

EXHIBITS

There are five (5) exhibits attached to and form a part of the original Disclosure Statements for all units of Tierra Verde Ranchettes. The original is on file in the Valencia County Clerk's office in the Court House in Los Lunas, New Mexico.

This is a summary of the content of each of the exhibits:

Exhibit (A): A letter from the Environmental Improvement Division, District 1 office, dated September 6, 1978, signed by Mr. Grover C. Hartman, P.E., Engineer II and sent to Ms. Carol Thomas, Administrative Assistant to the Valencia County Commission, it states in summary; (1) The subdividers are making no warranties concerning water availability or quality and that purchasers will have to supply their own water by hauling it to the land. (2) The EID's opinion is that the liquid waste disposal as proposed for all units can be fulfilled with the use of septic tank and drain field or privy, and does conform to the Valencia County Subdivision Regulations. However, it is further pointed out in the letter that any future subdivision of the 5 acre tracts may not conform to minimum lot size requirements depending upon the soil characteristics of each individual 5 acre tract. (3) It is the EID's opinion that the solid waste disposal proposed by the Disclosure Statement does conform to the Land Subdivision Regulation of Valencia County, New Mexico.

Exhibit (B): A letter with attached memorandum from the State of New Mexico, State Engineer Office, dated July 13, 1978, signed by Mr. G.E. Reynolds, State Engineer and sent to Ms. Carol Thomas, Valencia County Administrative Assistant, it states in summary that, inasmuch as the subdivider does not propose to supply water to the subdivision, the state engineer's opinion is not pertinent and the subdividers disclosure statement conforms with County regulations as to water.

Exhibit (C): Check list from the Lava Natural Resources District, Grants, New Mexico sent to Ms. Carol Thomas, Executive Secretary Valencia County Commission, it states in summary; the subdivider has not presented a terrain management plan and the use is specified as residential or recreational in nature. Because residential use is anticipated, it is our opinion that information relating to terrain management is relevant. Flood plains and storm drainages should be addressed as a matter of safety and sound decision-making in determining appropriate areas for construction, drain fields, etc. Prospective purchasers should be provided sufficient data and awareness of potential problems to make wise evaluations. For example, some of this land develops seasonal lakes or ponds as a result of snow melting in depressions; these may not be apparent during dry periods when the area is easier of access. Since no proposals for terrain management have been developed, they can be fulfilled without difficulty.

Exhibit (C-1): A letter from the Bill Campbell Agency, Inc. dated March 6, 1976, signed by William N. Campbell, General Partner for Tierra Verde Investors, the "Subdivider", sent to Ms. Carol Thomas, Executive Secretary, Valencia County Commission, with reference to Mr. Yager's letter and checklist (Exhibit C above) it states in summary that the subdivider agrees with Mr. Yager, if the subdivisions were located in an area where it was likely to be used by purchasers as their primary residence. However, the location of Tierra Verde does not lend itself to a primary residence. The disclosure statement very plainly points this out.

Exhibit (D): A letter from the New Mexico State Highway Department, dated August 4, 1978, signed by Carl E. Serna, Deputy Design Engineer, and sent to Ms. Carol Thomas, Administrative Assistant, Valencia County Commission, it states in summary the same thing as stated in the disclosure statement as to roads and access.