

NEW MEXICO STATE LAND OFFICE
APPLICATION TO SUBLEASE STATE TRUST LANDS
(PLEASE FILL OUT IN INK)

I/We, Cypress, Inc, of
(mailing address) 49 Zorro Ranch Road, Stanley, NM 87056, being lessee(s)
under Agriculture Lease No. GR 2122, granted by the Commissioner of Public Lands, do hereby
make application to sublease the lands described as follows:

SUBDIVISION	SEC.	TWP.	RANGE	ACRES
See Attached Exhibit A				1,158.97

2014 MAY 15 PM 1 14

If additional space is needed to describe legal subdivision,
please attach additional sheet using the above format

Please give name of sublessee and mailing address: Steve Chavez / Ernest Ortiz
PO Box 1054, Moriarty, NM 87035 / 198 County Rd B 108 S Estancia NM 87016

It being understood that said permission to sublease does not in any way relieve me/us from
obligation assumed under the lease stated above.

Sublease term on the designated lands to commence October 1, 20 11, and to expire on September
30, 20 16, (Sublease cannot be given beyond expiration date of lease.)

Give reasons this land is being subleased: Cattle Grazing

The number, type, class of livestock, and period of use, are as follows:

NO.	LIVESTOCK		PERIOD OF USE	
	KIND	CLASS	FROM	TO
39	Mother Cows	Angus Cross	10/1/11	9/30/16
2	Bulls	Angus		



Please indicate the person and/or party that you wish our field representative to contact relative to this application to sublease:

Name: Karen L Gordon

Address: 1920110 Ranch Rd, Stanley, NM 87056

Home Telephone No. 505 933 3401 Business Telephone No. 505 933 3401

Include 20% (twenty-percent) of the yearly rental with completed Sublease Application Form. The minimum fee for subleasing is \$50.00 (fifty dollars).

I, Cypress, Inc, do solemnly swear (or affirm) that statements and answers to the questions in this application are true and correct to the best of my knowledge and belief. **ANY FALSE STATEMENTS CONTAINED HEREIN WILL SUBJECT MY LEASE OR LEASES TO CANCELLATION.**

CYPRESS, INC

Signed: By: Darren Indyke, Darren Indyke, Vice President
Lessee

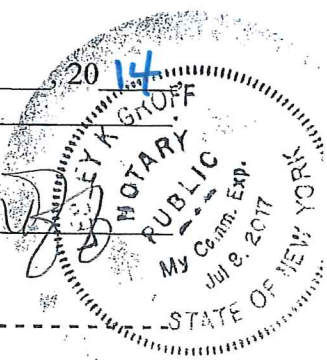
Signed: _____
Lessee

SUBSCRIBED AND SWORN to before me this 7th day of May, 2014
by Darren Indyke

{Name of Person's Signature being acknowledged}

MY COMMISSION EXPIRES: JULY 8, 2017
Notary Public - State of New York
NO. 01GR6285700
Qualified in New York County
My Commission Expires Jul 8, 2017

Zedley K. Goff
Notary Public



I, Ray Powell, COMMISSIONER OF PUBLIC LANDS, do hereby grant the lessee(s) listed above permission to sublease the above described land.

APPROVED THIS 10 day of June, 2014

Ray Powell
COMMISSIONER OF PUBLIC LANDS



2014 MAY 15 PM 1:14

EXHIBIT A

LEASE NO: GR2122

SUBDIVISION					SEC-TWN-RNG	ACREAGE	U S E	PRICE PER UNIT	CAR CAP
LOT1	LOT2	LOT3	LOT4	LOT7	02 12N 09E	238.97	G	-	12
SW4NE4	S2NW4	SW4	-	-	02 12N 09E	280.00	G	-	12
ALL	-	-	-	-	16 12N 09E	640.00	G	-	12
TOTAL ACREAGE:					1,158.97	TOTAL RENTAL:			

RENEWAL LEASE

LEGEND: USE TYPE CODES

C= CONSERVATION RESERVE PROGRAM LAND, D= DRYLAND FARMING, G= GRAZING,
 I= IRRIGATED CROPLAND, M= MOBILE HOME ON LAND, R= RSIP LAND, 1= GRAZING (BID),
 2= DRYLAND FARMING (BID), 3= IRRIGATED CROPLAND (BID) 4= CRP (BID) 5= RSIP (BID),
 H= 1/2 SOUTH FOR TOWNSHIP, H= 1/2 EAST FOR RANGE

* CARRYING CAPACITY RATES LISTED ARE BASED ON 640 ACRE PARCELS

2014 MAY 15 PM 1 14



NEW MEXICO STATE LAND OFFICE
REQUEST FOR FIELD ASSIGNMENT

DATE TO FIELD DIVISION: 5-16-14 FIELD DIVISION CONTROL NO. Jul-110

REQUESTING DIVISION: Surface/Grazing BY: Danny Sandoval

LEASE NUMBER: GR-2122 TYPE OF REQUEST: New Sublease

NAME OF LESSEE/APPLICANT: Cypress Inc.

ADDRESS: 49 Zorro Ranch Rd, Stanley, Nm 87056

DESIGNATED CONTACT: Karen Gordon PHONE: (505) 933-3401

ADDRESS: Same as above

LEGAL DESCRIPTION:	SECTION	TWP	RANGE	COUNTY
	02	12N	09E	Santa Fe Co.
	16	12N	09E	" " "

REMARKS: Please inspect and make recommendation.
See attached Memo for remarks.

DATE RETURNED TO REQUESTING DIVISION/BUREAU: 6-4-14

DISTRICT RESOURCE MANAGER RECOMMENDATION:

Approve SUBLEASES OF ZORRO RANCH TO
MR CHAVEZ & MR. OSTIZ
RANDE FOR/GOOD.

APPROVE RECOMMENDATION: { FIELD DIVISION } { REQUESTING DIVISION }
[Signature] { SRM 6-10-14 }

DO NOT APPROVE RECOMMENDATION: (Please state reasons)

ACTION TAKEN BY REQUESTING DIVISION: Sublease approved as per DRM's
recommendation. (2011-2014) em

DATE RETURNED TO DISTRICT RESOURCE MANAGER:





Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

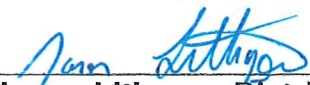
310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

June 03, 2014

JUL-110, JUL-111

TO: Donald Martinez, Director Surface Resources
ATTN: Danny Sandoval, Management Analyst
THRU: Bill Pearson, Assistant Director Field Operations
FROM: 
Jason Lithgow, District Resource Manager
Santa Fe District Office
SUBJECT: *New Sublease: GR-2122, GR-2088*
Cypress Inc.

Date Received: May 20, 2014

SYNOPSIS

This report is to address the new sublease for GR-2122 and GR-2088. The sublease will encompass three sections totaling 1,243.83 acres. The subject trust land lies within the greater 11,000 Acre+ Zorro Ranch. At the time of the field visit an ocular estimate of the land was fair to good. There are no known reasons to not approve this sublease.

LEGAL LAND DESCRIPTION

A tract of land containing 1,243.83 acres, more or less, and allocated by forties as follows:

N.M.P.M.

<u>Section</u>	<u>Quarter/Quarter</u>	<u>Township</u>	<u>Range</u>	<u>County</u>
02	Lot 1, 2,3,4,7	12N	09E	Santa Fe
02	SW/4NE/4, S2NW4, SW4	12N	09E	Santa Fe
16	All	12N	09E	Santa Fe
36	Lot 1,2,3,4	13N	09E	Santa Fe



LOCATION

A 310 Old Santa Fe Trail
Santa Fe, NM 87501

- 1. Head **south** on **Old Santa Fe Trail** toward **E De Vargas St** 0.5 mi
- 2. Continue onto **Old Pecos Trail** 1.6 mi
- 3. Turn left onto **NM-466 S/Old Pecos Trail** 1.4 mi
- 4. Take the **Interstate 25 N** ramp to **Las Vegas/US 285 S/Clines Corners** 0.3 mi
- 5. Merge onto **I-25 N/US-285 S** 6.2 mi
- 6. Take exit **290** for **US-285 S** toward **Clines Corners** 0.2 mi
- 7. Keep right at the fork and merge onto **US-285 S** 6.7 mi
- 8. Turn right onto **NM-41 S** 16.8 mi
- 9. Turn right onto **Zorro Ranch Rd** 75 ft

The Zorro Ranch Rd is the access point to the State Trust Land. There is no public access to the subject tracts.

SITE/PHYSICAL DESCRIPTION

This site is rural rangeland. The leased site occupies 1,243.83 acres. Adjoining lands are used for livestock grazing, and wildlife habitat. Vegetation consists of short and mid native grasses, forbs, and shrubs and pinyon-juniper mixed forest.

HIGHEST AND BEST USE

The highest and best use of this land is livestock grazing and wildlife habitat. No other trends exist at this time.

ENVIRONMENTAL CONCERNS/CULTURAL SITES

No environmental concerns were observed at this time. Please note that this area has a very high concentration of artifacts, including Pueblo Blanco. If any improvements are made a thorough archeological review would be necessary.



REMARKS

On May 27, 2014 I met with a Mr. Gordon, who represents Cypress Inc., and conducted a site visit of the subject tract. At the time of the inspection the range was in better than fair condition. It was very apparent that the greater Zorro ranch took great care in managing the landscape. The Zorro ranch has been actively treating choya on both trust and deeded lands. They blade and pile the choya during the dormant period in winter, and burn the piles when they dry.

The new sub-lessees will be Steve Chavez and Ernest Ortiz. I recommend approval of the sublease.



Appendix A: Photos



Photo 1- Overlooking Pueblo Blanco. Section 16.





Photo 2- Representation of the range. Section 02.





Photo 3: East of Pueblo Blanco. Section 16.





Photo 4: Some choya encroachment. The ranch has been actively conducting choya removal during the winter months. This pasture was slated for treatment next winter. Section 2.

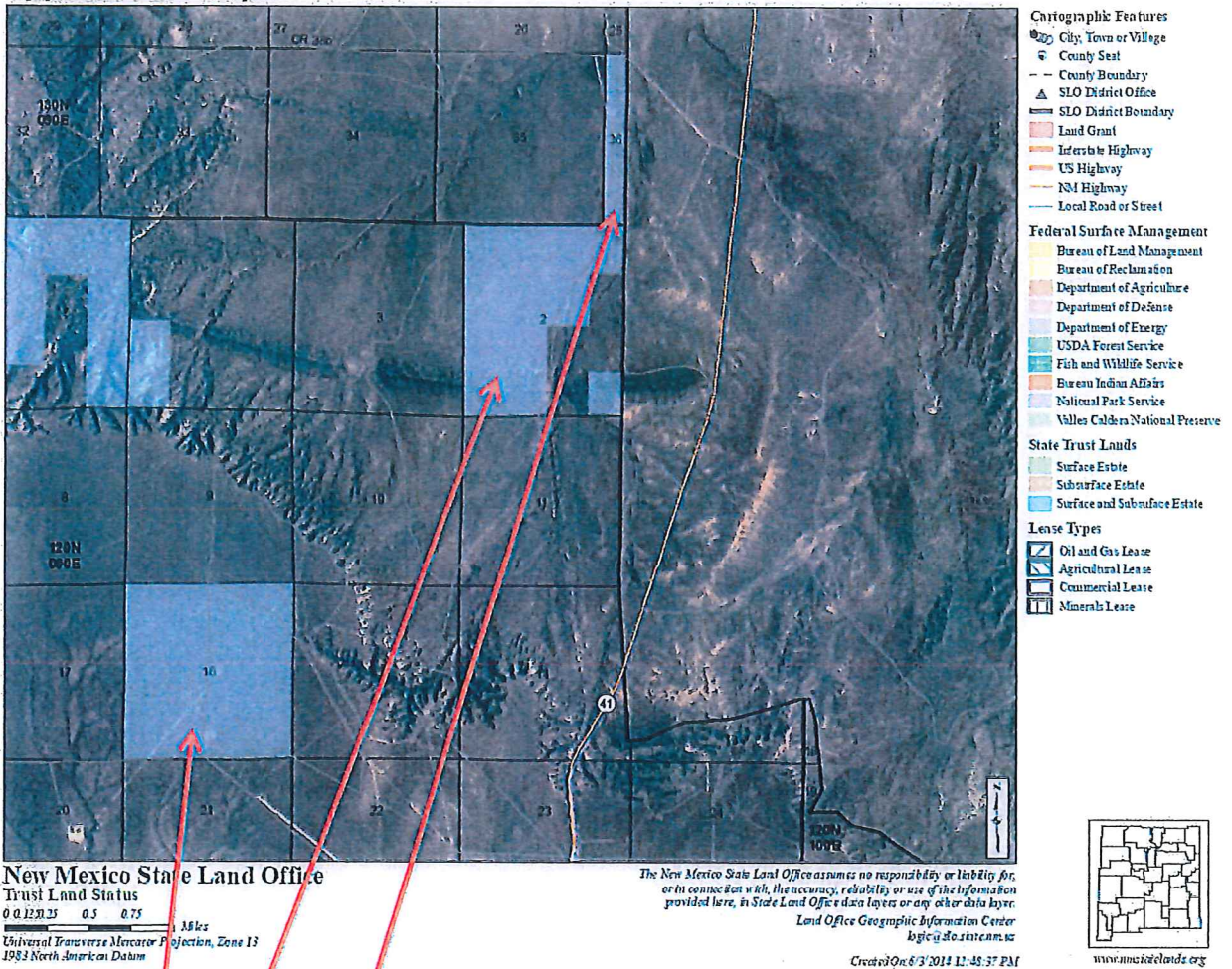




Photo 5: Section 36.



Appendix B: Maps



Sections: 16 and 2 and 36. All the land around the sections is privately owned by the Zorro Ranch.

Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

May 16, 2014

Cypress Inc.
49 Zorro Ranch Rd
Stanley, NM 87056

**RE: STATE AGRICULTURAL LEASE NO. GR-2088-0001 &
GR-2122-0001**

Dear Lessee(s):

This office has received your applications to Sublease State Trust Lands.

This office will send a District Resource Manager to inspect your leased lands on site and make a recommendation. Typically, it takes four to six weeks until we can approve or disapprove the application.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5775.

Sincerely,



Danny Sandoval
Surface Resources Division
NM State Land Office





Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

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P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

June 11, 2014

Cypress Inc.
49 Zorro Ranch Road
Stanley, NM 87056

**Re: State Agricultural Lease No. GR-2088 & GR2122
(Sublease No. GR-2088-0001 & GR2122-001)**

Dear Lessee(s):

Please find enclosed a copy of your approved sublease applications. Your sublease commenced on October 1, 2013 and will expire on September 30, 2016.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5876.

Sincerely,

Julian Ortiz
Surface Resources Division
NM State Land Office
encl.



CYPRESS, INC

49 Zorro Ranch Road

Stanley, NM 87056

Telephone: 505 938 2920

2014 MAY 15 PM 1 14

May 7th, 2014

New Mexico State Land Office
PO Box 1148
Santa Fe
NM 87504

Attention: Ms Lucille Martinez

Dear Ms Martinez,

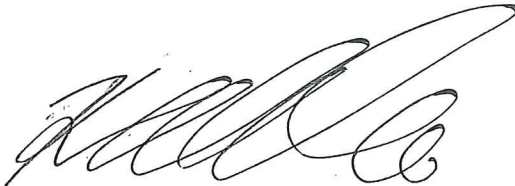
We would like to confirm that Cypress, Inc has a new mailing address. If all correspondence could please be forwarded to the following

49 Zorro Ranch Road
Stanley, NM 87056

If you have any questions or concerns in reference to this could you please call 505 933 3401

Thank you for you assistance with this matter

Sincereley,



Karen L. Gordon





Aubrey Dunn, Commissioner of Public Lands
State of New Mexico

APPLICATION TO SUBLEASE STATE TRUST LANDS
(PLEASE FILL OUT IN INK)

I/We, Cypress, Inc, of
(mailing address) 49 Zorro Ranch Road Stanley, NM 87056, being lessee(s)
under Agriculture Lease No. AR-2122, granted by the Commissioner of Public Lands, do hereby
make application to sublease the lands described as follows:

SUBDIVISION	SEC.	TWP.	RANGE	ACRES
Please Note: Exhibit A attached here to				

If additional space is needed to describe legal subdivision,
please attach additional sheet using the above format

Please give name of sublessee and mailing address: Ernest Ortiz & Steve Chavez
49 Zorro Ranch Road, Stanley, NM 87056

It being understood that said permission to sublease does not in any way relieve me/us from obligation assumed under the lease stated above.

Sublease term on the designated lands to commence October 1, 2016, and to expire on September 30, 2017, (Sublease cannot be given beyond expiration date of lease.)

Give reasons this land is being subleased: Grazing Purposes, Grazing License

The number, type, class of livestock, and period of use, are as follows:

NO.	LIVESTOCK		PERIOD OF USE	
	KIND	CLASS	FROM	TO
<u>39</u>	<u>Mother Cows</u>	<u>Angus Cross</u>		
<u>3</u>	<u>Bulls</u>	<u>Angus</u>		

S-01 (Revised 10/2015)

(1 of 2)

APPLICATION FEE \$100.00



LAND SUSPENSE

3 NMGLD 001-00004

93 0 23-SEP-16 08:55

312.47

FEES 97 0 23-SEP-16 08:58 4 NMGLD 001-00004 312.47
FEES 96 0 23-SEP-16 08:57 4 NMGLD 001-00004 100.00
FEES 94 0 23-SEP-16 08:55 4 NMGLD 001-00004 100.00

EXHIBIT A

LEASE NO: GR2122

SUBDIVISION					SEC-TWN-RNG	ACREAGE	U	PRICE	CAR
							S	PER	CAP
							E	UNIT	
LOT1	LOT2	LOT3	LOT4	LOT7	02 12N 09E	238.97	G	-	12
SW4NE4	S2NW4	SW4	-	-	02 12N 09E	280.00	G	-	12
ALL	-	-	-	-	16 12N 09E	640.00	G	-	12
TOTAL ACREAGE:					1,158.97	TOTAL RENTAL:		\$751.51	

RENEWAL LEASE

LEGEND: USE TYPE CODES

C= CONSERVATION RESERVE PROGRAM LAND, D= DRYLAND FARMING, G= GRAZING,
 I= IRRIGATED CROPLAND, M= MOBILE HOME ON LAND, R= RSIP LAND, 1= GRAZING (BID),
 2= DRYLAND FARMING (BID), 3= IRRIGATED CROPLAND (BID) 4= CRP (BID) 5= RSIP (BID),
 H= 1/2 SOUTH FOR TOWNSHIP, H= 1/2 EAST FOR RANGE

* CARRYING CAPACITY RATES LISTED ARE BASED ON 640 ACRE PARCELS

10-18-2011
 10-20-11

2011 JUL 27 PM 4 08



NEW MEXICO STATE LAND OFFICE

REQUEST FOR FIELD ASSIGNMENT

DATE TO FIELD DIVISION: 09/27/2016

FIELD DIVISION CONTROL NO: JUL251

REQUESTING DIVISION: Agriculture

BY: Danny Sandoval

LEASE NUMBER: GR 2122 101

TYPE OF REQUEST: Sublease Renewal

NAME OF LESSEE/APPLICANT: CYPRESS INC., A VIRGIN ISLANDS CORPORATION

ADDRESS: 49 ZORRO RANCH ROAD, STANLEY, New Mexico, 87056,

NAME	PHONE	ADDRESS	EMAIL
CYPRESS INC., A VIRGIN ISLANDS CORPORATION	5059333401	49 ZORRO RANCH ROAD STANLEY, NM 87056	

LEGAL DESCRIPTIONS	TWP	RNG	SEC	COUNTY
1, 2, 3, 4, 7, S2NW4, SW4 NE4, SW4	12N	09E	2	Santa Fe
ALL	12N	09E	16	Santa Fe

REMARKS:

DATE RETURNED TO REQUESTING DIVISION/BUREAU: 11/07/2016

Recommendation	Supervisor Recommendation
	Approval recommended to renew sublease on GR2122.

ACTION TAKEN BY REQUESTING DIVISION: Approve Sublease Renewal per DRM's recommendation. 11/8/2016 DWS

APPROVE RECOMMENDATION: [FIELD DIVISION] ELECTRONICALLY APPROVED: 11/07/2016

Kenneth Baca

[REQUESTING DIVISION] ELECTRONICALLY APPROVED: 11/08/2016

Danny Sandoval

REQUESTING DIVISION SUPERVISOR COMMENT: Approval of the Sublease Application is recommended for a one (1) year term. October 1, 2016 - September 30, 2017 11/10/2016 LM

APPROVE RECOMMENDATION: [REQUESTING DIVISION SUPERVISOR] ELECTRONICALLY APPROVED: 11/10/2016

Lucille Martinez

CHECKLIST

241. If acreage is in poor condition, please provide transects.
242. Please advise on range conditions using an ocular estimate approach.
243. Please inspect and make your recommendations.
244. Please provide a ranch map and indicate where the state land sits in relation to the private land.
245. Please provide other pertinent information regarding this sublease.
246. Please verify how much acreage is being subleased and to whom?





Aubrey Dunn
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

November 4, 2016

JUL-251

TO: Lucille Martinez, Assistant Director Surface Resources
ATTN: Danny Sandoval, Management Analyst
THRU: Kenny Baca, Assistant Director Field Operations
FROM: Jason Lithgow, District Resource Manager
Santa Fe District Office
SUBJECT: *Sublease Renewal: GR-2122*
Cypress Inc.

Date Received: September 27, 2016

SYNOPSIS

This field report address's the sublease renewal application for grazing lease GR-2122. GR-2122 consists of 1,158.97 acres and is located in Santa Fe County. Cypress Inc wishes to sublease the total acreage to Ernest Ortiz & Steve Chavez. A field visit was conducted on November 04, 2016.



LEGAL LAND DESCRIPTION

A tract of land containing 1,158.97 acres, more or less, and allocated by forties as follows:

<u>N.M.P.M. Section</u>	<u>Quarter/Quarter</u>	<u>Township</u>	<u>Range</u>	<u>County</u>
02	Lots 1,2,3,4,7, S2NW4	12N	09E	Santa Fe
02	SW4NE4,SW4	12N	09E	Santa Fe
16	ALL	12N	09E	Santa Fe

LOCATION

310 Old Santa Fe Trail
Santa Fe, NM 87501

Continue to NM-466 S/Old Pecos Trail
6 min (2.1 mi)

Follow I-25 N/US-285 S and NM-41 S to Zorro Ranch Rd
34 min (31.8 mi)

Turn right onto Zorro Ranch Rd
Destination will be on the right
2 min (0.5 mi)

1-107 Zorro Ranch Road
Stanley, NM 87056

SITE/PHYSICAL DESCRIPTION

This site is rural rangeland. Adjoining lands are used for livestock grazing, and wildlife habitat. Vegetation consists of short and mid native grasses, forbs, and shrubs.

REMARKS

A field visit was conducted on November 04, 2016. No issues were found that should stop this sublease. I recommend approval of the sublease. This will continues sound management on the subject tract.



241 - If acreage is in poor condition, please provide transects.

Transects were not required at this time.

242 - Please advise on range conditions using an ocular estimate approach.

The range conditions were fair using an ocular estimation approach. The ranch runs a total of 40 cows on 10,000+ acres.

243 - Please inspect and make your recommendations.

The ranch is in good order, I recommend approving this sublease.

244 - Please provide a ranch map and indicate where the state land sits in relation to the private land.

See attached maps.

245 - Please provide other pertinent information regarding this sublease.

The subject tract is in good shape with no issues to report.

246 - Please verify how much acreage is being subleased and to whom?

The entire grazing lease is being leased to Ernest Ortiz & Steve Chavez.



APPENDIX A: PHOTOS



Pic 1. GR-2122





Pic 2. GR-2122

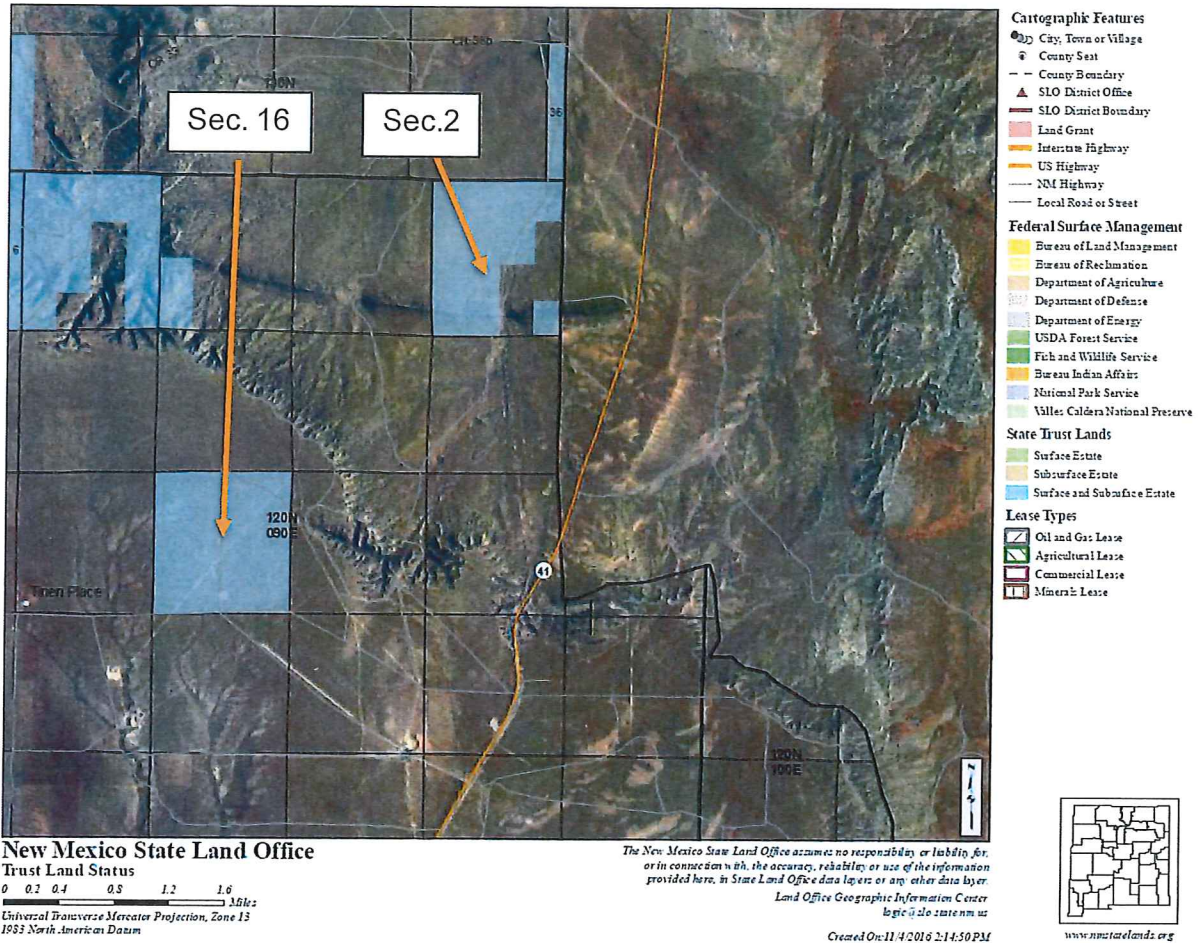




Pic 3. GR-2122



APPENDIX B: MAP GR-2122





Aubrey Dunn
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

November 10, 2016

Cypress Inc.
49 Zorro Ranch
Stanley, NM 87056

Re: State Agricultural Lease GR-2122
Sublease GR-2122-101

Dear Lessee(s):

Please find enclosed a copy of your approved sublease application. Your sublease will commenced on October 1, 2016 and will expire on September 30, 2017.

If you have any questions about your lease, please feel free to contact Mr. Danny Sandoval at the address above or at (505) 827-5775.

Sincerely,

A handwritten signature in cursive script, appearing to read "Aubrey Dunn".

Aubrey Dunn
Commissioner of Public Lands
AD/ds

Encl.



NEW MEXICO STATE LAND OFFICE
APPLICATION TO SUBLEASE STATE TRUST LANDS
(PLEASE FILL OUT IN INK)

I/We, Cypress, Inc, of
(mailing address) 49 Zorro Ranch Road, Stanley, NM 87056, being lessee(s)
under Agriculture Lease No. GR 2122, granted by the Commissioner of Public Lands, do hereby
make application to sublease the lands described as follows:

SUBDIVISION	SEC.	TWP.	RANGE	ACRES
See Attached Exhibit A				1,158.97

2014 MAY 15 PM 1 14

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Please give name of sublessee and mailing address: Steve Chavez / Ernest Ortiz
PO Box 1054, Moriarty, NM 87035 / 198 County Rd B 108 S Estancia NM 87016

It being understood that said permission to sublease does not in any way relieve me/us from obligation assumed under the lease stated above.

Sublease term on the designated lands to commence **October 1, 2011**, and to expire on **September 30, 2016**, (Sublease cannot be given beyond expiration date of lease.)

Give reasons this land is being subleased: Cattle Grazing

The number, type, class of livestock, and period of use, are as follows:

NO.	LIVESTOCK		PERIOD OF USE	
	KIND	CLASS	FROM	TO
39	Mother Cows	Angus Cross	10/1/11	9/30/16
2	Bulls	Angus		



Please indicate the person and/or party that you wish our field representative to contact relative to this application to sublease:

Name: Karen L Gordon

Address: 49 20110 Ranch Rd Stanley, NM 87056

Home Telephone No. 505 933 3401 Business Telephone No. 505 933 3401

Include 20% (twenty-percent) of the yearly rental with completed Sublease Application Form. The minimum fee for subleasing is \$50.00 (fifty dollars).

I, Cypress, Inc, do solemnly swear (or affirm) that statements and answers to the questions in this application are true and correct to the best of my knowledge and belief. **ANY FALSE STATEMENTS CONTAINED HEREIN WILL SUBJECT MY LEASE OR LEASES TO CANCELLATION.**

CYPRESS, INC

Signed: By: Darren Indyke, Vice President
Lessee

Signed: _____
Lessee

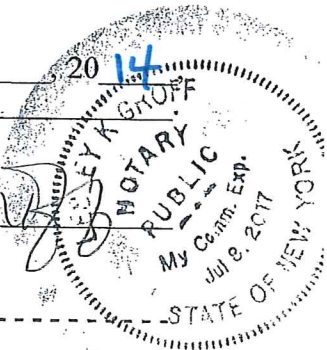
SUBSCRIBED AND SWORN to before me this 7th day of May, 2014

by Darren Indyke

{Name of Person's Signature being acknowledged}

Jedley K. Goff
Notary Public

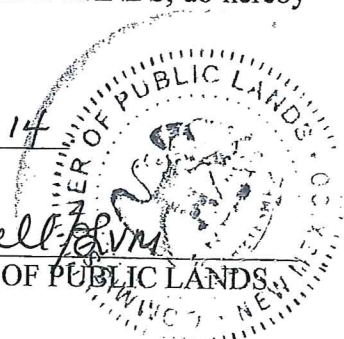
MY COMMISSION EXPIRES: JULY 8, 2017
Notary Public - State of New York
NO. 01GR6285700
Qualified in New York County
My Commission Expires Jul 8, 2017



I, Ray Powell, COMMISSIONER OF PUBLIC LANDS, do hereby grant the lessee(s) listed above permission to sublease the above described land.

APPROVED THIS 10 day of June, 2014

Ray Powell
COMMISSIONER OF PUBLIC LANDS



2014 MAY 15 PM 1 14

EXHIBIT A

LEASE NO: GR2122

SUBDIVISION					SEC-TWN-RNG	ACREAGE	U S E	PRICE PER UNIT	CAR CAP
LOT1	LOT2	LOT3	LOT4	LOT7	02 12N 09E	238.97	G	-	12
SW4NE4	S2NW4	SW4	-	-	02 12N 09E	280.00	G	-	12
ALL	-	-	-	-	16 12N 09E	640.00	G	-	12
TOTAL ACREAGE:					1,158.97	TOTAL RENTAL:			

RENEWAL LEASE

LEGEND: USE TYPE CODES

C= CONSERVATION RESERVE PROGRAM LAND, D= DRYLAND FARMING, G= GRAZING,
 I= IRRIGATED CROPLAND, M= MOBILE HOME ON LAND, R= RSIP LAND, 1= GRAZING (BID),
 2= DRYLAND FARMING (BID), 3= IRRIGATED CROPLAND (BID) 4= CRP (BID) 5= RSIP (BID),
 H= 1/2 SOUTH FOR TOWNSHIP, H= 1/2 EAST FOR RANGE

* CARRYING CAPACITY RATES LISTED ARE BASED ON 640 ACRE PARCELS

2014 MAR 15 PM 1 14



NEW MEXICO STATE LAND OFFICE
REQUEST FOR FIELD ASSIGNMENT

DATE TO FIELD DIVISION: 5-16-14 FIELD DIVISION CONTROL NO. JUL-110

REQUESTING DIVISION: Surface/Grazing BY: Danny Sandova

LEASE NUMBER: GR-2122 TYPE OF REQUEST: New Sublease

NAME OF LESSEE/APPLICANT: Cypress Inc.

ADDRESS: 49 Zorro Ranch Rd, Stanley, Nm 87056

DESIGNATED CONTACT: Karen Gordon PHONE: (505) 933-3401

ADDRESS: Same as above

LEGAL DESCRIPTION:	SECTION	TWP	RANGE	COUNTY
	02	12N	09E	Santa Fe Co.
	16	12N	09E	" " "

REMARKS: Please inspect and make recommendation.
See attached Memo for remarks.

DATE RETURNED TO REQUESTING DIVISION/BUREAU: 6-4-14

DISTRICT RESOURCE MANAGER RECOMMENDATION:

Approve SUBLEASES OF ZORRO RANCH TO
MR CHAVEZ & MR. OSTIZ
RANGE FEE/6000

APPROVE RECOMMENDATION: FIELD DIVISION } JRM 6-10-14
[Signature]

DO NOT APPROVE RECOMMENDATION: (Please state reasons)

ACTION TAKEN BY REQUESTING DIVISION: Sublease approved as per DRM's
recommendation. (2011-2016) LM

DATE RETURNED TO DISTRICT RESOURCE MANAGER:





Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

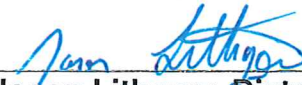
310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

June 03, 2014

JUL-110, JUL-111

TO: Donald Martinez, Director Surface Resources
ATTN: Danny Sandoval, Management Analyst
THRU: Bill Pearson, Assistant Director Field Operations
FROM: 
Jason Lithgow, District Resource Manager
Santa Fe District Office
SUBJECT: *New Sublease: GR-2122, GR-2088
Cypress Inc.*

Date Received: May 20, 2014

SYNOPSIS

This report is to address the new sublease for GR-2122 and GR-2088. The sublease will encompass three sections totaling 1,243.83 acres. The subject trust land lies within the greater 11,000 Acre+ Zorro Ranch. At the time of the field visit an ocular estimate of the land was fair to good. There are no known reasons to not approve this sublease.

LEGAL LAND DESCRIPTION

A tract of land containing 1,243.83 acres, more or less, and allocated by forties as follows:

N.M.P.M.

Section	Quarter/Quarter	Township	Range	County
02	Lot 1, 2,3,4,7	12N	09E	Santa Fe
02	SW/4NE/4, S2NW4, SW4	12N	09E	Santa Fe
16	All	12N	09E	Santa Fe
36	Lot 1,2,3,4	13N	09E	Santa Fe



LOCATION

A 310 Old Santa Fe Trail
Santa Fe, NM 87501

- 1. Head **south** on **Old Santa Fe Trail** toward **E De Vargas St** 0.5 mi
- 2. Continue onto **Old Pecos Trail** 1.6 mi
- 3. Turn left onto **NM-466 S/Old Pecos Trail** 1.4 mi
- 4. Take the **Interstate 25 N** ramp to **Las Vegas/US 285 S/Clines Corners** 0.3 mi
- 5. Merge onto **I-25 N/US-285 S** 6.2 mi
- 6. Take exit **290** for **US-285 S** toward **Clines Corners** 0.2 mi
- 7. Keep right at the fork and merge onto **US-285 S** 6.7 mi
- 8. Turn right onto **NM-41 S** 16.8 mi
- 9. Turn right onto **Zorro Ranch Rd** 75 ft

The Zorro Ranch Rd is the access point to the State Trust Land. There is no public access to the subject tracts.

SITE/PHYSICAL DESCRIPTION

This site is rural rangeland. The leased site occupies 1,243.83 acres. Adjoining lands are used for livestock grazing, and wildlife habitat. Vegetation consists of short and mid native grasses, forbs, and shrubs and pinyon-juniper mixed forest.

HIGHEST AND BEST USE

The highest and best use of this land is livestock grazing and wildlife habitat. No other trends exist at this time.

ENVIRONMENTAL CONCERNS/CULTURAL SITES

No environmental concerns were observed at this time. Please note that this area has a very high concentration of artifacts, including Pueblo Blanco. If any improvements are made a thorough archeological review would be necessary.



REMARKS

On May 27, 2014 I met with a Mr. Gordon, who represents Cypress Inc., and conducted a site visit of the subject tract. At the time of the inspection the range was in better than fair condition. It was very apparent that the greater Zorro ranch took great care in managing the landscape. The Zorro ranch has been actively treating choya on both trust and deeded lands. They blade and pile the choya during the dormant period in winter, and burn the piles when they dry.

The new sub-lessees will be Steve Chavez and Ernest Ortiz. I recommend approval of the sublease.



Appendix A: Photos



Photo 1- Overlooking Pueblo Blanco. Section 16.





Photo 2- Representation of the range. Section 02.





Photo 3: East of Pueblo Blanco. Section 16.



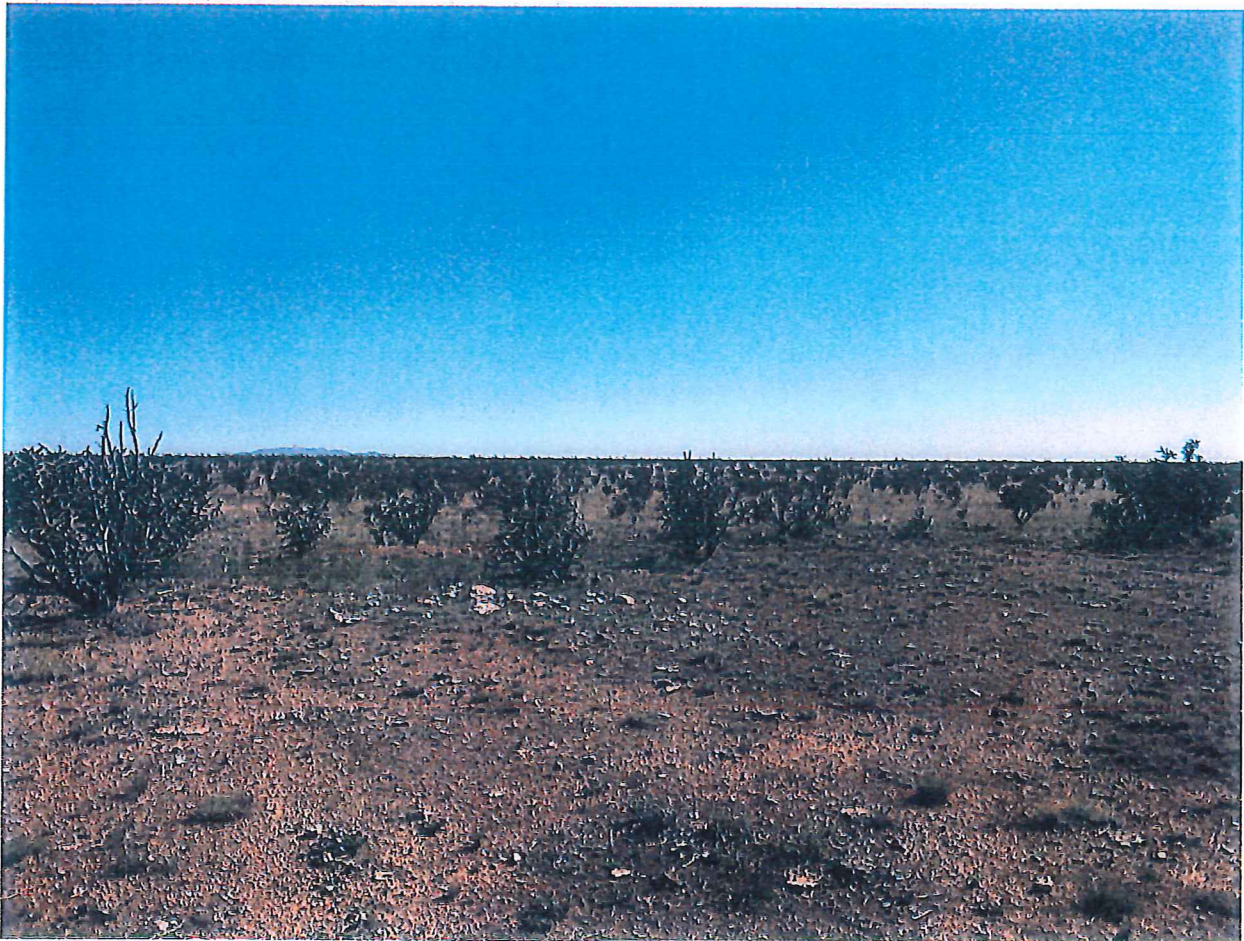


Photo 4: Some choya encroachment. The ranch has been actively conducting choya removal during the winter months. This pasture was slated for treatment next winter. Section 2.

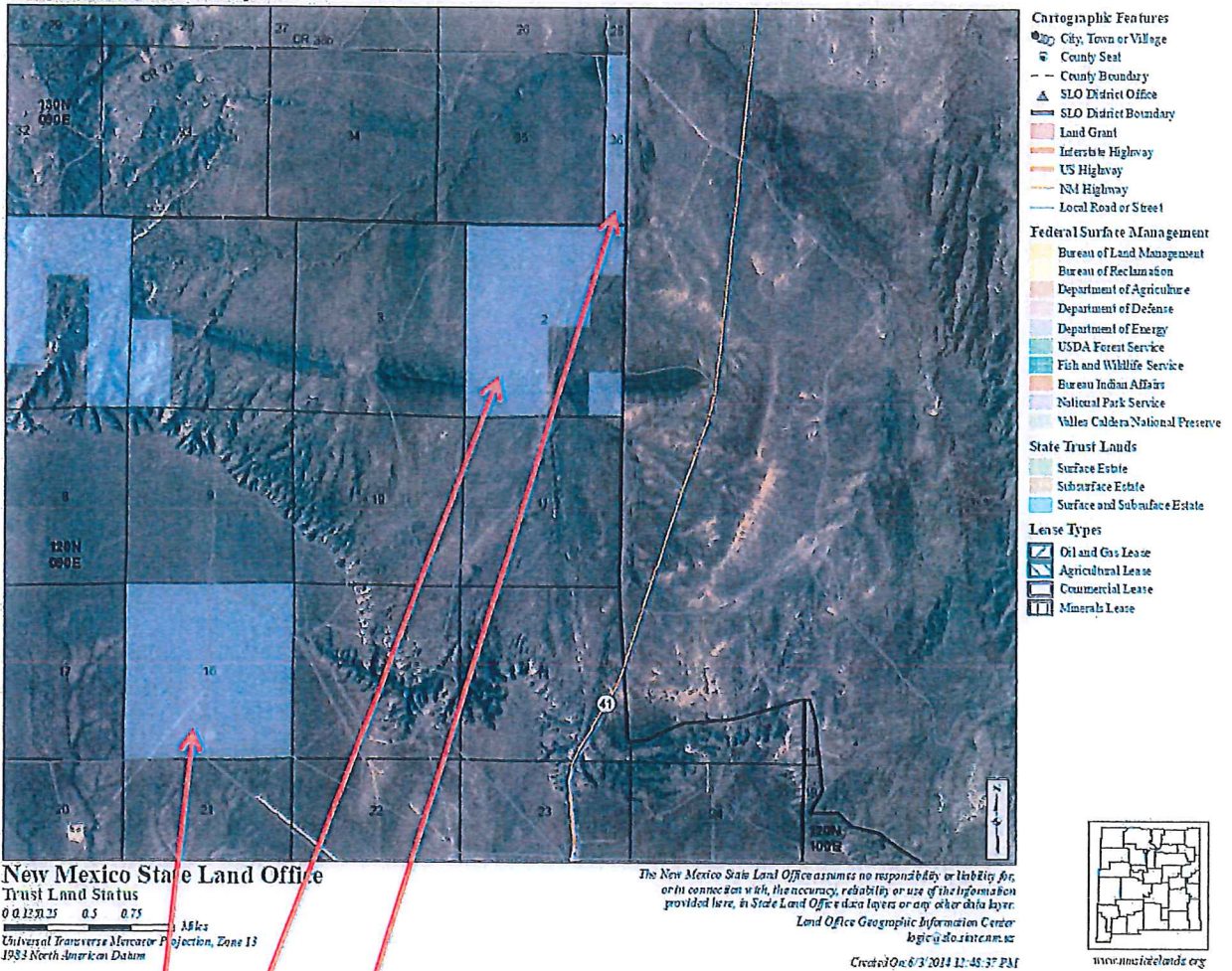




Photo 5: Section 36.



Appendix B: Maps



Sections: 16 and 2 and 36. All the land around the sections is privately owned by the Zorro Ranch.

Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

May 16, 2014

Cypress Inc.
49 Zorro Ranch Rd
Stanley, NM 87056

**RE: STATE AGRICULTURAL LEASE NO. GR-2088-0001 &
GR-2122-0001**

Dear Lessee(s):

This office has received your applications to Sublease State Trust Lands.

This office will send a District Resource Manager to inspect your leased lands on site and make a recommendation. Typically, it takes four to six weeks until we can approve or disapprove the application.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5775.

Sincerely,



Danny Sandoval
Surface Resources Division
NM State Land Office





Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

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P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760

Fax (505) 827-5766

www.nmstatelands.org

June 11, 2014

Cypress Inc.
49 Zorro Ranch Road
Stanley, NM 87056

**Re: State Agricultural Lease No. GR-2088 & GR2122
(Sublease No. GR-2088-0001 & GR2122-001)**

Dear Lessee(s):

Please find enclosed a copy of your approved sublease applications. Your sublease commenced on October 1, 2013 and will expire on September 30, 2016.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5876.

Sincerely,

Julian Ortiz
Surface Resources Division
NM State Land Office
encl.



CYPRESS, INC

49 Zorro Ranch Road

Stanley, NM 87056

Telephone: 505 938 2920

2014 MAY 15 PM 1 14

May 7th, 2014

New Mexico State Land Office
PO Box 1148
Santa Fe
NM 87504

Attention: Ms Lucille Martinez

Dear Ms Martinez,

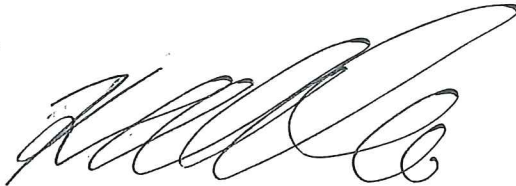
We would like to confirm that Cypress, Inc has a new mailing address. If all correspondence could please be forwarded to the following

49 Zorro Ranch Road
Stanley, NM 87056

If you have any questions or concerns in reference to this could you please call 505 933 3401

Thank you for you assistance with this matter

Sincereley,



Karen L. Gordon



NEW MEXICO STATE LAND OFFICE

OFFICIAL REQUEST FOR CHANGE OF ADDRESS

To: Commissioner of Public Lands
Post Office Box 1148
Santa Fe, New Mexico 87504-1148

Dear Sir:

I am the holder of (Oil and Gas) (Mineral) (Other) _____ Lease No. GR-2088
(Specify) GR-2122

Assignment No. _____, covering _____
(Land Description)

of record in the New Mexico State Land Office, and I request that all official notices from your office which are required to be sent to me by law or under the terms of my lease or contract be sent to me at the address shown below, which address shall remain unchanged upon your records unless and until expressly directed in writing by me to do so.

Cypress, Inc.
(Company Name)

Signature (Please sign as name appears on lease)

49 Zorro Ranch Road
(Street Address or Box Number)

Stanley, NM 87056
(City, State and Zip Code)

Per: Karen L. Gordon
5/15/14 em

This form to be filed with the original lease instrument in the State Land Office.

0-67 04/01/94





Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

June 6, 2012

Cypress, Inc.
9100 Havensight, Port of Sale, Suite 15/16
St. Thomas, VI 00802

**Re: State Agricultural Lease No. GR-2122
(Sublease No. GR-2122-0001)**

Dear Mr. Gordon:

Please find enclosed a copy of your approved sublease applications. Your sublease commenced on October 1, 2011 and will expire on September 30, 2016.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5770.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leroy A. Ulibarri".

Leroy A. Ulibarri
Surface Resources Division
NM State Land Office
encl.

SLO SCAN
JUN 07 2012



Ray Powell, M.S., D.V.M.
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

March 2, 2012

Cypress, Inc.
9100 Havensight, Port of Sale, Suite 15/16
St. Thomas, VI 00802

Re: State Agricultural Lease No.'s GR-2088-01 & GR -2122-01

Dear Mr. Gordon:

This office has received your applications to Sublease State Trust Lands.

This office will send a District Resource Manager to inspect your leased lands on site and make a recommendation. Typically, it takes four to six weeks until we can approve or disapprove the application.

If you have any questions, please feel free to contact me at the address above or at (505) 827-5770.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leroy A. Ulibarri".

Leroy A. Ulibarri
Surface Resources Division
NM State Land Office

encl:

SLO SCAN
JUN 07 2012

**NEW MEXICO STATE LAND OFFICE
APPLICATION TO SUBLEASE STATE TRUST LANDS
(PLEASE FILL OUT IN INK)**

I/We, Cypress, Inc., of
(mailing address) 9100 Havensight, Port of Sale, Suite 15/16, St. Thomas, VI 00802, being lessee(s)
under Agriculture Lease No. GR 2122, granted by the Commissioner of Public Lands, do hereby
make application to sublease the lands described as follows:

SUBDIVISION	SEC.	TWP.	RANGE	ACRES
See attached Exhibit A				1,158.97

If additional space is needed to describe legal subdivision,
please attach additional sheet using the above format

Please give name of sublessee and mailing address: Joe M. Chavez and Steve Chavez

PO Box 1054, Moriarty, NM 87035

It being understood that said permission to sublease does not in any way relieve me/us from obligation assumed under the lease stated above.

Sublease term on the designated lands to commence **October 1, 20** 11, and to expire on **September 30, 20** 16, (Sublease cannot be given beyond expiration date of lease.)

Give reasons this land is being subleased: cattle grazing

The number, type, class of livestock, and period of use, are as follows:

NO.	LIVESTOCK KIND	CLASS	PERIOD OF USE	
			FROM	TO
12	cattle	cattle	10/1/2011	9/30/2016

2012 FEB 23 PM 10 14

S-01 (Revised 01/2001)

Please indicate the person and/or party that you wish our field representative to contact relative to this application to sublease:

Name: Brice Gordon

Address: 49 Zorro Ranch Rd, Stanley, NM 87056

Home Telephone No. (340) 513-9855 Business Telephone No. (340) 513-9855

Include 20% (twenty-percent) of the yearly rental with completed Sublease Application Form. The minimum fee for subleasing is \$50.00 (fifty dollars).

I, Cypress, Inc., do solemnly swear (or affirm) that statements and answers to the questions in this application are true and correct to the best of my knowledge and belief. **ANY FALSE STATEMENTS CONTAINED HEREIN WILL SUBJECT MY LEASE OR LEASES TO CANCELLATION.**

Signed: *Darren Indyke*
Lessee

Signed: _____
Lessee

SUBSCRIBED AND SWORN to before me this 16 day of February, 2012,
by Darren Indyke as Vice President of Cypress, Inc.

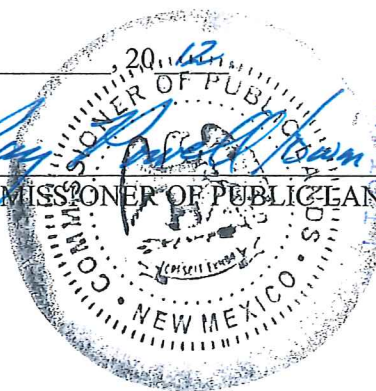
{name of Agricultural Lessee}

MY COMMISSION EXPIRES: 2/25/14

Joan B. Friedman
Notary Public
Commission Expires Feb. 25, 2014

I, *Ray Powell*, COMMISSIONER OF PUBLIC LANDS, do hereby grant the lessee(s) listed above permission to sublease the above described land.

APPROVED THIS *5th* day of *June*, 2012

Ray Powell
COMMISSIONER OF PUBLIC LANDS


S-01 (Revised 01/2001)

SLO SCAN
JUN 17 2012

EXHIBIT A

LEASE NO: GR2122

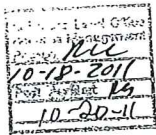
SUBDIVISION					SEC-TWN-RNG	ACREAGE	USE	PRICE PER UNIT	CAR CAP
LOT1	LOT2	LOT3	LOT4	LOT7	02 12N 09E	238.97	G	-	12
SW4NE4	S2NW4	SW4	-	-	02 12N 09E	280.00	G	-	12
ALL	-	-	-	-	16 12N 09E	640.00	G	-	12
TOTAL ACREAGE:					1,158.97	TOTAL RENTAL:		\$751.51	

RENEWAL LEASE

LEGEND: USE TYPE CODES

C= CONSERVATION RESERVE PROGRAM LAND, D= DRYLAND FARMING, G= GRAZING,
 I= IRRIGATED CROPLAND, M= MOBILE HOME ON LAND, R= RSIP LAND, 1= GRAZING (BID),
 2= DRYLAND FARMING (BID), 3= IRRIGATED CROPLAND (BID) 4= CRP (BID) 5= RSIP (BID),
 H= 1/2 SOUTH FOR TOWNSHIP, H= 1/2 EAST FOR RANGE

* CARRYING CAPACITY RATES LISTED ARE BASED ON 640 ACRE PARCELS



2012 FEB 29 AM 10 24

2011 JUL 27 PM 4 08

SLO SCAN

SLO SCAN

OCT 20 2011

JUL 27 2012

NEW MEXICO STATE LAND OFFICE
REQUEST FOR FIELD ASSIGNMENT

ADP-303

DATE TO FIELD DIVISION: 3-2-12 FIELD DIVISION CONTROL NO. _____

REQUESTING DIVISION: Surface BY: Leroy A. Ulibarri

LEASE NUMBER: GR-2122-01 TYPE OF REQUEST: Sublease New

NAME OF LESSEE/APPLICANT: Cypress, Inc.

ADDRESS: 49 Zorro Ranch Rd. Stanley, NM 87066

DESIGNATED CONTACT: Brice Gordon PHONE: 340-513-9855

ADDRESS: _____

LEGAL DESCRIPTION:	SECTION	TWP	RANGE	COUNTY
	02&16	12N	09E	S. F.

REMARKS: Please inspect and make recommendation
See attached Memo for Remarks.

DATE RETURNED TO REQUESTING DIVISION/BUREAU: 6-1-12

DISTRICT RESOURCE MANAGER RECOMMENDATION: Approve application for sublease
1,158.97 acres per attached report. Range condition good to
excellent per monitor estimate.

2012 JUN 25 PM 7 51

APPROVE RECOMMENDATION: FIELD DIVISION: 6-1-12 { REQUESTING DIVISION: _____

DO NOT APPROVE RECOMMENDATION: (Please state reasons) _____

ACTION TAKEN BY REQUESTING DIVISION: Approve Sublease Appl. per DMR
Recommendation. 6/3/12 JLU. Sublet pt.

DATE RETURNED TO DISTRICT RESOURCE MANAGER: _____

2011 State Land Office
Records Management
Book 125
2/14/2012
2-21-2012

NEW MEXICO STATE LAND OFFICE

ASSIGNMENT OF AGRICULTURAL LEASE

TO BE COMPLETED BY LESSEE:

(I, We), the undersigned lessee(s), hereby assign to Cypress Inc., a Virgin Islands Corporation

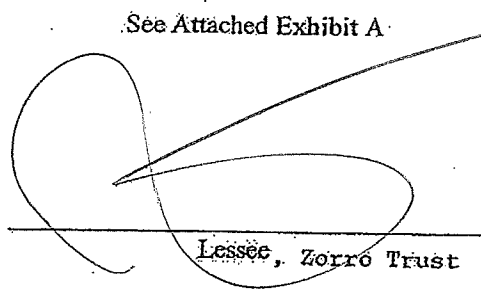
whose address is: 9100 Havensight, Port of Sale, Suite 15/16, St. Thomas

Brice Gordon (mailing address) VI 00802
Telephone (340) - 513 - 9855 all (my/our) right, title and interest in State
Agricultural Lease No. GR 2122 and all rights to compensation for the improvements
located on the leased lands, for which improvements (I/we) hereby either waive payment or
acknowledge receipt of payment of full improvement value. (I/we), understand and agree that
any outstanding sublease of all or a portion of the leased lands is hereby terminated. The lands
covered by said lease are described as follows:

SUBDIVISION SEC. TWP. RGE. ACRES

See Attached Exhibit A

1,158.97 AC
em



Lessee, Zorro Trust

Lessee

Lessee

Lessee

County of New York
State of New York

Subscribed and sworn to before me this 16th day of December, 2011

by Jeffrey Epstein, Trustee of the Zorro Trust utu March 1, 1993, as amended
{print name(s) of person(s) acknowledged}

My commission expires: _____


Notary Public

FEE: - \$50.00
S-37 (revised 2/00)

page 1 of 2

Purchaser signs on page 2

HARRY I. BELLER
Notary Public, State of New York
No. 01BE4853924
Qualified in Rockland County
Commission Expires Feb. 17, 2014

2012 JUN 31 PM 3 17

SLO SCAN

MAR 12 2012

FEE: 54 0 01-FEB-12 09:15 4 NWSLO 001-00003 50.00

TO BE COMPLETED BY PURCHASER:

(I/We), the undersigned lease purchaser(s), being eighteen years or more of age, do solemnly swear or affirm that (I/we) have read State Agricultural Lease No. GR 2122, accept its terms and conditions, and agree to assume all obligations to the State as the lessee(s) of record under said lease, which lease is on file with the Commissioner of Public Lands as a public record.

(I/We) (do not intend) to cultivate a portion of the described lands.
(select one)

(I/We) (do not intend) to sublease all or a portion of the described lands.
(select one)

~~Purchaser~~ Transferee: Richardson
Cypress, Inc., a Virgin Islands Corporation

~~Purchaser~~ Transferee
County of New York
State of New York

Subscribed and sworn to before me this 16th day of December, 2011

by Jeffrey Epstein, President of Cypress, Inc., a Virgin Islands Corporation
(print name(s) of person(s) acknowledged)

My commission expires: _____

Harry A. Belzer
HARRY A. BELZER
Notary Public, State of New York
No. 010E4833924
Notary Public
Qualified in Rockland County
Commission Expires Feb. 17, 2014

THIS LEASE ASSIGNMENT SHALL NOT BE EFFECTIVE UNLESS APPROVED IN WRITING BY THE COMMISSIONER OF PUBLIC LANDS.

Commissioner's Approval:

APPROVED IN FAVOR OF THE ABOVE NAMED PURCHASER(S) THIS 3rd DAY OF

February, 2012

Ray Powell /w/m
COMMISSIONER OF PUBLIC LANDS

2012 JAN 31 PM 3 17