

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

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.

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 THE STATE. IT IS INFORMATIVE ONLY.

FINALLY, THE BOARD OF COUNTY COMMISSIONERS RECOMMENDS THAT YOU SEE THE PROPERTY BEFORE BUYING OR LEASING IT. HOWEVER, NEW MEXICO LAW PROVIDES THAT IF YOU DO NOT SEE THE PROPERTY PRIOR TO THE PURCHASING OR LEASING IT, YOU HAVE SIX MONTHS FROM THE TIME OF PURCHASE OR LEASE TO INSPECT THE PROPERTY. UPON INSPECTING THE PROPERTY, YOU HAVE THREE DAYS FROM THE DATE OF INSPECTION TO RESCIND THE TRANSACTION AND RECEIVE ALL OF YOUR MONEY BACK FROM THE SUBDIVIDER. YOU MUST GIVE THE SUBDIVIDER NOTICE IN WRITING OF YOUR INTENT TO RESCIND WITHIN THREE DAYS OF YOUR INSPECTION OF THE PROPERTY.

1. NAME OF SUBDIVISION:

Alamo West

2. NAME AND ADDRESS OF SUBDIVIDER:

Herrrell Realty, Inc.  
720 South White Sands Blvd.  
Alamogordo, New Mexico 88310

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

Herrrell Realty, Inc.  
720 South White Sands Blvd.  
Alamogordo, New Mexico 88310

4. FINANCING TERMS:

(Interest)

10% - 10 years

(time price differential)

Total cost - down payment x interest x years of contract.

(amount paid as a discount)

None

(service charges)

Standard Escrow Fee

(premium for credit life or other insurance if it is a condition for giving credit)

None

(closing costs)

None

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

N/A

## 5. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE:

Herrell Realty, Inc.  
720 South White Sands Blvd.  
Charles R. Herrell - President  
David Herrell - Vice President  
Jack Bates - Secretary

## 6. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE:

Herrell Realty, Inc.  
720 South White Sands Blvd.  
Charles R. Herrell - President  
David Herrell - Vice President  
Jack Bates - Secretary

## 7. CONDITION OF TITLE:

(number of mortgages)

One

(name of each mortgagee)

Charles R. Herrell - Jack Bates - David Herrell 1/3 each

(balance owing on each mortgage)

\$75,000.00

(summary of the release provisions in each mortgage)

Property will be released upon payment of \$750.00 per acre.

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

None

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

None

(balance owing on each real estate contract)

None

(summary of the release provision in each real estate contract)

None

(statement of any other encumbrances on the land)

None

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

None

8. ESCROW AGENT:

First National Bank  
Alamogordo, New Mexico 88310

The subdivider has no financial ties with the Escrow Agent.

9. WATER USE:

Domestic Use - No Limit - Owner will provide water.  
Commercial Use - No Limit - Owner will provide water.  
Residential Use - No Limit - Owner will provide water.

10. AMOUNT OF WATER:

N/A

11. WATER DELIVERY:

N/A

12. WATER SYSTEM EXTENSION:

N/A

13. LIFE EXPECTANCY OF THE WATER SUPPLY:

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

(source)	(life expectancy)
Individual Domestic Wells	Estimated to be 40 years.

The water while not unfit for human consumption is of a quality that some users might not want to use for drinking or cooking. Bottled water can be purchased or a distillation system can be installed at an estimated cost of \$300 - \$600.

14. WELLS: NOTE: PROSPECTIVE OWNERS MUST PROVIDE THEIR OWN WELLS:

(average, maximum and minimum depth to water in the subdivision if water is available only from subterranean sources)

Average depth - 115 feet  
 Maximum depth - 130 feet  
 Minimum depth - 102 feet

(recommended total depth of well)

50 feet below level at which water is encountered, as recommended by the State Engineer.

(estimated yield in gallons per minute of wells completed to recommended total depths)

40 - 60 gallons per minute.

(recommended pump settings and size)

2HP pump set at 20 feet below the depth to water.

(lithological characteristics of formations through which well is to be completed)

0 - 2 feet	Dirt
2 - 21 feet	Hard Pan Clay
21 - 25 feet	Gravel
25 - 55 feet	Sand & Clay
55 - 102 feet	Sand, Water & Some Clay
102 - 130 feet	Sand and Water
130 -	Hit Gravel

(from well log - well location SW of Alamogordo)

15. SURFACE WATER:

N/A

16. WATER QUALITY:

(describe any quality which would make the water unsuitable for use within the subdivision)

Except as noted herein, there presently is no quality which would make the proposed water unsuitable for use within the subdivision.

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

The anticipated water quality parameters that exceed the maximum allowable limits in the well are Total Hardness at 1085 mg/L (Limit 250 mg/l), Calcium at 261.9 mg/l (Limit 200 mg/l), Sulfate at 778.1 mg/l (Limit 250 mg/l), Conductance at 3010 umhos/cm (Limit 1000 umhos/cm), Chloride at 480.7 mg/l (Limit 250 mg/l), Total dissolved solids 2480 mg/l (Limit 1000 mg/l), Odor 1 unit (Limit absent).

\*SEE ATTACHMENT:

**TOTAL HARDNESS:** Hardness over 100 mg/l as CaCO<sub>3</sub> results in waste of soap and encrustation on utensils. The major detrimental effect of hardness is economic.

**CALCIUM:** Calcium salts and calcium ions are among the most commonly encountered in water. Although the United States Public Health Service Drinking Water Standards do not carry any limit for calcium, the World Health Organization International Standards of 1958 indicate that 75 mg/l is a permissible level and 200 mg/l is an excessive level in drinking water.

**SULFATE:** The National Secondary Drinking Water Regulations set a level of 250 mg/l for sulfates. Above this level an unpleasant taste is noticeable and the water will have a laxative effect on new users. A person can adjust to levels of up to 500 mg/l of Sulfate after continual use, but above this level it is difficult to tolerate.

**CONDUCTANCE &  
TOTAL DISSOLVED  
SOLIDS:**

Conductivity serves as a member of the total dissolved solids in the water. The concentration of total dissolved solids has little physiological effect. Numerous communities in the Southwest are presently using water supplies in excess of this value, with no harmful effects.

**CHLORIDE:** Chlorides in drinking water are generally not harmful to human beings until high concentrations are reached, although chlorides may be harmful to some people suffering from diseases of the heart or kidneys. Restrictions on chloride concentrations are generally based on palatability requirements rather than health.

**ODOR:** These values do not reflect the safety of the water but rather the consumer acceptance.

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17. LIQUID WASTES DISPOSAL:

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(describe the precise type of liquid wastes disposal system that is proposed and that has been approved by the commission for use within the subdivision.)

Each lot owner must provide his individual liquid wastes disposal system. The precise type of system being proposed consists of a conventional septic tank with a standard absorption field.

Each system must be registered with the Environmental Improvement Division and be constructed to meet the requirements of the State Mechanical Boards Uniform Plumbing Code.

NOTE: NO OTHER LIQUID WASTE DISPOSAL SYSTEM MAY BE USED IN A SUBDIVISION OTHER THAN THE SYSTEM APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

18. SOLID WASTE DISPOSAL:

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

The developer will not provide solid waste disposal service. Each lot owner will be responsible for his own solid waste disposal. Presently the distance to the Otero County Sanitary Landfill is approximately 5 miles. The City of Alamogordo Sanitary Landfill is also approximately 5 miles. There are also two private solid waste disposal services available, Sanitex out of High Rolls, New Mexico, and J.M.C. Move and Haul in Alamogordo, New Mexico.

19. TERRAIN MANAGEMENT:

(describe the suitability of the soils in the subdivision for residential use, whether permanent or seasonal)

The soils within the subdivision consist of about 2% slope, very fine sandy loam and gravelly sandy loam. Top soil is moderately deep, has moderate to moderately high potential for growing most row crops, small grains, irrigated pastures and adapted hay crops. Its limitations are its low strength and corrosivity, but these can be overcome by good design and construction. The soil is acceptable for permanent residential use. However, care should be taken in preparing the soil for foundations since the different soils have from slight to severe building site limitations.

(give the location of all lots within buffer strips, floodways, flood fringes, and flood plains)

Alamo West is not located within a potential flood plain.

(give the location of all lots located on slopes in excess of 5%)

None

(describe the subsurface drainage for all lots)

The subsurface drainage consists of well drained in sandy, gravelly, areas to moderately slow percolation through silty soils.

(describe the surface drainage for all lots)

By percolation - all flat land.

20. SUBDIVISION ACCESS:

(describe the width and type of surfacing of all roads)

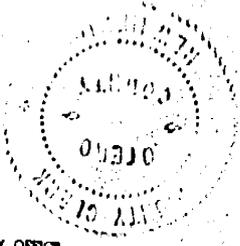
24 feet wide - gravel.

(give the date on which all roads will be completed.)

October, 1981.

(state the date on which all roads will be surfaced)

N/A



STATE OF NEW MEXICO }  
OTERO COUNTY } SS.  
FILED FOR RECORD IN MY OFFICE  
This day of July 1981  
At 12:10 o'clock P. M. and duly recorded  
in Book No. 504 Page 613-20  
the records of Otero County New Mexico  
Katie G. [Signature]  
County Clerk Otero County, New Mexico  
Edwin M. [Signature]

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