STATE OF NEW MEXICO
Taxation and Revenue Department
An Equal Opportunity Employer

Property Tax Division
PO Box 25126
Santa Fe, NM 87504-5126
Phone: (505) 827-0870 FAX: (505) 827-0782

Office of the Secretary
(505) 827-0341
Administrative Services
(505) 827-0369
Audit and Compliance
(505) 827-0900
Motor Vehicle
(505) 827-2294
Property Tax
(505) 827-0870
Revenue Processing
(505) 827-0800

January 27, 2006

Kim D. Murphy
Director of Real Estate
University of New Mexico
1712 Las Lomas NE
Albuquerque, New Mexico 87131-0001

Re: TECHNICAL APPRAISAL REVIEW: 3.768 Acres of Vacant Land Located on the North Side of Gibson Boulevard East of Interstate 25, City of Albuquerque, Bernalillo County, New Mexico. The appraisal report is dated December 12, 2005 and was prepared by Gareth N. Burman, MAI and James R. Copass of Commercial Appraisal, Inc.

Dear Kim:

Your request for a review of the above referenced lease agreement was assigned to Jerry Larrañaga, Senior Appraiser with our Appraisal Bureau. Enclosed is a copy of his memorandum stating his findings and conclusions.

If you have any questions regarding this appraisal review please do not hesitate to contact the Appraisal Bureau at (505) 827-0885.

Sincerely,

Tim Eichenberg, Director
Property Tax Division

TE/jl

Enclosure

STATE OF NEW MEXICO
Taxation and Revenue Department
An Equal Opportunity Employer

Property Tax Division
PO Box 25126
Santa Fe, NM 87504-5126
Phone: (505) 827-0870 FAX: (505) 827-0782

Office of the Secretary
(505) 827-0341
Administrative Services
(505) 827-0369
Audit and Compliance
(505) 827-0900
Motor Vehicle
(505) 827-2294
Property Tax
(505) 827-0870
Revenue Processing
(505) 827-0800

MEMORANDUM

DATE: January 27, 2006

TO: Tim Eichenberg, Director
Property Tax Division

FROM: Jerry Larrañaga, Senior Appraiser

RE: TECHNICAL APPRAISAL REVIEW: 3.768 Acres of Vacant Land Located on the North Side of Gibson Boulevard East of Interstate 25, City of Albuquerque, Bernalillo County, New Mexico. The appraisal report is dated December 12, 2005 and was prepared by Gareth N. Burman, MAI and James R. Copass of Commercial Appraisal, Inc.

At your request, I have reviewed the above captioned Summary Report of a Complete Appraisal. This appraisal review is intended only for use by the University of New Mexico and the State Board of Finance to assist in attaining approval for the purchase of the above-mentioned property. This report is not intended for any other use than stated.

SCOPE OF REVIEW: To conduct a desk review and analysis of the data contained in the appraisal report. This review and analysis was based on the data contained in the report under review and my personal knowledge of the local real estate market. A field review of the subject property and comparable data was conducted on January 19, 2006. The reviewer objectively evaluated the technical aspects of the report content and ascertained the qualification of the concluded value.

PURPOSE OF REVIEW: To comply with statute and supporting regulation as defined by Sections 7-35-10 and 13-6-2.1 NMSA 1978; and to evaluate the appraisal report for compliance with the recognized Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the International Association of Assessing Officers (IAAO).

CONCLUSION: The content, analysis, and conclusions stated in the report under review are in compliance with applicable standards and requirements. The value conclusion stated in the appraisal report is adequately supported.

APPRAISAL SUMMARY

1) Appraisers: ....Gareth N. Burman, MAI and James R. Compass
2) Owner of Record:..........RHS Properties, Inc., A Texas Corporation and Rio-Alameda, LTD.
3) Effective Date: ....November 25, 2005
4) Date of Appraisal.........December 12, 2005
5) Interest Appraised:........Fee Simple Ownership.
6) Size of Subject: ....Land-3.768 +/- acres or 164,158 +/- square feet.
7) Highest and Best Use.....Development of property for Restaurant uses.
8) Purpose of Report:.......Assist UNM in purchase negotiations.
9) Extraordinary Assumptions: None.
10) Final Value Indication:. $1,642,000

REVIEW SUMMARY:

The Report under review was complete in all respects. Overall, it was not misleading and leads the reader logically and informatively through the appraisal process. The reviewer expresses no independent opinion of value:

1. The report complies with all the binding requirements of USPAP Standards 2. All necessary maps and exhibits are contained in the report.

2. The data are adequate and relevant to the subject property. The relevance of the data is appropriate and pertinent to the value conclusion. The explanations, analysis and discussion of the data were found to be complete.

3. The appraisal methods and techniques used were appropriate. Sales data used were sufficient to develop a reliable value estimate in fee simple for the subject property. The Sales Comparison Approach was adequately supported.

4. The analyses, opinions, and conclusions in the work under review are appropriate and reasonable, leading to an acceptable and supportable value conclusion.

CERTIFICATION

I, the undersigned certify to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analysis, 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 analysis, opinions and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting a predetermined result.
- My compensation is not contingent on an action or event resulting from the analysis, opinions and conclusion 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.
- I personally inspected the subject property and comparable data of the report under review.
- No one provided significant professional assistance to the person signing this review report.

Jerry Larrañaga

1-27-06
Date

ASSUMPTIONS AND LIMITING CONDITIONS

The review report attached hereto is based on data and information contained in the appraisal report that is subject of this review. Data and additional information from other sources may have been considered, and if so, identified as such.

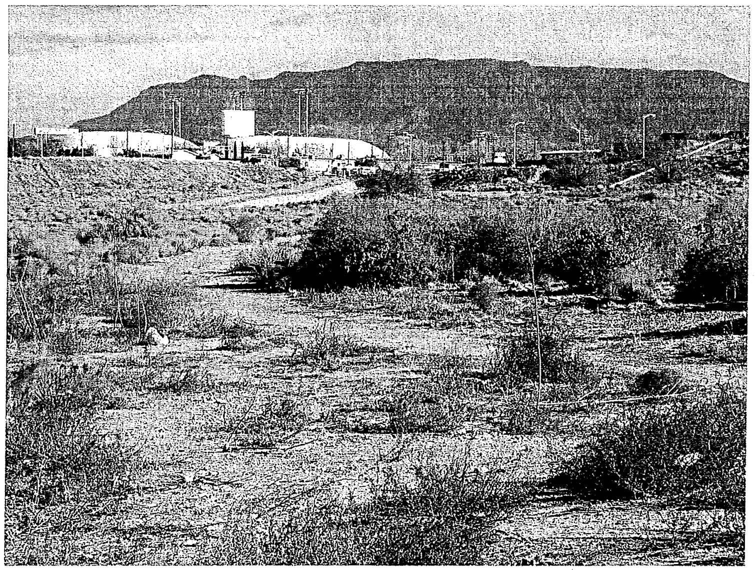
All information and conclusions in this review report are based upon data secured from sources considered reliable and have been verified when possible, however, the reviewer can neither guarantee nor be responsible for the accuracy of information furnished by others.

The reviewer reserves the right to consider any new or additional data or information, which may subsequently become available to revise opinions and conclusions if such data and information indicates the need for change.

All of the assumptions and limiting conditions contained in the appraisal report that is the subject of this review are also conditions of this review unless otherwise stated.

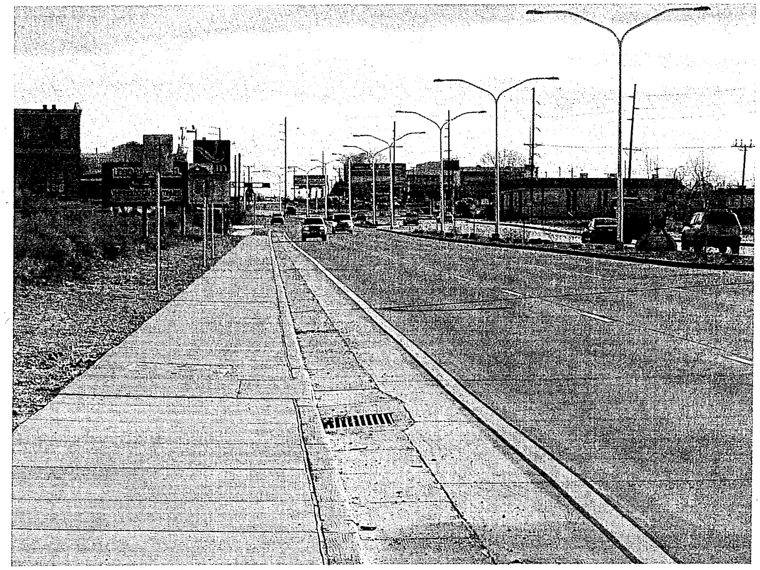
This report is intended for use only by the intended client and any other users as stated in this review report.

Loss or removal of any part of this review report invalidates the entire report. Possession of this review report does not carry with it the right of publication.



SUBJECT'S SW CORNER LOOKING NE

SUBJECT PROPERTY EAST BOUNDRY LOOKING WEST



STREET VIEW LOOKING EAST SUBJECT ON LEFT

CAi

COMMERCIAL APPRAISAL, INC.

Summary Appraisal Report

3.768 Acres of Vacant Land
Located on the North Side of Gibson Boulevard
East of Interstate 25
Albuquerque, New Mexico

Prepared by:
Gareth N. Burman, MAI
& James R. Copass

Prepared For:
Mr. Kim Murphy, Director of Real Estate
The University of New Mexico
Real Estate Office
1712 Las Lomas NE
Albuquerque, NM 87131

Effective Date of Appraisal: November 25, 2005
Date of the Report: December 12, 2005

8205 SPAIN ROAD NE, SUITE 208 • ALBUQUERQUE, NEW MEXICO 87109
(505) 294-8400

Commercial Appraisal, Inc.

December 12, 2005

Mr. Kim Murphy
Associate Director of Real Estate
Real Estate Office
University of New Mexico
1712 Las Lomas NE
Albuquerque, NM 87131

Re: Appraisal of 3.768-acres of vacant land located on the north side of Gibson Boulevard, east of I-25, Albuquerque, New Mexico.

Dear Mr. Murphy:

We have completed an appraisal of the above referenced property and submit the accompanying report of our findings and conclusions. As instructed, we have concluded an opinion of market value of the above-described tract of vacant land for possible acquisition by the University of New Mexico. After consideration of all facts and analyses contained within this report, our opinion of market value is as follows:

Effective Date of Appraisal	November 25, 2005
Opinion of Market Value	$1,642,000

The body of the report provides you with the method of study as well as the limitations placed on the work product by the undersigned. Please read these limitations carefully so you may understand the conclusions clearly. In preparing this report, our conduct has been governed by the Uniform Standards of Professional Appraisal Practice and the Standards and Code of Ethics of the Appraisal Institute.

We appreciate this opportunity to provide appraisal services to the University of New Mexico and questions from authorized users of the report are welcome.

Sincerely:
COMMERCIAL APPRAISAL, INC.

Gareth N. Burman, MAI
(NM State Certified Appraiser # 000238-G)

James R. Copass
(NM State Certified Appraiser #001352-G)

8205 Spain Rd., NE - Suite 208 • Albuquerque, New Mexico 87109
Telephone (505) 294-8400 • Fax (505) 294-8600 • Email: cai@nm.net

Table of Contents

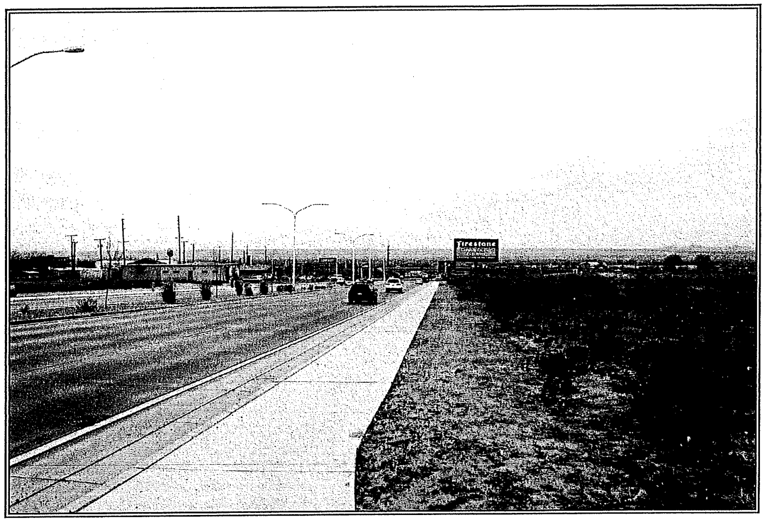
Summary of Important Facts and Conclusions
Preface
Subject Photographs
Plat Map
Site Development Plan
Introduction
Property Identification and Ownership 1
Analysis and Reporting Parameters 2
Assumptions and Limiting Conditions 4
Descriptions
Regional Area Description 7
Market Area Description 11
Site Description 17
Zoning 19
Assessment and Real Estate Taxes 21
Market Issues
Highest and Best Use 23
Valuation
Sales Comparison Approach 25
Estimate of Exposure Time 32
Certification 33
Addenda
Flood Map
Access Agreement
Off-Site Cost Estimates
Restrictive Covenant
Comparable Sales Data
Qualifications of the Appraiser

Summary of Important Facts and Conclusions

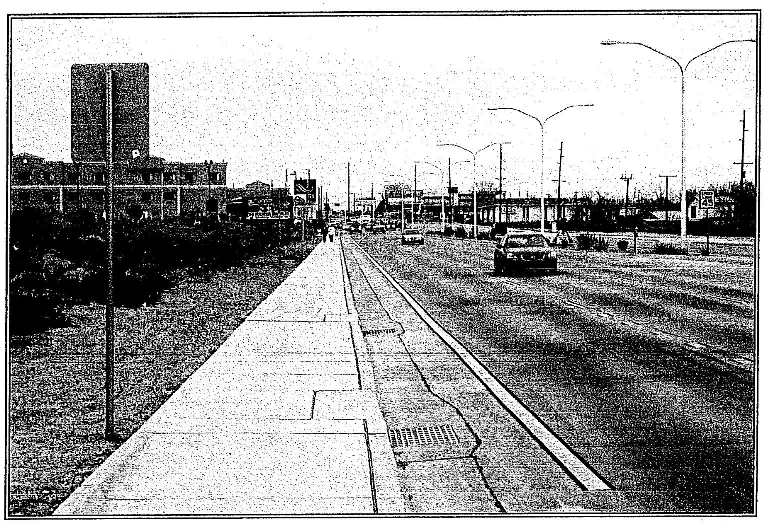
PROPERTY IDENTIFICATION:	3.768 ACRES OF VACANT LAND
LOCATION:	NORTH SIDE OF GIBSON BOULEVARD EAST OF I-25, BERNALILLO COUNTY, NM (ZONE ATLAS MAP L-15).
LEGAL DESCRIPTION:	TRACT A OF 40/25 ASSOCIATES AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT FOR 40/25 ASSOCIATES SUBDIVISION RECORDED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON MAY 1, 1995, IN BOOK 95C, 149. TRACTS 4 & 5, GIBSON TRACTS, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT FOR GIBSON TRACTS, RECORDED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON SEPTEMBER 8, 1995, IN BOOK 95C, 341.
SITE AREA:	164,158 SQUARE FEET (3.768 ACRES)
OWNERSHIP:	RHS PROPERTIES, INC., A TEXAS CORPORATION, AND RIO GRANDE-ALAMEDA, LTD.
INTEREST APPRAISED:	FEE SIMPLE OWNERSHIP
ZONING:	C-2 (COMMUNITY COMMERCIAL ZONE)
REAL ESTATE TAXES:	$13,587.88 (2005)
UNPAID TAXES:	$25,337.87 (2002-2004)
DATE OF APPRAISAL:	NOVEMBER 25, 2005
OPINION OF MARKET VALUE:	$1,642,000

Preface

Subject Photographs
Vacant Land Located on the North Side of Gibson Boulevard,
East of I-25, Albuquerque, New Mexico

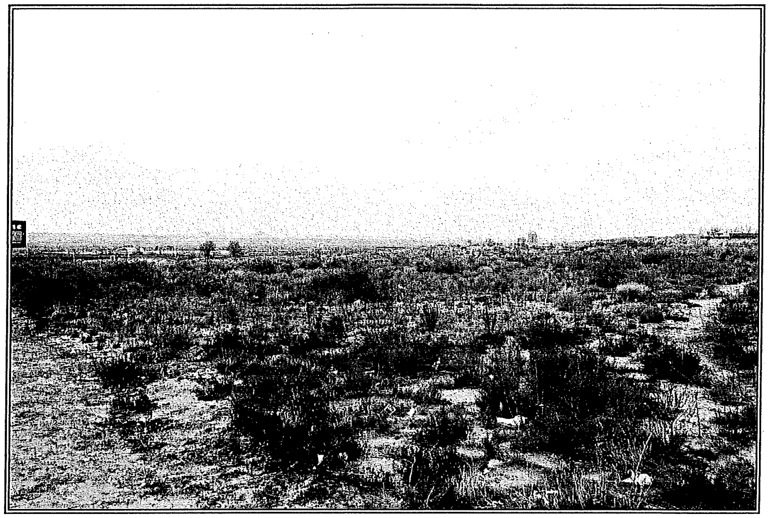


Gibson Boulevard frontage looking west. Subject is on the right.

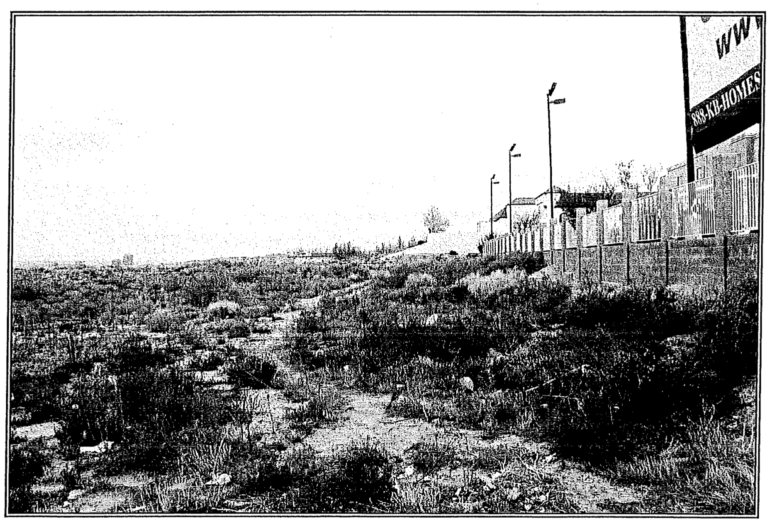


Gibson Boulevard frontage looking east. Subject is on the left.

Subject Photographs
Vacant Land Located on the North Side of Gibson Boulevard,
East of I-25, Albuquerque, New Mexico

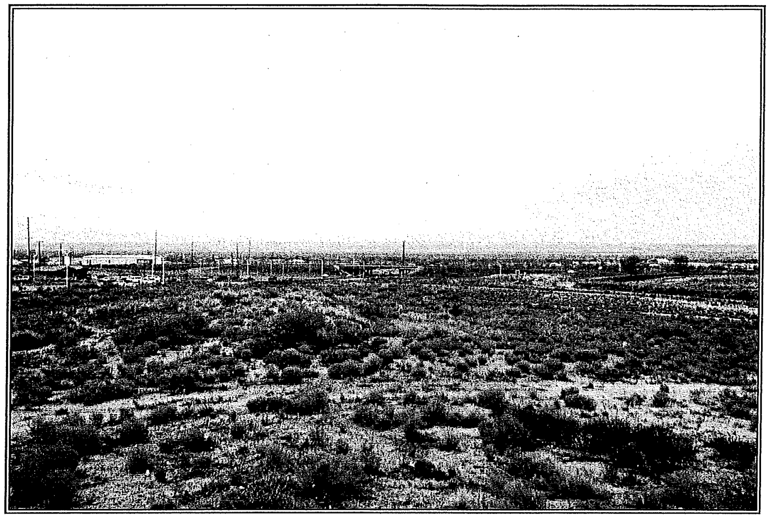


Subject looking northwest from the southeast corner.

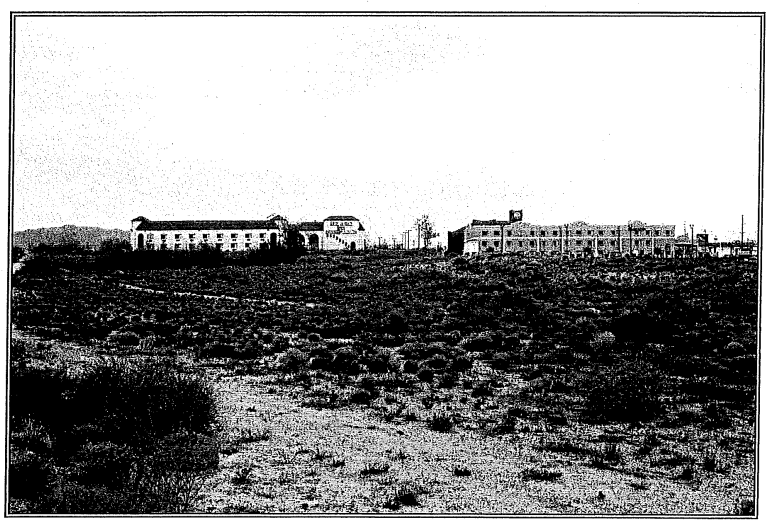


East boundary looking north.

Subject Photographs
Vacant Land Located on the North Side of Gibson Boulevard,
East of I-25, Albuquerque, New Mexico

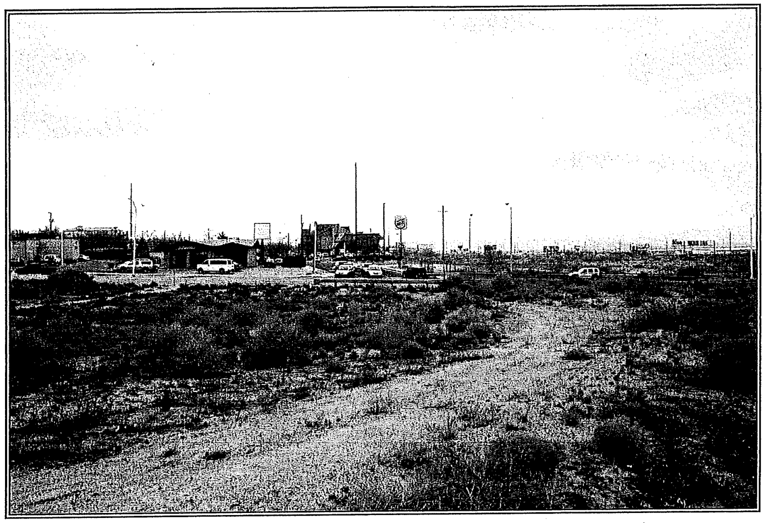


Approximate north boundary looking west.

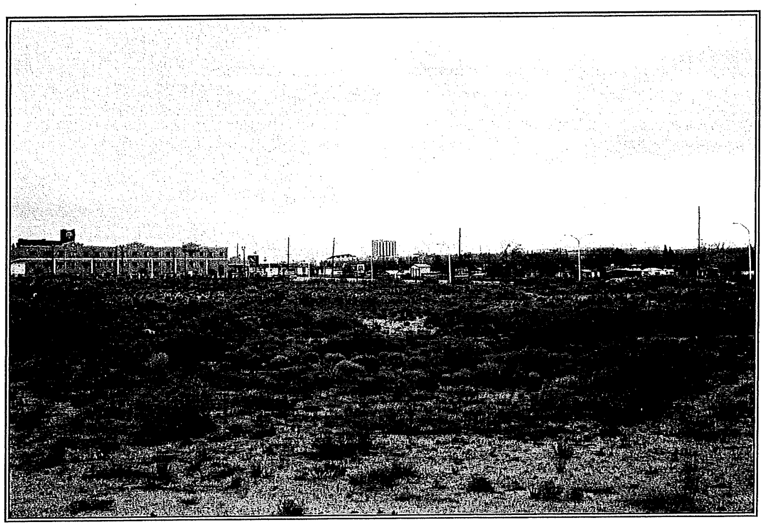


North boundary looking east.

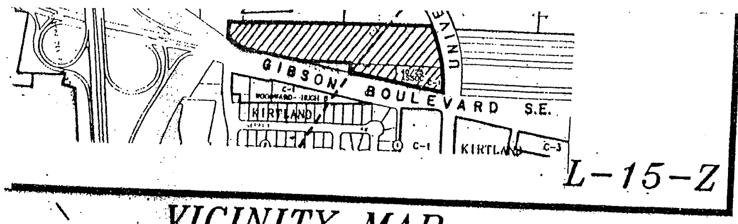
Subject Photographs
Vacant Land Located on the North Side of Gibson Boulevard,
East of I-25, Albuquerque, New Mexico



Approximate west boundary looking south.



View looking southeast from the northwest corner.

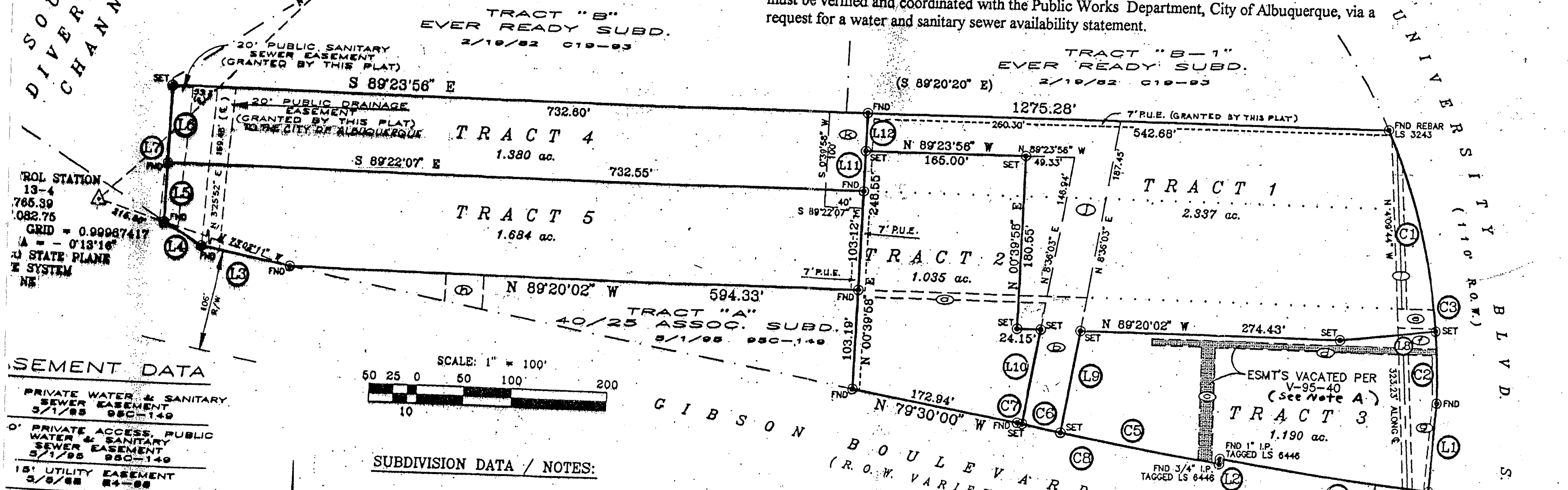


VICINITY MAP

KOAT TVIT STATION
X = 440,206.79
Y = 1,533,471.33
GROUND TO GRID = - 0°06'56"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

North right-of-way of Gibson Boulevard, S.E.; thence Northwesterly along a curve to the right along said right-of-way through a central angle of 02° 14' 30", having a radius of 5670.00 feet, a distance of 221.84 feet to a point; thence S 09° 09' 06" W, 5.03 feet; thence continuing along said curve to the right though a central angle of 03° 52' 05", having a radius of 3195.61 feet, a distance of 215.74 feet to a point of tangency; thence N 79° 30' 00" W, 172.94 feet to a point; thence leaving said right-of-way N 00° 39' 58" E, 103.19 feet to a point; thence N 89° 20' 02" E, 594.33 feet to a point on the North right-of-way of Gibson Boulevard, S.E.; thence N 79° 22' 39" W, 98.64 feet along said right-of-way; thence N 59° 12' 02" W, 47.43 feet to a point on the East right-of-way of the South Diversion Channel; thence N 00° 37' 53" E, 143.66 feet to the Northwest corner; thence leaving said right-of-way S 89° 23' 56" E, 1275.28 feet to the point of beginning and containing 7.626 acres more or less.

— Tracts 1 thru 5 (inclusive) and Tract A are subject to reciprocal access easements, being a (24') Twenty-four foot wide drive aisle.
— Property is subject to a Twenty-Four foot (24') wide reciprocal access easement from University Boulevard, S.E. across Tract 1 to serve Tracts A, 1, 2, 3, 4, and 5 as shown.
— Access is temporary and may be restricted to right in / right out and/or may be eliminated in the future to Gibson Boulevard, S.E.
— Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts 1 thru 5 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.



CONTROL STATION
13-4
765.39
082.75
GRID = 0.99987417
Δ = - 0°13'16"
STATE PLANE SYSTEM
NE

SCALE: 1" = 100'

EASEMENT DATA

- PRIVATE WATER & SANITARY SEWER EASEMENT 5/1/95 95C-149
- 0' PRIVATE ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT 5/1/95 95C-149
- 15' UTILITY EASEMENT 5/5/68 B4-68
- 7' UTILITY EASEMENT 5/5/68 B4-68
- 40' RECIPROCAL PRIVATE ACCESS EASEMENT 5/1/95 95C-149
- 40' RECIPROCAL PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT)
- 5' UTILITY EASEMENT 5/5/68 B4-68
- 0' SIGN EASEMENT

SUBDIVISION DATA / NOTES:

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" ARE A #4 REBAR W/CAP STAMPED "LS 6446", UNLESS NOTED OTHERWISE.
3. ALL CORNERS IDENTIFIED AS "FND" ARE A #4 REBAR W/CAP STAMPED "LS 6446", UNLESS NOTED OTHERWISE.
4. BASIS OF BEARINGS PER PLAT OF "TRACTS A & B of 40/25 ASSOCIATES SUBDIVISION", FILED MAY 1, 1995 IN VOLUME 95C, FOLIO 149.
5. DISTANCES ARE GROUND DISTANCES

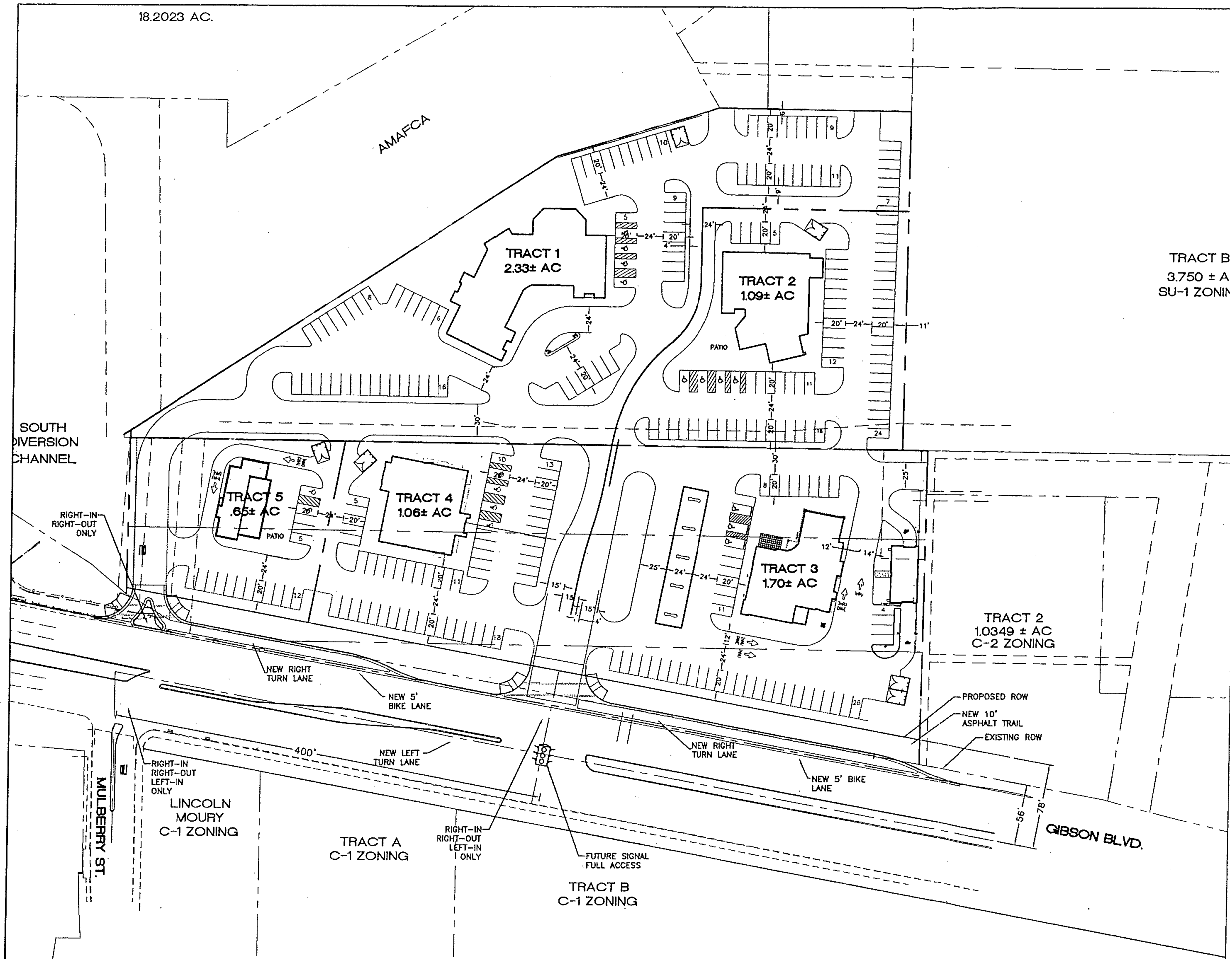
NOTE A.
PNM EASEMENT RELEASE APPROVAL

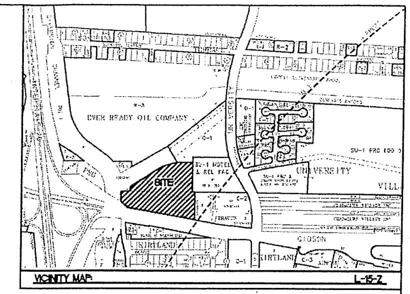
Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title and interest in the easement (granted by prior plat, replat or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

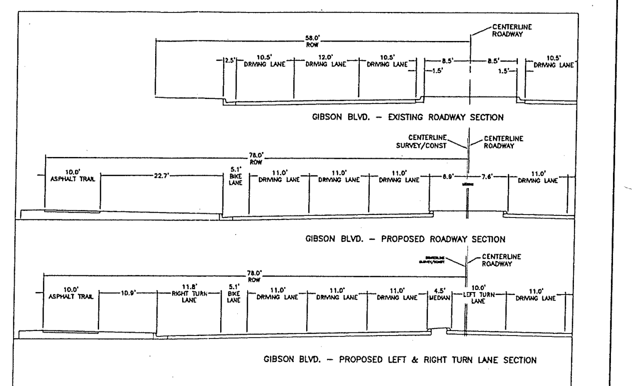
SURVEYOR'S

I, FRANKLIN
UNDER THE L





LEGAL DESCRIPTION:
TRACTS 1,2,3,4,5, OF THE GIBSON PLAZA SUBDIVISION



SITE DATA TABLE	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5
TOTAL ACREAGE:	2.33 AC	1.09 AC	1.70 AC	1.06 AC	.65 AC
EXISTING ZONING:	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2
PROPOSED ZONING:	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2	C-1 AND C-2
BUILDING SIZE:	12,000 SF	6290 SF	6037 SF	5831 SF	2750 SF
FAR:	.12	.13	.08	.13	.10
PROPOSED USE:	HOTEL	RESTAURANT	RESTAURANT/GAS STATION	RESTAURANT	RESTAURANT
TOTAL PARKING PROVIDED:	87 SPACES	70 SPACES	49 SPACES	57 SPACES	17 SPACES
TOTAL PARKING REQUIRED:	75 SPACES	40 SPACES	40 SPACES	50 SPACES	17 SPACES
HC PROVIDED:	4 SPACES	4 SPACES	3 SPACES	4 SPACES	2 SPACES
HC REQUIRED:	4 SPACES	4 SPACES	3 SPACES	4 SPACES	1 SPACES
BIKE SPACES PROVIDED:	4 SPACES	4 SPACES	4 SPACES	4 SPACES	4 SPACES
BIKE SPACES REQUIRED:	4 SPACES	4 SPACES	3 SPACES	3 SPACES	2 SPACES
SHOWER SPACES PROVIDED:	1 SHOWER	1 SHOWER	1 SHOWER	1 SHOWER	1 SHOWER
SHOWER SPACES REQUIRED:	1 SHOWER	1 SHOWER	1 SHOWER	1 SHOWER	1 SHOWER
LANDSCAPE PROVIDED:	13,424 SF	6178 SF	10,202 SF	6051 SF	3835 SF
LANDSCAPE REQUIRED: 15% OF PAVED AREA	13.424 SF	6178 SF	10,202 SF	6051 SF	3835 SF

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY

N

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

EXHIBIT "A"

ENGINEER'S SEAL	MULBERRY AND GIBSON	DRAWN BY BJF
	CONCEPTUAL SITE PLAN B	DATE 11-15-05
		21110SPSB-2-6-04
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # -
RONALD R. BOHANNAN P.E. #7868		JOB # 21110

Introduction

Property Identification and Ownership

Identification of the Property

The site is located on the north side of Gibson Boulevard, about 400 yards east of Interstate 25 in Albuquerque, New Mexico. The site contains about 3.768 acres or 164,158 square feet.

Descriptions of the land are presented in later sections of this report. Various maps and plats are included to assist the reader in visualizing the property being appraised.

Legal Description

The northern portion is legally described as Tracts 4 and 5 of Gibson Tracts Situate Within Section 28, Township 10 North, Range 3 East, N.M.P.M. City of Albuquerque, New Mexico.

The southern portion, which fronts onto Gibson Boulevard, is legally described as Tract A of 40/25 Associates Situated Within Section 28, Township 10 North, Range 3 East, N.M.P.M. City of Albuquerque, New Mexico.

History of the Property

According to our investigation of public records, the subject sales history is as follows:

Sales History	
Sale Date	7/25/2000
Document No.	200074572
Grantor	WW Albuquerque Corp (Nahid Hamzli)
Grantee	5000 Jefferson Partners (Perry Mann)
Sale Price	$700,000
Sale Price/SF	$4.26
Sale Date	11/1/2001
Document No.	2001131541
Grantor	5000 Jefferson Partners
Grantee	RHS Properties, Inc. and Rio Grande-Alameda, Ltd.
Sale Price	$1,265,000
Sale Price/SF	$7.71

To the best of our knowledge, the site is not currently listed for sale or under contract for sale. The property owner did provide us with two letters of intent to purchase improved pad sites. These were signed in January and February 2004.

Analysis and Reporting Parameters

Intended User of this Report

The appraisal is prepared for our client, the University of New Mexico. Use of this report by others is not intended by the appraisers.

Use of this Report

The report is intended to assist the University of New Mexico in possible acquisition of the subject property. The report is not intended for any other use.

Property Rights Appraised

The fee simple rights of ownership of the subject property have been appraised. The fee simple estate is defined by *the Dictionary of Real Estate Appraisal, Fourth Edition* published in 2002 by the Appraisal Institute 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."

Effective Date of Appraisal

The subject property has been appraised as of November 25, 2005, the date of inspection.

Definition of Market Value

The definition of market value that appears in *12 CFR 34, Final Rule of the Office of the Comptroller of the Currency*, Department of the Treasury, published in the Federal Register, August 24, 1990, is used for the purposes of this report. The definition is as follows:

> 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 is the consummation of a sale as of a specified date and the passing of the 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 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 the Assignment

To conclude an opinion of market value, the appraisers have undertaken a complete analysis of the property with no departure from the Uniform Standards of Professional Appraisal Practice (USPAP). The steps taken in the appraisal process were as follows:

- James R. Copass inspected the subject on November 25, 2005. Gareth N. Burman inspected the site on December 3, 2005.
- Site-specific information was obtained from plats prepared by Southwest Surveying and dated December 1994 and July 1995.
- Ron Bohannon, Tierra West LLC and D. McCall provided information regarding the revised access to the property including off-site costs.
- Information regarding the Albuquerque MSA and the market area was assembled from data provided by the City of Albuquerque, the University of New Mexico (BBER), and the Mid-Region Council of Governments (MRCOG). Zoning and tax data was obtained from the respective departments of Bernalillo County.
- Our research for comparable sales data included an investigation of market conditions for similar vacant land in Albuquerque's southeast and northeast planning areas. Sales data has been compiled from recorded documents maintained in our company's database, and confirmed with brokers and principals associated with the transaction.

The reporting standard is a Summary Appraisal Report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of USPAP. As such, it summarizes the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinions of value. The information contained in this report is specific to the needs of the client and for the intended use stated above. The appraisers are not responsible for unauthorized use of this report.

Assumptions and Limiting Conditions

General Underlying Assumptions

1. The legal description and land area of the subject where taken from plats drawn by Southwest Surveying, Inc. in December 1994 and July 1995, recorded in the Bernalillo County Courthouse. The descriptions and areas are assumed to be correct.

2. No survey of the property has been made by the appraisers; no responsibility is assumed in connection with such matters.

3. No responsibility is assumed for the accuracy of diagrams, sketches, or maps included in this report. These are provided solely for the purpose of assisting the reader in visualizing the property being appraised.

4. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

5. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.

6. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover such factors.

9. It is assumed that all applicable federal, state and local environmental regulations and laws have been complied with unless otherwise stated, defined and considered in the appraisal report.

10. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions, unless a non-conformity has been identified, described, and considered in the appraisal report.

11. It is assumed the use of the land and improvements is confined within the boundaries or property lines of the property described unless otherwise stated in the report.

12. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

13. Unless otherwise stated in this report, the existence of hazardous materials or environmental conditions, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials or conditions on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

General Limiting Conditions

1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, or with reference to the property in question, unless arrangements have been previously made.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers and in any event only with proper written qualification and only in its entirety.
3. Neither all nor any part of the contents of this report or copy thereof (especially any conclusions as to value, the identity of the appraisers, firm or professional organization with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraisers.

Descriptions

Regional Area Description

Albuquerque Metropolitan Statistical Area (MSA) is the largest metroplex in New Mexico and serves as a regional center for most of the state as well as portions of Colorado and Arizona. The most important regional elements of the MSA's economy include retail, financial and medical services, transportation, and higher education. The three counties that form the Albuquerque MSA -- Bernalillo, Sandoval and Valencia -- had about 715,000 residents in 2000 according to census figures, which was roughly 40 percent of the state's total population of just over 1.8 million. The Bureau of Business and Economic Research at the University of New Mexico estimates that the Albuquerque MSA population will grow by 1.8 percent per annum during the period from 2000 to 2010.

Geographically, Albuquerque is relatively isolated. Denver is 440 miles to the north, El Paso and the Mexican border are 300 miles to the south, Phoenix is 450 miles southwest, and Dallas is 650 miles to the east. Interstate highways serving the city are I-40 (east/west) and I-25 (north/south). National and regional carriers serve the Albuquerque International Airport. Amtrak and the Burlington railroads provide rail service. While the good transportation systems minimize the geographic distances, isolation has historically been a drawback in attracting industry to the city.

Situated in the Rio Grande Valley, the Albuquerque MSA is bordered on the east by the Sandia and Manzano Mountains, and on the west by rolling desert referred to locally as mesa land. The mile high elevation within the protected valley provides the city with a mild and dry four-season climate. Because of its desert environment, the quality and quantity of groundwater reserves are of great importance to Albuquerque's future. The City of Albuquerque reportedly holds water rights adequate to support a population of about 800,000, which implies that future growth will be inhibited unless new sources of supply are purchased or otherwise developed. The City has recently started a $290 million program to use treated water from the Rio Grande to replenish the aquifer or use directly.

Economy

Albuquerque is continuing to achieve a moderate level of economic growth. Distinguishing characteristics of the city's economy are: 1) its position as a statewide center for finance, trade, transportation and services; 2) semi-conductor manufacturing, distribution, back room office operations, emerging technologies, and small aircraft research and development; 3) an in-migration of new service businesses; and 4) a significant element of military and federal employment at Kirtland AFB.

Over the past three years, the main economic drivers have been a large expansion of the Intel plant in Rio Rancho, major public improvements such as the reconstruction of Interstate 25 and Interstate 40 interchange (the Big I), unprecedented expansion in new single-family construction fueled by low interest rates, and employment growth in the healthcare, education and government sectors.

Overall, the Albuquerque economy will continue to benefit from its size and location as the center of distribution of goods and services for the region. This feature insulates the local economy and provides a base upon which Albuquerque can grow. Also, the impact of the national economy is somewhat muted since for the most part the basic needs of the local population will continue regardless of all but the most severe of economic events. In the short to intermediate run, we anticipate the Albuquerque economy to grow at a modest rate with its most important economic attribute being stability.

Employment

Between 2000 and 2002, large amounts of labor were employed in the construction of major projects such as Intel, the Big I project, as well as the recent single-family housing boom. This had a significant impact on the local economy, and non-agricultural employment grew by 5.3% in 2000 and 0.5% in 2001 (see below). Corporate downsizing, several notable bankruptcies and mergers, resulted in a decline in Albuquerque's employment by –0.1% in 2002. However, growth in construction, the services sector and call centers helped offset some of the losses and about 3,200 jobs were added in 2003. Employment grew further by 3.0% in 2004 with the addition of about 11,000 jobs. The rate has declined to 1.2% for the first 10 months of 2005 with the addition of 4,532 jobs. Overall unemployment was 5.0% as of October 2005.

Albuquerque MSA Annual Labor Averages

	2005*	2004	2003	2002	2001	2000	1999	1998
Civilian Labor Force	405,100	399,297	390,430	383,727	379,952	376,615	359,829	367,289
Net Change	+1.5%	+2.3%	+1.7%	+1.%	0.9%	+4.7%	-2.0%	+2.1%
Employment	384,900	380,368	368,870	365,667	365,898	364,069	345,762	350,518
Net Change	1.2%	3.1%	0.9%	-0.1%	0.5%	5.3%	2.5%	2.5%
Unemployment	20,200	18,929	21,560	18,060	14,054	12,546	14,067	16,771
Unemployment Rate	5.0%	4.7%	5.5%	4.7%	3.7%	3.3%	3.9%	4.6%

Source: New Mexico Department of Labor, Economic Research & Analysis -- Table A, Civilian Labor Force, Employment, Unemployment, and Unemployment Rates (Not Seasonally Adjusted). Table compiled by CAI 12/05. *Thru Oct 2005

Population

As summarized below, total population of the greater metropolitan area (Bernalillo, Sandoval, Valencia and Torrance Counties) was estimated to be about 740,714 based on the 2000 Census data, indicating a growth rate of over 2% per year since 1990. Based on projections by UNM-BBER, the MSA population should pass the 1 million mark by 2025.

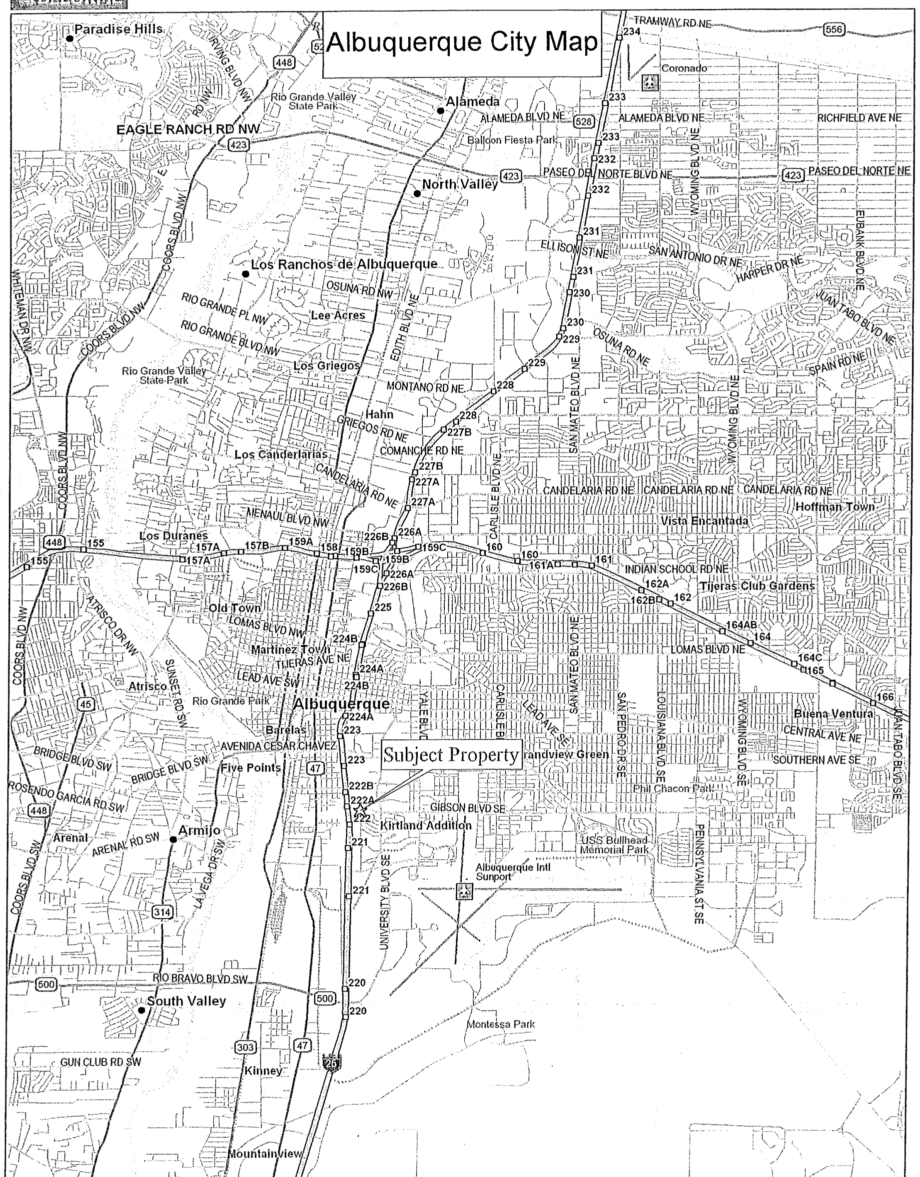
Albuquerque MSA Population Projections 2000-2025

	2000	2005	% change	2010	% change	2015	% change	2025	% change
Bernalillo County	556,678	595,954	7.06%	631,839	6.02%	666,114	5.42%	729,750	9.55%
Sandoval County	89,908	108,538	20.72%	126,294	16.36%	144,377	14.32%	179,998	24.67%
Valencia County	66,152	76,512	15.66%	86,708	13.33%	97,330	12.25%	118,593	21.85%
Torrance County	16,911	19,523	15.45%	21,690	11.10%	23,475	8.23%	26,318	12.11%
Southern Santa Fe County	9,065	11,363	25.35%	13,771	21.19%	16,206	17.68%	20,579	26.98%
Regional Totals	740,714	813,895	9.88%	846,851	4.05%	909,836	7.44%	1,030,366	13.25%
Albuquerque & West, South & Southwest Portions of Bernalillo County	533,280	571,827	7.23%	605,272	5.85%	637,844	5.38%	653,650	2.48%
E. Mtn. (Bernalillo, Sandoval, S. Santa Fe Counties), Edgewood, & Moriarty	34,710	40,913	17.87%	47,110	15.15%	51,767	9.89%	62,569	20.87%
Rio Rancho & Southern Sandoval County	61,692	75,035	21.63%	90,119	20.10%	102,684	13.94%	145,526	41.72%
Bosque Farms, Las Lunas, Belen, & Central Valencia County	65,187	74,016	13.54%	83,930	13.39%	94,254	12.30%	114,932	21.94%

Source: US Bureau of Census, University of New Mexico, Bureau of Business and Economic Researech (UNM-BBER), and Mid-Region Council of Governments (MRCOG). County forecasts produced by UNM-BBER. Area projections based on MRCOG socioeconomic forecasts (1/03). Table compiled by CAI 1/05.

DELORME

Street Atlas USA® 2006



Data use subject to license.

www.delorme.com

Scale 1 : 100,000

1" = 1.58 mi

Data Zoom 11-0

Market Area Description

The subject market area is the neighborhood around the Albuquerque International Sunport. The approximate boundaries are Interstate 25 on the west, the Tijeras Arroyo on the south, Carlisle Boulevard and Kirtland Airforce Base (KFB) on the east, and Avenida Cesar Chavez and residential subdivisions on the north. The area west of I-25 is a mix of vacant land and industrial uses. East of the Sunport is Kirtland Air Force Base. Land to the north of Gibson Boulevard is primarily residential or developed with the University of New Mexico's south campus athletic facilities and Technical Vocational Institute's campus. The Tijeras Arroyo, which is a major physical boundary, defines the southern edge of the market area. The subject site is located on Gibson Boulevard in the northwestern corner of the market area.

The market area is on the southern edge of Albuquerque's development and has grown in an orderly fashion over the last thirty years. Residential concentrations are generally north of Gibson and east of Yale. Commercial and industrial growth has generally taken place in a north-south progression on the north and west side of the airport. Many of these improvements are exclusively related to civilian air traffic or the various military and research operations at Kirtland.

Transportation

The major north-south arterials in the area are Interstate 25, University and Yale. The major east-west arterials are Gibson and Sunport. Interstate 25 is Albuquerque's major north-south expressway and provides access to the market area via the Cesar Chavez, Gibson, Sunport, and University/Rio Bravo interchanges. Cesar Chavez links I-25 with UNM sports facilities, the UNM Research Park, and the Isotopes baseball stadium, concentrated around the University/Cesar Chavez intersection. Gibson carries traffic from I-25 east to the airport and Kirtland AFB, VA Hospital, Lovelace Hospital, and Sandia Laboratories. Yale is one of the main access roads into the airport terminal and parking areas, and also provides access to numerous office developments on the northwest side of the airport. University, which runs parallel to I-25, connects the market area with the UNM facilities to the north. South of Gibson, University is blocked off at Kirtland Park. The car rental facilities were moved from the airport to a parcel located on the east side of University Boulevard (north of Clark Carr Road) in 2001, and University Boulevard was re-graded and expanded to a four-lane road. University is currently being extended south around the southwest runway and across the Tijeras Arroyo. This will provide access to the master planned community of Mesa Del Sol.

The Middle Rio Grande Council of Governments reports traffic counts on Gibson and Sunport Boulevards for the last five years as follows:

2000 - 2004 Traffic Counts For Gibson and Sunport Boulevards

	Gibson Boulevard		Sunport Boulevard	
Year	Between I-25 and University	Between University and Yale	Between I-25 and University	Between University and Yale
2000	27,800	37,400	16,700	13,100
2001	28,000	37,600	17,900	10,400
2002	37,900	37,700	17,900	10,500
2003	37,700	40,900	17,900	10,400
2004	37,400	40,500	19,600	15,100

Topography

The airport area is located on the top of a large plateau which is bordered on the south by the Tijeras Arroyo and by the Rio Grande flood plain on the west. In general, the land slopes in these directions. Most soils are sandy and surface run-off is carried by numerous arroyos and tributary arroyos. For new development, the topography and drainage can be problematic and above average site development costs are common. The sloping topography results in excellent views for many sites, particularly the view to the west towards the river valley.

Environmental Conditions

There are a number of old city dump sites in the airport area, particularly on the east side of the freeway, and there is a Superfund site to the west of I-25. The presence of these potentially hazardous environmental conditions is site specific in nature and is not likely to affect the development of adjacent land, which is not contaminated.

Land Uses

Land within the market area is about 50% to 60% built-up. The University of New Mexico controls much of the vacant land to the north, and the UNM sports complexes and Research Park occupy most of the area focused around the intersection of University Boulevard and Avenida Cesar Chavez. Various commercial uses geared to airport traffic, including hotels, motels, restaurants, and airport parking are located in all directions from the Yale and Gibson intersection.

East and west of the Yale frontage are industrial/business parks that have been developed since the 1960s. Historic platting has typically proceeded in a north to south direction. The newer subdivisions are along South University between Randolph Road and the University/Rio Bravo/I-25 interchange, a distance of about two miles. The Sunport interchange has improved access to this area since October 1996, but until now, the only new development has been the construction of an Amerisuites and a Holiday Inn motel.

Major facilities on the southwest side of the airport include the Ethicon plant (Johnson & Johnson), the UNM Golf Course, the general aviation complex and the air cargo building on the southwest side of the airport, and the car rental facilities on the east side of University Boulevard, north of Clark Carr Road.

Albuquerque International Sunport

The Sunport is the focal point of the subject market area and is the only airport in New Mexico serviced by major commercial airlines. A large-scale expansion and renovation of the terminal, internal roadways and a new parking garage were completed in 1989 at a cost of approximately $120 million. The new public areas are larger, contain representative regional art items on permanent display, and provide a very positive first impression of the city and region.

The City of Albuquerque's Aviation Department amended the 1985 master plan for the airport and a new plan was approved by City Council in 1994. Major components of the plan which have now been carried out include a $50.4 million upgrade to runway 8-26; a $51.1 million expansion of Runway 321 and extension of the clear zone; the installation of perimeter roads; four new gates at the end of Concourse A; a central de-icing facility and expansion of the terminal building, and an extension and reconstruction of the General Aviation Runway 12-30. Long-term additions include an east side cargo building.

The planned improvements to the Sunport are in response to aging facilities and increases in passenger traffic as shown in the tabulation that follows. The table below illustrates an overall increase in the growth of commercial air traffic since 1990, with slowdowns in 1991, 1997, 1998, and the period from

2001 to 2003. The lower passenger numbers in 2002 and 2003 are a direct result of 9/11, while the increase in the 2004 traffic indicates a return of confidence on the part of the flying public.

Albuquerque International Sunport Passenger Traffic		
Year	Number of Passengers	Percent Change
1990	4,988,813	+5.7%
1991	4,938,431	-1.0%
1992	5,264,578	+6.6%
1993	5,613,275	+6.6%
1994	6,156,300	+9.7%
1995	6,130,451	-0.4%
1996	6,618,751	+8.0%
1997	6,290,018	-5.0%
1998	6,201,580	-5.0%
1999	6,263,804	+1.0%
2000	6,292,458	+0.5%
2001	6,183,606	-1.7%
2002	6,117,646	-1.1%
2003	6,051,879	-1.1%
2004	6,323,635	+4.5%
Source: Albuquerque International Airport – November 2005		

Airfreight has increased significantly over the past ten years. A record amount of cargo moved through the Sunport freight center in 2002. While the increase in airfreight in the decade ending in 2002 was approximately 44%, there were several increases and decreases in cargo volume, which appear to coincide with the general level of economic activity in the nation. The table below gives the total weight of deplaned and enplaned freight for both airlines and air freighters.

Albuquerque International Sunport Airfreight		
Year	Cargo (Pounds)	Percent Change
1993	104,879,808	--
1994	102,749,508	-2.0%
1995	110,312,140	+7.4%
1996	142,290,926	+22.5%
1997	129,894,719	-9.5%
1998	130,451,719	-0.4%
1999	135,369,131	+3.8%
2000	190,089,347	+40.4%
2001	129,666,668	-31.8%
2002	151,261,301	+16.7%
2003	157,881,042	+4.38%
2004	158,290,575	+0.26%
Source: Albuquerque International Airport – November 2005		

The arrival in 2000 of Eclipse Aviation at the Sunport has altered the mix of GA firms in Albuquerque. Eclipse rented and moved into the 80,000-square-foot former Westernair facility in GA Area "A" north of the subject. The company is developing a six-passenger business jet based on several advanced manufacturing processes. Eclipse is attempting to produce a state-of- the-art business plane that will sell for less than one-half of the current price for comparable jets. While the main manufacturing plant for the new jet will be located at Double Eagle Airport on Albuquerque's west mesa, the current facility at the Sunport has added many new jobs and increased the general level of business activity in the GA complex.

The potential for Eclipse to make a huge positive impact on the Albuquerque economy is clear. At a minimum, the company will put millions of dollars into the local economy over the next few years while they finish designing, building, and testing prototype airplanes. If they can build aircraft that are as competitive as planned, the company could well see explosive growth over the next ten to twenty years and both General Aviation and Albuquerque's economy could be greatly benefited.

Kirtland Air Force Base and Sandia Laboratories

The Sunport runways are also used by Kirtland Air Force Base. Kirtland performs several distinct functions for the Air Force and contracts with a large number of local suppliers and service providers. Kirtland originated in 1939 as a 2,000-acre refueling station for transient military aircraft. After a consolidation in 1971 of Sandia Base, Manzano Base and the original Kirtland Air Force Base, the installation has grown to nearly 52,000 acres and is the largest employer in New Mexico. According to an economic impact statement for fiscal year 2004, the total number of personnel on the base is 25,630, including 7,738 active duty military, 3,968 civilian workers, and 13,924 contractors. The total economic impact was calculated at $3.4 billion to the Albuquerque and New Mexico economies. When allowing for the economic multiplier, the impact is probably much greater.

Kirtland is well positioned for future advancements in military service training with a high tech training, modeling, and simulation center. Also, Albuquerque could gain jobs related to the space research if plans materialize for a national space research center on Kirtland, allowing the Air Force to consolidate its now widely scattered space research programs. While the plan has been approved by the Air Force for some time and initial improvements have been constructed, no major relocation of personnel has been announced, and it appears that the project has been put on hold.

Within the confines of the base is Sandia National Laboratories, an engineering facility originally created for weapons research but now involved in many related fields. Operated by Lockheed Martin, Sandia is a major contractor with the U.S. Department of Energy. With roughly 6,600 employees, Sandia is the city's largest private employer and also a major purchaser of goods and services in the local market. Reductions in defense spending have so far had limited economic impact on employment at the laboratories, although cutbacks in the funding of independent contractors have been severe. Sandia is making great efforts at becoming a competitive research facility for alternative energy resources and other private industrial applications. The transition from high-tech, big-budget weapons research to private sector competition is seen as the next challenge for Sandia.

Hotel/Motel Markets

The areas to the east of the subject are well served by motels catering to airport travelers as well as visitors to Kirtland Air Force Base and Sandia Labs. Traditionally the motels were congregated south of the intersection of Yale and Gibson Boulevards; however, over the past 15 years, motel construction has taken place west of this intersection, and along Gibson Boulevard towards Interstate 25. Three motels been constructed immediately east of the subject by Radison Inns, Hawthorn Inns and Quality Suites. An Amerisuites and a Holiday Inn have also been constructed approximately 1 mile south of the subject near the University and Sunport Boulevard intersection.

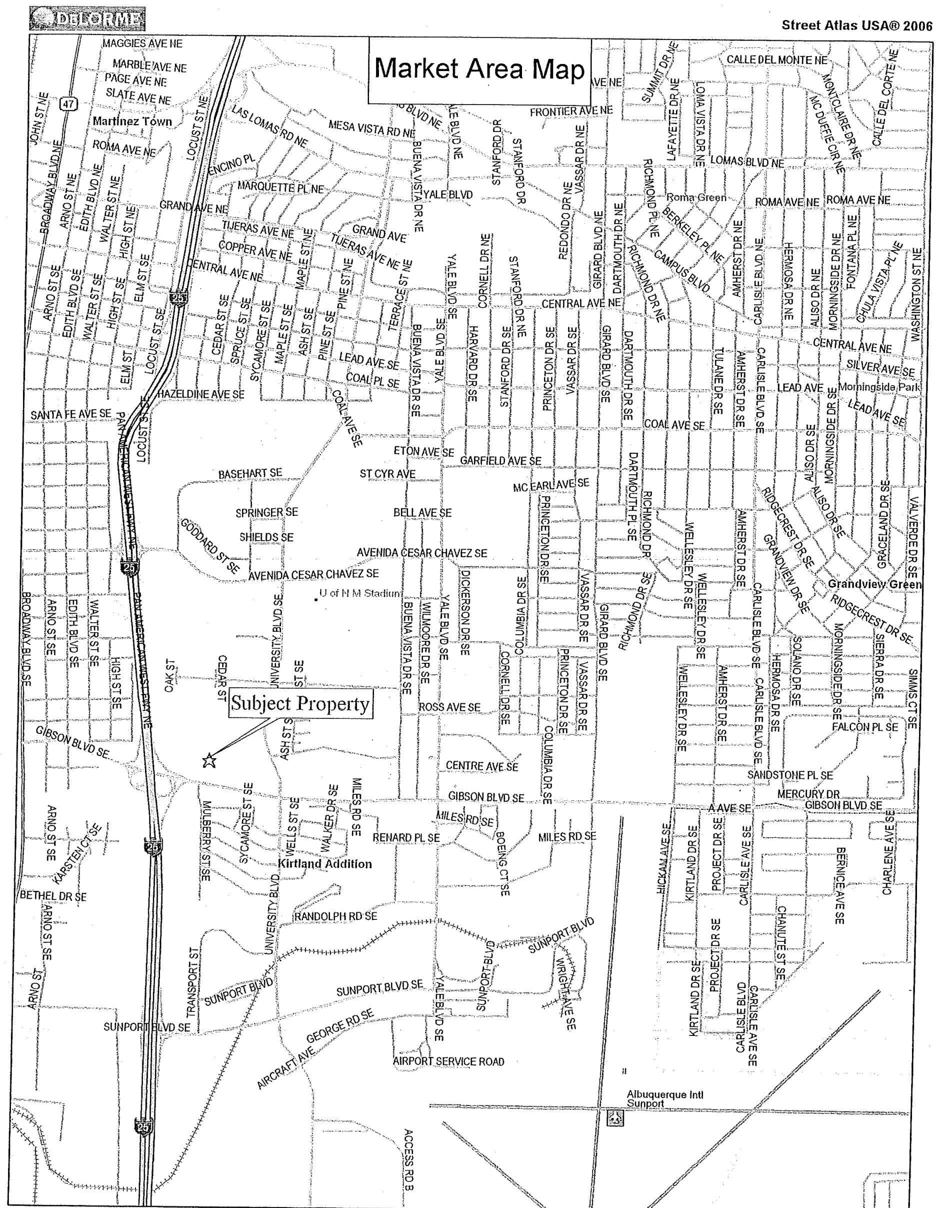
Market Area Conclusions

The subject market area is a unique and readily identifiable employment and business district. The close proximity of the airport, Kirtland Air Force base and Sandia Laboratories insures the long-term vitality of the area for a variety of technical, industrial, and commercial uses. However, the demand for office space and much of the warehouse space in this market area is tied directly to military, government research programs, and the airport. While cutbacks in federal defense during the 1990s had a negative influence on market area occupancies, non-defense firms have moved into the area and have kept vacancy rates fairly steady.

Over the past ten years, a number of lodging properties have been constructed, primarily in the vicinity of the Yale/Gibson intersection, but more recently on Gibson south of Yale and close to I-25. Two motels have also been added near the Sunport/University intersection. Accompanying the motel construction has been the addition of several fast food and table service restaurants, however there has been very little new construction in the past three years.

Subsequent to the construction of Sunport Boulevard, traffic counts on Gibson Boulevard declined in 2000. However, the counts have rebounded to approximately 37,000 vehicles per day near the subject property. The traffic increases have stirred development interest, not only for the subject, but also for the other remaining vacant tracts along Gibson.

Street Atlas USA® 2006



Data use subject to license.

www.delorme.com

Scale 1 : 25,000

1" = 2,083.3 ft

Data Zoom 13-0

Site Description

The subject site is located on the north side of Gibson Boulevard, approximately 800 feet east of I-25 in Albuquerque, New Mexico. For a visual illustration of the site, the access, and surrounding developments, reference the subject photographs in the Preface of this report.

Size and Shape

The site is irregular and contains about 164,158 square feet, or 3.768 acres. There is approximately 603 feet of frontage on Gibson Boulevard. The northern boundary is approximately 732 feet with about 288 feet on the eastern boundary. The western boundary is the South Diversion channel and is about 143 feet in length. A plat map is included in the Preface.

Topography and Drainage

The site has a downward slope from east to west and undulating from north to south towards the South Diversion Channel. It is at grade level along most of the southern boundary (Gibson Boulevard) rising to above grade level towards the rear of the site on the eastern two-thirds. In places, it slopes down to the northern boundary.

Flood Zone

The subject's immediate area is included on Community Panel Number 35001C0342D of the Flood Insurance Rate Map (FIRM) Dated November 19, 2003 for the City of Albuquerque from the National Flood Insurance Program. The site is within Flood Zone X, which is an area outside of the 500-year flood. The South Diversion Channel is the west boundary of the subject and is within the A flood zone; however, since it is an engineered channel, it is unlikely to overflow onto the subject. A copy of the pertinent section of the flood map is included in the Addenda.

Soil and Subsoil Conditions

No report of soil and subsoil conditions was made available for this appraisal. We have no reason to suspect that soils are unstable, and have assumed that the soil and subsoil conditions of the site are stable. There are three multi-story motels in close proximity that suggests the area soils are adequate for most types of commercial development.

Utilities and Services

All public utilities, including electricity, natural gas, water, sewer, and telephone, are available to the site. The area is adequately served by city police, fire, public transportation, and refuse removal services.

Easements and Encroachments

By examination of the plats it is apparent that several easements impact the site and are summarized as follows:

- The site is subject to a 20-foot wide public drainage easement running north/south through the western portion of Tracts 4 and 5.

- There is a 20-foot wide sanitary sewer easement along the western boundary of Tracts 4 and 5.
- A 7-foot wide private water and sanitary sewer easement affecting the southern portion of the site.
- Reciprocal private access easement across the parcel to the east providing access to and from University Boulevard.

Access and Offsite Improvements

Subsequent to an access agreement signed on November 30, 2005 (see Addenda for copy), the site will have two access points on Gibson. One will be at the west end of the site (the west access intersection) that will essentially be the northern extension of Mulberry Street. The other is roughly in the center of the site (the east access intersection). The west access will be a right in right out turn only. The east access will be a full access signalized intersection, but the City Traffic engineer has conditioned this access on the construction of a new access road along I-25 and a new connecting road between the frontage road and Mulberry Street (the frontage road improvements). Because these improvements are unlikely to be constructed within the next two years, in the interim, the property owners and the City have agreed to allow restricted access at the east access intersection. This will consist of a left turn in (median break), as well as the right in right out access. However, the City can eliminate the left turn access for safety or other public reasons, without recourse by the property owner. A site development plan illustrating the proposed access is included in the Preface.

The cost of all off-site access improvements is the sole expense of the property owner. According to estimates provided by Tierra West LLC (see Addenda), the total cost for off-site paving, traffic improvements, and off-site storm sewer construction is $203,340 ($1.24/SF). The cost of a traffic signal with mast arms is about $153,634 ($0.94/SF), that includes NMGRT, contingency, engineering and inspection fees. The aggregate cost is $356,974 ($2.18/SF).

Surrounding Land Uses

Land to the north is unimproved and owned by UNM. Immediately east of the subject are three motels, University Inn, Quality Suites and Hawthorn Inns and a Phillips 66 gasoline station at the corner of University and Gibson. South of the site, on the south side of Gibson are a Subway restaurant and a fitness center. Further south of Gibson Boulevard and fronting onto Mulberry Street is a Burger King and a Red Roof Inn motel. Further south is the Kirtland residential subdivision. Southeast of the subject is a church and unimproved land. West of the subject is the South Diversion Channel with a small cemetery located further west adjacent to Interstate 25.

Summary

The site is a 3.768-acre parcel located on the north side of Gibson Boulevard, about 800 feet east of Interstate 25 and north of Albuquerque International Airport. The site is irregular with about 603 feet of frontage on Gibson. The topography slopes from east to west and is undulating from south to north. All utilities are available. Surrounding uses include motels, gas stations, a fitness center, two fast food restaurants and vacant land. The site is impacted upon by several utility and access easements, but access to the site from Gibson was recently upgraded with an agreement for a left turn and median break. Overall, the site is almost fully usable and has good potential for uses that will benefit from the high traffic volumes generated by Gibson Boulevard and I-25.

Zoning and Restrictions

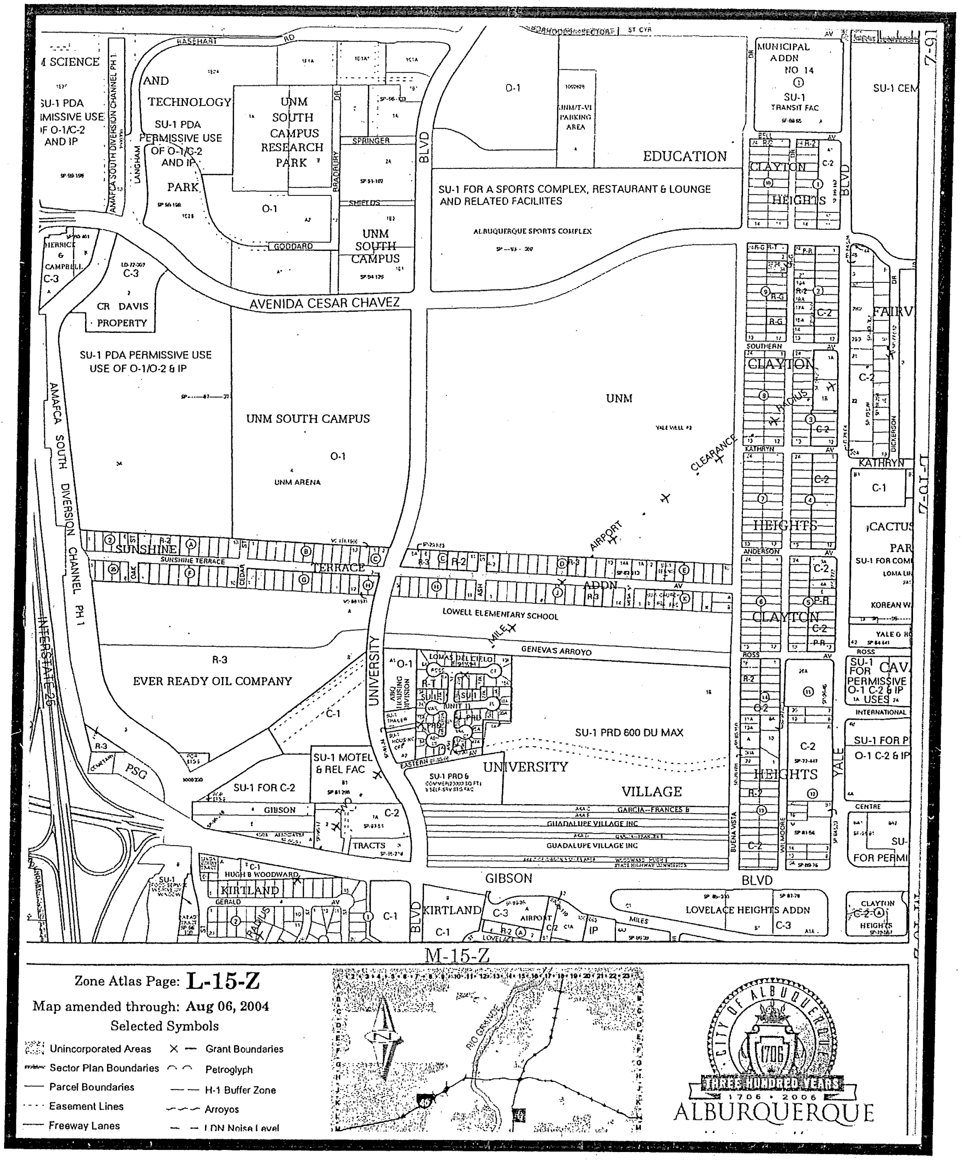
The zoning classification of the subject property is C-2, Community Commercial Zone, as designated by the Albuquerque Comprehensive Zoning Code. This zone "provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

The C-2 zone does not have a minimum lot size. The maximum height is 26 feet; however, under certain circumstances buildings can be marginally taller. The setback requirements for front yard, side yard, and back yard are 30 feet, 5 feet, and 15 feet respectively. Parking requirements vary with use. For example, the current parking requirement for motels and hotels is one space for each rental unit, for offices the required parking is one space for each 200 square feet of rentable area, and parking for restaurants requires one space for each four seats if the restaurant does not have a full liquor license or one space for each three persons of permitted fire occupancy load if the establishment does have a full liquor license.

According to the access agreement, there is an approved site development plan for the site. A copy of the site plan provided by Tierra West LLC is included in the Preface.

Use Restriction

In exchange for the termination of a sign easement, a prior owner and the adjacent owner (to the east) agreed to place a restrictive covenant on the subject property in 2000 that prohibits a motel or hotel use as long as the adjacent property is being operated as a motel. A copy of the restrictive covenant is included in the Addenda.



Zone Atlas Page: L-15-Z
Map amended through: Aug 06, 2004
Selected Symbols
Unincorporated Areas
Sector Plan Boundaries
Parcel Boundaries
Easement Lines
Freeway Lanes
Grant Boundaries
Petroglyph
H-1 Buffer Zone
Arroyos
LDN Noise Level
M-15-Z
UNM SOUTH CAMPUS
UNM
EDUCATION
SU-1 FOR A SPORTS COMPLEX, RESTAURANT & LOUNGE AND RELATED FACILIITES
ALBUQUERQUE SPORTS COMPLEX
AVENIDA CESAR CHAVEZ
UNIVERSITY
BLVD
GIBSON
YALE
EVER READY OIL COMPANY
SU-1 PRD 600 DU MAX
UNIVERSITY VILLAGE
CLAYTON HEIGHTS
LOVELACE HEIGHTS ADDN
SUNSHINE TERRACE
AIRPORT ADDN
LOWELL ELEMENTARY SCHOOL
GENEVAS ARROYO
AMAFCA SOUTH DIVERSION CHANNEL PH 1
INTERSTATE 25
CR DAVIS PROPERTY
SU-1 PDA PERMISSIVE USE USE OF O-1/O-2 & IP
MUNICIPAL ADDN NO 14
KIRTLAND
ALBURQUERQUE
THREE HUNDRED YEARS
1706 • 2006

Zone Map

Assessment and Real Estate Taxes

Property taxes are administered and levied by Bernalillo County. Taxable value is one-third of assessed value. Property taxes are due twice each year in November and April. The information below was obtained from the Bernalillo County Assessor and Treasurer's offices.

Summary of 2005 Tax Data				
Tract No.	UPC Number	Land Assessment	Taxable Value	Taxes
A	101505617002930901	$215,500	$71,826	$3,052.10
4	1015056115404530903	$333,700	$111,222	$4,726.14
5	101505615403830902	$410,200	$136,720	$5,809.64
Totals		$959,400	$319,768	$13,587.88

In addition to the taxes due for 2005, the taxes for 2002 through 2004 have not been paid. With penalty and interest, these total about $25,337.87. This results in a current total tax liability of $38,925.75.

Market Issues

The highest and best use of land is defined as "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*The Appraisal of Real Estate, Twelfth Edition, 2001.*) To estimate highest and best use, there are essentially four stages of analysis. These are as follows:

1) Possible Uses of the Site -- what uses are physically possible, given the size, shape and topography of the site.
2) Permissible Uses of the Site -- among the physically possible uses, what uses are legally allowed given the zoning, easements, and/or deed restrictions.
3) Financially Feasible Uses of the Site -- among the uses which are physically possible and legally permissible, what uses would provide a reasonable residual net return to the land.
4) Most Productive Use of the Site -- among the financially feasible uses, which use would result in the greatest net return to the land.

Highest and Best Use

Possible Uses

The subject contains 3.768 acres and is fully usable. Due to the topography, some site preparation and drainage work will required, but it should not be extraordinary. All utilities are at the site. Subsequent to the access agreement, the site will have temporary left turn in access for eastbound traffic on Gibson, and two right in right out access points for west bound traffic. In the future, the east access will be upgraded to full access with a signalized intersection. However, the timing for this is uncertain. Physically, the subject is suitable for any purpose that its size will allow, apart from those uses requiring full access.

Legally Permissible Uses

The subject property is zoned C-2 (Community Commercial Zone) under the jurisdiction of the City of Albuquerque. The C-2 zone allows a wide variety of commercial activities including most types of retail/service and office uses and a more select variety of institutional uses, and there is an approved development for commercial pad sites. A recorded restrictive covenant prohibits a motel or hotel operation on the site. The legally permissible uses are those permitted under C-2 zoning, except for a motel or hotel.

Financially Feasible/Most Productive Uses

The subject site has a prominent location with good visibility and access from I-25. The traffic count on Gibson is over 37,000 cars a day. A high traffic count is usually associated with retail development, but Gibson is a commuter arterial, with much of the traffic generated by major employment centers such as the VA and Lovelace Hospitals, Kirtland AFB, Sandia Laboratories, and destinations like the Albuquerque Sunport. Because of the airport, there are about 15 hotel/motel developments on the north side of the Sunport, yet relatively few restaurant facilities. Letters of intent, provided by the property owner, indicate a significant interest on the part of restaurant owners to locate on the subject site. With the new access agreement, the subject should be an attractive location for restaurant use that can benefit from the large number of nearby lodgers, but also capture business from I-25 traffic. The highest and best use of the site as vacant is to develop the property for sale to three restaurant users.

Valuation

Sales Comparison Approach

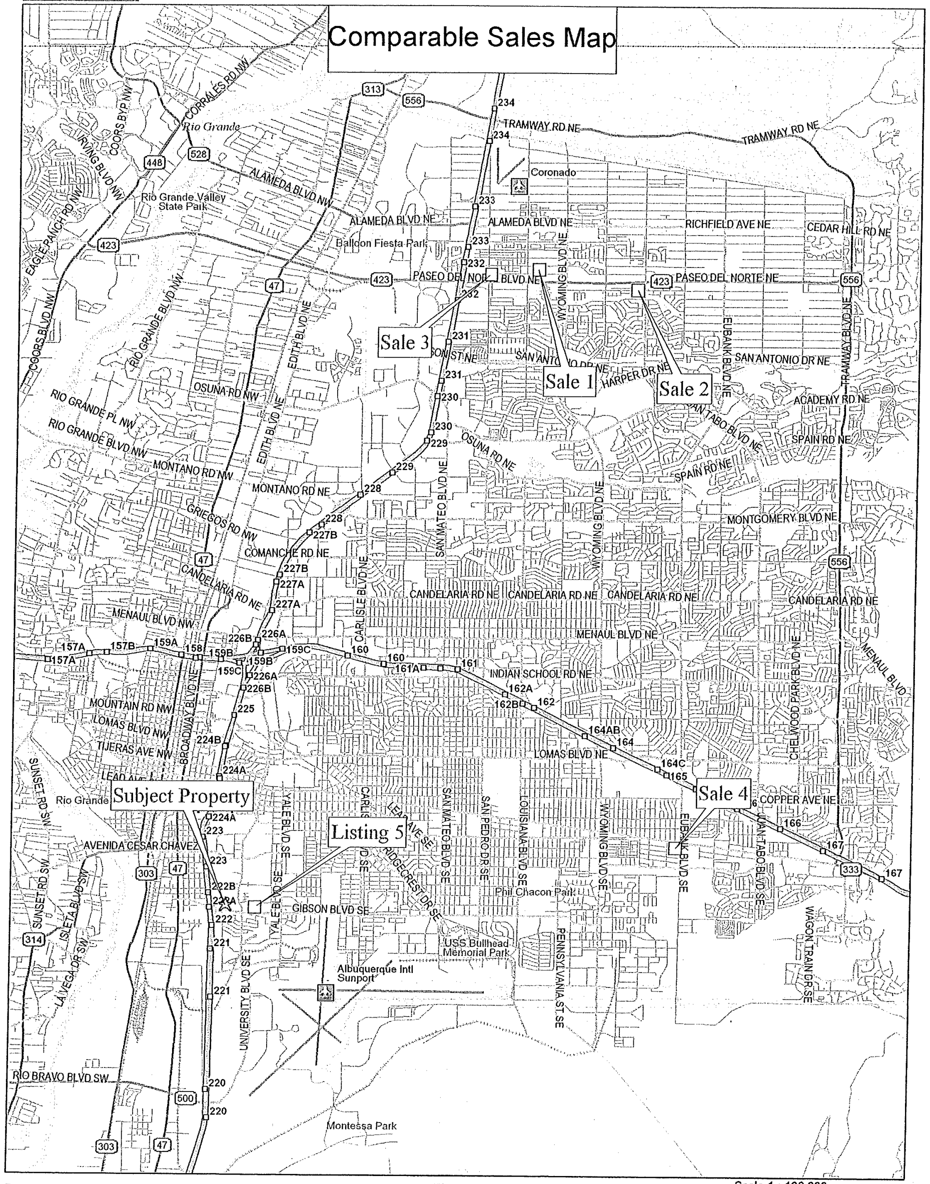
The Sales Comparison analysis is based on the premise that a buyer will pay no more for a property than the cost of acquiring an equally desirable substitute. In this approach a direct comparison is made between the subject tract and similar properties that have sold. This valuation method measures the actions of typically informed buyers and sellers through direct observation of prices paid in the market. Factors affecting value - including market conditions, location, zoning, size and other physical characteristics, time of sale, and financing terms - are considered in this analysis. The unit of comparison used is price per square foot, which is typical of the market for parcels of this size. A locator map, details of the sales are included on the following pages. For additional information, refer to the comparable data sheets in the Addenda.

Comparable Land Sales

Sale No.	Location	Size (SF)	Sale Date	Sale Price	Price/ S.F.	Intended Use
Subj.	N/s Gibson at Mulberry Ave SE	164,158	11/05	--	--	--
1	NEC Paseo del Norte & Louisiana NE	186,590	3/04	$2,450,000	$13.13	Retail
2	SWC Paseo del Norte & Ventura NE	297,183	2/05	$3,566,000	$12.00	Speculation
3	N/s Paseo del Norte E/s San Pedro NE	293,601	10/03	$2,437,226	$8.30	Retail
4	SW/c Central & Eubank SE	228,690	3/05	$2,261,744	$9.89	Retail
List 5	N/s Gibson at University SE	688,248	List	$4,129,488	$6.00	Motel/ Retail

DELORME

Street Atlas USA® 2006



Data use subject to license.

www.delorme.com

Scale 1 : 100,000

1" = 1.58 mi

Data Zoom 11-0

Discussion of Comparable Land Sales

Land Sale 1 ($13.13/SF): This cash sale of 186,590 square feet (4.28 acres) took place in March 2004. The tract is the northeast corner of Paseo del Norte and Louisiana Boulevard, a signalized intersection in the Far Northeast Heights. The site has good visibility from both streets with access from Louisiana and a rear platted street (Holly Avenue), since Paseo del Norte is a limited access arterial. Traffic counts on Paseo in the vicinity of this site were 43,500 per day in 2004. The site is level and at grade with both Paseo and Louisiana. Both streets are improved with curb and gutter and storm sewer. Off-site costs should be restricted to the construction of rear access via Holly Avenue that was unpaved at the time of sale.

Double Cheese Realty Corporation (Wendy's) purchased the site for the construction of a restaurant and development of retail pads. These pads are to be sold to Autozone, Circle K, Jiffy Lube and others at an average price of about $18.50 per square foot.

In comparison to the subject, the site has a superior location on Paseo del Norte (higher traffic count) and superior access (signalized intersection). It is a corner site with two improved street frontages. The site is slightly larger than the subject and has superior topography, but a similar shape. The site is zoned SU-2 for mixed use development, but did not have an approved site plan at the time of sale.

The superiority of this site is demonstrated through the pending unit prices of the pad sites that average about $18.50 per square foot. A letter of intent signed by Wendy's for either a 30,000 or 50,000 square foot pad, indicated a price between $12.42 and $13.00 per square foot in February 2004. A second letter of intent signed by the Range Café was at $15 per square foot for 1.7 acres, although we understand this may not be entirely arms-length. An appraisal prepared for the property owner concludes a prospective pad site value of between $14 and 15 per square foot as of December 2005. Assuming an average price of $14.50 per square foot, the indicated difference between the subject and Sale 1 is therefore about 22% ($18.50 - $14.50/$18.50/SF). Applying this relationship to the unit price of the parent tract ($13.13/SF), results in a subject indication of $10.24 per square foot.

Land Sale 2 ($12.00/SF): This 297,183 square foot (6.82 acres) site is located at the southwest corner of Paseo Del Norte and Ventura in the Far Northeast Heights, about 1.6 miles east of Sale 1. This recent sale indicates the strong interest for commercial corners in the Paseo corridor. Due to the significant residential growth both north and south of Paseo, and increasing traffic counts (29,000 vehicles per day at Ventura), a second round of commercial construction is now underway. Sale 2 is at a signalized intersection, but access is limited to the Ventura frontage since the Paseo frontage is access controlled. Both streets are improved with curb, gutter and storm sewer. Although larger, this site has level topography and a similar shape.

According to the seller, the buyer purchased the property with no contingencies. Whereas most prospective purchasers were only willing to sign a contract subject to site plan approval, the buyer took the property "as is" and closed in 120 days. Possible end users could include a Wal-Mart grocery store, but there were no commitments at the time of sale.

In comparison to the subject, this property has a superior location at a signalized intersection in the Paseo corridor. The site has two street frontages and is a corner. It is larger, superior in topography, and similar in shape. The site is zoned SU-2/C-1, but was purchased without any definitive site plan approval. From observation, off-site costs should be less than the subject, but it will be necessary to create a turn-in lane on Ventura that will decrease the net area. Overall, this site is superior to the subject.

Land Sale 3 ($8.30/SF): This 297,183 square foot site (6.74 acres) is also in the Paseo Del Norte corridor and wraps around the northeast corner of the Paseo and San Pedro intersection. The site sold in October 2003, but is still unimproved. The buyers plan to develop a retail center, the Paseo

Market, and sell off pad sites between $16 and $20 per square foot. We confirmed the price at the time of sale, and reconfirmed the details for this appraisal.

The site has good visibility to Paseo traffic, but access is limited to an entrance on San Pedro. The topography will require on-site drainage and site preparation work. Off-site work should be limited since surrounding streets are improved. Zoning is SU-2 IP that will require site plan approval prior to development.

In comparison to the subject, this sale occurred in October 2003 and market conditions have improved over the past two years. The site has a superior location in the Paseo corridor, but fairly similar access. Sale 3 is a larger site and from observation will require more on-site development and drainage work. The buyers plan to develop the property with a shopping center, but there was no approved site plan at the time of sale. Since the site wraps around an Octopus carwash at the corner, the shape is slightly inferior. Overall, allowing for the differences in market conditions, the general inferiority of this sale, a higher unit price is indicated for the subject.

Land Sale 4 ($9.89/SF): This 228,690 square foot site is located at the southwest corner of Eubank Boulevard and Central Avenue in the Southeast Heights sub market. The site sold in March 2005 and was purchased for the development of retail and restaurant pad sites. The corner is to be improved with a Walgreen store. Burger King and Chili's have also signed up for sites.

The site was a former manufactured housing sales lot. As a result, the site was fully improved with surrounding streets, sidewalks, curb and gutter. There is a storm sewer in Central Avenue. Because of the Central/Eubank signalized intersection, the median extends along the entire Eubank frontage permitting only right in right out access. However, vehicles can turn in both directions from Cochiti Drive, the sites southern boundary. There is one median break along the Central frontage, although a left turn can be difficult during peak traffic hours. The site is zoned C-2 and is not subject to site plan review. Due to the improved nature of the site, off-site and development costs should be relatively low.

In comparison to the subject, the site has a superior location at a busy intersection. Average daily traffic counts are about 33,500 vehicles on Central and 26,300 on Eubank. Access is also superior since the site has paved city streets on three sides. The site is larger with superior topography and no required off-site improvements. It has similar C-2 zoning. Overall this site is superior to the subject.

Listing 5 ($6.00/SF): This 688,248 square foot (15.80 acres) site is located one block east of the subject at the northeast corner of University and Yale. The site is a large tract of unimproved land with rough topography that is mostly below grade with Gibson. The site is zoned R-1 (residential), but the broker reports that the neighborhood association supports a proposed change to commercial zoning. Apparently, the site is made up of multiple ownerships, one reason why there has not been an interest to rezone or market the site until now.

Several brokers provided information about this parcel. One reported that an offer was made to create a 1.5-acre commercial tract for a restaurant at the corner of Yale and University for $12 per square foot. Although not directly comparable to the subject due to physical differences, the recent activity surrounding this site does provide an indication of the level of interest for vacant land on Gibson.

Discussion of Price-Related Differences

Financing and Conditions of Sale

All of the sales were either for cash or cash equivalent terms. No adjustments are required for financing. All four sales were arm's-length transactions without any extraordinary buyer or seller motivation.

Market Conditions

A comparison of Sale 1 and 2 indicates an increase in commercial land prices from March 2004 to February 2005. However, both sales are within the Paseo Del Norte corridor that has been one of the more active commercial sub markets in the Northeast Heights for the past five years. Conversely, land prices for interior commercial parcels on arterials such as Juan Tabo Boulevard have shown almost no increase in recent years. Two of the comparable sales closed in 2005 and are not adjusted for market conditions. Sales 1 and 3 are adjusted upwards based on an average market conditions adjustment of 6% per year.

Location

Sales 1-4 have superior locations. For example, the average pad site value for Sale 1 is about $18.50 per square foot. This suggests a downward location adjustment of about 20% when compared to an average pad site value of about $14.50 per square foot for the subject. The other two sales in the Paseo corridor are also superior but the adjustment is slightly less. Sale 4 has a superior location at a busy intersection with combined average traffic counts of nearly 60,000 vehicles daily. Two of the pads are reported to have sold at an average price of over $21 per square foot.

Access

Sales 1, 2 and 4 have full access at signalized intersections and/or a rear access road. They have slightly superior access. Sale 3 has inferior access, restricted to an entrance on San Pedro, north of Paseo Del Norte. Listing 5 has access from University on the south and Buena Vista on the north. As a result, differences in access are offsetting.

Frontage/Corner

Three of the sales and Listing 5 have superior frontage and/or a corner. Sale 3 that wraps around the corner of Paseo Del Norte and San Pedro is inferior.

Size

All other things being equal, smaller properties typically sell for a higher unit price than larger parcels. Apart from Sale 1, the other four comparables are all larger sites. They all require upward adjustments for size.

Topography

The subject has undulating topography that will require some site preparation and drainage work. Sales 1, 2, and 4 are essentially level. Sale 3 is similar to the subject and will require some on-site grading. Listing 5 has inferior topography and will require significant site work prior to development.

Depth/Shape

Listing 5 has inferior depth/shape characteristics. The four sales are all rectangular sites with similar depth and shapes.

Off-Site Costs

In order to obtain a left in turn from Gibson, the costs to redesign and cost the median break are estimated at about $1.24 per square foot ($203,340). For a full access intersection, the cost is about $356,974, or $2.18 per square foot. These costs are to be paid by the subject's property owner, although the cost of the signal ($153,634) will not be payable until the signal is installed.

Zoning/Potential Use

The subject has site approval for a commercial development. Apart from Sale 4, the other comparables have lesser entitlements. All will require planning approval before development.

The adjustments and comparisons are summarized as follows:

Adjustment Grid & Summary of Comparisons						
Sale No.	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Listing 5
Sale Date	11/25/05	3/15/04	2/25/05	10/17/03	3/13/05	11/25/05
Size (Acres)	3.769	4.284	6.822	6.740	5.250	15.800
Price/S.F.		$13.13	$12.00	$8.30	$9.89	$6.00
Sale Adjustments:						
Financing Terms		Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash
Conditions of Sale		Similar	Similar	Similar	Similar	Similar
Market Conditions		10%	5%	13%	4%	Current
Adjusted Sale Price/SF		$14.44	$12.60	$9.38	$10.29	$6.00
Physical Comparisons:						
Location		Superior	Superior	Superior	Superior	Similar
Access		Superior	Superior	Inferior	Superior	Similar
Frontage/Corner		Superior	Superior	Inferior	Superior	Superior
Size		Similar	Larger	Larger	Larger	Larger
Topography		Superior	Superior	Similar	Superior	Inferior
Shape/Depth		Similar	Similar	Similar	Similar	Inferior
Off-Site Costs		Superior	Superior	Superior	Superior	Superior
Zoning/Entitlement		Inferior	Inferior	Inferior	Similar	Inferior
Aggregate Adjustment:		Superior	Superior	Inferior	Superior	Inferior
Overall Comparison:		Less Than $14.44/SF	Less Than $12.60/SF	More Than $9.38/SF	Less Than $10.29/SF	More Than $6.00/SF

Reconciliation and Final Land Value Opinion

The overall comparison for Sale 1 is a subject value of less than $14.44 per square foot. Based on an approximate comparison of pad site values, the location, access and frontage/corner comparisons are accounted for by a 22% downward adjustment. To provide left turn in access, the off-site cost adjustment is about 9% (downward). For full access, the adjustment is a downward 15%. Before an allowance for differences in topography and entitlements, the adjusted price of this sale is between $9.10 and $9.96 per square foot.

Sale 2 requires a smaller location, access and frontage/corner adjustment than Sale 1. We have relied on a downward adjustment of 10%. The off-site adjustment is between 10% and 17%. Before adjustment for size, topography and entitlement, the adjusted price of this sale is between $9.20 and $10.08 per square foot.

Sale 3 ($9.38/SF) has a superior location in the Paseo Del Norte corridor and is superior with respect to off-site costs. Allowing solely for the off-site costs, the adjusted price is between $7.20 and $8.14 per square foot. This is roughly 20% below the range of values shown by Sales 1 and 2. This difference is not unreasonable considering this sales inferior frontage, access, and size.

Sale 4 indicates a subject value of less than $10.29 per square foot. Apart from its larger size, similar depth and shape, and entitlements, this sale is superior to the subject in all physical comparisons. Allowing for just differences in off-site costs, a value of less than $8.11 to $9.05 per square foot is indicated. This suggests that the sales price may have been favorable.

Listing 5 is included to illustrate the level of interest in land on Gibson. Because of zoning, size, and topography, the site is not similar. According to the current listing agent, there is considerable interest from lodging properties for part of this 15.8-acre tract.

Sales 1, 2, and 3 all suggest a subject value in the range of $9.10 to 10.08 per square foot before an allowance for differences in entitlement. Sale 4 indicates a value in the $8.00 to $9.00 per square foot range, suggesting the price may have been favorable. In final reconciliation, based primarily on Sales 1 and 2, we have concluded a subject land value of $10.00 per square foot.

164,158 SF x $10.00/SF =	$1,641,580
Rounded To	$1,642,000

As a check on our final value opinion, we have analyzed the subject using a relationship of pad site value to parent tract value, and also using a simple deductive value/cost method.

The relationship between the average reported pad site unit value and the unit value of Sale 1 is about 29%. This is based on an average pad site price of $18.50 per square and price of $13.13 per square foot for the entire parcel ([$18.50-$13.13]/$18.50). Applying the same relationship to the subject, assuming an average pad site value of $14.50 per square foot, results in a value of $10.30 per square foot. This does not allow for either the excessive off-site costs of the subject, or the time and expense involved in obtaining full entitlement for the comparable, but provides support for our value opinion in the $10.00 per square foot range.

Assuming a buyer could achieve an average pad site sellout at $14.50 per square foot, the appropriate deductions are profit and on and off-site development costs. The off-site costs are $1.24 and $2.18 per square foot depending on full or temporary access. Assuming a profit requirement of 10% to take on the project, the net value before on-site costs is from $10.87 to $11.81 per square foot. However, These amounts do not allow for on-site development work and a discount for sellout. In our view, these deductions are at least $1.00 to $1.50 per square foot, resulting in a residual value range of $9.37 to $10.81 per square foot. Again, this range supports our final point value opinion of $10 per square foot.

Estimate Of Exposure Time

Exposure time is a retrospective estimate based upon an analysis of past events assuming a competitive and open market. In our opinion, the reasonable exposure time for the subject at our market value estimate would have been less than one year or less.

Certification

We 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, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and 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 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, and the Standards and Code of Ethics of the Appraisal Institute.
- Both Gareth N. Burman and James R. Copass have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the persons signing this report.
- The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
- Gareth N. Burman is currently certified under the continuing education program of the Appraisal Institute.

Our opinions of value are as follows:

Effective Date of Appraisal:	November 25, 2005
Market Value Opinion:	$1,642,000

We appreciate this opportunity to provide appraisal services to UNM and welcome any questions from authorized users of the report.

COMMERCIAL APPRAISAL, INC.

Gareth N. Burman, MAI
(NM State Certified Appraiser # 000238-G)

James R. Copass
(NM State Certified Appraiser #001352-G)

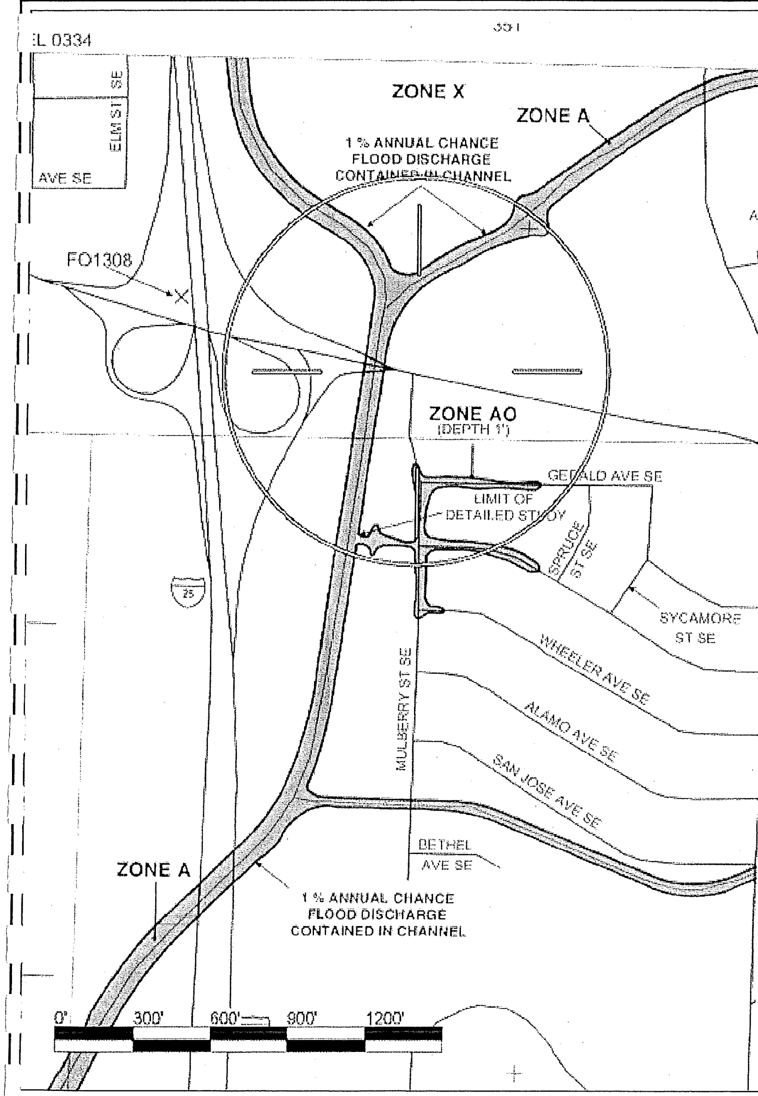
Addenda

InterFlood by a la mode

www.interflood.com • 1-800-252-6633

Prepared for:
Commercial Appraisal Inc

1306 GIBSON BLVD SE
ALBUQUERQUE, NM 87106



FLOODSCAPE

Flood Hazards Map

Map Number
35001C0342E

Effective Date
November 19, 2003

For more information about flood zones and flood insurance, contact:

Powered by FloodSource
877.77.FLOOD
www.floodsource.com

AGREEMENT REGARDING ACCESS TO
TRACT A, 40/25 ASSOCIATES SUBDIVISION AND TRACTS 4 & 5, GIBSON TRACTS, ALBUQUERQUE, NEW MEXICO

This AGREEMENT REGARDING ACCESS TO TRACT A, 40/25 ASSOCIATES SUBDIVISION AND TRACTS 4 & 5, GIBSON TRACTS ("Agreement") is made and executed as of this 30th day of November 2005, by and between D.R. Airport LLC, a New Mexico limited liability company, whose address is 703 Osuna Road NE, Suite 6, Albuquerque, New Mexico 87113 ("D.R. Airport LLC"), and the CITY OF ALBUQUERQUE, a municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico 87103 ("City").

RECITALS

A. WHEREAS, D.R. Airport LLC is the fee simple owner of those certain tracts of land located at Gibson Boulevard and Mulberry legally described as follows (the "Property"):

> Tract 4 & 5, Gibson Tracts, as the same are shown and described on the Plat for Gibson Tracts recorded in the Bernalillo County, New Mexico Real estate records on September 8, 1995, in Book 95C, Page 341.
>
> Tract A, 40/25 Associates Subdivision, as the same are shown and described on the Plat for 40/25 Associates Subdivision recorded in the Bernalillo County, New Mexico Real estate records on May 1, 1995, in Book 95C, Page 149.

B. WHEREAS, a Site Development Plan has been approved for the Property by the City's Environmental Planning Commission (the "EPC") in City action number 02EPC-00649 ("Site Plan"). A reduced copy of the Site Plan is attached as Exhibit "A".

C. WHEREAS, the Metropolitan Transportation Board of the Mid-Region Council of Governments has approved under Resolution R-03-31 ("Resolution"), a full access intersection at the easternmost access to the Property ("East Access Intersection") and a right-turn in , right-turn out only intersection at the westernmost access to the Property ("West Access Intersection") as shown on Exhibit "A". A copy of the Resolution is attached hereto as Exhibit B.

D. WHEREAS, based on the Resolution, the City Traffic Engineer has conditioned the full access at the East Access Intersection on the construction of a new frontage road along Interstate 25 between Sunport Boulevard and Gibson Boulevard, and a new connecting roadway between the frontage road and Mulberry Street ("Frontage Road Improvements").

E. WHEREAS, construction of the Frontage Road Improvements is not anticipated to be completed until 2007 or later.

F. WHEREAS, in the interim until construction of the Frontage Road Improvements is complete, D.R. Airport LLC and the City have agreed upon the nature of the conditions related to allowing restricted access at the East Access Intersection and desire to memorialize them herein.

G. WHEREAS, plans for construction of the restricted access at the East Access Intersection have been prepared and a reduced copy of the applicable plan sheets are attached hereto as Exhibit C.

H. WHEREAS, in addition to the above plans for the restricted access, D.R. Airport LLC has been advised by the City that until the Frontage Road Improvements are complete, the left-in access at the East Access Intersection will be temporary and that in the future, it is possible that this access may become undesirable for reasons related to safety, traffic operations or reasons associated with other public purposes.

NOW THEREFORE, in consideration of the above premises and the mutual agreements and covenants below, it is hereby agreed between the parties as follows:

A. <u>GENERAL PROVISIONS AND LIMITATIONS OF THE GRANTING OF ACCESS</u>

1. Application and release in full. D.R. Airport LLC agrees that the City will not be liable for damages to D.R. Airport LLC or liable for damages to the Property, or D.R. Airport LLC's successors, assigns and grantees if the City, acting through the City Traffic Engineer, restricts access at the East Access intersection until construction of the Frontage Road Improvements is complete, do hereby agree as follows:

a. The Property will have a right-turn-in, right-turn-out and left-turn-in only access ("Restricted Design") at the East Access Intersection as shown on Exhibit C. Design and construction of the East Access Intersection shall be at the sole expense of D.R. Airport LLC. D.R. Airport LLC will submit the Restricted Design to the City's Design Review Committee (the "DRC") for review and approval. Following approval of the design by the DRC, D.R. Airport LLC shall submit an estimate of the cost of construction to the DRC for approval by the DRC. D.R. Airport LLC agrees to comply with all reasonable requirements of the DRC for the approval of the Restricted Design.

b. D.R. Airport LLC recognizes, acknowledges, and agrees that until the Frontage Road Improvements are completed, the left-turn-in access at the East Access Intersection will be temporary. In the event the City determines in its sole discretion that this access must be eliminated for reasons related to safety, traffic operations or reasons associated with other public purposes, the City reserves the right to eliminate the left-turn-in access without recourse by D.R. Airport LLC.

c. Upon the completion of the Frontage Road Improvements in accordance with the Resolution, the East Access Intersection may be expanded to a right-turn-in, right-turn-out, left-turn-in, left-turn-out full access ("Expanded Design") signalized intersection subject to meeting the warrants for a signalized access. Design and construction of the Expanded Design at the East Access Intersection shall be at the sole expense of D.R. Airport LLC. D.R. Airport LLC will submit the Expanded Design to the City's DRC for review and approval. Following approval of the design by the DRC, D.R. Airport LLC shall submit an estimate of the cost of construction to the DRC for approval by the DRC. D.R. Airport LLC agrees to comply with all reasonable requirements of the DRC for the approval of the Expanded Design.

d. In the event construction of the Frontage Road Improvements does not occur, the East Access Intersection shall remain a right-turn-in, right-turn-out, left-turn-in restricted access intersection and the left-turn-in access shall remain temporary pursuant to the provisions hereof. As partial consideration for entering into this Agreement, D.R. Airport LLC, on behalf of itself, its successors, assigns, and grantees, does hereby agree to waive, relinquish and release the City from any and all claims for damages including any claim for damages in the nature of inverse condemnation whether ascertained now or in the future and further agrees that the City, its employees, agents, successors and assigns, and related persons, firms or corporations will have no liability to the owners of the Property, their predecessors or successors, by reason of not having a full access (right-turn-in, right-turn-out, left-turn-in, left-turn-out) at the East Access Intersection in conformity with this Agreement.

e. The terms and conditions of this Agreement shall constitute covenants running with the title to the Property.

f. All costs for any of the required reconstruction at the East Access Intersection shall be borne by D.R. Airport LLC.

2. D.R. Airport LLC covenants and warrants that access to the Property at the West Access Intersection will be restricted to a right-turn in, right-turn out access in accordance with the Resolution.

3. D.R. Airport LLC covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right, with all requisite authority to enter into and perform the obligations and terms of this Agreement and further represent that the terms of this Agreement have been completely read, fully understood and voluntarily accepted after independent review and consultation with their counsel.

B. GENERAL PROVISIONS

1. Compliance with Law. This Agreement shall be governed by, enforced and constructed in accordance with the laws of the State of New Mexico. If any term, provision or condition contained in this Agreement (or the application of any such term, provision or condition) shall to any extent be invalid or unenforceable, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The exhibits attached hereto are hereby incorporated by this reference for all purposes. D.R. Airport LLC shall comply with all applicable laws, ordinances, rules, regulations and requirements of all appropriate governmental authorities in connection with the use of the Property affected by this Agreement.

2. Agreement Binding on Successors and Assigns. This agreement and the terms, rights, conditions, restrictions and limitations contained herein shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

3. Complete Understanding. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof or the rights and obligations of the parties hereto as to the same, and supersedes all prior negotiations, representations, guaranties, warranties, promises, statements or agreements, either written or oral, between the parties hereto as to the same. This Agreement may be amended by and only by an instrument executed and delivered by all parties hereto.

IN WITNESS WHEREOF, this AGREEMENT REGARDING ACCESS TO TRACT A, 40/25 ASSOCIATES SUBDIVISION AND TRACTS 4 & 5, GIBSON TRACTS, is executed effective on the date above.

D.R. Airport LLC, a
New Mexico limited liability company

Managing Member

City of Albuquerque

By:
James B. Lewis, Chief Administrative Officer

Recommended by:

John R. Castillo, PE, Director
Department of Municipal Development

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on November 16, 2005, by D. McCall, as managing member of D.R. Airport LLC, a New Mexico limited liability company.

Notary Public

OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8-05-08

My Commission Expires: 08-05-2008

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This Instrument was acknowledged before me on November 30, 2005, by James B. Lewis as Chief Administrative Officer of the City Of Albuquerque, a municipal corporation.

Notary Public

My Commission Expires: 1-22-06

PROJECT: MULBERRY AND GIBSON
OPINION OF PROBABLE COST

7-Dec-05
21110estimate12705.xls

				BUDGET		AS-BUILT			WEST DECELERATION LANE			EAST DECELER.			NORTHBOUND OFFRAMP	
ITEM	DESCRIPTION	UNIT	QUANTITY	U. PRICE	CAL. COST	U. PRICE	CAL. COST	QUANTITY	U. PRICE	CAL. COST	QUANTITY	U. PRICE	OST	QUANTITY	U. PRICE	CAL. COST
	OFF-SITE PAVING															
301.020	SUBGRADE PREP, 12"	SY	1469.00	$1.50	$2,203.50			458.00	$1.50	$687.00	761.00	$1.5	41.50	250.00	$1.50	$375.00
336.010	TACK COAT	SY	670.00	$0.35	$234.50			259.00	$0.35	$90.65	411.00	$0.3	43.85	0.00	$0.35	$0.00
336.037	ART ASP CONC, 2"	SY	670.00	$5.92	$3,966.40			259.00	$5.92	$1,533.28	411.00	$5.9	33.12	0.00	$5.92	$0.00
336.037	ART ASP CONC, 2"	SY	670.00	$5.92	$3,966.40			259.00	$5.92	$1,533.28	411.00	$5.9	33.12	0.00	$5.92	$0.00
302.010	ABS, 6"	SY	1469.00	$7.50	$11,017.50			458.00	$7.50	$3,435.00	761.00	$7.5	07.50	250.00	$7.50	$1,875.00
337.04x	8.5" PCC PVMT	SY	250.00	$71.70	$17,925.00			0.00	$71.70	$0.00	0.00	$71.7	$0.00	250.00	$71.70	$17,925.00
340.040	VLY GUT & CURB, PCC	SY	611.00	$45.00	$27,495.00			110.00	$45.00	$4,950.00	250.00	$45.0	50.00	251.00	$45.00	$11,295.00
340.050	C & G, STD, PCC	LF	629.00	$15.34	$9,648.86			286.00	$15.34	$4,387.24	343.00	$15.3	1.62	0.00	$15.34	$0.00
340.060	C & G MED, PCC	LF	271.00	$13.62	$3,691.02			86.00	$13.62	$1,171.32	0.00	$13.6	$0.00	185.00	$13.62	$2,519.70
340.025	WC RAMP, 4", PCC	EA	4.00	$650.00	$2,600.00			2.00	$650.00	$1,300.00	2.00	$650.0	00.00	0.00	$650.00	$0.00
340.010	SDWK, 4", PCC	SY	416.00	$29.69	$12,351.04			195.00	$29.69	$5,789.55	221.00	$29.6	1.49	0.00	$29.69	$0.00
343.080	CURB & GUT, PCC, R & D	LF	1144.00	$4.20	$4,804.80			375.00	$4.20	$1,575.00	439.00	$4.2	3.80	330.00	$4.20	$1,386.00
				SUBTOTAL	$99,904.02	SUBTOTAL			SUBTOTAL	$26,452.32		SUBTOTA	76.00		SUBTOTAL	$35,375.70
	OFFSITE TRAFFIC IMPROVEMENTS															
440.010	REF PNT ARW RT	EA	5.00	$116.18	$580.92			0.00	$116.18	$0.00	0.00	$116.1	0.00	0.00	$116.18	$0.00
440.011	REF PNT ARW LT	EA	1.00	$116.18	$116.18			0.00	$116.18	$0.00	0.00	$116.1	0.00	0.00	$116.18	$0.00
440.013	REF PNT ARW TH & RT	EA	1.00	$130.28	$130.28			0.00	$130.28	$0.00	0.00	$130.2	0.00	0.00	$130.28	$0.00
440.020	REF PNT WD "ONLY"	EA	2.00	$223.89	$447.77			0.00	$223.89	$0.00	0.00	$223.8	0.00	0.00	$223.89	$0.00
441.004	REF PLAS MRK 12"	LF	30.00	$3.49	$104.65			0.00	$3.49	$0.00	0.00	$3.4	0.00	0.00	$3.49	$0.00
441.005	REF PLAS MRK 24"	LF	33.00	$6.37	$210.20			0.00	$6.37	$0.00	0.00	$6.3	0.00	0.00	$6.37	$0.00
450.102	SGN & POST, REM & RELOC	EA	2.00	$108.55	$217.09			0.00	$108.55	$0.00	0.00	$108.5	0.00	0.00	$108.55	$0.00
422.003	TR SG PP 13'	EA	2.00	$429.70	$859.40			0.00	$429.70	$0.00	0.00	$429.7	0.00	0.00	$429.70	$0.00
422.014	TR SG MA, 25 T2 TR	EA	1.00	$5,085.60	$5,085.60			0.00	$5,085.60	$0.00	0.00	$5,085.6	0.00	0.00	$5,085.60	$0.00
422.018	TR SG MA, 35 T2 TR	EA	1.00	$5,831.63	$5,831.63			0.00	$5,831.63	$0.00	0.00	$5,831.6	0.00	0.00	$5,831.63	$0.00
423.001	TR SG FD PP	EA	2.00	$422.18	$844.37			0.00	$422.18	$0.00	0.00	$422.1	0.00	0.00	$422.18	$0.00
423.002	TR SG MA PD	EA	2.00	$492.34	$984.68			0.00	$492.34	$0.00	0.00	$492.3	0.00	0.00	$492.34	$0.00
424.001	EL CON 3" TBP & PBJ	LF	438.00	$6.90	$3,022.47			0.00	$6.90	$0.00	0.00	$6.9	0.00	0.00	$6.90	$0.00
425.001	EL PB (STD)	EA	4.00	$400.13	$1,600.51			0.00	$400.13	$0.00	0.00	$400.1	0.00	0.00	$400.13	$0.00
427.002	3 SEC TSA	EA	4.00	$431.40	$1,725.61			0.00	$431.40	$0.00	0.00	$431.4	0.00	0.00	$431.40	$0.00
427.002	5 SEC TSA	EA	4.00	$657.31	$2,629.26			0.00	$657.31	$0.00	0.00	$657.3	0.00	0.00	$657.31	$0.00
427.021	PED SIG (NEON)	EA	1.00	$517.38	$517.38			0.00	$517.38	$0.00	0.00	$517.3	0.00	0.00	$517.38	$0.00
427.031	3 SEC BP	EA	3.00	$74.96	$224.89			0.00	$74.96	$0.00	0.00	$74.9	0.00	0.00	$74.96	$0.00
427.033	5 SEC BP	EA	5.00	$86.97	$434.84			0.00	$86.97	$0.00	0.00	$86.9	0.00	0.00	$86.97	$0.00
428.010	PSH BTN STA	EA	1.00	$201.31	$201.31			0.00	$201.31	$0.00	0.00	$201.3	0.00	0.00	$201.31	$0.00
428.077	OPT. DET 2/D2/C	EA	2.00	$805.09	$1,610.17			0.00	$805.09	$0.00	0.00	$805.0	0.00	0.00	$805.09	$0.00
428.078	OPT. DET CABL	LF	317.00	$1.28	$405.22			0.00	$1.28	$0.00	0.00	$1.2	0.00	0.00	$1.28	$0.00
428.032	PREF DTR LP	EA	2.00	$756.08	$1,512.16			0.00	$756.08	$0.00	0.00	$756.0	0.00	0.00	$756.08	$0.00
428.060	DTR SAW	LF	360.00	$2.35	$846.27			0.00	$2.35	$0.00	0.00	$2.3	0.00	0.00	$2.35	$0.00
428.070	PH SEL RK 4C	EA	0.25	$702.15	$175.54			0.00	$702.15	$0.00	0.00	$702.1	0.00	0.00	$702.15	$0.00
429.021	8P DR CONT CAB	EA	0.25	$12,625.71	$3,156.43			0.00	$12,625.71	$0.00	0.00	$12,625.71	00	0.00	$12,625.71	$0.00
XXXX	LIGHT POLE RELOCATION	EA	6.00	$3,000.00	$18,000.00			0.00	$3,000.00	$0.00	0.00	$3,000.00	00	0.00	$3,000.00	$0.00
XXXX	Signal with Mast Arms	EA	0.00	$135,000.00	$0.00			0.00	$135,000.00	$0.00	0.00	$135,000.00	00	0.00	$135,000.00	$0.00
				SUBTOTAL	$51,474.83	SUBTOTAL			SUBTOTAL	$0.00		SUBTOTA	00		SUBTOTAL	$0.00

	STORM SEWER (OFF-SITE)											
915.115	EXST DP INLET, REM & REP	EA	3.00	$3,675.58	$11,026.74			3.00	$3,675.58	$11,026.74	0.00	$3,675.5
910.005	18" RCP, III	LF	0.00	$25.00	$0.00			0.00	$25.00	$0.00	0.00	$25.0
910.009	24" RCP, III	LF	0.00	$30.97	$0.00			0.00	$30.97	$0.00	0.00	$30.9
701.100	TRCHG, BF & COMP, 18-36" SD, < 8'	LF	0.00	$15.06	$0.00			0.00	$15.06	$0.00	0.00	$15.0
701.110	TRCHG, BF & COMP, 18-36" SD, 8'-12'	LF	0.00	$18.43	$0.00			0.00	$18.43	$0.00	0.00	$18.4
701.120	TRCHG, BF & COMP, 18-36" SD,12-16'	LF	0.00	$26.62	$0.00			0.00	$26.62	$0.00	0.00	$26.6
				SUBTOTAL	$11,026.74	SUBTOTAL			SUBTOTAL	$11,026.74		SUBTOTA

			SUBTOTAL		$162,405.59		$0.00		SUBTOTAL	$37,479.06		SUBTOTA
	NMGRT 6.75%				$10,962.38		$0.00		$2,178.47	$39,657.53		$2,213.1
			SUBTOTAL		$173,367.97		$0.00					
	CONTINGENCY 8%				$13,869.44		$0.00		$5,948.63	$45,606.16		$6,043.3
			SUBTOTAL		$187,237.41		$0.00					
	CITY/ ENGINEERING FEES 6.6%				$12,357.67		$0.00		$3,010.01	$48,616.17		$3,057.9
	INSPECTION, SURVEYING , TESTING 2%				$3,744.75		$0.00					
			SUBTOTAL		$203,339.82		$0.00		$972.32	$49,588.49		$987.8
			GRAND TOTAL		$203,339.82		$0.00		$9,917.70	$59,506.19		$10,075.6

5

183262SD Albq Title Downtown

AGREEMENT GRANTING RESTRICTIVE COVENANT

THIS AGREEMENT is made by and between GIBSON 25 ASSOCIATES, L.C., a Missouri limited liability company doing business in New Mexico as BUDGETEL INN AIRPORT LIMITED LIABILITY COMPANY, herein referred to as "Gibson," and GDM/LAND GENERAL PARTNERSHIP, a New Mexico general partnership, herein referred to as "GDM".

RECITALS:

WHEREAS, Gibson is the owner of Tract 1 of the Plat of Tracts 1 thru 5 of Gibson Tracts, as Tract 1 is shown and designated on said Plat filed in the office of the County Clerk for Bernalillo County, New Mexico, on September 8, 1995, in Volume 95-C, folio 341 (the "Gibson Property").

WHEREAS, the Gibson Property is presently used as a hotel.

WHEREAS, GDM is the owner the following tracts of land located in Bernalillo County, New Mexico, to wit:

> Tract Lettered A of the replat of Tracts A and B of 40/25 Associates Subdivision, as designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 1, 1995, in Book 95C, folio 149 (hereinafter singularly referred to as "Tract A"), and
>
> Tracts Numbered Four and Five of the Corrected Tracts 1 thru 5 of Gibson Tracts, as designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1996, in Book 96C, folio 36,

hereinafter collectively referred as the "GDM Property."

WHEREAS, Gibson is the owner of an interest in the GDM Property as a result of that certain easement created by Replat of Tracts A and B, recorded May 1, 1995, Volume 95-C, Page 1, Folio 149; and as a result of that certain "Grant of Easement" dated March 24, 1995, which interest is hereinafter referred to as the "Easement."

WHEREAS, contemporaneously herewith the parties have entered into that certain Agreement under the terms of which Gibson terminates the Easement.

WHEREAS, in consideration for the agreement of Gibson to terminate the Easement, GDM has agreed to subject the GDM Property to a restrictive covenant that prevents the GDM Property from being used for a motel or hotel operation as long as the Gibson Property is being operated as a motel or hotel.

2000074575
Page: 1 of 4
07/31/2000 03:18P
Judy D. Woodward Bern. Co. AGRE R 13.00 Bk-A8 Pg-4284

THEREFORE, in consideration of the Recitals (which are hereby incorporated into and shall be deemed part of this Agreement), of the covenants and agreements hereafter set forth, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, it is agreed by and between the parties hereto as follows:

1. Restrictive Covenant. GDM hereby agrees that the GDM Property shall be not used, improved, and/or operated as a hotel or motel for as long as the Gibson Property is operated as a hotel or motel. If the Gibson Property is not used, improved and/or operated as a hotel or motel for a period of time in excess of 365 consecutive days, this Agreement and the restrictive covenant herein granted shall be deemed null and void.

2. Parties Bound. This Agreement shall be binding upon the present and future owners of the GDM Property and shall inure to the benefit of the present and future owners of the Gibson Property, it being understood and agreed that this Agreement covenant shall run with the land.

3. Enforcement. This Agreement may be enforced by the present and future owner of the Gibson Property as against the present and future owner of the GDM Property by injunctive or other legal or equitable relief. If a suit is filed to enforce the terms of this Agreement, it is agreed that the prevailing party in such suit shall be entitled to an award of its reasonable attorney's fees incurred therein.

4. Recording. This instrument shall be filed of record in the records of the county clerk of Bernalillo County, New Mexico, and shall act to give notice to the public that the signage easement referenced herein has, by this instrument, been terminated.

5. Waiver of Notice. Each party waives any further notice of the acceptance of this Agreement by the other party or of the recording of this Agreement in the real estate records of the county clerk of Bernalillo County, New Mexico.

6. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

7. Entire Agreement. This Agreement is the entire agreement between Gibson and GDM concerning the restrictive covenant.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

2000074575
Page: 2 of 4
07/31/2000 03:10P
Judy D. Woodward Bern. Co. AGRE R 13.00 Bk-A8 Pg-4294

Land Sale 1

Name: Commercial Vacant Land
Address NE/c Louisiana Blvd & Paseo del Norte NE, Albuquerque, New Mexico 87113
Legal Description North Albuquerque Acres, Tract 2 Unit 3, Block 10, Lot 1-A
Map #: C1 **Zoning:** SU-2/ Mixed Use **Parcel #** 1-019-064-029-033-3-01-01

SALE INFORMATION

Grantor:	Minato Co Ltd (Yasutaka Terada)
Grantee:	Double Cheese Realty Corp (Tim Hogsett)
Sale Date:	03-15-2004
Document #:	4035894
Rights Conveyed:	Fee Simple
Sale Conditions:	Arm's-length

Sale Price:	$2,450,000
Adjusted Price:	$2,450,000
Price Per SF GA:	$13.13

Terms Cash

SITE CHARACTERISTICS

Gross Area (SF):	186,590 SF	**Gross Area (Acres):**	4.28 Acres
Frontage Feet:	700 SF	**Access:**	City Street (paved)
Shape:	Mostly rectangular	**Traffic Count:**	43,000 Avg Per Day
Topography:	Generally Level	**Utilities:**	All City Utilities
Proposed Use:	Retail	**Highest & Best Use:**	Retail

Frontage Description 700' on Paseo del Norte and 350' on Louisiana. Access is from Louisiana.
Land Type:
Units Actual/Planned **Units Allowed:**
Density:
Comments:

REMARKS

Tract was purchased by Double Cheese (Wendy's) for development of a restaurant. The remainder was sold to other retail users who are currently in various stages of developing stores. Auto Zone bought 0.86 ac @ $19.00/sf. Circle K bought 1.006 ac @ $18.50/sf. A 0.632-ac lot in the NEC sold for $16.50/sf. The 0.481-ac lot to the east of Auto Zone sold for $19.00/sf. The Wendy's tract is 1.3 ac of which Wendy's will use 0.80 ac and rent 0.5 ac to Jiffy Lube using a 10% cap rate for 15 years based on a land value of $19.00/sf.

Land Sale 2

Name: Commercial Vacant Land
Address SW/c Paseo del Norte & Ventura St NE, Albuquerque, New Mexico 87109
Legal Description: North Albuquerque Acres, Tract A Unit A, Block 31, remaining Sly portion of Lots 13 - 17; Lots 18A - 20A
Map #: D20 **Zoning:** SU-2/ C-1 **Parcel #:** 1-020-063-000-00-2-05-00*

SALE INFORMATION

Grantor:	Jackson, Steven P [50%]/ Maple, Gary D [25%]/ Albuquerque Commercial Group Ltd Co (C Greg Walker) [25%]
Grantee:	Ganga, Choudary C/ Ganga, Lakshmi, trustees
Sale Date:	02-25-2005
Document #:	5029368
Rights Conveyed:	Fee Simple
Sale Conditions:	Arm's-length

Sale Price:	$3,566,000
Adjusted Price:	$3,566,000
Price Per SF GA:	$12.00

Terms: Cash

SITE CHARACTERISTICS

Gross Area (SF):	297,183 SF	**Gross Area (Acres):**	6.82 Acres
Frontage Feet:	500 SF	**Access:**	From Ventura Street
Shape:	Mostly rectangular	**Traffic Count:**	29,000 Avg Per Day
Topography:	Generally Level	**Utilities:**	All City Utilities
Proposed Use:	Retail	**Highest & Best Use:**	Retail

Frontage Description: 500' on Paseo del Norte and 250' on Ventura. Lot has additional land fronting on Palomar Ave, an interior street.

Land Type:
Units Actual/Planned: **Units Allowed:**
Density:
Comments:

REMARKS

Buyer represented by Adil Rizvi. These investors typically just buy and sell land and do not usually do any development. Mr. Rizvi did mention the possibility of a WalMart grocery store on the site.
The seller (Greg Walker) indicated there was a lot interest in this parcel and that they sold it to Mr. Ganga because he offered to buy in 120 days as is. Other buyers wanted to by the tract subject to site plan approval from the City of Albuquerque.

Land Sale 3

Name: Future Paseo Market
Address N/s Paseo del Norte NE E/s San Pedro S/s Holly, Albuquerque, New Mexico 87113
Legal Description: North Albuquerque Acres, Tract A Unit B, Block 35, Lot 1-A
Map #: C18 **Zoning:** SU-2 IP **Parcel #:** 1-018-064-325-036-4-01-32

SALE INFORMATION

Grantor: R2C2 L L C (Roberta Cooper Ramo)
Grantee: Sterling Capital Development L L C (Philip J Sterling) [50%]/ Pacific Fish Co (James R Schumacher) [50%]

Sale Date: 10-17-2003
Document #: 3191184
Rights Conveyed: Fee Simple
Sale Conditions:

Sale Price: $2,437,226
Adjusted Price: $2,437,226
Price Per SF GA: $8.30

Terms: Cash to Seller

SITE CHARACTERISTICS

Gross Area (SF):	293,601 SF	**Gross Area (Acres):**	6.74 Acres
Frontage Feet:		**Access:**	Public Streets
Shape:	Irregular	**Traffic Count:**	42,300 Avg Per Day
Topography:	Generally Level	**Utilities:**	All City Utilities
Proposed Use:	Retail or Shopping Center	**Highest & Best Use:**	XXXXXORCI

Frontage Description: 500 feet of frontage on Paseo Del Norte
Land Type:
Units Actual/Planned: **Units Allowed:**
Density:
Comments:

REMARKS

Buyers plan to develop a retail center with pad sites selling between $16 and $20 per square foot.

Land Sale 4

Name: Commercial Vacant Land
Address SW/c Central Ave & Eubank Blvd SE, Albuquerque, New Mexico 87123
Legal Description: Skyline Heights, Blocks 8, 9, Ely 1/2 of Block 7 (w/ ex.); vacated Espejo and Glorieta Sts
Map #: L20 **Zoning:** C-2 **Parcel #:** 1-020-056-526-493-1-16-12*

SALE INFORMATION

Grantor: Barry Suellen
Grantee: Vista Oriente L C (John Sedberry/ Jeffrey Jesionowski)
Sale Date: 03-13-2005
Document #: 5037171
Rights Conveyed: Fee Simple
Sale Conditions: Arm's-length

Sale Price:	$2,261,744
Adjusted Price:	$2,261,744
Price Per SF GA:	$9.89

Terms: Cash to Seller

SITE CHARACTERISTICS

Gross Area (SF): 228,690 SF
Frontage Feet: 1,762 SF
Shape: Rectangular
Topography: Level
Proposed Use:

Gross Area (Acres): 5.25 Acres
Access: City Street (paved)
Traffic Count: 60,000 (combined) Avg Per Day
Utilities: All City Utilities
Highest & Best Use: XXXXXORCI

Frontage Description: 706 feet on Central; 350 feet on Eubank; 706 feet on Cochiti
Land Type:
Units Actual/Planned:
Units Allowed:
Density:
Comments:

REMARKS

Site was purchased for pad site development. A Walgreen Drug Store is being developed on the corner of Central and Eubank. The owners are participating in the development. To the west is a Burger King and a Chilis. The average pad site price is reported at over $21 per square foot.

Qualifications of Gareth N. Burman, MAI

Education

Bachelor of Science in Estate Management, Polytechnic of the South Bank, London, England, 1976. Specialized real estate appraisal courses are summarized on the following page.

Professional Memberships

Member of the Appraisal Institute — MAI — Certificate No. 7203, issued September 1985. Served in several officer positions within the West Texas-New Mexico chapter of the former American Institute of Real Estate Appraisers, including Chairman of the Guidance and Admissions Committees. Served as President of the Rio Grande Chapter of the Appraisal Institute during 1994.

Professional Licenses

New Mexico Real Estate Appraisers Board — General Certificate No. 00238-G issued 05/12/92.

Texas Appraiser Licensing and Certification Board — State Certified General Real Estate Appraiser No. TX-1323822-G issued 10/06/92.

Experience

10/94 - Present	A principal and analyst with Commercial Appraisal, Inc., Albuquerque New Mexico. Commercial Appraisal, Inc., is the result of a merger of three Albuquerque appraisal firms. Sole owner since July 2001.
08/91 - 10/94	A principal and analyst with Payne, Burman & Pearsall, P.C., Albuquerque, New Mexico; providing appraisal and consulting services on commercial property throughout New Mexico and the Southwest.
04/79 - 08/91	Appraiser/analyst with Appraisal Associates of El Paso, an independent firm offering narrative real estate appraisals and consulting services primarily in West Texas and New Mexico. Specializing in office building, shopping center, apartment complex, industrial property and land development assignments.
06/78 - 12/78	Valuer for the Valuation Office, City of London, London, England. Specialized in valuations of large commercial buildings and banking halls.
08/76 - 06/78	Employed as a Valuer by the District Valuer's Office, Tower Hamlets, London, England. Concerned primarily with the valuation of commercial, industrial, and residential properties.
07/74 - 08/75	Valuation Officer for the Greater London Council. Completed one year of industrial training as part of the degree program.

Teaching Experience

Instructed Course 3408, Real Estate Appraisal I, at the University of Texas, El Paso; Marketing Department, Spring semester, 1991.

Appraisal Institute Courses:

Successfully completed the following intensive-study courses, and/or examinations sponsored by the American Institute of Real Estate Appraisers:

07/81, Santa Fe, NM Course 2-3, "Standards of Professional Practice"

07/82, Boulder, Co Course 1B-2, "Capitalization Theory & Techniques, Part II"

07/82, Boulder, Co Course 1B-3, "Capitalization Theory & Techniques, Part III"

09/82, El Paso, TX Examination 1A-1, "Real Estate Appraisal Principles"

09/82, El Paso, TX Examination 1A-2, "Basic Valuation Procedures"

09/82, El Paso, TX Examination 1B-1, "Capitalization Theory & Techniques, Part I"

06/83, San Diego, CA Course 2-1, "Case Studies in Real Estate Valuation"

03/84, Arlington, TX Course 2-2, "Valuation Analysis and Report Writing"

03/84, Arlington, TX Course 2-2, "Real Estate Investment Analysis"

02/85, Houston, TX Comprehensive Examination -- an eight-hour examination conducted by the American Institute of Real Estate Appraisers testing knowledge and abilities in all areas of real estate appraising.

Seminars:

To keep abreast of the latest appraisal techniques and maintain current certification under the Appraisal Institute's program of continuing education, I have attended about 50, one or two-day appraisal seminars between April 1980 and October 2002.

Other Education:

Real Estate Investment Analysis II, Real Estate 3450 - University of Texas, El Paso - Fall 1987 - three credit hours.

Client list available upon request.

Qualifications of James R. Copass

9626 Arvada Avenue NE
Albuquerque, New Mexico 87112
505 - 275 1211

PROFESSIONAL LICENSE

Certified General Real Estate Appraiser in the State of New Mexico. Certificate No. 1352-G.

EXPERIENCE

Commercial Real Estate Appraiser, associated with Commercial Appraisal, Inc., 8205 Spain Road NE, Suite 208, Albuquerque, New Mexico, January 2001 to present.

Commercial Real Estate Appraiser, associated with Eugene N. Cavallo and Associates, 4101 Barbara Loop, Suite A, Rio Rancho, New Mexico, July 1997 to January 2000.

Commercial Real Estate Appraiser, associated with Hamilton Appraisal Services, 420 Lincoln Avenue, Saugus, Massachusetts, May 1993 to June 1997.

Commercial Real Estate Appraiser, associated with Simmons Associates, LTD., 5 Broadway, Saugus, Massachusetts, November 1991 to May 1993.

Building Contractor, Denver, Colorado, 1980 - 1990. Owned and operated a small building firm specializing in residential construction and remodeling.

Midland Federal S&L, Verex Mortgage Insurance, Denver, Colorado, 1970 - 1980. Worked in the residential and commercial lending, secondary mortgage marketing, and mortgage insurance areas.

GENERAL EDUCATION

Bachelor of Science in Business Administration, University of Tulsa, Tulsa, Oklahoma, February 1968.

SPECIAL EDUCATION

Appraisal Institute

Course 8-2, Residential Valuation,	1980
Course 1A1, Real Estate Appraisal Principals	1980
Course 120, Real Estate Appraisal Procedures	1993
Course 1BA, Capitalization Theory and Techniques, Part A	1992
Course 510, Advanced Income Capitalization	1993
Course 410/420 Standards of Professional Practice	1993
Course 540, Report Writing and Valuation Analysis	1996
Course 550, Advance Applications	1998
Demonstration Appraisal Accepted	1999
USPAP Update Seminars	1996, 2000 & 2004