JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 10, 2026
Revised October 30, 2026

Lani McCulley, Planner Senior
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Letter of Application – HDRB Review
135 Grant Avenue (Otero-Bergere House) Portal & Balcony Reconstruction

Dear Lani,

This letter is submitted on behalf of 123-135 Grant, LLC/Georgia O'Keeffe Museum ("Applicant") in application for the proposed reconstruction of the porch, balcony, and pergola on the west façade of the O'Keeffe Museum Research Center located at 135 Grant Avenue, for consideration by the Historic Districts Review Board on November 10, 2026.

Project Description

The Otero-Bergere House, originally constructed in the 1870's, is located in the Downtown and Eastside Historic District and designated as Significant. In 1926, the style was modified to Pueblo Revival, including the addition of a second story and associated balcony, and reconstruction of the front porch. The porch/balcony elements were maintained, restored, and replaced over the years, as described below:

- In 2001, the structure was remodeled and established as the O'Keeffe Museum Research Center. At this time, the porch/balcony was "restored".

- In 2011, the following maintenance and repairs were conducted:
  - Porch roof repair.
  - Maintenance, repair, and some replacement of woodwork.
  - Replacement of rotted fascia board with galvanized metal flashing.
  - Replacement of drip edge.
  - Replacement of ornamental carpentry on balcony columns.
  - Capped purlins with galvanized metal.
  - Capped second story rafters with galvanized metal.

- In 2017, the porch was repaired and rotten wood was replaced in-kind.

The existing conditions of the porch, balcony, and pergolas were assessed by Eric Trujillo, P.E., a structural engineer with Luchini Trujillo, and his findings are detailed in the attached report. The report indicates that many elements are not original, identifying more contemporary materials and construction methods. Furthermore, the structural elements lack integrity and are no longer sound, creating an unsafe condition, summarized below:

- In August 2024, it was discovered that a front porch column was rotting through. This is progressive failure under long-term water exposure, not sudden damage.
- Bradbury Stamm Construction conducted an assessment in 2024 and concluded that, in the interest of safety, the balcony requires replacement.
- There is evidence of active dry rot and weathering in the 4"×10" members of the upper balcony shade structure/pergola, damaged wood structure and millwork trim throughout, and a header beam plus two 4×10 beams in the lower south shade structure requiring replacement.
- The condition is structural, not cosmetic: the footings at the two entry columns have settled and/or deteriorated, causing the structure to move. Replacement footings require engineered design.
- The deterioration has progressed from a single column (2024) to the balcony's primary structural members and foundations (2025–26). Piecemeal repair is no longer a viable path.

Due to the extent of deterioration and water damage, we propose to reconstruct the porch/balcony elements in-kind as described below:

- Replace all materials in-kind, matching material, dimensions, and finish.
- Rebuild foundations at columns and perimeter of portal to correct subsidence and protect from future water damage.
- Replace composite roof with TPO roof in a tan color.
- Address water infiltration through replacement of the gutter system to drain in coordination with new grading to divert water away from the building.
- Replace ground floor decking with treated hardwood product for greater longevity.

Exception Criteria

An exception is requested from SFCC §14-4.6.E.1.I. to permit removal of historic materials. The Exception Criteria are addressed below.

a. Do not damage the character of the district;
Response: The portal and balcony will be replaced in-kind, thereby preserving the architectural character of the building. Therefore, there will be no impact on the character of the district.

b. Are required to prevent a hardship to the applicant or an injury to the public welfare;

Response: The current conditions of the porch/balcony present a safety hazard, which is a hardship for the applicant and could potentially create an injury to the public. The proposed reconstruction benefits the public welfare by ensuring a safe environment.

c. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
Response: Design options considered include repair, restoration, and partial replacement. However, based on the findings of the structural report, the degree of deterioration warrants full reconstruction. This project will have no impact on the ability of residents to reside with the Historic districts.

The following documentation is submitted herewith in support of this application:

1. Historic Application
2. Authorization Letter
3. Deed
4. Legal Lot of Record
5. Structural Assessment
6. HDRB Submittal Plans

Please let me know if you have any questions or require any additional information. Thank you.

Sincerely,



Jennifer Jenkins, Principal

Luchini Trujillo Structural Engineers, Inc.

October 30, 2026

123-135 Grant, LLC
c/o Cody Hartley
217 Johnson St
Santa Fe, NM 87501

Re: O'Keeffe Research Center Portal
135 Grant Avenue, Santa Fe, NM

Dear Cody,

We conducted a site visit on October 9, 2026, to evaluate the condition of the west-facing entry portal.

This report addresses structural components only. Architectural, mechanical, electrical, or other non-structural elements are excluded.



Photo 1: West facing elevation overview

General Description

The portal is 8'-9" x 46'-6" and a second story pergola with dimensions of 8'-0" x 11'-0".

The framing is a combination of older timber members and newer framing installed alongside or around the original members. In general, much of the exposed framing appears

to have been previously supplemented or replaced, with portions of the original roof joists and column cores remaining.

1. Floor Framing

Observations

- Floor joists consist of nominal 2x6 members spaced at 16" on-center.
- Decking consists of 1x6 tongue and groove boards fastened to the joists with nails.
- Floor joists bear directly on concrete in some locations.
- The floor slopes away from the building towards the portal entry stairs. Slope appears to have been created by varying the elevation of the floor joists.
- Floor framing creates a shallow crawl space enclosed by a concrete curb around the perimeter, which may allow moisture to become trapped beneath the floor.

Assessment

- The observed 1-1/2" x 5-1/2" joists are consistent with nominal 2x6 S4S lumber which may be indicative of construction date occurring sometime after 1970.
- Decking is buckled in several areas, likely resulting from moisture exposure and expansion and contraction of the wood.
- The tongue and grooving of the deck plank sides can retain moisture from rain and snow, increasing the potential for deterioration.
- Exposed cut ends of the decking revealed decay in several boards.
- Crawl space depth varies, and the presence and effectiveness of drainage beneath the floor could not be confirmed.

Recommendations

- Remove the decking to expose and assess the floor framing.
- Replace floor joists exhibiting decay, section loss, or other significant deterioration.
- Replace the existing decking with an exterior rated system detailed to drain freely and minimize moisture accumulation.
- Verify that positive drainage is provided beneath the floor framing and that water cannot become trapped within the crawl space.



Photo 2: Floor joists below decking



Photo 3: End view of floor decking



Photo 4: Splitting on floor decking



Photo 5: Buckled floor decking

2. Columns

Observations

- Structural wood columns are wrapped with ¾" thick slices of wood (veneer).
- An opening near mid-height of one column allowed limited observation of the structural column core. Severe decay was observed, with portions of the wood readily breaking away when touched.
- Expansion and deterioration of the veneer were most pronounced near the tops and bottoms of the columns.

Assessment

- The ¾" veneer is non-structural. The concealed column core provides the primary vertical support for the portal. The nominal 1-inch veneer was measured at ¾" thickness which may be S4S lumber, indicative of construction date occurring sometime after 1970.
- Severe decay observed near mid-height has reduced the effective cross-sectional area of the column and its ability to resist axial and buckling loads.
- Veneer damage is indicative of moisture exposure near the tops and bottoms of the columns. Similar concealed deterioration of the structural column cores may be present at these locations.
- Decay at column ends could significantly reduce effective bearing area and compressive capacity.

Recommendations

- Remove the veneer from the columns to expose and evaluate the structural members.
- Replace columns exhibiting decay or measurable section loss.
- Provide detailing at the tops and bottoms of replacement columns to prevent water intrusion and prolonged moisture exposure.
- Replacement framing members would be specified as solid timber members to match dimensions, profile, and historic appearance.



Photo 6: Wood column with veneer



Photo 7: Wood column base



Photo 8: Wood condition below veneer



Photo 9: Wood column veneer revealed edges

3. Ceiling and Beams

Observations

- Structural wood beams are concealed by ¾" veneer.
- No accessible opening was available to directly observe the concealed beam framing.
- Severe evidence of moisture intrusion was observed immediately adjacent to the beams, including deterioration of portions of the ceiling.
- The ceiling finish consists of relatively small panels with numerous installed vents.

Assessment

- The observed moisture damage adjacent to the concealed beams indicated significant potential for deterioration of the structural framing.
- Because the beams were concealed, their structural condition and the extent of any decay or section loss could not be determined during the site visit.

Recommendations

- Remove the veneer as required to expose and evaluate the structural beams. It is very likely that the beams have lost structural integrity like the columns and will need to be replaced.
- Replace beams exhibiting decay or section loss. Replacement framing members would be specified as solid timber members to match dimensions, profile, and historic appearance.
- Correct the issue of moisture intrusion before new structural framing or finishes are installed.



Photo 10: Ceiling showing vents



Photo 11: Edge beam with adjacent moisture damage

4. Roof Joists and Sheathing

Observations

- Roof framing consists of nominal 2x8 and 2x4 members spaced at approximately 24" on-center and installed adjacent to older, rough-sawn 2x6 joists. The difference in lumber dimensions and finish suggests that the rough sawn joists are from an earlier period of construction, likely pre-1970, with the newer framing likely installed after 1970.
- Ripped plywood strips are installed on top of the 2x8 joists, apparently to create roof slope.
- A layer of ¾" plywood sheathing supports the roofing.
- Several plywood panel edges do not align with framing members, leaving portions of the panel edges unsupported.
- Moisture staining was observed on the exposed framing.

Assessment

- The newer framing appears to have been installed to supplement the older roof joists. The reason for the previous strengthening could not be confirmed from visual observation alone.
- The 2x8 members support the roof sheathing. The 2x4 members appear to support the ceiling panels.
- Unsupported plywood panel edges reduce the effectiveness of the sheathing and should be properly supported as part of reconstruction.

Recommendations

- Remove the roofing and plywood sheathing to expose the roof framing.
- Replace framing exhibiting decay, cracking, detrimental notching, or section loss.
- Replace or reinstall roof sheathing with all panel edges adequately supported.
- Provide new roofing and flashing details that prevent moisture intrusion into structural framing.



Photo 12: Overview of balcony roofing



Photo 13: Joist framing and plywood edges

5. Second-Story Pergola

Observations

- Pergola joists bear on primary support beams and are connected with lag screws or similar mechanical fasteners.
- Severe deterioration and section loss were observed in multiple framing members as a result of prolonged moisture exposure.
- Sheet metal caps are installed over the tops of wood members.

Assessment

- Fasteners penetrations through the sheet metal caps may have contributed to moisture intrusion into the wood framing.
- The functionality of mechanical connections between the joists, beams, and supporting members are critical to the stability of the pergola.
- Severe deterioration at or near these connections has substantially reduced their reliability and creates a potential for connection failure.

Recommendations

- Replace the pergola joists, beams, columns, and connections. Replacement framing members would be specified as solid timber members to match dimensions, profile, and historic appearance.
- Provide new weather protection detailing that prevents water from entering the wood framing.


Photo 14: Pergola side overview


Photo 15: Pergola joists to beam

6. First-Story Pergola

Observations

- Pergola joists bear on primary support beams and are connected with lag screws or similar.
- Severe deterioration and section loss were observed in multiple framing members as a result of prolonged moisture exposure.
- Sheet metal caps are installed over the tops of wood members.

Assessment

- Severe deterioration near the mechanical connection has substantially reduced their ability to resist loads.

Recommendations

- Replace the pergola joists, beams, columns, and connections. Replacement framing members would be specified as solid timber members to match dimensions, profile, and historic appearance.
- Provide new weather protection detailing that prevents water from entering the wood framing at fasteners, joints and member ends.


Photo 16: Overhead view of pergola


Photo 17: Joist to beam connections

7. Guardrails

Observations

- Guardrails exist at both ground level and roof level and utilize different configurations.
- Ground-level guardrails incorporate diagonal intermediate members. Intersections between the diagonal and vertical members create locations where moisture can accumulate.
- Roof-level guardrails utilize vertical intermediate members.
- Both guardrail systems rely on posts with fixed bases to provide lateral rigidity.
- Several guardrail posts are loose at their bases, allowing significant lateral movement of the guardrail under load.

Assessment

- Guardrail resistance depends on the rigid attachment of the posts to the supporting structure.
- Loose post bases indicate deterioration or failure of the post, connection, supporting material, or a combination thereof.
- Moisture accumulation at intersections between diagonal and vertical members has resulted in deterioration that reduces the capacity of the affected connections.

Recommendations

- Replace deteriorated guardrail posts and post-base connections. Replacement framing members would be specified as solid timber members to match dimensions, profile, and historic appearance.
- Due to the extent of observed deterioration and the need to develop adequate structural rigidity, replacement of the existing guardrail assemblies is recommended.
- New guardrails and attachments should be designed to resist current code prescribed guardrail loads.



Photo 18: Overview of guardrails at level 1



Photo 19: Overview of guardrails at level 2

Summary & Conclusion

- Moisture intrusion has resulted in significant deterioration and section loss in multiple structural components of the portal, including joists, beams, columns, guardrails, and connections. The deteriorated framing can no longer safely support imposed loads and is at risk of collapse. The portal should not be used or occupied until repairs are completed. Several additional structural members are concealed by finishes and could not be fully evaluated during our site visits.

- The portal is understood to have historical significance, and preservation of structurally sound original members may be possible. Determining which members can be retained will require selective removal of veneer, roofing, stucco, decking, and other finishes to expose the concealed structural framing. Any members that have sustained damage will need to be replaced entirely.

- Based on the extent of deterioration observed, access to areas beneath or immediately adjacent to severely deteriorated pergola framing should be restricted until the affected framing has been removed, temporarily supported, or repaired.

Closure

The conclusions and opinions rendered herein are based on the information and evidence currently available. No warranties, express or implied, are made regarding the accuracy or completeness of these conclusions. Should additional facts or evidence emerge, we reserve the right to review and update opinions accordingly.

The recommendations provided are intended as conceptual guidelines for planning and cost estimation purposes only. For precise engineering and design of structural requirements, the services of a licensed professional with expertise in the relevant field should be consulted.

Please feel free to contact me if you have any questions or need additional information.

Respectfully,

Eric D. Trujillo, P.E.



O’Keeffe Research Center
135 Grant Avenue







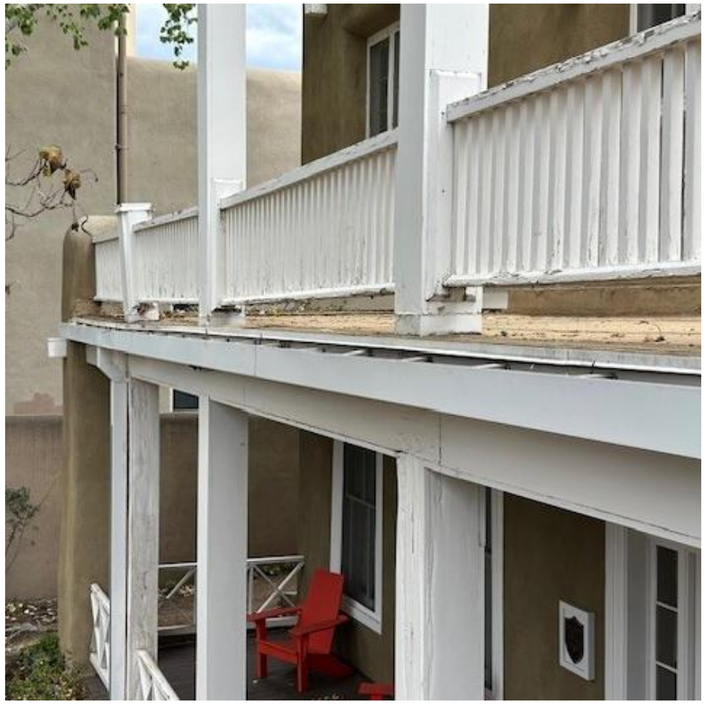












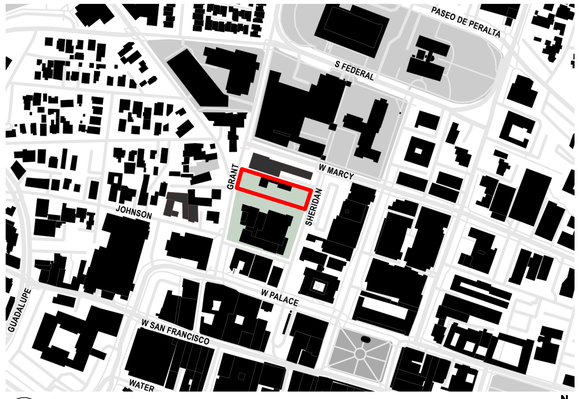






Historic Review Submittal Plans

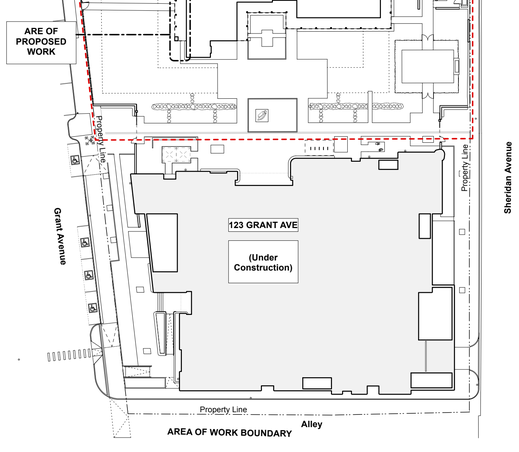
August 10, 2026



1 H100 Site Location Map
Scale: NTS



2 H100 Aerial Image of 135 Grant Avenue.
Scale: NTS



3 H100 Area of Work
Scale: NTS



Figure 11: Otero-Bergere House, 1873. Timothy H. O'Sullivan, photographer. Source: Still Picture Records Section, Special Media Archives Services Division, National Archives and Records Administration, College Park, Maryland.

4 H100 Excerpt from John Murphey Arch. History Svcs Report (APN#10248320)
Scale: NTS



5 H100 Current Existing Porch (Image by DNCA)
Scale: NTS

PROJECT DATA	PROJECT DESCRIPTION
PROJECT NAME: Georgia O'Keeffe Museum, Research Center Portal **PROJECT ADDRESS:** 135 Grant Avenue Santa Fe, NM 87501	The project consists of the entire reconstruction of a wooden porch like-for-like. Differential settlement of columns and any damaged structure will be corrected with rebuilt foundations. Structure, decking, roofing, trim, and railings will be replaced like-for-like.

Georgia O'Keeffe Museum

PROJECT DIRECTORY

CLIENT
Georgia O'Keeffe Museum
217 Johnson Street
Santa Fe, NM 87501

OWNER'S REPRESENTATIVE / LAND USE
JenkinsGavin
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
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Contact: Jennifer Jenkins
email: jennifer@jenkinsgavin.com
mobile: 505-930-6149
Contact: Colleen Gavin
email: colleen@jenkinsgavin.com
mobile: 505-699-0563

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Contact: Devendra N Contractor
email: devendra@dncarchitect.com
mobile: 505-263-3602
Contact: Deirdre Harris
email: dharris@dncarchitect.com
mobile: 505-310-2049

NOT FOR CONSTRUCTION

Consultant

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ph(505)255-4033

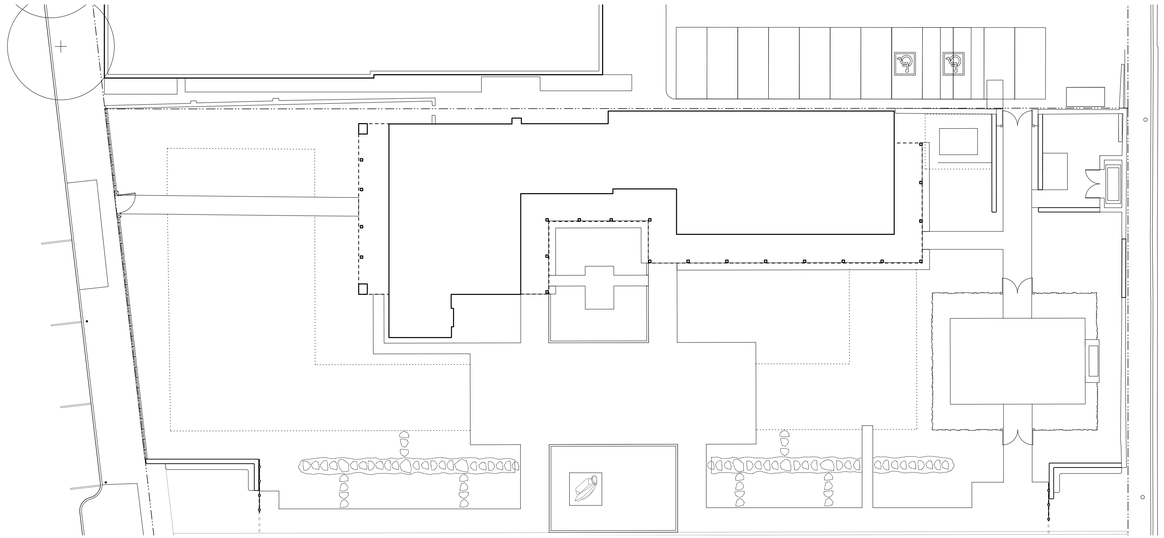
GEORGIA O'KEEFFE MUSEUM
Research Center Portal
HDRB Review
135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

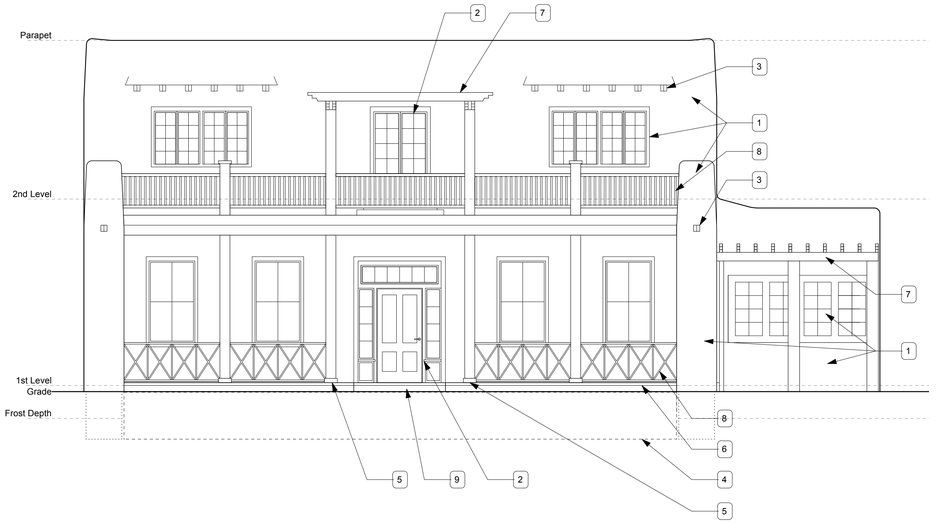
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Sheet Title: **Cover Sheet**

H100

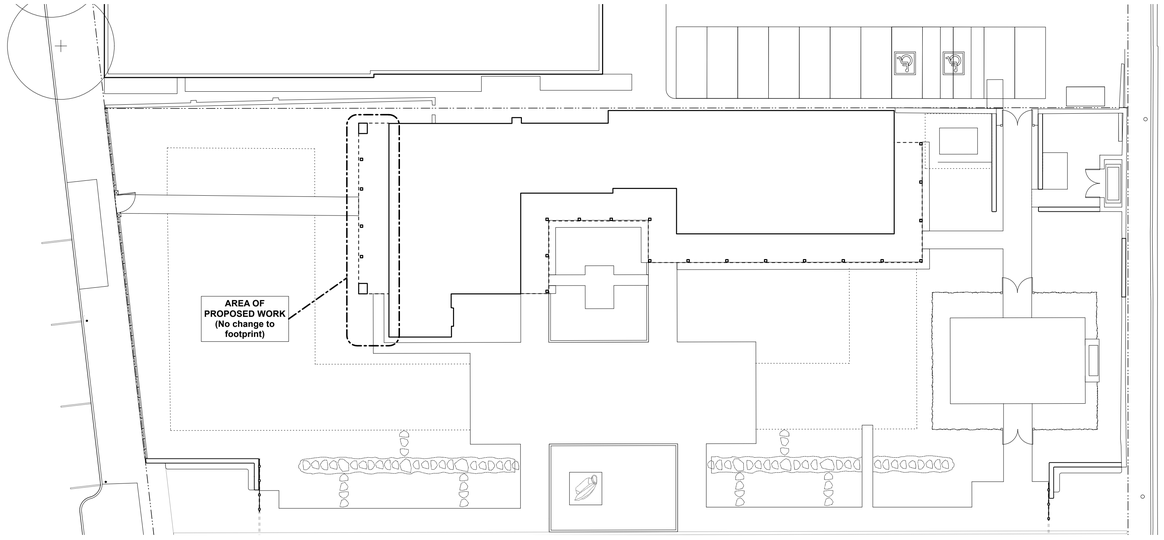
Sheet 01 of 3



1 H101 Existing Site Plan
Scale: 1" = 20'-0"



2 H101 Existing West Elevation
Scale: 3/16" = 1'-0"



3 H101 Proposed Site Plan
Scale: 1" = 20'-0"



5 H101 Proposed West Elevation
Scale: 3/16" = 1'-0"

PROJECT NOTES

1. Wood structure, decking, roof, and trim are in a degraded state. Replace all like-for-like, matching material, dimensions, and finish unless noted otherwise. Proposed rebuilt porch and trellis is to visually match the existing.
2. Rebuild foundations at columns and perimeter of porch to correct subsidence and protect from future water damage.
3. Replace composite roof with TPO roof in tan color.
4. Replace gutter system to drain in coordination with updated landscape (under construction).
5. Replace ground floor decking with treated hardwood product for greater longevity.
6. Any damage to existing-to-remain structure or finishes to be repaired.

 # KEYED NOTES

1. Existing stucco and windows to remain.
2. Existing door and sidelites to remain. Repair and repaint as required.
3. Existing trim to be evaluated and replaced/repaired as required.
4. Existing foundation subsiding. To be replaced.
5. Existing column subsiding. To be replaced on new foundation.
6. Existing decking and fascia degrading. To be replaced.
7. Existing wood trellis degrading. To be replaced.
8. Existing trim degrading. To be replaced.
9. Existing walkway to remain. Repair as required.
10. All replacements like-for-like. Any damage to existing-to-remain structure or finishes to be repaired.

NOT FOR CONSTRUCTION

Consultant

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

GEORGIA O'KEEFFE MUSEUM
Research Center Portal
HDRB Review
135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date
August 10, 2026

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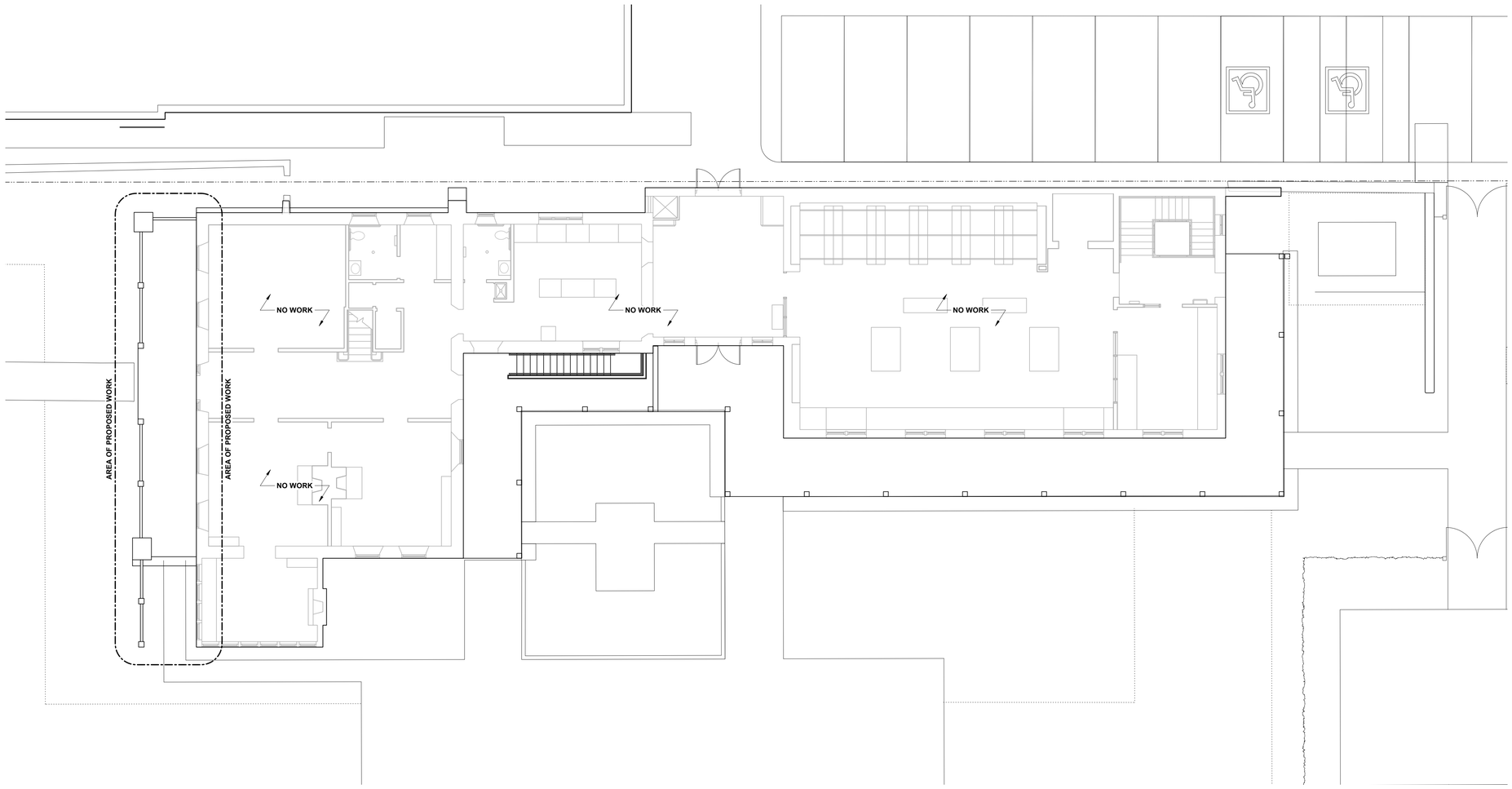
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HDRB Preliminary Review

Sheet Title
Existing and Proposed

H101

Sheet 02 of 2



1 / H102 Plan - Existing and Proposed (No Changes to Plan)
Scale: 1/8" = 1'-0"

PROJECT NOTES
1. Wood structure, decking, roof, and trim are in a degraded state. Replace all like-for-like, matching material, dimensions, and finish unless noted otherwise. Proposed rebuilt porch and trellis is to visually match the existing.
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NOT FOR CONSTRUCTION

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GEORGIA O'KEEFFE MUSEUM
Research Center Portal
HDRB Review
135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date
August 10, 2026

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HDRB Preliminary Review

Sheet Title
Existing and Proposed Plan

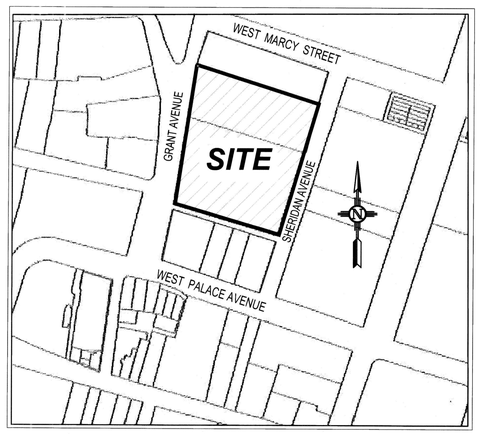
H102

Sheet 02 of 2

912 21

CONSOLIDATION PLAT OF A PORTION OF LOT 5, LOTS 6, 7, 8, AND 9, BLOCK 2, AMENDED PLAT OF FORT MARCY ADDITION, FILED IN BOOK 1, PAGE 142 RECORDS OF SANTA FE COUNTY, NEW MEXICO

PROJECTED SECTION 24,
TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.
SANTA FE COUNTY
CITY OF SANTA FE, NEW MEXICO
NOVEMBER, 2023



LOCATION MAP
NOT TO SCALE

NOTES:

1. Bearings are per record as shown hereon.
2. Distances are Ground Distances.
3. All easements of record that I am aware of are shown.
4. Tracts shown hereon lie within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35049C0404E, Map Revised December 4, 2012.
5. Record bearings and distances shown in parenthesis ( ).
6. Basis of bearings as shown hereon.
7. Date of field survey: 12/2020
8. City approval of this plat does not alter or remove any easements, restrictions or reservations of record pertaining to the land herein described.

DISCLOSURE STATEMENT:

The purpose of this Plat is to consolidate a portion of Lot Five (5), Lots Six (6), Seven (7), Eight (8) and Nine (9) , Block Two (2), as shown on the Amended Plat of Fort Marcy Addition, filed in Plat Book 1, Page 142, records of Santa Fe County, New Mexico; and as further shown on "Plat of Survey for Poohbah, Inc. On Lot 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition to the City of Santa Fe, Santa Fe County, New Mexico 123 Grant Avenue", filed January 31, 1997, as Document No. 972,576, in Plat Book 355 at page 011, and "Boundary Survey Plat prepared for Harry L. Bigbee", filed January 2, 1997 as Document No. 969,809, in Plat Book 352, Page 048, records of Santa Fe County, New Mexico. All to be shown as one (1) lot.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

1. Plat of Survey for Poohbah, Inc. On Lot 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition to the City of Santa Fe, Santa Fe County, New Mexico 123 Grant Avenue", filed January 31, 1997, as Document No. 972,576, in Plat Book 355 at page 011, records of Santa Fe County, New Mexico.
2. Amended Plat of Fort Marcy Addition, filed in Plat Book 1, Page 142, records of Santa Fe County, New Mexico.
3. Right-Of-Way Survey of Sheridan Avenue Within The Fort Marcy Addition To The City Of Santa Fe, filed May 3, 2016 in Book 802, Page 012, Instrument No. 1792615, records of Santa Fe County, New Mexico.
4. Special Warranty Deed filed May 7, 2021 as Instrument No. 1952466, records of Santa Fe County, New Mexico.
5. Unrecorded plat entitled "Map of Lot 6 And Northerly Portion Lot 5, in Block 12, King's Map and 1924 Official Map, Santa Fe, New Mexico" by Walter G. Turley, Amended Date August 6, 1940.

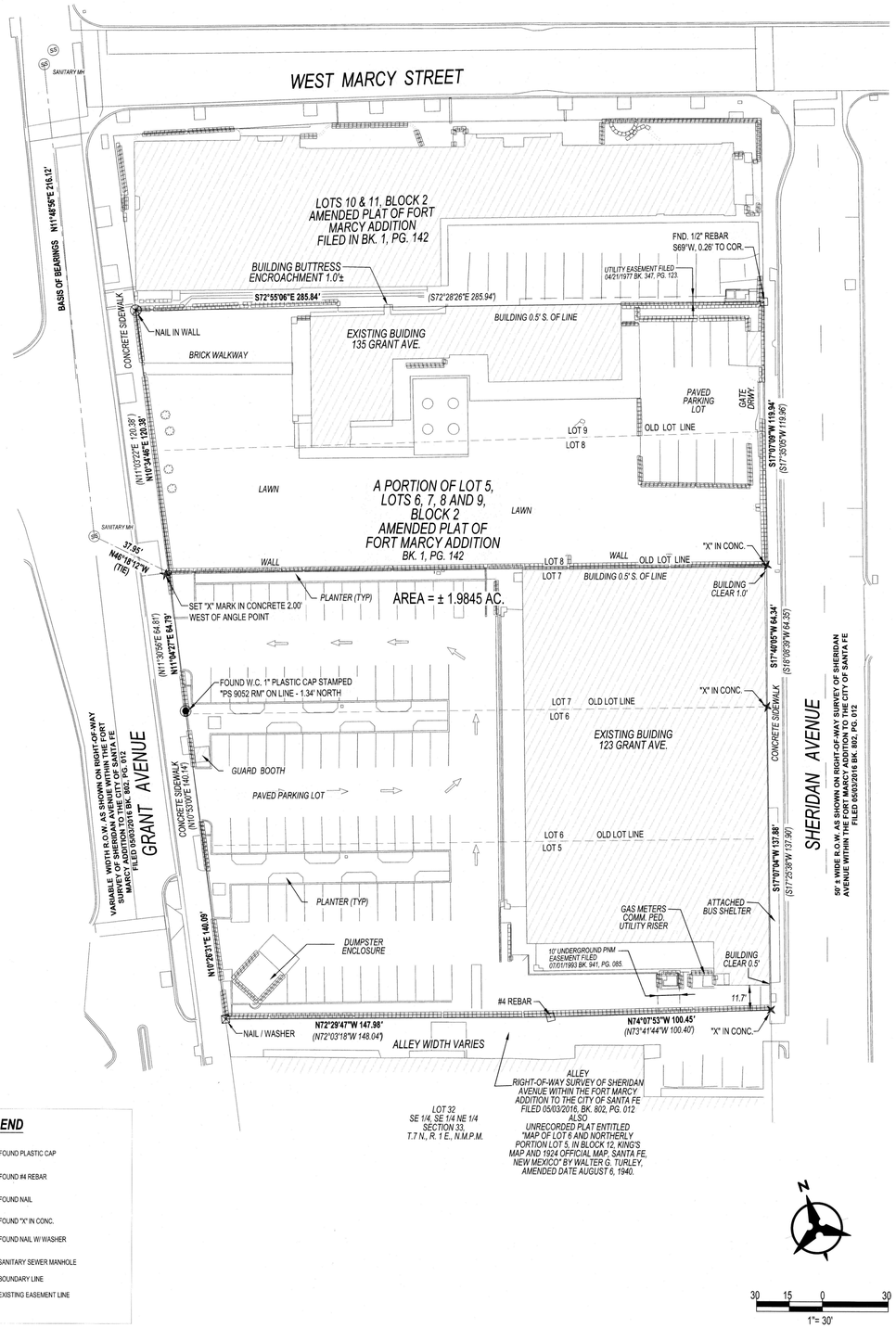
SURVEYOR'S CERTIFICATION:

I, Barry S. Phillips a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

04-03-2024

Barry S. Phillips Date:
New Mexico Professional Surveyor 15517

BARRY S. PHILLIPS NEW MEXICO 15517 LICENSED PROFESSIONAL SURVEYOR



LEGEND

- FOUND PLASTIC CAP
- FOUND #4 REBAR
- FOUND NAIL
- FOUND "X" IN CONC.
- FOUND NAIL W/ WASHER
- SANITARY SEWER MANHOLE
- BOUNDARY LINE
- EXISTING EASEMENT LINE

30 15 0 30
1"= 30'

CITY OF SANTA FE REVIEW

Dee Beingessner — 5/7/24
CITY ENGINEER FOR LAND USE — DATE

5/7/24
CITY PLANNER — DATE

May 3, 24
SANTA FE COUNTY TREASURER — DATE

FREE CONSENT AND DEDICATION:

The foregoing Plat of that certain tract of land situate within Projected Section 24, Township 17 North, Range 9 East, New Mexico Principal Meridian, Santa Fe County, City of Santa Fe, New Mexico, being and comprising a portion of Lot Five (5), Lots Six (6), Seven (7), Eight (8) and Nine (9), Block Two (2), as shown on the Amended Plat of Fort Marcy Addition, filed in Plat Book 1, Page 142, records of Santa Fe County, New Mexico; and as further shown on "Plat of Survey for Poohbah, Inc. On Lot 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition to the City of Santa Fe, Santa Fe County, New Mexico 123 Grant Avenue", filed January 31, 1997, as Document No. 972,576, in Plat Book 355 at page 011 and "Boundary Survey Plat prepared for Harry L. Bigbee", filed January 2, 1997 as Document No. 969,809, in Plat Book 352, Page 048, records of Santa Fe County, New Mexico, is with the free consent and in accordance with the desires of the undersigned owner(s) and/ or proprietor(s) thereof and do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed.

123-135 Grant LLC, a New Mexico limited liability company, as owner of a portion of Lot 5, Lots 6, 7, 8 and 9.

By Cody Hartley, Authorized Manager

By: Cody Hilley
Authorized Manager

State of New Mexico)

County of Santa Fe)

This instrument was acknowledged before me on 10th day of April, 2024 by Cody Hartley

of 123-135 Grant LLC, a limited liability company, owner of a portion of Lot 5, Lot 6, 7, 8 and 9 , Cody Hartley, Authorized Manager

My Commission Expires: 12/30/2026

Gabrielle Joi Schultz
Notary Public

INSTRUMENT NO. 2033395

STATE OF NEW MEXICO
NOTARY PUBLIC
GABRIELLE JOI SCHULTZ
COMMISSION # 1139415
COMMISSION EXPIRES 12/30/2026

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 8 day of May A.D. 20 24 at 10:35 o'clock A m, and was duly recorded in Book 912 Page 21 of the records of Santa Fe County.

Witness my hand and Seal of Office
County Clerk, Santa Fe County, New Mexico

COUNTY CLERK SANTA FE COUNTY NEW MEXICO KATHERINE S. GARCIA

INDEXING INFORMATION FOR COUNTY CLERK
ASSESSED OWNER/S: 123-135 GRANT LLC
UPC: 1054099213231 and 1054099218245
PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE COUNTY, NM
123 and 135 GRANT AVENUE, SANTA FE

Bohannan Huston
www.bhinc.com 800.877.5332

SHEET 1 OF 1

Mon, 1-Apr-2024 - 7:10:am, Plotted by: RSMITH
P:\2020\20231\SURVEY\02_OFFICE\06_PLAT\20200231_CONSOLIDATION_PLAT_5 THRU 9.dwg

2024-8

(3)

e-Recorded 1952466 05/07/21 SFC

SPECIAL WARRANTY DEED

BSF Foundation, a Texas non-profit corporation, as a donative transfer, without consideration, grants to **123-135 Grant LLC**, a New Mexico limited liability company, whose address is 155 Grant Avenue, Santa Fe, New Mexico 87501, the following described real estate in Santa Fe County, New Mexico:

See Exhibit A attached hereto and incorporated herein by this reference;

with **special warranty covenants**.

BSF Foundation

Date: 5 May 2021, 2021

By: _____
V. Neils Agather, Vice President

Acknowledgment

State of Texas
County of Tarrant

This instrument was acknowledged before me this 5 day of ~~April~~ May 2021 by V. Neils Agather, Vice President of BSF Foundation, a Texas non-profit corporation, on behalf of said entity.

(Personalized Seal)

Notary Public's Signature

BRENDA R. JONES
Notary Public
STATE OF TEXAS
Notary ID # 1033642-4
My Comm. Exp. June 20, 2023

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 7TH Day Of May, A.D., 2021 at 04:11:56 PM
And Was Duly Recorded as Instrument # 1952466
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

e-Recorded 1952466 05/07/21 SFC

EXHIBIT A

LEGAL DESCRIPTION

Real property located in Santa Fe County, New Mexico more particularly described as follows:

Lots Six (6) and Seven (7) and a portion of Lot Five (5), Block Two (2), as shown on the Amended Plat of Fort Marcy Addition, filed in Plat Book 1, Page 142, records of Santa Fe County, New Mexico; and as further shown on "Plat of Survey for Poohbah, Inc. On Lot 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition to the City of Santa Fe, Santa Fe County, New Mexico 123 Grant Avenue", prepared by David E Cooper, P.S. No. 9052, dated December 31, 1996, bearing Project No. C-0401296, filed January 31, 1997, as Document No. 972,576, in Plat Book 355 at page 011, records of Santa Fe County, New Mexico.

And

Lots Eight (8) and Nine (9), Block Two (2), as shown on the Amended Plat of Fort Marcy Addition, filed in Plat Book 1, Page 142, records of Santa Fe County, New Mexico; and as further shown by survey prepared for Harry L. Bigbee, by Gary E. Dawson, NMPS 7014, dated 6 December, 1996, filed January 2, 1997 as Document No. 969,809, in Plat Book 352, Page 048, records Santa Fe County, New Mexico, being more particularly described as follows:

BEGINNING at the southwest corner, from which the center of sanitary sewer manhole cover No. A4G-23 in Grant A'e bears N. 45 deg. 50' W., 37.93 feet;

Thence from said point of beginning: N. 11 deg. 03' 22" E., 120.38 feet; thence S. 72 deg. 28' 26" E., 285.94 feet; thence S. 17 deg. 35' 05" W., 119.96 feet; thence N. 72 deg. 24' 02" W., 272.25 feet to the point of beginning.

SUBJECT TO:

1. Taxes and assessments for the year 2021 and subsequent years not yet due and payable.
2. Underground Easement filed July 1, 1993, recorded in Book 941, Page 085, records of Santa Fe County, New Mexico.
3. Notes, conditions and easements, all as shown on plat filed January 31, 1997 as Document No. 972,576, in Plat Book 355, Page 011, records of Santa Fe County, New Mexico.

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4. Rights of easement, if any, relating to the electric transformer, gas meters and pay phone, as shown on the plat filed January 31, 1997 as Document No. 972,576, in Plat Book 355, Page 011, records of Santa Fe County, New Mexico.

5. Encroachment of the guard booth eave onto the Grant Avenue right-of-way; encroachment of the wall onto the Land, as shown on plat filed January 31, 1997 as Document No. 972,576, in Plat Book 355, Page 011, records of Santa Fe County, New Mexico.

6. Loss or damage resulting from the "Area of Overlap", as shown on survey entitled "Right-of-Way Survey of Sheridan Avenue Within the Fort Marcy Addition to the City of Santa Fe...", filed May 3, 2016 as Instrument No. 1792615, in Plat Book 802, Page 12, records of Santa Fe County, New Mexico.

7. Rights of easement, if any, relating to the gas meter, as shown on plat filed January 2, 1997 as Document No. 969,809, in Plat Book 352, Page 048, records of Santa Fe County, New Mexico.

8. Encroachment of the wall and buttress onto the adjoining property; encroachment of the fence onto the Grant Avenue right-of-way, as shown on plat filed January 2, 1997 as Document No. 969,809, in Plat Book 352, Page 048, records of Santa Fe County, New Mexico.

9. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

10. Declaration of Restrictive Covenant filed for record on ~~April~~ MAY 7, 2021, in Book ___, Page ____, as Instrument Number 952453, records of Santa Fe County, New Mexico, for the duration stated therein.