

**DISCLOSURE STATEMENT
CUNNYNGHAM INDUSTRIAL PARK
SUBDIVISION
TOWN OF TAOS, NEW MEXICO**

#258541
10-25-01
11:07AM

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 of property (a "Tract/Lot") described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to purchase a Tract/Lot

The Town of Taos has 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. You should read them closely.

The Town of Taos Mayor and Council have examined this disclosure statement to determine whether the developer can fulfill what the developer has said in this disclosure statement. However, the Town of Taos Mayor and Council do 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 Town of Taos or the State. It is informative only.

The Town of Taos Mayor and Council recommend that you inspect the Tract/Lot before purchasing it.

You shall inspect the Tract/Lot before purchasing it.

1. NAME OF SUBDIVISION

Cunyngham Industrial Park

2. NAME AND ADDRESS OF SUBDIVIDER

Marcia W. and Roels F. Cunyngham
P. O. Box 586
Taos, New Mexico 87571

3. NAME AND ADDRESS OF PERSON IN CHARGE OF LOT SALES

Roels Cunyngham
P. O. Box 586
Taos, New Mexico 87571

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4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present: Two Parcels – 18 acres +/-
Cunningham Properties II, LLC – 104 acres +/-

Anticipated: 13 Lots on 17.997 Acres +/-
(Parcel 34 – 6.665 Acres +/-)
(Cunningham Properties II, LLC – 11.332 Acres +/-)

Remaining Parcel: 11.34 Acres +/-
Cunningham Properties II, LLC – 92.67 Acres +/-

5. SIZE OF LARGEST PARCEL (TRACT/LOT) OFFERED FOR SALE WITHIN THE SUBDIVISION

Tract/Lot "A" – 2.500 Acres +/-

6. SIZE OF SMALLEST PARCEL (TRACT/LOT) OFFERED FOR SALE WITHIN THE SUBDIVISION

Tracts/Lots "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N" – 1.000 Acres +/-

7. PROPOSED RANGE OF SALE PRICES OF TRACT/LOT

\$3.00 to \$3.50 per square foot

8. FINANCING TERMS

None Available

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Cunningham Properties II, LLC
P.O. Box 586
Taos, New Mexico 87571

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

Cunningham Properties II, LLC
P.O. Box 586
Taos, New Mexico 87571

11. CONDITION OF TITLE

Clear Title

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

See Final Plat Survey prepared by Rio Grande Surveying Service

13. ESCROW AGENT

None

14. UTILITIES

Water: Town of Taos
Utility Billing Department
400 Camino de La Placita
Taos, New Mexico 87571

Liquid Waste (Sewer) Disposal: Town of Taos
Utility Billing Department
400 Camino de La Placita
Taos, New Mexico 87571

Gas: PNM Gas Services
P.O. Box 1038
Taos, New Mexico 87571

Electricity: Kit Carson Electric Cooperative, Inc.
P.O. Box 587
Taos, New Mexico 87571

Telephone: U.S. West Communications
P.O. Box 29060
Phoenix, Arizona 85038

15. INSTALLATION OF UTILITIES

All utility main lines to be installed as discussed below and within 6 months of the sale of the first Tract/Lot.

Water:

Developer to install water main as shown on engineering sheet no. WO1. Lot purchaser to pay for the water service line, water connection fee, and the water rights fee.

Liquid Waste(Sewer) Disposal:

Developer to install sewer main as shown on engineering sheet no SO1. Lot purchaser to pay for the sewer service line, backflow prevention check valve, and sewer connection fee.

Gas:

Developer to install gas main as shown on engineering sheet no. UO1. Lot purchaser to pay for the gas service line.

Electricity:

Developer to install primary electric service line as shown on engineering sheet no. UO1. Lot purchaser pay connection fee and install secondary service line.

Telephone:

Developer to install telephone main line.

Solid Waste Disposal:

Thru Town of Taos Solid Waste Disposal Contractor. Individual trash containers.

16. UTILITY LOCATION

Water, sewer, telephone, electricity, and natural gas to be installed underground in the easement locations, indicated on the Final Survey Plat and as shown on the engineering plans prepared by Abeyta Engineering, Inc.

17. WATER AVAILABILITY

Not Applicable – Town of Taos Municipal Water System.

18. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

Not Applicable – Town of Taos Municipal Water System.

19. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

Not Applicable – Town of Taos Municipal Water System.

20. LIFE EXPECTANCY OF WATER SUPPLY

Not Applicable – Town of Taos Municipal Water System.

21. SURFACE WATER

No surface water rights

22. **NEW MEXICO STATE ENGINEER'S OPINION ON WATER AVAILABILTY**
Not Applicable – Town of Taos Municipal Water System.
23. **WATER QUALITY**
Not Applicable – Town of Taos Municipal Water System.
24. **NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON WATER QUALITY**
Not Applicable – Town of Taos Municipal Water System.
25. **LIQUID WASTE DISPOSAL**
Not Applicable – Town of Taos Municipal Sewer System.
26. **N. M. ENVIRONMENT DEPARTMENT'S OPINION ON LIQUID WASTE DISPOSAL**
Not Applicable – Town of Taos Municipal Sewer System.
27. **SOLID WASTE DISPOSAL**
Individual trash rollouts provided by Town of Taos contractor.
28. **NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON SOLID WASTE DISPOSAL**
Not Applicable – Town of Taos Municipal Solid Waste Disposal Contractor.
29. **TERRAIN MANAGEMENT**
See engineering plans prepared by Abeyta Engineering, Inc.
30. **NATRUAL RESOURCE CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT**
Not Applicable – Town of Taos Jurisdiction
31. **SUBDIVISION ACCESS**
Access to the Cunnyngnam Industrial Park from Paseo del Canon West onto King and Bendix Drives. Town of Taos to build Salazar Road South Extension in future.
32. **MAINTENANCE**
The Town of Taos will be responsible for maintenance of the roadway and water and sewer mains.
33. **STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS**
Not Applicable – Town of Taos Jurisdiction

34. CONSTRUCTION GUARANTEES

Developer to provide a letter of credit to ensure that the proposed infrastructure improvements are completed as indicated.

35. ADVERSE OR UNUSUAL CONDITIONS

There are no known activities or conditions to or nearby the development that would subject the subdivided land to any unusual conditions affecting its use or occupancy.

36. RECREATIONAL FACILITIES

None

37. FIRE PROTECTION

Town of Taos Volunteer Fire Department

38. POLICE PROTECTION

Town of Taos Police Department

39. PUBLIC SCHOOLS

Taos Municipal Schools

40. HOSPITALS

Holy Cross Hospital located off of Weimer Road.

41. SHOPPING FACILITIES


Taos provides a variety of shopping facilities.

42. PUBLIC TRANSPORTATION


Chili Line along Salazar Road

Subdivider

Cunningham Properties II, LLC, a New Mexico Limited Liability Company



Marcia W. Cunningham
Member



Roels F. Cunningham
Member

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ACKNOWLEDGEMENT OR NATURAL PERSONS

STATE OF NEW MEXICO)

SS.

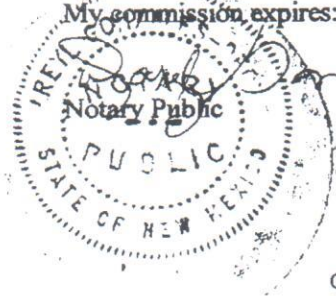
COUNTY OF TAOS)

The foregoing instrument was acknowledged before me this 25th day of October 2001 by

Marcia W. Cunnyngham, Member and Roels F. Cunnyngham, Member of Cunnyngham Properties II, LLC, a New Mexico Limited Liability Company

My commission expires:

6-1-05
[Signature]



COUNTY OF TAOS)
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 25th day of October A.D. 2001 at 11:07 o'clock A m and was duly recorded in book 1297 page 62-68 of the records of Taos County,

Witness my Hand and Seal of Office
Jeannette G. Rael

County Clerk, Taos County, N.M.

[Signature]
Deputy

