74738

PLEASE READ THIS DISCLOSURE STATEMENT

BEFORE YOU

SIGN ANY DOCUMENTS OR AGREE TO ANYTHING

SIERRA LOS PINOS SUBDIVISION

UNIT 4 THROUGH 10

DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT IS INTENDED TO PROVIDE YOU WITH ENOUGH INFORMATION TO PERMIT YOU TO MAKE AN INFORMED DECISION ON THE PURCHASE OR LEASE OF PROPERTY DESCRIBED IN THIS STATEMENT. YOU SHOULD READ CAREFULLY ALL OF THE INFORMATION CONTAINED IN THIS STATEMENT BEFORE YOU DECIDE TO BUY OR LEASE THE DESCRIBED PROPERTY. YOU SHOULD BE AWARE OF THE FACT THAT THE VARIOUS STATE AGENCIES HAVE ISSUED OPINIONS OF BOTH THE SUBDIVISION PROPOSAL AND WHAT IS SAID IN THIS DISCLOSURE STATEMENT ABOUT THE PROPOSAL. THESE OPINIONS, WHETHER FAVORABLE OR UNFAVORABLE, ARE CONTAINED IN THIS DISCLOSURE STATEMENT AND SHOULD ALSO BE READ CAREFULLY.

THE BOARD OF COUNTY COMMISSIONERS HAS EXAMINED THIS DISCLOSURE STATEMENT TO DETERMINE WHETHER THE SUBDIVIDER CAN SATISFY WHAT HE 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. FURTHER, THIS DISCLOSURE STATEMENT IS NOT A RECOMMENDATION OR ENDORSEMENT OF THE SUBDIVISION BY EITHER THE COUNTY OR STATE. IT IS INFORMATION ONLY.

FINALLY, THE BOARD OF COUNTY COMMISSIONERS RECOMMENDS THAT YOU SEE THE PROPERTY PRIOR TO PURCHASING OR LEASING IT. YOU HAVE SIX MONTHS FROM THE TIME OF PURCHASING OR LEASING TO INSPECT THE PROPERTY. UPON INSPECTING THE PROPERTY, YOU HAVE THREE DAYS FROM THE DATE OF INSPECTION TO RECIND THE TRANSACTION AND RECEIVE ALL OF YOUR MONEY BACK FROM THE SUBDIVIDER. YOU MUST GIVE THE SUBDIVIDER NOTICE OF YOUR INTENT TO RECIND WITHIN THREE DAYS OF YOUR INSPECTION OF THE PROPERTY.

STATE OF NEW MEXICO } ss
COUNTY OF SANDOVAL }
This instrument was filed for record on
JAN 9 - 1980
At 11:10 A.M. P.M.
Recorded in Vol. [illegible]
of records of said county, folio 225-254
NETTIE LUCERO, Clk. & Recorder
By: [illegible] Deputy

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DISCLOSURE STATEMENT

OF

UNITS 4 THROUGH 10

SIERRA LOS PINOS SUBDIVISION

1. NAME OF SUBDIVISION

SIERRA LOS PINOS SUBDIVISION

2. NAME OF SUBDIVIDER

VALLECITOS DE LOS INDIOS, INCORPORATED
Mountain Route, Box 29
Jemez Springs, New Mexico 87025

3. NAME AND ADDRESS OF PERSON IN CHARGE OF LEASING OR SALES IN NEW MEXICO

LEWIS ENTERPRISES, INCORPORATED (FORMERLY DAVE LEWIS-REALTOR, INC.)
Mountain Route, Box 11
Jemez Springs, New Mexico 87025

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

PRESENT	ANTICIPATED
94 parcels	202 parcels

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

The largest parcel is 7.2133 acres, more or less

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE OR LEASE WITHIN THE SUBDIVISION

The smallest parcel is .639 acres, more or less

7. PROPOSED RANGE OF SELLING OR LEASING PRICES

$8,500.00 is the lowest proposed price for the .639 acre parcel. $100,000.00 is the higest proposed price for the 7.2133 acre parcel

8. FINANCING TERMS: By execution of Real Estate Contract payable as follows;

Interest: 10% per annum
Time price differential: Truth and Lending Statement furnished with each transaction
Amount paid as discount: None
Premium for credit life or other: None
Closing costs: Recording Real Estate Contract $5.00
Recording Warranty Deed $3.00

a. Downpayment required: 20% of total price
b. Remaining balance amortized and payable within a Twelve (12) year period at .01%, or more, of said remaining balance payable monthly for the first Four (4) years, .01½%, or more, of original balance payable monthly for the next Four (4) years, then .02%, or more, of original balance payable monthly for the remaining Four (4) years, all of said monthly payments to include Ten (10%) percent per annum simple interest until such contracts have been paid in full.

CASH PURCHASES shall be 12½% less than total price.

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9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Vallecitos de Los Indios, Incorporated
Mountain Route, Box 29
Jemez Springs, New Mexico 87025

Robert J. Bootzin, President
S. Garrett Bootzin, Vice President
Steven R. Fairfield, Secretary-Treasurer

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

Same as item 9 above

11. CONDITION OF TITLE

One mortgage exists on the Subdivision held by Albuquerque National Bank. The original amount of the mortgage is $180,000.00 at the rate of 13% interest per annum. Developer pays to the bank $1,000.00 per lot for each lot sold in the Subdivision. These payments to the bank are applies as principal reductions to developers indebtedness to the bank. Interest is paid monthly.

The mortgage provides that if no default exists under the terms of the mortgage, the bank shall release to developer a partial release of the mortgage as to any lot contained in the filed plat subdividing the mortgaged land, upon payment by developer to the bank of $1,000.00 per lot.

There are no other encumbrances on the subdivision.

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD SUBJECTING THE SUBDIVIDED LAND TO ANY UNSUAL CONDITIONS AFFECTING ITS USE OR OCCUPANCY.

Restrictive Covenants will affect the use of the land.
See Exhibit "A".

13. ESCROW AGENT

Albuquerque National Bank
P.O. Box 1384 (Main Office)
Albuquerque, New Mexico 87103

Albuquerque National Bank is the holder of the first mortgage on the subdivision.

14. UTILITIES

TELEPHONE: Continental Telephone Company, 108 Onate, Espanola, New Mexico. Telephone service is available within the subdivision. Installation is at purchasers own expense.

ELECTRICITY: Jemez Mountains Electric Cooperative, Inc., P.O. Box 128, Espanola, New Mexico, will provide service to the subdivision. Main distrubution lines will be installed underground. Each lot owner will assume a prorata share of the main line. No estimate of costs available at this time, however, each pruchaser will be advised of costs prior to purchase.

THE PRESENT RATES ARE:

FIRST 50 KWH @ 8.0¢ per kwh
NEXT 50 KWH @ 5.0¢ per kwh
NEXT 200 KWH @ 2.5¢ per kwh
NEXT 200 KWH @ 3.0¢ per kwh
OVER 500 KWH @ 1.5¢ per kwh
MINIMUM: $5.50

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GAS: Butane is available from two companies which presently are serving this area. Clements Butane Company, San Ysidro, New Mexico, and/or Doxol Gas, 5013 2nd Street NW, Albuquerque, New Mexico. A 500 gallon tank will cost approx. $625.00. Fuel is presently approx. $.52 per gallon. These prices are subject to change without notice.

WATER: A water system will be installed prior to sale by a private licensed contractor through the developer and the system will be extended as each unit is available for sale. At such time as 55% of the lots in each unit are sold that unit's system will be turned over to the Sierra Los Pinos Property Owner's Association. There will be a one time Membership Fee of $50.00 to join the association and a $250.00 hook-up fee for water. No one may hook-up to the water system without being a member of the Association.

The water system designed for the subdivision does not provide for fire protection. Fire stands are provided for the local Volunteer Fire Departments and Forest Service vehicle tank fill up.

15. INSTALLATION OF UTILITIES

Water lines will be installed prior to sale and the main electric and telephone lines will be installed under ground.

16. UTILITY LOCATION

Utilities will be installed in the subdivision as set out under item 14, on preceding page. All utilities will be under ground.

17. WATER USE

Water is provided for residential use only.

The water system designed for the subdivision does not provide for fire protection. Fire stands are provided for the local Volunteer Fire Departments and Forest Service Vehicle tank fill up.

The State Engineer will grant a domestic permit under Section 72-12-1 (NMSA 1978) only to the person, who, in good faith, intends to use the well for domestic and household purposes and the permit is limited to a deversion of 3 acre-feet per annum which may not be used to irrigate more than 1 acre of non-commercial trees, lawn or garden and household or other domestic use. If more than 1 household use per well is proposed, then no more than 1 acre of noncommercial trees, lawn or garden may be irrigated from the well and the total withdrawal from the well shall be metered and limited to 3 acre feet per year for all uses. In the event two or more wells obtained under provisions of Section 72-12-1 are tied to the same distribution system, the total withdrawals shall be limited to 3 acre feet per annum. If the total withdrawal is to exceed 3 acre-feet per annum from any well or group of wells that supply a common system, it will be necessary for the subdivider or users to obtain existing water rights and transfer them to the well as provided by Section 72-12-7 (NMSA 1978).

18. AMOUNT OF WATER

There has been a Geohydrological Report done by The American Ground Water Consultants, Inc. Any purchaser wishing to read this report can do so at the office of Lewis Enterprises, Inc.

Please note Exhibit "B" (Summary letter from Dr. William M. Turner, Pres. of The American Ground Water Consultants) on the water avilability of Sierra Los Pinos Subdivision for Units 4 through 10.

Please note State Engineers Report attached as Exhibit "C".

The water system designed for the subdivision does not provide for fire protection. Fire Stands are provided for the local Volunteer Fire Departments and Forest Service Vehicle tank fill up.

19. WATER DELIVERY

The Engineering Firm of Bohannan, Huston, Inc., 4125 Carlisle Blvd. NE, Albuquerque, New Mexico, has designed the system.

Please note Exhibit "D".

20. WATER SYSTEM EXTENSION

The main lines will be installed in the roads. Purchaser will have to extend his own lines from the main line at his own expense. Also, please note item 14 of this report.

The water system designed for the subdivision does not provide for fire protection. Fire stands are provided for the local Volunteer Fire Departments and Forest Service Vechile tank fill up.

21. LIFE EXPECTANCY OF THE WATER SYSTEM

Refer to item 18 above. See Exhibit "B"

22. WELLS

Each purchaser may if they wish drill their own well. There has been a geohydrological study of the area which would include all the information needed, however, recommended depth of a well is from 250' to 700'. The recommended pump setting for a submersible electrical pump is 7' from the bottom of the well. Lithological characteristics through which the existing wells were drilled are fill, red shale, red dark rock and pumice rock.

Please note item 17, paragraph 3.

23. SURFACE WATER

Not applicable.

24. STATE ENGINEERS OPINION ON WATER

See Exhibit "C".

25. WATER QUALITY

Chemical analysis have been conducted on the water supplies for the general area and water has been found acceptable. The proposed system will comply with the Environmental Improvement Agency requirements.

26. ENVIRONMENTAL IMPROVEMENT AGENCY OPINION ON WATER

See Exhibit "E" attached, report from Environmental Improvement Agency

27. LIQUID WASTE DISPOSAL

On site liquid waste disposal, using conventional septic tank/absorption field is recommended. Before installing a septic tank/absorption field on each lot, a permit must be obtained

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from the Environmental Improvement Division's Environmentalist located in the Sandoval County Court House as well as a permit from the Construction Industries Division Plumbing Board.

28. ENVIRONMENTAL IMPROVEMENT AGENCY OPINION ON LIQUID WASTE DISPOSAL

See attached Exhibit "E"

29. SOLID WASTE DISPOSAL

A sanitary land fill maintained by the surrounding communities is available at a nominal cost. Distance to the land fill is approx. 27 miles.

There is a private collection service offered by Mr. Joe Garcia at a cost of $8.00 per month. Address P.O. Box 127, Ponderosa, New Mexico. Phone No. 834-7345. Mr. Garcia presently holds the U. S. Forest Service contract on solid waste disposal.

30. ENVIRONMENTAL IMPROVEMENT AGENCY OPINION ON SOLID WASTE DISPOSAL

See Exhibit "E".

31. TERRAIN MANAGEMENT

a. The Subdivision is located in mountainous terrian and the soil is volcanic ash. All lots within the subdivision are large enough tp provide a building site within each lot that will not require special construction techniques because of unstable or expansive soil.

b. Location of lots within possible flood fringes are: Unit 9, Lots 1, 4, 5, 7, 8, 9, 10, 11, 12, 13, 17 & 18. Unit 10; Lots 1 & 6.

c. The majority of the lots have 8% or more slope.

d. All lots have natural sloping drainage.

e. Due to the natural sloping of the lots and vegetation there are no storm drain systems planed for now or in the futute.

f. Grazing: No grazing animals will be allowed. Please note the Restrictions Exhibit "A".

32. NATURAL RESOURSES CONSERVATION DISTRICTS OPINION ON TERRIAN

See Exhibit "F".

See Soil Map for Sierra Los Pinos Subdivision prepared by Soil Conservation Service Exhibit "G".

33. SUBDIVISION ACCESS

Jemez Springs is the town nearest the subdivision and is approx. 18 miles away. Access to the Subdivision is on State Road 4 and is available by conventional automobile. The property is accessible in all seasons, but may become temporarily inaccessible for short periods due to heavy snowfall. However, State Road 4 is maintained by the State Highway Department and is cleared as rapidly as possible. State Road 4 is a two lane asphalt surface road with a minimum width of 24 feet. The main road that runs through the Subdivision is Forest Road 269, and is maintained by the Forest Service. It is a mixture of dirt and pumice.

Roads within the Subdivision are private and will be completed before each unit is placed on the market.

Roads within the Subdivision have not been accepted by the County for maintenance. There are no plans to surface the roads within the Subdivision.

34. STATE HIGHWAY DEPARTMENT OPINION ON ACCESS

See attached Exhibit "H".

Note easement permit and Map Exhibit "I".

35. DEVELOPMENT

Developer has no plans to provide and improvements in the subdivision not previously mentioned.

36. MAINTENANCE

Developer makes no commitment for permanent maintenance of existing roads. Developer will maintain roads until 55% of the lots in each unit have been sold. At such time the Property Owner's Association will assume permanent maintenance.

37. ADVERSE CONDITIONS

The Subdivision is in a heavily wooded area and is subject to forest fires.

38. RECREATIONAL FACILITIES

There are no existing or proposed recreational facilities in the Subdivision.

39. FIRE PROTECTION

Fire protection is provided by a Volunteer Fire Department located in the La Cueva area approx. 6 miles from the subdivision. Additional protection from the Jemez Springs Volunteer Fire Department at Jemez Springs approx. 18 miles from the Subdivision.

40. POLICE PROTECTION

Police protection is available from Sandoval County Sheriffs Department located in Bernalillo, New Mexico, and State Police Officer stationed in Jemez Springs.

41. PUBLIC SCHOOLS

The Jemez Springs Municipal School provides public education for grades kindergarden through the 12th grade. The School is located 26 miles south on State Road 4. Buses for the children do operate for the Subdivision.

42. HOSPITALS

The nearest Hospital is Los Alamos Medical Center, 3917 West Road, Los Alamos, New Mexico. The hospital contains 88 beds.

43. SHOPPING FACILITIES

There is a grocery store with gas pumps and a lumber and Hardware store at the intersection of Highway 4 and 126, 6 miles

from the Subdivision. There is a grocery store, filing station and garage in Jemez Springs approx. 18 miles south on State Road 4.

44. PUBLIC TRANSPORATION

There is no public transporation available.

45. COMPLETION DATES

All lot corners will be put in and roads will be finished prior to any Unit being placed on the market.

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RETRACTION OF FILING OF DISCLOSURE STATEMENT

The purpose of this document is to retract and to negate the effect of the prior recording of that certain Disclosure Statement previously filed in the records of the County Clerk of Sandoval County on July 9, 1980 as Document No. 74738, Book Misc. 119, pages 248-255.

This corrective document is executed by the entity which is the owner of Units 4 through 10, Sierra los Pinos Subdivision and which caused the original filing of the Disclosure Statement in error and by its signature on this document does hereby declare that the prior filing of record of the Disclosure Statement was in error and that any encumbrance upon the title to the land referenced in the Disclosure Statement is hereby removed and declared to be of no further force and effect.

VALLECITOS DE LOS INDIOS, INC.

By [signature]
Robert J. B[illegible], President

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 28th day of February, 1980 by ROBERT J. BOOTZIN, President of VALLECITOS DE LOS INDIOS, INC., a New Mexico corporation, on behalf of said corporation.

[signature]
NOTARY PUBLIC

My Commission Expires:

April 4, 1980

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record on

FEB 28 1980
At 10:05 A.M. P.M.
Recorded in Vol. Misc. 120
of records of said county, folio 528
NETTIE LUCERO, Clk. & Recorder
By [signature], Deputy

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