

**DISCLOSURE STATEMENT
SIN NOMBRE SUBDIVISION
TAOS, NEW MEXICO
PLEASE READ**

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7-22-09

BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING

This Disclosure Statement is intended to provide you with enough information to permit you to make an informed decision on the purchase of property (a "Lot") described in this statement. You should read carefully all of the information contained in this Disclosure Statement before you decide to buy a Lot. You should be aware of the fact that various state agencies may have issued opinions on both the subdivision proposal and what is said in this Disclosure Statement about the proposal. These opinions, when required to be issued, whether favorable or unfavorable, are contained in this Disclosure Statement and should also be read carefully.

The Town of Taos has examined this Disclosure Statement to determine whether the Subdivider can satisfy what he has said in this Disclosure Statement. However, the Town of Taos 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 the Town of Taos. It is informative only.

Finally, the Town of Taos recommends that you see the Lot before buying it. However, if you do not see the Lot prior to purchasing it, you have six (6) months from the time of purchase to inspect the Lot. Upon inspecting the Lot, you have three (3) 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 of your intent to rescind within three (3) days of your inspection of the Lot.

GENERAL DESCRIPTION: Sin Nombre Subdivision is a five (5) Lot Class A commercial subdivision of approximately 3.708 acres, located in Taos, New Mexico, and is located on the real estate legally described on Exhibit "A" attached hereto and hereby made a part hereof.

1. **Name of Subdivision:**

Sin Nombre Subdivision

2. **Name, Address and Telephone Number of Subdivider:**

Taos Acquisitions, L.L.C., A Louisiana Limited Liability Company
duly registered to do business in the State of New Mexico
Barry Marks, Managing Member
459 Broadway
New Orleans, LA 70118
(504)861-7606 or (505)737-9356

SCOTT H. SANGER, ATTORNEY-AT-LAW, P.C.
5434 NDCBU
630 PASEO DEL PUEBLO SUR - SUITE 160
TAOS, NEW MEXICO 87571

000615

3. **Names, Address, and Telephone of Person in Charge of Sales:**

Barry Marks, Managing Member
Taos Acquisitions, L.L.C.,
A Louisiana Limited Liability Company
duly registered to do business in the State of New Mexico
459 Broadway
New Orleans, LA 70118
(504)861-7606 or (505)737-9356

4. **Size of Subdivision, both present and anticipated:**

Present: 3.708 acres.

Future: No change anticipated. No change allowed without consent of Subdivider, Sin Nombre Subdivision Lot Owners, Town of Taos, and State of New Mexico, as necessary.

5. **Size of Each Parcel Offered for Sale Within the Subdivision:**

<u>LOT NO.</u>	<u>LOT AREA</u>
1	.751 acre
2	.751 acre
3	.585 acre
4	.585 acre
5	1.036 acre

6. **Proposed Range of Selling Prices:** Not Established

7. **Financing Terms:** Not Established

8. **Name and Address of Holder of Legal Title:**

Taos Acquisitions, L.L.C.,
A Louisiana Limited Liability Company
duly registered to do business in the State of New Mexico
Barry Marks, Managing Member
459 Broadway
New Orleans, LA 70118

9. **Condition of Title:**

Subdivider is selling "fee simple" title subject to the following recorded documentation:

- a. Reservations as contained in the patent from the United States of American to the Cristoval de la Serna Grant dated January 19, 1903, including but not limited to, water rights, claims of title to water and any easements for ditches appurtenant thereto, and all interest in oil, gas, and other minerals, if any, recorded in Book A-16, pages 324-344; re-recorded in Book M - 28, pages 33-44, Records of Taos County, New Mexico;
- b. Restrictions, reservations, easements, contained in Warranty Deed dated May 1, 1985 from The Weimer Properties, a Colorado Limited Partnership to Taos Health Systems, Inc., a New Mexico nonprofit corporation, filed for record in Book A-174, pages 626-628, Records of Taos County, New Mexico;
- c. Restrictions, reservations, easements, contained in Warranty Deed dated December 10, 1985 from Taos Health Systems, Inc., d/b/a Holy Cross Hospital to The Town of Taos, a municipality, for the benefit of Taos Professional Office Building Partnership, a New Mexico General Partnership filed for record in Book A-177, pages 262-264, Records of Taos County, New Mexico;
- d. Restrictions, reservations, easements, contained in Warranty Deed dated January 3, 1995 from The Weimer Properties, a Colorado Limited Partnership, to Marks Associates, A Louisiana General Partnership now known as Taos Holding Company, a Louisiana General Partnership, filed for record in Book A-223 at pages 707-713, Records of Taos County, New Mexico;
- e. Easement as reflected on survey prepared for Taos Holding Company, dated September 15, 1994 and revised December 12, 1994, being project no. 94-128T by Wallace R. Luchetti, NMLS No. 5040 of Luchetti Surveys as to Parcel B, to be recorded;
- f. Sin Nombre Subdivision Plat filed in Plat Cabinet **E** at Page 33A, Records of Taos County, New Mexico; and,
- g. Declaration of Easements, Covenants, Conditions and Restrictions for Sin Nombre Subdivision, filed in Book M448 Pages 603 to 614, Records of Taos County, New Mexico. (the "Declaration").

10. **Statement of All Restrictions or Reservations of Record Subjecting the Subdivided Land to Any Unusual Conditions Affecting Its Use or Occupancy.**

Existing Town of Taos Zoning is R-14 with a Special Use Overlay allowing hospital and medical related services.

11. **Closing Escrow/Title Insurance Agent:**

Tierras de Taos Title Co., Inc.
5415 NDCBU
Taos, New Mexico 87571

12. **Utilities:**

Water: Town of Taos Water System

Sewer: Town of Taos Sewer System

Gas: Public Service Company of New Mexico
1110 Gusdorf Road
Taos, NM 87571

Electricity: Kit Carson Electric Cooperative
Post Office Box 587
Taos, NM 87571

Telephone: Qwest Communications
Post Office Box 29060
Phoenix, AZ 85038

Cable TV: Comcast
1546 Paseo Del Pueblo Sur
Taos, NM 87571

13. **Installation of Utilities:**

Water: A water main is installed along Maestas Road. The Lot Owner is responsible to pay Town of Taos connection fees and water rights fees.

Phone: Phone lines are installed along Maestas Road. Lot Owner responsibility to contract for/obtain phone connections.

Electricity: Electric lines are installed along Maestas Road. Lot Owner responsibility to contract for service and connection.

Natural Gas: Natural Gas lines are installed along Maestas Road. Lot Owner responsibility to contract for service and connections.

Liquid Waste Disposal:
(Sanitary Sewer) A sewer main is installed along Maestas Road. The Lot Owner is responsible to pay Town of Taos connection fees. Lots may require the installation of a private sewer lift station or the owner of Lot 5 may import engineered fill to elevate the building sites to allow for gravity sewer flow.

Solid Waste Disposal: Town of Taos approved Contractor.

14. **Utility Location:**

Phone service, electricity, and natural gas lines to be installed in the easement locations indicated on the Sin Nombre Subdivision Plat.

15. **Water Use:**

All water use shall be used as allowed by Town of Taos.

16. **Surface Water:**

Not Applicable. Sin Nombre has no surface water rights appurtenant.

17. **Solid Waste Disposal:**

Contract with Town of Taos approved Contractor.

18. **Terrain Management:**

Terrain Management Plan dated July 23, 2003, prepared by Abeyta Engineering, Inc., on file with Town of Taos Planning Department and available from the Subdivider. Each Lot Owner shall be required to meet the Town of Taos Landscape requirements in place at the time of development.

19. **Soil and Water Conservation District's Opinion on Terrain Management:**

Not Applicable. No Opinion required.

20. **Subdivision Access:**

Sin Nombre Subdivision is within the Town of Taos, Taos County, New Mexico. Access to Sin Nombre Subdivision is available by conventional vehicle in all seasons and under all weather conditions. Access to Sin Nombre Subdivision is via Maestas Road in Taos, New Mexico. Each Owner shall be required to meet the Town of Taos Traffic Impact Analysis requirements in place at the time of development.

21. **Road Maintenance within Subdivision:**

Within Sin Nombre Subdivision road maintenance will be provided by Lot Owners pursuant to the Declaration.

22. **Conforming Uses:**

Hospital Special Use Overlay Zone (hospital, medical and related uses), as defined by Ordinance #95-5. Copies available from Town of Taos Planning and Zoning and from the Subdivider.

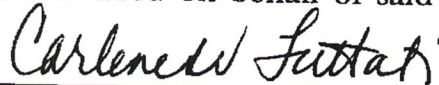
Dated the 15th day of June, 2004.

**TAOS ACQUISITIONS, L.L.C.,
A LOUISIANA LIMITED LIABILITY COMPANY
DULY REGISTERED TO DO BUSINESS IN THE STATE OF NEW MEXICO**

By 
Barry Marks, Managing Member

STATE OF NEW MEXICO)
)SS:
COUNTY OF TAOS)

On this 15th day of June, 2004, before me personally appeared Barry Marks, Managing Member of Taos Acquisitions, L.L.C., a Louisiana Limited Liability Company duly registered to do business in the State of New Mexico, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed on behalf of said Limited Liability Company.



Notary Public

My Commission Expires: 4-26-2005

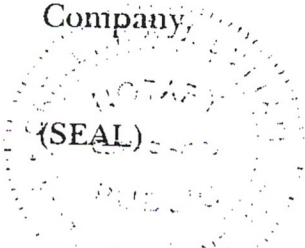


EXHIBIT "A"

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Lot 3

A CERTAIN TRACT OF LAND DESIGNATED AS LOT 3, SIN NOMBRE SUBDIVISION, LYING AND BEING SITUATE WITHIN THE CRISTOVAL DE LA SERNA GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF THIS LOT LOCATED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MAESTAS ROAD FROM WHENCE CAPPED REBAR #5040 BEARS N 33°43'26" E, 222.50';
THENCE, ALONG SAID RIGHT-OF-WAY, S 33°43'26" W, 127.59' TO A POINT BEING WITNESSED BY CAPPED REBAR #11183 THAT BEARS N 33°43'26" E, 5.0';
THENCE, FROM SAID POINT, LEAVING SAID RIGHT-OF-WAY, N 56°16'34" W, 126.37' TO CAPPED REBAR #11183;
THENCE, N 18°19'39" W, 140.25' TO CAPPED REBAR #11183;
THENCE, N 33°43'26" E, 41.40' TO CAPPED REBAR #11183;
THENCE, S 56°15'42" E, 236.96' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.585 ACRES MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "SIN NOMBRE SUBDIVISION" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED JUNE 2003 AND HAVING JOB NO. 1018.

Lot 4

A CERTAIN TRACT OF LAND DESIGNATED AS LOT 4, SIN NOMBRE SUBDIVISION, LYING AND BEING SITUATE WITHIN THE CRISTOVAL DE LA SERNA GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF THIS LOT LOCATED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MAESTAS ROAD FROM WHENCE CAPPED REBAR #5040 BEARS N 33°43'26" E, 115.01';
THENCE, ALONG SAID RIGHT-OF-WAY, S 33°43'26" W, 107.49' TO CAPPED REBAR #11183;
THENCE, LEAVING SAID RIGHT-OF-WAY, N 56°15'42" W, 236.96' TO CAPPED REBAR #11183;
THENCE, N 33°43'26" E, 107.49' TO CAPPED REBAR #11183;
THENCE, S 56°15'42" E, 236.97' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.585 ACRES MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "SIN NOMBRE SUBDIVISION" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED JUNE 2003 AND HAVING JOB NO. 1018.

000621

Lot 1

A CERTAIN TRACT OF LAND DESIGNATED AS LOT 1, SIN NOMBRE SUBDIVISION, LYING AND BEING SITUATE WITHIN THE CRISTOVAL DE LA SERNA GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT CAPPED REBAR #11183 AT THE EASTERLY MOST CORNER OF THIS LOT LOCATED ALONG THE NORTHWEST RIGHT-OF-WAY OF MAESTAS ROAD, FROM WHENCE CAPPED REBAR #5040 BEARS N 33°43'26" E, 580.41';
 THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY, S 33°43'26" W, 198.56' TO A POINT AT THE BACK OF A CONCRETE CURB;
 THENCE, LEAVING SAID RIGHT-OF-WAY, ALONG THE BACK OF SAID CURB, THE FOLLOWING COURSES, ALONG A CURVE TO THE RIGHT 19.22' THROUGH A CENTRAL ANGLE OF 40°57'01" AND HAVING A RADIUS OF 28.89' TO A POINT;
 THENCE, N 47°39'38" W, 27.30' TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT 21.13' THROUGH A CENTRAL ANGLE OF 33°53'44" AND HAVING A RADIUS OF 35.71' TO A POINT;
 THENCE, N 19°10'58" W, 184.11' TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT 76.76' THROUGH A CENTRAL ANGLE OF 65°33'09" AND HAVING A RADIUS OF 67.09' TO A POINT;
 THENCE, S 58°05'49" E, 237.04' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.751 ACRES MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "SIN NOMBRE SUBDIVISION" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED JUNE 2003 AND HAVING JOB NO. 1018.

Lot 2

A CERTAIN TRACT OF LAND DESIGNATED AS LOT 2, SIN NOMBRE SUBDIVISION, LYING AND BEING SITUATE WITHIN THE CRISTOVAL DE LA SERNA GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT CAPPED REBAR #11183 AT THE SOUTHERLY MOST CORNER OF THIS LOT LOCATED ALONG THE NORTHWEST RIGHT-OF-WAY OF MAESTAS ROAD, FROM WHENCE CAPPED REBAR #5040 BEARS N 33°43'26" E, 580.41';
 THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, N 58°05'49" W, 237.04' TO A POINT LOCATED AT THE BACK OF A CONCRETE CURB;
 THENCE, ALONG BACK OF SAID CURB, ALONG A CURVE TO THE RIGHT 29.02' THROUGH A CENTRAL ANGLE OF 24°47'09" AND HAVING A RADIUS OF 67.09' TO A POINT;
 THENCE, N 71°35'26" E, 183.01' TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT 67.67' THROUGH A CENTRAL ANGLE OF 29°03'31" AND HAVING A RADIUS OF 133.43' TO A POINT;
 THENCE, S 61°15'17" E, 40.34' TO A POINT;
 THENCE, ALONG A CURVE TO THE RIGHT 15.12' THROUGH A CENTRAL ANGLE OF 30°13'28" AND HAVING A RADIUS OF 28.66' TO A POINT LOCATED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MAESTAS ROAD;
 THENCE, ALONG SAID RIGHT-OF-WAY, S 33°43'26" W, 198.56' TO THE POINT AND PLACE OF BEGINNING.

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CONTAINING 0.751 ACRES MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "SIN NOMBRE SUBDIVISION" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED JUNE 2003 AND HAVING JOB NO. 1018.

EXHIBIT "A"

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Lot 5

A CERTAIN TRACT OF LAND DESIGNATED AS LOT 5, SIN NOMERE SUBDIVISION, LYING AND BEING SITUATE WITHIN THE CRISTOVAL DE LA SERNA GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT CAPPED REBAR #11183 AT THE SOUTHERLY MOST CORNER OF THIS LOT LOCATED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MAESTAS ROAD FROM WHENCE CAPPED REBAR #11183 BEARS S 33°43'26" W, 107.49';
THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, N 56°15'42" W, 449.96' TO CAPPED REBAR #11183;
THENCE, N 78°44'39" E, 162.66' TO CAPPED REBAR #5040;
THENCE, S 56°15'42" E, 334.91' TO CAPPED REBAR #5040 LOCATED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF MAESTAS ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY, S 33°43'25" W, 115.01' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.038 ACRES MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "SIN NOMERE SUBDIVISION" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED DECEMBER 2003 AND HAVING JOB NO. 1013. SAID LOT 5 IS SUBJECT TO A 25.0' INGRESS & EGRESS EASEMENT ALONG THE SOUTHWEST BOUNDARY AND AN OPTIONAL 25.0' INGRESS & EGRESS EASEMENT ALONG THE NORTHEASTERLY BOUNDARY ACCESSING THE TLC PARCEL ALL AS SHOWN HEREON.



FILED IN BOOK 22 OF TAOS COUNTY, N.M.

2004 FEB 22 2:44:28 J.C. A.D.
615-623 M448
Witness my hand and seal of said County, Taos, New Mexico, this 22nd day of February, 2004.
Clerk of County of Taos, N.M.
D. Kelly

000623