Kurt A. Sommer
Sommer, Fox Law Firm
200 W. Marcy St. #129
Santa Fe, NM 87501

SPECIAL WARRANTY DEED 1728876

ROSINA GALLEGOS, as Trustee of the Gilbert and Rosina Gallegos Revocable Trust under trust agreement dated June 4, 1997, grants to GALLEGOS PROPERTY HOLDINGS CO, LLC, a New Mexico Limited Liability Company, whose address is 2500 Siringo Lane, Santa Fe, New Mexico 87505, the real property described in Exhibit A, attached hereto and incorporated herein by reference.

SUBJECT TO: Restrictions, reservations and easements of record with special warranty covenants.

WITNESS my hand and seal this 17th day of January, 2000.

Rosina Gallegos
Rosina Gallegos

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

This instrument was acknowledged before me this 17th day of January, 2000, by Rosina Gallegos.

Notary Public

My commission expires:
2-24-01

KURT A. SOMMER NOTARY PUBLIC STATE OF NEW MEXICO

E:\kas\Gallegos deed-gallegos ent .wpd
January 19, 2000
4461-2

COUNTY CLERK SANTA FE COUNTY NEW MEXICO REBECCA BUSTAMANTE

1103-943
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 24 day of Jan A.D. 20 00 at 2:13 o'clock P.M. and was duly recorded in book 1758 page 870-896 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Kim Bowen
Deputy

Land Records Corp. SS ALB16437 SF 1103943.001

1728877

EXHIBIT A

Beginning at the Northeast corner of this tract from which the one-quarter corner on the north boundary of Sec 3, T 16 N, R 9 E, bears N 43° 24' E, 1226.8 ft. distant; thence S 4° 02' W, 207.38 ft. to an iron stake; thence S 57.52' W, 267 ft. to an iron stake; thence N 5° 40' E, 207.84 ft. to an iron stake; thence N 57° 10' E 262.0 ft. to an iron stake and place of beginning, containing (1) acre more or less, bounded on the north and east by Evelyn H. Lischke lands, on the south by a 20 ft. road, and on the west by a 40 ft. road, together with right of ingress and egress over a 20 ft. private way bordering said lot on its southerly side, but not the right to park vehicles, and said road to be used jointly with all other owners now or hereafter owning property adjacent to said private way. This deed is subject to a one-residence restriction.

Land Records Corp. SS ALB16437 SF 1103943.002

1728878

EXHIBIT A

That certain tract of land situated in the E ½ NW 1/4, Sec. 3, T. 16 N. R. 9 E., N.M.P.M., which is designated as tract "K", comprising one acre, as shown on that certain plot of survey entitled "COMPOSITE PLOT" showing lands of EVELYN H. LISCHKE in Sec. 3, T. 16 N. R. 9 E. N.M.P.M. Dec. 1959–Scale 1"=200', together with right of ingress and egress over that certain twenty foot private road from the southwest corner of said tract and extending south-westerly to County Road, all as shown on said map which was made by Jesse L. Gassman, surveyor, and on file in the County Clerk's office, Santa Fe, N.M.

Land Records Corp. SS ALB16437 SF 1103943.003

EXHIBIT A

That certain tract of land situated in the E ½ NW 1/4, Sec. 3, T. 16 N. R. 9 E., N.M.P.M., which is designated as tract "M", comprising one acre, as shown on that certain plat of survey entitled "COMPOSITE PLAT showing land of EVELYN H. LISCHKE in Sec. 3, T. 16 N. R. 9 E. N.M.P.M. Dec. 1959–Scale 1"=200'," together with right of ingress and egress over that certain twenty foot private road along the northwesterly boundary of said tract and extending southwesterly to County Road, all as shown on said map which was made by Jesse L. Gassman, surveyor, and on file in the County Clerk's office, Santa Fe, N.M.

Land Records Corp. SS ALB16437 SF 1103943.004

EXHIBIT A

1728880

Lot numbered Seven (7) in Block numbered Eight (8) Unit One of Dale J. Bellamah's La Resolana Addition, an addition to the City of Santa Fe, Santa Fe County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Santa Fe County, New Mexico, on the 21st day of July, 1960.

1728881

EXHIBIT A

Lot 2, as shown on plat entitled "Replat of Tract 1B, Siler Commercial Center, Santa Fe, New Mexico", which plat was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, on July 11, 1977 as Document No. 405,187.

1728882

EXHIBIT A

Lot 2, Block 6, South Ridge Subdivision, Area "D", as shown and delineated on the plat thereof filed May 29, 1971 as Document No. 331,347 and recorded in Plat Book 22, Page 19, in the records of Santa Fe County, New Mexico.

EXHIBIT A

1728883

Lot 3, Block 6, South Ridge Subdivision, Area "D", as shown and delineated on the plat thereof filed May 29, 1971 as Document No. 331,347 and recorded in Plat Book 22, Page 19, in the records of Santa Fe County, New Mexico.

1728884

EXHIBIT A

Lot 4 Block 6 of South Ridge Subdivision, Area "D", as shown and delineated on the plat thereof filed May 29, 1971 as Document No. 331,347 and recorded in Plat Book 22, Page 19, in the records of Santa Fe County, New Mexico

EXHIBIT A

1728885

Lot 5, Block 6, South Ridge Subdivision, Area "D", as shown and delineated on the plat thereof filed May 29, 1971 as Document No. 331,347 and recorded in Plat Book 22, Page 19, in the records of Santa Fe County, New Mexico.

1728886

EXHIBIT A

Lot 22, Block 3, Southridge Subdivision, Area "C", Santa Fe, New Mexico as recorded in the office of the County Clerk of Santa Fe County on March 29, 1971 as Document Number 331,346.

EXHIBIT A

1728887

Lot 7, Block 17 of Vista Verde Subdivision Phase III, as shown on document recorded in the office of the Santa Fe County Clerk on November 20, 1995, as Document No. 925,511.

1728888

EXHIBIT A

Lot Fourteen (14) in Block Eighteen (18) as shown on plat entitled "BARRIO LA CANADA AREA D SANTA FE, N. M.", which plat was filed for record in the office of the Clerk of Santa Fe County, New Mexico, on May 27, 1960, as Document No. 240,730.

1728889

EXHIBIT A

Lots Forty-one (41) and Forty-two (42) in Block Two (2), Young's Pasadena Addition to the City of Santa Fe, as shown on the certain plat of survey made by James C. Harvey, Licensed Surveyor, in March, 1929.

Land Records Corp. SS ALB16437 SF 1103943.014

1728890

EXHIBIT A

Lot numbered Six (6) in Block numbered Five (5) OF DALE J. BELLAMAH'S LA RESOLANA ADDITION, Unit 3, an Addition to the City of Santa Fe, Santa Fe County, New Mexico as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Santa Fe County on July 21, 1960, and subject to reservations, restrictions and easements of record, and to that certain Mortgage from James R. Bowen to Mountain States Investment Corporation recorded in Book 133 at page 119 of the records of Santa Fe County.

Land Records Corp. SS ALB16437 SF 1103943.015

EXHIBIT A

1728891

Lot 25 in Block 1 of 100 Acres Subdivision as filed for record in the Office of the County Clerk of Santa Fe County, New Mexico om March 1, 1947 as Document No. 84551, and recorded in Plat Book 2 page 236.

Being intended to be the same Lot 25 of Block 1 delineated on plat prepared by Guy D. Hayden, licensed surveyor, from surveys completed on 30 December 1971, entitled: "LANDS SURVEYED FOR MILDRED LINDSAY CATRON THE 100 ACRES SUBDIVISION SANTA FE COUNTY, N.M." and bearing Hayden's identification No. 71 E 34.

Land Records Corp. SS ALB16437 SF 1103943.016

1728892

EXHIBIT A

One certain piece or portion of land, situated at Pacheco Addition and more fully described as follows:

Bounded on the North by property of Manuel Tapia; on the South by property of Ramon Montoya, on the East by property of the Santa Fe Holding Company and on the West by Salina (Celina) St. Measuring from North to South on the East and West sides respectively 120 feet. From East to West on the North and South sides respectively 100 feet.

And Improvements thereon. Being and intended to be the property acquired by Grantors by that certain Warranty Deed recorded in Book 192 Misc., at page 314, records of Santa Fe County, New Mexico.

Land Records Corp. SS ALB16437 SF 1103943.017

1728893

EXHIBIT A

All of lot No. 1 of Block No. 4 of Moore's Subdivision of the Torreon addition to the City of Santa Fe, New Mexico according to the plat of survey of said addition made by Harlan L. Lizer, licensed engineer and land surveyor, in the month of June 1936.

Land Records Corp. SS ALB16437 SF 1103943.018

1728894

EXHIBIT A

Lot Six (6) as delineated upon plat entitled "INDUSTRIAL SUB-DIVISION" portion of Lot 14 Section 33 T-17-N, R-9-E, Santa Fe County, New Mexico which said plat and the dedication specified thereon were filed for record in the office of the County Clerk, County of Santa Fe, State of New Mexico on December 26, 1961.

Land Records Corp. SS ALB16437 SF 1103943.019

1728895

EXHIBIT A

Lot Ten (10) as delineated upon plat entitled "INDUSTRIAL SUB-DIVISION" portion of S.H.C. 414 Tr. 4; portion of Lot 13; portion of Lot 14 within Sec. 33 T-17-N, R-9-E, Santa Fe County, New Mexico. Which said plat and the dedication specified thereon were filed for record in the Office of the County Clerk, County of Santa Fe, State of New Mexico on October 12, 1961, and recorded in Plat Book 9, page 20.

EXHIBIT A

NORTHERLY TRACT:
BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND, ALSO BEING A U.S.G.L.O. BRASS CAP STAMPED "N.E. PACHECO, P.C. 1220 TR. 3, SEC. 1 T.16.N., R.8.E., N.M.P.M."

1728896

THENCE FROM SAID POINT OF BEGINNING S 00°24'23" E, A DISTANCE OF 400.93 FEET TO THE NORTH RIGHT OF WAY LINE OF RUFINA STREET C.I.P. PROJECT NO. 826;

THENCE ALONG SAID RIGHT OF WAY LINE S 89°44'39" W, A DISTANCE OF 221.80 FEET TO THE EAST RIGHT OF WAY LINE OF SAN FELIPE ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE N 01°25'48" W, A DISTANCE OF 259.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF AGUA FRIA STREET;

THENCE ALONG SAID RIGHT OF WAY LINE N 46°49'37" E, A DISTANCE OF 170.90 FEET TO A POINT;

THENCE N 75°30'37" E A DISTANCE OF 104.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL HEREIN DESCRIBED CONTAINS 1.799 ACRES MORE OR LESS.

SOUTHERLY TRACT:
BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF RUFINA STREET C.I.P. PROJECT NO. 826, FROM WHICH POINT A U.S.G.L.O. BRASS CAP STAMPED "N.E. PACHECO, P.C. 1220 TR. 3, SEC. 1 T.16.N., R.8.E. N.M.P.M." BEARS N 00°24'23" W A DISTANCE OF 482.92 FEET;
THENCE FROM SAID POINT OF BEGINNING S 00°24'23" E, A DISTANCE OF 36.12 FEET TO A POINT;

THENCE S 01°44'18" E; A DISTANCE OF 135.92 FEET TO A POINT;

THENCE S 88°49'50" W, A DISTANCE OF 221.72 FEET TO THE EAST RIGHT OF WAY LINE OF SAN FELIPE ROAD.

THENCE ALONG SAID RIGHT OF WAY LINE N 01°07'33" W, A DISTANCE OF 175.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF RUFINA STREET C.I.P. NO. 826,

THENCE ALONG SAID RIGHT OF WAY LINE N 89°44'39" E, A DISTANCE OF 220.75 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL HEREIN DESCRIBED CONTAINS 0.881 ACRES MORE OR LESS.

Land Records Corp. SS ALB16437 SF 1103943.021

1728897

SPECIAL POWER OF ATTORNEY FOR ACTS OF DOMAIN

In the County of Santa Fe, State of New Mexico, United States of America, on this 24th day of Jan., 2000, before me, Vicki Ortiz, Notary Public duly authorized to act in and for said County, personally appeared Mr. David Saul Cohen and Jane Ann Copie Cohen, who stated:

That through this instrument, appears herein to grant a **Special Power of Attorney for Acts of Domain** in favor of Messrs. Manuel Campos Galvan, Jose Luis Caballero Ochoa, Boris Alain Otto Lira and Jose Antonio Chavez Vargas, as provided in Article 2554 of the Civil Code for the Federal District and their counterparts in the Civil Codes of all the states of the Mexican Republic, to represent him before all kinds of individuals and entities, judicial and administrative authorities, whether federal, state, municipal or other, with all the general powers, and even those that require a special clause, as provided in Article 2587 of the Civil Code for the Federal District and its counterpart in the Civil Codes of all the States of the Mexican Republic, specifically for the assignment of beneficiary rights to real estate trusts contained in Public Deeds No. 3,976 and 4,058 issued before the faith of German Goldman Serafin, Notary Public No. 10, in favor of Ellen B. Shmelzer.

This power of attorney is granted pursuant to the Protocol of Uniformity of the Legal Regime of the Powers of Attorney approved in the XLVIII resolution of the Seventh International American Conference of the Panamerican Union, open to its execution in the location of the Organization of the American States in Washington, D.C., United States of America and approved by the

PODER ESPECIAL PARA ACTOS DE DOMINIO

En el condado de Santa Fe, estado de Nuevo Mexico, Estados Unidos de América, en este día 24 de Jan. de 2000, ante mí, Vicki Ortiz, Notario Público debidamente autorizado para actuar en y para el citado condado, personalmente comparecieron los Sres. David Saul Cohen y Jane Ann Copie Cohen, quienes declararon:

Que por medio del presente instrumento, comparece a otorgar un **Poder General para Pleitos y Cobranzas, Actos de Administración y de Dominio** en favor de los Sres. Manuel Campos Galván, Jose Luis Caballero Ochoa, Boris Alain Otto Lira y Jose Antonio Chavez Vargas, en términos del tercer párrafo del artículo 2554 del Código Civil para el Distrito Federal y sus correlativos de los Códigos Civiles de todos los Estados de la República Mexicana, para representarlo ante toda clase de personas físicas y morales, con todas las facultades generales y aún las especiales que requieran cláusula especial, en los términos del artículo 2587 del Código Civil para el Distrito Federal y sus correlativos de los Códigos Civiles de todos los Estados de la República Mexicana, limitado a la cesión de derechos fideicomisarios consignados en las escrituras públicas 3,976 y 4,058 tiradas ante la fé del Lic. German Goldman Serafín, en favor de Ellen B. Shmelzer.

Este poder se otorga de conformidad con lo establecido en el Protocolo Sobre Uniformidad del Régimen Legal de los Poderes, aprobado en la Resolución XLVIII de la Séptima Conferencia Internacional Americana de la Unión Panamericana, abierto a la firma en la sede de la Organización de Estados Americanos en Washington, D.C., Estados Unidos de

Senate of the United Mexican States on December 22, 1951, pursuant to the Decree published in the Official Gazette of the Federation on February 2, 1952, ratified by the Federal Executive of the United Mexican States on June 12, 1953, having been deposited the ratification instrument before the General Secretary of the Organization of the American States on June 24, 1953, promulgated by the President of the United Mexican States on October 19, 1953, and published in the Official Gazette of the Federation on December 3, 1953; and according to Article 2554 (two thousand five hundred fifty four) of the Civil Code for the Federal District of the United Mexican States and the corresponding articles of the civil codes of all the other states of the United Mexican States.

América y aprobado por el Senado de los Estados Unidos Mexicanos el 22 de diciembre de 1951, según decreto publicado en el Diario Oficial de la Federación el 2 de febrero de 1952, ratificado por el Ejecutivo Federal de los Estados Unidos Mexicanos el 12 de junio de 1953, habiéndose depositado el instrumento de ratificación ante la Secretaría General de la Organización de Estados Americanos el 24 de junio de 1954, promulgado por el Presidente de los Estados Unidos Mexicanos el 19 de octubre de 1953 y publicado en el Diario Oficial de la Federación el 3 de diciembre de 1953; y de conformidad con el artículo 2554 (dos mil quinientos cincuenta y cuatro) del Código Civil para el Distrito Federal de los Estados Unidos Mexicanos y los artículos correlativos de los códigos civiles de los demás estados de los Estados Unidos Mexicanos.

I, the Notary Public, hereby attest:

I.- That I personally know the appearing parties, who in my concept have legal and natural capacity to carry out the acts contained in this instrument.

II.- That the granting parties, under oath of saying the truth, declared that their names are (i) Jane Ann Copie Cohen; that she was born in Sayre, Pennsylvania on November 8th, 1948 and that she is 51 years of age and of United States nationality; that her marital status is married; that her occupation is Attorney; and that she has her address at 79B Tano Santa Fe N.M. United States of America; (ii) David Saul Cohen, that he was born in CHICAGO, Illinois, on December 7, 1945 and that he is 54 years of age, of United States nationality, that his marital status is married, that his occupation is lawyer, and that he has his address at 79B Tano Rd. Santa Fe, N.M., United States of America.

Yo, el Notario Público, certifico:

I.- Que conozco personalmente a los comparecientes, quien en mi concepto tienen capacidad natural y legal para otorgar los actos contenidos en este instrumento.

II.- Que los otorgantes, bajo protesta de decir verdad, declararon que su nombres son (i) Jane Ann Copie Cohen; que nació en Sayre, Pennsylvania el 8 de November de 1948 y que tiene 51 años de edad y es de nacionalidad Norteamericana; que su estado civil es casada; que su ocupación es abogada; y que tiene su domicilio en 79B Tano Rd Santa Fe, N.M., Estados Unidos de America; (ii) David Saul Cohen, que nació en CHICAGO, ILLINOIS, el 7 de December de 1945 y que tiene 54 años de edad y es de nacionalidad Norteamericana; que su estado civil es casado; que su ocupación en Abogado; y que tiene su domicilio en 79 B Tano Rd Santa Fe, N.M. Estados Unidos de América.

Land Records Corp. SS ALB16437 SF 1103943.023

III.- That David Saul Cohen and Jane Ann Copie Cohen, in order to evidence their identity show, and I give faith of having before me, the proper documents for such purpose.

IV.- That Article 2554 (two thousand five hundred fifty four) of the Civil Code for the Federal District of the United Mexican States reads as follows:

"In all the general powers for lawsuits and collections, it shall be sufficient to mention therein that the same are granted with all the general authorities and the special authorities that require a special clause in accordance with the law, for it to be understood as granted without any limitation whatsoever.

In the general powers for administration of property, it shall be sufficient to express therein that the same are granted with such character, for the attorney-in-fact to have all types of administrative authorities.

In the general powers to exercise acts of domain, it shall be sufficient to grant them with such character, for the attorney-in-fact to have all the authorities of an owner, both in respect of the properties and for the conduction of all kinds of proceedings to defend such properties.

When the authorities of the attorneys-in-fact are to be limited in the aforementioned events, the limitations shall be specified or the powers shall be special.

The notaries shall insert this Article in the deeds of the powers that they grant".

V.- That I read this document to the grantors and explained to them its scope and legal force.

VI.- That the grantors expressed their conformity with the contents of this instrument

III.- Que a fin de acreditar su identidad, David Saul Cohen y Jane Ann Copie Cohen me exhiben los documentos necesarios para dicho efecto, los cuales certifico tener ante mí.

IV.- Que el artículo 2554 (dos mil quinientos cincuenta y cuatro) del Código Civil para el Distrito Federal de los Estados Unidos Mexicanos es del tenor literal siguiente:

"En todos los poderes generales para pleitos y cobranzas bastará que se diga que se otorga con todas las facultades generales y las especiales que requieran cláusula especial conforme a la ley, para que se entiendan conferidos sin limitación alguna.

En los poderes generales para administrar bienes, bastará expresar que se dan con ese carácter para que el apoderado tenga toda clase de facultades administrativas.

En los poderes generales, para ejercer actos de dominio, bastará que se den con ese carácter para que el apoderado tenga todas las facultades de dueño, tanto en lo relativo a los bienes, como para hacer toda clase de gestiones, a fin de defenderlos.

Cuando se quisieren limitar, en los tres casos antes mencionados, las facultades de los apoderados, se consignarán las limitaciones, o los poderes serán especiales.

Los notarios insertarán este artículo en los testimonios de los poderes que otorguen".

V.- Que leí este instrumento a los comparecientes y les explique su valor y fuerza legal.

VI.- Que los comparecientes manifestaron su conformidad con el contenido de este

Land Records Corp. SS ALB16437 SF 1103943.024

and ratified and executed it before me on this date.

instrumento y lo ratificó y firmó ante mí en esta fecha.

David Saul Cohen

Jane Ann Copie Cohen

February 3, 2000
Notary Public/Notario Público
My commission expires on

VICKI ORTIZ NOTARY PUBLIC STATE OF NEW MEXICO

COUNTY OF SANTA FE 1103 } SS 943
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 24 day of Jan A.D. 20 00 at 2:13 o'clock P.m. and was duly recorded in book 1728 page 897-900 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO REBECCA BUSTAMANTE

Land Records Corp. SS ALB16437 SF 1103943.025