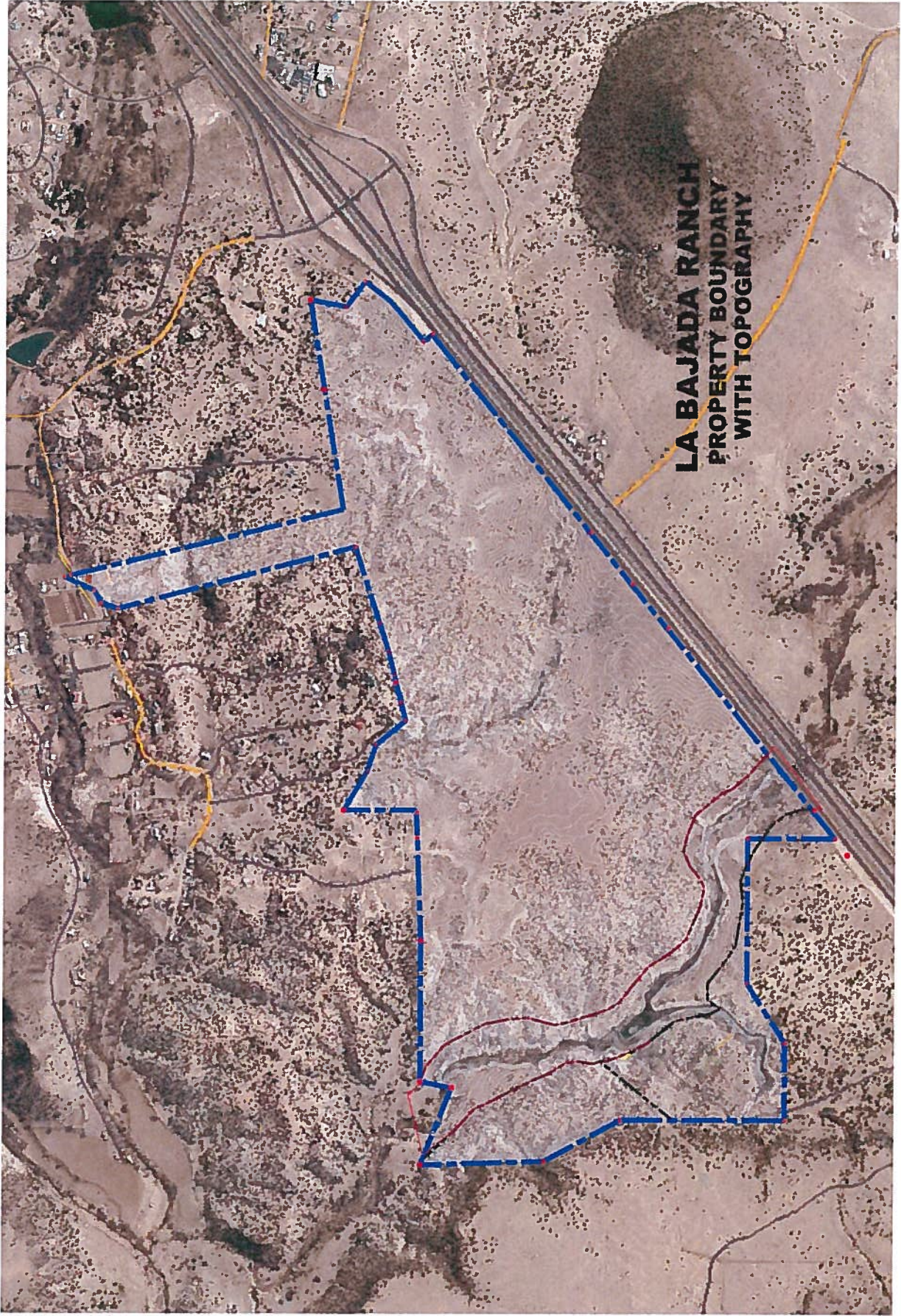




La Bajada Ranch Plat Map

DEDICATION AND AFFIDAVIT:

[illegible][illegible]

STATE OF NEW MEXICO
COUNTY OF SANTA FE

BEFORE ME, the undersigned authority, on this 14th day of July, 1983, personally appeared ANTONIO R. BARRERA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires 12/31/83.

ANTONIO R. BARRERA

Notary Public

STANDARD DOCUMENTS

19M 42. FIRMEN SURVEY. PLAT PREPARED FOR SANTA. 97 G
CRODDED TID. 8. 2004 IN BLOCK 814 PAGES 34

DISPATCH TRACT INFORMATION

N/T GRIFFIN, TRISTE JOE AND LINDA DEED INSTRUMENT N
N/T GRUBBS, JAMES EARL DEED INSTRUMENT N
N/T GRUBBS, TRISTE JOE AND LINDA DEED INSTRUMENT N
N/T HARRIS, JANE E. AND JAMES C. MCGILLIVRAID DEED INSTRUMENT N
N/T EUGENE N. AND HOLLY P. BOSTWICK DEED BN 1521 PG.
N/T HUGHES OF THE CHRISTIAN SCIENCE BOARD DEED INSTRUMENT N
N/T DANDREGE, CAROL ANN DEED BN 1819 PG. 2
N/T DANDREGE, CAROLE DEED BN 1819 PG. 2
N/T PRATT AND MARILEE MONTOYA DEED BN 439 PG. 853
N/T ALLISON AND HEWY CHAMBERS DEED BN 50 PG 281
N/T LAUREN CATHER DEED BN 1521 PG 549
N/T RANCHO DE CALIFORNIA DEED BN 653 PAGES 377-374
N/T FLEASCHER AMARY WALTER PHARMACY DEED BN 1490 PG 264

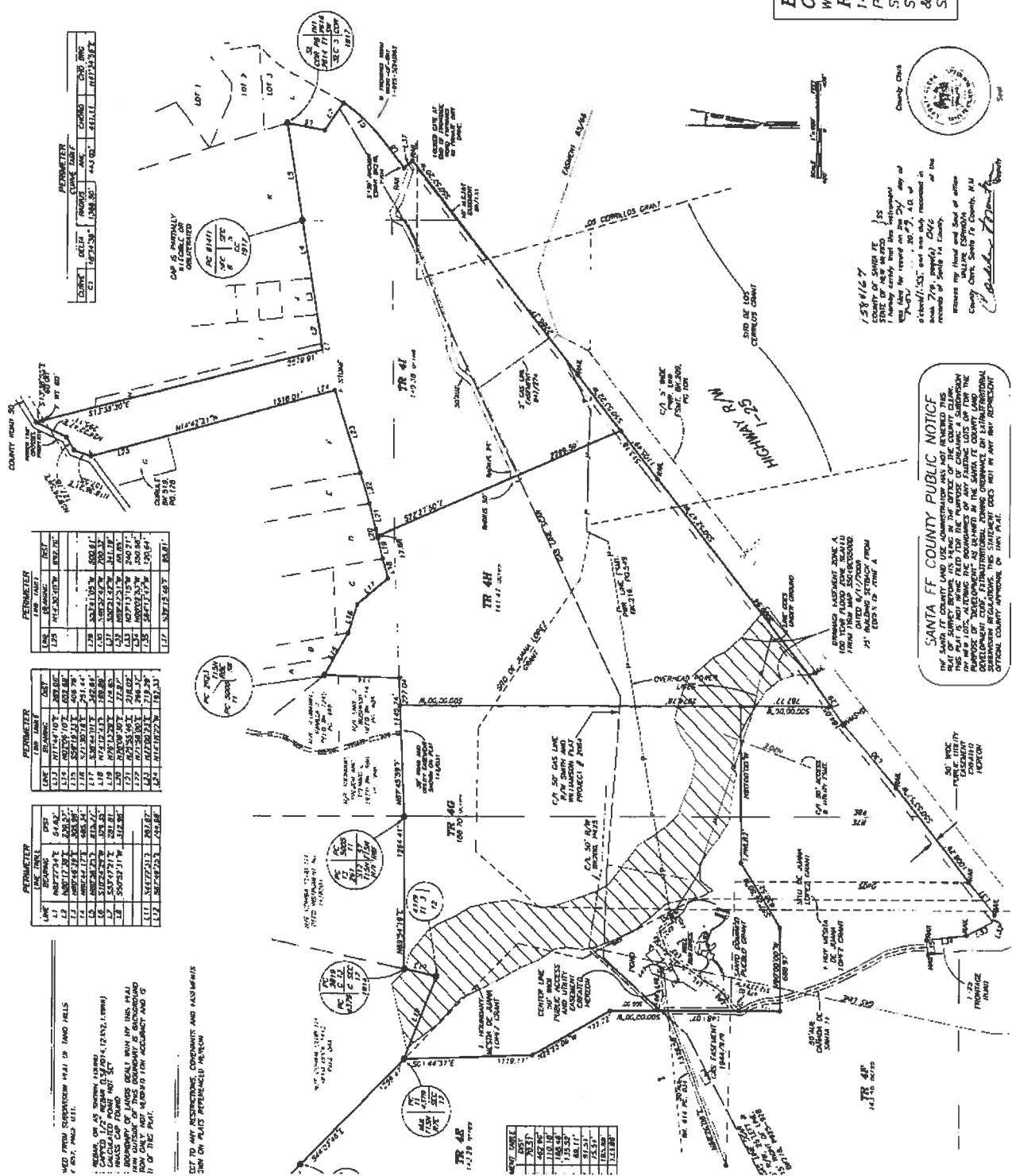
SURVEYORS CERTIFICATE:

[illegible]

CONRAD W. YOUNG
 DONALD M. HUGHES, JR.
 11/20/02
 11/23/02

BOUNDARY & EASEMENT PLA
OF LOTS 4G, 4H AND 4I
WITHIN
RANCH AT SANTA FE CANYON
140 AC. EXEMPTION SURVEY PLAT RECOR
PLAT BOOK 614 PAGE 034.
SECTIONS 10, 11, 12, & 13 T15N R7E
SECTIONS 5, 6, & 7 T15N. R8E. NWPM.
& SITO DE JUANA LOPEZ GRANI'S,
SANTA FE COUNTY NEW MEXICO.

DAWSON
PROFESSOR
25024 O
SANTA FE
PUEBLO, NM.



Santa Fe County Santa Fe Canyon Ranch Aerial Photograph

Legend

Santa Fe Canyon Ranch County-Owned Land



Parcels



Minor Roads



Major Roads



Major Streams and Arroyos



Minor Streams and Arroyos



Railrunner Alignment



Railroad Lines



Santa Fe County 2009 Aerial Photograph

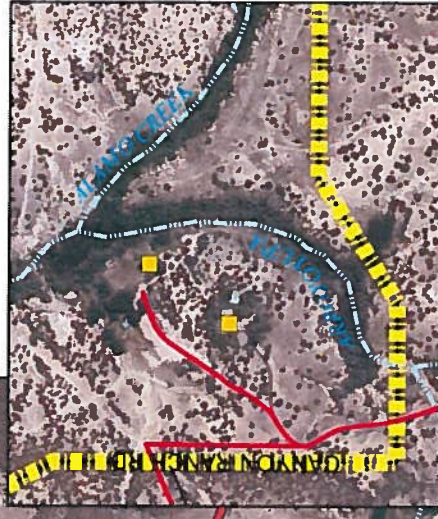
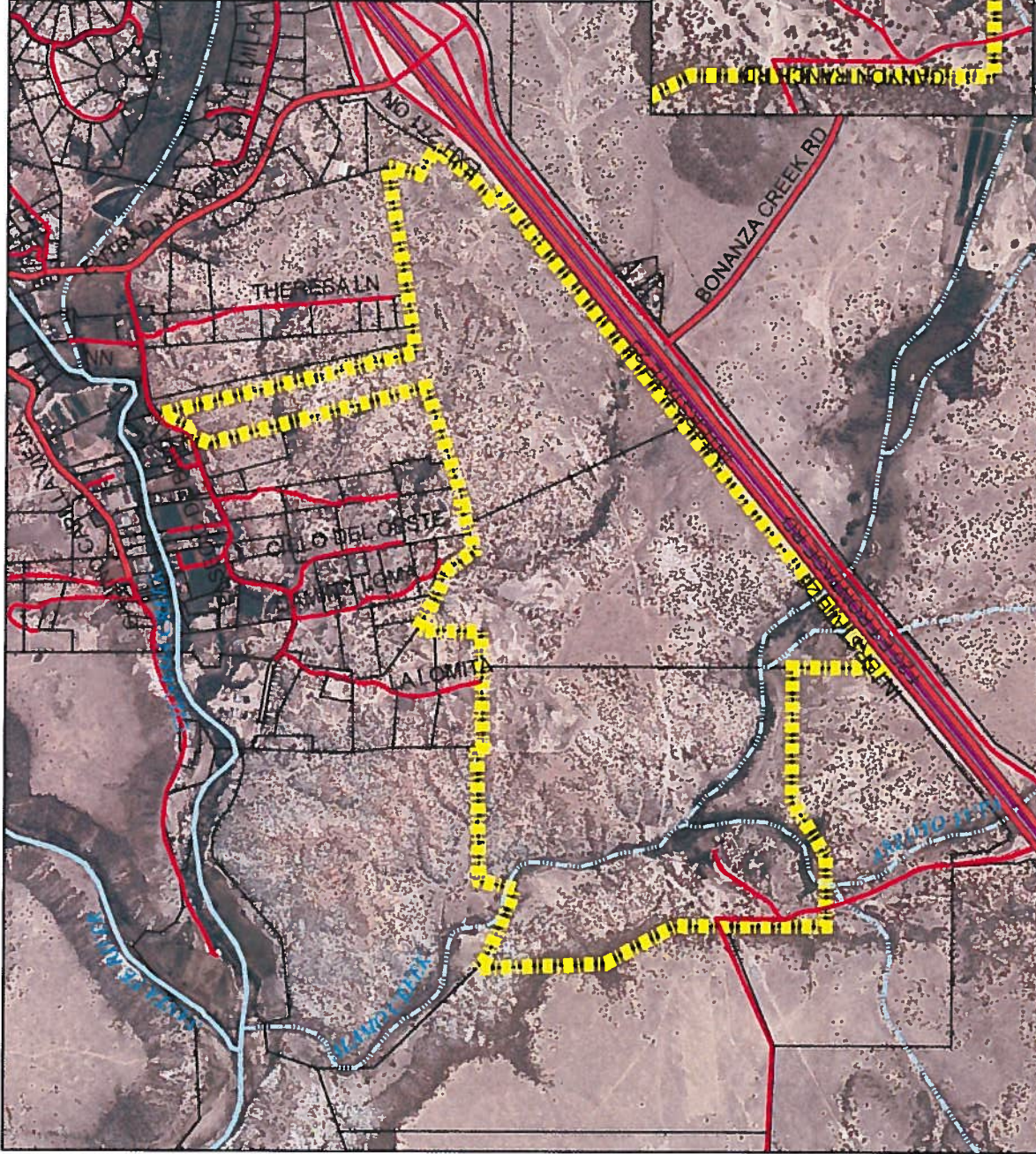
RGB

Red: Band_1

Green: Band_2

Blue: Band_3

Ranch House Site



2,000 1,000 0 2,000 Feet



Santa Fe County
Growth Management
Department
Planning Division



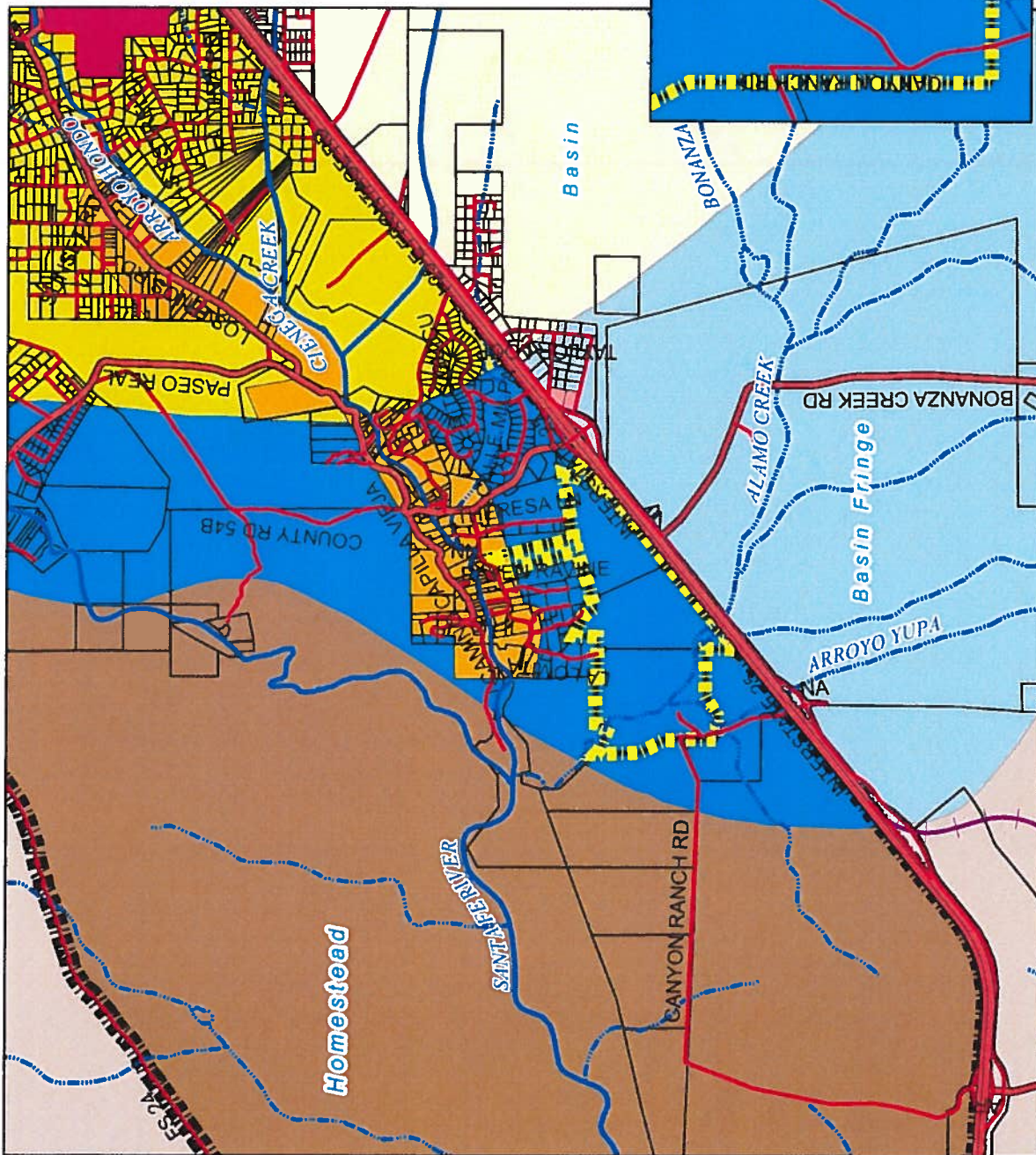
Aug. 10, 2011
santa_fe_canyon_ranch_aerial_photo_letter.mxd

Santa Fe County Santa Fe Canyon Ranch Current Zoning

Legend

- Santa Fe Canyon Ranch County-Owned Land
- Parcels
 - Minor Roads
 - Major Roads
 - Major Streams and Arroyos
 - Minor Streams and Arroyos
- La Cienega/La Cieneguilla THC Planning District**
- La Cienega Traditional Community
 - La Cienega Hydrologic Zones
 - BASIN
 - BASIN FRINGE
 - HOMESTEAD
- Non-Residential Zoning**
- Community Commercial
 - Mixed Use
- County-Wide Hydrologic Zones**
- BASIN
 - BASIN FRINGE
 - HOMESTEAD

Ranch House Site



1 0.5 0 1 Miles



Santa Fe County
 Growth Management
 Department
 Planning Division



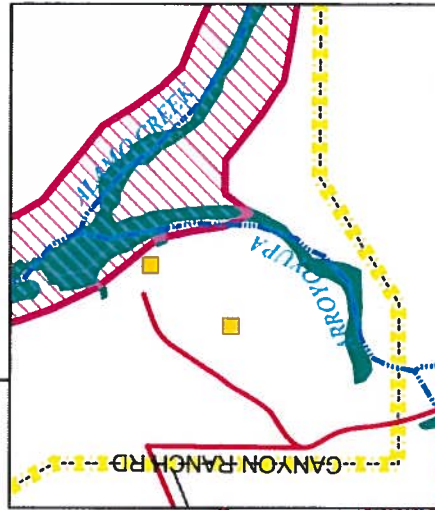
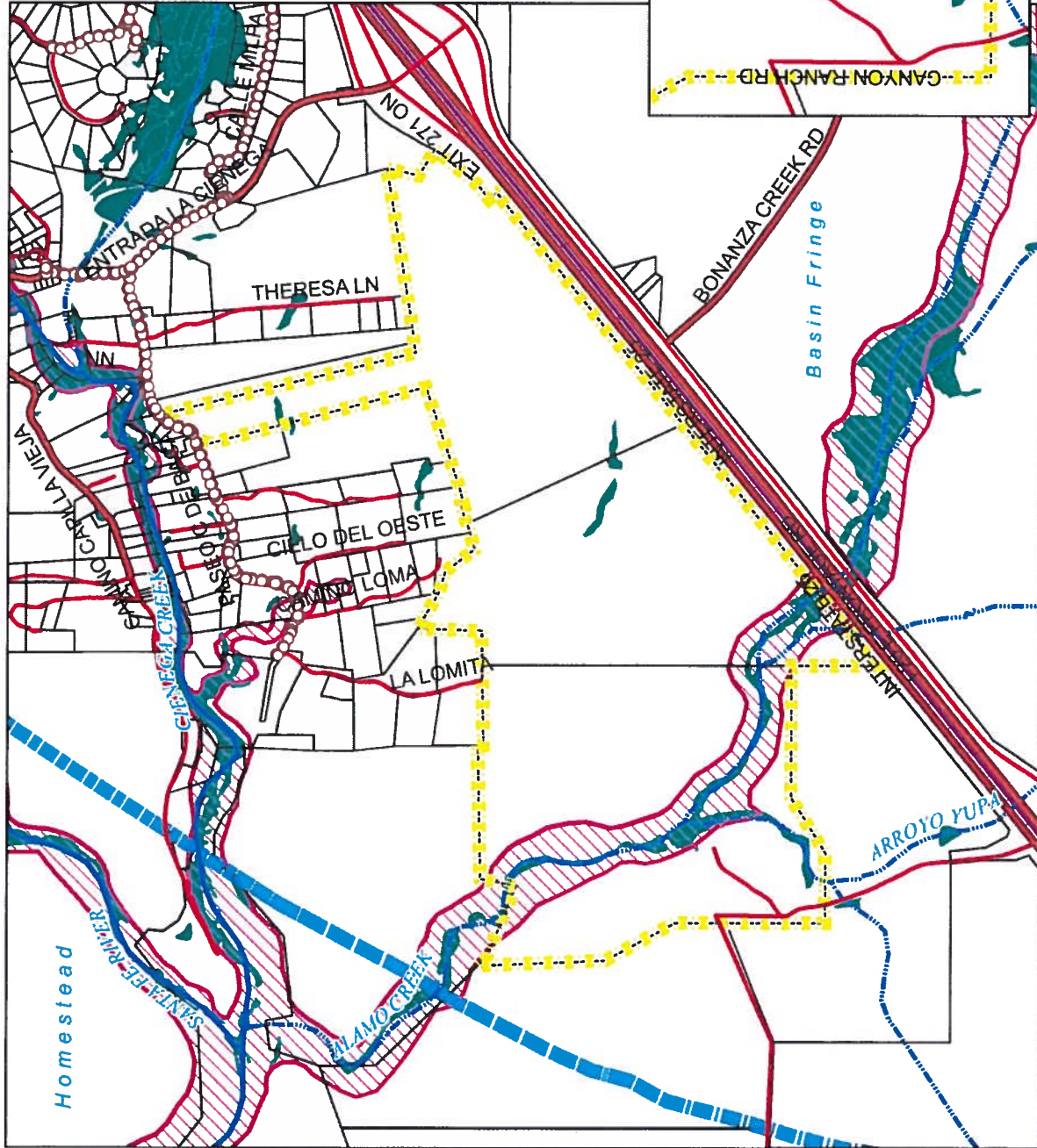
Aug. 10, 2011
 santa_fe_canyon_ranch_current_zoning_letter.mxd

Santa Fe County Santa Fe Canyon Ranch Hydrology

Legend

- Santa Fe Canyon Ranch County-Owned Land
- Parcels
- Santa Fe County Water Pipes
- Minor Roads
- Major Roads
- Hydrologic Zones
- Major Streams and Arroyos
- Minor Streams and Arroyos
- Wetlands
- FEMA 100-Year Flood Zones
 - A
 - AE

Ranch House Site



2,000 1,000 0 2,000 Feet



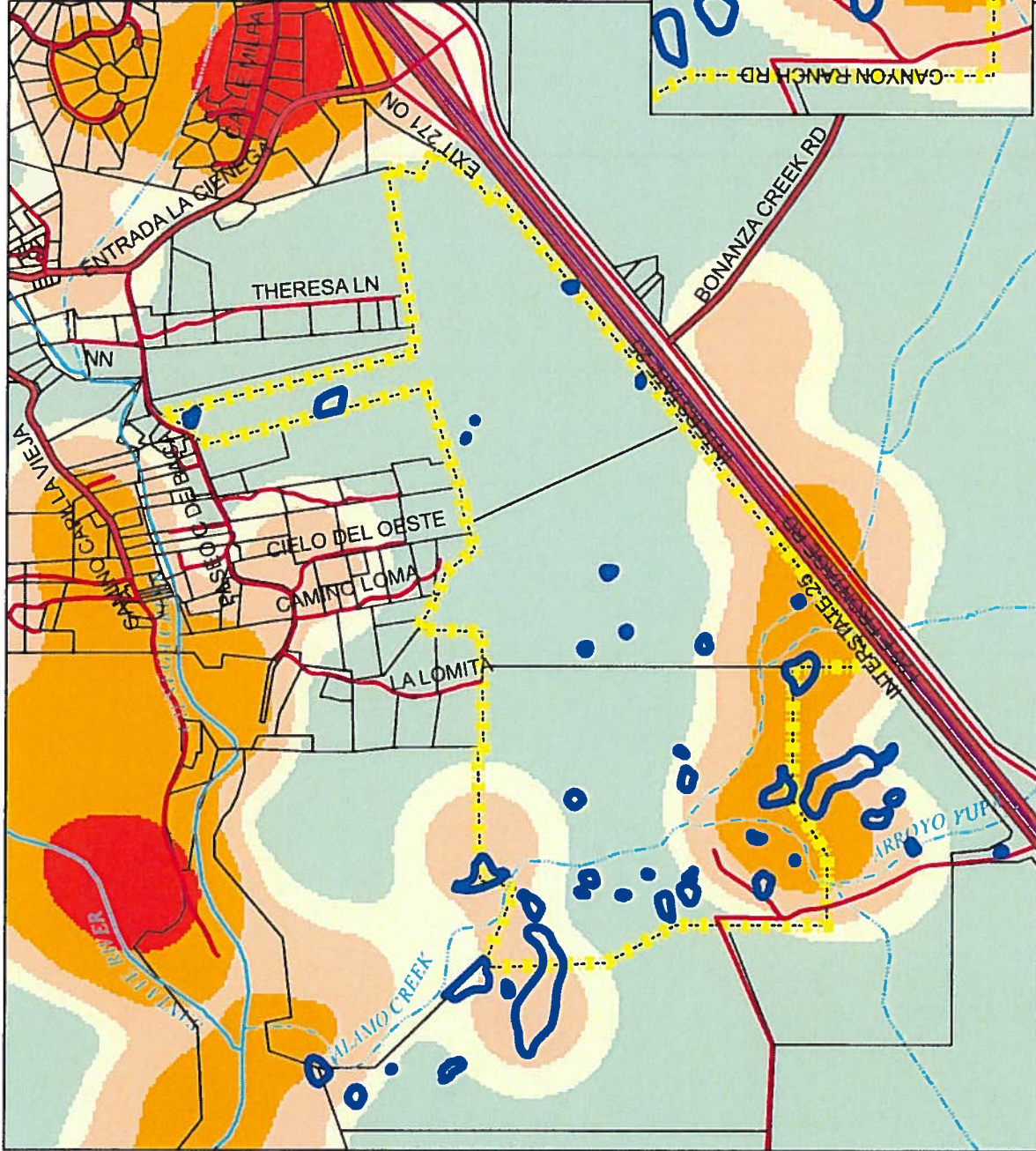
Santa Fe County
Growth Management
Department
Planning Division



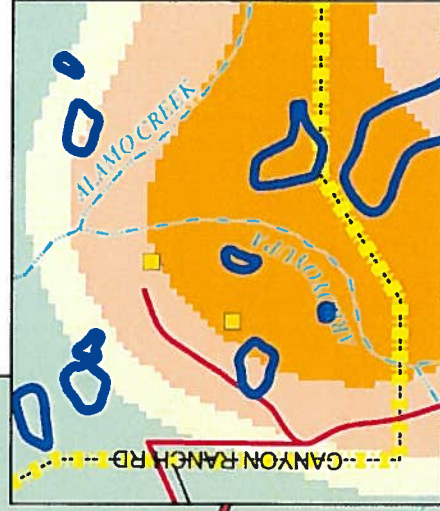
Aug. 10, 2011
santa_fe_canyon_ranch_hydrology_letter.mxd

Santa Fe County Santa Fe Canyon Ranch Archaeological Sites

- Legend**
- Santa Fe Canyon Ranch County-Owned Land
 - Parcels
 - Minor Roads
 - Major Roads
 - Major Stream and Arroyos
 - Minor Stream and Arroyos
 - Railrunner Alignment**
 - Railroad Line
 - Santa Fe Canyon Ranch Archaeological Sites
 - Density of State-Mapped Archaeological Sites**
 - Low
 - Medium Low
 - Medium
 - High
 - Very High



Ranch House Site



2,000 1,000 0 2,000 Feet



Santa Fe County
Growth Management
Department
Planning Division



Aug 10, 2011
santa_fe_canyon_ranch_arch_sites_letter.mxd

This is a detailed topographic map of a region in the Los Angeles basin, likely the San Gabriel Valley. The map features a complex network of roads, trails, and land parcels. Key geographical features include the San Gabriel River (labeled 'San Gabriel River') and the San Antonio River (labeled 'San Antonio River'). The map also shows various land parcels, some marked with yellow squares, and a network of roads and trails. An inset map in the top right corner provides a closer view of the 'Ranch House' area, showing a detailed view of the 'Ranch House' and the 'Canyon Ranch R.R.' (Canyon Ranch Railroad). The map includes labels for 'Homestead', 'Basin Fringe', 'Ranch House', and 'Canyon Ranch R.R.'. It also shows various land parcels, some marked with yellow squares, and a network of roads and trails.

**Santa Fe County
Growth Management
Department
Planning Division**

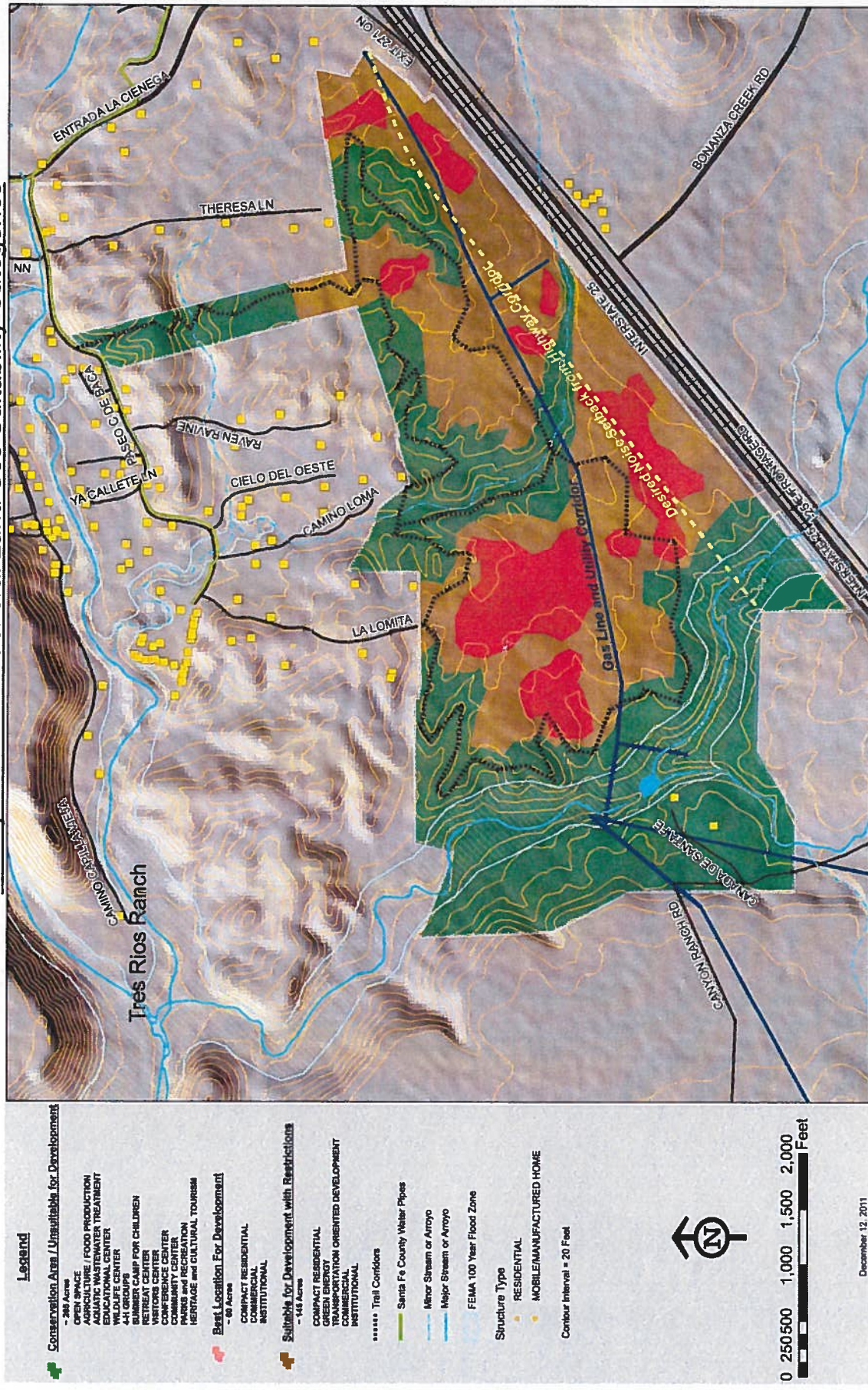


2,000	1,000	0	2,000 Feet
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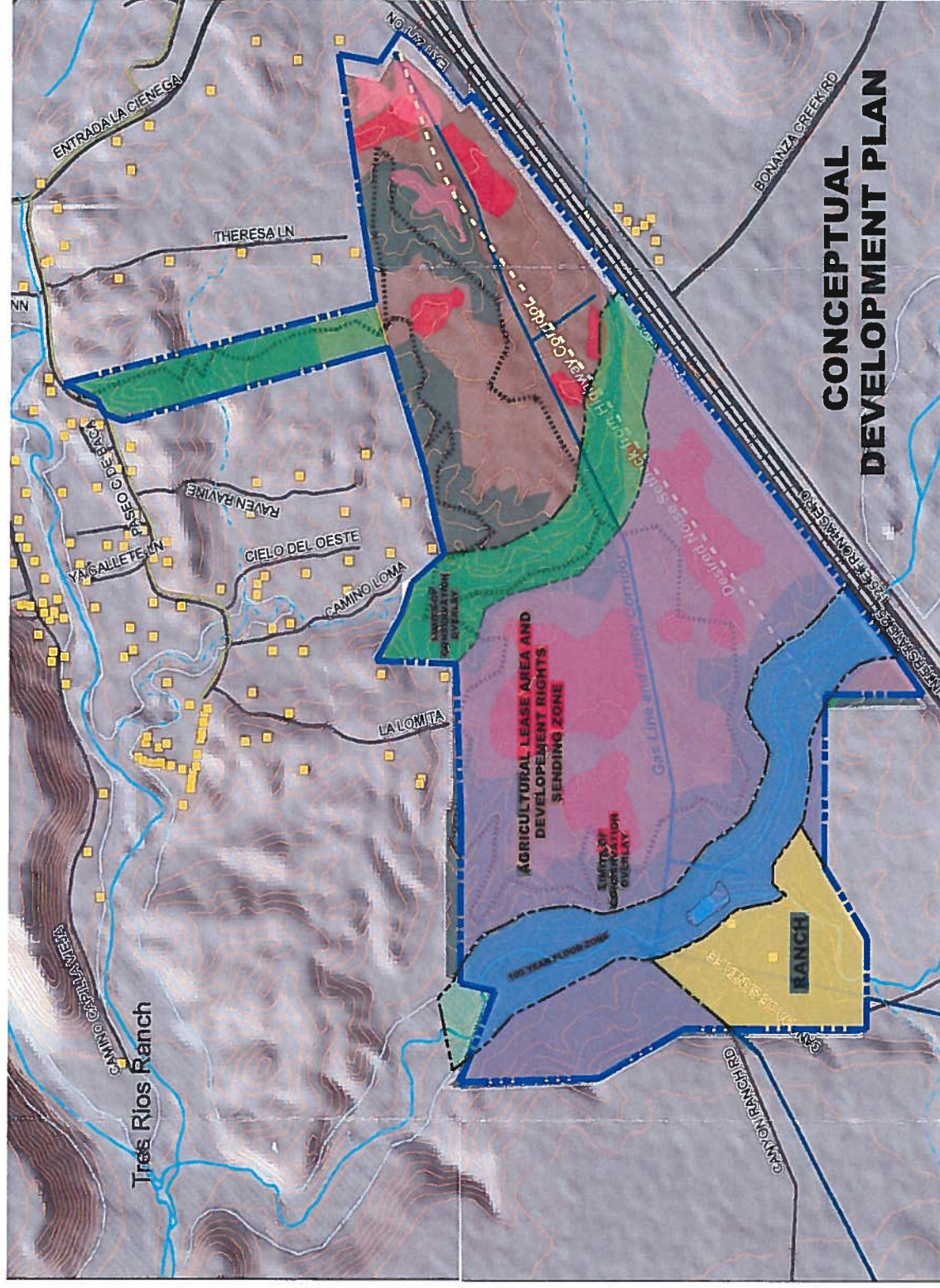
Aug 10, 2011
santa_fe_canyon_ranch_land_composite_development_suitability_letter.mxd

La Bajada Ranch: General Land Use Suitability Categories



La Bajada Ranch Land Suitability Analysis

The suitability analysis was determined by the overlay of physical and environmental factors including hydrology, topography, zoning, archeological and other factors specific to the property.



AGRICULTURAL LEASE

Santa Fe County requested development proposals by an RFP advertised locally and in National media outlets. The RFP resulted in one proposal submitted. The Selection Committee of the La Bajada Ranch Steering Committee and recommended that the County negotiate with the offeror. An agricultural lease incorporating many of the Steering Committees objectives is currently being negotiated. The remaining area is the subject of a revised Concept Plan which is the first step in amending the Master Plan for the property.

PROPOSED CONCEPT PLAN

POTENTIAL USE OPTIONS FALL INTO THREE CATEGORIES:

1. Community and Economic Development Center

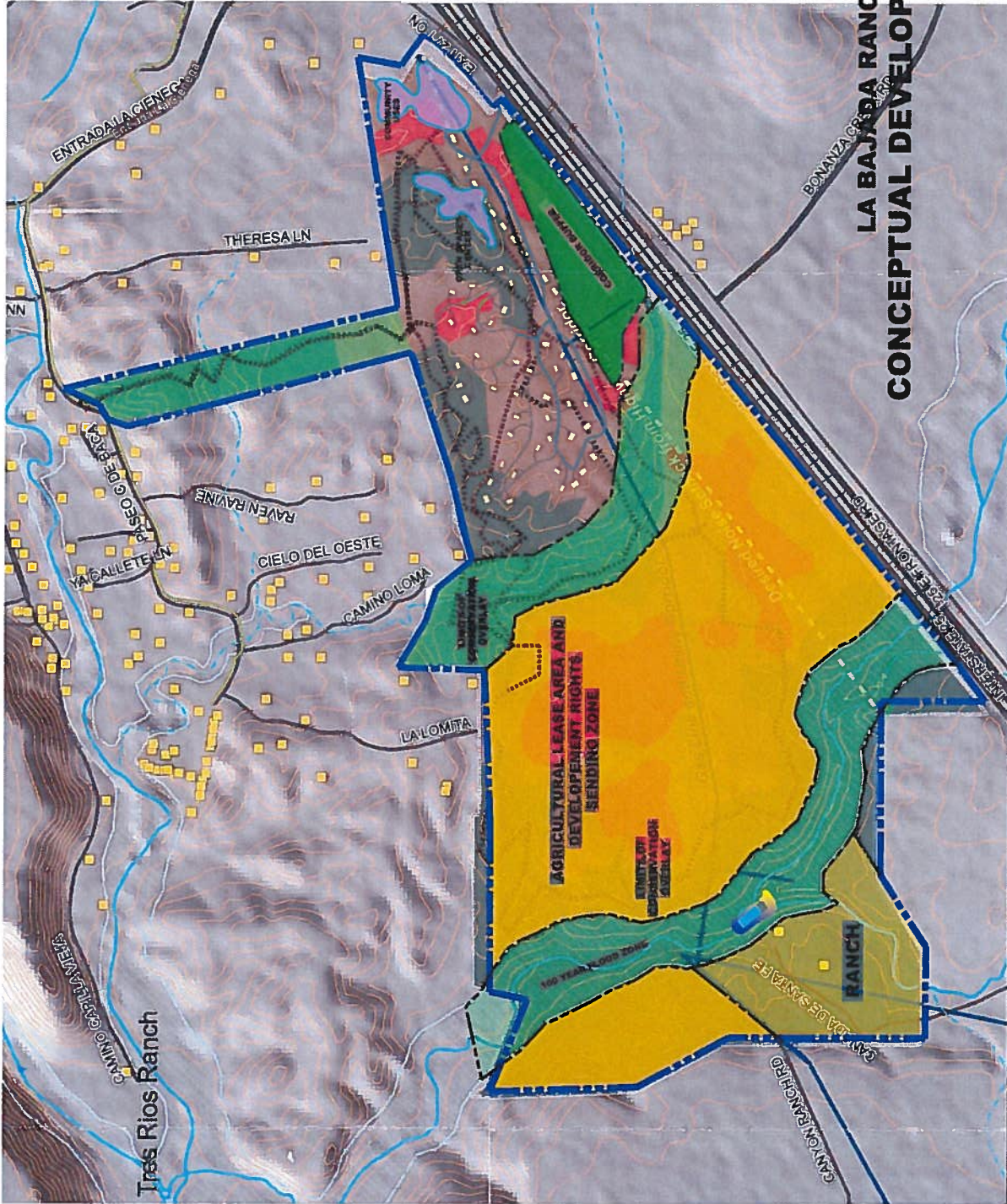
- ☐ Senior/Community Center
- ☐ Fire Station
- ☐ Open Space/Trail Network
- ☐ Visitor Center

2. Preservation and Conservation

- ☐ Conservation Easement Overlays
- ☐ Open Land Preservation/Transfer of Development Rights
- ☐ Sustainable Development (Energy/Water/Land Conservation)

3. Property Sale/Lease

- ☐ Agricultural Lease
- ☐ Sale/Lease of Ranch House



LA BAJADA RANCH CONCEPTUAL DEVELOPMENT PLAN

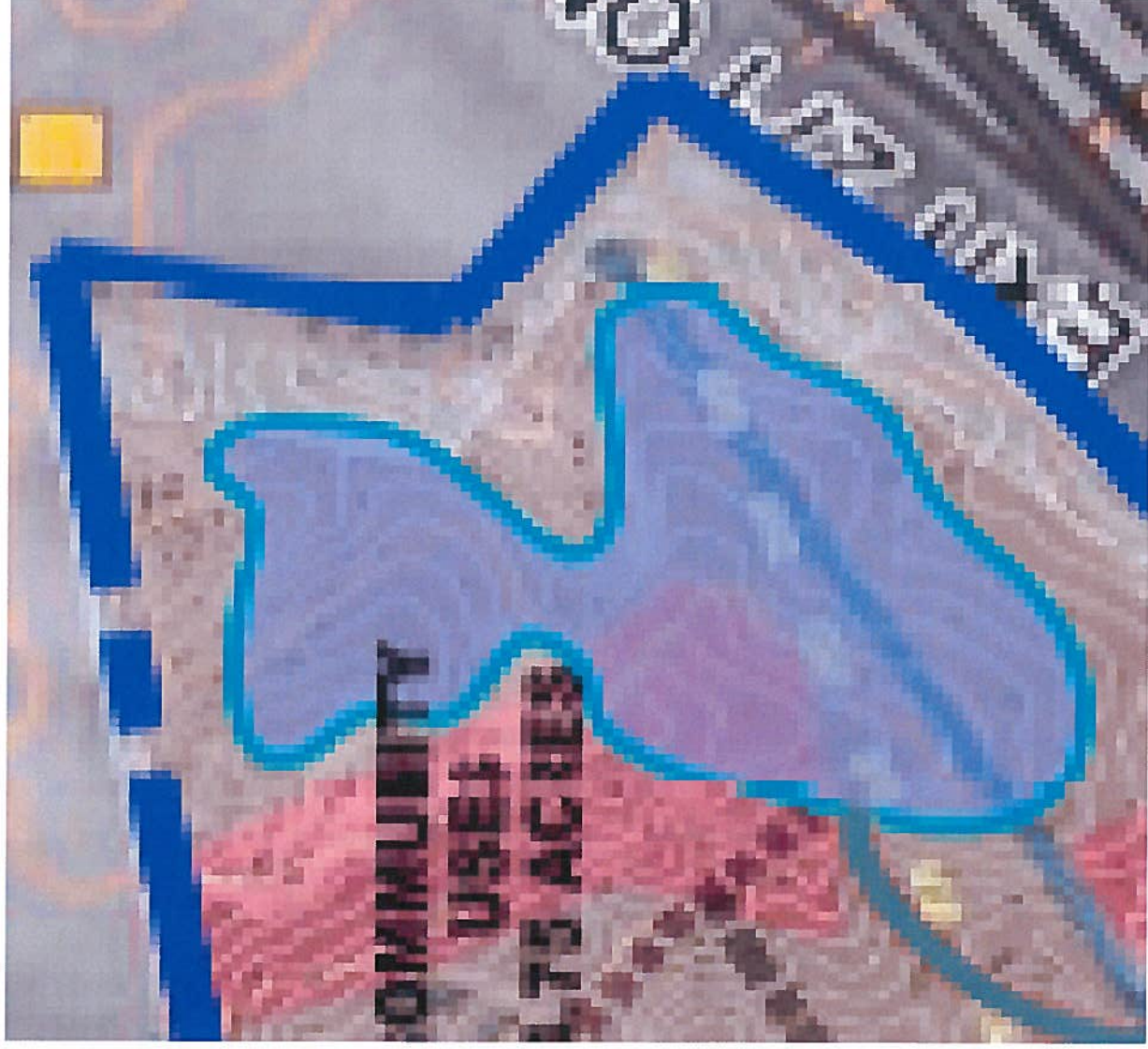


COMMUNITY/ECONOMIC DEVELOPMENT

SENIOR/COMMUNITY CENTER

The existing La Cienega Community Center serves the community in providing space for meetings, community meetings and other activities. Library Services have been recently incorporated within the facility with a lending library and computer facilities for community use. A playground for younger children has also been recently added to the South side of the existing facility.

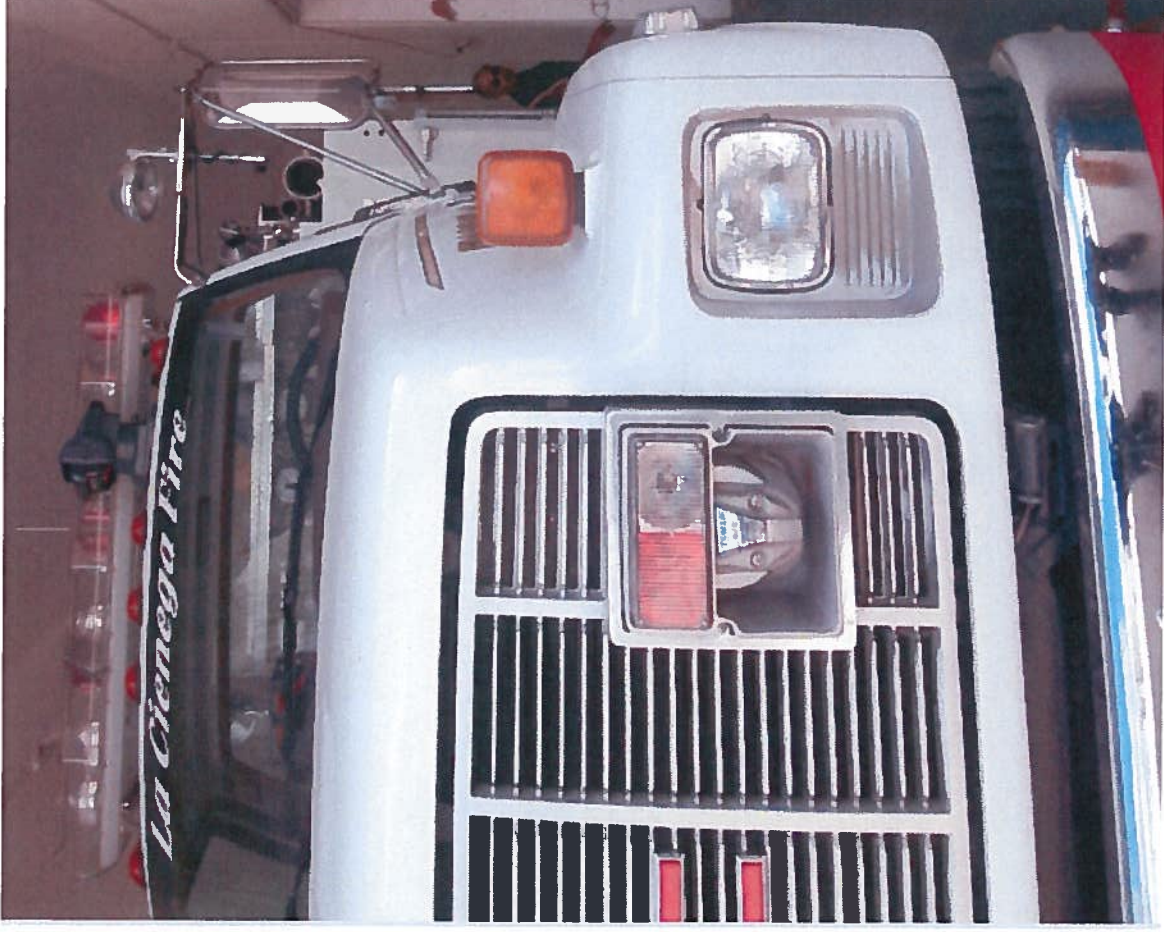
- ☐ The County has discussed relocating the Fire Station from the existing Community Center, converting the space to support a youth activity Center that may compliment the Library.
- ☐ A new Senior/Community Center at the Community Uses site will integrate community activities with other functions such as the Open Space Center that compliment activities for Seniors and broaden the activities available at the Community Center.

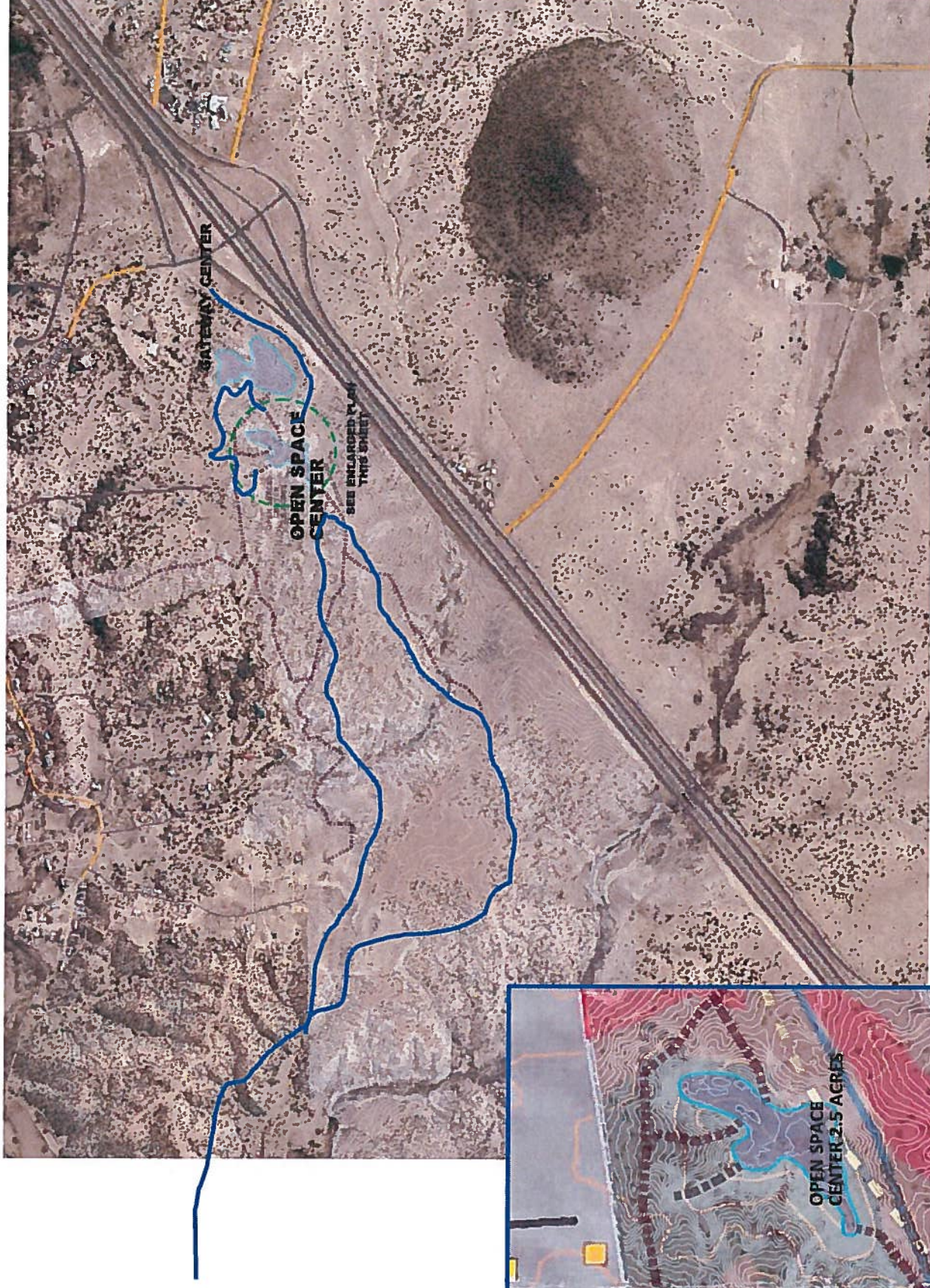


Community/Economic Development **Volunteer Fire Station**

The Santa Fe County Fire Department has identified the La Cienega Community as needing future upgrades in area Fire Protection services to meet growth needs in the Community and improve ISO ratings.

- The Community Use Site offers sufficient room and central location to serve the Fire Protection Needs of the Community.
- The existing station, though recently expanded does not meet space requirements for efficient operation.
- Moving the Fire Station would also allow the expansion of the current Fire Station/Community Center to be converted to a Youth Facility and community Library.





Community/Economic Development Open Space Trail Network

COMMUNITY/ECONOMIC DEVELOPMENT

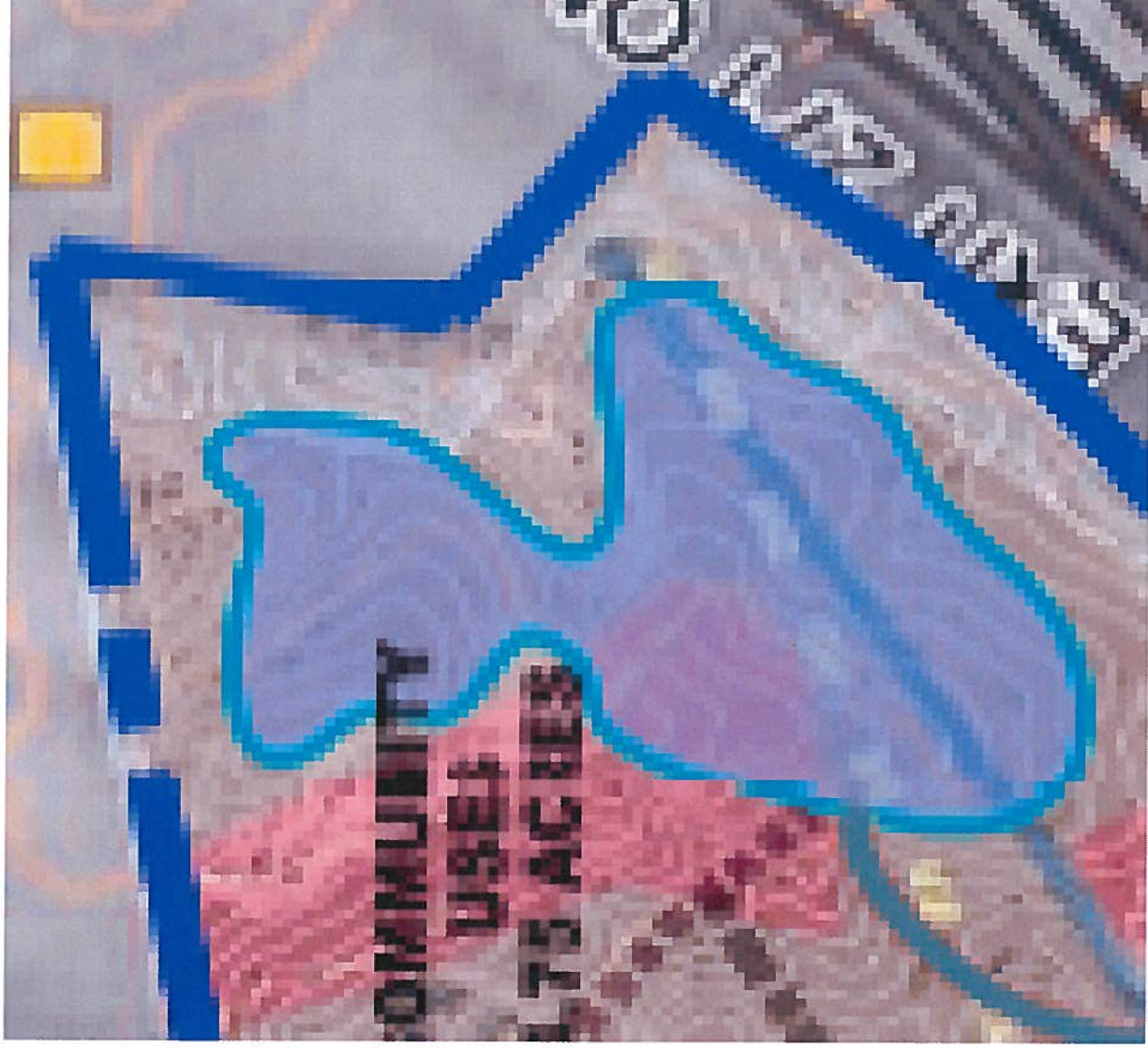
VISITOR CENTER

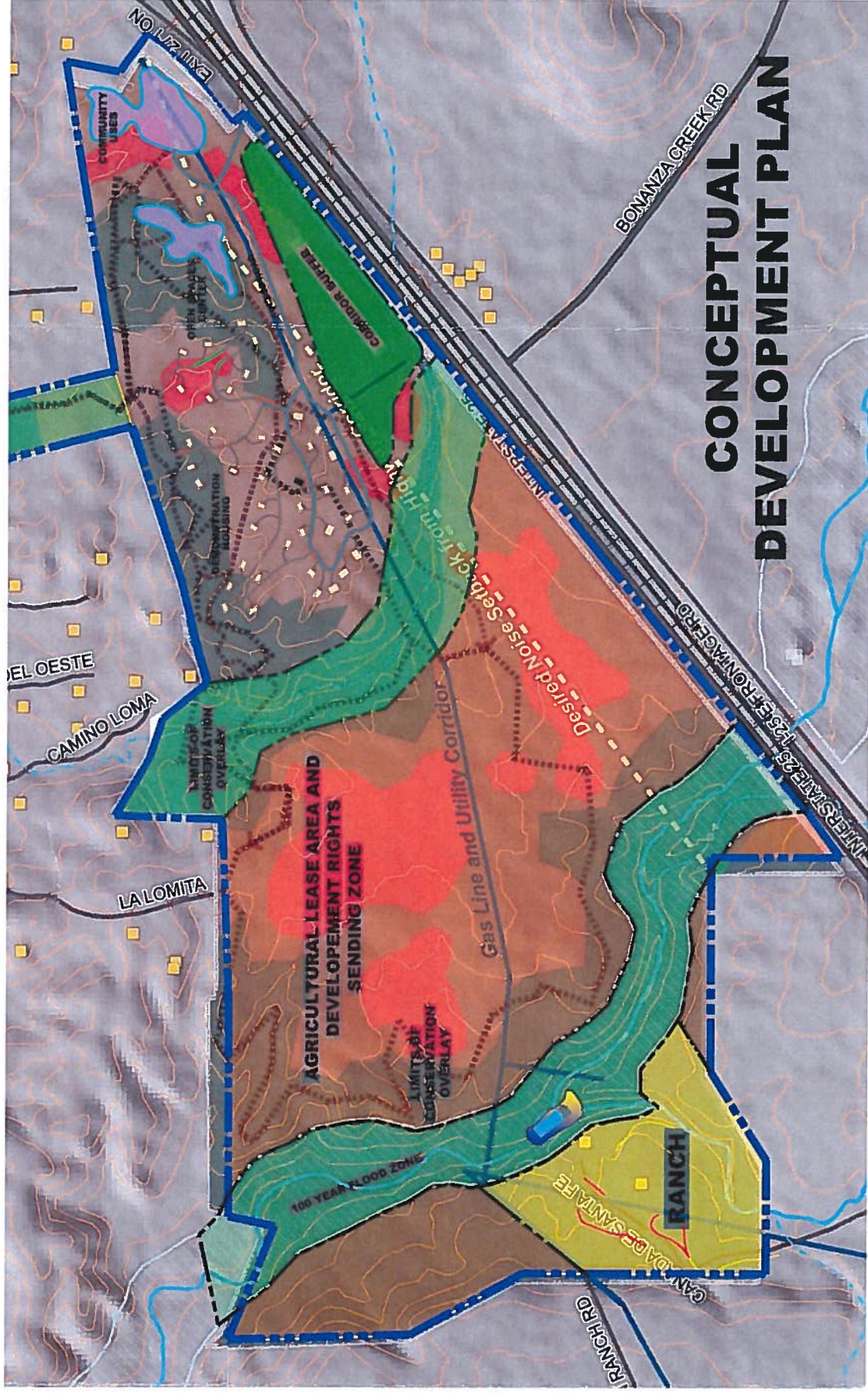
Throughout discussions of La Bajada Ranch there has been repeated interest in establishing a Visitors Center associated with the future uses. Related proposals include:

- **La Bajada Gateway Center**

This area is an entry way into not only the extraordinary La Bajada/La Cienega area but a entrance into the historic community of La Cienega, La Cienegilla, and the Camino Real as it routes its way into the City of Santa Fe.

- This proposal will set up the Center and focal point for a Ecotourism concepts that would involve day expeditions on the property including Historical and Archeological hikes, tours of Community and Dry Land Farming projects as well as the Sustainable Housing demonstration.
- Other County interest features such as the Turquoise Trail, Historic Cerrillos, Madrid and the Galisteo Basin.
- The Visitor Center is proposed to anchor other Community Services and activities including a new Community Center, Volunteer Fire Station and Open Space Trailhead Parking.

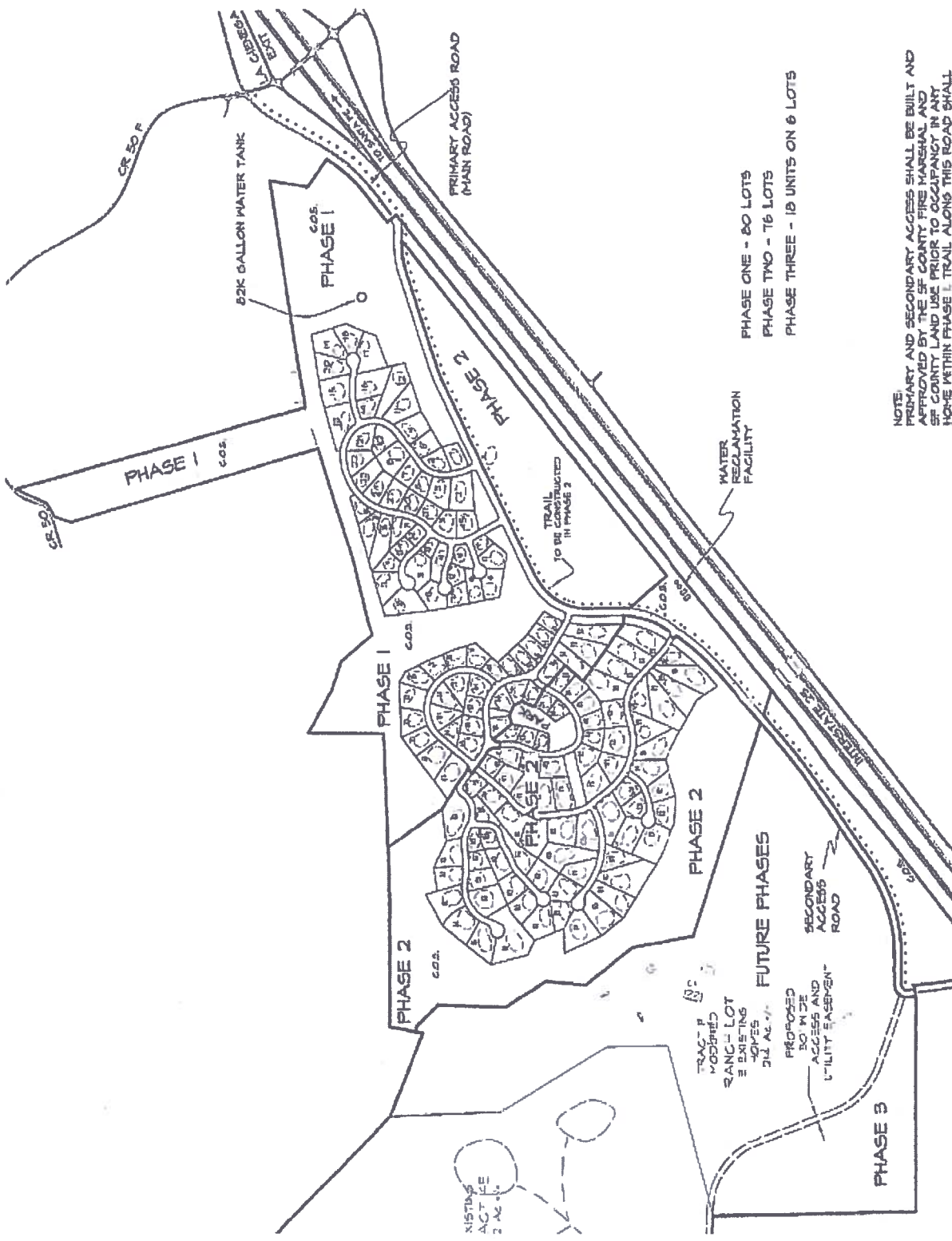




PRESERVATION AND CONSERVATION

OVERLAY EASEMENTS

RIPARIAN HABITAT PROTECTION . GRASSLAND RESTORATION . CULTURAL AND HERITAGE PROTECTIONS



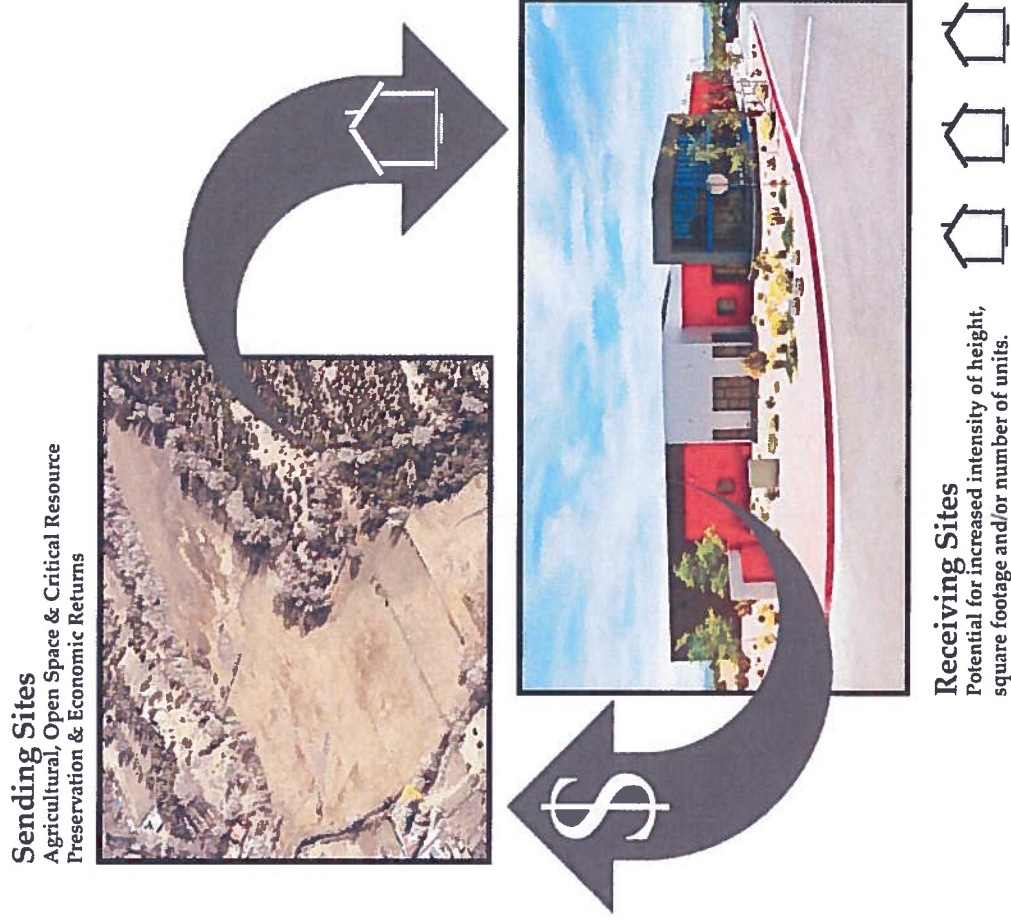
PRESERVATION AND CONSERVATION

TRANSFER OF DEVELOPMENT RIGHTS

THE NEW SUSTAINABLE LAND USE CODE PROVIDES FOR THE TRANSFER OF DEVELOPMENT RIGHTS

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM A COMPLEMENTARY OPTION FOR PROPOSED USE CATEGORIES

The purpose of the TDR program is to promote the preservation of agriculture, rural open space, and character, scenic vistas, natural features, areas of special character or special historic, cultural or aesthetic interest or value, and environmental resources for the benefit of residents of Santa Fe County.



TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

A COMPLEMENTARY OPTION TO ALL 3 PROPOSED USE CATEGORIES

The TDR Program

- County TDR Program is in effect.
- Allows property owners in sending areas to sell development rights and receive financial compensation without having to sell or fully develop their land.
- Provides a mechanism for the on-going conservation of important resources throughout the county as well as a means to direct growth to designated areas

Sending Areas

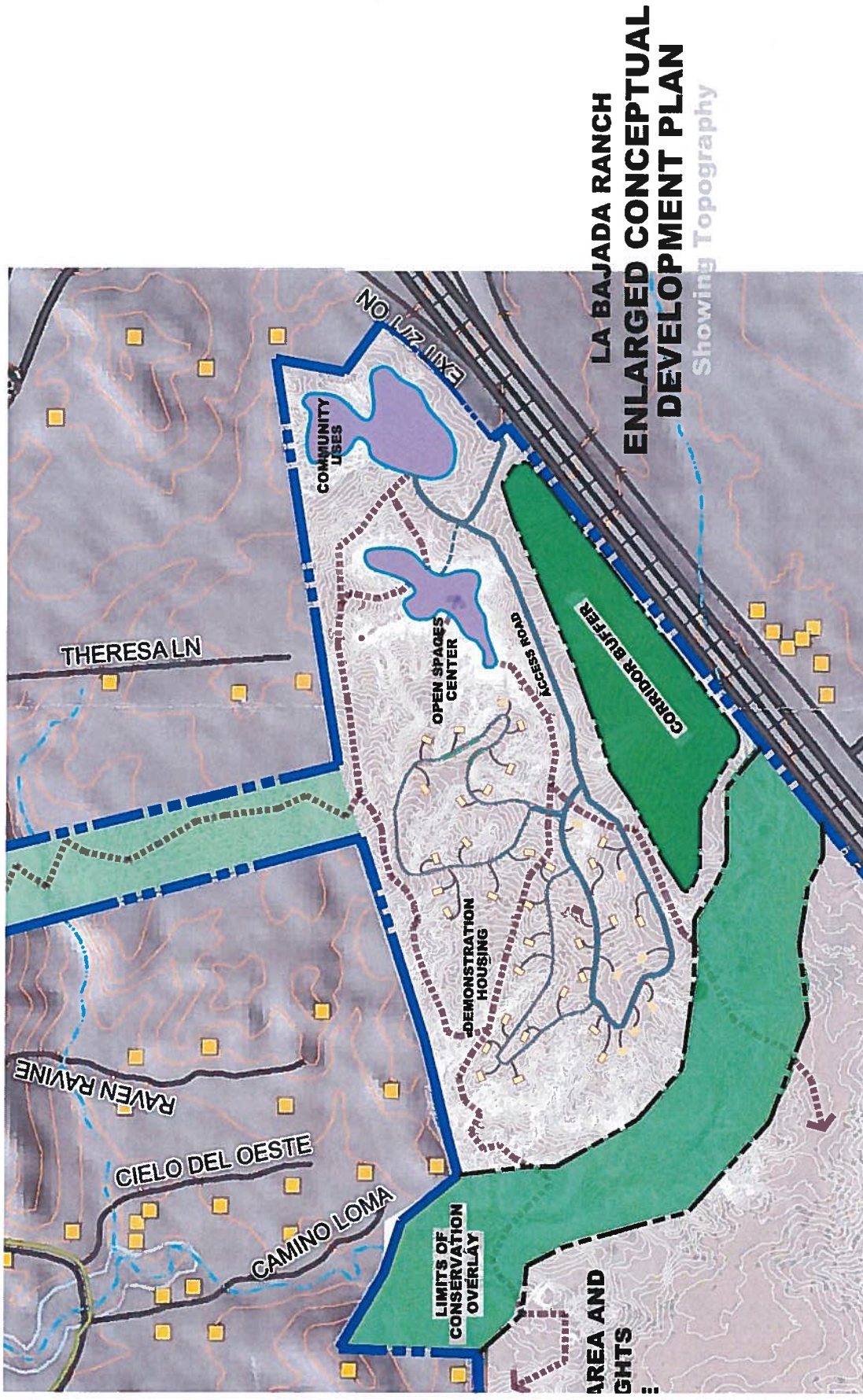
- La Bajada Ranch has been identified as a sending area.
- Land is permanently preserved and property owner maintains ownership.
- Development Rights on the property are based on allowed residential units and property owners may retain any portion of their development rights for future use.

Receiving Areas

- The transferrable development rights allow increased density and intensity in designated receiving areas that have adequate public facilities and services.

The TDR Bank

- The TDR bank will be able to purchase and sell development rights. This provides the County with a secure and reliable source of development rights.



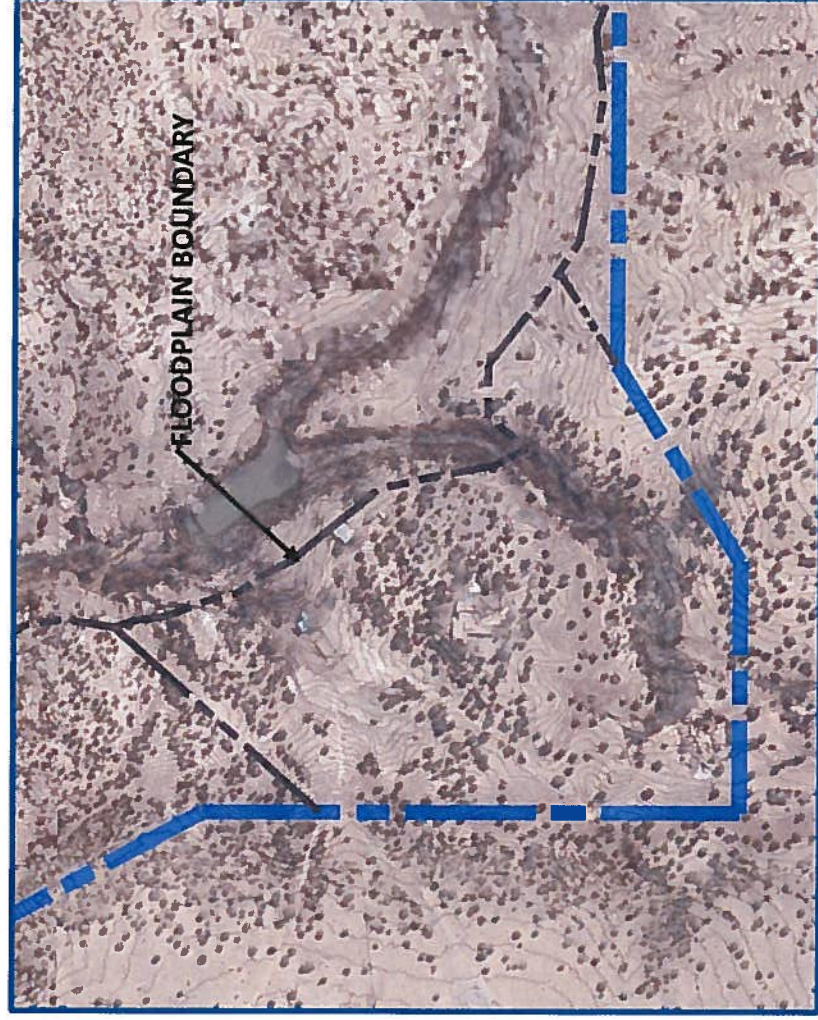
Preservation and Conservation

Sustainable Development Demonstration Area

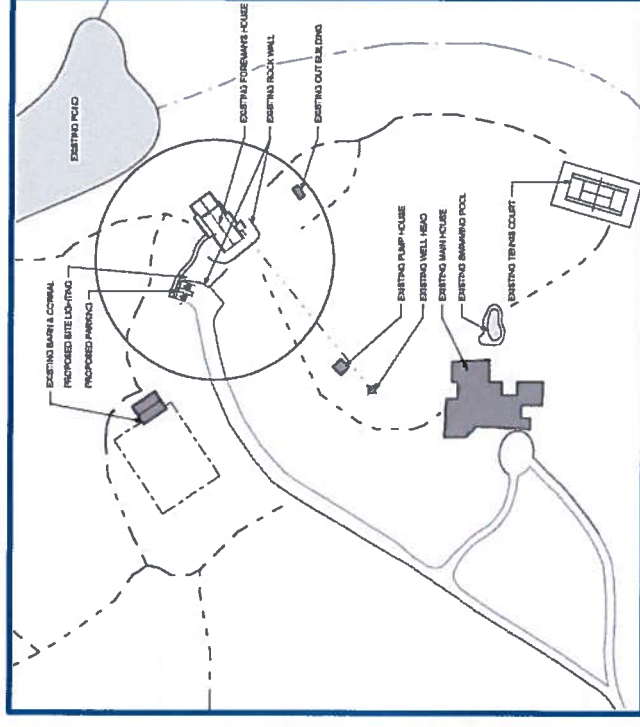
Encourage the development of sustainable practices in development of roads, utilities, water harvesting, site use, alternate housing concepts and community development.

A targeted number of development rights may be retained by Santa Fe County to sponsor programs that encourage the development, use and demonstration of concepts in solar design, net zero energy and water use, liquid waste management, Tiny Houses and other sustainable housing concepts.

RANCH HOUSE PROPERTY



OVERALL SITE PLAN



Property Sale/Lease

Sale/Lease of Ranch House

