

SIERRA VISTA
DISCLOSURE STATEMENT

FOR ALL SUBDIVISIONS CONTAINING MORE THAN FIVE (5) PARCELS

PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING

This disclosure statement is intended to provide you with enough information to permit you to make informed decisions on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this 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. 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 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 of your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction, you must give the subdivider notice of your intent to rescind within three (3) days 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 Santa Fe County Clerk

Building permits, wastewater permits or other use permits must be issued by state or county 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 required for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION

Sierra Vista

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2. NAMES AND ADDRESS OF SUBDIVIDER

Ron Sebesta Realty Retirement Plan & Jason Sebesta

PO Box 2100
Santa Fe, NM 87502

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

Ron Sebesta Realty Retirement Plan & Jason Sebesta

PO Box 2100
Santa Fe, NM 87502
505-577-4008

4. SIZE OF SUBDIVISION, BOTH PRESENT AND ANTICIPATED

Present 4 lots (Number of parcels) 80 Acres (Number of acres in subdivision)	23 Anticipated (Number of parcels) 80 Acres (Number of acres in subdivision)
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5. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR OTHER CONVEYANCE WITHIN THE SUBDIVISION

(Size of largest parcel in acres)
5 Acres

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

(Size of smallest parcel in acres)
2.5 Acres

7. PROPOSED RANGE OF PRICES FOR SELLING, LEASING OR OTHER CONVEYANCE

(\$= lowest amount) (size of parcel sold or leased)
\$250,000.00 2.5 Acres

(\$= highest amount) (size of parcel sold or leased)
\$500,000.00 5 Acres

8. FINANCING TERMS

(Interest) 6%

(Term of loan or contract) Cash or Owner Financing with 25% Down and 15 Year Financing.

(Minimum down payment) 25%

(Service charges and/or escrow fees) To be determined by Weststar Escrow

(Premium for credit life or other insurance if it is a condition for giving credit)
To be determined by Purchaser

(Closing costs)
To be determined by Title Company.

(Any other information required by the Truth in Lending Act, if not set forth above)

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

(Name of person who is recorded as having legal title)

Ron Sebesta Realty Retirement Plan
PO Box 22100
Santa Fe, NM 87502

Jason Sebesta
Rebecca Sebesta
Grace Sebesta
Jacqueline Sadie Kronbergs

PO Box 22100
Santa Fe, NM 87502

(Address)

NOTE: IF ANY OF THE PERSONS NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESSES OF ALL OFFICERS OF THAT CORPORATION.

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

(Name of person recorded as having equitable title)

Ron Sebesta Realty Retirement Plan
PO Box 22100
Santa Fe, NM 87502

Jason Sebesta
PO Box 22100
Santa Fe, NM 87502

Rebecca Sebesta
PO Box 22100
Santa Fe, NM 87502

Grace Sebesta
PO Box 4386
Santa Fe, NM 87502

Jacqueline Sadie Kronbergs

12110 Sun Ranch Drive
Richmond TX 77469

NOTE: IF ANY OF THE HOLDERS OF EQUITABLE TITLE NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESSES OF ALL OFFICERS IN THAT CORPORATION.

11. CONDITION OF TITLE

Include at least the following information where applicable:

(Number of mortgages)

NONE

(Name of each mortgage)

(Balance owing on each mortgage)

NONE

(Summary of the released provisions in each mortgage)

(Number of real estate contracts on the subdivided land for which the subdivider is making payments as a purchaser)

NONE

(Name and address of each person holding a real estate contract as owner of the subdivided land for which the subdivider is making payments as a purchaser)

(Balance owing on each real estate contract)

NONE

(Summary of the release provisions in each real estate contract)

(Statement of any other conditions relevant to the state of the title)

(Statement of any other encumbrances on the land)

NONE

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

(State all deed and plat restrictions affecting the subdivided land, including water restrictions and archaeological easements)

13. ESCROW AGENT

To Be Determined by both Subdivider and Purchaser

(Name)

(Address)

(Statement of whether or not the subdivider has any interest or financial ties with the escrow agent)
The Subdivider **DOES NOT** have any interest or financial ties with the escrow agent)

14. UTILITIES

(Name of entity providing telephone service, if available) (Estimated cost)

(Name of entity providing electricity, if available) (Estimated cost)

PNM Engineering & Construction
4565 State Highway 14, Santa Fe, NM 87508
(505) 241-2700

(Name of entity providing gas service, if available) (Estimated cost)

NM GAS
1322 Paseo De Peralta
Santa Fe, NM 87501
(505) 820-0692

(Name of entity providing water, if available) (Estimated cost)

Santa Fe County Utilities Director
424 NM-599 Frontage Rd.
Santa Fe, NM 87507
O: 505-992-9872 C: 505-795-0123

(Name of entity providing liquid waste disposal, if available) (Estimated cost)

Each lot owner must install a septic system that has been approved by New Mexico Environmental Department. Purchaser is responsible for septic tank installation and Should contact septic tank contractors for a cost estimate prior to purchasing property.

(Name of entity providing solid waste disposal, if applicable) (Estimated cost)

Waste Management
149 Wildlife Way
Santa Fe, NM

(505) 570-5877

Purchaser is responsible for removing solid waste and should contact Waste Management for a cost estimate prior to purchasing property.

15. INSTALLATION OF UTILITIES

(Water) (Date installed) **As shown on Plat recorded November 6, 2006**

(Telephone) (Date installed) **As shown on Plat recorded November 6, 2006**

(Electricity) (Date installed) **As shown on Plat recorded November 6, 2006**

(Gas) (Date installed) **As shown on Plat recorded November 6, 2006**

(Liquid waste disposal) **Each lot owner must install a septic system that has been approved by New Mexico Environmental Department. Purchaser is responsible for septic tank installation and should contact septic tank contractors for a cost estimate prior to purchasing property.**

**New Mexico State Environmental Office
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840**

(Solid waste disposal) **Purchaser should contact Waste Management company as actual cost may vary and will be determined at the time of construction.**

**Waste Management
149 Wildlife Way
Santa Fe, NM
(505) 570-5877**

16. UTILITY LOCATION

(State if all utilities are to be provided to each parcel in the subdivision)

(If utilities are to be provided to some but not all parcels in the subdivision, state which utilities will be provided to each parcel)

(State whether or not the subdivider's proposal conforms with the County's regulation to place all utilities underground)

17. WATER AVAILABILITY

(Describe the maximum annual water requirements of the subdivision including water for indoor and outdoor domestic uses)

(Describe the availability and sources of water to meet the subdivision's maximum annual water requirements)

The Santa Fe County Utilities Department (SFCU) is providing water for Sierra Vista.

Santa Fe County Utilities Director

424 NM-599 Frontage Rd.

Santa Fe, NM 87507

O: 505-992-9872 C: 505-795-0123

(Describe the means of water delivery within the subdivision)

8 inch water main located in Camino del Cielo

(Describe any limitations and restrictions on either indoor or outdoor water use in the subdivision)

(Summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures)

SEE ATTACHED WATER RESTRICTIVE COVENANTS

18. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

N/A

(Name and Address of entity providing water)

(Source of water and means of delivery)

(Summary of any legal restrictions on either indoor or outdoor usage)

(Statement as to whether or not individual wells are prohibited)

19. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

N/A

(State whether wells will be provided by the subdivider or by the prospective purchaser, lessee or conveyee)

(If wells are provided by purchaser, lessee or conveyee, state the estimated cost to complete a domestic well, including drilling, pressure tank, control devices, storage and treatment)

(If wells are provided by the subdivider, state the cost, if any to the purchaser, lessee or conveyee)

(Summary of legal restrictions on either indoor or outdoor usage)

(Average depth to groundwater and the minimum and maximum well depths to be reasonably expected)

(Recommended total depth of well)

(Estimated yield in gallons per minute of wells completed to recommended total depth)

20. LIFE EXPECTANCY OF THE WATER SUPPLY

The Santa Fe County Utilities Department (SFCU) is providing water for Sierra Vista

(State the life expectancy of each source of water supply for the subdivision under full development of the subdivision)

21. SURFACE WATER

(Provide a detailed statement of the source and yield of the surface water supply and any restrictions to which the surface water supply is subject)

N/A

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

Dear Mr. Sebesta, The Santa Fe County Utilities Department (SFCU) is in receipt of your Application for Ready, Willing, and Able Letter for Water and/or Wastewater Services from Santa Fe County (Application) SFCU is ready to provide the Development the service requested. Please consider this letter and the attached technical memo from SFCU to the Santa Fe County Growth Management Department as the ready, willing, and able letter for the Development.

Include here the approved summary of the opinion made by the New Mexico State Engineer regarding:

(Whether or not the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses)

(Whether or not the subdivider can fulfill the proposals in this disclosure statement concerning water, excepting water quality)

23. WATER QUALITY

The Santa Fe County Utilities Department (SFCU) is providing water for Sierra Vista

(Describe the water quality in the subdivision and whether it is fit for human consumption)

(Describe any quality that would make the water unsuitable for use within the subdivision)

(State each maximum allowable water quality parameter that has been exceeded and the name of the element, compound, or standard that has exceeded that parameter)

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

Include here the approved summary of the opinion from the New Mexico Environment Department regarding:

(Whether or not the subdivider can furnish water of an acceptable quality for human consumption and measures to protect the water supply from contamination in conformity with state regulation)

(Whether or not the subdivider can fulfill the water quality proposal made in this disclosure statement)

(Whether or not the subdivider's proposal for water quality conforms to the County's regulations on water quality)

25. LIQUID WASTE DISPOSAL

(Describe the precise type of liquid waste system that is proposed and that has been approved by the Board for use within the subdivision)

Note: No other liquid waste disposal system may be used in a subdivision other than the system approved by the Board.

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

Include here the approved summary of the opinion received by the Board from the New Mexico Environment Department regarding:

(Whether there are sufficient liquid waste disposal facilities to fulfill the requirements of the subdivision in conformity with state regulations)

(Whether or not the subdivider can fulfill the liquid waste disposal proposals made in this disclosure statement)

(Whether or not the subdivider's proposal conforms with the County's regulations on liquid waste disposal)

27. SOLID WASTE DISPOSAL

(Describe the means of solid waste disposal that is proposed for use within the subdivision)

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

Include here the approved summary of the opinion received by the Board from the New Mexico Environment Department regarding:

(Whether or not there is sufficient solid waste disposal facilities to fulfill the needs of the subdivision in conformity with state regulations)

(Whether or not the subdivider can fulfill the solid waste disposal proposals made in this disclosure statement)

(Whether or not the subdivider's proposal for solid waste disposal conforms to the County's regulations on solid waste disposal)

29. TERRAIN MANAGEMENT

(Describe the suitability for residential use of the soils in the subdivision as defined in the Soil and Water Conservation District's soil survey for Santa Fe County)

(Describe any measures necessary for overcoming soil and topographic limitations and who will be responsible for implementing these measures)

(Identify by lot and block numbers all parcels within the subdivision located in whole or in part on slopes in excess of 15%)

(Identify by lot and block number all parcels within the subdivision that are subject to flooding)

(Describe the subsurface drainage for all lots in the subdivision)

(Describe the surface drainage for all lots in the subdivision)

(Describe the nature, location and completion dates of all storm drainage systems constructed in the subdivision, including the completion date of any required to be constructed)

(Describe restrictions and other development requirements if lots are located on 15% slopes or ridgetops)

(Describe detention pond requirements for each lot)

(Describe restrictions of development within buildable areas per approved plans and County terrain management regulations)

30. SOIL AND WATER CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Include here the summary of the opinion received by the Board from the Soil and Water Conservation District regarding:

(Whether or not the subdivider can furnish terrain management sufficient to protect against flooding, inadequate drainage and soil erosion)

(Whether or not the subdivider can satisfy the terrain management proposals made in the disclosure statement)

(Whether or not the subdivider's proposal conforms with the County's regulations on terrain management)

31. SUBDIVISION ACCESS

(Name of town nearest to subdivision)
Santa Fe NM

(Distance from nearest town to subdivision and the route over which the distance is computed)
7 miles

(Describe access roads to subdivision)
paved

(State whether or not any roads are required within the subdivision which will not be built until a future date, e.g. connection roads to future developments on adjoining parcels)
All roads have been constructed.

(State whether or not subdivision is accessible by conventional vehicle)
Yes, all roads are paved.

(State whether or not subdivision is ordinarily accessible in all seasons and under all weather conditions)
Yes, all roads are paved.

(Describe width and type of surfacing of all roads within the subdivision)
Asphalt

32. MAINTENANCE

(State whether the roads, drainage improvements and other improvements within the subdivision will be maintained by the county, subdivider or an association of lot owners)

Roads will be maintained by the HOA.

(If the roads within the subdivision have not been accepted for maintenance by the County, state how the roads will be maintained and describe lot owner's responsibilities and obligations with respect to road maintenance)

(Describe what measures have been taken to make sure maintenance takes place)

Upon approval of the plat by the Santa Fe County Commission the HOA / Road Maintenance Agreement will be filed and recorded.

33. NEW MEXICO DEPARTMENT OF TRANSPORTATION'S (NMDOT) OPINION ON ACCESS

Include here the approved summary of the opinion received by the Board from the New Mexico Department of Transportation (NMDOT) regarding:

(Whether or not the subdivider can fulfill the NMDOT's access requirements for the subdivision in conformity with state regulations) - Not Applicable

(Whether or not the subdivider can satisfy the access proposals made in this disclosure statement)

(Whether or not the subdivider is conforming with the County's regulations on access) - Proposed Development meets county road design standards as required in the Sustainable Land Development Code (SLDC).

34. CONSTRUCTION GUARANTEES

(Describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale) - Realignment of internal roads and improvements of existing roads and infrastructure is the responsibility of the developer and to be maintained by the Home Owners Association.

(Describe all performance bonds, letters of credit, or other collateral securing the completion of each proposed improvement) - Applicant will secure a Letter of Credit from local bank in accordance with Engineers Cost-Estimate for infrastructure improvements and installation.

NOTE: Unless there is a sufficient bond, letter of credit or other adequate collateral to secure the completion of proposed improvements, it is possible that the proposed improvements will not be completed. Caution is advised.

35. ADVERSE OR UNUSUAL CONDITIONS

(State any activities or conditions adjacent to or nearby the subdivision, such as feedlots, cement plants, dairies, airports and the like, that would subject the subdivided land to any unusual conditions affecting its use or occupancy) - Not Applicable

36. RECREATIONAL FACILITIES

(Describe all recreational facilities, actual and proposed, in the subdivision) - Proposed Equestrian Trail to be installed along primary access road to proposed development.

(State the estimated date of completion of each proposed recreational facility) - Upon completion of required infrastructure improvements / installation.

(State whether or not there are any bonds, letters of credit or other collateral securing the construction of each proposed recreational facility and describe any such bond, letter of credit or other collateral) - Developer will submit Letter of Credit from local bank in accordance with Engineers Cost-Estimate for infrastructure improvements and installation.

37. FIRE PROTECTION

(Statement as to whether or not on-site fire protection will be provided) -

(Distance to nearest fire station from subdivision)

Santa Fe Fire Station

Airport Rd

Santa Fe, NM 87507

(State whether the fire department is full-time or volunteer)

Full time

(State whether or not a fire hydrant is within 1000 feet of the buildable portion of each lot)

Yes

(State whether or not a residential sprinkler system meeting NFPA standards is required)

No

38. POLICE PROTECTION

List the various police units that would patrol the subdivision:

Santa Fe County Sheriffs Office

2515 Camino
Entrada Santa Fe
NM 87507

(Municipal Police, if
applicable) City of
Santa Fe Police 2515
Camino Entrada,
Santa Fe NM 87507

(State Police, if
applicable) New
Mexico State Police
4491 Cerrillos Road
Santa Fe, NM 87507

39. PUBLIC SCHOOLS

(Name of and distance to nearest public elementary school serving the subdivision)
El Camino Rael
South Meadows Rd
Santa Fe, NM 87507

(Name of and distance to nearest public junior high or middle school serving the subdivision)
El Camino Rael
South Meadows Rd
Santa Fe, NM 87507

(Name of and distance to nearest public high school serving the subdivision)
El Camino Rael
South Meadows Rd
Santa Fe, NM 87507

40. HOSPITALS

(Name of nearest hospital)
Presbyterian Medical Center
4801 Beckner Road
Santa Fe, NM 87507

(Distance to nearest hospital and route over which distance is computed)
7 Miles

(Number of beds in nearest hospital)
342,000 square feet

41. SHOPPING FACILITIES

(Description of nearest shopping facilities including number of stores)
Santa Fe Place
4250 Cerrillos Rd,
Santa Fe, NM 87507

(Distance to nearest shopping facilities and route over which that distance is computed)
7 miles

42. PUBLIC TRANSPORTATION

(Describe all public transportation that serves the subdivision on a regular basis) - Not Applicable

43. COMPLETION DATES

(State the projected dates upon which the items mentioned in #36 through #42 above will be available if they are not yet available)

ACKNOWLEDGEMENT

Signature

STATE OF NEWMEXICO)
SS
COUNTY OF SANTA FE)

On this ____ day of _____, 20__NM the foregoing instrument was acknowledged before me by the person(s) whose name(s) appear(s) above.

Notary Public
My Commission Expires: _____