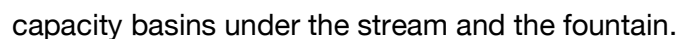


The following major improvements were made to the property since 2018:

Hightspeed internet fiber installed from property point of presence on Mirador to house.

Front yard landscaping and irrigation installed by The Enchanted Gardener

Project #1: Addition to back yard by D'Angelico Enterprises. Modifications included block wall fenced area with stucco, custom built hottub/spa (approximate 10 person capacity bench seating), rock fountain and faux stream with waterfall, extension to existing portal creating a shaded dining area with ceiling fan. Landscape lighting for waterfall, stairs, fountain, landscape and entrances. Paver brick, custom build stair railing and two customer gates. Spa and fountain has Pentair controls for remote operation of fountains, lights, heating, and pump. Spa has Clear Comfort chlorine and natural gas heating. Drip irrigation to back plantings. Large



Project #2: Complete roof replacement with a TPO roof. Included a complete redecking of the roof over the living room to improve drainage, removal of intermediate canailles. Roofing contractor was Collignon roofing, Taos NM. 15 years remaining on warranty from installer, 25 from Firestone on the materials.

2022:

Whole house restucco by Rio Grande Stucco.

2023:

Bedrooms 2 and 3 replaced original carpet with tile flooring

2025:

Rebuild of the front flagstone walk by Grecko Landscaping

Replacement of PVC autofill line for spa by Dave's Mechanical

Septic service - Ray's Septic - system in good working order minus the need for new caps.