

Revised April 27, 1998
DISCLOSURE STATEMENT

WILD HORSE RANCH - PHASE I

FILED IN MY OFFICE

5-4-98 10:52
County Clerk, Catron County, N
Sharon County
By FR DeCu

YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING.

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Catron County Clerk.

Building permits, wastewater permits or other use permits must be issued by state officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional

DEVELOPERS' DISCLOSURE STATEMENT

WILD HORSE RANCH SUBDIVISION - PHASE I

1. NAME OF SUBDIVISION:

Wild Horse Ranch - Phase I
A Type IV Subdivision - Catron County, NM

2. NAME AND ADDRESS OF SUBDIVIDER:

Jim Leslie
Wild Horse Ranch L.L.C.
HC 65 Box 40
Pie Town, NM 87827
1-505-772-2668

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES, LEASING, OR OTHER CONVEYANCE IN NEW MEXICO:

Elaine Anaya, Broker
Ranch Associates, Ltd., Co.
826 Gonzales Road
Santa Fe, New Mexico 87501
1-800-555-4521
1-505-983-2335 or 1-800-700-5997

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED:

	<u>Present</u>	<u>Anticipate Total</u>
# Parcels	Phase I - 83	600 ±
# Gross Acreage	Phase I - 2,172.08	16,120 ±

The project will be divided into 8 phases and it is anticipated that total development will take 5 to 10 years depending on market conditions.

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION:

59.98 acres

6. **SIZE OF SMALLEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION:**

20 acres

7. **PROPOSED RANGE OF PRICES FOR SALES, LEASES OR OTHER CONVEYANCES:**

Prices will range from \$900.00 per acre to \$2900.00 per acre depending on lot size, location and other attributes.

NOTE: Prices are subject to change without notice to reflect market conditions.

8. **FINANCING TERMS:**

The owner will provide financing for up to 15 year with a minimum down payment of 10% and interest rates ranging from 9.9% to 11.5%. Financing terms are subject to change based on market conditions.

9. **NAME AND ADDRESS OF HOLDER OF LEGAL TITLE:**

Legal Title is currently held by Wild Horse Ranch, L.L.C. - HC 65 Box 40, Pie Town, New Mexico, 87827.

10. **NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE:**

Same as Item 9 above.

11. **CONDITION OF TITLE:**

Title is free and clear of all encumbrances.

12. **STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY:**

The Declaration of Covenants, Conditions and Restrictions for Wild Horse Ranch Subdivision is recorded with the Clerk at the Catro County Courthouse in Book 96 of Misc., Page 91-101.

13. ESCROW AGENT:

Weststar Escrow, Inc.
P O Box 25400
Albuquerque, NM 87125-0400
1-505-883-0332

14. UTILITIES:

ELECTRICITY: Socorro Electric Co-op
P.O. Box H
215 Manzamares NE
Socorro, NM 87801
1-800-351-7575 or 1-505-835-0560

Electrical costs will vary with the location of each parcel. The Electric company will provide estimates to individual purchasers on request.

GAS: Liquid Propane service is available from:

Sierra Propane Co.
W. Hwy 60
Quemado, NM 87829
1-505-773-4500

Costs fluctuate and current quotes are available by calling the distributor listed above.

WATER: No water is available from any known business entity. Property owners expected to drill their own wells.

TELEPHONE:

Western New Mexico Telephone Co.
P.O. Box MM
Cliff, New Mexico 88028
1-800-535-2330 or 1-505-535-2291

LIQUID WASTE DISPOSAL: Property owners will install their own septic tanks and drain fields in accordance with current State Environment Department regulations. Phone for current requirements.

Contact:

Rocky Venderly
New Mexico Environmental Improvement Division
1302 E. 32nd St.

SOLID WASTE DISPOSAL:

The subdivider proposes that initially, residents transport their own solid waste to the existing Pie Town disposal site operated by Catron County. The Pie Town disposal site (dumpster) located 16 miles from the subdivision is open on Wednesday, Friday and Saturday from 7:00 a.m. to 5:00 p.m.

At the time of 10% occupancy of each phase, the Wild Horse Ranch Land Owners Association shall make arrangements with the county government in accordance with the current County Solid Waste Ordinance, to provide a dumpster located on one of the three community sites shown on the preliminary plat. The cost of disposal shall be paid to Catron County based on the current ordinances. Additionally, Catron County currently charges each household \$72.00 per year for solid waste disposal.

15. INSTALLATION OF UTILITIES: (BY OWNER SUBDIVIDER)

ELECTRICITY: Electric lines are being extended to Wild Horse Well #1 located in the northern portion of Phase I. Further extension of electric lines will be the responsibility of individual property owners.

GAS: NONE

WATER: NONE

TELEPHONE: NONE

LIQUID WASTE DISPOSAL: NONE

SOLID WASTE DISPOSAL: A dumpster will be provided by Catron County government in accordance with current county ordinances upon application by the property owners association - All costs will be the responsibility of the owners association.

16. UTILITY LOCATION: No utilities will be provided to any parcel by the owner/subdivider. Installation of utilities will be as follows:

	<u>Above ground</u>	<u>Underground</u>
ELECTRICITY	_____X_____	_____
GAS (Liquid Propane)	_____X_tank_____	_____X_piping_____
WATER (by owner)	_____	_____X_____
TELEPHONE (NM Western Tel. Co.)	_____	_____X_____
LIQUID WASTE DISP. (by owner)	_____	_____X_____
SOLID WASTE DISP.	_____X_____	_____

17. **WATER AVAILABILITY:**

Purchasers are expected to drill their own wells. No water will be provided by the subdivider. The average depth to water varies across the subdivision, and ranges from about 20 feet to about 200 feet. The depth to water is not elevation dependent. In some lots deeper wells (to 900 or more) may be required. Well yields vary from more than 25 gpm (gallons per minute) to less than 1 gpm. Some wells may be dry.

18. **FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS:**

NOT APPLICABLE

19. **FOR SUBDIVISION WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS:**

It is recommended that wells be drilled to the depth of water plus 100 feet. The cost of drilling and casing a well is currently estimated at \$14.00 per foot and the cost of a pump and pressure tank would be an additional \$2,000.00 to \$3,000.00.

20. **LIFE EXPECTANCY OF WATER SUPPLY:**

The maximum annual water requirement for the Phase I subdivision is 29 AFA (acre feet per annum), based on 83 lots, each using 0.35 AFA. Groundwater is available in quantities capable of meeting the maximum annual water requirement for a period exceeding 20 years.

21. **SURFACE WATER:**

NOT APPLICABLE

22. **NEW MEXICO STATE ENGINEER'S OPINION ON WATER AVAILABILITY:**

The New Mexico State Engineer's opinion on water availability is included in its entirety in the Disclosure Statement Addendum.

23. **WATER QUALITY:**

A water quality sample was taken on November 10, 1997 from the Woods Ranch well immediately adjacent to Phase I and is representative of the combined alluvium and Crevasse Canyon Formation aquifer. The analysis indicates the water quality is generally good and is of a calcium-sulfate type. The reported concentrations of all anionates are within the New Mexico Water Quality Control Commission drinking water standards. However, concentrations of iron, manganese, hardness and total dissolved solids (TDS) are in excess of secondary drinking water standards. Secondary drinking water standards are non-enforceable standards regarding the use of ground water as a drinking and domestic water supply. The domestic use of

ground water from this aquifer will most likely require the use of a softener and/or other treatment technology to reduce the hardness as well as concentrations of iron, manganese and TDS. Although not present in this analysis, odor and oil may be of concern as they were encountered during drilling.

24. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON WATER QUALITY:

The New Mexico Environment Department's opinion on water quality is included in its entirety in the Disclosure Statement Addendum.

25. LIQUID WASTE DISPOSAL:

Liquid waste disposal shall be by conventional septic tanks and drainfields constructed by the property owners. See Liquid Waste Disposal Plan in the Property Report.

26. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON LIQUID WASTE DISPOSAL:

The New Mexico Environment Department's opinion on liquid waste disposal will be included in its entirety in the Disclosure Statement Addendum.

27. SOLID WASTE DISPOSAL:

Solid waste disposal shall be the responsibility of Catron County. The property owners association shall make arrangements for the county to provide services at three locations within the subdivision. See Solid Waste Plan in the Property Report.

28. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON SOLID WASTE DISPOSAL:

The New Mexico Environment Department's opinion on solid waste disposal will be included in its entirety in the Disclosure Statement Addendum.

29. TERRAIN MANAGEMENT:

A Terrain Management Plan and drawings has been included in the Property Report on file in the office of the County Clerk. It is believed that there are suitable soils on all lots for the proposed uses in the subdivision.

30. NATURAL RESOURCE CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT:

The Natural Resource Conservation District's opinion on Terrain Management, if any, will be included in its entirety in the Disclosure Statement Addendum.

31. SUBDIVISION ACCESS:

It is anticipated that most of the traffic to this subdivision will be from the interstate 40 corridor to the north via State Road 117, just east of Grants, N.M.

Secondary access would be from Pie Town, N.M. located on US Highway 60 approximately 16 miles south of the subdivision via Catron County Road A083.

No new engress/egress would be required from the existing public road systems.

32. MAINTENANCE:

County Roads shown on the preliminary plat shall be maintained by the county

The balance of the roads within the subdivision are private roads to be owned by the property owners association.

The subdivider will provide normal seasonal maintenance on these private roads until 3/4 of the lots in each phase of the subdivision have been sold at which time the maintenance responsibility shall be assumed by the Property Owners Association. Maintenance may not be provided during winter months.

33. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS:

The State Highway Department's opinion on access, if any, will be included in its entirety in the Disclosure Statement Addendum.

34. CONSTRUCTION GUARANTEES:

Road Construction shall be completed to each lot prior to the closing of sale

35. ADVERSE OR UNUSUAL CONDITIONS:

This subdivision is located in a remote unpopulated portion of the county and accessible by unsurfaced county roads and private roads within the subdivision. These roads are not considered all-weather roads and travel may be difficult during periods of inclement weather and winter months.