SUMMARY APPRAISAL REPORT

OF:

Two Tracts of Vacant Land
Located at:
Portions of Sections 9, 10 and 15 in Township 12 North and Range 1 West
Sandoval County, New Mexico 87121

Market Value "As Is" (Effective March 3, 2011)

For:

County Manager Juan Vigil Sandoval County 1500 Idalia Road, Building D Bernalillo, NM 87004

By:

Dominion Property Advisors 1429 Central Ave. NW, Suite #1 Albuquerque, New Mexico 87104



April 1, 2011

County Manager Juan Vigil Sandoval County 1500 Idalia Road, Building D Bernalillo, NM 87004 505.867.7538

Re: Appraisal of two tracts of vacant land located at:
Portions of Sections 9, 10 and 15 in Township 12 North and Range 1 West (see legal description)
Sandoval County, NM 87121
(Appraiser's Job No. 11-042-509)

Dear Mr. Vigil:

At your request, we made an inspection of the above-referenced property and investigated the current real estate market in order to provide an opinion of market value "as is" of the fee simple interest in the subject property. Your attention is directed to the Assumptions and Limiting Conditions, found in the *Introduction*, which identify the scope and use of this report.

This Summary Appraisal report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP) and/or the guidelines of the Appraisal Institute. The extent of research and scope of the project have been clearly outlined in the Scope of Work section of this report. The report is a brief recapitulation of the appraiser's data, analysis, and conclusions consistent with the reporting guidelines of Standards Rule 2-2 (b) and is intended to meet the appraisal requirements of the Financial Institution Recovery Reform and Enforcement Act of 1989 (12 U.S.C. 331-3351). Supporting documentation is retained in the appraisers' file.

The market value conclusion contained herein is subject to the following Extraordinary Assumptions:

- 1) The state of the nation's and the world's economy has been headline news for several months. A number of measures have been undertaken by the Federal Government to lessen credit problems. This current period of extreme economic ambiguity makes it necessary that we adopt, disclose and highlight an Extraordinary Assumption. We rely, therefore, on the Extraordinary Assumption that the U.S. financial system will continue to function with relative normalcy and that credit and mortgages will continue to be available to qualified borrowers. We are unable to accurately predict the possible impact on real estate markets in the event of an extreme, systemic economic malfunction.
- 2) In order to provide an opinion of market value for the subject property it was necessary to estimate the subject's proximity to electricity. Based on our visual inspection of the subject site, we believe that electricity is available approximately 2.5 miles northeast of the subject property along Alice King Way or as close as 1,700' east of the subject along Alice King Way; however, the exact location from which electricity can be extended to the subject site is

County Manager Juan Vigil Sandoval County April 1, 2011 Page 2

unknown. As a result, we rely on the extraordinary assumption that electricity can be extended from at least one of the following sites: Alice King Way approximately 2.5 miles northeast of the subject or as close as 1,700' east of the subject along Alice King Way. Should this extraordinary assumption prove incorrect, we reserve the right to amend this appraisal.

3) With regard to water, we are aware that Sandoval County spent \$6 million on two exploratory wells near the subject property; however, the cost of these wells was reportedly high as they were truly exploratory and a significant amount of money was spent in order to account for any unknown factors including well depth. Furthermore, neither of the wells currently produces enough water to support development. Finally, the water provided by these wells is brackish and would require treatment by a desalination plant, which would reportedly cost approximately \$100 million. As a result, we rely on the extraordinary assumption that the subject cannot currently utilize these wells as a source of water and that they do not convey any added benefit to the subject. Should this extraordinary assumption prove incorrect, we reserve the right to amend this appraisal.

The appraisal is also intended to be in compliance with the Code of Professional Ethics of the Appraisal Institute. A copy of your letter of authorization and list of appraisal instructions has been included in the addenda. The appraisers are unbiased with respect to the parties involved and have no present or contemplated future interest in the property appraised. Accordingly, statements of fact are, to the best of our knowledge, correct, and compensation for making this appraisal is not contingent on the value conclusions reported herein. Furthermore, this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Based on the analysis presented in the following report, the following is our opinion of market value "as is" of the fee simple interest in the subject property:

Market Value "As Is" (Effective March 3, 2011):

\$1,135,000

THE ABOVE MARKET VALUE CONCLUSION IS QUALIFIED BY THE GENERAL ASSUMPTIONS AND LIMITING CONDITIONS SET FORTH IN THIS REPORT.

Respectfully submitted,

DOMINION PROPERTY ADVISORS LLC

BRIAN D. WHITE, MAI, CCIM

GENERAL CERTIFIED APPRAISER, NM #756-G

ANTHONY KUNA

GENERAL CERTIFIED APPRAISER, NM #03041-G

CONNER MARSHALL

APPRENTICE APPRAISER, NM #3062-A

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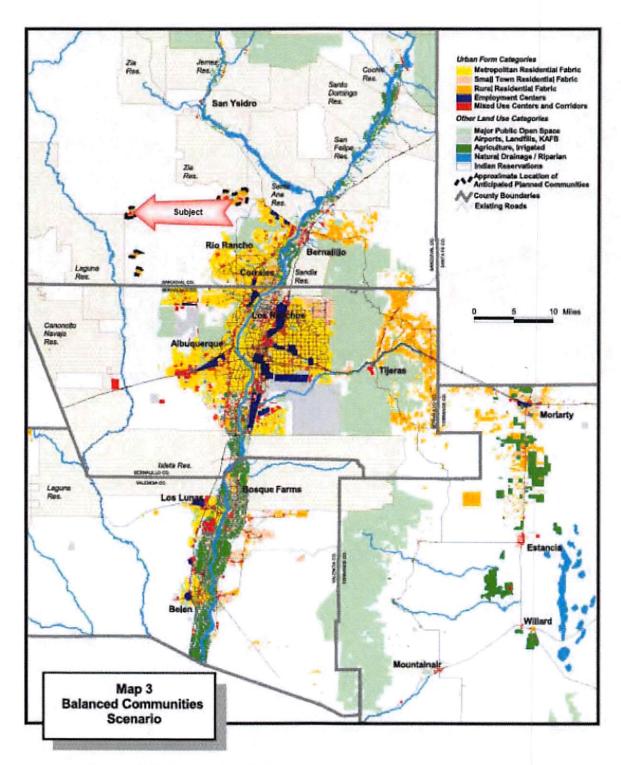
EXECUTIVE SUMMARY

Subject:	Two tracts of vacant land
Location:	Portions of Sections 9, 10 and 15 in Township 12 North and Range 1 West (see legal description) Sandoval County, NM 87121
Client:	County Manager Juan Vigil Sandoval County 1500 Idalia Rd., Building D Bernalillo, NM 87004
Site Area:	Primary Site: +/- 222 Acres Secondary Site: +/- 81 Acres
	Total Site Area: +/- 303 Acres
Site Description:	The site primarily consists of gradually sloping terrain with some areas of severely sloped topography. The site is at street grade near the western terminus of Alice King Way approximately 5 miles west of Rio Rancho, NM (60 th St.).
Zoning:	M/E, Mixed Use/Employment; A/I, Airport/Industrial; UC, Urban Center; and HDR, High Density Residential
Flood Zone:	Zone X
Property Rights Appraised:	Fee Simple
Highest and Best Use:	Hold for future development
Value Conclusion:	
Market Value "As Is:	\$1,135,000 or \$3,746/Acre
Effective Dates:	Market value "as is" effective March 3, 2011 (date of our most recent inspection). The date of this report is April 1, 2011.

STATE MAP

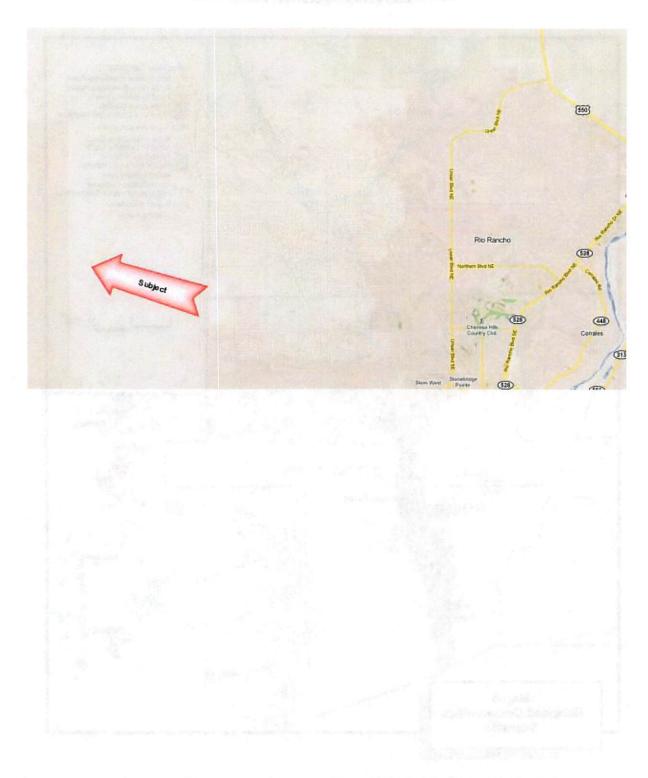


REGIONAL MAP

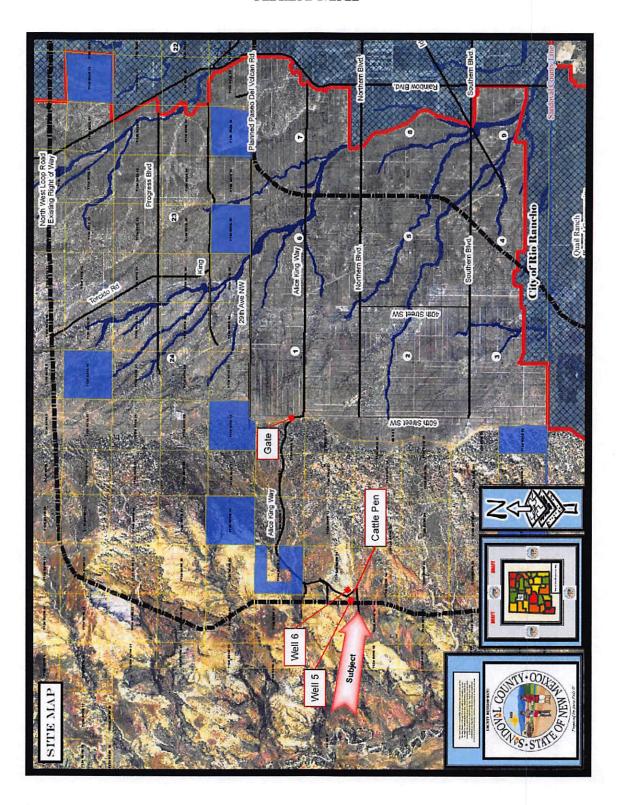


Source: Middle Rio Grande Council of Governments of New Mexico, Focus 2050 Regional Plan

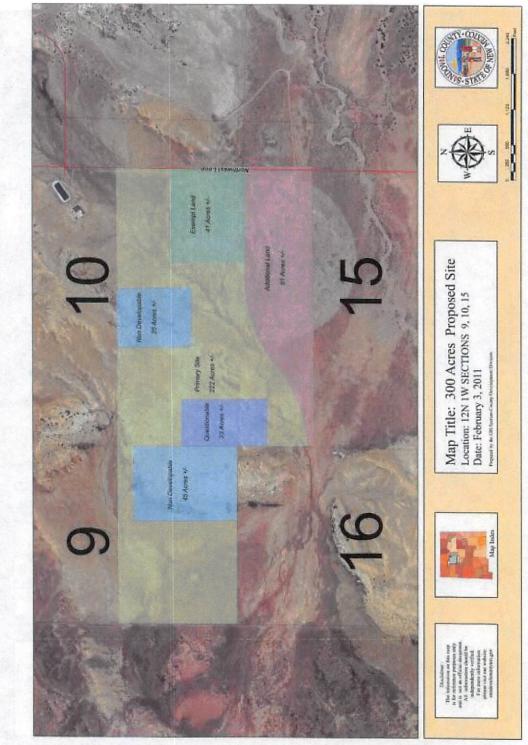
CITY OF RIO RANCHO MAP



AREA MAP

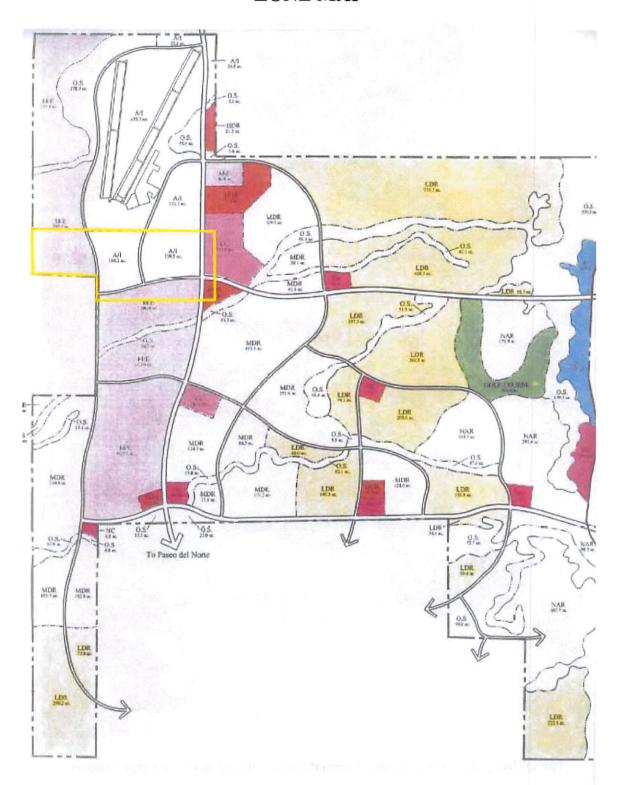


AERIAL VIEW



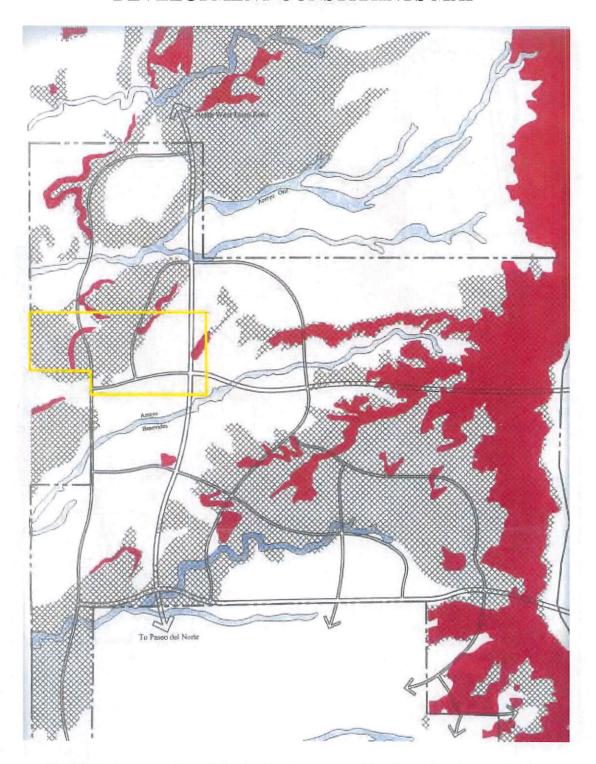
The subject property is comprised of the areas labelled Primary Site and Additional Land.

ZONE MAP



The subject property is contained within the area outlined in yellow (approximate).

DEVELOPMENT CONSTRAINTS MAP



The subject property is contained within the area outlined in yellow (approximate).

SUBJECT PHOTOS



Subject looking north from the southeast corner of the site



Subject looking northwest from the southeast corner of the site



Subject looking west from the southeast corner of the site



Subject looking west from the northeast corner of the site



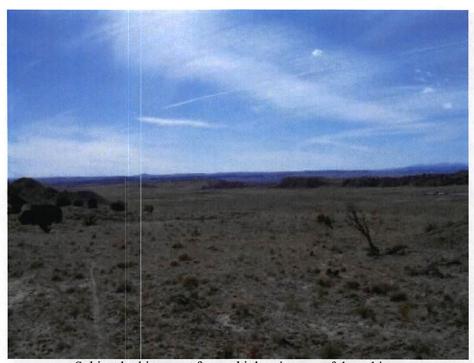
Subject looking north from the middle of the south property line



Subject looking east from the middle of the south property line



Subject looking northeast from the middle of the south property line



Subject looking west from a high point east of the subject



Street scene looking east along Alice King Way from the southeast corner of the subject site

INTRODUCTION

Overview of the Appraised Property

The subject of this appraisal is two tracts of vacant land together containing roughly 303 acres (subject to survey) located west of Rio Rancho, NM in Sandoval County near the western terminus of Alice King Way. The subject property does not have a metro address, but is situated just outside the western boundary of Rio Rancho within Sandoval County, New Mexico 87121. This report will provide an opinion of market value "as is" of the fee simple interest in the subject property (effective March 3, 2011).

Legal Description

The subject property has not yet been subdivided into its own legal parcels; as such, the subject property has a generic legal description as the subject is currently contained within larger parcels. For a more precise depiction of the location of the subject property, please refer to the maps above. Nevertheless, according to Sandoval County records, the subject is legally defined as follows:

Portions of Sections 9, 10 and 15 in Township 12 North, Range 1 West, Sandoval County, New Mexico.

History of the Subject Property

The subject property has been owned by Recorp-New Mexico Associates Limited Partnership (Recorp, hereafter) since April 2008 and August 2008 (refer to the warranty deeds included in the addenda of this report). The subject property was part of a large amount of land that Recorp purchased from Mr. David W. King and Mr. Marty L. King. The purchase price of the land is unknown and would not be representative of the subject's market value as the size of the land purchase is too large to be considered comparable to the subject. In September 2006, ownership prepared a master plan, the Rio West Master Plan, for an unknown amount which included the subject property and was approved by Sandoval County in 2006. Most recently, the subject property is planned to be deeded to Sandoval County as part of a court-appointed settlement agreement between Recorp and Sandoval County. There has been no other known real estate activity on the subject property over the last three years.

Scope of the Assignment

The assignment is to provide an opinion of market value "as is" of the fee simple interest in the subject property and to deliver a summary report of our findings and conclusions. This is a Summary Appraisal Report consistent with reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisers have:

- Made a visual inspection of the subject property and a visual inspection of the surrounding neighborhood.
- Relied on a visual inspection of the site and the Rio West Master Plan in order to identify documented or apparent easements, restrictions or encroachments.
- Concluded a highest and best use.
- Researched and collected relevant land sale and listing data, derived appropriate adjustments and reconciled sales data and subsequent analysis into a credible indication of market value via the Sales Comparison Approach.
- Excluded the Income Approach as land leases in the subject's market are extremely scarce and are virtually nonexistent for larger properties similar to the subject.
- Excluded the Cost Approach as the subject property is currently unimproved.

Reconciled all data and analysis into a final opinion of market value "as is."

The appraisal is intended to conform to the guidelines of the Appraisal Institute. The report is a recapitulation of the appraiser's data, analysis, and conclusions consistent with the reporting guidelines of Standards Rule 2-2 (b). Supporting documentation is retained in the appraiser's file.

Intended Use/Intended Users

The report is intended for use by Sandoval County as part of a court-appointed settlement agreement.

Market Value Defined

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated.
- 2. Both parties are well informed or well advised, and acting in what they consider their own best interests.
- 3. A reasonable time is allowed for exposure in the open market.
- 4. Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto.
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Department of the Treasury, Office of the Comptroller of the Currency, 12 CFR Part 34 [Docket No. 90-16], Real Estate Appraisals, published in the Federal Register, Vol. 55 No. 165, August 24, 1990: Final Rule.

Property Rights Defined

The fee simple ownership right is being appraised in this assignment.

The fee simple estate is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, Third Edition (Chicago, Illinois: Appraisal Institute 1993, page 140).

Marketing Time

A reasonable *exposure time* is the amount of time, leading up to the date of the market value, necessary to expose a property to the open market in order to achieve a sale. Marketing periods for similar sales of this type property typically range from a few to 12 months. In our opinion, less than 12 months is a reasonable *exposure time* for the subject under current market conditions.

The projected *marketing time* is the length of time it would probably take to sell the subject if placed on the market as of the appraisal date. If placed on the market and appropriately priced, we believe there is a high likelihood the subject would sell within less than 12 months. During the foreseeable future, we project that the *marketing time* for the subject should be equal to or lower than the estimated exposure time, i.e., less than 12 months.

Effective Dates of Appraisal

Our most recent inspection of the subject property was March 3, 2011; therefore, the effective date of market value "as is" is March 3, 2011. The date of this report is April 1, 2011.

LIMITING CONDITIONS AND ASSUMPTIONS

The appraisal described and contained herein is expressly limited and conditioned upon the terms, assumptions and other matters contained in this section entitled "Limiting Conditions and Assumptions." Said limiting conditions and assumptions are hereby incorporated into the appraisal in their entirety by this reference.

Summary Appraisal

The report represents a Summary Appraisal as stated in Standards Rule 2-2 (b). This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Appraisal Practice (USPAP) for a summary appraisal report. The scope of this report has been detailed in the Scope of Work section which clearly outlines approaches used to estimate value.

A. Scope of the Appraisal

Dominion Property Advisors ("Appraiser"), acting herein by and through its authorized appraisers, have been retained by the Client to provide an opinion of market value "as is" of the fee simple interest in the Property, which opinion is fully set forth in the Appraisal. In compiling the Appraisal, the Appraisers have relied upon information provided to them by the Client. The assumptions which have been made concerning the Appraisal include the foregoing and other specific assumptions more particularly set forth in the Appraisal. The Appraisers have not independently verified all of the information furnished to them or assumptions made with respect to the Appraisal unless otherwise indicated by the Appraisers and therefore are not responsible for their content or their effect on the Market Value of the Property.

B. Intended Use of the Appraisal

The Appraisers have been engaged by the Client to provide an opinion of market value "as is" for making a credit decision in a real estate transaction. Any other use of the Appraisal without the prior written consent of the Appraisers is strictly forbidden. Any unauthorized use of the Appraisal will render the Appraisal null and void and of no force or effect.

C. Severability

No portion of the Appraisal may be reproduced in whole or in part without the prior written consent of the Appraisers.

D. Copies, Publication, Distribution, Use and Ownership of Report

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report(s) remain the property of Dominion Property Advisors for the use of the client, the fee being for the analytical services only.

The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate; this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of Dominion Property Advisors.

E. Other Services

The Appraisers have not been engaged to fulfill any services other than those set forth in the discussions with the lender, the terms and conditions of which are hereby incorporated herein by this reference. The Appraisers are not obligated to provide any other services, including but not limited to, testimony in court or before any other body charged with interpretation of enforcement of the Appraisal. The Appraisers shall not provide any post-appraisal consultations with the Client or other parties without the payment of additional fees of the Appraiser's normal hourly rates for such services then in effect.

If Appraisers shall be required to provide any testimony pursuant to any subpoena, Client shall pay any costs and expenses associated with such testimony, which shall include, but not be limited to, reasonable attorneys' fees and compensation of the Appraisers at their normal hourly fee.

F. Real Estate Values

Due to the nature of real estate valuation and the complexities of external and internal factors which dictate the Market Value and Prospective Market Value of any real estate, and the rapid changes and fluctuations with respect to the valuation of real estate, the opinion of the Appraisers set forth in the Appraisal concerning the Market Value of the Property is reliable as of the Effective Date and should not be considered as reliable at any time thereafter.

G. No Guarantee or Warranty

The Appraisers make no guarantee or warranty, whether implied or expressed, concerning the Market Value and Prospective Market Value set forth in the Appraisal. The Appraisal merely set forth the Appraisers' opinions of such Market Values based upon information submitted by the Client and assumptions made by the Appraisers with respect to the Property.

H. Americans with Disabilities Act "ADA"

The appraisers have not made or been furnished with a specific compliance study to determine if the subject property (existing and or proposed) is in compliance with the specialized requirements of the ADA. It is possible that the subject property is not in compliance with the ADA requirements which became effective in January of 1992. This could negatively impact the market value of the subject property and any such finding might require revision of this appraisal and its market value estimate. Unless evidence is furnished to the contrary, the appraiser assumes compliance. It is recommended that the Client obtain an expert opinion in regard to the specific requirements of the ADA.

I. <u>Legal, Engineering, Financial, Structural or Mechanical Components; Nature, Hidden or Unapparent Conditions, and Soil</u>

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the title of the subject property, which is presumed to be good and merchantable. The Property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by the Appraisers.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, nor soils and potential for settlement, drainage and such (seek assistance from qualified architect and/or engineer), nor matters concerning liens, title status, legal marketability and such (seek legal assistance). The lender and owner should inspect the Property before any disbursement of funds; further it is likely that the lender or owner may wish to require mechanical or structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraisers have inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden or unapparent structural, or other components. We

have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm, however subsidence in the area is unknown. The Appraisers do not warrant against this condition or the occurrence of problems arising from soil conditions.

The Appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to adequacy of insulation, type of insulation or energy efficiency of the improvements or equipment.

If the Appraisers have not been supplied with a survey, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above mentioned items.

The Appraisers assume no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

J. Legality of Use

The Appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further that all applicable zoning, building and use regulations and restrictions for all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

K. Subsurface Rights

Subsurface Rights (minerals and oil) were not considered in this Appraisal unless otherwise specifically stated.

L. <u>Insulation and Toxic Materials</u>

Unless otherwise stated in this report, the Appraisers signing this report have no knowledge concerning the presence or absence of any toxic materials and/or urea-formaldehyde foam insulation in existing improvements; if such is present, the value of the property may be adversely affected and re-appraisal at additional cost may be necessary to estimate the effects of such.

M. Terms of Sale and Full Disclosure

The State of New Mexico does not have full disclosure laws regarding real estate transactions. Therefore, the Appraisers had to confirm all sales and rental comparables with brokers, property managers, mortgage brokers, grantors, grantees and other parties familiar with the transaction. The Appraisers' results are limited by the accuracy of the information supplied by the aforementioned individuals. Whenever possible, the information was verified by county records.

N. Environmental Hazard Notice

Comprehensive federal and state laws and regulations have been enacted in the last few years in an effort to develop controls over the use storage, handling, clean-up, removal and disposal of hazardous wastes or substances. Some of these laws and regulations, such as the so-called "Superfund Act," provide for broad liability schemes wherein an owner, tenant or other use of the property may be liable for clean-up costs and damages regardless of fault. Other laws and regulations set standards for the handling of asbestos or establish requirements for the use, modification, abandonment, or closing of underground storage tanks.

It is not practical or possible to list all such laws and regulations in this Notice. Therefore, owners, buyers, tenants, and lenders involved with the property which is the subject of this report, and any other use and/or uses of this report are urged to consult legal counsel to determine their respective rights and liabilities with respect to the proposed transactions involving the subject of this appraisal. If hazardous wastes or substances have been, or are going to be used, or if underground storage tanks are present, it is essential that legal and technical advice be obtained in determining, among other things, what permits and approvals have been or may be required, if any, estimated costs and expenses associated with the use, storage, handling, clean-up, removal or disposal of the hazardous wastes or substances, and what contractual provisions and protections are necessary or desirable. It may also be important to obtain expert assistance for site investigations and building inspections. The past uses of the property may provide valuable information as to the likelihood of hazardous wastes or substances, or underground storage tanks being on the property.

We have not made investigations or obtained reports regarding the subject matter of this Notice, except as may be specifically described within the body of this appraisal. We make no representations regarding the existence or non-existence of hazardous wastes or substances, or underground storage tanks on the property. The user and/or users of this report should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to provide advice concerning the property.

The term "hazardous wastes or substances" is used in this Notice in its very broadest sense and includes, but is not limited to, petroleum based products, paints and solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonium compounds, asbestos, PCB's and any storage tanks that may be present on all types of real property. This Notice is, therefore, meant to apply to any type of real property, whether improved or unimproved.

DESCRIPTION AND ANALYSIS

This section of the report summarizes the city's economic base, it's demographic and land use trends and the current development climate for real estate. The subject property is just outside of the Albuquerque MSA, and the following summarizes Albuquerque's economic base and demographics which is followed by demographic data relevant to Rio Rancho/Sandoval County and surrounding communities.

Geographic Area

The Albuquerque metropolitan area is located near the geographic center of New Mexico, situated on a high plateau along the Rio Grande just west of the Sandia and Manzano Mountains. The city covers 181.6 square miles and serves as the state's commercial, industrial, and transportation center. It is relatively isolated from other metropolitan areas. Albuquerque is approximately 420 miles south of Denver, Colorado, 400 miles northeast of Phoenix, Arizona, and 270 miles north of El Paso, Texas. According to the City of Albuquerque Planning Department, and the Bureau of Business and Economic Research (BBER, University of New Mexico), the state's 2004 population was estimated at approximately 1.90 million, and the Albuquerque metropolitan statistical area population is approximately 712,738

The Albuquerque Metropolitan Statistical Area (MSA) includes Bernalillo, Sandoval, and Valencia Counties. Prior to 1992, the MSA included only Bernalillo County, the city of Albuquerque, and the city of Rio Rancho in southern Sandoval County.

Albuquerque is relatively isolated, with no significant sub-regional commerce centers between itself and Phoenix, 450 miles to the west; Denver, 420 miles to the north; Dallas, 650 miles to the east; and El Paso, 300 miles to the south. Albuquerque is well served by interstate highways and major airlines, but its geographic isolation and lack of manufacturing industries limit its development as a regional hub.

Climate

With a mean elevation of 5,311 feet, Albuquerque is one of the highest metropolitan areas in the United States. The area's arid, high desert climate is generally favorable and allows for year-round outdoor activities. The climate is typified by warm summers with low humidity and mild winters. Average snowfall within the city limits is normally 11 to 15 inches while the average high summer temperature is approximately 90 degrees. Albuquerque's climate plays a vital role in shaping the local economy and thus the demand for real estate by attracting tourist and new residents including retirees and recreation enthusiasts.

Topography

Albuquerque's most recognized topographical feature is its nearby Sandia and Manzano mountain ranges reaching an altitude of nearly 11,000 feet, and rising approximately 6,000 feet above the city. This mountain area includes open-space and wilderness preserves protecting it from urban encroachment. In addition to forming a scenic backdrop, these mountains serve as a physical buffer to the more extreme climate found east of the city. Another notable landmark is the Rio Grande (river) which originates from watershed in southern Colorado and travels south passing through the western central portion of the city in route to the Gulf of Mexico. The Northwest Mesa, west from the Rio Grande, rises to the west and culminates with a series of volcanic formations. This culmination or escarpment is now part of the 7,000 acre Petroglyph National Monument which city, state, and federal government agencies spent over \$90 million to acquire.

Albuquerque's topography has created several development barriers to the east and west which restrict contiguous growth. These physical limitations are compounded by governmental and jurisdictional boundaries caused by the Sandia Indian Pueblo to the north, and Kirtland Air Force Base, Sandia National Laboratories, and the Isleta Indian Pueblo to the south. These physical and political barriers direct most city growth to the Northwest Mesa. Over the last few years, most Albuquerque commercial and residential development has occurred west of the Rio Grande.

Historic Development Pattern

The Albuquerque metropolitan area is geographically divided into three distinct areas: the East Mesa, the Valley, and the West Mesa. Initial European settlement occurred in the valley area, where Spanish colonists settled the flood plain of the Rio Grande in the vicinity of "Old Town" in the 1600s. This agrarian society spread north and south along the river in a pattern of farms and separate, small villages. Due to this settlement pattern, the most traditional segments of regional development are found in the valley areas.

Downtown Albuquerque originated in the late 1800s, when the railroad placed its tracks about one and one-half miles east of the Old Town Plaza. The Railroad Subdivision was platted near the tracks, and businesses developed in response to the convenience of moving goods and people by rail. For approximately 70 years, from the arrival of the railroad to the development of the first suburban shopping mall in 1961, Downtown Albuquerque was the center of government and commerce for the growing area. In subsequent years, Downtown workers and residents followed the national trend of out-migration to the suburbs (1960s and 1970s).

The decline of the Central Business District in the 1970s prompted government support of Downtown redevelopment through tax incentives and municipal bond financing of private projects. By the late 1980s and early 1990s, the Central Business District was the location of some of the heaviest public and private capital investment in the metropolitan area.

Residential and institutional growth took place largely on the East Mesa during the period 1930 to 1960. The direction of growth extended east from Downtown along old US Route 66, which was the east-west intra-city and inter-state roadway until the freeways were developed in the 1960s. The establishment of the University of New Mexico, the state fair grounds, Albuquerque International Airport, Kirtland Air Force Base, Sandia National Laboratories (scientific and weapons research), and four regional hospitals on the East Side propelled this growth and created the economic base of modern Albuquerque. This early growth area is generally identified as the Southeast Heights and University area, and contains several high-demand residential neighborhoods.

Beginning in the early 1960s, development continued on the East Mesa, but shifted north of I-40 and east of I-25 to what is now known as the Northeast Heights. The boom in population growth and housing over the last quarter century made the "Heights" the largest and most prosperous regional development area. This area was laid out on a grid system with primary arterials placed along the section lines in accordance with the government survey system. Until more recent planning and development, strip commercial and multifamily land uses were placed along the major arterials, forming a buffer for the single-family residential neighborhoods within the square-mile sections. More recently, curved streets and clustered non-residential uses have become more typical of development. The easternmost area of the Northeast Heights has a preferred location at the base of the Sandia Mountains and should remain in high demand for residential buyers for the foreseeable future. The foothills area contains much of the region's most expensive housing.

The city's second major urban center, called "Uptown," was created near I-40 and Louisiana Boulevard at the approximate center of East Side development. Initiated in the 1960s when two regional shopping centers were developed within a quarter mile of each other, Uptown was Albuquerque's fastest-growing commercial and financial center during the 1970s and 1980s.

As the finite supply of land on the East Mesa fills, there is an increasing shift in development emphasis to the West Mesa. The West Mesa has traditionally competed primarily on the basis of less expensive land. Historically, a major limitation to demand on the West Side was commuting time to employment centers east of the river. However, completion of a six-lane bridge (Paseo del Norte) in late 1987 did much to alleviate this problem. Expansion of the Alameda Boulevard Bridge, additional I-40 traffic lanes over the

Rio Grande and completion of an additional two-lane bridge at Montaño Road south of Paseo del Norte have further improved West Mesa transportation linkages.

Improved transportation linkages and the availability of lower-cost developable land have moved the majority of growth and development to the West Mesa. Beginning in earnest in the late-1970s and continuing to present, most West Mesa residential and commercial development has occurred in the Northwest Mesa submarket; however, over the last four years an increasing emphasis on low-cost residential development in the Southwest Mesa submarket has led to a more rapid population growth south of I-40 and west of Coors Boulevard.

Mesa Del Sol is an 8,700 acre master-planned community that is currently owned by two entities, Four City Enterprises, LLC and Covington Capital, LLC. Currently, Mesa Del Sol, LLC, a subsidiary of Covington Capital, LLC, owns 3,000 acres and the remaining 5,700 acres is owned by Four City Covington, LLC. The land comprising Mesa Del Sol is zoned PC, a planned community zoning designation. Within the overall PC zone exists a myriad of secondary zoning designations including, but not limited to, residential, commercial, industrial, special use, etc. A bulk plat containing land use districts has been approved; however, the land use districts have not been individually subdivided and platted.

To date development within Mesa del Sol consists of the Journal Pavilion, Albuquerque's premier outdoor concert venue; Albuquerque Studios, a film and television production studio; an office/R&D facility occupied by Schott Solar and a "town center" facility having roughly 20,000 SF of available retail space. On March 28, 2011 developers broke ground on the first phase of single family residential development consisting of 250 lots. Ultimately, developers say Mesa del Sol will have more than 37,000 homes, 100,000 residents and 18 million square feet of stores, shops and businesses when it's fully built over the next 30 to 40 years.

Transportation

Albuquerque is a secondary hub in the interstate highway system with the intersection of I-25 and I-40 located near the current geographical center of the metro area.

Inter-city bus service is provided by Albuquerque Ride with almost 40 routes and a fleet which serves almost 180,000 passengers daily. Several bus companies provide passenger and freight service to and from Albuquerque mainly Greyhound which provides transcontinental bus service.

The Albuquerque Sunport, located in the southeast portion of the city, offers service provided by seven major carriers. Because Albuquerque is New Mexico's only major commercial airport, many tourists in route to other portions of the state, including Santa Fe, frequent the facility.

Amtrak provides nation-wide passenger rail service from its downtown terminal. Railway freight services are available from Burlington Northern and Santa Fe Railroad.

SANDOVAL COUNTY

Specifically with respect to Sandoval County, the MRGCOG states in its 1996-1997 Overall Economic Development Program for State Planning and Development District 3 (SPR-265):

Sandoval County, lead by Rio Rancho, continues to be the growth rate leader in District 3, as well as the State. The potential for growth is good, due to low land cost and low development cost, however, the diminishing amount of developable land may be a constraint in the future, unless the City of Rio Rancho is successful in reassembling undeveloped lots. Much of the land in the Rio Rancho area was subdivided and sold to out-of-state buyers in the 1960s (SPR 265, page 52).

Sandoval County has had the highest rate of growth in the State with a concentration of population in the southern half of the County. ...industrial sites in the Town of Bernalillo and the City of Rio Rancho ...are providing employment and helping to expand the economic base of the County.

...Northwestern Sandoval County has its greatest potential in the development of the area's natural resources which include copper, coal, oil, natural gas, geothermal energy sources, timber and possibly uranium.

Tourism is given high priority in Sandoval County, primarily due to the attractions of the Jemez and Sandia Mountains, and the historical and cultural resources in the County. Recreational opportunities are abundant, and are considered to be underutilized. The Sandoval County government is focusing on regional facilities in order to provide better services to residents as well as attract visitors to the County.

...The most serious constraint to economic development in Sandoval County is the limited capacity of centralized utility systems to accommodate rapid industrial development. This is particularly true in relation to the capacity of wastewater disposal systems throughout the County. Limited access to northern Sandoval County precludes major economic development activity that requires ready access to major transportation networks. (SPR 265, page 53)

With respect to Sandoval County, the report notes (SPR 265, pages 11, 23):

Growth and diversification of industries have occurred, however, primarily in the southern half of the County. The northern portion of the County is isolated from other regions by limited transportation routes and vast expanses of undeveloped land, and is dependent primarily on natural resource extraction activities, highway commercialism, tourism, and agriculture. Outdoor recreational potentials in the County are abundant, and the numerous Indian communities in the County are an important cultural resource. ...The largest Native American populations in District 3 are in Bernalillo and Sandoval Counties. Native Americans account for one-fifth of the population in Sandoval County.

We note that the 2010 Census shows a declining share of American Indian population to 12.9 percent of the Sandoval County total.

Area employment increased and unemployment rates decreased during the 1990s. Within State Planning and Development District 3, 95 percent of all jobs are located in Bernalillo and southern Sandoval Counties. With some exceptions, District 3 has experienced steady long-term job growth. From 1980 through 1994, population in the District increased by 33 percent while employment grew by 52 percent, reflecting both an increase in the labor force participation rate and a decrease in the unemployment rate. The area labor force is well educated, but faces low wages, causing many educated locally to leave to find better paying jobs. Also, since most jobs are in the Albuquerque area, rural residents frequently must choose between unemployment and long commutes. Declining overall unemployment is not uniformly distributed and masks rural unemployment rates that remain higher than the District average (SPR 265, page 28).

The (employment) distribution among the counties also changed with a significant increase in the percentage of the total District 3 employment located in Sandoval County, from 2.7 percent to 4.6 percent. ...In Sandoval County, the manufacturing and retail sectors both increased, by a large amount, their respective shares of the Sandoval economy. These increases were almost exclusively in southern Sandoval County, which borders Bernalillo County and the City of Albuquerque (SPR 265, page 30).

MRGCOG identifies five industrial parks in Sandoval County served by electricity, natural gas, community water and sewer, which contain a combined 537 acres. All are in southern Sandoval County, most in the City of Rio Rancho (SPR 265, page 45).

Tourism affects at least 18 percent of employment in District 3 according to MRGCOG, though only 2.2 percent of gross receipts is from hotels, motels, trailer parks, etc., while 5.2 percent of gross receipts for eating and drinking places in the District were paid in Sandoval County during 1994 (page 36).

With a high proportion of employment in lower-paying government, retail, and services industries, lower than average wages typify area employment. With a comparatively high level of educational attainment, the combination has served to attract new employers to the District (page 48). In addition, rich cultural and historic resources and natural energy resources give the District additional economic potential (page 50), though large geographically isolated areas of sparse population and long distances to national markets have posed constraints on economic development. As a desert area, concerns regarding ongoing supply of quality water are also present (page 51).

A more recent overview of Sandoval County is provided by the 2010 Census.

Historical Population Data: 1950 - 2009

	City of Rio Rancho	Annual	Sandoval County	Annual	Albuquerque MSA	Annual
Year	Population Total	Growth Rate*	Population Total	Growth Rate*	Population Total	Growth Rate
Historical						
1950	-	-	12,438	-	188,568	-
1960	•	-	14,201	1.33%	323,473	7.15%
1970	-	-	17,492	2.11%	379,132	1.72%
1980	9,985	-	34,400	7.00%	492,922	3.00%
1990	32,551	22.60%	63,319	6.29%	599,416	2.16%
2000	51,772	5.90%	89,908	3.57%	729,649	2.17%
2005	65,512	5.31%	107,104	3.83%	798,558	1.89%
2006	70,493	7.60%	114,929	7.31%	817,794	2.41%
2007	79,746	13.13%	123,694	7.63%	835,120	2.12%
2008	82,589	3.57%	127,928	3.42%	845,913	1.29%
2009	84,356	2.14%	131,233	2.58%	845,913	0.00%
2010	87,521	3.75%	131,561	0.25%	N/A	N/A

^{*}annual compound rate of growth

Source: US Bureau of the Census, BBER-UNM

Additionally, the Middle Rio Grande Council of Governments of New Mexico estimates that Sandoval County will grow to approximately 254,000 persons by year 2050; however, most of the growth is anticipated in and adjoining Rio Rancho.

AVERAGE ANNUAL CIVILIAN EMPLOYMENT

Туре	Area	2001°	2002r	2003r	2004°	2005r	2006°	2007°	2008r	2009r
Civilian Labor Force	NEW MEXICO	863,682	871,512	888,468	901,832	913,453	930,832	941,554	961,260	955,903
Civilian Labor Force	Bernalillo County	293,675	292,886	295,844	300,063	303,266	310,466	314,189	318,077	315,392
Civilian Labor Force	Catron County	1,485	1,432	1,479	1,499	1,479	1,515	1,560	1,609	1,662
Civilian Labor Force	Chaves County	25,853	25,687	25,813	25,807	26,159	27,057	27,309	27,733	28,265
Civilian Labor Force	Cibola County	10,209	10,820	11,792	12,122	11,993	11,683	11,844	12,365	12,379
Civilian Labor Force	Colfax County	6,998	6,995	7,197	7,087	6,866	6,645	6,685	6,827	6,783
Civilian Labor Force	Curry County	18,876	19,253	19,830	20,280	20,587	21,042	21,141	21,455	21,797
Civilian Labor Force	De Baca County	962	900	920	966	883	879	848	889	920
Civilian Labor Force	Dona Ana County	76,931	78,856	81,376	82,295	84,357	85,885	87,311	90,339	90,938
Civilian Labor Force	Eddy County	23,497	23,831	24,099	24,168	24,447	25,239	26,300	27,812	28,700
Civilian Labor Force	Grant County	13,100	12,716	11,937	11,933	11,978	12,312	12,363	12,626	11,997
Civilian Labor Force	Guadalupe County	1,679	1,712	1,674	1,715	1,727	1,887	1,818	1,765	1,831
Civilian Labor Force	Harding County	394	438	448	422	392	385	406	430	424
Civilian Labor Force	Hidalgo County	2,582	2,436	2,434	2,432	2,557	2,572	2,681	2,821	2,913
Civilian Labor Force	Lea County	23,702	23,241	23,888	24,517	25,676	26,750	28,043	29,896	28,890
Civilian Labor Force	Lincoln County	9,788	10,307	10,865	11,109	10,815	10,599	11,038	11,323	11,255
Civilian Labor Force	Los Alamos County	10,449	10,872	11,307	11,393	11,420	11,087	10,554	10,137	10,025
Civilian Labor Force	Luna County	10,844	11,381	12,316	12,382	12,802	12,769	12,668	12,880	12,904
Civilian Labor Force	McKinley County	24,919	25,365	26,419	26,783	26,763	26,592	26,894	27,094	27,452
Civilian Labor Force	Mora County	1,991	2,066	2,096	2,146	2,069	2,029	2,019	2,063	2,089
Civilian Labor Force	Otero County	24,448	24,699	25,368	26,675	26,705	26,176	26,259	26,424	26,369
Civilian Labor Force	Quay County	4,171	4,072	4,017	4,108	4,073	4,121	3,998	4,146	4,201
Civilian Labor Force	Rio Arriba County	19,736	20,469	21,311	21,732	21,717	21,704	20,854	21,052	20,718
Civilian Labor Force	Roosevelt County	8,385	9,029	9,289	9,525	9,442	9,446	9,617	9,738	9,449
Civilian Labor Force	Sandoval County	44,544	45,708	46,760	47,960	49,766	52,873	54,313	56,637	56,292
Civilian Labor Force	San Juan County	50,841	51,009	51,635	52,937	54,088	55,403	56,089	58,058	57,250
Civilian Labor Force	San Miguel County	12,800	13,364	13,613	13,654	13,332	13,439	13,453	13,562	13,506
Civilian Labor Force	Santa Fe County	71,362	71,670	73,797	74,820	76,174	77,398	78,568	79,369	77,563
Civilian Labor Force	Sierra County	5,282	5,318	5,251	5,344	5,424	5,470	5,566	6,011	6,136
Civilian Labor Force	Socorro County	8,202	8,530	8,741	8,955	9,323	9,330	9,413	9,677	9,634
Civilian Labor Force	Taos County	15,790	16,678	16,974	16,992	17,102	17,435	17,550	17,632	17,562
Civilian Labor Force	Torrance County	7,469	7,277	7,474	7,612	7,545	7,575	7,123	7,019	7,007
Civilian Labor Force	Union County	2,025	2,044	2,052	2,094	2,072	2,106	2,077	2,195	2,177
Civilian Labor Force	Valencia County	30,695	30,453	30,455	30,309	30,453	30,961	31,005	31,603	31,427

Civilian employment decreased (-13,295,000 jobs) in the United States during 2009, while New Mexico (-5,355), the Albuquerque MSA (-22,911), and Sandoval County -345) also showed decreases during this time period. Bernalillo County captured 77 percent of the Albuquerque MSA growth during the period, indicating faster than historic employment growth in the outlying counties of the MSA. Such decentralization of employment is being sought by regional planning authorities to reduce commuter demand. Nonetheless, Bernalillo County continues to be the focal point of regional employment with more than 80 percent of MSA jobs in its jurisdiction. This view shows a compound average annual decrease in civilian employment of 0.56 percent from 2003 to 2009 for the Albuquerque MSA and a decrease of 5.79 percent in 2009. Local job growth was slower from 2000 to 2004 after being quite strong in the mid-1990s, when it ranged from about 4 to 6 percent annually. Between 2005 and 2006 above-average job growth is noted at 2.96% and although annualized data for 2007 only indicates a 1% job growth and a sharp decrease for 2009 of 5.79%.

According to Manpower Employment Outlook Survey released December 7, 2010, employers of the Albuquerque MSA expect to hire at a steady pace during the first quarter of 2011. "Employers are more optimistic about hiring plans for the first three months of 2011 compared to Quarter 4 2010 when the Net

Employment Outlook was 2%," said Manpower spokesperson Jeff Parker. "Employers expect a faster hiring pace compared with one year ago, when the Net Employment Outlook was -1%."

Census of Employment & Wages 2005 - Q2 2010 (Most Recent): Albuquerque MSA

Year	Industry	Average Establishments	Average Employment	Average Weekly Wage
2005	Total, All Industries	19,405	364,729	\$686
2006	Total, All Industries	20,081	378,034	\$710
2007	Total, All Industries	20,711	381,836	\$734
2008	Total, All Industries	20,976	381,425	\$757
2009	Total, All Industries	20,796	365,501	\$775
Q1 2010	Total, All Industries	20,803	355,515	\$749
Q2 2010	Total, All Industries	20,863	360,333	\$771

Source: NMDWS, Economic Research and Analysis Bureau

Gross Receipts: Rio Rancho - 2005 through 2010

Year	Gross Receipts (\$)	% Increase
2004	\$1,140,597,006	-
2005	\$1,286,404,800	12.8%
2006	\$2,008,905,542	56.2%
2007	\$1,942,238,265	-3.3%
2008	\$1,733,884,055	-10.7%
2009	\$1,654,211,907	-4.6%
2010	\$1,531,712,933	-7.4%

Source: BBER-UNM

Cost of Living

The overall cost of living index for Rio Rancho falls below the average for the entire nation below other larger Southwestern cities such as Phoenix and Denver. The cost of housing index represents a significant portion of the total cost of living index above. Rio Rancho's housing compares generally favorably with the entire nation; however, it should be noted that Rio Rancho has lower wages than many cities with a similar or even lower cost of housing ratings.

Cost of Living Index: Rio Rancho

<u>City</u>	Cost of Living Index	Cost of Housing Index
Santa Fe, NM	111.8	133.1
San Francisco, CA	168.5	228.6
Portland, OR	120.8	146.4
Denver, CO	103.4	110.6
Phoenix-Mesa, AZ	100.6	106.9
Albuquerque, NM	98.3	99.5
Rio Rancho, NM	95.4	89.0
Austin, TX	94.5	84.8
St. Louis MO	91.5	88.9
Dallas, TX	91.2	80.4

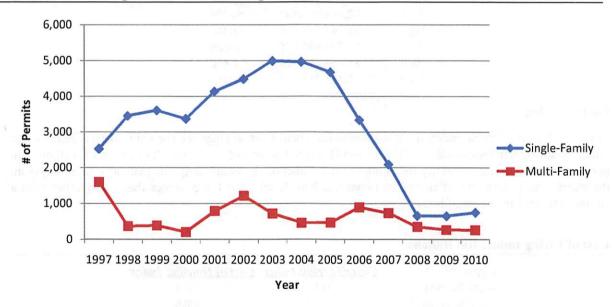
Source: American Chamber of Commerce Researchers Association (ACCRA), 2007 Annual Average Data, Published February 2008

The following table summarizes vacancy by market sector from 2005 to Q3 2010.

Year	Retail Market	Office Market	Industrial Market
2005	9.4%	13.1%	10.9%
2006	8.5%	12.9%	7.6%
2007	8.0%	10.8%	5.9%
2008	9.4%	13.1%	7.5%
Q1 2009	11.3%	14.4%	9.5%
Q2 2009	11.6%	14.1%	8.9%
Q3 2009	10.9%	15.1%	9.1%
Q4 2009	10.8%	16.0%	9.3%
Q1 2010	10.5%	17.1%	8.6%
Q2 2010	9.8%	17.7%	9.1%
Q3 2010	9.2%	18.1%	10.4%
Q4 2010	9.1%	18.0%	10.3%

Source: Grubb & Ellis: Retail, Office and Industrial Survey

Rio Rancho Building Permits - 1997 through 2010



Source: 1997-2010 University of New Mexico BBER, City of Rio Rancho

Summary - Albuquerque MSA Profile

In a presentation given by Dr. Lee Reynis with The University of New Mexico Bureau of Business and Economic Research titled "New Mexico Economic Outlook Conference" on January 12, 2011 – "the pace of economic expansion in New Mexico has been on the decline for the last four and a half years (Q2 2006 – Q4 2010). The economy slipped into recession during Q4 2008, and has continued through 2010. Dr. Reynis projects that Q1 2011 will mark the first time year over year growth has been positive since 2008, although growth is expected to be marginal at less than 1%. This recession is proving to be the most severe in New Mexico post WWII and possibly even earlier. Although recovery is projected to commence in Q1 2011, growth is expected to be slow through at least 2014. Dr. Reynis believes that employment growth will also be slow and that it will take nearly three years to recover jobs lost during the recession; however, the unemployment rate is expected to remain high, dipping only to 7.4% by 2014, after

accounting for new entrants into the job market over this time period. Strength during the recovery period will come from the health care sector throughout, and from construction, manufacturing and professional and business services in the later years. (Source: UNM Bureau of Business and Economic Research, January 2011)

Immediate Neighborhood

The subject property is located west of Rio Rancho, NM in an undeveloped area of Sandoval County, and its neighborhood boundaries are as follows:

North: Zia Indian Reservation

East: 60th St. (Rio Rancho Estates)

South: Bernalillo County line

West: Laguna Indian Reservation

Major land uses or developments affecting the neighborhood:

Major Development: None

Surrounding Development: The subject property has a remote location in Sandoval County

west of Rio Rancho where it is surrounded by vacant land. The only surrounding development consists of test wells maintained

by Sandoval County.

Neighborhoods are typically characterized as being in one of four life cycle stages: growth, stability, decline and revitalization. The immediate neighborhood is 0% built-out and consists entirely of vacant land. Development within the subject's neighborhood is likely at least several years out due to the subject's remote location in Sandoval County where there is currently no supporting development nearby. We have considered the fact that the subject property is situated within the Rio West Master Planned Community, which envisions a sustainable community comprised of a mix of commercial, industrial and residential uses. Additionally, the Master Plan (created in September 2006) presents an optimistic, aggressive development plan calling for Phase I, consisting of 5,204.5 acres and 12,164 units as well as an airport and corresponding industrial areas, to be developed from 2008 through 2015 with Phase IV being completed in 2031; however, based on our forthcoming highest and best use analysis, we do not believe that development will be considered financially feasible and we anticipate a relatively long holding period until development will be considered financially feasible. Therefore, the neighborhood is currently considered to be within the stabilized phase of the neighborhood life cycle and the outlook for the neighborhood is for continued stabilization.

Site Description

Location: Portions of Sections 9, 10 and 15 in Township 12 North, Range 1 West

Sandoval County, NM 87121

Access: Immediate access to the subject site is currently provided by Alice King

Way, an unimproved right-of-way, which connects to 60th St. approximately five miles east of the subject. General access to the site is poor and is provided by Alice King Way. However, it should be noted that access to the north and south portions of the subject will eventually be possible by the extension of Northwest Loop (proposed), a limited access roadway that will connect to Interstate 40 west of Albuquerque and eventually link with Highway 550 in Bernalillo. It is further

anticipated that Paseo del Norte will eventually connect to Northwest Loop which will serve as an additional east/west connection south of the subject. Finally, Northern Blvd. and Southern Blvd. are anticipated to eventually connect to Rio West's eastern border.

Parcel Size:

303 Acres or 13,198,680 SF (subject to survey) which is currently contained within four legal parcels according to Sandoval County which are delineated as Assessor's Parcel Numbers (APNs) 1-000-033-553-101, 1-000-011-017-601, 1-000-033-553-001 and 1-000-033-552-901.

Shape:

Irregular (see maps above)

Topography:

The majority of the subject site gradually slopes downward from north to south, but there are also areas with severe slopes over 10%. The majority of the subject site is at street grade near the western terminus of Alice King Way.

Zoning:

According to the Rio West Master Plan, the subject property is located in the following zones: M/E, Mixed Use/Employment; A/I, Airport/Industrial; UC, Urban Center; and HDR, High Density Residential. However, according to a conversation with our client, the subject's zoning is considered "soft" and acts as a general framework for future development.

Drainage:

On-site run off appears to generally flow toward the south property line.

Flood Zone:

Zone X - Areas outside the 0.2% annual chance floodplain (FIRM #35043C1850D, effective March 18, 2008).

Soils:

According to the Development Constraints Map in the Rio West Master Plan, a large portion of the subject appears to consist of soils with severe soil restrictions. These limitations are mainly due to steep slopes and shallow depth to bedrock; however, while these limitations do not preclude development, these areas are likely to require special designs and increased construction costs. The primary portion of the subject consists of areas of sandy loam soils which are favorable for site development.

Utilities:

Electric – According to the Rio West Master Plan, a single-phase power line is located at the eastern border of Rio West along 60th St. between Northern Blvd. and Southern Blvd. Additionally, the Rio West Master Plan notes that three-phase electricity is available along Southern Blvd. to the end of the existing unpaved road. However, upon our inspection of the subject neighborhood, we noted that electricity has been installed along Alice King Way approximately 2.5 miles northeast of the subject and just east of the subject (+/- 1,700') along Alice King Way; however, we do not know if the subject can extend electricity from either of these locations (please refer to the extraordinary assumption included in the letter of transmittal). It should further be noted that attempts to contact PNM, the local electric utility provider, regarding the exact location of electricity that could be tapped into for the subject site were unsuccessful.

Gas - +/- 9 miles east of the subject at Encino Rd. and Idalia Rd.

Water – Must currently drill well; however, water has been found at depths of 3,770' and 6,450' which is unusually deep for the region.

Furthermore, the water is brackish (more salinity than fresh water, but less than seawater) making it unsuitable for domestic use without being processed by some sort of desalination technology. Furthermore, Sandoval County is reportedly in the process of perfecting (i.e. obtaining free and clear title to) the water rights as the water is deep enough underground and diluted enough that the Office of the State Engineer does not have strong jurisdiction over it. Please refer to the extraordinary assumption in the letter of transmittal regarding exploratory wells in close proximity to the subject.

Sewer - Must currently install septic and/or sewer systems.

Refuse - N/A

Local Telephone - May be available with electric east of the subject.

Cable /Data - Dish Network, Direct TV

Easements:

We were not provided with a title report for review; however, we noted no easements encumbering the subject property, adverse or otherwise.

Encumbrances:

The subject property is being appraised as though free of all liens and financial encumbrances.

Landscaping:

None. Natural vegetation primarily consists of native high desert grasses and shrubs.

Environmental:

We were not provided with a Phase I environmental survey; however, no causes for concern were noted upon a visual inspection of the subject site

Parking:

None

Property Taxes:

	PROPERT '	TAX SUMMARY	
APN #1-000-033-5	53-101		
2010	Land	Improvements	TOTAL
Assessed Value	\$1,221	N/A	\$1,221
Taxable Value			\$407
Property Tax	26.4	57 Mills	\$10.76
APN #1-000-011-0	17-601		
2010	Land	Improvements	TOTAL
Assessed Value	\$20,736	N/A	\$20,736
Taxable Value			\$6,912
Property Tax	26.457 Mills		\$182.88
APN #1-000-033-5	53-001		
2010	Land	Improvements	TOTAL
Assessed Value	\$1,848	N/A	\$1,848
Taxable Value			\$616
Property Tax	26.4	57 Mills	\$16.30
APN #1-000-033-5	52-901		
2010	Land	Improvements	TOTAL
Assessed Value	\$1,461	N/A	\$1,461
Taxable Value			\$487
Property Tax	26.4	57 Mills	\$12.88

Property tax payments are current as of March 25, 2011. The subject's current property tax bill and tax history are included in the addenda for reference. Based on the data and analysis presented herein, the subject is under-assessed; therefore, contesting is not recommended.

Highest and Best Use

The subject site is located west of Rio Rancho in Sandoval County near the western terminus of Alice King Way and contains a total of roughly 303 acres (subject to survey). Most types of development typically found on sites of this size are **physically possible** as the site contains sizable areas with workable topography/configuration.

The site is zoned M/E, A/I, UC and HDR, a "soft" zoning which legally permits for virtually any type of commercial or residential use. Legally permissible uses are therefore considered virtually unlimited.

The subject property is situated within an area that is, for all intents and purposes, completely undeveloped and is surrounded by vacant land; however, we have noted that the subject is located in the Rio West Master Plan which envisions a mix of commercial, industrial and institutional uses with the ultimate goal being the eventual development of a sustainable community with a stable employment base and enough services to support its residents. The Rio West Master Plan consists of 11,676.3 unplatted acres of vacant land, including the subject property, which was planned to be developed in four phases from 2008 to 2031; however, development plans were halted with the onset of the national and local recessions and is not anticipated to commence in the foreseeable future. As a result, the **maximally productive** use of the site is to hold for future development as demand warrants.

The subject has a relatively remote location west of Rio Rancho in Sandoval County, and is approximately 10 miles from any supporting development. Utilities required for development would be costly to extend to the subject site. Additionally, while there does appear to be well water available, the water is deep and brackish which is costly to obtain and render usable at a domestic or commercial level. We have further considered that financing for speculative development, much less speculative development in a remote location, would be extremely difficult, if not impossible, to obtain. As a result, speculative development of the site does not appear to be **financially feasible** at this time.

Based on an analysis of physically possible, legally permissible, maximally productive and financially feasible uses; we believe the **Highest and Best Use** of the subject site is **to hold for future development** as demand warrants.

VALUATION

Sales Comparison Approach

The Sales Comparison Approach is based on four sales and two current listings of vacant land from which units of physical comparison are extracted. Given the lack of comparable sales in the subject's immediate market, we have expanded our search to include larger tracts of land in areas with development characteristics and potential generally similar to the subject's. In this analysis, we have used the subject's land area of roughly 303 acres as a basis for comparison. Additionally, we have first adjusted for all factors except utilities, which will be accounted for at the conclusion of this approach. Per our client's request, this appraisal will provide an opinion of market value "as is" of the subject property in its entirety (both subject tracts, cone containing 222 acres, the other containing 81 acres) and will subsequently provide an opinion of market value "as is" of the subject's 81 acre tract of land.

The following chart summarizes the comparable sales information.

Sales Summary Table

Item Property Identification	Subject Portions of Sections 9, 10 & 15 in T12N, R1W	Sale 1 Lots 1, 6, 7, 16, 17, 21, 22, 23 and 24, Roversons Rio Puerco Estates just north of I-40, Albuquerque, NM	Expressway, Los Lunas, NM	Sale 3 MM 21, Highway 550 & Monterrey, San Ysidro, NM	Norris St., Clovis,	Listing I Highway 66 & Acomita Rd., San Fidel, NM	Listing 2 Mendoza Blvd., Gatlup, NM
Sale/Asking Price	-	\$1,625,800	\$431,814	\$900,000	\$826,241	\$1,668,479	\$1,400,000
Date	•	U/C	Apr-09	May-08	Sep-06	N/A	N/A
Type of Transaction	-	Cash to Seller	REC	Cash to Seller	Cash to Seller	N/A	N/A
Zoning	M/E, A/I, UC and HDR	A-1	PD	Sandoval County	Mixed-Use	Cibola County	McKinley County
Land Area (Acres)	303	364.4	86.36	95	127.11	195.0000	361.0000
Utilities	None	Well, Electric w/in 1 mile	W/in 1,000'	Electric available at lot line	Available at lot lines	Available at lot lines	Nearby
Unit Price per Acre	•	\$4,462	\$5,000	\$9,474	\$6,500	\$8,556	\$3,878
Property Rights Conveyed	!-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price/Acre	•	\$4,462	\$5,000	\$9,474	\$6,500	\$8,556	\$3,878
Conditions of Sale Adj.	-	0.00%	0.00%	-25.00%	0.00%	-10.00%	-10.00%
Adjusted Sale Price/Acre	•	\$4,462	\$5,000	\$7,105	\$6,500	\$7,701	\$3,490
Market Conditions Adj.	-	0.00%	0.00%	-20.00%	-10.00%	0.00%	0.00%
Adjusted Sale Price/Acre Adjustment Categories:	-	\$4,462	\$5,000	\$5,684	\$5,850	\$7,701	\$3,490
Location:	•	-10.00%	-5.00%	-5.00%	-15.00%	-10.00%	-5.00%
Size:		0.00%	-10.00%	-10.00%	-7.50%	-5.00%	0.00%
Topography/Soils:	-	0.00%	0.00%	0.00%	0.00%	0.00%	10.00%
Utilities:	•	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Zoning:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Net Adjustment (%)	•	-10.00%	-15.00%	-15.00%	-22.50%	-15.00%	5.00%
Adjusted Sale Price/Acre	•	\$4,015	\$4,250	\$4,832	\$4,534	\$6,546	\$3,665
Median	\$4,392						
Mean	\$4,640						
Standard Deviation	\$1,017						
Coefficient of Variation	21.92%						

Adjustment Categories

Financing Terms:

Sales are evaluated in an attempt to estimate the influence of financing on the purchase price. Any known positive or negative influences in the sale prices must be considered. All of the sales were for terms equivalent to cash to the seller. As such, no financing adjustments are necessary.

Property Rights Conveyed:

We are appraising the fee simple estate of the subject property. All of the sales conveyed fee simple interest; therefore, no adjustment is required for any of the comparable sales.

Conditions of Sale:

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. Circumstances surrounding a sale may influence the price in such a manner that the buyer and/or seller act under conditions that cause the price to be other than typical. Special conditions of sale may include a favorable price given to a relative or business partner buying the property or a quick-sale below market prices to generate cash for a seller under duress. Sale 3 required a downward adjustment for conditions of sale as the seller's broker reported that the buyer of the property was the adjacent property owner, Zia Pueblo, which was reportedly highly motivated to purchase the property to prevent any undesired development; therefore, Sale 3 has been given a downward adjustment for conditions of sale.

Properties rarely sell for the original listing price. Listings 1 and 2 are only asking prices and do not necessarily reflect true potential sale prices. Typically, sale prices have been observed to be 0%-10% below listing prices; therefore, we have applied a 10% downward adjustment to Listings 1 and 2.

Market Conditions:

Sales dates range from September 2006 to April 2009 with one property currently under contract. An extensive search for more recent comparables revealed that we have obtained the most recent and most comparable data available. Vacant land is one of the property types that have suffered the most as a result of the national and local recessions; as a result, there have not been many sales of comparable tracts of vacant land within the past couple of years, particularly larger "investment" tracts similar in size to the subject. Therefore, Sales 2, 3 and 4 are considered to have transacted under superior market conditions and have been given downward adjustments accordingly. Downward adjustments are primarily based on market participant interviews as well as a limited amount of empirical data including changes in listing prices and overall rates. Sale 3 has been given the most significant adjustment as it took place near the peak of the market. Sale 4 has been given a less severe adjustment as the market appreciated from 2006 to 2008. Sale 2 took place subsequent to the onset of the national and local recessions; therefore, Sale 2 has been given a less severe downward adjustment compared to Sale 3. Sale 1 is highly representative of current market conditions as it is currently under contract; therefore, Sale 1 has not been adjusted.

Location:

Adjustments for location include such factors as economic potential of the general area, the neighborhood in which the property is located, visibility of major thoroughfares and accessibility to roads and supporting population. Sale 1 has a superior location just north of Interstate 40 and just west of Albuquerque. Additionally, Sale 1 is approximately one mile north of the Route 66 Casino and will be just west of the proposed Northwest Loop. Therefore, Sale 1 has a superior location and has been given a downward adjustment. Sale 2 is situated outside of Los Lunas, NM where it benefits from superior accessibility and from being closer to supporting development compared to the subject; therefore, Sale 2 has been given a downward adjustment. Sale 3 has a superior location as it fronts Highway 550 just south of San Ysidro, NM which is 15 miles northwest of Rio Rancho, NM; therefore, Sale 3 has been given a downward adjustment. Sale 4 is located within the city limits of Clovis, NM where it benefits from

superior accessibility and from being near supporting development; therefore, Sale 4 has been given a significant downward adjustment. Listing 1 has a superior location compared to the subject as it has frontage along Interstate 40 where it benefits from good visibility and exposure; therefore, Listing 1 has been given a downward adjustment. Listing 2 has superior location as it is situated on the outskirts of Gallup, NM but is closer to supporting development compared to the subject; therefore, Listing 2 has been given a downward adjustment.

Size:

Typically, larger sites sell for less per square foot or unit than do smaller sites. Smaller sites benefit from a much larger pool of potential purchasers creating a greater demand and driving prices upward. Sale 1 and Listing 2 are similar in size compared to the subject and have not been adjusted. Sales 2, 3 and 4 and Listing 1 are smaller than the subject and have been given downward adjustments accordingly.

Topography/Soils:

We have considered the fact that the subject property primarily consists of gradually sloping land but also contains areas of severely sloping land; however, due to the subject's large size, the relatively small areas of severely sloping land are not considered to impede development. All of the comparables, save Listing 2, are generally similar with regard to topography and have not been adjusted. Listing 2 contains all types of topography, according to the listing broker, but appears more undulate with more severe slopes compared to the subject; therefore, Listing 2 has been given an upward adjustment for topography. We have further considered that the Rio West Master Plan depicts a large portion of the subject containing soils with severe restrictions due to shallow depth to bedrock; however, without a detailed soils analysis stating the actual depth to bedrock and/or what type of development, if any, this would prevent, we cannot determine what effect, if any, this has on development. As a result, we have not made any adjustments for this item.

Utilities:

As mentioned above, this adjustment will be discussed in the conclusion of this approach.

Zoning:

All of the comparable sales are considered to have generally similar zoning designations compared to the subject property and have not been adjusted.

CONCLUSION - Sales Comparison Approach

The adjusted sale prices of the comparables range from \$3,665/acre to \$6,546/acre with a median adjusted sale price of \$4,392/acre and a mean adjusted sale price of \$4,640/acre. The sales used in this report are considered good, particularly considering the extremely limited amount of market activity over the past 24 to 36 months, and provide a credible indication of the subject property's market value. Sale 1 has been given primary consideration as it is similar in size, proximate to the subject and most representative of current market conditions. Sales 2 and 4 have been given secondary consideration as they are also good comparables. Listings 1 and 2 have been given minimal consideration as they are only asking prices. Sale 3 has also been given minimal consideration as it required a significant adjustment for conditions of sale as the buyer was highly motivated.

Adjusting for utilities in this instance is difficult as the subject has a relatively remote location where development is not expected to occur any time in the foreseeable future. With regard to utilities, the distance to electricity is the primary factor that we have considered. This is primarily because water in the subject's neighborhood is brackish and is not potable without being processed by any type of desalination technology which is currently costly—financially prohibitive, in fact—on a large-scale basis.

Furthermore, since the subject is not within any development path, we would not expect an investor purchasing the site to extend utilities to the subject property upon purchase, particularly considering the fact that the water is not potable, but would purchase the subject expecting a long holding period and waiting to develop the subject site as infrastructure expands to the subject. However, with that said, the comparable sales, even though they are in areas with generally similar characteristics and development potential, indicate that there are slight differences with regard to utilities. The differences simply are not as significant as we first expected them to be, which we believe is the result of the speculative nature and varying holding periods represented by the comparables. A brief inspection of the adjusted sale prices of Sales 1, 2 and 4 indicates that there is an adjustment of approximately \$250/acre for being one mile from, within 1,000' of and 0' from utilities, respectively. As mentioned in the Site Description of this report, electricity appears to be as close to the subject as 1,700' or as far as 2.5 miles (13,200'). Given the high correlation between distance from utilities and the adjusted sale prices of Sales 1, 2 and 4, we have performed a linear regression analysis utilizing both distances from utilities to indicate market value for the subject property. Our linear regression analysis is presented as follows:

Comparable	Distance from Utilities (Ft.)	Adj. Sale Price per Acre	Comparable	Distance from Utilities (Ft.)	Adj. Sale Price per Acre
Sale I	5280	\$4,015	Sale 1	5280	\$4,015
Sale 2	1000	\$4,250	Sale 2	1000	\$4,250
Sale 4	0	\$4,534	Sale 4	0	\$4,534
Subject	1700	\$4,300	Subject	13200	\$3,318

Depending on the subject's actual distance from electricity, the linear regression analysis indicates that the subject should fall between \$3,318/acre and \$4,300/acre. All factors considered, we believe the subject should fall at \$3,750/acre, which is the average of the two indications. Furthermore, \$3,750/acre is well bracketed by the comparable set and just below the adjusted sale price of Sale 1, which is to be expected as it is slightly superior to the subject with regard to utilities.

We have further considered the fact that Albuquerque Public Schools (APS) recently entered into contract to purchases 220 acres of land north of Interstate 40 and 98th St. from Western Albuquerque Land Holding, LLC for \$35,000/acre and that the City of Albuquerque plans to purchase 81 acres adjacent to this property for \$35,802/acre. However, these tracts of land are not considered comparable to the subject as they are within Albuquerque's city limits where there are existing street improvements and all public utilities. As a result, these tracts are in areas of far superior demand compared to the subject. Furthermore, market participants reported that APS and the City of Albuquerque tend to pay a premium for land. Therefore, these tracts of land have not been utilized as comparables in our analysis.

Our opinion of market value "as is" for the subject property is as follows:

Indication of Market Value "As Is" (F	Rounded)		_	\$1,135,000
Indication of Market Value "As Is"			_	\$1,136,250
Subject Property	303 Acres	X	3,750 / Acre =	\$1,136,250

Market Value "As Is" of the Subject's 81 Acre Tract of Land

Per our client's request we have separated the subject's 81 acre tract of land from the subject as a whole in order to provide an opinion of market value "as is" of the subject's 81 acre tract. We have utilized the same comparables with the only differing adjustment being size.

Sales Summary Table

Item Property Identification	Subject Portions of Sections 9, 10 & 15 in T12N, R1W	Sale 1 Lots 1, 6, 7, 16, 17, 21, 22, 23 and 24, Roversons Rio Puerco Estates just north of 1-40, Albuquerque, NM	Expressway, Los Lunas, NM	Sale 3 MM 21, Highway 550 & Monterrey, San Ysidro, NM	Norris St., Clovis,	Listing I Highway 66 & Acomita Rd., San Fidel, NM	Listing 2 Mendoza Bivd., Gallup, NM
Sale/Asking Price	-	\$1,625,800	\$431,814	\$900,000	\$826,241	\$1,668,479	\$1,400,000
Date	-	U/C	Apr-09	May-08	Sep-06	N/A	N/A
Type of Transaction	-	Cash to Seller	REC	Cash to Seller	Cash to Seller	N/A	N/A
Zoning	M/E, A/I, UC and HDR	A-1	PD	Sandoval County	Mixed-Use	Cibola County	McKinley County
Land Area (Acres)	81	364.4	86.36	95	127.11	195.0000	361.0000
Utilities	None	Well, Electric w/in 1 mile	W/in 1,000	Electric available at lot line	Available at lot lines	Available at lot lines	Nearby
Unit Price per Square Fo	H-	\$4,462	\$5,000	\$9,474	\$6,500	\$8,556	\$3,878
Property Rights Conveyed	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price/SF	-	\$4,462	\$5,000	\$9,474	\$6,500	\$8,556	\$3,878
Conditions of Sale Adj.	-	0.00%	0.00%	-25.00%	0.00%	-10.00%	-10.00%
Adjusted Sale Price/SF	-	\$4,462	\$5,000	\$7,105	\$6,500	\$7,701	\$3,490
Market Conditions Adj.	-	0.00%	0.00%	-20.00%	-10.00%	0.00%	0.00%
Adjusted Sale Price/SF Adjustment Categories:	•	\$4,462	\$5,000	\$5,684	\$5,850	\$7,701	\$3,490
Location:	•	-10.00%	-5.00%	-5.00%	-15.00%	-10.00%	-5.00%
Size:	•	10.00%	0.00%	0.00%	2.50%	5.00%	10.00%
Topography/Soils:	-	0.00%	0.00%	0.00%	0.00%	0.00%	10.00%
Utilities:	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Zoning:	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Net Adjustment (%)	•	0.00%	-5.00%	-5.00%	-12.50%	-5.00%	15.00%
Adjusted Sale Price/SF	-	\$4,462	\$4,750	\$5,400	\$5,119	\$7,316	\$4,014
Median	\$4,935						
Mean	\$5,177						
Standard Deviation Coefficient of Variation	\$1,155 22.32%						

Adjustment Categories

Size:

Typically, larger sites sell for less per square foot or unit than do smaller sites. Smaller sites benefit from a much larger pool of potential purchasers creating a greater demand and driving prices upward. Sales 1, 4 and Listings 1 and 2 are larger than the subject and have been given upward adjustments accordingly. Sales 2 and 3 are generally similar in size and have not been adjusted.

CONCLUSION - Sales Comparison Approach

The adjusted sale prices of the comparables range from \$4,014/acre to \$7,316/acre with a median adjusted sale price of \$4,935/acre and a mean adjusted sale price of \$5,177/acre. The sales used in this report are considered good, particularly considering the extremely limited amount of market activity over the past 24 to 36 months, and provide a credible indication of the subject property's market value. Similar to our conclusion for the subject site as a whole, Sale 1 has been given primary consideration as it is considered

most similar to the subject, and Sales 2 and 4 have been given secondary consideration. Also similar to our conclusion above, we have performed a linear regression analysis as follows:

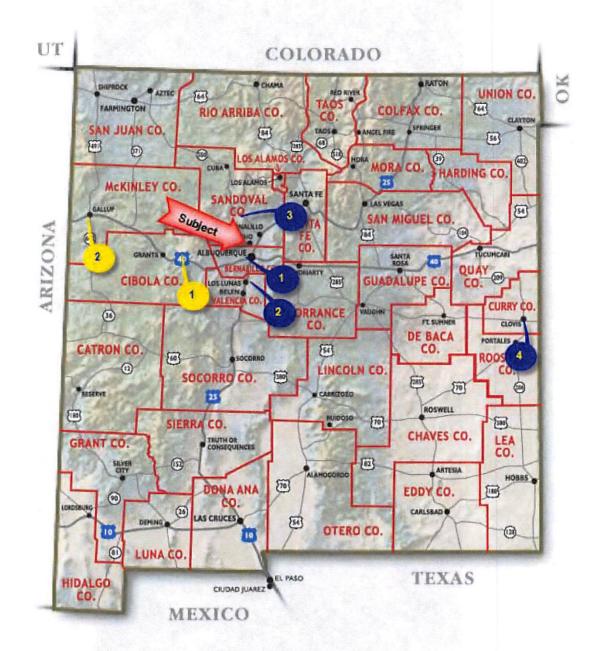
	Distance from	Adj. Sale Price		Distance from	Adj. Sale Price
Comparable	Utilities (Ft.)	per Acre	Comparable	Utilities (Ft.)	per Acre
Sale 1	5280	\$4,462	Sale 1	5280	\$4,462
Sale 2	1000	\$4,750	Sale 2	1000	\$4,750
Sale 4	0	\$5,119	Sale 4	0	\$5,119
Subject	1700	\$4,819	Subject	13200	\$3,584

Depending on the subject's actual distance to electricity, the linear regression analysis indicates that the subject should fall between \$3,584/acre and \$4,819/acre. All factors considered, we believe the subject should fall at \$4,200/acre, which is the average of the two indications. Furthermore, \$4,200/acre is well bracketed by the comparable set and is just below Sale 1, which is slightly superior to the subject with regard to utilities.

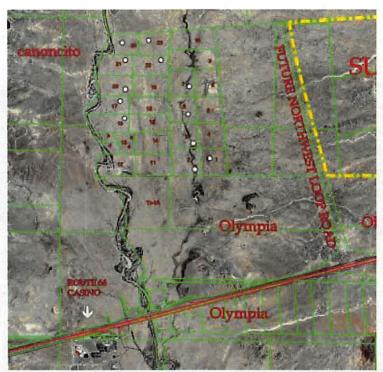
Our opinion of market value "as is" for the subject property is as follows:

Subject Property	81 Acres	X	4,200 / Acre =	\$340,200
Indication of Market Value "As Is"				\$340,200
Indication of Market Value "As Is" (Re	ounded)			\$340,000

COMPARABLE SALES MAP



COMPARABLE SALES PHOTOS



Sale 1 - Roverson's Rio Puerco Estates, Albuquerque, NM



Sale 2 - N. Rio del Oro Loop, Los Lunas, NM



Sale 3 - MM 21 Highway 550 and Monterrey, San Ysidro, NM



Sale 4 – 7th St. & Norris St., Clovis, NM (outline of property is approximate)



Listing 1 – Highway 66 & Acomita Rd., San Fidel, NM (outline of property is approximate)



Listing 2 – Mendoza Blvd., Gallup, NM

RECONCILIATION OF VALUE INDICATIONS

One approach to value has been employed in this appraisal to provide an opinion of market value "as is" of the fee simple interest in the subject property. The data collected for and subsequent analysis of this approach has been detailed and presented. The value indications are as follows:

Market Value "As Is"

Cost Approach

N/A

Sales Comparison Approach

\$1,135,000

Income Approach

N/A

The Sales Comparison Approach gains strength from its close association with the actions of buyers and sellers in the marketplace and with the definition of market value. The sales used in the analysis are considered good (relative to market activity) and provide a credible indication of market value. The Sales Comparison Approach has been given sole consideration.

Our opinion of market value "as is" of the fee simple interest in the subject property (effective March 3, 2011) is as follows:

ONE MILLION ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS \$1,135,000

CERTIFICATION

The undersigned certify that, to the best of our knowledge and belief:

- · the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this appraisal assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Anthony Kuna and Conner Marshall have made personal inspections of the property that is the subject of this report.
- Anthony Kuna and Conner Marshall researched and authored the appraisal with professional assistance from Brian D. White, MAI, CCIM.
- we certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Brian D. White has completed the continuing education requirements of the Appraisal Institute for the MAI designation.

This opportunity to provide appraisal services to your organization is appreciated, and questions from authorized users of the report will be welcomed if any aspect of the research or analysis requires clarification.

DOMINION PROPERTY ADVISORS

BRIAN D. WHITE, MAI, CCIM

GENERAL CERTIFIED APPRAISER, NM #756-G

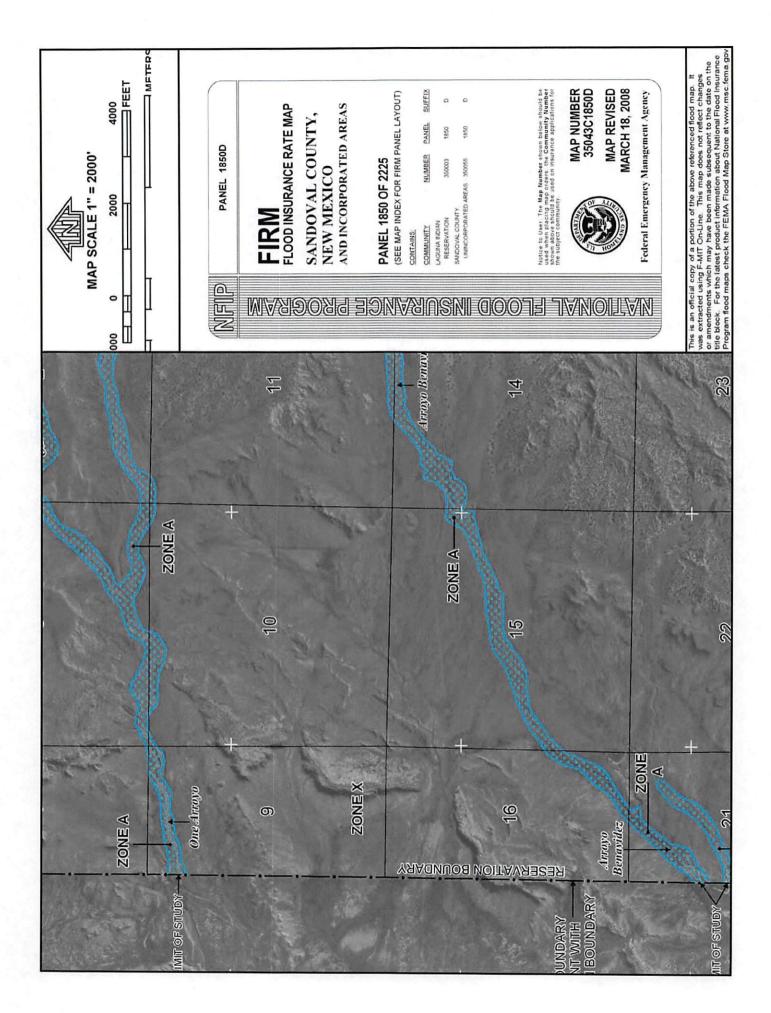
ANTHONY KUNA

GENERAL CERTIFIED APPRAISER, NM #03041-G

CONNER MARSHALL

APPRENTICE APPRAISER, NM #3062-A

ADDENDA



Overtese recording his title lialibly

WARRANTY DEED (Joint Tenants) SANDOVAL COUNTY 200814686

Book-4:1 Page= 14686 1 of 1 04/30/2008 02:54:50_PM

David W. King and Marty L. King, husband and wife, for consideration paid, grant(s) to

Recorp New Mexico Associates II Limited Partnership, a New Mexico Limited partnership,

whose address(es) is/ara: 7835 E. Redfield Road, #160 Scottsdale, Arizona, 85260

as joint tenants, the following described real estate in Sandovel County, New Mexico:

All of Sections Fourteen (14) and Fifteen (15), Township 12 North, Range 1 West, Excluding any portion conveyed by General Warranty Deed filed December 28, 1994, in Book DR 205, page 774, General Warranty Deed filed December 28, 1994, in Book DR 205, page 780, in Warranty Deed Rad October 27, 1995 in Book DR 214, page 25, in Warranty Deed Rad March 21, 1995 in Book DR 208, page 3, records of Sandoval County, New Mexico.

SUBJECT TO sill patent and mineral reservations, restrictive covenants, restrictions and reservations of sasements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2008 and subsequent years;

With westerny covenants.

Witness my/our hands this date: April 28, 2008

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BORMANILE

This instrument was acknowledged before me on April 2008 by David W. King and Marty L. King .

Notes Publics by Commission Expres:

Warrenty Does - NM Sistutory Form

Page 1 of 1 1

Rev. 01/07

Reign To: FT0000 11120-BLP FIDELITY NATIONAL TITLE INSURANCE CO

SANDOVAL COUNTY 200826268

Book-411 Page- 26868

Prepared By and Return To: Fidelity National Title Insurance Co. 3500 Meses Blvd NE #8-160 Albuquerque, NM 27172

1 of 09/21/2006 04:15:16 PM

GF# #TCU2015120-FNTO:

WARRANTY DEED

San Padro Ranch LLC., a New Mexico Limited Liability Company

for consideration park, grant to

Tosoro Properties LLC., a New Mexico Limited Liability Company, Carinos Properties LLC., a New Mexico Limited Liability Comany, Butera Properties LLC, a New Mexico Limited Liability Company, Recorp-New mexico Associates Limited Partnership, a New Mexico Limited Partnership, Recorp New Mexico Associates Limited Partnership I, a New Maxico Limited Partnership, Recorp-Now Mexico Associates Limited Partnership II, a New Mexico Limited Partnership, Recorp New Mexico Associates Limited Partnership Ill., a New Mexico Limited Partnership

whose address is 7835 £. Redfield Rood #100. Scottsdale, Arizona 85260 the following described real estato in Sandoval County.:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2007, and subsequent years.

Witness our hands and again this 45

San Pedro Rench, LLC , a New Mexico Umited

Lisbility Company

STATE OF BEN MEXICO

COUNTY OF BERMALITY

This prefrument was acknowledged before me This 1574

MRMACINE MONAGER

My Sommission Expires:

Warrenty Deed (4-99) FDNM0024Lthy

SANDOVAL COUNTY 200825268 Book-411 Page- 26268 2 of 2 08/21/2008 04:15:16 PM

EXHIBIT "A"

Township 12 North, Range 1 East N.M.P.M. Section 17 Lets 1, 2, 3 and 4 Section 18 Section 19 Section 20 Lata 1, 2, 3 and 4

Township 12 North, range I West, N.M.P.M. Section 3 Section 4 Lots 1, 2, 3, 4, 5, 6, 7 and 8 Section 9 Lots 1, 2, 3, 4, 5, 6, 7 and 8 Section 10 Section 11 Section 13 Section 13 Section 14 Section 15 Section 21 Lots 1, 2, 3, 4, 5, 6, 2 and 8 Section 22 Section 23 Section 24

Account Number R089039

Assessed To

Parcel 1000033553101 CARINOS PROPERTIES LLC 7835 E REDFIELD RD STE #100 SCOTTSDALE, AZ 85260 UNITED STATES OF AMERICA

Legal Description

Situs Address

Legal: S: 9 T: 12N R: 01W Subd: SECT-TWNSHP-RNGE SECT: 9 TWNSHP: 12N RANGE: 01W BK: 403 PG: 52911-52919 PARCEL 1 Physical Address:

Year	Charges	Billed	Payments	Balance
2010	Tax	\$10.76	\$5.38	\$5.38
2009	Tax	\$10.40	\$10.40	\$0.00
2008	Tax	\$8.10	\$8.10	\$0.00
2007	Penalty	\$0.24	\$0.24	\$0.00
2007	Interest	\$0.24	\$0.24	\$0.00
2007	Tax	\$8.10	\$8.10	\$0.00
2006	Tax	\$9.78	\$9.78	\$0.00
2005	Tax	\$9.73	\$9.73	\$0.00
2004	Tax	\$9.91	\$9.91	\$0.00
2003	Tax	\$9.03	\$9.03	\$0.00
2002	Tax	\$9.01	\$9.01	\$0.00
2001	Tax	\$10.21	\$10.21	\$0.00

First Half Due as of 03/25/2011 Second Half Due as of 03/25/2011 \$0.00 \$5.38

Tax Billed at 2010 Rates for Tax Area 807WH_NR - JEMEZ SPRINGS OUT - NR Authority Mill Levy Amount Values Actual Assessed **CUBA SOIL & WATER CONSERVAN** 1.0000000 \$0.41 AGRICULTURAL \$1,221 \$407 LAND CONTRACTING HOSPITALS 4.2500000 \$1.73 SANDOVAL COUNTY DEBT 0.6990000 \$0.28 Total \$1,221 \$407 SANDOVAL COUNTY OPER \$2.96 7.2730000 JEMEZ VALLEY PUBLIC SCHOOLS 4.4040000 \$1.79

 JEMEZ VALLEY PUBLIC SCHOOLS
 2.0000000
 \$0.81

 JEMEZ VALLEY PUBLIC SCHOOLS
 0.5000000
 \$0.20

 JEMEZ VALLEY PUBLIC SCHOOLS
 4.8010000
 \$1.95

 NM STATE DEBT
 1.5300000
 \$0.62

 Taxes Billed 2010
 26.4570000
 \$10.76

Account Number R089036

Assessed To

Parcel 1000033552901 CARINOS PROPERTIES LLC 7835 E REDFIELD RD STE #100 SCOTTSDALE, AZ 85260 UNITED STATES OF AMERICA

Legal Description Situs Address

Legal: S: 10 T: 12N R: 01W Subd: SECT-TWNSHP-RNGE SECT: 10 TWNSHP: 12N RANGE: 01W BK: 403 PG: 52911-52919 PARCEL 3 AND IN SEC. 11 Physical Address:

Year	Charges	Billed	Payments	Balance
Toda	CITATRON	Pillet	Payments	Datation
2010	Tax	\$12.88	\$6.44	\$6.44
2009	Tax	\$12.44	\$12.44	\$0.00
2008	Tax	\$9.68	\$9.68	\$0.00
2007	Penalty	\$0.29	\$0.29	\$0.00
2007	Interest	\$0.29	\$0.29	\$0,00
2007	Tax	\$9.68	\$9.68	\$0.00
2006	Tax	\$11.70	\$11.70	\$0.00
2005	Tax	\$11.66	\$11.66	\$0.00
2004	Тах	\$11.85	\$11.85	\$0.00
2003	Tax	\$10.79	\$10.79	\$0.00
2002	Tax	\$10.79	\$10.79	\$0.00
2001	Tax	\$12.23	\$12.23	\$0.00

First Half Due as of 03/25/2011 Second Half Due as of 03/25/2011 \$0.00 \$6.44

Tax Billed at 2010 Rates for Tax Area 807WH_NR - JEMEZ SPRINGS OUT - NR

Authority	Mill Lovy	Amount	Values	Actual	Assessed
CUBA SOIL & WATER CONSERVAN	1.0000000	\$0.49	AGRICULTURAL	\$1,461	\$487
CONTRACTING HOSPITALS	4.2500000	\$2.07	LAND		
SANDOVAL COUNTY DEBT	0.6990000	\$0.34	Total	\$1,461	\$487
SANDOVAL COUNTY OPER	7.2730000	\$3.54			
JEMEZ VALLEY PUBLIC SCHOOLS	4.4040000	\$2.14			
JEMEZ VALLEY PUBLIC SCHOOLS	2.0000000	\$0.97			
JEMEZ VALLEY PUBLIC SCHOOLS	0.5000000	\$0.24			
JEMEZ VALLEY PUBLIC SCHOOLS	4.8010000	\$2.34			
NM STATE DEBT	1.5300000	\$0.74			
Taxes Billed 2010	26.4570000	\$12.88			

Account Number R089038

Assessed To

Parcel 1000033553001 CARINOS PROPERTIES LLC 7835 E REDFIELD RD STE #100 SCOTTSDALE, AZ 85260 UNITED STATES OF AMERICA

Legal Description

Situs Address

Legal: S: 10 T: 12N R: 01W Subd: SECT-TWNSHP-RNGE SECT: 10 TWNSHP: 12N RANGE: 01W BK: 403 PG: 52911-52919 PARCEL 2 Physical Address:

Year	Charges	Billed	Paymonts	Balanco
2010	Tax	\$16.30	\$8.16	\$8.14
2009	Tax	\$15.74	\$15.74	\$0.00
2008	Tax	\$12.25	\$12.25	\$0.00
2007	Penalty	\$0.18	\$0.18	\$0.00
2007	Interest	\$0.18	\$0.18	\$0.00
2007	Tax	\$12.25	\$12.25	\$0.00
2006	Тах	\$14.82	\$14.82	\$0.00
2005	Tax	\$14.75	\$14.75	\$0.00
2004	Tax	\$15.01	\$15.01	\$0.00
2003	Tax	\$13.67	\$13.67	\$0.00
2002	Tax	\$13.62	\$13.62	\$0.00
2001	Tax	\$15.47	\$15.47	\$0.00

Grand Total Due as of 03/25/2011

\$8.14

Authority	Mill Levy	Amount	Values	Actual	Assessed
CUBA SOIL & WATER CONSERVAN	1.0000000	\$ 0.62	AGRICULTURAL	\$1,848	\$616
CONTRACTING HOSPITALS	4.2500000	\$2.62	LAND		
SANDOVAL COUNTY DEBT	0.6990000	\$0.43	Total	\$1,848	\$616
SANDOVAL COUNTY OPER	7.2730000	\$4.48			
JEMEZ VALLEY PUBLIC SCHOOLS	4.4040000	\$2.71			
JEMEZ VALLEY PUBLIC SCHOOLS	2.0000000	\$1.23			
JEMEZ VALLEY PUBLIC SCHOOLS	0.5000000	\$0.31			
JEMEZ VALLEY PUBLIC SCHOOLS	4.8010000	\$2.96			
NM STATE DEBT	1.5300000	\$0.94			
Taxes Billed 2010	26,4570000	\$16.30			

Account Number R114601 Assessed To Parcel 1000011017601

RECORP N.M. ASSO. LTD PARTNERSHIP 7835 E REDFIELD RD #100 SCOTTSDALE, AZ 85260 UNITED STATES OF AMERICA

Legal Descrip	tion.		Situs Address	
Legal: Subd:	THE ALAMO RANCH SUB: THE AL	AMO RANCH PG: 0 Physical Address:		
Year	Charges	Billed	Payments	Balanoe
2010	Tax	\$182.88	\$91.44	\$91.44
2009	Tax	\$169.62	\$169.62	\$0.00
2008	Tax	\$131.12	\$131.12	\$0.00
2007	Tax	\$131.45	\$131.45	\$0.00
2006	Tax	\$160.42	\$160.42	\$0.00
2005	Tax	\$159.85	\$159.85	\$0.00
2004	Tax	\$164.86	\$164.86	\$0.00
2003	Tax	\$150.27	\$150.27	\$0.00
2002	Tax	\$148.89	\$148.89	\$0.00
2001	Tax	\$158.26	\$158.26	\$0.00
Grand Tota	l Due as of 03/25/2011			\$91.44

Authority	Mill Lovy	Amount	Values	Actual	Assessed
CUBA SOIL & WATER CONSERVAN	1.0000000	\$6.91	NON-RESIDENTIAL LAND	\$20,736	\$6,912
CONTRACTING HOSPITALS	4.2500000	\$29.38			
SANDOVAL COUNTY DEBT	0.6990000	\$4.83	Total	\$20,736	\$6,912
SANDOVAL COUNTY OPER	7.2730000	\$50.27			
JEMEZ VALLEY PUBLIC SCHOOLS	4.4040000	\$30.44			
JEMEZ VALLEY PUBLIC SCHOOLS	2.0000000	\$13.82			
JEMEZ VALLEY PUBLIC SCHOOLS	0.5000000	\$3.46			
JEMEZ VALLEY PUBLIC SCHOOLS	4.8010000	\$33.19			
NM STATE DEBT	1.5300000	\$10.58			
Taxes Billed 2010	26,4570000	\$182.88			

BACKGROUND AND EXPERIENCE BRIAN D. WHITE, MAI, CCIM

PRESENT POSITION

Owner, Dominion Property Advisors, Albuquerque, New Mexico

EDUCATION

University of North Texas, Denton, Texas Bachelor of Business Administration Majors: Real Estate and Real Estate Finance

REAL ESTATE COURSE WORK

Real Estate Principles
Real Estate Law
Real Estate Appraisal
Real Estate Investments
Real Estate Development
Subdivision Analysis
Appraisal Principles
Basic Valuation Procedures
Capitalization Theory Part A
Capitalization Theory Part B
Standards of Professional Practice Part A
Standards of Professional Practice Part B
Special Use Property Valuation

EXPERIENCE

Brian D. White has completed various commercial appraisal and consulting assignments involving properties located in the Southeastern and Southwestern United States. He has worked independently and with various MAI designated appraisers. Prior to being active in New Mexico, Mr. White was active as a fee appraiser in the Dallas/Fort Worth Metroplex with prestigious firms such as the Wilson K. Mason Company, McRoberts & Company and the Jay Massey Company for approximately seven years. Clients served included individuals, Fortune 500 corporations, banks and other lending institutions, government agencies, life insurance companies and attorneys. Estates appraised included fee simple, leased fee, leasehold and subleasehold. Property types appraised included the following:

Retail Buildings
Office Buildings Apartment Complexes
Distribution Warehouses
Residential Subdivisions
Vacant Commercial Land
Vacant Residential Land
Gasoline Stations
Truck Terminals
Multi Use Developments

Shopping Centers
Office/Warehouses
Research and Development Facilities
Condominiums
Vacant Industrial Land
Restaurants
Houses of Worship
Marinas
Other Special Purpose Properties

Financial Industry

Mr. White has also been active as a specialized real estate consultant with two of the top financial institutions in the country for a combination of nearly 10 years. These two financial institutions are Bank of America/Amresco in Dallas, Texas and Norwest Bank/Wells Fargo in New Mexico. His professional duties with Bank of America/Amresco were as a review appraiser and a marketing/transactional consultant for

both operating properties and liquidation properties within an REO portfolio. His professional duties with Norwest Bank/Wells Fargo were as a staff appraiser, review appraiser, appraisal manager and real estate consultant and trainer for loan officers within the institution. He also served as a voting member and consultant for the Loan Committee. He has presently owned and operated Dominion Property Advisors for over six years.

AFFILIATIONS

Member, Appraisal Institute-MAI (No. 10,773) New Mexico General Certified Appraiser (No. 000756-G) Commercial Investment Real Estate Institute-CCIM (No. 8,261) Texas State Real Estate Salesman-Inactive Status



REAL ESTATE APPRAISERS BOARD

PO Box 25101

Santa Fe, NM 87504

(505) 476-4611

This is to certify that #756-G Brian D. White

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

GENERAL CERTIFIED APPRAISER

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 08/14/1992 Date Expires: 04/30/2012

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINES

BACKGROUND AND EXPERIENCE ANTHONY M. KUNA

PRESENT POSITION

General Certified Appraiser, Dominion Property Advisors, Albuquerque, NM

EDUCATION

Bachelor of Business Administration Anderson School of Management University of New Mexico, Albuquerque, New Mexico Major: International Business Management

REAL ESTATE COURSE WORK – APPRAISAL INSTITUTE

Basic Appraisal Principles
Basic Appraisal Procedures
General Income Approach – Part I
General Income Approach – Part II
Highest and Best Use and Market Analysis
The Appraiser as an Expert Witness

EXPERIENCE

Anthony Kuna has provided a great deal of professional assistance on various commercial appraisal assignments involving properties located throughout New Mexico under the mentorship of Brian D. White, MAI, CCIM. Anthony has demonstrated a superior aptitude for commercial appraisal in a relatively short amount of time as a result of an intense workload often involving complex properties with unique components of value. Anthony recently earned his NM General Certification and is currently enrolled in the Appraisal Institute's MAI Designation program. Property types appraised include the following:

Office Buildings
Retail Buildings
Office/Warehouse Properties
Manufacturing Facilities
Hotels - Limited Service, Full Service
Tax Income Credit Properties
Residential Subdivisions
Non-Profit Medical Treatment Facilities
Farm/Ranch Properties
Restaurants - Full Service, Quick Service
Gasoline Stations/Convenience Stores
Bed & Breakfast Properties
Vacant Land - Commercial, Residential, Agricultural, Leased
Car Washes - Self Service/Full Service
RV Campground Facilities

AFFILIATIONS

New Mexico General Certified Appraiser License #03041-G

Prior Professional Experience

Facilities Coordinator Ericsson Wireless Communications, San Diego, California

2000-2003

Responsibilities:

Managed corporate travel program for the business unit. Assisted nine departments with various facilities-related services including short and long-term space planning activities, administrative support services, workers compensation claims and ergonomic requirements.



CONNER R. MARSHALL BACKGROUND AND EXPERIENCE

PRESENT POSITION

Apprentice Appraiser, Dominion Property Advisors, Albuquerque, New Mexico

CONTACT INFORMATION

505.962.2570 – Direct 505.980-9454 – Cell 505.878.9700 – Fax cmarshall@dominionproperty.com

EDUCATION

Bachelors of Business Administration Anderson School of Management University of New Mexico, Albuquerque, New Mexico Major: Accounting

REAL ESTATE COURSE WORK

Uniform Standards of Professional Appraisal Practice Basic Appraisal Principles Basic Appraisal Procedures General Appraiser Sales Comparison Approach

EXPERIENCE

Conner has completed the aforementioned courses to become a certified apprentice appraiser in the State of New Mexico. In addition, through his role as market research analyst at Dominion Property Advisors, Conner has been exposed to numerous appraisal techniques for a wide variety of property types where he has observed what he learned in the classroom applied. Conner has also attained the designation of LEED Green Associate by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the leadership in energy and environmental design (LEED) green building rating system. Furthermore, Conner has been trained and mentored by Brian D. White, MAI, CCIM and Anthony Kuna as well as other appraisers at Dominion Property Advisors. Finally, Conner's degree in accounting has proved to be a valuable asset for being an apprentice appraiser, and it has greatly benefited Conner to exhibit a superior aptitude for commercial appraisal.

AFFILIATIONS

New Mexico Registered Apprentice Appraiser (License #03062-A) Member of the United States Green Building Council (USGBC) New Mexico Chapter LEED Green Associate

Prior Professional Experience

Apprentice Appraiser

Dominion Property Advisors, Albuquerque, NM

January 2011 - Current

Responsibilities:

Report preparation, market, sale, lease, vacancy, absorption, expense and other forms of data collection and analysis in Albuquerque and throughout New Mexico. Assisted Brian D. White, MAI, CCIM and Anthony M. Kuna on site and building inspections and prepared and cosigned appraisal reports.

Market Research Analyst

Dominion Property Advisors, Albuquerque, NM

May 2008 – December 2010

Responsibilities:

Market, sale, lease, vacancy, absorption, expense and other forms of data collection and analysis in Albuquerque and throughout New Mexico. Assisted Brian D. White, MAI, CCIM and Anthony M. Kuna on site and building inspections and aided in the preparation of appraisal reports.

Debt Consultant

Financial Resolutions, Albuquerque, NM

January 2008 - May 2008

Responsibilities:

Assessed the financial well-being of clients from all walks of life to develop client-specific debt relief programs. Analyzed income and expense statements in order to create a working budget for clients seeking debt relief.



SANDOVAL COUNTY ADMINISTRATIVE OFFICES



BOARD OF COUNTY COMMISSIONERS

DARRYL F. MADALENA District 5, Chairman ORLANDO J. LUCERO District 1, Vice Chairman

> DON E. LEONARD District 2

DON G. CHAPMAN District 3

GLENN WALTERS District 4

February 23, 2011 **Dominion Property Advisors** Mr. Brian D. White, MAI, CCIM 1429 Central Ave. NW, Suite #1 Albuquerque, NM 87104

JUAN R. VIGIL County Manager

Appraisal Services: Summary Appraisal Report

Project: West of the Northwest Loop (NWL) and 1/2 mile south of Alice King Way in the western portion of Rio

Rancho/Sandoval County (Rio Puerco)

Dear Mr. White:

By virtue of your formal acceptance of the referenced assignment, we have agreed on the specifications for this assignment and you are hereby authorized to perform the requested appraisal services. General conditions of the assignment are as follows: Entire Agreement: This award is subject to contract terms and conditions as specified by this confirmation letter including Specific Requirements. This constitutes the entire understanding between the Client and Dominion Property Advisors. This award confirmation letter (including Specific Requirements) must be included in the addenda of each report in its entirety. Appraisal Standards: This assignment must be completed in accordance with all applicable appraisal standards. Referenced standards include the Uniform Standards of Professional Appraisal Practice (USPAP), Appraisal requirements of Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and any specific requirements noted in this confirmation letter. By accepting this ossignment you acknowledge that you understand and agree to abide by all current provisions contained therein. Modifications: Should you determine that the scope of work requested is inappropriate, you must contact the undersigned before proceeding with the assignment. Any changes by you to this agreement must be authorized by the Client in writing.

Sincerely,

Mr. Juan Vigil, County Manager

Sandoval County

Acceptance

Brian D. White, MAI, CCIM

Dominion Property Advisors

Page 1 of 2 Dominion Property Advisors Mr. Brian D. White, MAI, CCIM February 23, 2011 Page 2

Specific Requirements - Assignment Scope of Work

Project: West of the Northwest Loop (NWL) and ½ mile south of Alice King Way in the western portion of Rio Rancho/Sandoval County (Rio Puerco)

Certification: Mr. Brian White must include a signed certification in the report

Service: Appraisal Services

Interest Appraised: Fee Simple

Value Premise: As Is

Scope of Work: Summary Appraisal Report

Scope of Work Comments: Most Applicable Approach(es) to Value

Intended Use / Intended Users: The report is intended for use by Sandoval County as part of a court appointed settlement agreement.

Client: County Manager Juan Vigil, Sandoval County

Property Address/Legal Desc.: West of the Northwest Loop (NWL) and ½ mile south of Alice King Way in the western portion of Rio Rancho/Sandoval County (Rio Puerco)

Property Type: Vacant Land

Property Comments: Property is owned by David Maniatis of Recorp/Aperion Corporation.

Property Contact(s): County Manager Juan Vigil - 505.867.7538

Date: February 23, 2011

Delivery Date: March 30, 2011

Assignment Fee: \$3,900 (inclusive of NMGRT @ 7%)

Report Copies: 1 digital (PDF) copy, plus bound reports as requested including original exhibits and original

signatures.

Comments: Fee will be collected on or before delivery of the appraisal for all new clients.

Report Addressee(s):

County Manager Juan Vigil

Sandoval County

1500 Idalia Rd., Building D

Bernalillo, NM 87004

O: 505.867.7538 F: 505.867.7600

jvlgil@sandovalcountynm.gov

Reviewed & Recommend appeared

Shell 3/1/11

Sephenio Y. Lopez, Interim Country Attn

Approved as to form 3/1/11

Page 2 of 2