

City of Santa Fe, New Mexico

Attachment C-1 Applications

- a. Application Forms**
- b. Letter of Intent**
- c. Owner Authorization Letter**
- d. Legal Lot of Record**
- e. NMDOT Correspondence**



DEVELOPMENT PLAN (SECTION 14-3.8(C) SFCC)

Purpose and Intent: The intent of the development plan is to provide the plans to be followed in construction, including phasing; to ensure compliance with Chapter 14; document compliance with final actions to approve or conditionally approve development applications. Applicants shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the SFCC as provided in Section 14-3.1(C), including:

- a. existing conditions on the site and within two hundred (200) feet of the site;
b. proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
c. the types, extent and intensity of land uses that are proposed;
d. proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
e. documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
f. the phases of development, if applicable;
g. for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
h. a development water budget as required by Section 14-8.13;
i. for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
j. for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

DEVELOPMENT PLAN SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- Application letter, including valuation
Statement addressing approval criteria
Legal lot of record, legal description
Development Plan (as defined by Section 14-3.8 SFCC 1987)
ENN meeting notes
Existing Site Conditions (within 200 feet)
Sewer plan (profiles and details)
Water plan (profiles and details)
Water Budget per 14-8.13 SFCC 1987
Water Utility Service Application
Signage Specifications (as needed)
Dimensioned color elevations
Architectural Points Analysis
Fire and emergency access plan per IFC
Terrain management plans (as required by section 14-8.2 SFCC 1987)
Landscape plan
Photometric plan
Pedestrian, Bicycle, and Vehicular plan
Site Section (if applicable)
Traffic impact analysis (if applicable)
Archaeological clearance (if applicable)
Affordable Housing Proposal (if applicable)

DEVELOPMENT PLAN AMENDMENT SUBMITTAL CHECKLIST

- Prior Approval Record
Amended Development Plan Set
Purpose of Amendment



Is this an amendment to a previously approved Development Plan? Yes No

PARCEL INFORMATION
Project Name: DXD Self-Storage
Address: 1750/1802 Cerrillos Rd., 1361 Fourth St., 3 RD Berry Ave.
Property Size: 2.72 Ac. Zoning: C-2
Current Use of Land: Closed Hardware store & vacant land Proposed Use of Land: Self Storage, community office
Does a rezoning application accompany this application? Yes No Are any variances required? Yes No
Pre-application Conference Date: 6/26/25 Early Neighborhood Notice (ENN) Meeting Date: 10/6 & 10/23 25
Estimated Total Cost of Development: \$12.5M

PROPERTY OWNER INFORMATION
Name (First, Last): Amatren, LLC
Address: PO Box 5587
Street Address Suite/Unit #
Santa Fe NM 87502
City State ZIP Code
Phone: (505) 303-0779 E-mail Address: jrose@jbr-law.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)
Company Name: Sommer Karnes & Associates, LLP
Name (First, Last): Joseph Karnes
Address: 125 Lincoln 221
Street Address Suite/Unit #
Santa Fe NM 87501
City State ZIP Code
Phone: (505) 989-3800 E-mail Address: Joseph@sommerkarnes.co,
Correspondence Directed To: Owner Applicant Both

AGENT AUTHORIZATION (IF APPLICABLE)
I am/We are the owner(s) and record title holder(s) of the property located at:
1750/1802 Cerrillos Rd., 1361 Fourth St., 3 RD Berry Ave.
I/we authorize Sommer, Karnes & Associates, LLP to act as my/our agent to execute this application.
Signed: Amatren, LLC Date: 12/3/25
Signed: By: Frank W. Collier MGR Date: 12/3/25

SIGNATURE
I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.
Signature: Date:

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
200 Lincoln St.
Santa Fe, NM 87501

**Re: Application for Development Plan Approval: 1705/1802 Cerrillos Rd.,
1361 Fourth Street, 3 RD Berry Ave. (the "Property")
Project Name: Empire Self Storage (the "Project")**

Dear Planning Staff:

The following letter was submitted on December 8, 2025 and is revised to reflect the prior City Code, under which this Application will be evaluated.

On behalf of property owner Amatren, LLC and applicant DXD SS F2 Land, LLC (the "Applicant"), please find attached the application for approval of a Development Plan for the Property. The following addresses the application requirements and approval criteria. Submitted concurrently is an application for approval of a Special Use Permit ("SUP") for the Property (collectively the "Project").

A. Purpose, Intent, Location and Acreage

The Applicant proposes to redevelop the 1.74 acre lot at 1802 Cerrillos Rd. between Fourth and Fifth Street. The Empire Builders Supply building on the lot has been closed since about 2019 and is proposed to be demolished and replaced with a new two-story above-grade building and one level below-grade to accommodate a climate-controlled self-storage facility with interior access. The building is designed to include community amenities, including a community room and an outdoor gathering area.

The Project also proposes development of three lots on the east side of Fourth Street: 1750 Cerrillos Rd. (0.18 ac.), 1361 Fourth Street (0.56 ac.) and 3 RD Berry Rd. (0.24 ac.). The 1750 Cerrillos Rd. lot is proposed for surface parking and the other two lots are proposed to accommodate drive-up storage, workshop space and community offices in three new buildings along with a community dog park adjacent to Fourth Street. The total size of the four lots comprising the Property is 2.72 acres.

Surrounding land uses include a mix of retail, service-oriented businesses, low-to mid-intensity commercial developments, low density residential and the Santa Fe Indian School to the northeast.

The estimated development cost of the Project is \$12.5 Million.

B. Approval Criteria

To approve a development plan, City Code section 14-3.8.D.1 requires the Planning Commission to make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application.

City Code section 14-3.8.B.3.a requires a development plan for uses with a gross floor area of 30,000 SF or more located within any zoning district of the City. The proposed project is greater than 30,000 SF and therefore requires approval of a development plan by the Planning Commission.

(b) that approving the development plan will not adversely affect the public interest;

Since closure of Empire Builders Supply in about 2019, the Property has been vacant, giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, granting the CUA would enhance the public interest in several ways.

Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.

The self-storage building has been designed to maintain a compatible scale and use type with respect to the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45-feet, the proposed 2-story self-storage building will be less than 30-feet in height and provides an average front setback along Cerrillos of 15-feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The Project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25%, which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the City and region's clean energy goals.

Such amenities are not required, are not often included in commercial projects and will benefit the public interest.

(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

The self-storage building design lends itself to being adaptable to other uses. The self-storage units within the building shell can be modified to adapt to different uses and the building design is compatible with existing uses in the project vicinity. The low-intensity nature of self-storage promotes compatibility with existing uses and the traffic generated by the use will be substantially lower than the historic use and many uses permitted as of right within the C-2 zone.

The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Thank you for your consideration of this application.

Sincerely,



Joseph M. Karnes



LAND DEVELOPMENT CODE REFERENCE

SPECIAL USE PERMIT PURPOSE AND PROCEDURES (SECTION 14-3.6(D) SFCC)

Purpose: Special use permits (SUPs) are intended to allow flexibility in providing for, regulating or preventing specified uses within various district as provided in Table 14-6.1-1 so they are compatible with existing or desired land use patterns. SUP approval is required for certain uses so that potential detrimental effects may be reduced or avoided and conflicts in land uses may be prevented. SUPs are needed because of the wide variety of uses allowed within zone districts and the variety of existing sites and uses in the community.

Procedures: SUP applications shall include approval of a site plan and other site development drawings necessary to document that the type and extent of development proposed can be accomplished in conformance with applicable development standards. (Section 14-3.6(C)(1) SFCC 1987)

The site plan shall be a scaled drawing showing all site improvements, existing and proposed, including but not limited to the following:

- 1. Buildings and other structures such as fences and walls, existing and proposed;
2. Landscape, existing and proposed; and
3. Parking, vehicular and pedestrian circulation including off-site access.

The Land Use Department may require additional information, including but not limited to:

- 1. Slope and topographic analysis;
2. Utility connections or availability statements;
3. Fire protection and emergency access; and,
4. Traffic impact analysis.

Please check with the case planner to determine what additional requirements there are, if any.

Approval Criteria: To grant a special use permit, a land use board shall make the following findings:

- a. That the land use board has the authority under Chapter 14 to grant a special use permit (SUP); and
b. That granting the special use permit does not adversely affect the public interest; and
c. That the use and any associated buildings are compatible with and adaptable to buildings, structures, and uses of the abutting property and other properties in the vicinity of the premises under construction.

Conditions of Approval: The land use board may specify conditions of approval necessary to accomplish proper development including:

- a. Special yards or open spaces.
b. Fences, walls, or landscape screening
c. Provisions for and arrangement of parking and vehicular and pedestrian circulation
d. On-site or off-site street, sidewalk or utility improvements and maintenance agreements.
e. See Section 14-3.6(D)(2) for conditions e-r.

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- Application letter (purpose, intent, location, acreage)
Statement addressing SUP approval criteria
Legal lot of record, legal description
Site plan
Terrain management plans (as required by Section 14-8.2 SFCC 1987)
Traffic impact analysis (if required)
Archaeological clearance (if applicable)
Sewer and water plan (if applicable)
Phasing plan (if applicable)



| PARCEL INFORMATION | |
|---|--|
| Address: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave | Property Size: 2.72 Ac. |
| Current Use of Land: Closed hardware store and vacant land | Proposed Use of Land: Self-storage, community office/gathering |
| Zoning: C-2 | Uniform Parcel Code Number: 16008891, 10685824, 18312262 |
| Section in Chapter 14 under which the SUP is sought: 14-6.1.1 | 12776860 |
| Pre-application Conference Date: 6/26/25 | Early Neighborhood Notice (ENN) Meeting Date: 10/6 & 10/23/25 |

| PROPERTY OWNER INFORMATION | |
|---------------------------------|-----------------------------------|
| Name (First, Last): Amatren LLC | |
| Address: PO Box 5587 | |
| Street Address | Suite/Unit # |
| Santa Fe | NM 87502 |
| City | State ZIP Code |
| Phone: (505) 303-0779 | E-mail Address: jrose@jbr-law.com |

| APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER) | |
|--|---|
| Company Name: Sommer Karnes & Associates, LLP | |
| Name (First, Last): Joseph Karnes | |
| Address: 125 Lincoln | Suite 221 |
| Street Address | Suite/Unit # |
| Santa Fe | NM 87501 |
| City | State ZIP Code |
| Phone: (505) 989-3800 | E-mail Address: joseph@sommerkarnes.com |
| Correspondence Directed To: <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Both | |

| AGENT AUTHORIZATION (IF APPLICABLE) | |
|---|---------------|
| I am/We are the owner(s) and record title holder(s) of the property located at: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave | |
| I/we authorize Sommer Karnes & Associates, LLP to act as my/our agent to execute this application. | |
| Signed: Amatren, LLC | Date: 12/3/25 |
| Signed: By: <i>Frank W. Culver MGR</i> | Date: 12/3/25 |

| SIGNATURE | |
|---|-------|
| I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning requirements. | |
| Signature: | Date: |

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com

Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
200 Lincoln St.
Santa Fe, NM 87501

**Re: Application for Special Use Permit (“SUP”) approval: 1705/1802
Cerrillos Rd., 1361 Fourth Street, 3 RD Berry Ave. (the “Property”)
Project Name: Empire Self Storage (the “Project”)**

Dear Planning Staff:

The following letter was submitted on December 8, 2025 and is revised to reflect the prior City Code, under which this Application will be evaluated.

On behalf of property owner Amatren, LLC and applicant DXD SS F2 Land, LLC (the “Applicant”), please find attached the application for approval of an SUP for the Property. The following addresses the application requirements and approval criteria. Submitted concurrently is an application for approval of a Development Plan for the Property (collectively the “Project”).

A. Purpose, Intent, Location and Acreage

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The Project also proposes development of three lots on the east side of Fourth Street: 1750 Cerrillos Rd. (0.18 ac.), 1361 Fourth Street (0.56 ac.) and 3 RD Berry Rd. (0.24 ac.). The 1750 Cerrillos Rd. lot is proposed for surface parking and the other two lots are proposed to accommodate drive-up storage, workshop space and community offices in three new buildings along with a community dog park adjacent to Fourth Street. The total size of the four lots comprising the Property is 2.72 acres.

Surrounding land uses include a mix of retail, service-oriented businesses, low-to mid-intensity commercial developments, low density residential and the Santa Fe Indian School to the northeast.

B. Approval Criteria

To grant an SUP, City Code section 14-3.6.D requires that a land use board shall make the following findings:

(a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit;

City Code Table 14-6.1.1 identifies a self-storage facility within the C-2 zone as being allowed subject to approval of an SUP. The Planning Commission has the authority to consider requests for SUPs that are part of a development plan request requiring Planning Commission review. (§14-2.3.C.3)

(b) that granting the conditional use approval does not adversely affect the public interest; and

Since closure of Empire Builders Supply in about 2019, the Property has been vacant, giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, granting the SUP would enhance the public interest in several ways.

Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.

The self-storage building has been designed to maintain a compatible scale and use type with respect to existing development in the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45-feet, the proposed 2-story self-storage building will be less than 30-feet in height and provides an average front setback along Cerrillos of 15-feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The Project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25%, which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the City and region's clean energy goals. Such amenities are not required, are not often included in commercial projects and will

benefit the public interest.

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The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Thank you for your consideration of this Application.

Sincerely,



Joseph M. Karnes

February 9, 2026

Alexa Hempel
City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Letter of Authorization

Dear Ms. Hempel:

The undersigned owns legal title to the property subject to the application submitted by DXD SS F2 Land, LLC (DXD) for a development plan and a special use permit to develop a self-storage facility and related uses (the "Application") for the properties located at 1750 Cerrillos, 1802 Cerrillos, 1361 Fourth Street and 3 Rd Berry Avenue, more specifically referenced in Exhibit A (the "Property").

This letter authorizes DXD to submit the Application and for Sommer Karnes & Associates, LLP, and B Constructiv, LLC to represent Amatren with respect to the Application including any necessary appeals.

Sincerely,

Amatren, LLC

By: Frank R. Culver
Its Authorized Signatory

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

The foregoing letter was acknowledged before me this 9 day of February 2026, by Frank Culver in his capacity as Manager of Amatren, LLC.

[Signature]
Notary Public

My commission expires: April 7 2026



Amatren LLC Property
Legal Lot of Record Documentation

The Amatren, LLC property consists of the four parcels addressed below:

| Address | Parcel Number | Plat | Deed |
|--------------------|----------------------|--|--------------------|
| 1802 Cerrillos | 10685824 | Book 1 Page 119 | Book 1684 Page 334 |
| 1750 Cerrillos | 16008891 | Book 1 Page 119 Book 62 Page 7 Book 23 Page 32 | Book 1684 Page 334 |
| 1361 Fourth Street | 18312262 | Book 1 Page 119 | Book 1684 Page 334 |
| 3 Rd Berry Avenue | 12776860 | Book 1 Page 119 | Book 1684 Page 334 |

The Capital Land And Townsite Co. Addition Plat dated June 18, 1909 and recorded in Book 1 at page 119 establishes a legal lot of record for each of the four parcels identified above.

The former public alley shown on the plat through Block 2 (the Empire Builders Block) was vacated by the City by Ordinance No. 1961-7 and the City of Santa Fe conveyed the alley to Empire Builders Supply Company, Inc. on May 29, 1961 by deed recorded in Book 179 at Page 410 and to Ralph C. Smith and Anna B. Smith by deed recorded in Book 235 at Page 116. The Smiths conveyed their interests in Block 2 to Empire Builders Supply Inc. by deeds recorded in Book 235, Pages 355 and 356.

1802 Cerrillos

WARRANTY DEED

1684334

EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico business corporation, for consideration paid, grants to AMATREN, LLC., a New Mexico limited liability company, whose address is P.O. Box 5587, Santa Fe, New Mexico 87502, the following described real estate located in Santa Fe County, State of New Mexico:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

All of Lots 1, 13, 14, 15, 16, 17, 18, 19 and 20 of Block 3 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

A certain tract of land lying and being situate at 1742 Cerrillos Road, at the southeast corner of the intersection of Cerrillos Road and Fourth Street, within the Santa Fe Grant, T.17N. R.9E. N.M.P.M., within the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly described as follows:

Beginning at the center of sanitary sewer manhole #C-1-15 located at Fourth Street and Cerrillos Road, thence N. 62° 04' E. A distance of 22.4 feet, to the true point and place of beginning, the westernmost corner of the tract described herein; thence N. 49° 15' E. a distance of 51.58 feet, the northernmost corner of the tract described herein; thence S. 36° 25' E. a distance of 147.3 feet, the easternmost corner of the tract described herein; thence S. 43° 49' W. a distance of 53.9 feet, the southernmost corner of the tract described herein; thence N. 35° 48' W. a distance of 152.6 feet, the true point and place of beginning. Containing an area of 7835 square feet, more or less. All as shown on a survey for Mr. & Mrs. R.H. Culver, certified by Jack G. Horne, a registered New Mexico professional surveyor and engineer, number 889; the survey is dated 16 November 1977.

SUBJECT TO: all liens, encumbrances, covenants, restrictions, easements of record, and unpaid taxes for 1999 and subsequent years.

with warranty covenants.

1684335

Dated this 1st day of September, 1999.

EMPIRE BUILDERS SUPPLY COMPANY, INC.

By: Frank W. Culver
Frank W. Culver
Its President

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on September 1, 1999, by Frank W. Culver, President of Empire Builders Supply Company, Inc., a New Mexico business corporation, on behalf of said corporation.

John M. Hickley
Notary Public
My Commission Expires:
Feb 27, 2003
(Seal)



[I:\jmh\culver\warranty.dee]

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO) 10891407
I hereby certify that this instrument was filed
for record on the 8 day of Sept A.D.
19 99, at 12:07 o'clock p m
and was duly recorded in book 1684
page 334-336 of the records of
Santa Fe County.

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

Kim Chaus



QUITCLAIM DEED

THIS INDENTURE, executed by the CITY OF SANTA FE, NEW MEXICO, a municipal corporation, hereinafter called Grantor, in favor of EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico corporation, hereinafter called the Grantee, WITNESSETH:

WHEREAS, the Grantor has duly ordained, adopted, published and made effective its Ordinance No. 1961-7, entitled:

"AN ORDINANCE CLOSING AND VACATING AN ALLEY AS SHOWN ON BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, WHICH ALLEY IS A STRIP OF LAND TWENTY FEET (20') WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", THENCE FROM SAID POINT OF BEGINNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LOT LINES OF SAID LOT 1 THROUGH LOT 10 TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, OF SAID ADDITION; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF TWENTY TWO (22) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 21, BLOCK 2, OF SAID ADDITION; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LOT LINES OF LOTS 11 THROUGH 21, BLOCK 2, OF SAID ADDITION TO THE NORTHWEST CORNER OF LOT 11, BLOCK 2, OF SAID ADDITION; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF TWENTY (20) FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID ADDITION; THE POINT AND PLACE OF BEGINNING; RELINQUISHING ANY CLAIM BY THE CITY OF SANTA FE IN AND TO THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF SANTA FE, NEW MEXICO, TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE PARTIES ENTITLED THERETO WITH RESPECT TO THE REAL ESTATE COMPRISING SAID ALLEY."

Handwritten notes:
 13 June
 10:30 A
 221
[Signature]

in which the public alley therein described is vacated and closed as a public way; and

WHEREAS, the Grantee, as the owner of the property abutting a portion of said alley vacated by said ordinance and by virtue of said ordinance and by virtue of the vacation of said alley and by virtue of the laws of the State of New Mexico, is entitled to a deed to the portion of said vacated alley hereinafter described;

NOW, THEREFORE, for consideration paid, the Grantor

hereby quitclaims unto the Grantee the following-described real estate, lands and premises located in Santa Fe, Santa Fe County, New Mexico, to-wit:

(*)

4-10
14-21

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", which portion of said alley abuts on Lots 4 to 10 inclusive, and Lots 14 to 21, inclusive, of the said Block 2 of said Addition, and more particularly described as follows, to-wit:

(*)

Beginning at the Southwest corner of Lot 4, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", thence from said point of beginning in an easterly direction along the south lot lines of Lots 4 through 10 to the Southeast corner of Lot 10, Block 2, of said Addition; thence in a southerly direction a distance of twenty two (22) feet, more or less, to the Northeast corner of Lot 21, Block 2, of said Addition; thence in a westerly direction along the north lot lines of Lots 14 through 21, block 2, of said Addition, to the Northwest corner of Lot 14, Block 2, of said Addition; thence in a northerly direction a distance of twenty (20) feet, to the Southwest corner of Lot 4, Block 2, of said Addition, the point and place of beginning.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29th day of May, 1961.

CITY OF SANTA FE, NEW MEXICO,
a municipal corporation,

By Leo T. Murphy, Mayor

WITNESSES:
H. E. Valencia
H. E. Valencia, City Clerk

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

On this 29th day of May, A. D. 1961, before me personally appeared Leo T. Murphy Mayor, and H. E. Valencia, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Leo T. Murphy, that he is the mayor, and the said H. E. Valencia, that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Leo T. Murphy Mayor, and H. E. Valencia, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk.

[Handwritten signature]

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires Nov. 6 1963 George T. England
Notary Public

QUITCLAIM DEED

837145

THIS INDENTURE, executed by the CITY OF SANTA FE, NEW MEXICO, a municipal corporation, hereinafter called Grantor, in favor of RALPH C. SMITH and ANNA B. SMITH, hereinafter called the Grantees,

WITNESSETH:

WHEREAS, the Grantor has duly ordained, adopted, published and made effective its Ordinance No. 1961-7, entitled:

"AN ORDINANCE CLOSING AND VACATING AN ALLEY AS SHOWN ON BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, WHICH ALLEY IS A STRIP OF LAND TWENTY FEET (20') WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", THENCE FROM SAID POINT OF BEGINNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LOT LINES OF SAID LOT 1 THROUGH LOT 10 TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, OF SAID ADDITION; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF TWENTY TWO (22) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 21, BLOCK 2, OF SAID ADDITION; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LOT LINES OF LOTS 11 THROUGH 21, BLOCK 2, OF SAID ADDITION TO THE NORTHWEST CORNER OF LOT 11, BLOCK 2, OF SAID ADDITION; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF TWENTY (20) FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID ADDITION, THE POINT AND PLACE OF BEGINNING; RELINQUISHING ANY CLAIM BY THE CITY OF SANTA FE IN AND TO THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF SANTA FE, NEW MEXICO, TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE PARTIES ENTITLED THERETO WITH RESPECT TO THE REAL ESTATE COMPRISING SAID ALLEY."

in which the public alley therein described is vacated and closed as a public way; and

WHEREAS, the Grantees, as the owners of the property abutting a portion of said alley vacated by said ordinance and by virtue of said ordinance and by virtue of the vacation of said alley, and by virtue of the laws of the State of New Mexico, are entitled to a deed to the portion of said vacated alley hereinafter described;

NOW, THEREFORE, for consideration paid, the Grantor

Handwritten notes:
at H.A.
cc Mrs. M. ...
1961-7
[Circular stamp]

(2)

hereby quitclaims unto the Grantees the following-described real estate, lands and premises located in Santa Fe, Santa Fe County, New Mexico, to-wit:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", which portion of said alley abuts on Lots 1 to 3, inclusive, and Lots 11 to 13, inclusive, of said Block 2 of said Addition, and more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 1, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", thence from said point of beginning in an easterly direction along the south lot lines of Lots 1 through 3 to the Southeast corner of Lot 3, Block 2, of said Addition, thence in a southerly direction a distance of twenty (20) feet, to the Northeast corner of Lot 13, Block 2, of said Addition; thence in a westerly direction along the north lot lines of Lots 11 through 13, Block 2, of said Addition, to the Northwest corner of Lot 11, Block 2 of said Addition; thence in a northerly direction a distance of twenty (20) feet, to the Southwest corner of Lot 1, Block 2, of said Addition, the point and place of beginning.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29th day of May, 1961.

CITY OF SANTA FE, NEW MEXICO, a municipal corporation,

By Leo T. Murphy, Mayor



ATTEST: H. E. Valencia, City Clerk

STATE OF NEW MEXICO) COUNTY OF SANTA FE) ss.

On this 29th day of May, A. D. 1961, before me personally appeared Leo T. Murphy Mayor, and H. E. Valencia, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Leo T. Murphy, that he is the mayor, and the said H. E. Valencia, that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Leo T. Murphy Mayor, and H. E. Valencia, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk.

Handwritten signatures and notes, including a date '5/29/61' and other illegible scribbles.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission expires Nov 6, 1963 George T. Ryland Notary Public

Handwritten initials or mark in the bottom right corner.

B 235
P 355

WARRANTY DEED

RALPH C. SMITH and ANNA R. SMITH, his wife,

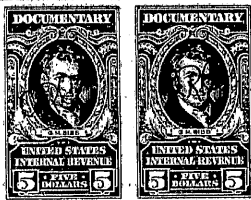
for consideration paid herein

to TRIPLE BUILDERS SUPPLY CO., INC., a New Mexico corporation,

the following described real estate in the City of Santa Fe, Santa Fe County, New Mexico

Lots One (1), Two (2), Three (3), Four (4),
Twelve (12), and Thirteen (13), all in Block
Two (2), in the Central Land and Cowette Co.
Addition to Santa Fe, New Mexico, according to
the plat showing plat map by said company
dated June 15, 1907, accepted and approved by
the City Council of said City of Santa Fe,
New Mexico, and filed with the County Clerk
of Santa Fe County, New Mexico, said addition
being further designated on said plat as
Fishop Heights Addition;

Subject to zoning laws, and easements and
rights-of-way of record:



with warranty covenants.

WITNESS OUR hand and seal this 10th day of MARCH, 1966

(Seal) *Ralph C. Smith*

(Seal) *Anna R. Smith*

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 10th day of March, 1966

by RALPH C. SMITH and ANNA R. SMITH, his wife,
(Name or Names of Person or Persons Acknowledging)

My commission expires: 5-28-68

Robert C. ...
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 10th day of March, 1966

by *...*
(Name of Officer)

(Title of Officer) of *...*
(Name of Corporation Acknowledging)

a *...*
(State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

| | |
|--|------------|
| FOR RECORDER'S USE ONLY | |
| INDEXED | #290,938 |
| FILED | |
| 11 | MARCH 1966 |
| 9:28 A. | |
| CAROLINA R. ... County Clerk, Santa Fe Co., N. M. | |
| <i>Elmer Ramirez</i> | |

(144) (3)

QUITCLAIM DEED

235356

RALPH C. SMITH and ANNA B. SMITH, his wife,

for consideration paid, quitclaim
EMPIRE BUILDERS SUPPLY CO., INC., a New Mexico corporation

the following described real estate in the City of Santa Fe, Santa Fe County, New Mexico:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights" which portion of said alley abuts on Lots 1 to 3, inclusive, and Lots 11 to 13, inclusive, of said Block 2 of said addition, and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 1, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights," thence from said point of beginning in an easterly direction along the south lot lines of Lots 1 through 3 to the southeast corner of Lot 3, Block 2, of said addition, and thence in a southerly direction a distance of twenty (20) feet to the northeast corner of Lot 13, Block 2, of said addition; thence in a westerly direction along the north lot lines of Lots 11 through 13, Block 2, of said addition, to the northwest corner of Lot 11, Block 2, of said addition; thence in a northerly direction a distance of twenty (20) feet to the southwest corner of Lot 1, Block 2, of said addition, to the point and place of beginning.

WITNESS OUR hand S. and seal S. this 10 day of March, 1966

(Seal) Ralph C. Smith (Seal)
Ralph C. Smith

(Seal) Anna B. Smith (Seal)
Anna B. Smith

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
Santa Fe ss.

COUNTY OF _____ ss. March, 1966

The foregoing instrument was acknowledged before me this 10 day of March, 1966
by RALPH C. SMITH and ANNA B. SMITH, his wife

(Name or Names of Person or Persons Acknowledging)
My commission expires: 5-28-68
(Seal) Robert E. Ford Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____

by _____ (Name of Officer)

_____ (Title of Officer) of _____ (Name of Corporation Acknowledging)

a _____ corporation, on behalf of said corporation.

My commission expires _____
(Seal) _____ Notary Public

FOR RECORDER'S USE ONLY
COUNTY OF SANTA FE } ss. #290,939
The foregoing instrument was filed for record on the 11 day of MARCH, A. D., 1966
9:29 A. M. and was duly recorded in book _____ of the records of _____ page _____
Witness my hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe Co., N. M.
Carly Ramirez

(A) 4

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, for consideration maid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

Lots Seven (7), Eight (8), Nine (9) and ten (10) in Block Two (2) in the Capital Land and Townsite Company addition to Santa Fe, New Mexico, also known and designated as Bishop Heights, as the same appears on the plat on file in the office of the County Clerk, Santa Fe County, New Mexico.

Lots Four (4), Five (5), and Six (6), Block Two (2), Capital Land and Townsite Company addition to Santa Fe, New Mexico, as designated on the plat on file in the office of the County Clerk of Santa Fe County, New Mexico dated June 15, 1909, excepting from said lots the right of way of the Santa Fe-Albuquerque Highway No. 85 as now existing.

with warranty covenants.

WITNESS our hands and seals this 15th day of June, 1960.

Frank R. Culver
Frank R. Culver

Ruby P. Culver
Ruby P. Culver

Reginald H. Culver
Reginald H. Culver

Wreatha Jean Culver
Wreatha Jean Culver

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss

On this 15th day of June, 1960, before me personally appeared FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Amelia G. Cinade
Notary Public

My commission expires:
My Commission Expires Sept. 4, 1961

241,094
STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss

I hereby certify that this instrument was filed for record on the 16th day of June, A. D. 1960, at 11:25 o'clock A.M. and was duly recorded in Book _____ of the records of _____ County, New Mexico.
Witness my hand and seal of office this _____ day of _____, 1960.
JOE B. GARDEN, COUNTY CLERK
Jose B. Garden
DEPUTY

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, and BESS G. THOMAS, a widow, dealing in her sole and seperate property, and BRADLEY MORRIS THOMAS, JR., and AUDREY H. THOMAS, his wife, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

All of Lots 14 and 15 of Block No. 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico, bounded on the South by Berry Avenue and having a frontage on said Berry Avenue of 50 feet and a depth of 140 feet.

with warranty covenants.

WITNESS our hands and seals this 9th day of June, 1960.

Frank R. Culver
Frank R. Culver

Ruby P. Culver
Ruby P. Culver

Reginald H. Culver
Reginald H. Culver

Wreatha Jean Culver
Wreatha Jean Culver

Bess G. Thomas
Bess G. Thomas

Bradley Morris Thomas, Jr.
Bradley Morris Thomas, Jr.

Audrey H. Thomas
Audrey H. Thomas

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

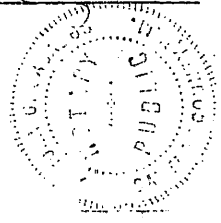
The foregoing instrument was acknowledged before me this 9th day of June, 1960, by Frank R. Culver, Ruby P. Culver, Reginald H. Culver, Wreatha Jean Culver, Bess G. Thomas, Bradley Morris Thomas, Jr., and Audrey H. Thomas.

Carroll J. Creadas
Notary Public

My Commission expires:
My Commission Expires Sept. 4, 1961

Return to McKenna & Sommer

STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed in the office of the County Clerk of Santa Fe County, New Mexico, on this 9th day of June, 1960, at 10:59 AM and was duly recorded in book 142 page 447.
JUDY R. GIBSON, COUNTY CLERK

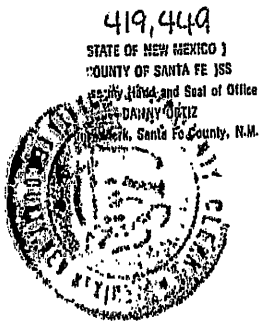


362496

QUITCLAIM DEED

WOODROW J. BROWN and MERLIN O. BROWN, his wife,
for consideration paid, quitclaim
to REGINALD H. CULVER and WREATHA J. CULVER, his wife, as community property
whose address is Santa Fe, New Mexico
the following described real estate in Santa Fe County, New Mexico:

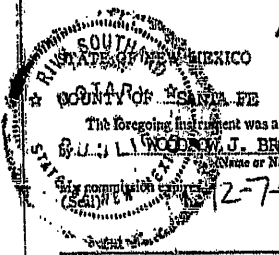
All of their right, title and interest in and to the alley in
Block 3 of Capitol Land and Townsite Co Addition to the City
of Santa Fe, New Mexico, which alley was vacated by the City
of Santa Fe as shown in Document No. 336603 in Book 23 Plats at
Page 32 in the Records of the office of the County Clerk of
Santa Fe County, New Mexico.



I hereby certify that this instrument was filed
for record on the 1st day of May, A.D.
1978 at 10:09 o'clock ... M
and was duly recorded in my book 342
page 17 of the records of Santa Fe county.
Notary Public

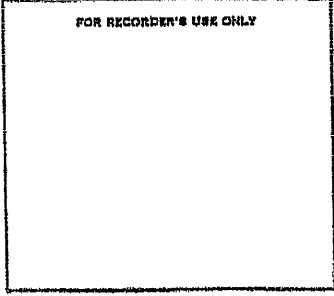
WITNESS OUR hand S and seals this 3rd day of April, 1978
(Woodrow J. Brown) (Seal)
(Merlin O. Brown) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS



The foregoing instrument was acknowledged before me this 3rd day of April, 1978,
by W. J. L. WOODROW J. BROWN and MERLIN O. BROWN, his wife
(Riva Southard) Notary Public

ACKNOWLEDGMENT FOR CORPORATION



STATE OF NEW MEXICO
COUNTY OF
The foregoing instrument was acknowledged before me this
day of
by
(Name of Officer)
(Title of Officer) of
(Name of Corporation Acknowledging)
corporation, on behalf of said
corporation.
My commission expires:
(Seal) Notary Public

336993

QUITCLAIM DEED

BELLE D. ROBERTS, an unmarried woman

_____ for consideration paid, quitclaim^{ed} to
REGINALD H. CULVER and WREATHA J. CULVER, his wife, as
community property,

the following described real estate in **Santa Fe** _____ County, New Mexico:

All of her right, title and interest in and to the alley in Block 3 of Capitol Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, which alley was vacated by the City of Santa Fe as shown in Document No. 336603 in Book 23 Plats at Page 32 in the Records of the office of the County Clerk of Santa Fe County, New Mexico.

WITNESS my hand and seal this **20th** day of **July**, 19 **76**.

(Seal) *Belle D. Roberts* (Seal)
Belle D. Roberts

(Seal) _____ (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF **NEW MEXICO**

COUNTY OF **SANTA FE**

The foregoing instrument was acknowledged before me this **20th** day of **July**, 19 **76**
by **BELLE D. ROBERTS, an unmarried woman**
(Name or Names of Person or Persons Acknowledging)

My commission expires: **11-6-78**
(Seal)

H. Roberts P. McEwen
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____
by _____
(Name of Officer)

_____ of _____
(Title of Officer) (Name of Corporation Acknowledging)

_____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:

(Seal) _____ Notary Public

SANTA FE **#336993**
"SEE OFFICIAL RECORDS" USE ONLY
I hereby certify that this instrument was filed for record on the **28th** day of **July**, 19 **76**, at **8:20** o'clock **A.M.** and was duly recorded in my book **336** page **923** of the records of Santa Fe County.
Witness my hand and Seal of Office
DARREY OTTIE
County Clerk, Santa Fe County, N. M.
Darrey Ottie
Notary



361316

4118-050
STATE OF NEW MEXICO
COUNTY OF SANTA FE
County Clerk Santa Fe County, N.M.

I hereby certify that this instrument was filed
for record on the 3rd day of Nov. A.D.
1977 at 4:30 P.M. and
was duly recorded in my books
Book 312-313 of the records of Santa Fe County.
J. J. Sullivan DEPUTY

WARRANTY DEED

REGINALD H. CULVER and WREATHA J. CULVER, his wife, for consideration paid, grant to WOODROW J. BROWN and MERLIN O. BROWN, his wife, the following described real estate in Santa Fe, New Mexico.

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately north-west and adjoining some of said lots, and more particularly described as follows:

Beginning at the Southwest corner of this tract which is marked by an X, from which the following described X on a concrete sidewalk bears S.49°15'W. a distance of 31.58 feet; that which is located on the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street; from which X mark the center of a sanitary sewer manhole marked C-1-15 at the intersection of Fourth Street and Cerrillos Road bears S.62°08'W. 22.4 feet; and from which X mark the Brass Cap AP 14 U.S.I.S. bears N.35°48'W. 6.4 feet and thence N.69°56'W. 194.1 feet to said AP 14; and from which X mark the Brass Cap AP 15 U.S.I.S. bears N. 35°48'W. 6.4 feet and thence N. 48°31'W. 72.2 feet to said AP 15; thence from said point and place of beginning N.49°15'E. along the southeasterly right-of-way of Cerrillos Road a distance of 24.42' to the V on the concrete sidewalk; thence N.47°56'E. along the southeasterly right-of-way of Cerrillos Road a distance of 122.72 feet to a V in the concrete sidewalk which marks the Northwesterly boundary of this tract from which a water meter box bears N.64°10'W. a distance of 2.5 feet; thence S.46°11'E. along the Northeasterly boundary line of Lot 8, Block 3 of the said Capital Land & Townsite Company Addition, a distance of 134 feet to a pipe, which marks the northeasterly corner of this Tract, thence S.43°49'W. along the northwesterly side of a twenty-foot alley a distance of 171.7 feet to a rebar marking the South-easterly corner of this Tract; thence N.36°25'W. a distance of 147.3 feet to the point and place of beginning, all as shown upon a plat of survey entitled "SURVEY FOR MR. AND MRS. R. H. CULVER AT 1742 CERRILLOS ROAD, SANTA FE, N.M., DATED 16 NOV. 1977, SCALE 1" = 30' by JACK G. HORNE, P.E. & L.S. 889."

With Warranty covenants.

It is stipulated that the Grantors are not conveying to the Grantees any easement over or under the following described tract of land which is adjacent to the aforesaid tract, namely:

LAW OFFICES
SOMMER, LAFFERTY & SCHEUER, P.A.
SANTA FE, NEW MEXICO 87503

361314

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

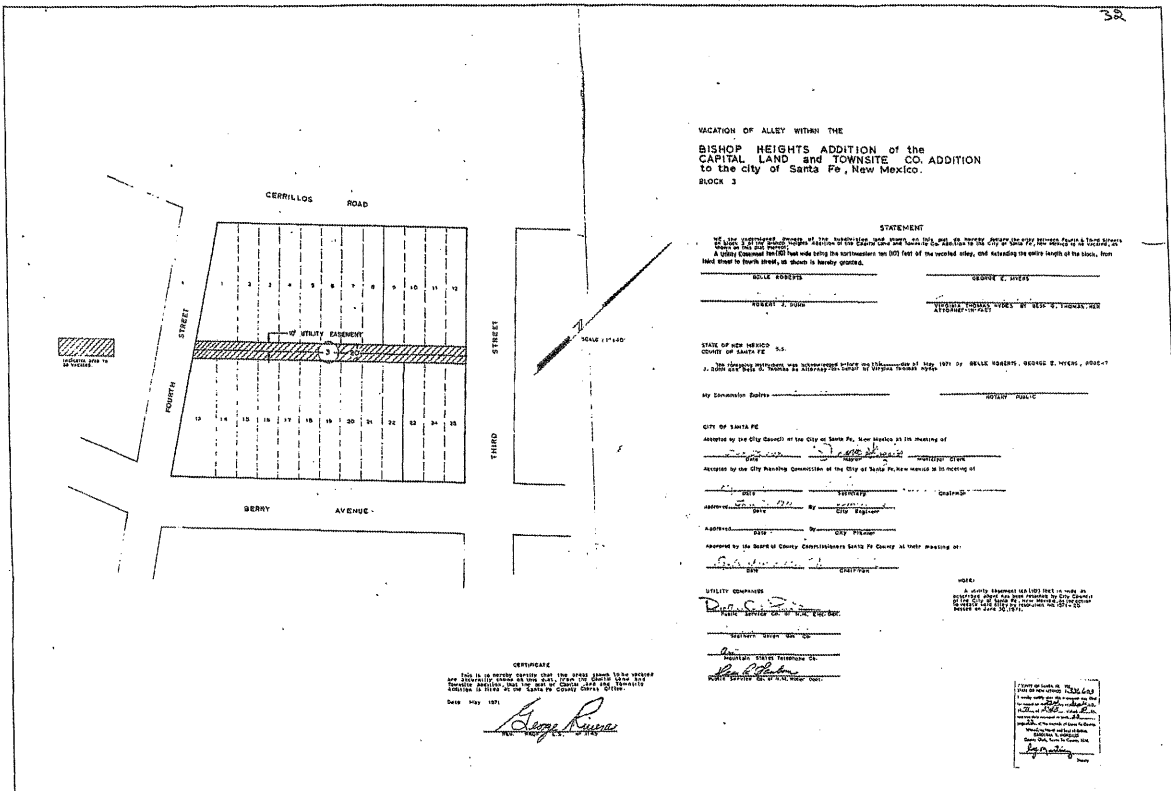
Beginning at the Southwest corner of this Tract marked by an X in the concrete sidewalk at the intersection of the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which X mark the center of a sanitary sewer manhole marked C-1-15 at the intersection of Fourth Street and Cerrillos Road bears S.62°08'W. 22.4 feet; and from which X mark the Brass Cap AP 14 U.S.I.S. bears N.35°48'W. 6.4 feet and thence N.69°56'W. 194.1 feet to said AP 14; and from which X mark the Brass Cap AP 15 U.S.I.S. bears N.35°48'W. 6.4 feet and thence N.49°31'W. 72.2 feet to said AP 15; thence N.49°15'E. along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 51.58 feet to an X mark in the concrete sidewalk; which is the Northwestern corner of this Tract, thence S.36°25'E. a distance of 147.3 feet to a rebar set for the Northeast corner of this Tract; thence S.43°49'W. along the Northwestern side of a twenty-foot alley a distance of 53.9 feet to the Southeast corner of this tract marked by an iron stake set on the Northeasterly boundary line of Fourth street; thence N.35°48'W. along the Northeasterly boundary line of Fourth Street, a distance of 152.6 feet to the point and place of beginning, all as shown upon a plat of survey entitled "SURVEY FOR MR. AND MRS. R. H. CULVER AT 1742 CERRILLOS ROAD, SANTA FE, N.M., DATED 16 NOV. 1977, SCALE 1" = 30' BY JACK G. HORNE, P.E. & L.S. 889."

The Grantors hereby grant to the Grantees a right to continue to have located in and under the last designated tract such sewer and utilities as may be presently under such tract, subject to a notice to discontinue such use at any time upon thirty days' written notice to the Grantees or the Grantees' successors in interest.

It is further stipulated that there are several motel units being operated by the Grantees on the tract herein last described and it is the intention of the Grantors to remove such motel units from the last described tract. Whenever the Grantors decide to so remove such motel units, they shall give to the Grantees not less than five (5) days' written notice to make such construction changes in the adjacent unit or units which are located on the tract herein conveyed as may be necessary to preserve such units intact and unaffected by the

LAW OFFICES
SCAMER, LAWLER, RESCHUELER, P.A.
POST OFFICE BOX 1284
SANTA FE, NEW MEXICO 87501

BOOK 23 PAGE 32
1971



VACATION OF ALLEY WITHIN THE
BISHOP HEIGHTS ADDITION OF THE
CAPITAL LAND AND TOWNSHIP CO. ADDITION
TO THE CITY OF SANTA FE, NEW MEXICO.
BLOCK 3

STATEMENT
I, the undersigned, owner of the above described property, do hereby certify that the same is as shown on the plat attached hereto and that the same is in accordance with the plat of the same as shown on the plat attached hereto and that the same is in accordance with the plat of the same as shown on the plat attached hereto.

ROSA ROBERTS
GEORGE E. DAVIS
ROBERT J. DAVIS
ATTEST: ROBERT J. DAVIS

STATE OF NEW MEXICO
COUNTY OF SANTA FE
I, the undersigned, being authorized before me this _____ day of _____, 1971, by ROSA ROBERTS, GEORGE E. DAVIS, ROBERT J. DAVIS and GEORGE E. DAVIS to execute this instrument, do hereby certify that the same is in accordance with the plat of the same as shown on the plat attached hereto.

By _____ Notary Public

CITY OF SANTA FE
Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of _____, 1971.

Accepted by the City Planning Commission of the City of Santa Fe, New Mexico at its meeting of _____, 1971.

Address: _____ City Engineer
Approved by the Board of County Commissioners Santa Fe County at their meeting of _____, 1971.

Notary Commission
D. C. Davis
Notary Public for New Mexico

NOTE: In duplicate statement has been filed in Book 23, Page 32, Santa Fe County, New Mexico, and also with the City Engineer of Santa Fe, New Mexico, on the 15th day of _____, 1971.

CERTIFICATE
I, the undersigned, being authorized before me this _____ day of _____, 1971, by ROSA ROBERTS, GEORGE E. DAVIS, ROBERT J. DAVIS and GEORGE E. DAVIS to execute this instrument, do hereby certify that the same is in accordance with the plat of the same as shown on the plat attached hereto.

Notary Public
George Roberts

PLAT OF THE CITY OF SANTA FE, NEW MEXICO, SHOWING THE VACATION OF ALLEY WITHIN THE BISHOP HEIGHTS ADDITION OF THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, BLOCK 3.

STATEMENT

WE the undersigned owners of the subdivision land shown on this plat do hereby declare the alley between Fourth & Third Streets on block 3 of the Grand Heights Addition of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico to be vacated, as shown on this plat thereof; A Utility Easement ten (10) feet wide being the northwestern ten (10) feet of the vacated alley, and extending the entire length of the block, from third street to fourth street, as shown is hereby granted.

BELLE ROBERTS

GEORGE E. MYERS

ROBERT J. DUNN

VIRGINIA THOMAS HYDES BY BESS G. THOMAS, HER ATTORNEY-IN-FACT

STATE OF NEW MEXICO COUNTY OF SANTA FE S.S.

The foregoing instrument was acknowledged before me this _____ day of May 1971 by BELLE ROBERTS, GEORGE E. MYERS, ROBERT J. DUNN and Bess G. Thomas as Attorney-in-fact of Virginia Thomas Hydes

My Commission Expires _____

NOTARY PUBLIC

CITY OF SANTA FE

Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of

Date: _____ Mayor: _____ Municipal Clerk: _____

Accepted by the City Planning Commission of the City of Santa Fe, New Mexico at its meeting of

Date: _____ Secretary: _____ Chairman: _____

Approved: _____ Date: _____ By: _____ City Engineer

Approved: _____ Date: _____ By: _____ City Planner

Approved by the Board of County Commissioners Santa Fe County at their meeting of

Date: _____ Chairman: _____

NOTE:

A utility easement ten (10) feet in wide as described above has been retained by City Council of the City of Santa Fe, New Mexico, on the action to vacate said alley by resolution No. 1971-25 passed on June 30, 1971.

UTILITY COMPANIES

Public Service Co. of N.M., Elec. Dept.

Southern Union Gas Co.

Mountain States Telephone Co.

Public Service Co. of N.M., Water Dept.

vacated and site

CITY OF SANTA FE, N.M. STATE OF NEW MEXICO 336603 I hereby certify that this instrument was filed for record on _____ day of _____ A.D. 1971 at _____ o'clock _____ M.

BOOK 62 PAGE 7

DEDICATION KNOW ALL MEN BY THESE PRESENTS That Reginald H. Culver and Winifred J. Culver have made a replot of their property as 1742 Cerrillos Road Santa Fe, N.M. which shall be called

CULVER REPLAT

All as shown on this plat and conforming to the acreage shown on the plat. Easements of record are granted to the utility companies with right to trim vegetation interfering with utility distribution.

Reginald H. Culver Winifred J. Culver
The Owners

AFFIDAVIT

I, Clerk of Santa Fe County, Santa Fe, New Mexico, do hereby certify that the above described replat was filed with the planning and zoning jurisdiction of the City of Santa Fe, N.M.

Reginald H. Culver Winifred J. Culver

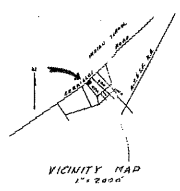
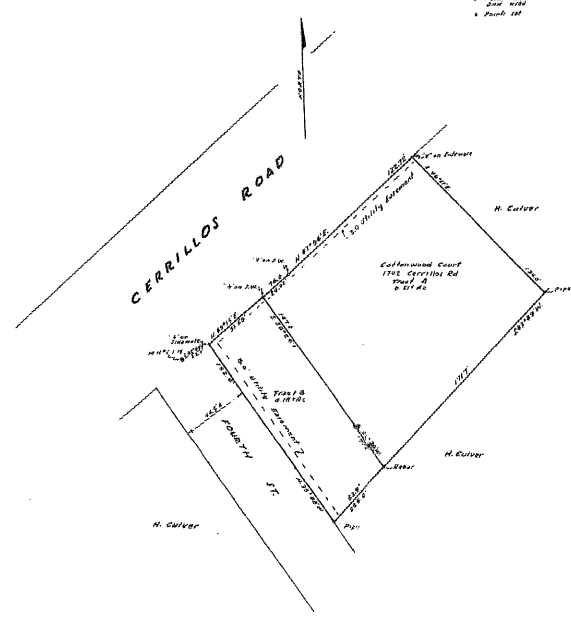
STATE OF NEW MEXICO
COUNTY OF SANTA FE
The above instruments were acknowledged before me on the day of 1977

My Commission expires January Public

SUMMARY PROCEDURE ENDORSEMENT

CITY OF SANTA FE, NEW MEXICO
Approved 1977 City Engineer
Approved 1977 City Planner

UTILITY COMPANIES
MOUNTAIN BELL by R.R. Brangley 12/8/77
PUBLIC SERVICE CO. N.M. by [unclear]
GAS CO. OF N.M. by [unclear]



I certify that this survey was made by me and is true and correct to the best of my knowledge and belief.

30 Nov 1977

Jack G. Norone
22-611-889

CULVER REPLAT

1742 CERRILLOS ROAD
SANTA FE, N. M.
1" = 30'



417,951
I hereby certify that the foregoing was filed with the planning and zoning jurisdiction of the City of Santa Fe, N.M. on the day of 1977.
Clerk of Santa Fe County, New Mexico

127-311

292259

QUITCLAIM DEED

FRED E. RYALS, JR., joined by his wife, CAROLINE R. RYALS, for consideration paid, quitclaim to BELLE D. ROBERTS, a single person, the following described real estate in Santa Fe County, New Mexico:

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

BEGINNING at an x mark in the concrete sidewalk at the intersection of the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which x mark the center of a sanitary sewer manhole at the intersection of Fourth Street and Cerrillos Road bears S. 62° 08' W. 22.4 feet; and from which x mark the Brass Cap AP 14 U.S.I.S. bears N. 35° 48' W. 6.4 feet and thence N. 69° 56' W. 194.1 feet to said AP 14; and from which x mark the Brass Cap AP 15 U.S.I.S. bears N. 35° 48' W. 6.4 feet and thence N. 48° 31' W. 72.2 feet to said AP 15; and from said x mark on sidewalk, the POINT OF BEGINNING, Thence N. 49° 15' E. along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 76 feet to a V mark in the concrete sidewalk; Thence N. 47° 56' E., along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 122.72 feet to a V mark in the concrete sidewalk, from which point the center of a water meter manhole bears N. 64° 10' W. 2.5 feet; Thence S. 46° 11' E. along the northeasterly boundary line of Lot 8 Block 3 of said Capital Land and Townsite Company Addition, 134 feet to an iron stake; Thence S. 43° 49' W. along the northwesterly side of a 20 foot alley, 225.6 feet to an iron stake set on the northeasterly boundary line of Fourth Street; Thence N. 35° 48' W. along the northeasterly boundary line of Fourth Street, 152.6 feet to the point and place of beginning.

All as shown upon two plats of survey, one entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. Mar. 11th, 1948 - Scale 1" = 40'" (James C. Harvey Plat CL 823) filed as Reception No. 215553 on June 13, 1956 in the office of the County Clerk of Santa Fe County N. M., and the other entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. May 15th, 1956 - Scale 1" = 20'" (James C. Harvey Plat EL 1729) filed as Reception No. 215552 on June 13, 1956, in the same office, and amended July 10, 1956, and refiled July 16, 1956, as Reception No. 216310 in said Clerk's Office.

R. E. FOX
BOX 1769
SANTA FE

209260

Subject to that certain mortgage from John J. Owen and Rita S. Owen, his wife, to GEORGE T. SALE and IRMA P. SALE, his wife, dated August 9, 1956, filed for record August 13, 1956, in the office of the County Clerk of Santa Fe County, New Mexico, and recorded in Mortgage Book 99, Page 405 of said records, securing certain indebtedness.

Also subject to restrictions and easements of record.

WITNESS our hands and seals this 31st day of August, 1960.

Fred E. Ryals, Jr. (SEAL)
FRED E. RYALS, JR.

Caroline R. Ryals (SEAL)
CAROLINE R. RYALS

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

The foregoing instrument was acknowledged before me this 31st day of August, 1960, by FRED E. RYALS, JR., joined by his wife, CAROLINE R. RYALS.

(SEAL)

Robert E. Ford
Notary Public

My Commission Expires

May 28, 1964

COUNTY OF SANTA FE N.M. 35/27
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 15 day of August A.D.
1960, at 10:59 o'clock P.M.
and was duly recorded in book 379
page 257 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Carolina R. Gonzales
Deputy

336351

50,45
STATE OF NEW MEXICO)
COUNTY OF SANTA FE 188
Witness my H. & Seal of Office
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.

I hereby certify that this instr. was filed
for record on the 13 day of July A.M.,
1977, at 10:10 o'clock A.M.
and was duly recorded in my book 336
page 37 of the records of Santa Fe County.

License *Rafael*



WARRANTY DEED

BELLE D. ROBERTS, an unmarried woman, for
consideration paid, grants to REGINALD H. CULVER and
WREATHA J. CULVER, his wife, as community property, the
following described real estate in Santa Fe County,
New Mexico:

All that certain lot and parcel of land situated in the City
and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4
and the greater part of Lots 5, 6, 7 and 8 in Block 3 of
Capital Land and Townsite Company Addition and a small tri-
angular strip lying immediately northwest and adjoining some
of said lots, and more particularly described as follows:

BEGINNING at an x mark in the concrete sidewalk at the in-
tersection of the new southeasterly boundary line of the
right-of-way of Cerrillos Road with the northeasterly bound-
ary line of Fourth Street, from which x mark the center of a
sanitary sewer manhole at the intersection of Fourth Street
and Cerrillos Road bears S. 62° 08' W. 22.4 feet; and from
which x mark the Brass Cap AP 14 U.S.I.S bears N. 35° 48' W.
6.4 feet and thence N. 69° 56' W. 194.1 feet to said AP 14;
and from which x mark the Brass Cap AP 15 U.S.I.S. bears N.
35° 48' W. 6.4 feet and thence N. 48° 31' W. 72.2 feet to
said AP 15; and from said x mark on sidewalk, the POINT OF
BEGINNING, Thence N. 49° 15' E. along the southeasterly bound-
ary line of the present right-of-way of Cerrillos Road, 76
feet to a V mark in the concrete sidewalk; Thence N. 47° 56'
E. along the southeasterly boundary line of the present
right-of-way of Cerrillos Road, 122.72 feet to a V mark in the
concrete sidewalk, from which point the center of a water
meter manhole bears N. 64° 10' W. 2.5 feet; Thence S. 46° 11'
E. along the northeasterly boundary line of Lot 6 Block 3 of
said Capital Land and Townsite Company Addition, 134 feet to
an iron stake; Thence S. 43° 49' W. along the northwesterly
side of a 20 foot alley, 225.6 feet to an iron stake set on
the northeasterly boundary line of Fourth Street; Thence N.
35° 48' W. along the northeasterly boundary line of Fourth
Street, 152.6 feet to the point and place of beginning.

All as shown upon two plats of survey, one entitled "Tract of
Land Surveyed for George T. & Irma Peoples Sale Precinct 32 -
Santa Fe, N. M. Mar. 11th, 1946 - Scale 1" = 40'" (James C.
Harvey Plat CL 823) filed as Reception No. 215553 on June 13,
1956 in the office of the County Clerk of Santa Fe County
N. M., and the other entitled "Tract of Land Surveyed for
George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M.
May 15th, 1956 - Scale 1" = 40'" (James C. Harvey Plat CL
1729) filed as Reception No. 215552 on June 13, 1956, in the
same office, and amended July 10, 1956, and refiled July 16,
1956, as Reception No. 216310 in said Clerk's office.

Capital

Subject to restrictions and easements of record.

With warranty covenants.

WITNESS my hand and seal this 12 day of July,
1976.

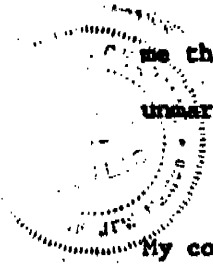
Belle D. Roberts
BELLE D. ROBERTS

(SEAL)

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before
me this 12 day of July, 1976, by BELLE D. ROBERTS, an
unmarried woman.

Constant R. Chapeman
Notary Public



My commission expires:
JUNE 23, 1977

WARRANTY DEED

Reginald Henry Culver and Wreatha Jean Culver, man and wife, for consideration paid, grant in fee simple to Empire Builders Supply Company, Inc., a New Mexico corporation, whose address is P.O. Box 5134, Santa Fe, New Mexico 87502, the following described real estate in Santa Fe County, New Mexico:

A certain tract of land lying and being situate at 1742 Cerrillos Road, at the southeast corner of the intersection of Cerrillos Road and Fourth Street, within the Santa Fe Grant, T.17N. R.9E., N.M.P.M., within the city of Santa Fe, county of Santa Fe, state of New Mexico, being more particularly described as follows, to wit:

Beginning at the center of sanitary sewer manhole # C-1-15 located at Fourth Street and Cerrillos Road, thence N.62°04'E. a distance of 22.4 feet, to the true point and place of beginning, the westernmost corner of the tract described herein; thence N.49°15'E. a distance of 51.58 feet, the northernmost corner of the tract described herein; thence S. 36°25'E. a distance of 147.3 feet, the easternmost corner of the tract described herein; thence S.43°49'W. a distance of 53.9 feet, the southernmost corner of the tract described herein; thence N.35°48'W. a distance of 152.6 feet, the true point and place of beginning.

Containing an area of 7835 square feet, more or less.

All as shown on a survey for Mr. & Mrs. R.H. Culver, certified by Jack G. Horne, a registered New Mexico professional surveyor and engineer, number 889; the survey is dated 16 November 1977.

with special warranty covenants.

WITNESS my hand and seal this 21 day of July, 1989.

Reginald Henry Culver
Reginald Henry Culver

Wreatha Jean Culver
Wreatha Jean Culver

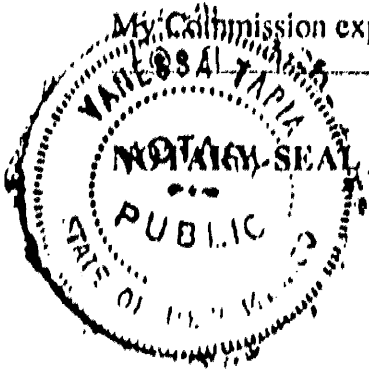
ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF N.M.)
COUNTY OF Santa Fe) ss:

The foregoing instrument was signed and acknowledged before me this 21st day of July, 1989, by Reginald Henry Culver and Wreatha Jean Culver, man and wife.

Vanessa Japen
NOTARY PUBLIC

My Commission expires: _____

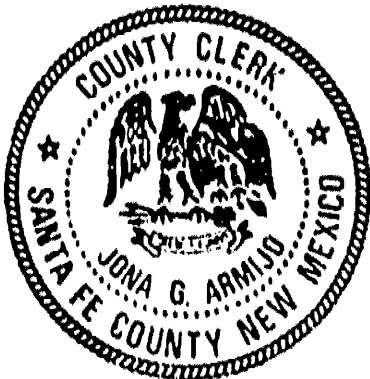


684,048

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I hereby certify that this instrument was filed
for record on the 21st day of July, A.D.
1989, at 2:48 o'clock P.m.
and was duly recorded in book 654
page 087-088 of the records of
Santa Fe County.

Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Virginia Montoya
Deputy



WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, and BESS G. THOMAS, a widow, dealing in her sole and separate property, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

The southerly 70 feet of Lots 16, 17, 18, 19, 20 and 21 of Block No. 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico, and being bounded on the South by Berry Avenue and having a frontage on said Berry Avenue of 179.8 feet, and being bounded on the East by Fourth Street.

with warranty covenants.

WITNESS our hands and seals this 9th day of June, 1960.

Frank R. Culver
Frank R. Culver

Ruby P. Culver
Ruby P. Culver

Reginald H. Culver
Reginald H. Culver

Wreatha Jean Culver
Wreatha Jean Culver

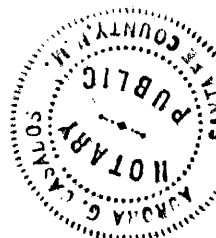
Bess G. Thomas
Bess G. Thomas

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 9th day of June, 1960, by Frank R. Culver, Ruby P. Culver, Reginald H. Culver, Wreatha Jean Culver, and Bess G. Thomas.

Carroll G. Casadas
Notary Public

My Commission expires:
My Commission Expires Sept. 4, 1961



SFC CLERK RECORDED 01/24/2019

COUNTY OF SANTA FE) WARRANTY DEED
STATE OF NEW MEXICO) ss PAGES: 2



I Hereby Certify That This Instrument Was Filed for
Record On The 24TH Day Of January, 2019 at 02:07:45 PM
And Was Duly Recorded as Instrument # 1877546
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy *[Signature]* County Clerk, Santa Fe, NM



Joseph M. Karnes

From: brian@dxd.capital
Sent: Wednesday, April 22, 2026 10:58 AM
To: Joseph M. Karnes
Subject: FW: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Friday, April 17, 2026 11:35 AM
To: Ryan Curley <ryan.curley@soudermiller.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Ryan,

We will take a look and let you know. Have a good weekend.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.
Lead Civil Engineer

T +1 505-878-6553



From: Ryan Curley <ryan.curley@soudermiller.com>
Sent: Friday, April 17, 2026 9:22 AM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Hello Ivan, Diego and Kevin,

We recently resubmitted a revised site plan incorporating your Cerrillos redesign geometry to City of Santa Fe DRT. We modified it based upon their sidewalk widening and landscape buffer Comments. The City would like us to make sure this is well coordinated with your project and to make sure our site plan is in accordance with NMDOT's proposed redesign and reconstruction of Cerrillos Rd. I have attached a copy of our site plan that shows these

modifications and cad file of the site plan for your review. Please let us know if you have any questions or comments.

Thanks,
Ryan

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>

Sent: Thursday, March 5, 2026 10:44 AM

To: Ryan Curley <ryan.curley@soudermiller.com>

Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>

Subject: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Hello Ryan,

Thank you for reaching out. Linked below are the PS&E (99%) plans for the Cerrillos Roadway project. I have also included the NMDOT contacts for this project, Diego Gomez and Kevin Carbajal.

Link expires 4/5/2026: <https://usftp.wsp.com/anonymous/c5312fe9-bd59-4e29-9d78-267a72e14fce/>

- See sheets 3-42 to 3-43 for Cerrillos Roadway geometry plans along the frontage between 5th and 4th street.
- See sheet 3-72 for Roadway geometry plan on 5th street.
- See sheet 3-73 for Roadway geometry plan on 4th street.
- For proposed storm drain, manholes, inlets, etc. see the 10-series.

Our project is currently proposing a 5' sidewalk along the frontage between 5th and 4th street due to the physical constraint of the existing building. However, in previous review meetings with NMDOT and City of Santa Fe, we discussed widening the sidewalk to 6' should the building be removed. A 6'-foot sidewalk is all that the existing ROW allows us to construct. Any additional width would require dedicating additional ROW to the City.

Another thing to know. Cerrillos Road is currently owned by NMDOT. The Cerrillos Roadway project (CN S100681) is being led and funded by NMDOT. Upon completion of construction the Cerrillos Road ROW will be turned over to the City of Santa Fe.

The schedule for this project:

- Final plans to NMDOT - January 2027
- Let for contractor bids - March 2027
- Anticipated NTP for construction - May 2027

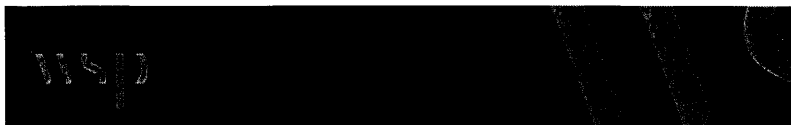
Let me know if you would like to discuss further.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.

Lead Civil Engineer

T +1 505-878-6553



From: Ryan Curley <ryan.curley@soudermiller.com>
Sent: Thursday, March 5, 2026 9:34 AM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>
Subject: NM 14 Cerrillos Road- Empire Self Storage Coordination

Hello Ivan,

My name is Ryan Curley with Souder Miller and Associates. I am on a development team with Sites Southwest on a new project in Santa Fe, NM located on Cerrillos Rd between 4th and 5th Street (See Attached).

We received initial DRT comments(Attached) asking us to follow an approved **Public Works project S100681 (NM/14 Cerrillos Road)** for our project frontage . SSW suggested I contact you for coordination.

I wanted to ask if we could receive a copy of your plans to the see public improvements in this area for us to review and coordinate on. Please let me know if you need more information from our team for this request.

Thanks,

Ryan

5. MPO

- a. Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian p (See comments on plans for detail). Sidewalk width should be at least 6', but made as wide as possible on Cerrillos. FHWA and AASHTO guidance support separated bike facility given the vehicle speeds and volumes here. By expand the sidewalk to the minimum for a shared use path (10') this would better align federal guidance.

February 25, 2026

Initial Review Memo for 1802 Cerrillos Rd

Page 4 of 7

- b. Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance with the department's proposed redesign and reconstruction of Cerrillos Rd
- c. A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional signs shall be submitted for review and approval by Public Works

7. Parks & Open Space

- a. The public right-of-way will be constructed in accordance with the approved Public Works project S100681 (NM 14/Cerrillos Road), including a 5-foot stamped concrete buffer and a full 6-foot sidewalk.



www.soudermiller.com



Ryan Curley

Senior Engineer

Direct: 505.738.4721

Mobile: 505.639.3550

Office: 505.299.0942

5415 Venice Ave NE, Ste D

Albuquerque, NM 87113

P.E. licensed in New Mexico 26622

Corporate Registrations: AZ Engineering/Geology/Surveying Firm (14070), FL Engineering Firm (34203), ID Engineering/Surveying Firm (C-3564), KS Surveying Firm (LS-309), ND Engineering Firm (28545PE), NV Engineering/Surveying Firm (39303), OK Engineering/Surveying Firm (8498), SD Surveying Firm (C-7436), TX Engineering Firm (8877), TX Geology Firm (50254), TX Surveying Firm (10162200), WA Engineering/Surveying Firm (24003108), WY Engineering/Surveying Firm (S-1704)

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To: brian@dxd.capital; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; Joseph M. Karnes <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Brian,

Understood, that works. Then the only concern now is construction timing. Construction of the buffer and the connections to the curb ramps can't be done until the NMDOT constructs their portion first.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.

Lead Civil Engineer

T +1 505-878-6553



From: brian@dxd.capital <brian@dxd.capital>
Sent: Tuesday, April 28, 2026 3:20 PM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Ivan,

I believe the city was requiring that additional buffer. Please let us know if that is an issue on your end. Thank you

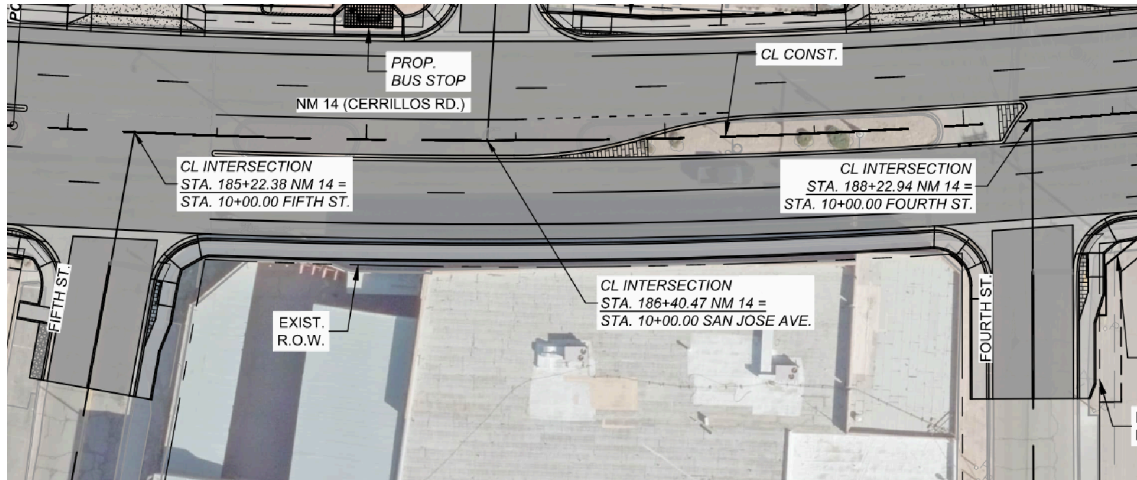
From: brian@dxd.capital <brian@dxd.capital>
Sent: Tuesday, April 28, 2026 5:15 PM
To: 'Perez-Gonzalez, Ivan' <Ivan.Perez-Gonzalez@wsp.com>; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; 'Tsabetsaye, Nicole' <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Thanks Ivan. The developer will handle building the sidewalk. This note was changed on our last re-submission to the City of Santa Fe DRT.

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Tuesday, April 28, 2026 5:10 PM
To: Ryan Curley <ryan.curley@soudermiller.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Hello Ryan,

Looking at your plan, it calls out the sidewalk adjacent to Cerrillos to be built by NMDOT. How you have it laid out differs from the NMDOT construction plans. Ours has the sidewalk placed along the back of proposed curb and gutter without a buffer. This was done so that it fits within the NMDOT's ROW. To construct it as you have shown would require additional ROW that the NMDOT will need to acquire. I know the NMDOT is currently finalizing ROW acquisitions throughout the rest of project limits, and I am not sure it is feasible to include it at this stage. I will defer to [@Gomez, Diego, DOT](#) and [@Carbajal, Kevin, DOT](#) to provide additional information on that end.

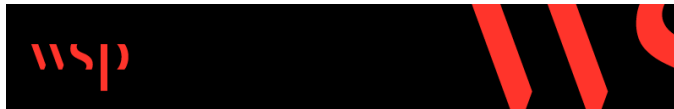


Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.

Lead Civil Engineer

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From: Ryan Curley <ryan.curley@soudermiller.com>

Sent: Friday, April 17, 2026 9:22 AM

To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>

Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>

Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Hello Ivan, Diego and Kevin,

We recently resubmitted a revised site plan incorporating your Cerrillos redesign geometry to City of Santa Fe DRT. We modified it based upon their sidewalk widening and landscape buffer Comments. The City would like us to make sure this is well coordinated with your project and to make sure our site plan is in accordance with NMDOT's proposed redesign and reconstruction of Cerrillos Rd. I have attached a copy of our site plan that shows these modifications and cad file of the site plan for your review. Please let us know if you have any questions or comments.

Thanks,
Ryan

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>

Sent: Thursday, March 5, 2026 10:44 AM