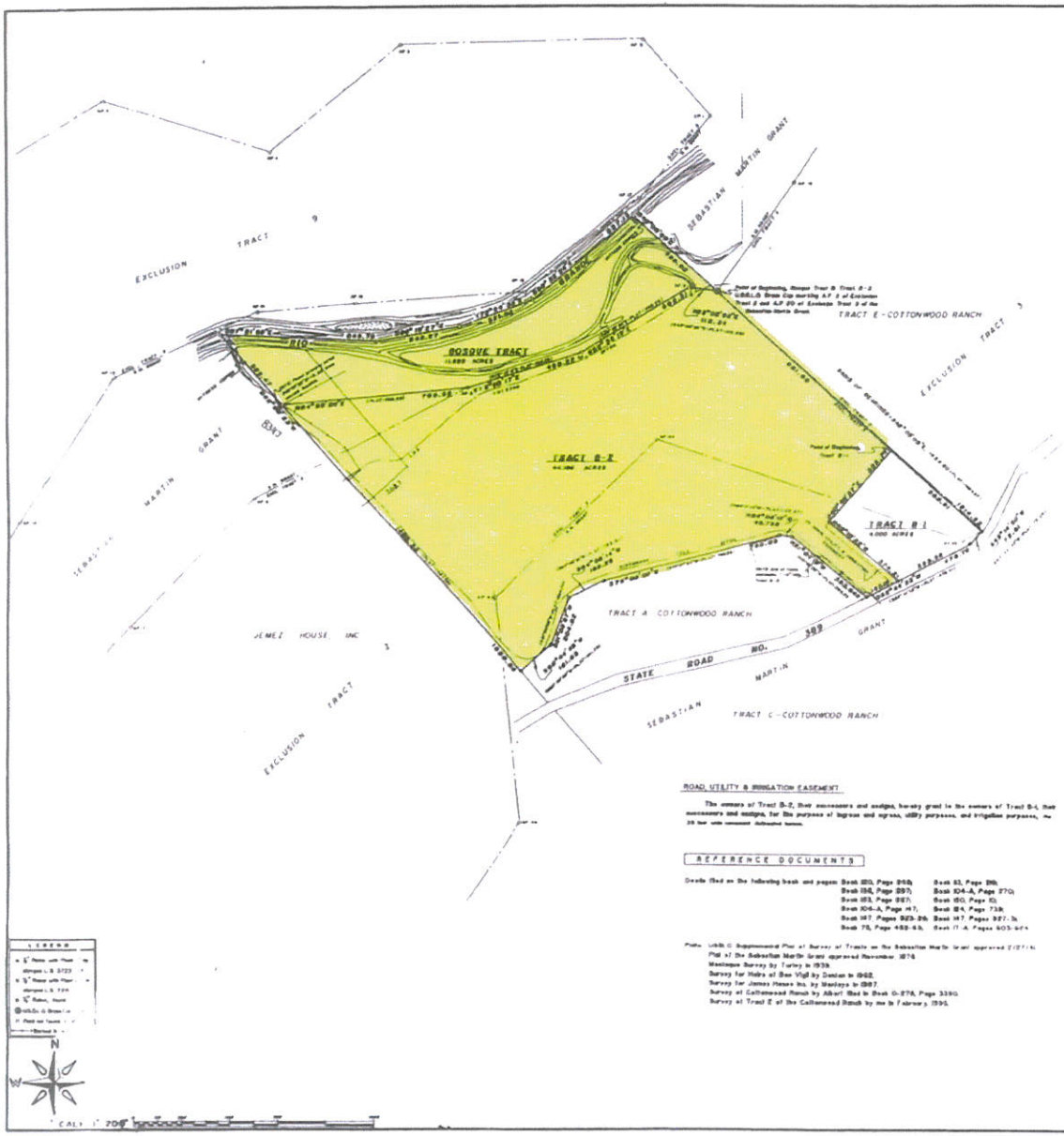
Survey Plat of Appraised Property March 1995
El Llano Company, Inc. Tract B-2 and Bosque Tract West



A SURVEY OF TRACT B OF THE
COTTONWOOD RANCH
RIO ARRIBA COUNTY, NEW MEXICO
MARCH, 1995

DESCRIPTION - TRACT B-1

A certain tract or parcel of land lying within and being a portion of the Sebastian Martin Grant and Exclusion Tract 9 of the Sebastian Martin Grant in Township 22 North, Range 9 East, N.M.P.M., Village of Los Ranchos, Rio Arriba County, New Mexico and being more particularly described as follows:

Beginning at the North Northeast corner of the tract herein described, from whence the U.S.G.L.O. Brass Cap marking Angle Point No. 2 of Exclusion Tract 9 and Angle Point No. 20 of Exclusion Tract 3 of the Sebastian Martin Grant bears N48-05-09W a distance of 88.69 feet; thence from said point of beginning bearing S48-05-09E a distance of 502.81 feet to a point; thence bearing S43-16-50W a distance of 72.81 feet to a point; thence bearing S62-44-33W a distance of 133.58 feet to a point; thence bearing N49-19-09W a distance of 374.21 feet to a point; thence bearing N40-40-37E a distance of 332.74 feet to the point of beginning and containing 4.000 acres more or less. Subject to all easements and rights of record.

DESCRIPTION - TRACT B-2

A certain tract or parcel of land lying within and being a portion of the Sebastian Martin Grant and Exclusion Tract 3 of the Sebastian Martin Grant in Township 22 North, Range 9 East, N.M.P.M., Village of Los Ranchos, Rio Arriba County, New Mexico and being more particularly described as follows:

Beginning at the North Northeast corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 2 of Exclusion Tract 9 and Angle Point No. 20 of Exclusion Tract 3 of the Sebastian Martin Grant; thence from said point of beginning bearing S48-05-09E a distance of 88.69 feet to a point, thence bearing S40-40-37W a distance of 332.74 feet to a point, thence bearing S49-19-09E a distance of 374.21 feet to a point, thence bearing S62-44-33W a distance of 143.08 feet to a point, thence bearing N56-04-19W a distance of 382.648 feet to a point, thence bearing N84-08-09W a distance of 48.758 feet to a point, thence bearing S75-00-00W a distance of 740.89 feet to a point, thence bearing S64-08-49W a distance of 162.20 feet to a point, thence bearing S28-03-57W a distance of 804.82 feet to a point, thence bearing S50-44-46W a distance of 160.63 feet to a point, thence bearing N42-00-23W a distance of 1468.83 feet to a point, thence bearing N84-59-20E a distance of 769.50 feet to a point, thence bearing N73-08-17E a distance of 495.22 feet to a point, thence bearing N58-35-08E a distance of 508.31 feet to a point, thence bearing S83-09-08E a distance of 82.34 feet to the point of beginning and containing 44.086 acres more or less. Subject to all easements and rights of record.

DESCRIPTION BOSQUE TRACT

A certain tract or parcel of land lying within and being a portion of the Sebastian Martin Grant in township 22 North, Range 9 East N.M.P.M. Village of Los Ranchos Rio Arriba County, New Mexico, and being more particularly described as follows:

Beginning at the East Southeast corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 2 of Exclusion Tract and Angle Point No. 20 of Exclusion Tract 3 of the Sebastian Martin Grant; thence from said point of beginning bearing N83-09-09W a distance of 82.34 feet to a point, thence bearing S58-35-08W a distance of 508.31 feet to a point, thence bearing S73-08-17W a distance of 495.22 feet to a point, thence bearing S84-59-20W a distance of 769.50 feet to a point, thence bearing N42-00-23W a distance of 382.47 feet to a point, thence bearing S87-34-50E a distance of 648.13 feet to a point, thence bearing N60-09-27E a distance of 342.27 feet to a point thence bearing N70-24-33E a distance of 385.08 feet to a point, thence bearing N50-32-26E a distance of 537.20 feet to a point, thence bearing S48-05-09E a distance of 456.82 feet to the point of beginning and containing 8.659 acres more or less. Subject to all easements and rights of record.

NOTE: The purpose of this tract is to extend Tract B-2 to the centerline of the Rio Grande River, but because ownership is uncertain outside of the Exclusion Tracts, a quiet title suit will be required to obtain clear title for this tract. If this tract is ever sold separately from Tract B-2, then said Tract B-2 will be required to provide an access easement for the use of this tract.

ROAD, UTILITY & IRRIGATION EASEMENT

The owners of Tract B-2, their successors and assigns, hereby grant to the owners of Tract B-1, their successors and assigns, for the purpose of ingress and egress, utility purposes, and irrigation purposes, the 30 foot wide easement delineated hereon.

REFERENCE DOCUMENTS

Deeds filed on the following book and pages: Book 220, Page 248; Book 53, Page 198; Book 156, Page 297; Book 104-A, Page 270; Book 183, Page 287; Book 150, Page 10; Book 104-A, Page 167; Book 134, Page 738; Book 167, Pages 823-26; Book 167, Page 827; Book 76, Page 488-89; Book 17-A, Pages 603-604

Plats: Lot B-1 Supplemental Plat of Survey of Tracts on the Sebastian Martin Grant approved 7/27/76; Plat of the Sebastian Martin Grant approved November 1876; Mestenaer Survey by Turley in 1939; Survey for Heirs of Bee Vigil by Donlon in 1962; Survey for James Hanes Inc. by Mestaya in 1967; Survey of Cottonwood Ranch by Albert Abel in Book D-276, Page 339G; Survey of Tract E of the Cottonwood Ranch by me in February 1995.

COUNTY OF RIO ARRIBA } ss
STATE OF NEW MEXICO }

This plat is hereby approved this 17TH day of APRIL, 1995 by the Rio Arriba County Planning and Zoning Department.

APPROVED Ralph Gomez
RIO ARRIBA COUNTY Surveyor
APR 17 1995
PLANNING & ZONING DEPT.

CERTIFICATION

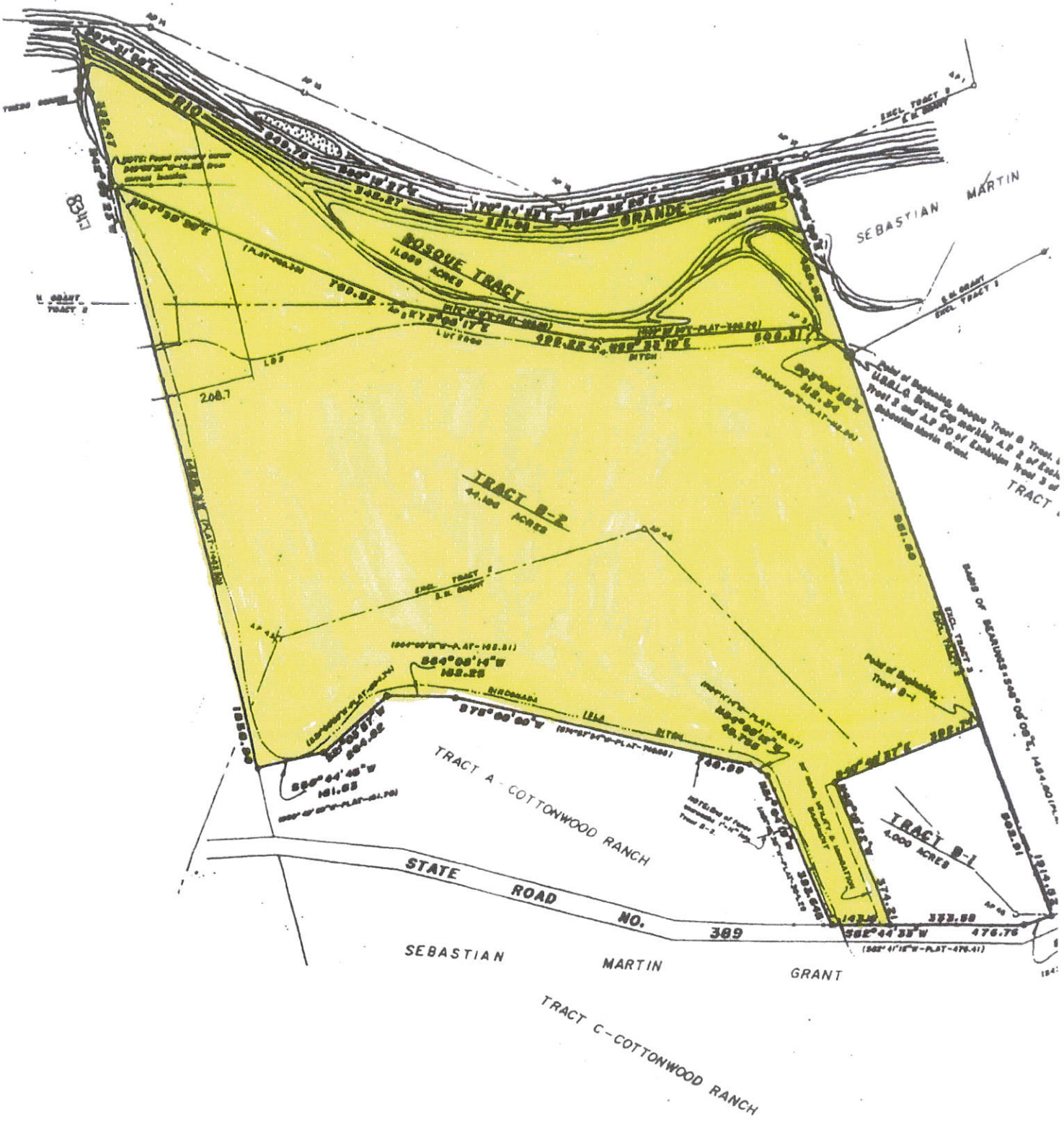
I, John R. Maddox, hereby certify that I am a registered Professional Surveyor under the laws of the State of New Mexico and that this plat and the notes hereon were prepared from documents listed under the heading Reference Documents and from field notes of an actual survey made under my supervision on the 28th day of March, 1995 and meets the minimum requirements of the Standards of Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors and is true and correct to the best of my knowledge and belief.

116967
FILED IN THE COUNTY CLERK'S OFFICE
at 9:50 O'CLOCK A. M.
Book A-380 Page 3997
APR 20 1995
DAVID S. GHAVEZ
County Clerk, Rio Arriba County, New Mexico
By _____ Deputy

John R. Maddox, N.M.P.L.S. Reg. No. 3721
124 Rover Blvd.
Los Alamos, N.M. 87544

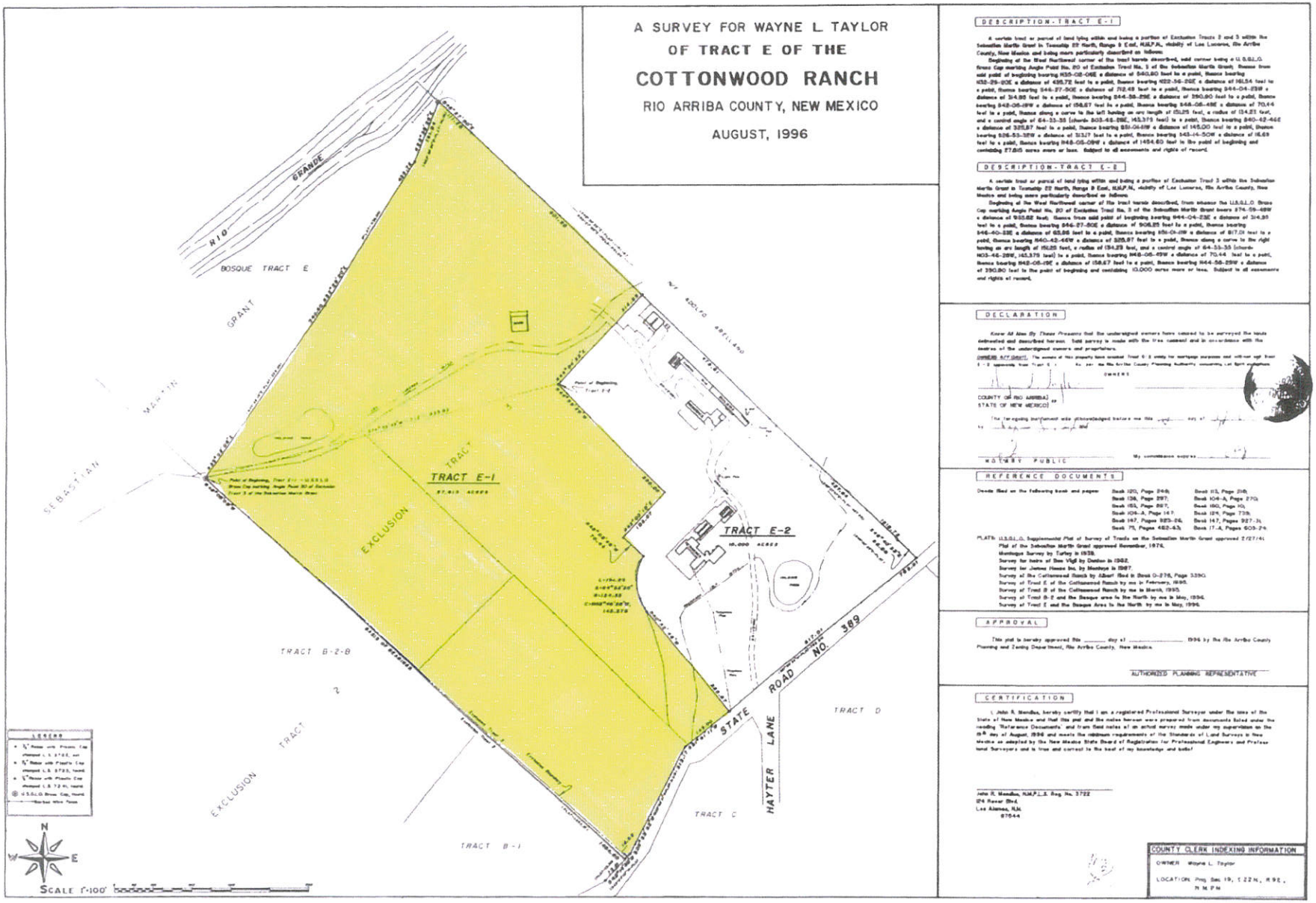
Pendleton Appraisal, Ltd.

Survey Plat of Appraised Property March 1995
El Llano Company, Inc. Tract B-2 and Bosque Tract West

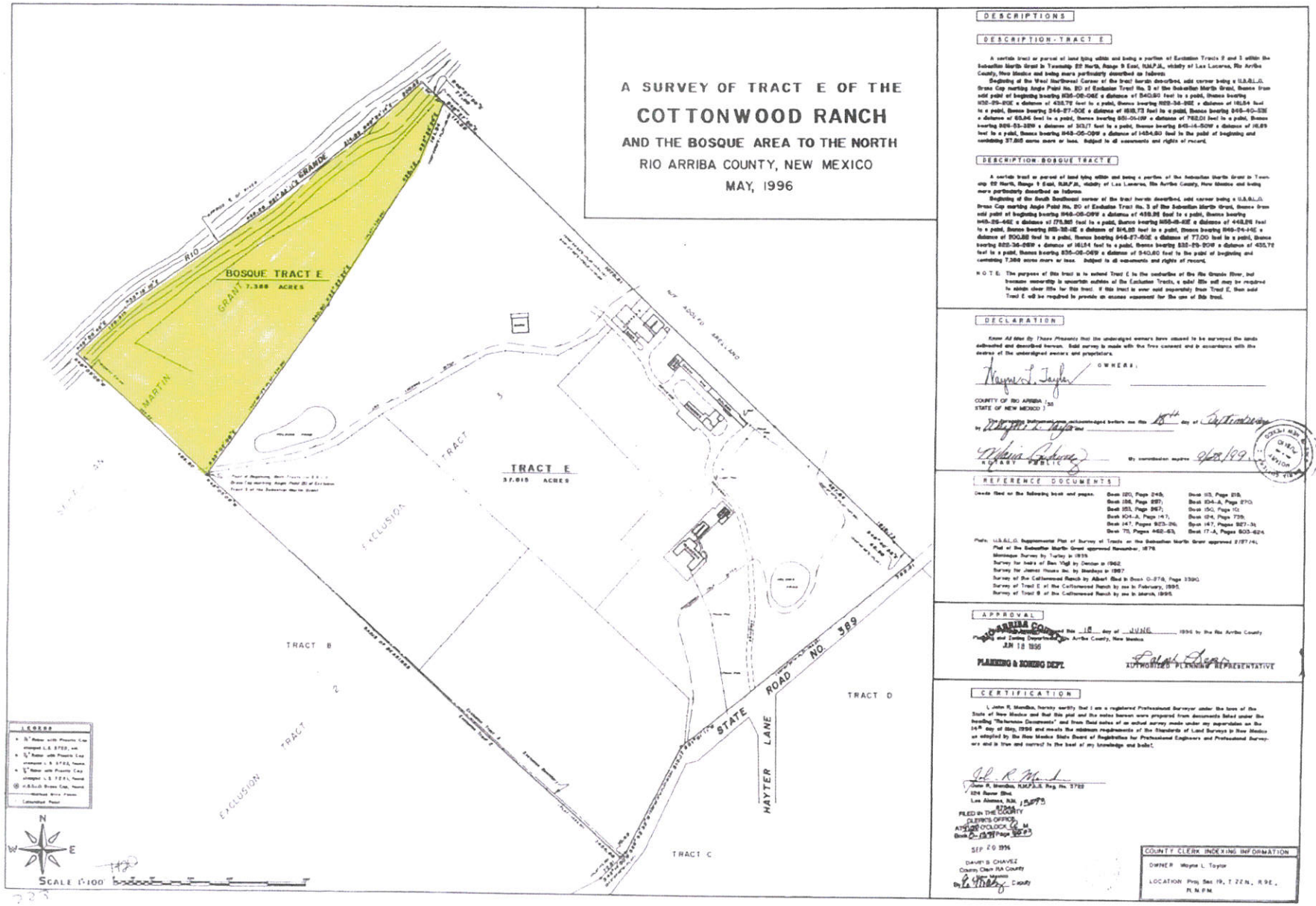


Pendleton Appraisal, Ltd.

Survey Plat of Appraised Property August 1996
El Llano Company, Inc. Tract E-1



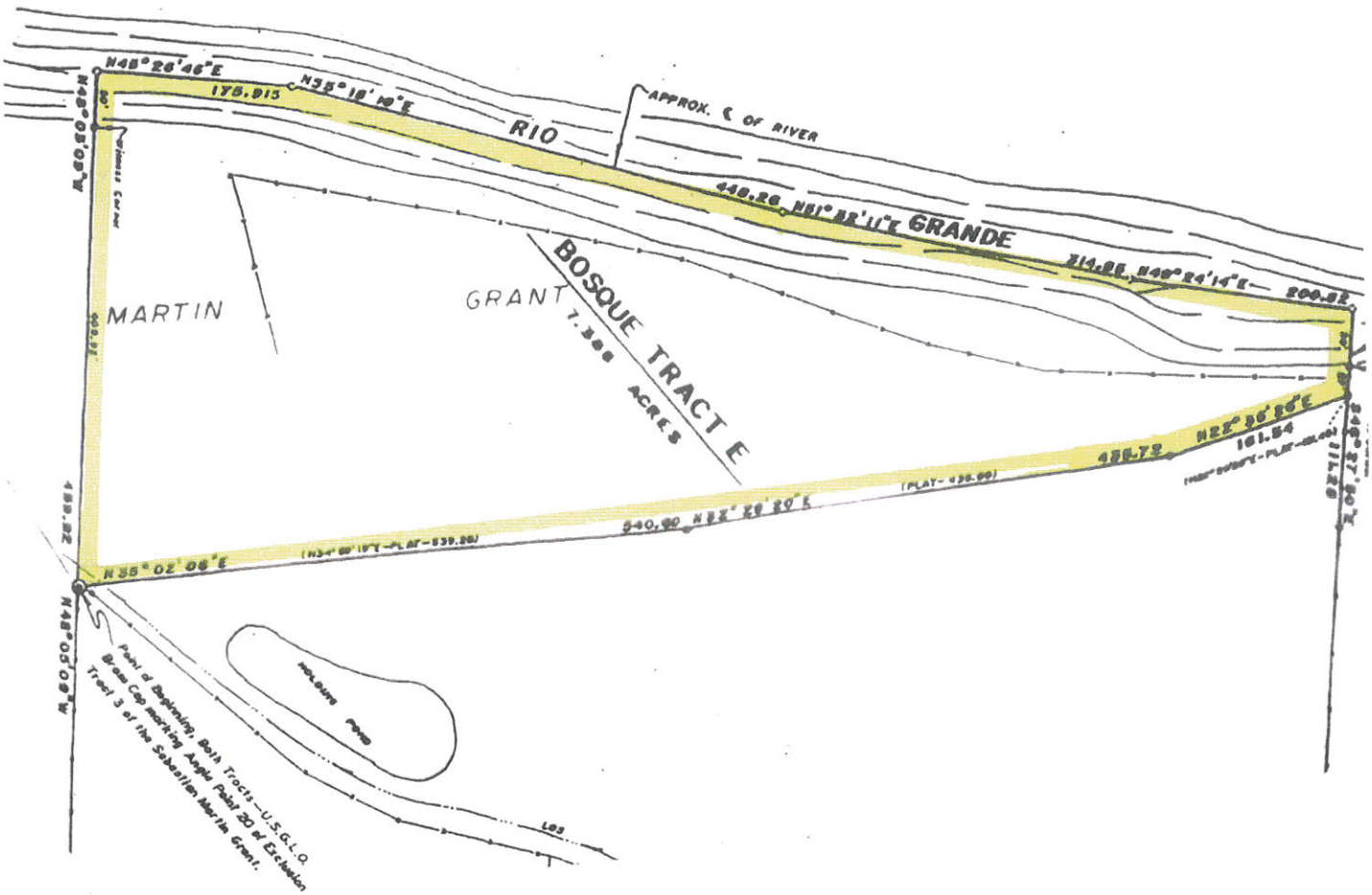
Pendleton Appraisal, Ltd.


A SURVEY OF TRACT E OF THE
COTTONWOOD RANCH
AND THE BOSQUE AREA TO THE NORTH
RIO ARRIBA COUNTY, NEW MEXICO
MAY, 1996
BOSQUE TRACT E
GRANT 7.388 ACRES
TRACT E
37.615 ACRES
TRACT B
TRACT C
TRACT D
EXCLUSION TRACT
EXCLUSION TRACT
HAYTER LANE
STATE ROAD NO. 389
MARTIN
RIO GRANDE
SCALE 1"=100'
DESCRIPTIONS
DESCRIPTION - TRACT E
DESCRIPTION - BOSQUE TRACT E
NOTE: The purpose of this tract is to extend Tract E to the centerline of the Rio Grande River, but because ownership is uncertain outside of the Exclusion Tracts, a quiet title suit may be required to obtain clear title for this tract. If this tract is ever sold separately from Tract E, then said Tract E will be required to provide an access easement for the use of this tract.
DECLARATION
OWNERS:
NOTARY PUBLIC
REFERENCE DOCUMENTS
APPROVAL
JUN 18 1996
PLANNING & ZONING DEPT.
AUTHORIZED PLANNING REPRESENTATIVE
CERTIFICATION
SEP 20 1996
COUNTY CLERK INDEXING INFORMATION
OWNER Wayne L. Taylor
LOCATION Proj. Sec. 19, T. 22 N., R. 9 E., N.M.P.M.

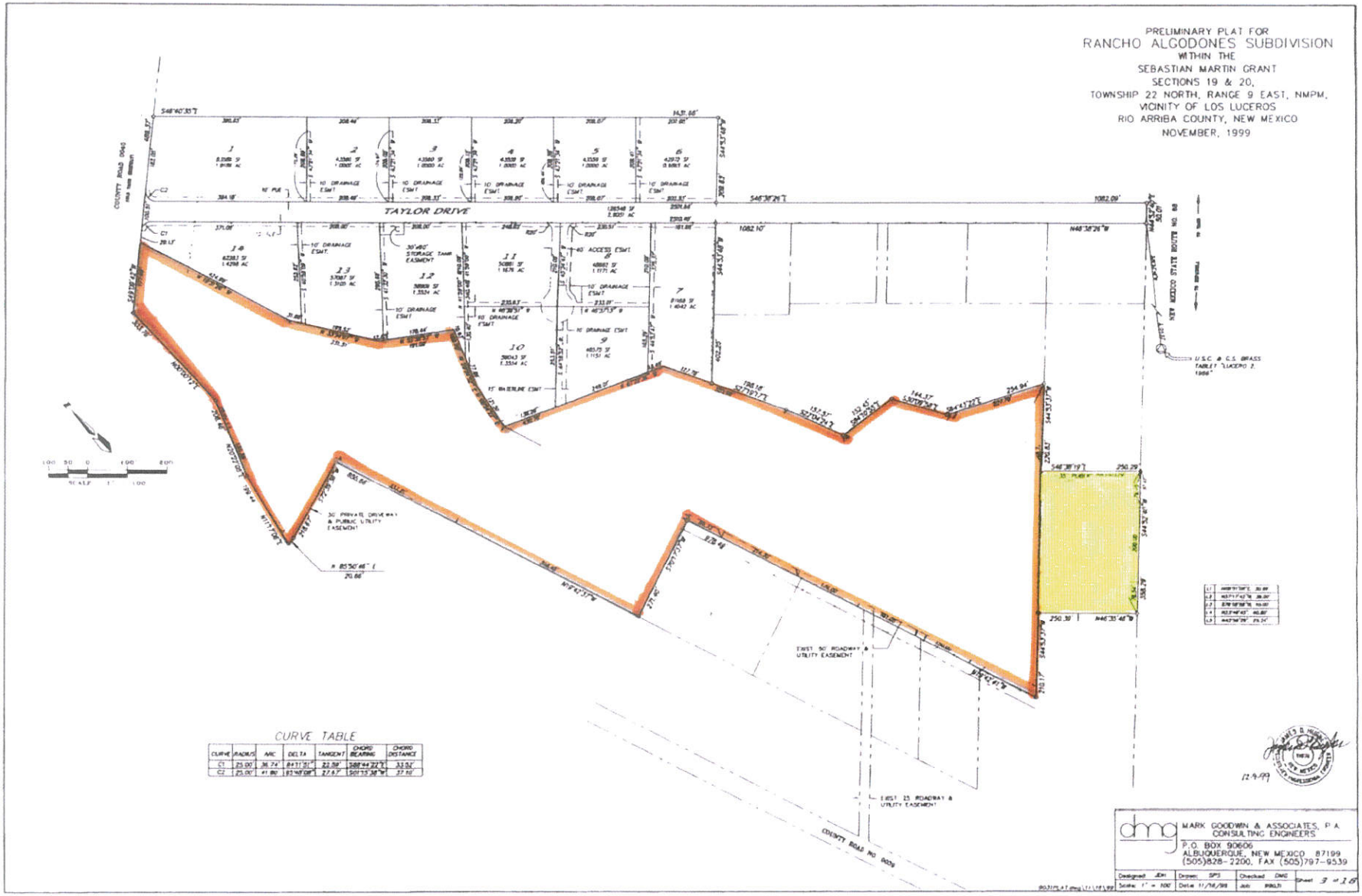
Survey Plat of Appraised Property August 1996
El Llano Company, Inc. Tract E-1

Pendleton Appraisal, Ltd.

Survey Plat of Appraised Property May 1996
El Llano Company, Inc. Bosque Tract East



Subdivision Survey Plat Showing Appraised Property November 1999
El Llano Company, Inc. Portion Tract D (highlighted in orange) and Tract D-7 (highlighted in yellow)



Pendleton Appraisal, Ltd.

WARRANTY DEED

VALLEY NATIONAL BANK, for consideration paid, grant(s) to **EL LLANO CO., INC.**, whose address is PO BOX 38, ESPANOLA NM 87532, the following described real estate in Rio Arriba County, New Mexico

SEE EXHIBITS ATTACHED

SUBJECT TO PATENT RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF RECORD, IF ANY; EASEMENTS VISIBLE ON THE GROUND AND IN THE AIR, AND AD VALOREM PROPERTY TAXES FOR 2000 AND SUBSEQUENT YEARS.

with warranty covenants.

Witness my hand and seal this **6th** day of **July, 2000.**

VALLEY NATIONAL BANK by
MICHAEL A. WARREN, President

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF RIO ARRIBA

The foregoing instrument was acknowledged before me this **18th** day of **July, 2000** by **VALLEY NATIONAL BANK**, by **MICHAEL A. WARREN, President.**

Notary Public

My commission expires: 6-13-04

(Seal) JEAN L. TRUJILLO NOTARY PUBLIC STATE OF NEW MEXICO

367

PORTION OF TRACT D:

A certain parcel of land, lying and being situate within the Sebastian Martin Grant, in projected Section Twenty (20) in Township Twenty-two (22) North of Range Nine (9) East of the New Mexico Principal Meridian, within "Tract D of the Cottonwood Ranch", as shown on a survey entitled "Survey of the Cottonwood Ranch for Edward D. Gladden. . ." performed by William H. Albert NMRLS No. 7241, filed in the office of the County Clerk of Rio Arriba on August 14, 1992, as the same appears of record in Book of Plats at page 2613, Cabinet L-89, being more particularly described as follows:

Beginning at the Southern-most corner of the parcel herein described, whence a U.S.G. & C.S. Brass Tablet "Lucero 2, 1966" bears S. 25° 09' 00" W., a distance of 2046.20 feet (bearings based upon the bearing of N. 37° 57' 00" E., between "Lucero 2, 1966" and the Azimuth Mark "Lucero, 1954"); thence N. 19° 33' 29" W., a distance of 978.12 feet to a point; thence S. 70° 26' 31" W., a distance of 271.55 feet to a point; thence N. 19° 33' 29" W., a distance of 856.23 feet to a point, thence S. 72° 47' 31" W., a distance of 218.69 feet to a point; thence S. 85° 56' 02" W., a distance of 20.75 feet to a point on the Easterly side of County Road No. 39; thence running along said county road, N. 11° 25' 47" E., a distance of 199.46 feet to a point, thence N. 20° 29' 59" E., a distance of 206.45 feet to a point; thence N. 00° 08' 15" E., a distance of 303.73 feet to a point; thence running along the Southerly side of the Old Taos Highway, N. 49° 17' 55" E., a distance of 229.29 feet to a point; thence leaving said roadway S. 46° 30' 13" E., a distance of 17.31 feet to a point; thence S. 01° 36' 00" W., a distance of 145.80 feet to a point; thence S. 55° 31' 41" E., a distance of 151.18 feet to a point; thence S. 09° 18' 25" W., a distance of 194.16 feet to a point; thence S. 33° 25' 54" E., a distance of 231.51 feet to a point; thence S. 55° 30' 40" E., a distance of 191.09 feet to a point; thence S. 20° 43' 05" W., distance of 156.79 feet to a point; thence S. 09° 02' 35" W., a distance of 121.50 feet to a point; thence S. 67° 14' 23" E., a distance of 430.78 feet to a point; thence S. 27° 11' 04" E., a distance of 325.96 feet to a point; thence S. 21° 56' 11" E., a distance of 157.57 feet to a point; thence S. 84° 02' 42" E., a distance of 152.45 feet to a point; thence S. 30° 01' 45" E., a distance of 144.37 feet to a point; thence S. 64° 35' 09" E., a distance of 254.84 feet to a point; thence S. 45° 00' 55" W., a distance of 789.27 feet to the point of beginning.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

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RANCHO ALGODONES:

A certain tract or parcel of land, lying and being situate within the Sebastian Martin Grant and within Tract D of the Cottonwood Ranch Survey, in projected Sections Nineteen (19) and Twenty (20) in Township Twenty-two (22) North of Range Nine (9) East of the New Mexico Principal Meridian, in the vicinity of Los Luceros, County of Rio Arriba State of New Mexico, being more particularly described as follows:

Beginning at a point for the most Sourtherly corner of the tract or parcel herein described, point on the Westerly R/W line of State Road 68, from which point a U.S.C. & G.S. Government Brass Cap, Stamped "Lucero, 1966", bears S. 36° 53' 49" W., a distance of 3154.44 feet; thence N. 46° 30' 13" W., a distance of 1081.60 feet to a point; thence S. 45° 02' 01" W., a distance of 402.06 feet to a point; thence N. 27° 09' 28" W., a distance of 128.33 feet to a point; thence N. 67° 13' 31" W., a distance of 430.93 feet to a point; thence N. 09° 04' 59" E., a distance of 121.53 feet to a point; thence N. 20° 44' 26" E., a distance of 156.81 feet to a point; thence N. 55° 29' 38" W., a distance of 191.12 feet to a point; thence N. 33° 23' 20" W., a distance of 231.51 feet to a point; thence N. 09° 19' 56" E., a distance of 194.15 feet to a point; thence N. 55° 35' 43" W., a distance of 151.24 feet to a point; thence N. 01° 20' 21" E., a distance of 145.15 feet to a point; thence N. 46° 30' 13" W., a distance of 17.31 feet to the most Westerly corner point on the Southeasterly line of County Road No. 0040; thence N. 49° 20' 03" E., along the Southeasterly line of County Road No. 0040, a distance of 261.26 feet to the most Northerly corner; thence S. 46° 30' 13" E., a distance of 1432.00 feet to a point; thence S. 45° 02' 01" W., a distance of 210.00 feet to a point; thence S. 46° 30' 13" E., a distance of 1081.60 feet to the most Easterly corner, point on the Westerly R/W line of State Road 68; thence S. 45° 02' 01" W., a distance of 50.00 feet to the most Southerly corner, the point and place of beginning. Containing 19.66 acres, more or less.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

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TRACT E-1:

A certain tract or parcel of land, lying within and being a portion of Exclusion Tracts 2 and 3 within the Sebastian Martin Grant in Township Twenty-two (22) North of Range Nine (9) East of the New Mexico Principal Meridian, in the vicinity of Los Luceros, County of Rio Arriba, State of New Mexico, being more particularly described as follows:

Beginning at the West Northwest corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 20 of Exclusion tract No. 3 of the Sebastian Martin Grant; thence from said point of beginning bearing N. 35° 02' 06" E., a distance of 540.60 feet to a point; thence bearing N. 32° 29' 20" E., a distance of 435.72 feet to a point; thence bearing N. 22° 36' 26" E., a distance of 161.54 feet to a point; thence bearing S. 46° 27' 50" E., a distance of 712.48 feet to a point; thence bearing S. 44° 04' 23" W., a distance of 314.95 feet to a point; thence bearing S. 44° 58' 29" E., a distance of 390.80 feet to a point; thence S. 42° 05' 19" W., a distance of 158.67 feet to a point; thence bearing S. 48° 08' 49" E., a distance of 70.44 feet to a point; thence along a curve to the left having an arc length of 151.25 feet, a radius of 134.23 feet, and a central angle of 64° 33' 35" (Chord=S. 03° 46' 28" E., 143.375 feet) to a point; thence bearing S. 40° 42' 46" E., a distance of 325.87 feet to a point; thence bearing S. 51° 01' 11" W., a distance of 145.00 feet to a point; thence bearing S. 26° 53' 32" W., a distance of 313.17 feet to a point; thence bearing S. 43° 14' 50" W., a distance of 16.69 feet to a point; thence bearing N. 48° 05' 09" W., a distance of 1454.60 feet to the point of beginning. Containing 27.815 acres, more or less.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

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BOSQUE TRACT:

A certain tract or parcel of land, lying within and being a portion of the Sebastian Martin Grant in Township Twenty-two (22) North of Range Nine (9) East of the New Mexico Principal Meridian, in the vicinity of Los Luceros, County of Rio Arriba, State of New Mexico, being more particularly described as follows:

Beginning at the South Southeast corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 20 of Exclusion Tract No. 20 of Exclusion Tract No. 3 of the Sebastian Martin Grant, thence from said point of beginning bearing N. 48° 05' 09" W., a distance of 459.92 feet to a point; thence bearing N. 45° 26' 46" E., a distance of 175.915 feet to a point; thence bearing N. 55° 18' 10" E., a distance of 448.26 feet to a point; thence bearing N. 51° 32' 11" E., a distance of 314.85 feet to a point; thence bearing N. 49° 24' 14" E., a distance of 200.82 feet to a point; thence bearing S. 46° 27' 50" E., a distance of 77.00 feet to a point; thence bearing S. 22° 36' 26" W., a distance of 161.54 feet to a point; thence bearing S. 32° 29' 20" W., a distance of 435.72 feet to a point; thence bearing S. 35° 02' 06" W., a distance of 540.60 feet to the point of beginning. Containing 7.388 acres, more or less.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

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TRACT D-7:

A certain parcel of land, lying and being situate within the Sebastian Martin Grant, in projected Section Twenty (20) in Township Twenty-two (22) North of Range Nine (9) East of the New Mexico Principal Meridian, within "Tract D" of the Cottonwood Ranch, as shown on a plat of survey entitled "Survey of the Cottonwood Ranch for Edward D. Gladden... ." performed by William H. Albert NMPLS No. 7241, and filed in the office of the County Clerk of Rio Arriba on August 14, 1992, as the same appears of record in Book of Plats at page 2613, Cabinet L-89, being more particularly described as follows:

Beginning at the Southeast corner of the parcel herein described, a point on the Westerly right of way of New Mexico State Route 68, marked by a 1/2" rebar with a surveap inscribed "Stickford, PS 11014", whence a U.S.G. & C.S. Brass Tablet "Lucero 2, 1966" bears S. 33° 15' 08" W., 2187.39 feet distant (Bearings are based upon the bearing of N. 37° 57' 00" E., between "Lucero 2" and the Azimuth Mark "Lucero, 1954"), thence from said point of beginning, N. 46° 30' 13" W., a distance of 249.47 feet to the Southwest corner; thence N. 45° 01' 43" E., a distance of 358.06 feet to the Northwest corner, thence S. 46° 30' 13" E., a distance of 249.50 feet to the Northeast corner, a point on the Westerly right of way of New Mexico State Route No. 68; thence running along said right of way S. 45° 02' 01" W, a distance of 348.06 feet to the point of beginning.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

That certain tract or parcel of land lying within and being a portion of the Sebastian Martin Grant and Exclusion Tract 2 of the Sebastian Martin Grant in Township 22 North, Range 9 East, N.M.P.M., Vicinity of Los Luceros, Rio Arriba County, New Mexico and being more particularly described by metes and bounds as follows:

Tract B-2:

Beginning at the North Northeast corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 2 of Exclusion Tract 2 and Angle Point No. 20 of Exclusion Tract 3 of the Sebastian Martin Grant; thence from said point of beginning bearing S. 48° 05' 09" E., a distance of 951.69 feet to a point, thence bearing S. 40° 40' 37" W., a distance of 392.74 feet to a point, thence bearing S. 49° 19' 22" E., a distance of 374.21 feet to a point, thence bearing S. 62° 44' 33" W., a distance of 143.18 feet to a point, thence bearing N. 51° 04' 19" W., a distance of 393.645 feet to a point, thence bearing N. 84° 08' 12" W., a distance of 749.755 feet to a point, thence bearing S. 75° 00' 00" W., a distance of 740.89 feet to a point, thence bearing S. 64° 08' 14" W., a distance of 162.25 feet to a point, thence bearing S. 21° 03' 57" W., a distance of 204.82 feet to a point, thence bearing S. 50° 44' 45" W., a distance of 161.63 feet to a point, thence bearing N. 42° 00' 23" W., a distance of 1468.33 feet to a point, thence bearing N. 84° 59' 20" E., a distance of 769.52 feet to a point, thence bearing N. 73° 03' 17" E., a distance of 495.22 feet to a point, thence bearing N. 59° 33' 19" E., a distance of 508.31 feet to a point, thence bearing S. 83° 02' 55" E., a distance of 112.34 feet to the point of beginning and containing 44.186 acres, more or less.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

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that certain tract or parcel of land lying within and being a portion of the Sebastian Martin Grant in Township 22 North, Range 9 East N.M.P.M., Vicinity of Los Luceros, Rio Arriba County, New Mexico, and being more particularly described by metes and bounds as follows:

Bosque Tract:

Beginning at the East Southeast corner of the tract herein described, said corner being a U.S.G.L.O. Brass Cap marking Angle Point No. 2 of Exclusion Tract 2 and Angle Point No. 20 of Exclusion Tract 3 of the Sebastian Martin Grant; thence from said point of beginning bearing N. 83° 02' 55" W., a distance of 112.34 feet to a point, thence bearing S. 59° 33' 19" W., a distance of 508.31 feet to a point, thence bearing S. 73° 03' 17" W., a distance of 495.22 feet to a point, thence bearing S. 84° 59' 20" W., a distance of 769.52 feet to a point, thence bearing N. 42° 00' 23" W., a distance of 382.47 feet to a point, thence bearing S. 87° 31' 50" E., a distance of 649.75 feet to a point, thence bearing N. 80° 19' 27" E., a distance of 342.27 feet to a point, thence bearing N. 74° 24' 33" E., a distance of 321.08 feet to a point, thence bearing N. 50° 32' 26" E., a distance of 537.13 feet to a point, thence bearing S. 48° 05' 09" E., a distance of 459.92 feet to the point of beginning and containing 11.659 acres, more or less.

NOTE: Any reference to acreage is for Tract identification purposes only and is not to be construed as any coverage afforded by the policy.

206052

FILED IN THE COUNTY CLERK'S OFFICE
AT 1:57 O'CLOCK P M
Book 318 Page 367-374

AUG 23 2000

County Clerk, Rio Arriba County
New Mexico

374