

**QUITCLAIM DEED**

The City of Santa Fe, a Municipal Corporation (Grantor), whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, for consideration paid, quitclaims to Luna Capital Advisors, LLC, a New Mexico limited liability company (Grantee), whose address is 83 Placita de Oro #7, Santa Fe, New Mexico 87501, the following described real property in Santa Fe County, New Mexico:

**LEGAL DESCRIPTION**

That certain 10,242 square feet of building and improvements only, known as the "Santa Fe Clay Building," located on Parcel F-1 at 545 Camino de la Familia, Santa Fe, NM 87501, in the Santa Fe Railyard, as reflected in the Santa Fe Railyard Master Plan, lying and being situated within the City and County of Santa Fe, New Mexico, more particularly described as follows:

The 10,242 square foot building and improvements that lay on Parcel F1 which is delineated on the "ALTA/ACSM LAND TITLE SURVEY OF PARCEL G, NORTH AREA OF THE SANTA FE RAILYARD" recorded in Plat Book 770, Page 16, of the records of the Clerk of Santa Fe County, New Mexico, a copy of which Survey is attached as Exhibit A to this deed and incorporated herein by reference. The above-described building is located on Parcel F-1 as shown on the attached "Updated Lease Area Survey Prepared for the City of Santa Fe and the Santa Fe Railyard Community Corporation," prepared by Mitchel K. Noonan, NMPLS No. 6998, on January 10, 2007, a copy of which Survey is attached as Exhibit B and incorporated herein by reference.

The property hereby conveyed is more particularly described as:

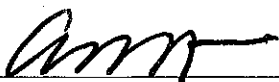
Improvements designated as being located on Parcel F-1 within that certain Improvement location report more particularly described by metes and bounds of Parcel F-1 as follows:

Commencing at the Point of Beginning being the southeast corner of said lease parcel and from whence the Santa Fe County Control marker #12 bears South 23°44'30" West, a distance of 1304.12 feet, Thence from said point of beginning North 53°12'25" West, a distance of 167.73 feet to a calculated point; Thence North 36°58'53" East, a distance of 78.22 feet to a calculated point; Thence South 53°12'25" West, a distance of 167.75 feet to a calculated point; Thence South 36°59'30" West, a distance of 78.22 feet to the Point of Beginning.

Containing 13,120 square feet, more or less as shown on that Improvement Location Report prepared by Mitchel K. Noonan, NMPS No. 6998 dated 3/26/2020 as Project No. C-1964-N-F-1.

The said 10,242 square feet of building and improvements, more or less, is conveyed as is, and subject to covenants, restrictions, rights, rights of way, a ground lease with the Santa Fe Railyard Community Corporation, as amended, and easements now of record, if any. The Grantor having quitclaimed the above described property for consideration paid by the Grantee for a fair market value and consideration, declares that this quitclaim is freely and fairly made.

Witness my hand and seal this 31<sup>st</sup> day of December, 2020.



Alan M. Webber, Mayor of the City of Santa Fe

REC'D CLERK 12/31/2020

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

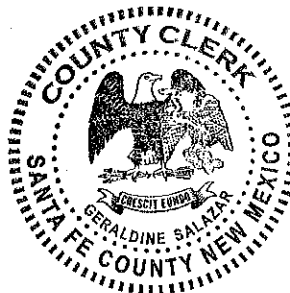
Seal

My Commission Expires:

No 2428

Notary Public City Clerk Attestation

Deputy Dorothy Romero Witness My Hand And Seal Of Office  
Geraldine Salazar  
County Clerk, Santa Fe, NM



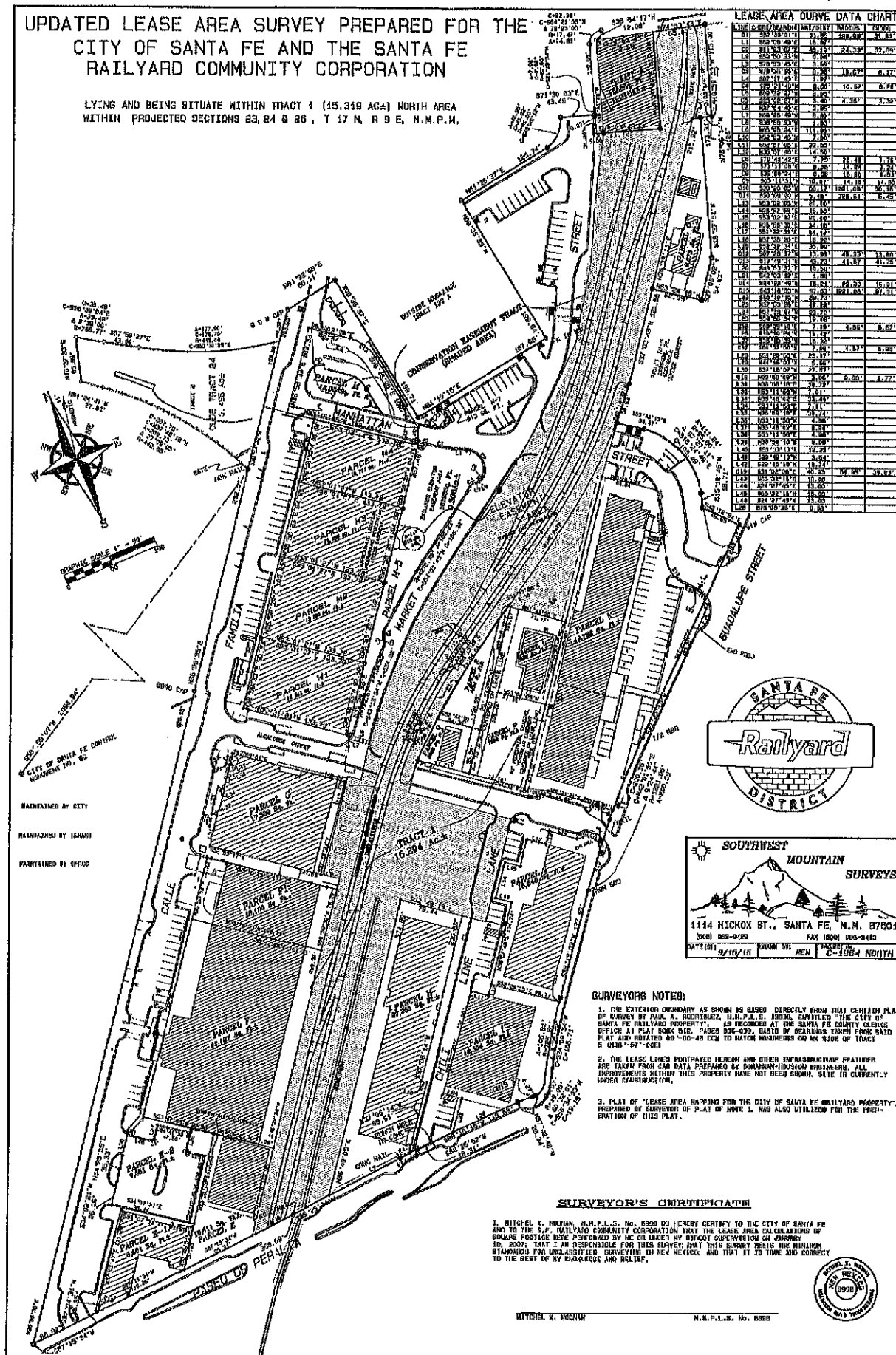
SECRET



**SECRET**

LYING AND BEING SITUATE WITHIN TRACT 1 (15.919 AC±) NORTH AREA  
WITHIN PROJECTED SECTIONS 23, 24 & 26 , T 17 N, R 9 E, N.M.P.M.

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**SURVEYOR'S CERTIFICATE**

I, MITCHEL K. MOHAM, M.H.P.L.S., No. 8906 DO HEREBY CERTIFY TO THE CITY OF SANTA FE AND TO THE S.F. NATIYANO COMMUNITY CORPORATION THAT THE LEASE AREA CALCULATIONS OF SQUARE FOOTAGE WERE RESPONSIBLE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 18, 2007; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR UNCLASSIFIED SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MITCHEL M. MONAHAN

M. N. D. I. E. 16. 5000