

Land & House for Sale



1401 Avenida Cristobal Colon

Call: George Jimenez 505-216-1501

Features and Facts

- ❖ +- 2.1 acres (flat land)
- ❖ Zoned **R-5**
- ❖ Home: 1,000+- Sq Ft. (fixer upper)
- ❖ Two Bedroom
- ❖ Two Bath
- ❖ Sun room
- ❖ Pellet Stove
- ❖ Two Propane heaters
- ❖ City water/sewer
- ❖ City Park across the street
- ❖ Tennis Court around the corner.

PRICE

REDUCED

\$769,000.00

Motivated Seller

**OFFERED BY
COMMERCIAL
PROPERTIES INC**

2019 Galisteo St. Suite L-1
Santa Fe, NM 87505
505 988 8081

Web: www.cpi-nm.com









REALTORS® ASSOCIATION OF NEW MEXICO PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2011

INSTRUCTIONS AND ACKNOWLEDGMENT REGARDING THIS FORM

This Statement discloses Seller's current, actual knowledge of the condition of the Property as of the date signed by Seller, and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is designed to assist Seller to provide information about the Property and to assist Buyer in evaluating the Property being considered. Conditions may exist which are unknown to Seller. Buyer is encouraged to address concerns about the Property whether or not included in this Statement. This Statement does not relieve Seller of the obligation to disclose a condition of the Property that may not be addressed on this form or a change in any condition after the date of this Statement, and is not a substitute for inspection by the Buyer. Neither the Broker, nor the board or association of REALTORS® nor the REALTORS® Association of New Mexico warrant or guarantee the information in this disclosure.

1401 Avenida Cristobal Colon

Santa Fe

87505

Address

City

Zip Code

see binder

Legal Description

or see metes & bounds description attached as Exhibit _____, Santa Fe County, New Mexico.

OCCUPANCY: Does seller currently occupy the Property? Yes. If yes, 25 years/months seller occupied.
 No. If no, _____ years/months since seller occupied. Never occupied property.

TITLE, ZONING, LEGAL INFORMATION

Is the Seller aware of:

1. Any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachments, access issues, third party claims)? Yes No
2. Any property taxes that are not current? Yes No
3. Any existing or proposed bonds, assessments, liens, mortgages, judgments, deeds of trust, real estate contracts, etc. against the property? Yes No If yes, explain: _____
4. Any violations of applicable subdivision laws at the time the property was subdivided? Yes No
If yes, explain: _____
5. Any alleged violations of applicable laws, regulations, ordinances or zoning laws? Yes No
6. Any zoning variances/exceptions or non-conforming use of the property? Yes No If yes, explain: _____
7. Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area? Yes No If yes, explain: _____
8. Any restrictive covenants or other limitations on use? Yes No If yes, explain: _____
9. Any violation thereof? Yes No If yes, explain: _____
10. Any building code or environmental regulation violations? Yes No If yes, explain: _____
11. Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained? Yes No If yes, explain: _____

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12. Any existing or threatened legal actions concerning the property or the homeowners association? Yes No
If yes, explain: _____
13. Any well-sharing, road-sharing or other contract to which the property is subject? Yes No If yes, explain: _____
14. Anyone with a right of refusal to buy, to option, or to lease the property? Yes No If yes, explain: _____
15. Any other restrictions on resale? Yes No If yes, explain: _____
16. Any exemptions you claim to property taxes (i.e., veteran, head of household)? Yes No If yes, explain: _____

For additional information or further explanation (indicate item #) _____

DISCLOSURE OF ESTIMATED PROPERTY TAX LEVY DISCLOSURE

- Seller has has not attached hereto the Estimated Property Tax Levy with respect to the Property identified herein. See Attached Exhibit _____.
- If not attached, said Estimated Property Tax Levy will be provided to Buyer or Buyer's Broker by Seller or Seller's Broker prior to accepting a Purchase Agreement.
- The listed price was/will be used as the value of the Property in calculating the Estimated Property Tax Levy.

BUILDINGS/STRUCTURAL INFORMATION

- What year was the house built? 1959
If the residence on the Property was built prior to 1978, review the following:
 - DISCLOSURE AND INFORMATION REQUIREMENTS.** Federal law and regulations create specific disclosure and information requirements, which are set forth in RANM Form 5112, Lead-based Paint Addendum to Purchase Agreement. RANM Form 5112 must be attached to the Purchase Agreement. **The Seller is not permitted to accept a Buyer's offer prior to making the required disclosures and providing the required information.**
 - REPAIRS AND RENOVATIONS:** If there have been renovations or repairs made to the residence on the Property that are governed by the Lead-Based Paint Renovation, Repair and Painting Program, (Program), complete **(UNLESS OTHERWISE DIRECTED BY THE FORM)** RANM Form 5112 A, Lead-Based Paint Renovation, Repair and Painting Disclosure Addendum. For information on types of renovations covered by the Program, refer to RANM Form 2315, Lead-Based Pain (LBP) Renovation Repair and Paint Information Sheet. Yes No. If yes, complete and attach RANM Form 5112A, Lead-Based Paint Renovation, Repair and Painting Disclosure Addendum.
- Was this home built entirely on this site? Yes No If no, explain: _____
- Type of construction: Other
- House is built on Slab Crawlspace Basement Don't know
- Type of exterior finish: Plaster
- Is there an exterior synthetic stucco system or exterior synthetic coating? Yes No Don't know
- Type of floor under carpets or linoleum: wood

Is the Seller aware of:

- Any doors or windows that are inoperable or which may interfere with ingress or egress? Yes No
- Any problems with interior walls, ceilings, doors, windows, floors, or attached floor coverings? Yes No
- Any significant cracks in foundations, exterior walls, interior walls, slab floors, ceilings, chimneys, fireplaces, decks or garage floors? Yes No
- Any minor damage that has occurred to the property or to any structure on the property? Yes No
- Smoke damage or a fire on the property? Yes No
- Any problems with driveways, walkways, sidewalks or patios (such as large cracks, potholes or raised sections)? Yes No

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14. Any structural wood members below soil level? Yes No
15. Any history of wood infestation, insects, pests or tree root problems? Yes No Specify date and type of last treatment: _____
16. Any water or moisture in Crawlspace Basement Garage
17. Any flowing or drainage problems on the property? Yes No On adjacent properties? Yes No
 Don't know Any standing water after rainfalls? Yes No Any active springs? Yes No
18. Any history of moldy conditions or treatment for mold? Yes No
19. Any history of water leaks or repairs of conditions involving water leaks, water infiltration, ponding under or around structure/crawlspace or other conditions which could be conducive to mold? Yes No
20. Any land on the property that has been filled in? Yes No
21. Any problems with retaining walls cracking or bulging? Yes No
22. Any earth movement, subsidence, or settlement problems? Yes No
23. Any additional structures? Yes No If yes, list: shed

For additional information or further explanation (indicate item #): _____

MANUFACTURED HOME INFORMATION

1. Is this home a manufactured home? Yes No
2. If yes, has this home been located anywhere other than dealer's lot and its current location? Yes No
 Don't Know
3. Does Seller have possession of the manufactured home titles? Yes No
4. Have the titles been deactivated? Yes No Don't Know
5. Does Seller have a permanent foundation permit? Yes No
6. Was the installation performed by a New Mexico Manufactured Housing Division licensed installer?
 Yes No Don't Know
7. Does the home have its HUD tags (metal tags located on each section of the home)? Yes No

PLUMBING

1. Type of water supply pipes Lead Galvanized Polybutylene Other _____ Don't know
2. Approximate age of water heater: 10 yrs Capacity: 30 Fuel source: _____
3. Is there a sump pump? Yes No Any problems? _____
4. Is there a water softener? Yes No Owned Leased Leased from: _____
Transferable? Yes No Any problems? _____
5. Is there a reverse osmosis system? Yes No Owned Leased Leased from: _____
Transferable? Yes No Any problems? _____
6. Is there a refrigerator water line? Yes No Any problems? _____

Is the Seller aware of:

7. Any water pressure problems? Yes No
8. Any plumbing system problems, leaks, freezing? Yes No
9. Any bathroom ventilation problems? Yes No
10. Any domestic hot water problems? Yes No

For additional information or further explanation (indicate item #): _____

WATER SUPPLY

1. Is the water supply city/municipal? Yes No Any water supply problems? Yes No If yes, explain: _____
2. Any restrictions or regulation concerning water use? Yes No If yes, explain: _____

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3. Is the water supply community/subdivision? Yes No Name and address of supplier: _____
Any problems? Yes No If yes, explain: _____
Fees per month: \$ 25 Any restrictions or regulations? Yes No If yes, explain: _____
Written agreement available? Yes No
4. Is water supply to the house private? Yes No Any problems with well equipment? Yes No Any restrictions or regulations? Yes No If shared, is written agreement available? Yes No Is well registered with the State Engineer's office? Yes No Permit number: _____ Does seller have well record? Yes No Is well metered? Yes No Is there sufficient water yield at all times? Yes No If no, explain: _____
5. Is there any other water source for the property for any other use? NO
(For more information, please see RANM Form 2307.)

For additional information or further explanation (indicate item #): _____

SEWER/WASTEWATER TREATMENT

1. Is the sewer/wastewater treatment system city/municipal? Yes No Any problems? _____
2. Is the sewer/wastewater system community/subdivision? Yes No Any problems? _____
Name and address of provider: _____ Fees per month? \$ _____
Any restrictions or regulations? Yes No Written agreement available? Yes No
3. Is there an on-site liquid waste system? Yes No Type: Conventional Advanced treatment system
 Cesspool Any problems? _____ Name and address of service company: _____
Date last pumped: _____ Available installation permit? Yes
 No NMED (EID) certification? Yes No NMED (EID) certification number and date: _____
Location of the system: _____

If the property has an onsite liquid waste system, it is subject to the regulations of the New Mexico Environmental Department (NMED), which require inspections and possible repair. Contact the NMED for information regarding appropriate inspection forms and requirements.

(For more information, please see RANM Form 2308.)

For additional information or further explanation (indicate item #): _____

ROOFS, GUTTERS AND DOWNSPOUTS

1. Type of roof and approximate age: Pitched ____ yrs. Pueblo/Flat 25 yrs. Pitched & Flat ____ yrs. If flat, does the roof have a positive slope? Yes No Don't know
2. Type of roofing material (tar & gravel, asphalt shingles, etc.): Asphalt Tar
Additional comments: _____
3. Has all or part of the roof been resurfaced or replaced? Yes No Don't know If yes, what year? _____
By whom? _____ What portions? _____
Additional comments: _____
4. Is there a transferable written guarantee? Yes No Don't know
If yes, until what date? _____ By whom? _____
5. Has the roof ever leaked while you have owned the property? Yes No
If yes, what has been done to correct the problem? _____
6. Do spouts and gutters drain away from the property? Yes No Don't know
7. Are you aware of any faulty drainage or water penetration on the structure? Yes No Don't know If yes, describe: _____

For additional information or further explanation (indicate item #): _____

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ELECTRICAL

1. Is the electrical wiring copper? Yes No Don't know Is it aluminum? Yes No Don't know
If aluminum, has the aluminum wiring been pig-tailed with copper wiring? Yes No Don't know
2. Are you aware of any damaged or malfunctioning receptacles or switches? Yes No If yes, which ones? _____
3. Is the house wired for 220 Volts? Yes No Don't know
4. Are you aware of any extension cords used to create new electrical outlets? Yes No
If yes, explain: _____
5. Are you aware of any defective, malfunctioning, or improperly installed electrical equipment inside or outside the house? Yes No If yes, explain: _____
6. Has electrical service been modified since originally installed? Yes No Don't know
Comments: _____
7. Do any circuits trip regularly? Yes No If yes, which ones? _____
Comments: _____
8. Are you aware of any electric lines encroaching on the property? Yes No Don't know
If yes, explain: _____
9. Are there encroachment agreements with any utility companies? Yes No Don't know
If yes, explain: _____

For additional information or further explanation (indicate item #): _____

HEATING AND COOLING

1. Type of heat and approximate age: Central Forced Air ___ yrs. Hot Water Baseboard ___ yrs. In Floor Radiant ___ yrs. (Type of Hose) _____ Entran II? Yes No Wall Furnace ___ yrs. Floor Furnace 2 yrs. Electric Baseboard ___ yrs. Woodburning ___ yrs. Gas logs ___ yrs. Pellet 3 yrs. Other: _____ yrs. If applicable, approved for your community's burning restrictions? Yes No Don't know
2. Is the house all electric? Yes No Don't know
3. Does the house have Natural gas? Propane? If propane, is the tank Owned? Leased? Lease Co.: _____
4. Are there any rooms without a direct heat source? Yes No Don't know If yes, please provide location: _____
5. Type of cooling and approximate age: Evaporative ___ yrs. Refrigerated ___ yrs. None Don't know
Number of units: _____ How ducted? _____ Central? Yes No Don't know
6. Are there any furnaces/coolers and/or A/Cs that have been abandoned? Yes No Don't know
7. Do all heaters, coolers and A/Cs work properly? Yes No Don't know If no, please explain: _____
8. Is there a fireplace? Yes No If yes, type: Woodburning Gas logs Pellet Insert Other: _____
9. Is there a gas log lighter? Yes No Don't know
10. Does damper work? Yes No Don't know If no, explain: _____
11. Are flues welded open? Yes No Don't know
12. Do you have approved glass enclosure? Yes No Don't know
13. Do all fireplaces work properly? Yes No Don't know If no, explain: _____
14. When was the fireplace chimney last swept? Don't know
15. Any problems with condition or functioning of duct work (such as mildew, restricted air flow, physical deterioration, odor, etc.)? Yes No Don't know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

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POOL, SAUNA, HOT TUB, WATER FEATURE

1. Is there a swimming pool on the property, including filled in? Yes No Don't know
2. When was the pool installed? _____ Is the pool Above ground? In ground?
3. Is the pool Fiberglass? Gunite? Vinyl?
4. Is there a pool heater? Yes No Don't know If yes, is it Gas? Electric? Solar?
5. Is there a pool sweep which conveys? Yes No
6. Is there a cover for the pool? Yes No If yes, specify type: _____ Age: _____ Condition: _____
7. Will the cover convey with the sale of the property? Yes No
8. Is all the pool equipment in good working condition? Yes No Don't know
9. Is the pool maintained by a regular pool service? Yes No If yes, name of service: _____
10. Has the pool been winterized? Yes No If yes, name of service: _____
11. Is there a hot tub or spa? Yes No
12. Is the equipment in good working order? Yes No Don't know
13. Does it have a cover in good condition? Yes No
14. Is there a water feature? Yes No If yes, are there any problems? Yes No Don't know If yes, explain: _____

For additional information or further explanation (indicate item #): _____

MISCELLANEOUS

1. Does the property include a landscape watering system? Yes No Don't know
If yes, is it Auto-timed? Manual? Front yard? Back yard? Side yard?
Type: Sprinklers Bubblers Drip system Other: _____
2. Are they in good working order? Yes No Don't know
3. Are there any areas where the sprinklers do not properly water? Yes No Don't know
If yes, please explain: _____
4. Are there any areas of excessive standing water? Yes No Don't know
5. Are any areas not served by the watering system? Yes No Don't know
6. Is the drip and/or sprinkler system (if present) on auto-timer? Yes No Don't know
7. Are you aware of any of the above equipment that is in need of repair or replacement or is improperly installed?
 Yes No Don't know If yes, please explain: _____
8. Number of electric garage door operators: _____
9. Is/are garage door operator(s) in good working condition? Yes No Don't know
10. How many remote garage door openers will you be giving to the new buyer: _____
11. Is/are garage door opener(s) in good operating condition? Yes No Don't know
12. Are garage doors in good operating condition? Yes No Don't know If no, please explain: _____
13. Has the garage been modified to alter its original size? Yes No Don't know
14. Does the property have a security system? Yes No Type: _____ Owned Leased
Leased from: _____ Transferable? Yes No Any problems? _____
15. Does the property have smoke detectors? Yes No How many? 2 110V Battery
16. Does the property have kitchen range hook-up? Yes No Electric Gas *By whom?*
17. Does the property have oven hook-up? Yes No Electric Gas *By whom?*

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18. Does the property have clothes dryer hook-up? Yes No Electric Gas Vented outside? Yes No
19. Does the property have built-in vacuum? Yes No If yes, do canisters, hoses and all attachments convey?
 Yes No Any problems? _____
20. Are there any problems in obtaining utility or phone service? Yes No Don't know If yes, explain:

21. Can you obtain cable TV service? Yes No Don't know
22. Can you obtain DSL service to your house? Yes No Don't know
23. Have any pets resided in the home? Yes No Any pet odors or damage? Yes No
24. Are you aware of any past or present existence of any pests (i.e., termites, ants, mice, etc.)? Yes No
If yes, please explain: _____
25. Have any insurance claims been made in the past five years? Yes No Don't know If yes, please
explain: _____
Were repairs completed? Yes No
26. Has any insurance application or prior coverage regarding all or any part of the property been rejected or will not
be renewed? Yes No If yes, explain: _____
27. Has notice been received that any existing insurance coverage will be subjected to increased premium rates?
 Yes No

For additional information or further explanation (indicate item #): _____

HOMEOWNERS' AND CONDOMINIUM OWNERS' ASSOCIATIONS

The following questions can be used for various types of Homeowner Associations. If the Property is a residential resale condominium that is subject to be Condominium Act, the Seller should obtain from the Homeowners' Association a resale certificate for the Buyer that includes all the disclosures that are required by law (including some items not listed here). (See RANM Form 2302A.)

1. Name, address and phone number of homeowners' association: _____
2. Does the homeowners' association have a right of first refusal? Yes No
3. Association fees? \$ _____ per yr. What is included in the association fees? Water/sewer Trash
 Building insurance Gas utility Electric utility Grounds maintenance Property taxes Streets
 Snow removal Other: _____
4. Any contemplated future dues increases or special assessments? Yes No Don't know If yes, give
details: _____
5. Security: Intercom Closed circuit TV Guards Electric gate Other: _____
6. Does each unit have its own designated parking space(s)? Yes No Don't know If yes, how many? _____
7. Please check the existence of the following documents: Covenants, Conditions and Restrictions or Declaration
of Condominium Regulations currently in force Current financial statement of Association Articles of
Incorporation of Association Association Bylaws Minutes of Board Meetings

For additional information or further explanation (indicate item #): _____

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ENVIRONMENTAL

Is the Seller aware of:

1. Any noticeable continuous or periodic odors (such as from waste, agriculture, industry, etc.)? Yes No
2. Any excessive noises (such as airplanes, trains, trucks, freeways, etc.)? Yes No
3. Any hazards or hazardous materials on or in close proximity to the property (such as asbestos, dumps, pesticides, chemical labs, underground fuel storage tanks or leaks)? Yes No
4. Any radon tests performed on the property? Yes No Results? _____
Reports attached? Yes No
5. Any part of the property located in a designated special flood hazard zone? Yes No
6. Any portion of the property having ever flooded? Yes No
7. Mine shaft(s) or abandoned well(s) on the property? Yes No

For additional information or further explanation (indicate item #): _____

RENTAL INFORMATION

1. Is the property rented or occupied by a tenant? Yes No If yes, attach copy of Lease or Rental Agreement. *Family member - no lease - month to month*
2. Does the tenant have the right to extend the rental agreement? Yes No
3. Are security deposits or prepaid rents being held? Yes No If yes, by whom and how much? _____

For additional information or further explanation (indicate item #): _____

IRRIGATION RIGHTS

1. Is the property irrigated from a ditch or acequia? Yes No (See RANM Form 2307)
Ditch name: _____
Mayordomo: _____
Association name: _____
Fees? \$ _____
2. Are Association or ditch fees current? Yes No If no, explain: _____
3. Are water rights registered with the State Engineer? Yes No File/permit number _____

For additional information or further explanation (indicate item #): _____

OTHER

Does the Seller know of any other information pertaining to the condition of the Property not addressed in the questions listed above? If so, please explain: _____

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PLEASE NOTE: There is currently no legal or statutory requirement in the State of New Mexico that obligates or requires Sellers or Brokers to disclose to any prospective Buyer that the subject property is or has been: (1) the site of a natural death, homicide, suicide or any other crime classified as a felony; (2) owned or occupied by a person or persons exposed to HIV or diagnosed with AIDS or any other disease not known to be transmitted through the common occupancy of real estate; or (3) located in the vicinity of a convicted sex offender. If Buyer has concerns about any of the conditions cited above, Buyer is urged to conduct his/her own due diligence and contact the appropriate local, state or Federal health and law enforcement authorities to obtain accurate and reliable information.

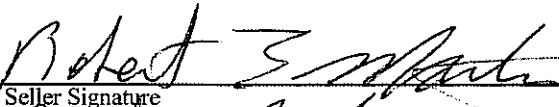
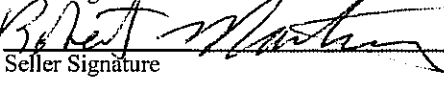
THIS IS NOT A CONTRACT.

The above disclosures are made to the best of the Seller's knowledge. The person who signed as or on behalf of Seller lacks actual knowledge of the Property for the following reason:

- Personal Representative Administrator of Estate Trustee Receiver Does not occupy the Property
 Other

The law does not protect a Seller who makes an intentional misrepresentation.

SELLER

	Estate of Eloisa Baca	_____	_____
Seller Signature		Date	Time
	Robert Martinez, Representative	Jan 7 2011	_____
Seller Signature		Date	Time

It is Buyer's responsibility to undertake his/her own due diligence and verify the accuracy of the Property Disclosure Statement. Buyer is not relieved of this responsibility by virtue of delivery of this Statement to Buyer.

BUYER

Buyer acknowledges receipt of this Statement.

_____	_____	_____
Buyer Signature	Date	Time
_____	_____	_____
Buyer Signature	Date	Time



**REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT - 2011**

All parts of this form must be completed in the proper order, including check-boxes, and everyone must sign it before Seller can legally accept an offer from Buyer. It would be a violation of Federal law for Seller to accept an offer from Buyer before Seller and Buyer have complied with each and every provision of the law.

This Disclosure and Acknowledgment will be attached as Addendum No. _____ to the Purchase Agreement between Seller and Buyer, dated _____,

Relating to the following Property:

1401 Avenida Cristobal Colon

Santa Fe

87505

Address

City

Zip Code

see binder

Legal Description

or see metes and bounds description attached as Exhibit _____, **Santa Fe** County, New Mexico.

1. LEAD WARNING STATEMENT

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards:

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards.

(b) Records and reports available to the Seller:

(i) Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (List documents below.)

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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**REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT - 2011**

3. BUYER'S ACKNOWLEDGMENT

- (a) Buyer has received copies of all information listed above.
- (b) Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."

4. BUYER'S RIGHTS

Buyer has:

- (a) received a ten day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (b) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

5. AGENT'S CERTIFICATION

The Seller's Broker and the Buyer's Broker (if paid by the Seller or Seller's Broker) are the "agents" who are required to comply with the Regulations and sign this form, regardless of their brokerage relationships.

A. Agent has informed Seller of Seller's obligations under Sec. 42 U.S.C.A. 4852d to:

- (1) provide Buyer with the federally approved pamphlet, "Protect Your Family from Lead in Your Home;"
- (2) complete this Lead-Based Paint Addendum before giving it to Buyer;
- (3) disclose any known lead-based paint or lead-based paint hazards in the Property;
- (4) deliver to Buyer a list of and copies of all records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property;
- (5) provide Buyer with a ten-day (10) period (or other period mutually agreed in writing by Buyer and Seller) to have the Property inspected;
- (6) retain a completed copy of this Addendum for at least three (3) years following the closing of the sale.

B. Agent is aware of Agent's duty to ensure compliance with the requirements of Sec. 42 U.S.C.A. 4852d.

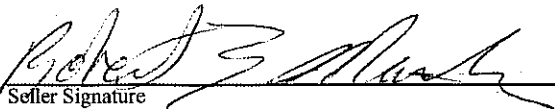
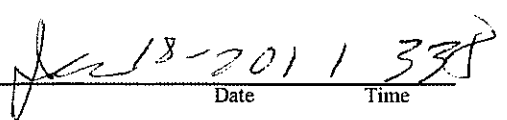
Warning

Provisions of this form are required by Federal regulations and should not be revised.

Certification

Each of the following parties has reviewed the information above and certifies, to the best of his or her knowledge, that the information provided by that party is true and accurate.

SELLER

 _____ 

Seller Signature _____ Date _____ Time _____

Estate of Eloisa Baca, Robert Martinez, Representative
Seller Names (Print) _____

Seller Address _____ City _____ State _____ Zip Code _____

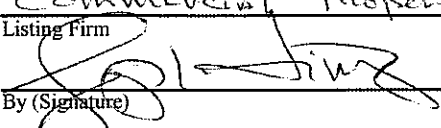
Seller Home Phone _____ Business Phone _____ Fax _____ Email Address _____

**REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT - 2011**


BUYER

Buyer Signature	Date	Time
Buyer Signature	Date	Time
Buyer Names (Print)	Email Address	
Buyer Address	City	State Zip Code
Buyer Home Phone	Business Phone	Fax

SELLER'S BROKER

Commercial Properties Inc.			
Listing Firm			
	1/18/2011	3:30 PM	
By (Signature)	Date	Time	
George Jimenez	Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®		
By (Print)			
2019 Galisteo St Suite L-1	Santa Fe	NM	87505
Address	City	State	Zip Code
(505) 988-8081	(505) 988-8082	gjimenez@newmexico.com	
Business Phone	Fax	Email Address	

BUYER'S BROKER

Selling Firm			
By (Signature)	Date	Time	
			Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®
By (Print)			
Address	City	State	Zip Code
Business Phone	Fax	Email Address	

Property Profile

The preceding is a property profile report of recorded deed instruments relevant to the captioned name and parcel of land as shown by the records of the Office of the County Clerk of Santa Fe. Instruments recorded before or after the dates searched may not be disclosed herein. THIS IS NOT AN ABSTRACT OF TITLE.

Southwestern Title & Escrow, Inc. assumes no liability for errors and/or omissions which may be contained in these indexes, and provides no statement or guarantee as to instruments or circumstances which may affect the captioned property which are not filed with the Santa Fe County Clerk. Instruments recorded under and indexed to other names or aliases are not shown herein, only the below captioned names were searched.

If you have any questions or concerns, please do not hesitate to contact Southwestern Title & Escrow, Inc..

Date: 01/14/2011

G.F. No. or File No. 110038

1. **Who owns the property?**

Eloisa G. Baca Estate

2. **What is the legal description of the property ?**

For a point of reference, commence at a U.S.G.L.O. brass cap marking Angle Point 1 of the United States Indian School property; thence S.64°16'44" W., 173.40 feet to a point; thence N. 14°38'45"W., 215.66 feet to the point of beginning and the southeast corner of the tract being described; thence N.13°50'53"W., 164.12 feet to a point; thence N.14°10'54"W., 161.61 feet to a point; thence N.14°35'35"W., 162.90 feet to a point; thence N.20°29'43"W., 37.68 feet to a point marking the northwest corner of the tract being described; thence N.68°04'42"E., 78.51 feet to a point; thence N.32°33'14"E., 89.04 feet to a point set for and marking the northeast corner of the tract being described; thence 14°08'12"E., 175.30 feet to a point; thence S.14°10'54"E., 100.17 to a point; thence S.14°36'53"E., 99.93 feet to a point; thence 75°49'04"E., 60.50 feet to a point; thence S.14°38'45"E., 244.23 feet to the place and point of beginning; being and intended to be a portion of Tract B as shown on that certain plat entitled "PLAT OF SURVEY FOR SANTA FE COMMUNITY DEVELOPMENT AGENCY SHOWING RIGHT-OF-WAY ACQUISITION FOR ACCESS TO LARRAGOITE PARK WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO," prepared by Gene W. Myers and dated April, 1980.

Continuation of Schedule A

G.F. No. 110038

**Chicago Title Insurance
Company**

Countersigned
Southwestern Title & Escrow, Inc.

By _____

What will be required in order to close a transaction?

- **Pay ad valorem taxes assessed in the records of Santa Fe County, New Mexico.**
- **Pay City Assessments for refuse collection and sewer maintenance.**
- **Affidavit of heirship of Albino Baca, dec'd**
- **Execution and recordation of Quitclaim Deeds from Heirs of Albino Baca, dec'd to Estate of Eloisa G. Baca, dec'd,**
- **Release of record Mortgage from Eloisa G. Baca to CATRON, CATRON & SAWTELL, P.A., dated July 24, 1998 and recorded in Book 1519 Page 645, records of Santa Fe County, New Mexico**
- **Release Transcript of Judgement Against The Estate of Albino Baca, in favor of David J. Chavez dated April 13, 1998 and recorded in Book 1485 Page 636.**
- **If exceptions 1 and 4 are to be deleted from the policy the Company will require Affidavits from the seller and/or insured owner in form satisfactory to the Company.**
- **Submit plat of boundary survey, as defined by The New Mexico Public Regulation Commission Department of Title Insurance Rules, satisfactory to the Company, covering all questions of accuracy or location of boundary lines, location of improvements, encroachments, easements, area and all other matters whatsoever which an accurate survey might show. Additional exceptions may be made to such matters as are disclosed by the survey required herein.**

What are the restrictions, easements or any other matters affecting the property?

- **Sewer and refuse assessments for the year 2011 and subsequent years.**

NOTE: The policy to be issued pursuant to this Commitment will be endorsed or modified in Schedule B by the Company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to schedule B of the policy shall read: "In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the insured.

TX160I01

Santa Fe County
Tax Miscellaneous Information Inquiry

1/13/11
11:10:57

Tax account ID : 10129536
Parcel Code (Map Code) . . : 1-052-098-512-320|000-000
Alternate Location ID . . : LOT N BLK 2 LOT CC
Address : 1401 AVENIDA CRISTOBAL COLON CI
Owner name : BACA, ELOISA G

Press Enter to continue.

Code	App	Date	Note	Free-form information	
PROD	LM	5/12/97	S	97-068R	
RUR	LM	2/02/07		AS PER E-911 FOR 2007	LRG
SPCL	LM	5/14/04		ADJ 6% FOR '05 PER RM./AA	
PROD	LM	1/14/98		NO CHANGE AS PER DECISION AND ORDER./ TT	
PROW	LM	10/02/92		W/D ADJ LAND & IMP PER FG	
FLDR	LM	5/16/92		00049 RED	
CRDT	LM	11/30/91		840406	

Bottom

F3=Exit F5=Display special notes F12=Cancel F13=Display description

TX405I07

Santa Fe County
Accounts Receivable Inquiry

1/13/11
11:11:11

Account ID, location ID : 10129536 10129536
 Parcel Code (Map Code) . : 1-052-098-512-3201000-000
 Pending : .00
 Account balance : 612.20
 Current due : .00

Type options and/or change effective date, press Enter.

5=View detail

Effective date 1132011

Opt	Yr	Rl	Pd	Amount	Penalty	Interest	Other +/-	Total due
-	10	R	2	612.20	.00	.00	.00	612.20
	10	R		612.20	.00	.00	.00	612.20

Bottom

F3=Exit F5=Location inquiry
F8=Print delinquent statement

F6=History F9=Print tax certificate

F7=Pending F24=More keys

TX400I01

Santa Fe County
Account History Inquiry

1/13/11
11:11:16

Account ID, location ID : 10129536 10129536
Parcel Code (Map Code) . : 1-052-098-512-320|000-000
Pending : .00
Account balance : 612.20
Current due : .00

Type options, press Enter.

5=View detail

Opt	Date	Type	Code	Year	Roll	Period	Amount	Tax receipt
-	11/09/10	PAYMENT	TX				612.21-	0024404
-	11/01/10	BILL		10	R	2	612.20	0714044
-	11/01/10	BILL		10	R	1	612.21	0714044
-	11/18/09	PAYMENT	TX				1,156.72-	0031736
-	11/01/09	BILL		09	R	2	578.66	0640020
-	11/01/09	BILL		09	R	1	578.66	0640020
-	10/07/09	TRF ADJ	APCR	08	R	2	.60	TX421U
- >	12/09/08	PAYMENT	TX				1,109.64-	0069424
-	11/01/08	BILL		08	R	2	554.52	0557961

More...

F3=Exit F5=Valuation inq F6=Year summ inq F8=History print
F10=View 2 acct data F12=Cancel F18=Freeze inq

TX140101

Santa Fe County
Valuation Inquiry

1/13/11
11:11:18

Account ID, location ID : 10129536 10129536
Parcel Code (Map Code) . : 1-052-098-512-320|000-000
Alternate Location ID . : LOT N BLK 2 LOT CC
Property address : 1401 AVENIDA CRISTOBAL COLON
Owner name : BACA, ELOISA G

CI

Type year to view, press Enter.
Valuation year 10

Code Description	Current	Original	Exempt	Include
HOF HEAD OF FAMILY	2,000	2,000	Y	Y
IMPR IMPROVEMENTS	68,148	68,148		Y
LAND LAND VALUE	120,310	120,310		Y

Bottom

Total included:	188,458	188,458
Net included:	186,458	186,458
Total excluded:	0	0

Year: 10
F3=Exit F9=Valuation history F12=Cancel