and amends and restates that certain Easement dated May 13, 1954, and recorded in the Official Records of Santa Fe County, New Mexico in Book 87, Page 302 (the "Original Easement").

**Recitals**

- A. Tucker owns the parcel of real property described on Exhibit A attached hereto (the "Tucker Property"), which property is located in Santa Fe County, New Mexico.
- B. The Russels own the parcel of real property described on Exhibit B attached hereto (the "Russel Property"), which property is located in Santa Fe County, New Mexico.
- C. Tucker and the Russels desire to amend and restate the Original Easement as set forth herein.

**Agreement**

In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

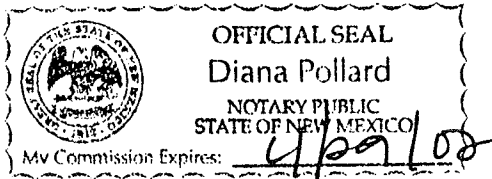
- 1. **Restatement.** The Original Easement is hereby amended and restated in full as set forth in this Grant of Easement. To the extent that this Grant of Easement conflicts with the Original Easement, this Grant of Easement shall be controlling, and the parties hereby quitclaim and release any easements and rights which are not restated in this grant of Easement. For purposes of priority, this Grant of Easement shall date back to the recording of the Original Easement and shall take priority over the Declaration.
- 2. **Grant of Easements.** Subject to the terms and conditions set forth below in Section 3, Tucker hereby grants to the Russels:
  - (a) a non-exclusive easement over and across a portion of the Tucker Property more particularly described on Exhibit C attached hereto (the "Overall Easement Area") for purposes of (A) vehicular and pedestrian ingress and egress (B) turning around vehicles and (C) the installation, maintenance, repair and replacement of sewer and utility lines and connections servicing the Russel Property; and

- (b) an exclusive easement over and across a portion of the Overall Easement Area more particularly cross-hatched and described as 10' Parking Easement on Exhibit D hereto (which is a copy of a boundary Survey Plat filed in the Official Records of Santa Fe County, New Mexico as Document No. 1082909, in Book 419, Page 44, on July 20, 1999) for the purpose of vehicular parking (the "Parking Area").
3. Reservation of Rights. Tucker reserves the right to use that portion of the Overall Easement area (including the Parking Area) in any manner that does not materially interfere with the Russels' use of the Overall Easement Area, including for purposes of vehicular and pedestrian ingress and egress, turning around vehicles and the installation, maintenance, repair and replacement of sewer and utility lines and connections servicing the Tucker Property. Tucker shall not park vehicles or otherwise unreasonably obstruct, impede or interfere in any manner with the Russels' exclusive right to park vehicles over and across the Parking Area.
  4. Maintenance of Parking Area. The Russels shall, at the Russels' sole cost and expense, maintain the Parking Area (including, without limitation, all landscaping, pavement and other surfaces) in a good and workmanlike manner that provides for the safe and efficient use of the Parking Area.
  5. Amendment. This Grant of Easement may not be amended, modified, supplemented or revoked except by a written instrument duly executed by the parties and properly acknowledged.
  6. Easements Appurtenant. The benefits and burdens of the easements and covenants herein shall run with and be appurtenant to the Russel Property as the dominant tenement and the Tucker Property as the servient tenement, such that a transfer of legal title to all or a portion of the Russel Property or the Tucker Property shall automatically transfer an interest in such benefits and burdens.
  7. Insurance. The Russels shall maintain casualty and general liability insurance with respect to the Parking Area, with insurance companies and in amounts as reasonably determined by the Russels.
  8. Governing Law. This Grant of Easement shall be governed by the laws of the State of New Mexico.
  9. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, personal representatives, successors, and assigns of each of the parties hereto. Further, all terms and provisions of this Agreement shall bind and benefit the respective properties of the parties hereto and shall run with the respective properties of the parties hereto.

1670399

This instrument was acknowledged before me on July 30, 1999,  
by **Steven L. Tucker**.

Witness my hand and official seal.

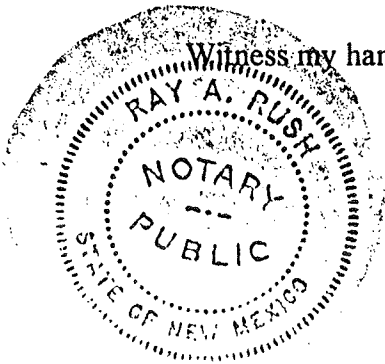


[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

This instrument was acknowledged before me on 7/29, 1999,  
by **Robert Daniel Russel**.

Witness my hand and official seal.

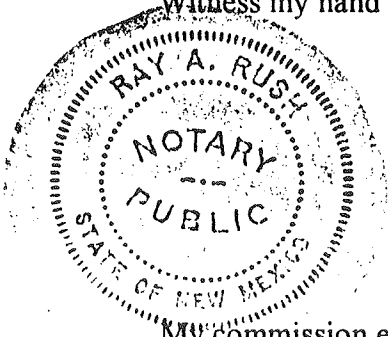


[Signature]  
Notary Public

My commission expires: June 8, 2002

This instrument was acknowledged before me on 7/29, 1999,  
by **Flora R. Russel**.

Witness my hand and official seal.



[Signature]  
Notary Public

My commission expires: June 8, 2002

10. Joint Preparation. This Agreement shall be deemed to be jointly prepared by all parties hereto.
11. Remedies. Enforcement of any provision of this Agreement shall be by proceedings at law or in equity against any persons or entities violating or attempting to violate any promise, covenant, or condition contained herein, either to restrain violation, compel action and/or to recover damages.
12. Effect of Waiver. No waiver of any breach of any term, covenant, agreement, restriction, or condition of this Agreement shall be construed as a waiver of any succeeding breach of the same or any other covenant, agreement, term, restriction, or condition of this Agreement. The consent or approval of either party to or of any action or matter requiring consent or approval shall not be deemed to waive or render unnecessary any consent to or approval of any subsequent or similar act or matter.
13. Exhibits. All exhibits references in this Agreement are hereby deemed incorporated herein by reference.
14. Counterparts. This Grant of Easement may be executed in counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.
15. Effective Upon Recording. This Agreement shall take effect upon recording in the Office of the Recorder of Santa Fe County, New Mexico.

Executed to be effective as of the date first set forth above.

TUCKER:

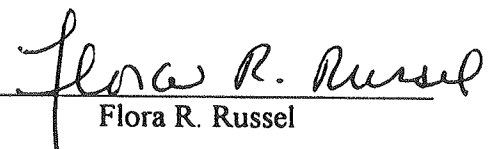


Steven L. Tucker

THE RUSSELS:



Robert Daniel Russel



Flora R. Russel

1670400

EXHIBIT A

(Attached to and forming a part of Easement for Parking, Access  
and Utility Purposes by and between  
Steven L. Tucker and R. Dan and Flora Russel)

LEGAL DESCRIPTION OF THE TUCKER PROPERTY

The following described real property in the City of Santa Fe, County of Santa Fe, State of New Mexico:

Tract 1. Beginning at a point on the line between the property of now or formerly of Mrs. Fenyas, on the east, and formerly also of the property of Mrs. Katherine M. Chapman on the west, and whence the northeast corner of property formerly of Mrs. Katherine M. Chapman and later of Mrs. Meridith Hare, on the south side of Manhattan Avenue and the Acequia Madre, bears N. 00° 09' E., 274 feet distant, and from which said northeast corner of the Hare property the dome of the Capitol Building bears N. 64° 56' W., 3248 feet distant; then N. 84° 58' W., 118.6 feet to the northwest corner of this tract; thence S. 1° 32' W., 126.0 feet to the southwest corner of this tract; thence S. 84° 18' E., 122.0 feet to the southeast corner of this tract; thence N. 00° 09' E., 127.8 feet to the point and place of beginning.

Tract 2. Commencing at the beginning corner of the above described property; thence N. 84° 58' W., 118.6 feet to the northeast and beginning corner of the tract herein described; thence N. 84° 18' W., 30.1 feet to the northwest corner of this tract; thence S. 1° 32' W., 126.00 feet to the southwest corner of this tract; thence S. 84° 18' E., 30.1 feet to the southeast corner of this tract; thence N. 1° 32' E., 126.00 feet to the point and place of beginning.

All as more particularly shown on plat of survey by James C. Harvey, registered professional engineer, No. 44, based on a survey made January 11, 1958, said plat being No. FR1851.

5

EXHIBIT B

(Attached to and forming a part of Easement for Parking, Access  
and Utility Purposes by and between  
Steven L. Tucker and R. Dan and Flora Russel)

1670401

LEGAL DESCRIPTION OF THE RUSSEL PROPERTY

All the following described lots, tracts or parcels of land and real estate, situate, lying and being in the City and County of Santa Fe, State of New Mexico, to-wit:

Lot 6 as shown on "Amended plat of Lots 5 and 6 of an Extension of Delgado Street and adjacent Properties" as designated on a certain plat of Delgado Street extended, made by Edgar D. Smith, Licensed Surveyor, November 1925; resurveyed by Guy D. Hayden, Licensed Surveyor, on 30 January 1966 and shown on his plat No. 52 E 48A, more particularly described as follows: Beginning at the Northeast corner, marked by a 1/2" rebar, whence the center of Sanitary Sewer Manhole, MH No. 2 of Line W5B1 bears North 05 deg. 00.5' East, 273.73 feet distant; thence from said Northeast corner and running South 01 deg. 32' West, 146.75 feet to a nail on wall, for the Southeast corner of this property; thence North 84 deg. 18' West, 118.02 feet to a nail on edge of wall, for the Southwest corner of this property; thence North 01 deg. 53' East, 138.50 feet to a nail on top of shed, for the Northwest corner of this property; thence South 88 deg. 28' East, 117.30 feet to the place of beginning.

EXHIBIT C

(Attached to and forming a part of Easement for Parking, Access  
and Utility Purposes by and between

Steven L. Tucker and R. Dan and Flora Russel)

1670402

LEGAL DESCRIPTION OF THE OVERALL EASEMENT AREA

The following described real property in the City of Santa Fe, County of Santa Fe, State of New Mexico:

Beginning at a point on the line between the property of now or formerly of Mrs. Fenyas on the east, and formerly also of the property of Mrs. Katherine M. Chapman on the west, and whence the northeast corner of the property formerly of Mrs. Katherine M. Chapman and later of Mrs. Meridith Hare, on the south side of Manhattan Avenue and the Acequia Madre, bears N. 00° 09' E., 274.0 feet distant, and from which said northeast corner of the Hare property the dome of the Capital Building bears N. 64° 56' W., 3248 feet distant; thence N. 84° 58' W., 118.6 feet to the northeast and beginning corner of this tract; thence N. 84° 18' W., 30.1 feet to the northwest corner of this tract; thence S. 1° 32' W., 72.0 feet to the southwest corner of this tract; thence S. 84° 18' E., 30.1 feet to the southeast corner of this tract; thence N. 1° 32' E., 72.0 feet to the point of beginning.

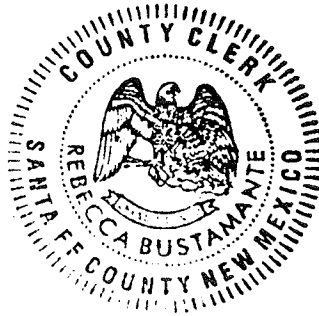
EXHIBIT D

(Attached to and forming a part of Easement for Parking, Access  
and Utility Purposes by and between  
Steven L. Tucker and R. Dan and Flora Russel)

1670403

MAP SHOWING LOCATION OF PARKING AREA

See attached copy of Boundary Survey Plat filed in the Official Records of Santa Fe  
County as Document No. 1082909 in Book 419, Page 44, on July 20, 1999.



COUNTY OF SANTA FE 1084)SS  
STATE OF NEW MEXICO 559  
I hereby certify that this instrument was filed  
for record on the 7 day of Aug. 1999.  
19 99, at 10:59 o'clock AM  
and was duly recorded in book 1675  
page 346-404 of the records of  
Santa Fe County.

Witness my Hand and Seal of Office  
Rebecca Bustamante  
County Clerk, Santa Fe County, N.M.

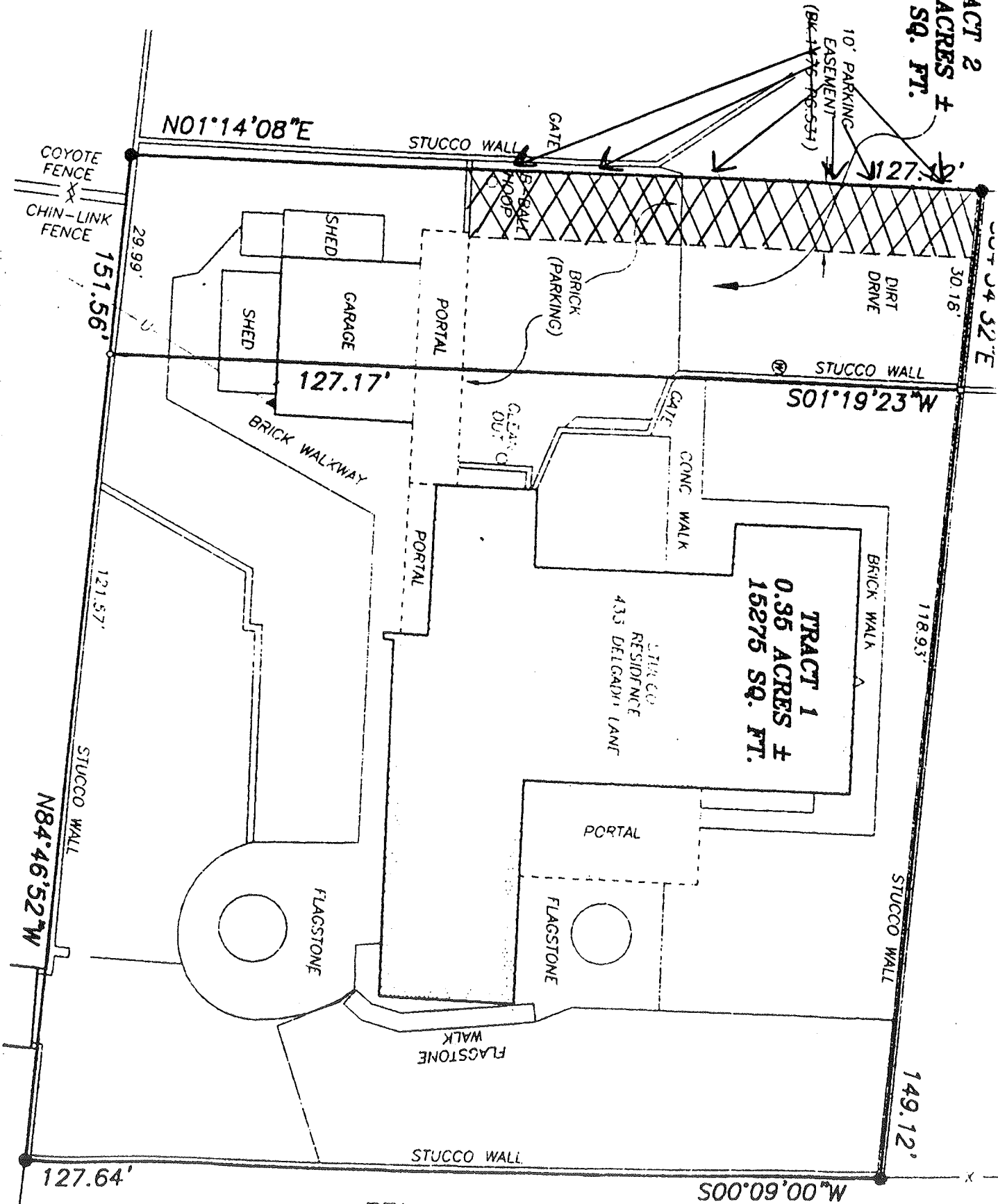
*Cathy Libber*  
Deputy

2

EXHIBIT D (Attachment)

1670404

TRACT 2  
0.09 ACRES ±  
3816 SQ. FT.



5