# GEO SOUTHWEST, LTD dba GEO SOUTHWEST, LP

RECEIVED

SEP 18 2014

MINING & MINERALS DIVISION

PO Box 353 9751 Hwy 86 Silverton, Texas 79257 Direct: 806-292-0197 Fax: 806-847-2219 gms@midplains.com

September 12, 2014

Mr. James Hollen
Senior Mine Reclamation Specialist/Geologist
Mining Act Reclamation Program, Mining & Minerals Division
New Mexico Energy, Minerals & Natural Resources Dept.
Wendell Chino Building – 3<sup>rd</sup> Floor, Room 360
1220 S St. Francis Drive
Santa Fe, New Mexico 87505

Re: Deming Mill and Mill Tailings Closeout Plan & Financial Assurance Proposal Permit No. LU009RE

Dear Mr. Hollen:

Enclosed for your review and approval is a Closeout Plan for the Deming Mill and Mill Tailings (Permit No. LU009RE) and a Financial Assurance Proposal. Attached to this document is a copy of a survey showing the land that we propose using for a collateral bond and copies of appraisals of this property. You also have digital copies of the survey and appraisals which I previously emailed to you.

We respectively request that the enclosed Closeout Plan and Financial Assurance Proposal be approved. Please contact me if you have any questions or need more information.

Sincerely.

Gerald Smith, President METAL SOUTHWEST, LLC

General Partner of

GEO SOUTHWEST, LTD dba

GEO SOUTHWEST, LP

## DEMING MILL & MILL TAILINGS DEMING, NEW MEXICO

## Mining and Minerals Division Permit No. LU009RE

Deming Mill and Mill Tailings Closeout Plan And Financial Assurance Proposal

### Prepared For:

Mining Act Reclamation Program
Mining and Minerals Division
New Mexico Energy, Minerals and Natural Resources Department
1220 South St. Francis Drive
Santa Fe, New Mexico 87505

Prepared By;

Geo Southwest, LP. PO Box 353 Silverton, TX 79257

**September 12, 2014** 

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#### MILL CLOSEOUT PLAN

#### 1. PROJECT DESCRIPTION

This Closeout/Reclamation Plan for the Deming Mill Site (Site) and Mill Tailings (Tailings), previously owned by ASARCO Incorporated (ASARCO) has been prepared by GEO SOUTHWEST, LP (GEO SW) pursuant to Section (§)69-36-IIB of the New Mexico Mining Act of 1993 (Act) and the New Mexico Mining Act Rules (Rules). This Closeout/Reclamation Plan references and will be part of Permit No. LU009RE (currently in standby status) which was transferred to GEO SW by the Mining and Minerals Division (MMD) of the New Mexico Energy, Minerals and Natural Resources Department on August 5, 2014. On April 9, 2014, GEO SW purchased from the ASARCO Multi-State Custodial Trust (Trust) 1193.84 acres (Property) near Deming, New Mexico (see Figure 1, General Location Map). The Property included the Permit Area which consists of approximately 163 acres including the Site, Tailings and a borrow pit.

GEO SW purchased the Property with the intent of renovating and operating the mill to process ore. The Site is located on County Road 394 in Sections 20 and 21, Township 23 South, Range 9 West, approximately one mile northwest of Deming, New Mexico. The Site is within the Chihuahuan desert scrub habitat on the desert floor of the lower Mimbres Basin. Mesquite (*Prosopis*) and Yucca (*Yucca*) are the dominate vegetation in the immediate vicinity of the Site. A portion of the Mimbres River crosses the Property approximately 0.35 miles north of the Site. This portion of the Mimbres River is ephemeral, flowing only in response to storm events.

The purpose of this Closeout/Reclamation Plan is to establish the amount of financial assurance that will be required from GEO SW for Permit Number LU009RE.

#### 2. SITE HISTORY & CURRENT STATUS

The Site includes an existing mill, ancillary buildings, shipping and utilities infrastructures, and paved roadways. The mill was constructed in 1949, and operated by ASARCO with periodic shutdowns until 1979. It was designed as a custom mill and used primarily for the processing of lead and zinc ores from the ASARCO Groundhog Mine located approximately 50 miles north of the mill. During the early years of operation, the Site accepted and processed ore on a custom basis from non-ASARCO mines. From May, 1989 until August, 1995, Cyprus Pinos Altos Corporation leased the Site to produce copper-zinc concentrate from ore shipped from the Cyprus Pinos Altos mine. At the time of this lease, ASARCO sold a tract of land across the road from the Site to Cyprus for construction of a tailings impoundment.

ASARCO deeded the Property to the Trust on December 9, 2009 and provided funds for remediation of any environmental issues associated with the Site or Tailings. The Trust hired ENVIRON to oversee the Property and to complete of any necessary environmental remediation. ENVIRON removed contaminated driveway material from the Site and added it to the Tailings. Sand and gravel taken from the borrow pit located in the Permit Area was used to replace the removed driveway material and to cover the contaminated material added to the Tailings. This addition to the Tailings was sown to native vegetation which is becoming well established. ENVIRON completed remediation of all known environmental issues and this remediation has been approved by MMD. In addition, a Voluntary Remediation Program (VRP) related to the Deming Mill Windblown Tailings Site (VRP Site No. 53043001) was begun by ASARCO with the Trust completing the documentation with the New Mexico Environment Department (NMED) which issued a Covenant Not to Sue to GEO SW for contamination associated with the wind-blown tailings.

#### 3. SITE CHARACTERISTICS

The Site is completely fenced with a 6' tall chain link fence and includes the following components:

- Rail siding
- Ore receiving (grizzly)
- Conveyor system
- Ore crushing building
- Ore transfer building
- Fine ore storage bins
- Ore sampling building
- Mill building
- Reagent mixing building
- Temporary office building (mobile)
- Machine shop
- Office and laboratory building
- Change house building
- North and south siding buildings
- Two water wells with pumps
- Water tank, tower, and distribution system
- Electrical substation
- Rail and truck scales and scale houses
- Concentrate thickeners
- Concentrate load-out slab
- Lime circulating tank
- Pole barn

These structures are presented in Figure 2, Detailed Site Plan; and Appendix A, Photographs.

#### 4. POST-CLOSEOUT LAND USE

The proposed post-closeout land use for the Site is a non-mining-dependent industrial facility. Even though the Site is not a mine, the term post mining land use (PMLU) is used in this Closeout/Reclamation Plan to be consistent with MMD terminology.

The City of Deming has recently established an industrial park on land that the City owns adjoining the Property; hence, there would likely be good demand for an industrial facility at the Site location. Closeout/reclamation activities necessary to convert the Site to a non-mining-dependent industrial facility include demolition and removal of all mine-specific processing equipment and buildings.

Since all contaminated soil at the Site was removed and replaced by ENVIRON, no financial assurance will be required for correction of soil contamination at this time. However, a plan to evaluate and correct possible future soil contamination along with appropriate financial assurance will be part of the requirements for GEO SW to upgrade Permit Number LU009RE to active status in order to begin operation of the mill.

The purpose of this Closeout/Reclamation Plan is to have the Site become a productive industrial facility and a viable addition to the City of Deming Industrial Park. The potential economic viability of the Site is based on the following: quality of construction and size of the buildings; proximity of the Site to Deming, rail lines, and Interstate 10; and existing on-site infrastructure. Details of Closeout/Reclamation activities are described in Section 5, and cost estimates are provided in Table 1 on page 12 of this document.

#### 5. DESCRIPTION OF CLOSEOUT/RECLAMATION ACTIVITIES

Closeout/Reclamation for the Site would require the removal of the following mining-specific equipment:

- Ore receiving (grizzly)
- Conveyor system
- · Ore crushing building
- Ore transfer building
- Fine ore storage bins
- Ore sampling building
- Processing equipment located within mill building
- Concentrate thickeners
- Lime circulating tank

Specific components to remain at Site for industrial use include the following:

- Mill building
- Reagent mixing building
- Machine shop
- Office and laboratory building
- Temporary office building (mobile)
- Change house building
- North and south siding buildings
- Quonset building
- Two water wells with pumps
- Water tank, tower and distribution system
- Electrical substation
- Truck and rail scales and scale houses
- Pole barn
- Concentrate load-out slab

#### 6. DEMONSTRATION OF PMLU IMPLEMENTATION

The following criteria have been developed to demonstrate that the PMLU has been achieved:

- 1. The activities outlined above (Section 5) have been completed.
- 2. The Site has been inspected by a certified engineer to ensure the integrity of the remaining structures.

Once the MMD has determined that the PMLU has been implemented, the MMD will release GEO SW from the financial assurance obligations in accordance with 19.10.12.1210 NMAC of the Rules.

#### 7. CLOSEOUT/RECLAMATION PLAN COST ESTIMATES

Cost estimates for Closeout/Reclamation tasks are based upon R S Means Heavy Construction Cost Data (24<sup>th</sup> Annual Edition, 2010). The cost of \$7.61 per sq. ft. that was given for demolition of large metal bridges was consider appropriate for the type of demolition required in this plan. This cost was reduced by 50% for the removal of equipment from the mill building since the building is to be left in place. These cost estimates were increased by 39% to provide for a number of indirect cost items including the following:

- Reclamation contract management fee 10%
- Engineering redesign 2%
- Mobilization and demobilization 5%
- Contingencies 7%
- Profit and overhead 15%

Cost estimates are detailed in Table 1 (page 12). No consideration has been given to salvage and scrap values for removed equipment and metal scrap which would likely exceed the projected demolition costs.

#### 8. ENVIRONMENTAL STANDARDS COMPLIANCE

ASARCO ceased operations at the Site in 1979, prior to requirements for permitting under New Mexico environmental protective legislation. Documentation and analysis of Site conditions pursuant to guidelines for Environmental Standards Compliance is beyond the scope of this permitting process. GEO SW will submit an Erosion Control Plan to MMD for approval 90 days prior to implementation of Closeout/Reclamation activities. The Erosion Control Plan will describe the following:

- 1. Containment of sediment and runoff within the disturbed area during closeout/reclamation activities.
- 2. Protection of surface water resources from sedimentation due to ground disturbance and other activities.
- 3. Protection of topsoil and closeout/reclamation materials from erosion.

In addition to upgrading Permit Number LU009RE to active status, GEO SW will need other permits in order to operate the mill including a groundwater discharge permit for a new tailings impoundment and an air quality permit for the crushing unit. Current plans include tailings impoundments below the size requiring a dam site permit.

A Stormwater Pollution Prevention Plan (SWPP) for the Site that outlines stormwater controls will also be required. The SWPP will be modified prior to the implementation of the Closeout/Reclamation Plan and submitted to the MMD for approval. The modifications will reflect the proposed changes to the Site and ensure that surface water will be protected from activities that were or will be conducted at the Site. The SWPP will include procedures to collect samples of stormwater. In addition, the SWPP will outline the actions necessary to prevent stormwater from negatively affecting surface water. Surface water samples will be collected in accordance with 40 CFR Part 136. Surface water sample analytical results will be reported to the Surface Water Quality Board of the NMED.

#### 9. CLOSEOUT/RECLAMATION PLAN SCHEDULE

The Site will be a custom facility, not associated with any particular mine, and therefore could potentially continue to operate indefinitely. However, Closeout/Reclamation activities would require from six to ten months to complete should GEO SW choose to close the mill.

#### 10. CLOSEOUT/RECLAMATION PERMITTING, NOTIFICATION, APPROVALS

The Site has been annexed by the City of Deming which has issued a special use permit for operation of the mill. This area is zoned for commercial use and adjoins an industrial park recently created by the City. Depending upon the type of business that may utilize the Site and its potential impact to the environment, State as well as City permits may be required.

NMED requires notification of demolition activities 10 days prior to initiation of work. The purpose of the notification is to inform NMED of the presence or absence of asbestos. In addition, lead emissions, particulate matter and/or dust emissions, and emissions resulting from remedial activities may be governed by state and federal regulations. If potential emissions exceed the threshold levels as specified in the regulations, GEO SW may have to file a Notice of Intent and/or obtain an air quality permit.

#### **FINANCIAL ASSURANCE (FA)**

#### 1. SITE CLOSEOUT

The estimated direct cost of the Closeout/Reclamation Plan for the Deming Mill Site as detailed in Table 1 (page 11) is \$129,515 plus indirect costs of 39%.

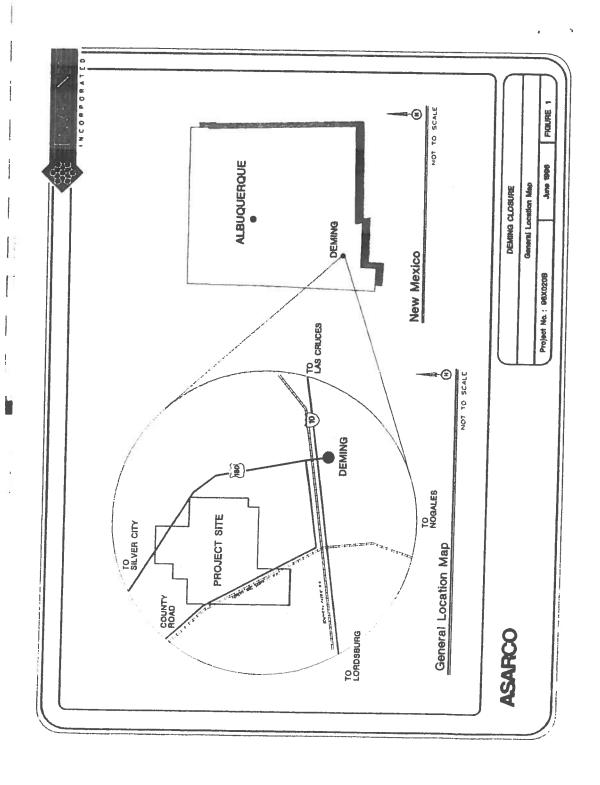
#### 2. TAILINGS IMPOUNDMENT

The FA for the Tailings was previously \$120,493. Approximately \$30,000 of this amount was requested by NMED as a contingency for another monitor well if required. NMED has agreed that there is no need to retain this contingency. The remainder of the FA (approximately \$90,493) was required by MMD to provide for repair of any erosion to the tailings impoundment for 12 years after it was reclaimed. Recent inspection by MMD during the 7<sup>th</sup> year following completion of reclamation found the tailings impoundment to be in excellent condition. For this reason, a reduction is proposed of the FA for the Tailings by approximately 1/2 to \$45,175 which appears in Table 1 as \$32,500 direct cost plus indirect costs of 39%.

#### 3. FINANCIAL ASSURANCE SUBMISSION

In conformance with Subpart 12 of the Rules, GEO SW will submit FA in excess of the \$225,201 required for accomplishing the Closeout Plan for the Site, the completion of the Tailings reclamation and the implementation of the PMLU for the Site. This FA shall consist of a Collateral Bond in the form of a perfected first-lien security interest in real property with a right to sell granted to the State of New Mexico. This real property is a portion of the Property purchased by GEO SW from the Trust but does not include any of the 163-acre Permit Area.

The attached survey identifies a number of tracts, three of which (3, 5 & 6) will be used for the Collateral Bond. These three tracts total 493.422 acres and were appraised for a total of \$267,500 by Ace Appraisal Service, Deming, New Mexico. A copy of the appraisals is attached. The 141.570-acre tract shown as Tract 3 in the survey is called Parcel Two in the appraisal which valued it at \$77,000. Tracts 5 & 6 in the survey total 352.852 acres and are contiguous. These were appraised as Parcel Three for a total value of \$190,500.



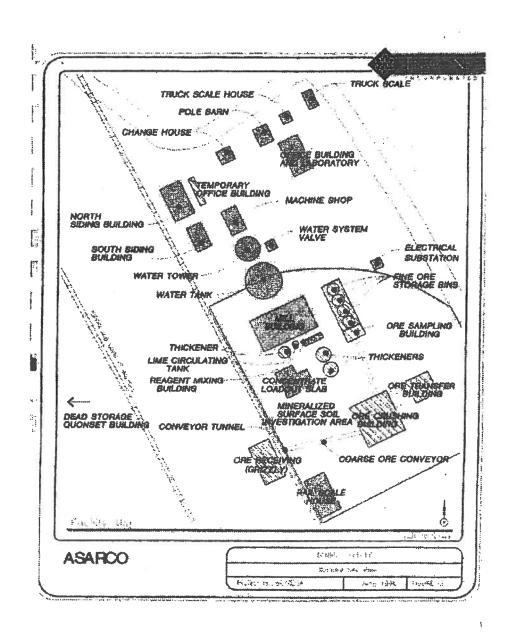
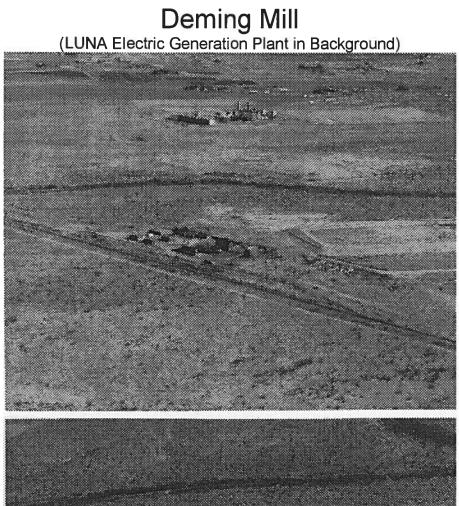


Table 1
Cost Estimates

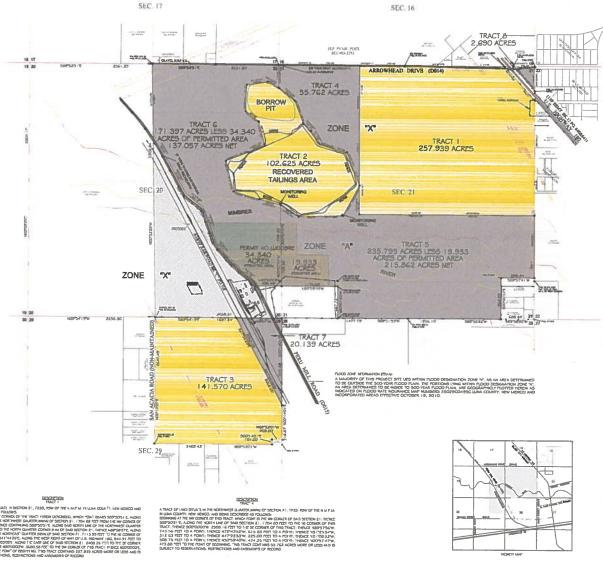
### **Direct Costs**

		Demoliti	on Costs
Mill Site Closeout	Area sq ft	\$/sq ft	Total
Mill building equipment removal	9,000	3.805	\$ 34,245
Thickener, 36 ft diameter	1,017	7.61	7,740
Thickener, 30 ft diameter	707	7.61	5,380
Thickener, 25 ft diameter	490	7.61	3,728
Ore receiving (grizzly)	900	7.61	6,850
Conveyor systems	720	7.61	5,480
Conveyor tunnel	2,250	7.61	17,122
Ore crushing building	2,160	7.61	16,438
Ore transfer building	225	7.61	1,712
Conveyor tower building	650	7.61	4,946
4 fine-ore bins & ore sampling building	3,000	7.61	22,830
Lime circulating tank	400	7.61	3,044
Total			\$129,515
Tailings			Cook
Erosion repair	<del></del>		Cost \$ 32,500
Erodioti Topan			φ 32,300
Total Direct Costs			\$162,015
			<b>4.02,0.0</b>
Indirect Costs			
<u>Item</u>	%		Total
Reclamation contract management fee	10		\$ 16,202
Engineering redesign	2		3,240
Mobilization & demobilization	5		8,101
Contingencies	7		11,341
Profit & overhead	15		24,302
Total Indirect Costs			\$ 63,186
			<b>\$ 55, 156</b>
Total Costs			\$225,201





#### SURVEY PLAT OF CERTAIN TRACTS OF LAND IN SECTIONS 20, 21 AND 29, T23S, R9W OF THE N.M.P.M. IN LUNA COUNTY, NEW MEXICO **FOR** METAL SOUTHWEST LLC.



#### DESCRIPTION OF

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#### CERTIFICATION

#### Summary Appraisal Report

#### **LAND APPRAISAL REPORT**

Su	mmary Appraisal	Report	EMID M	IIIAIOA	L REPURI		File No. 120930-3	
	Borrower N/A		Censu	s Tract 0005.0	00	Map Re	ference N/A	
	Property Address 000 F	Peru Mine Road NW						
	City Demina			/ Luna		Sta	ite NM Zip Code 880	030
SUBJECT		2.919 ac.+/- property	(Tracts 5 & 6 on map		ated in the SH of Se			
3		Ac. Date of Sale					Leasehold De	
S			Loan charges to be paid		Other sales co	-		
	Lender/Client Geo S		,		S P.O. Box 353, Silv	******	57	
	Occupant Vacant		evin Zachek				ple interest of vacant	and.
	Location	Urban	Suburban Suburban	Rural				air Poor
	Built Up	Over 75%	25% to 75%	⊠ Unde	25% Employment Sta	bility		1
		ully Dev. Rapid	☐ Steady	Slow	Convenience to			
	Property Values	Increasing	⊠ Stable	☐ Declin				
	Demand/Supply	Shortage	in Balance	Overs				
	Marketing Time	Under 3 M	os. 4-6 Mos.	Over		bilc Transportation		
反	Present 5 % One-	Unit % 2-4 Unit	% Apts. % Condo	-		littles		
漢	Land Use 15 % Indus	strial 80 % Vacant	%		Adequacy of Uti	lities		
<b>NEIGHBORHOOD</b>			Likely (*)	Taking Pla	ce (*) Property Compa	tiblity		
馬	Land Use (*	) from vacant land	To indust	rial use	Protection from	Detrimental Condi	itions 🗌 🖂	
置	Predominant Occupancy	○ Owner	☐ Tenant	5 % Vacant	Police and Fire	Protection		
1	One-Unit Price Range	\$ 50k to \$	150k Predominar	t Value \$7	5k General Appeara	nce of Properties		
	One-Unit Age Range		5 yrs. Predominant A					
	Comments including thos	se factors, favorable or unf	avorable, affecting marketa	bility (e.g. public	parks, schools, view, noi	se) The subje	ct property is located	in a low
	density area northw	est of Deming, north	of W Second Street.	Land use ch	ange is likely due to	ecent zoning o	changes of surroundin	9
	properties to industr	rial use.						
	Dimensions See may			=			Corner Lo	
	Zoning Classification N				Present improvements	⊠ Do □ C	Oo Not Conform to Zoning	Regulations
	Highest and Best Use		her (specify) <u>industrial u</u>					
	Public	Other (Describe)	OFF SITE IMPROVEMENT			river channei		
	= =			Private Size				
ш			ce asphalt	Sha				
SITE				Private View				
			Storm Sewer		nage Adequate			
		ground Elect. & Tel.			e property located in a FE			
			apparent adverse easement					
9			dway along the west ant approximately 1/8					date of
	inspection, there is	s an electric power pix	ant approximately 1/6	mile norui. Ir	ioustrial Zoning in the	area is exteris	sive and expanding.	
-	The understaned has re	cited the following recent	sales of properties most	similar and prox	imate to subject and has	considered thes	e in the market analysis.	The description
	includes a dollar adjust	lment reflecting market re	action to those items of	significant varia	tion between the subjec	and comparable	e properties. If a significa	ant item in the
	comparable property is	superior to or more fa	vorable than the subject r less favorable than the s	property, a mir	nus (-) adjustment is n	ade, thus reduc	ing the indicated value of	f subject; If a
R								
	Address 000 Peru M	SUBJECT PROPERTY	COMPARABLE		COMPARABLE		COMPARABLE	
	Deming, NA		NHSH Sec 19, T23S NMPM, Deming, NM		SEQ Sec 25, T26S, NMPM, Deming, NN		WH NEQ Sec 29, T2 NMPM. Deming, NM	
	Proximity to Subject		1.78 miles W		6.96 miles SE	1 00030	19.29 miles S	00030
	Sales Price	\$ Price Per Ac.	\$	300		500.00		643
S		\$	\$	48,000		80,000.00		90,000
NALYSIS	Data Source(s)		AAS/Contract/LCCH/	deckert	MLS/SCR/LCCH		MLS/C-21	
3	ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(- )\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
44	Date of Sale/Time Adj.		06/03/2011		01/05/2008	1	03/01/2007	
DATA	Location	Rural/Low Density	Rural/Low Density		Rural/Low Density		Rural/Low Density	0
A	Site/View	352.919 ac.	160,52 ac45 ,23	-153	160 ac45 .23	-132	140 ac40 .26	-178
	Access	paved/maintained	No legai access		unpaved/maintained	+175	unpaved/maintained	+175
MARKET	improvements	None	None	0	well/septic	-20	well/septic	-20
¥	Other	30%HVeiec/floodpl	60%HVeiec/floodpl		No flood plain etc.		No flood plain etc.	-113
	Highway frontage	No hwy frontage	No hwy frontage		No hwy frontage		No hwy frontage	0
	Sales or Financing		Cash Equivalent	0	Cash Equivalent	0	Cash Equivalent	0
	Concessions		None		None	<u></u>	None	
	Net Adj. (Total)			213	+ >- \$	-60	+ \ - \$	-136
	Indicated Value		Net 71.0 %	540	Net 12.0 %	440	Net 21.2 %	507
	of Subject	to Subject and -	Gross 173.0 %  \$		Gross 82.0 % \$		Gross 75.6 % \$	507
	Comments on Market Da		y access is by paved line (7 acres) resultir					
			by the 60% flood zor					101
-	Y		for parcels of land nea					hle to use
			e. Characteristics of					
			is included due to its					
	township and range	<del></del>	10 11010000 000 10 10	roadonadiy o	imai dieb dila baddi	oo k topiooon	o arremoting wall a	0 001110
	Goal Decemblishes		most recent confirme	d. closed sale	es deemed similar. (	Comps 1 to 4 i	ndicate a value of \$54	2/ac, Ali
ğ	6 comps the indica		ore weight to Comps					
A	subject to be \$540		x 352.919 ac. = \$190					
1	I (WE) ESTIMATE THE I	MONTH VALUE, AS DEFI	NED, OF THE SUBJECT PE	OPERTY AS OF	October 2, 20	2 TO BE \$	190,500 U	SD
H	Appraiser Kevin Ze	W' / )			pervisory Appraiser (if ap			
RECONCILIATION	Date of Signature and R				ite of Signature			
à	Title			Th				
	State Certification # 8	55-R			ate Certification #			ST
	Or State License #				State License #			ST
	_	Certification or License			piration Date of State Cer	ification or Licens	se	
		plicable) October 2,			Did Did Not ins			

**OUR PARCEL THREE** 

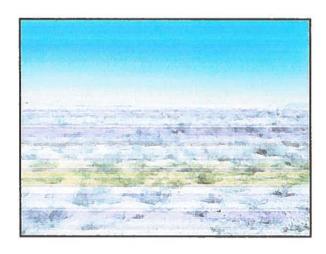
File No. 120930-3 SUBJECT PROPERTY COMPARABLE NO. 4 ITEM COMPARABLE NO. 5 COMPARABLE NO. 6 Address 000 Peru Mine Road NW WH NWQ Sec 29, T23S, R09W, Sec.17, T23S, R09W ehswqseq Sec.17,T23S,R09W whneqswq Deming, NM 88030 NMPM, Deming, NM NMPM, Deming, NM 88030 NMPM, Deming, NM 88030 Proximity to Subject 1.60 miles SW 0.99 miles NW 1.53 miles NW Sales Price 750 Price Per Ac 864 600 Price 69,000 15,000 12,000 IIS. Data Source(s) 2007-1199/LCA LCA/COD ITEM DESCRIPTION DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. Date of Sale/Time Adj 01/22/2007 09/06/2012 12/30/2011 Location Rural/Low Density ETZ/Low Density 0 Rural/Low Density 0 Rural/Low Density Site/View 352.919 ac. 80.77 ac. .23 .38 -355 20ac. .06 .60 -291 20 ac. .06 .60 -278 Access +175 No legal access paved/maintained unpaved/maintained +175 unpaved/maintained +275 **improvements** None None 0 None 0 None 0 Other 30%HVelec/floodpi No flood plain etc. -105 No flood plain etc. -94 No flood zone <u>-82</u> Highway frontage No hwy frontage 0 No hwy frontage 0 0 No hwy frontage Sales or Financino REC Cash Equivalent Cash Equivalent Concessions None noted None noted Net Adj. (Total) ⋈-⋈-**⋈** - \$ -210 + -85 Net 33.0 % Indicated Value Net 28.0 % Net 14.2 % of Subject Gross 73.5 % \$ 579 Gross 74.7 % \$ 540 Gross 105.8 % \$ 515 After Comp 4, the size of the comparable saies used drops to small parcels, yet the indications of value are Comments on Market Data reasonably similar to Comps 1 through 4 due to the use of the 80% learning curve. See the note below the first market grid for reconciliation and final estimated value. Note: Comparable Sales not used in the evaluation of the subject property are included in the report as supporting documentation to show the marketability of smaller parcels in the subject area. There has been limited market activity in the subject area of parcels in the same size range as the subject. DATA ANALYSIS MARKET

OUR PARCEL THREE

Deming, NM 88030  R09W, NMPM Deming, NM  slas Price  \$ Price Per Ac. \$ 1,985 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Address 000 Peru Mine Road NW Deming, NM 88030 Proximity to Subject Sales Price SPrice Per Ac. S1,985 SPrice S264,000 SSSRPTION Data Source(s) LISTING/MLS#20124127 ITEM DESCRIPTION Date of Sale/Time Adj. LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING Concessions LISTING LISTING LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING Concessions LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING LISTING LISTING LISTING LISTING Concessions DOM 51 (discount) LISTING	01/0 /00										File No.	12093		
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et Adj. (Total)    The appraiser is not an environmental specialist and is not trained in evaluating the physical or economic effects of learby talling piles, covered or uncovered. The appraiser cautions those using this appraisal to evaluate for themselves the desirability of the subject land (at the estimated value stated in this appraisal) for its applicability to the proposed uses to which it may be applied in the uture.    Interpretation	et Adj. (Total)    +   -   \$   -959   +   -   \$   +   -   \$   dicated Value   Net 48.3 %   Net %   Net %   Subject   Subject   The appraiser is not an environmental specialist and is not trained in evaluating the physical or economic effective for the subject land (at the estimated value stated in this appraisal) for its applicability to the proposed uses to which it may be applied in uture.    Note: Comparable Sales not used in the evaluation of the subject property are included in the report as supporting documentation to the marketability of smaller parcels in the subject area. There has been limited market activity in the subject area of parcels in the salenge as the subject.    Gerald Matkin NM license #936-L provided assistance in completing this appraisal report.					nunt)	400								
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		-													
		ense #	nse #93	36-L provi	ded assistance i	n com	pleting this ap	praisal r	eport.						
he sublect last transferred by quitclaim deed on 12/15/2009.	he subject last transferred by quitclaim deed on 12/15/2009.														
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#### **Subject Land Photo Page**

Borrower/Client	N/A			
Property Addres	s 000 Peru Mine Road NW			
City	Deming	County Luna	State NM	Zip Code 88030
Lender	Geo Southwest, Ltd.		2,500	



#### Subject Front

000 Peru Mine Road NW

Sales Price Date of Sale

Site Area

Location

Rural/Low Density paved/maintained

Access improvements

None

Other Highway frontage

30%HVeiec/floodpl

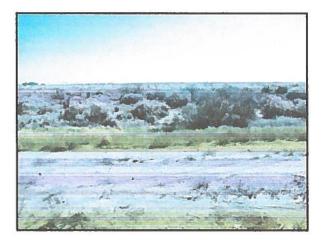
No hwy frontage

Price Per Ac.

View looking E at Parcel

Three.

7061



### **Subject Rear**

View looking S at Parcel Three from a point under the power lines.

7051

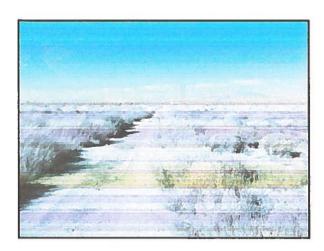


#### **Subject Street**

View looking SSE at the road that provides access to the extreme W side of Parcel Three. 7062

#### **Subject Land Photo Page**

Borrower/Clie	ent N/A			
Property Add	ress 000 Peru Mine Road NW			
City	Deming	County Luna	State NM	Zip Code 88030
Lender	Geo Southwest, Ltd.			



#### **Subject Front**

Price Per Ac.

000 Peru Mine Road NW

Sales Price

Date of Sale

Site Area Location

Rural/Low Density paved/maintained

Access **Improvements** 

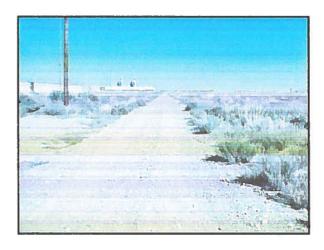
None

Other Highway frontage

30%HVeiec/floodpl No hwy frontage

View looking N along the W side of Parcel Three. Subject is to the right of the dirt road.

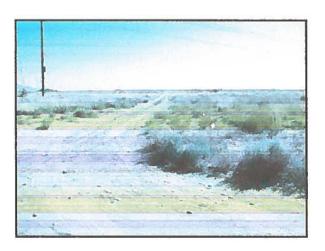
7060



### **Subject Rear**

View looking E from the NW corner of Parcel Three. Subject is to the right of this road. 7053

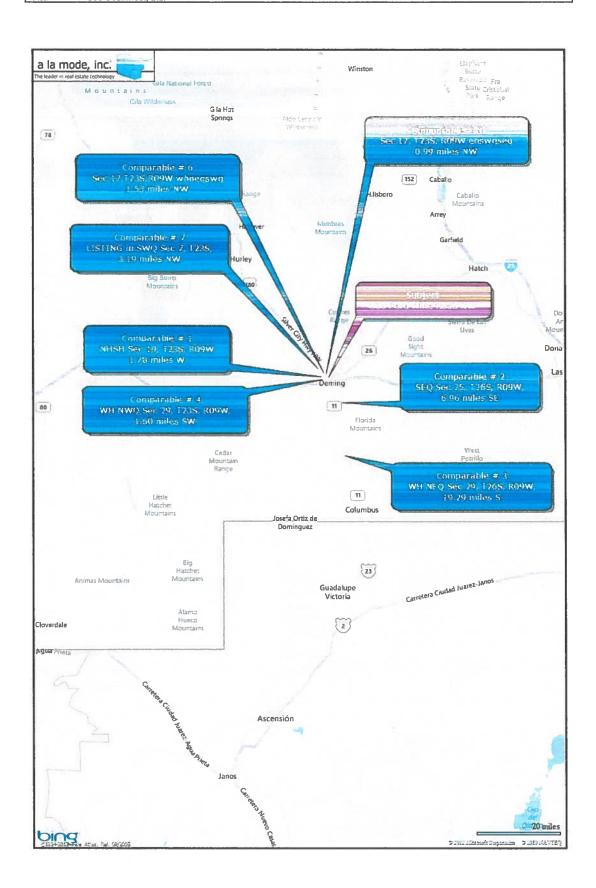




View looking S from the NW comer of Parcel Three. Subject is to the left of the dirt road. 7052

#### **Location Map**

Borrower/Cite	ent N/A			
Property Add	ress 000 Peru Mine Road NW			
City	Deming	County Luna	State NM	Zip Code 88030
Lender	Geo Southwest, Ltd.			



**DEFINITION OF MARKET VALUE:** 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what they considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (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.

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

#### CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

- 1. The facts and data reported by the Reviewer and used in the review process are true and correct.
- 2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinion, and conclusions.
- 3. Unless stated elsewhere, I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- 4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- 6. Unless stated elsewhere in this report, I did not personally inspect the exterior subject property.
- 7. No one provided significant professional assistance to the person signing this review report.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

- 1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
- 2. The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefor.
- The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it
  more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover
  such factors.
- 4. information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Reviewer can be assumed by the Reviewer.
- 5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice and the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated.
- 6. Neither all, nor any part of the content of the review report, or copy thereof (Including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is connected), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
- No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:Name:
Date Signed:11/21/2012	Date Signed:
State Certification #: 855-R	State Certification #:
or State License #:	or State License #:
State: NM	State:
Expiration Date of Certification or License: 04/30/2014	Expiration Date of Certification or License:
	Did Did Not inspect Property
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Su	mmary Appraisal	Keport	Cancilla	Tract 0005.0	30		Man Re	rne No. ference (	120930-	-2	
	Property Address 000 5	San Acacia Road NW		5 11861 <u>0003.1</u>			- Map 110	icolico I	1//5		
	City Deming	Dall Acacla (Toad (144)		Luna			Sta	te NM	Zip Cod	e 8803	0
SUBJECT		1.570 ac. tract of land	located in the NEQ S	ection 29, T2	9S, R	9W, NMPM, in	Luna County	NM.		-	
UB.	Sale Price \$ Price Per		Loan Term_	yrs.	. Pro	perty Rights Appra		Lea	isehold [	_] De Mii	nimis PUD
S	Actual Real Estate Taxes		) Loan charges to the paid			Other sales cor		E7			
	Lender/Client Geo S  Dccupant Vacant		(evin Zachek			. Box 353, Silve to Appraiser App			est of va	cant lar	nd.
H	Location	Ulrban	Suburban	Rural		опринент прр	1000 100 0111		ood Av		
	Built Up	Over 75%	25% to 75%	⊠ Unde	r 25%	Employment Stab	ility				
	Growth Rate 🔀 F	ully Dev. 🔲 Rapid	Steady	⊠ Slow		Convenience to E	1 1				
	Property Values	increasing		Declii		Convenience to S					
	Demand/Supply Marketing Time	Shortage Under 3 Mi	⊠ In Balance os. □ 4-6 Mos.	☐ Overs		Convenience to S Adequacy of Pub		1		-	
8	Present 5 % One-	-	% Apts. % Condo			Recreational Faci		-			
윘		strial 80 % Vacant	%			Adequacy of Utili					
NEIGHBORHOOD		Not Likely	⊠ Likely (*)	Taking Pla	ace (*)	Property Compati					
3	,	*) From <u>vacant land</u>		g or industria		Protection from E		tions			-
SE	Predominant Occupancy			5 % Vacant	5K	Police and Fire Pi General Appearan					
	One-Unit Price Range One-Unit Age Range	\$ 50K 10 \$ _	<u>50K</u> Predominan 5 yrs. Predominant A		yrs.	Appeal to Market		7			
	Comments including the	se factors, favorable or unf	avorabie, affecting marketa	bility (e.g. public				ct prope	rty is loc	ated ea	ast of
	San Acacia Road N	IW. Land use change	is likely due to recent	t zoning chan	ges of	properties in th	e area to indu	ıstrial u	se. An e	lementa	ary school
	is located nearby.	The neighborhood is o	lose to the City of Der	ming and the	indust	rial area to the	north and nor	lheast.			
	Dimension					444 570			[ ] r-	rner Lot	
	Dimensions See atta Zoning Classification	ached map of survey		=	Present	141.570 Improvements	<u> </u>	o Not C	Conform to		equiations
			her (specify) housing lot			provementa (2	⊃1 2v. I∇I g	J.101 U	emi m	y ***	3
	Public	Other (Describe)	DFF SITE IMPROVEMENT	S Top		evel					
				Private Size	_	ypical					
ш			ce gravel and dirt	Sha	,	ectangular					
S	2000		enance 🔀 Public 🗌 Storm Sewer 🦳 Curb	-1.		esert/mtns dequate					
		ground Elect. & Tel.				rty located in a FEN	AA Special Flood	Hazard A	rea?	Yes	⊠ No
		unfavorable Including any									
	encroachments. P	roperty has 2,647.49	feet of frontage on the	west side of	the pr	operty on San /	Acacia Road I	NW. No	hazardı	ous ma	terials
		the appraiser on the d							a Road	NVV are	3
	The undersigned has re	factured homes on smecited the following recent	sales of properties most :	similar and prox	imate to	subject and has	considered thes	e in the r	narket ana	lysis. Th	e description
	includes a dollar adjus	tment reflecting market re	action to those items of	significant varia	ation be	ween the subject	and comparable	e properti	ies. If a si	ignificant	item in the
	comparable property is	s superior to or more fa comparable is inferior to o	vorable than the subject r less favorable than the s	property, a mi- subject property	nus (–) a nlus	adjustment is ma (+) adjustment is	ade, thus reduct made thus inco	ing the ti easion thi	ndicated v e indicated	aiue oi : I value ol	subject, it a the subject.
	ITEM	SUBJECT PROPERTY	COMPARABLE		- pine	CDMPARABLE		,	COMPAR		
	Address 000 San Ad	acia Road NW	NHSH Sec 19 T23S,	R09W	SEQ:	Sec 25, T26S, I	R09W,				S, R09W,
	Deming, Ni	H0000000000000000000000000000000000000	NMPM Deming, NM 8	38030	_	A, Deming, NM	88030		Deming	, NM 8	8030
	Proximity to Subject Sales Price	\$ Price Per Ac.	3.00 miles W	300	1000000000	miles S	500.00	18.10 г	****	S	643
S	Price	\$ N/A		48,000	-	S	80,000.00			S	90,000
YSI	Data Source(s)	Inspection/LCCH	AAS/Contract/LCCH/			SCR/LCCH		MLS/C			
NA	ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		ESCRIPTION	+(-)\$ Adjust.		SCRIPTION	1 +	-(-)\$ Adjust.
AA	Date of Sale/Time Adj.	N/A	06/03/2011		01/05		0	03/01/2	2007 .ow Dens	ides	0
DAT	Location Site/View	141.570	Rural/Low Density 160.52 ac. 1.04		+	Low Density c. 1.04		140 ac.		ony	0
H	Access		No legal access			/maintained			naintaine	ed	0
MARK	Improvements	None	None		well/s			weil/se			-20
MA	Other	No flood zone	60%HVelec/floodpl		Simila			Similar			0
	Highway frontage Sales or Financing	No hwy frontage	No hwy frontage Cash Equivalent		_	y frontage Equivalent	-	_	frontage quivalen		0
	Concessions		None Equivalent	١	None	CAnisaietif	"	None	.quivale!!	`	
	Net Adj. (Total)		⊠+ □-\$	210	1	<u> </u>		+	× -	_	-20
	Indicated Value		Net 70.0 %		16600000000	1 %			3.1 %		
	of Subject	Telegraphic record and additional designation of the contraction of the contract of the contra	Gross 70.0 % \$			s 8.0 % \$		-	3.1 %		623
	Comments on Market D	ata <u>Subject proper</u> iversely affected by flo	ty access is by a grav								
		9 are significantly small								A	
	Comments and Condition	ons of Appraisal Note:	Comparable Sales n	ot used in the	evalu	ation of the sub	ject property	are incl	uded in ti		
		entation to show the m			e subje	ct area. There	has been lim	ited ma	rket activ	vity in th	10
	subject area of par	rcels in the same size	range as the subject.	· · · · · · · · · · · · · · · · · · ·							
	Final Reconciliation	Comps 1 to 3 are the	most recent confirme	d. closed sale	es dee	med similar to	the subject pr	operty.	Comps 4	1 to 9 v	vere
ģ		al estimate of value du									
K		Comps_1, 3, 4 3 indic						unded t	o \$77,00	0 USD.	
RECONCILIATION	4	MARKET VALLE, AS DEFI	NED, OF THE SUBJECT PR			October 2, 201			77,000	0.00 US	SD.
lo:	Appraiser Kevin Z				•	ry Appraiser (if app	olicable)				
E	Date of Signature and R Title	Report 11/21/2012			ate of Si Ne	gnature				-	
	State Certification # 8	55-R			_	fication #					ST
	Or State License #					icense #					_ ST
	Expiration Date of State	Certification or License			piration	Date of State Certif			41		
	Date of Inspection (if a	oplicable)			Did	Did Not insp	ect Property Dat	e of Inspe	ction		

**OUR PARCEL TWO** 

File No. 120930-2 SUBJECT PROPERTY COMPARABLE NO. 4 COMPARABLE NO. 5 COMPARABLE NO 6 ITEM Sec.17,T23S,R09W whneqswq Address 000 San Acacia Road NW WH NWQ Sec 29, T23S, R09W, Hwy 26, Sec. 23, T23S, R09W Deming, NM 88030 NMPM, Deming, NM 88030 NMPM, Deming, NM NMPM, Deming, NM 88030 Proximity to Subject 2.87 miles NW 0.85 miles W 4.87 miles NE Sales Price 854 600 Price Per Ac Price 85,000 12,000 69,000 N/A Data Source(s) Inspection/LCCH 2007-1199/LCA 2006-7309/LCA LCA/COD ITEM DESCRIPTION DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. 01/22/2007 Date of Sale/Time Adj. N/A 10/05/2006 12/30/2011 Location ETZ/Low Density 0 Low Density 0 Rural/Low Density Site/View 141.570 80.77 ac. -.17 -24 52.8 ac. - .28 -423 20 ac. not adjusted +75 Access gravel & dirt/maintd Similar 0 gravel/maintained 0 No legal access 0|Similar 0 Improvements None Similar 0 Similar Other No flood zone Similar 0 Similar 0 Similar 0 Highway frontage Highway frontage -100 No hwy frontage No hwy frontage No hwy frontage Sales or Financing REC Cash Equivalent Cash Equivalent Concessions None noted None None M- 5 ⊠- \$ 75 Net Adj. (Total) -+ -24 ]+ -523 🖂+ Indicated Value Net 28 Net 32.5 % Net 12.5 % Gross 2.8 % S 830 Gross 325 % \$ 1,087 Gress 125 % \$ of Subject 675 Comments on Market Data Comps 2, 3, 4, & 5 are unavoidably dated due to the lack of market activity of similar properties to the subject. but it is the appraiser's observation that properties of this genre (industrial and proximate to industrial) have not changed in value during the 2007 to 2012 period in this market. Comps 1, 2, & 3 were adjusted for size using the 80% Learning Curve (Ac/As) to adjust for the fact that land parcels tend to sell for somewhat higher price per acre as parcels decrease in size. Comps 5, 6, 7, 8, and 9 were not adjusted for size using the Learning Curve due to their small size. Comp 5 was not used in the final estimate of value in part because of its highway frontage. Comps 5, 6, 7, 8, and 9 were not used in the final estimate of value, but are included in the report for the benefit of the user of the appraisal. Note: Comp 1, previous page, was adjusted for 60% involvement in either flood plain or High Voltage Overhead Transmission lines. The appraiser is not an environmental specialist and is not trained in evaluating the physical or economic effects of tailing piles, covered or uncovered, that are in the neighborhood. The appraiser cautions those using this appraisal to evaluate for themselves the desirability of the subject land (at the estimated value stated in this appraisal) for its applicability to the proposed uses to which it may be applied in the future. Gerald Matkin NM license #936-L provided assistance in completing this appraisal report. MARKET DATA ANALYSIS The subject last transferred by quitclaim deed on 12/15/2009.

OUR PARCEL TWO

7711	T OUR COT SHORES	20110101015	110 -		20110101	11 F 110 P	_	File No. 120930-2	NO O
ITEM	SUBJECT PROPERTY	COMPARABLE		-	OMPARA		1	COMPARABLE	
Address 000 San Ad		Sec.17, T23S, R09W				swq neq swq	- 10	Sec.4, T25S,R8W, V	
Deming, N	M 88030	NMPM, Deming, NM	88030	NMPM, D		MM		NMPM, Deming, NM	
Proximity to Subject		1.76 miles NW	750	7.00 mile:	s N	1.00	-	3.44 miles SE \$	
ales Price	\$ Price Per Ac. \$ N/A	\$ \$	750				-	S	44,
ata Source(s)	\$ N/A Inspection/LCCH	LCA/City of Deming/E	15,000	NMMBML	AFFIRE THE CO.		_	NMMBMLS#201069	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		RIPTION	+(-)\$ Adju		DESCRIPTION	+(-)\$ Ad
ate of Sale/Time Adj.		09/06/2012	T je nojust.	05/26/20		11 /9 710/11		03/15/2011	11/4
ocation		Rural/Low Density	0	Rural/Lov		,		Rural/Low Density	
ite/View		20ac. not adjusted		10 ac. no				50 ac. not adjusted	
ccess		gravel rd/maintained	0	gravel rd/				dirt rd/maintained	
provements	None	None		None			0	None	
her	No flood zone	Similar		Similar			0.5	Similar	
ghway frontage	No hwy frontage	No hwy frontage		No hwy fr	ontage		1	No hwy frontage	
ales or Financing		Cash Equivalent		Cash Equ	uivalent		1	Cash Equivalent	
oncessions		None		None	- T		1	None	
et Adj. (Total)		+ - \$		+	Π-	\$	-	_ + S	
dicated Value		Net %		Net	*	2000		Net %	
Subject omments on Market D		Gross % \$ 8, and 9 were include		Gross	%			Gross % \$	
710,010				- 18					
		2							
		528 58							
									77
						- Valu			
				0					
				- 12			_		
	200 11 100								
				11000					
									112 00
			1112	= 20					
				2000					
				200					
		7		200					

OUR PARCEL TWO File No. 120930-2

ITEM Address 000 San Ad Deming, NI	SUBJECT PROPERTY		NO 40	COMPARABLE	NO. 11	COMPARAB	LE NII 12
		COMPARABLE		OUNIFARABLI	, Nu, II	OUMI AIMD	LL 110. 12
Deming, N		LISTING in SWQ Set					
	M 88030	R09W, NMPM Demir	ng, NM				
roximity to Subject		3.19 miles NW		088	- 74	NEW	
Gales Price	\$ Price Per Ac.	\$	1,985	5		S	0 - 1
rice	\$ N/A	\$	264,000	\$		\$	·
ata Source(s)		LISTING/MLS#20124			2/		
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adj
			if Journaline	DEGOTH HOLE	11 Janajaon	DESCRIPTION.	74.55
ate of Sale/Time Adj.		LISTING			-		
ocation		Rural/Low Density					
te/View		133 ac38 .28	-28				
		133 at30 .20			-		_
ccess		Paved/maintained	0				-
provements	None	None	0				
her	No flood zone	No flood zone	-160				
ghway frontage			0				
gilway iluliage		No hwy frontage	U		-		
les or Financing		LISTING					1
ncessions		DOM 51 (discount)	-400				
et Adj. (Total)		□ +	-588	+ - \$		- \$	
dicated Value	<del> </del>		- 500	Net %		Net %	
		Net 29,6 %	2015				21
Subject		Gross 28.6 % \$	1,397	Gross % \$		Gross % S	
mments on Market D	ata "Comp 10" is a	LISTING. It is include			ubject area.		
		200	- 11-				
		14- 10-10-2-1					
		- x 11000		- 1			
				1755			
				133			
				7-1-			
	eausen ox						
	ESAULEI A II						

OUR PARCEL TWO

ITEM	Interest   Interest	Address 000 San Ai	SUBJECT PROPERTY						
Deming, NM 88030   R09W, NMPM Deming, NM   3.19 miles NW   3	Deming, NM 88030   R09W, NMPM Deming, NM   3,19 miles NW   3			CUMPARABLE	NO. 10	COMPARABLE	NO. 11	COMPARABLE	E NO. 12
Deming, NM 88030   R09W, NMPM Deming, NM   3.19 miles NW   3	Deming, NM 88030   R09W, NMPM Deming, NM   3,19 miles NW   3		cacia Road NW						
Sample   S	Sample   S	Deming N		ROSW NMPM Demir	na NM				
S	See   See	Provimity to Subject	1	2.40 - 2 114	19, 14191	1/2			
S	S								
Inspection/LCCH	Inspection/LCCH								
TEM	ITEM	rice	\$ N/A	\$	264,000	\$		5	
TEM	ITEM	ata Source(s)	Inspection/LCCH	LISTING/MLS#20124	127				
All	Ale of Sale/Time Adj.   N/A	ITEM	DESCRIPTION	DESCRIPTION		DESCRIPTION	+/- 15 Adjust	DESCRIPTION	+(-)\$ Ac
Rural/Low Density	Rural/Low Density				+1-19 Mujust	DEGUNIFIUN	TI- ja mujust.	DEGOTHE FIGH	11/19/10
TayView	TayNew		N/A						_
141.570	141.570			Rural/Low Density					
Cocess   Gravel & dirt/maintd   Paved/maintained   0	Cocess   Gravel & dirt/maintd   Paved/maintained   O   O   O   O	ite/View	141 570		-28				
Intervements   None   None   None   O	Intervements   None   None   None   O								
The column	The column						+		_
Index	Indeed								
Index	Indeed	ther	No flood zone	No flood zone	-160				
LISTING   DOM 51 (discount)   -400	LISTING   DOM 51 (discount)						1		
DOM 51 (discount)	DOM 51 (discount)	gilway iluliage	INO HWY HORIZAGE		9		_		-
et Adj. (Total)	et Adj. (Total)	ues of Financing		-D-00 - D-01-0	1		1		
Net 29.6 %   Net %   Net %	Met         29.6         %         Net         %         Net         %           Subject         Gross         29.6         %         \$         1,397         Gross         %         \$         Gross         %         \$			DOM 51 (discount)	-400				
Net 29.6 %   Net %   Net %	Net 29.6 %   Net %   Net %	et Adl. (Total)		T+ X- \$	-588	T+ T- S		-   5	
Subject   Gross 29.6 % \$ 1,397 Gross % \$ Gross % \$	Subject   Gross 29.6 % \$ 1,397 Gross % \$ Gross % \$	dicated Value						Not %	
					9.500				
amments on Market Data  "Comp 10" is a LISTING. It is included because it is an offering in the subject area.	amments on Market Data "Comp 10" is a LLSTING. It is included because it is an offering in the subject area.							Gross % 3	
		mments on Market D	ata "Comp 10" is a	LISTING It is include	d hecause if it	s an offering in the si	ubject area.		
				100000000000000000000000000000000000000	120 200)				
						7553 H (5)			
								100	
						- 4 (54			
			West Control						
						100			
			400 000						
				7 2 2 2 2					

#### **Subject Photo Page**

Borrower/Cile	nt N/A			
Property Addr	ress 000 San Acacia Road NW			
City	Deming	County Luna	State NM	Zip Code 88030
Lender	Geo Southwest, Ltd.			



#### **Subject Front**

OOO San Acacia Road NW
Sales Price Price Per Ac.
Gross Living Area
Total Rooms
Total Bathrooms
Location
View 141.570

Site Quality Age

> View looking E at the midpoint of W side of Parcel Two.

7072



### Subject Rear

View Looking S on San Acacia Rd NW from SW corner of Parcel Two.

7074

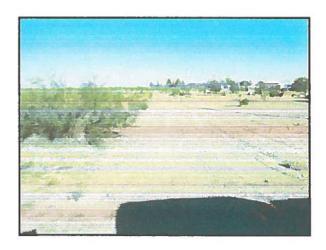


## Subject Street

View looking N on San Acacia Rd NW from SW corner of Parcel Two. Subject is to the right. 7075

#### **Subject Photo Page**

Borrower/Cl	lient N/A			
Property Ad	dress 000 San Acacia Road NW			
City	Deming	County Luna	State NM	Zip Code 88030
Lender	Geo Southwest, Ltd.			



#### **Subject Front**

000 San Acacia Road NW
Sales Price Price Per Ac.
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View 141.570

Site Quality Age

View looking E from SW corner of Parcei Two. Subject is to the left.

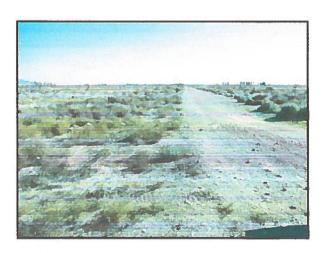
7076



## Subject Rear

View looking SE from NW corner of Parcel Two.

7068

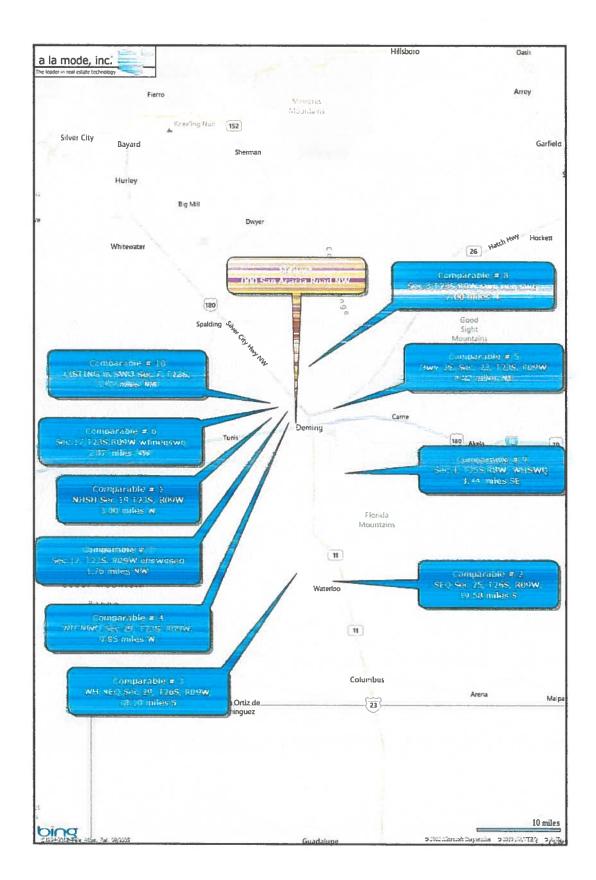


#### **Subject Street**

View looking S from NW corner of Parcel Two.
Gravel road is access to W slide of Parcel Two.
Subject is to the left.
7067

#### **Location Map**

Borrower/Clie	ent N/A					 	
Property Add						 	
City	Deming	County	Luna	State	NM	38030	
Lender	Geo Southwest, Ltd.						



**DEFINITION OF MARKET VALUE:** 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what they considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (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.

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

#### CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

- 1. The facts and data reported by the Reviewer and used in the review process are true and correct.
- 2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinion, and conclusions.
- 3. Unless stated elsewhere, I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- 4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
- 5. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- 6. Unless stated elsewhere in this report, I did not personally inspect the exterior subject property.
- 7. No one provided significant professional assistance to the person signing this review report.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

- 1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
- 2. The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefor.
- The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it
  more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover
  such factors.
- 4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Reviewer can be assumed by the Reviewer.
- 5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice and the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated.
- 6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is connected), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
- 7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:Name:
Date Signed:	Date Signed:
State Certification #: 855-R	State Certification #:
or State License #:	or State License #:
State: New Mexico	State:
Expiration Date of Certification or License: 04/30/2014	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property