

**BLUESTREAM SUBDIVISION
DISCLOSURE STATEMENT**

**PLEASE 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 permit you to make an informed decision 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. Summaries of these opinions are 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 other 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 our 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 Colfax County Clerk.

Building permit, 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

Bluestream Subdivision

2. NAME AND ADDRESS OF SUBDIVIDER

Bluestream Properties Inc.
333 Rio Rancho NE Suite 401
Rio Rancho, NM 87124

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

North Country Real Estate
Stan Samuels
Address: P.O. Box 122 Angel Fire, NM 87710
Tel.# (505) 377-6651

3. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present

Anticipated

22 lots
77.553

No further division of land is permitted

4. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

3.78±

5. SIZE OF SMALLEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

2.03±

6. PROPOSED RANGE OF PRICES FOR SALES, LEASES OR OTHER CONVEYANCES

\$80,000.00-\$189,000

2.033-3.78 acres

7. FINANCING TERMS

(interest rate) Buyer must seek financing. Subdivider will not finance the purchase of the lots.

(term of loan or contract) Not applicable

(minimum down payment) Not applicable

(service charges and/or escrow fees) Not applicable

(premium for credit life or other insurance if it is a condition for giving credit) Not applicable

(closing costs) \$1,000.00

8. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Bluestream Properties Inc.
C/O 333 Rio Rancho NE Suite 401
Rio Rancho, NM 87124

9. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

Bluestream Properties Inc.
C/O 333 Rio Rancho NE Suite 401
Rio Rancho, NM 87124

10. CONDITION OF TITLE

Number of mortgages

One

Name and address of mortgagee

Apache Property Investors, LLC

Balance owing on each mortgage

There is one mortgage on the property, held by Apache Property Investors, LLC

Summary of release provisions

Apache Property Investors LLC will release one acre of land for each \$15,000.00 payment they receive (lots can be released individually upon payment of \$15,000.00 for each acre of land).

11. 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

The use of the property is limited to one and two story residential buildings. No further division of land is permitted. This does not prohibit lot consolidations or lot line adjustments. All lots within the Bluestream Subdivision are subject to two sets of restrictive covenants. The Ash Mountain Subdivision Restrictive Covenants pertain to Lots 1-14 in the Ash Mountain Subdivision. The Bluestream Subdivision is comprised of Lots 8 and 9 within the Ash Mountain Subdivision. The Ash Mountain Restrictive Covenants generally regulate building construction, land uses, protect property values, and set forth the procedures for maintenance of Old Mike Road and Ash Mountain Loop. Each purchaser of a lot in the Bluestream Subdivision is assessed a fee for the maintenance of Old Mike Road, Ash Mountain Loop and the associated drainage facilities. The maintenance requirements and assessments for these two roadways are set forth in Exhibit B to the Ash Mountain Covenants. In addition each lot owner within the Bluestream Subdivision is assessed a fee for the maintenance of North Touch-Me Not Overlook Court, South Touch-Me Not Overlook Court, West Memorial Overlook Court, and East Memorial Overlook Court. The owners of lots within the Bluestream Subdivision are subject to Angel Fire Airport restrictions on construction of buildings in the vicinity of the Airport (Exhibit B in the Ash Mountain Restrictive Covenants) and fire protection measures set forth in Exhibit D to the Bluestream Restrictive Covenants.

Septic tanks and leach fields on Lots are prohibited within 200 feet of any shared well system as identified on the Subdivision Plat, or amended Subdivision Plat if the wells are relocated for any reason.

Ash Mountain Restrictive Covenants are recorded with the Colfax County Clerk as Document Number 200605807. The First Amendment to the Ash Mountain Restrictive Covenants is recorded with the Colfax County Clerk as Document Number 200705198. The Bluestream Restrictive Covenants are recorded with the Colfax County Clerk as Document Number _____.

12. ESCROW AGENT

C.U. Title Company or Title Services, Inc.

13. UTILITIES

<u>Utility</u>	<u>Estimated Cost</u>
	As of the date of the approval by the Board of County Commissioners of Colfax County
Name of entity providing electricity:	Kit Carson Electric Services, Taos, N.M.
(Cost of electric service)	\$500.00 per lot
(Name of entity providing gas services) (Cost of providing gas service)	Propane only available Cost is dependent of service provider selected by individual lot owner
(Name of entity providing telephone) (Cost of telephone)	Qwest Telephone line to each lot hook- up \$250.00 per lot
Water	Subdivider will construct a shared well system. Water will be delivered to each lot from the shared well system
(Name of entity providing liquid waste) (Cost of providing liquid waste disposal)	Individual lot owner's responsibility \$3,500.00 – \$4,500.00 assuming conventional wastewater system.
(Name of entity providing solid waste) Solid waste disposal, Colfax County	Colfax County \$22.00 month

14. INSTALLATION OF UTILITIES

(electricity)	November, 2007
(gas)	Not available
(water)	March 2008
(telephone)	November, 2007
(liquid waste disposal)	Responsibility of each owner
(solid waste disposal)	Upon completion of house

15. UTILITY LOCATION

All lots will have utilities extended to the property line. It will be the responsibility of the Lot Owners to extend utilities to the house site.

All utilities, with the exception of the transformers and telephone pedestals are underground.

16. WATER AVAILABILITY

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

Each Lot Owner is restricted to .5 acre feet per lot. Indoor use assuming three persons per household is estimated at .20 acre feet or 65,170 gallons of water per year. Outside landscape is estimated at .30 acre feet or 97,755 gallons per year. This water use assumes 2000 square feet of turf area, 1500 square feet of trees and shrubs.

Describe the availability and sources of water to meet the subdivision’s maximum annual water requirements.

Ground water supply is sufficient to accommodate the requirements for development of the Lot.

Describe the means of water delivery within the subdivision.

The Subdivider will construct and equip the well for water service to each lot. A water line will be extended to each lot in the Subdivision. The following wells as described on the development plan serve the following lots.

- Well # 1A serves lots 1A-6A
- Well # 2A serves lots 8A-13A
- Well # 3A serves lots 14A-18A
- Well # 4A serves lots 19A-22A and 7A

Describe any limitations and restrictions on water use within the Subdivision

Water use per dwelling is limited to .5 acre feet of water per year, or 162,925 gallons. The following water conservation measures shall be observed in the development of any lot within the Subdivision.

1. Water savings fixtures shall be installed in all new construction. Water saving fixtures shall include, but not limited to, low flush toilets, low flow

fixtures, and insulation of hot water pipes. Toilets shall use no more than 1.6 gallons per flush; shower head flows shall not exceed 2.5 gallons per minute; and faucet flow shall not exceed 2.5 gallons per minute.

2. Dishwashers shall use no more than 13 gallons in a regular cycle and shall have a cycle adjustment which allows reduced water to be used for reduced loads.

3. Washing machines shall use no more than 43 gallons in a regular cycle and shall have cycle or water level adjustments which permit reduced amounts of water to be used for reduced loads.

4. Low water landscaping techniques applying the principal of xeriscape shall be utilized. Drip irrigation is encouraged whenever possible. Low water use grasses, shrubs, and trees are recommended. Turf area shall not exceed 2000 square feet, trees, shrubs and gardens shall not exceed 1500 square feet of area. The use of drought tolerant grasses such as buffalo grass is recommended. Use of gray water re-use systems meeting the requirements of the New Mexico Environment Department and the Uniform Plumbing Code is encouraged.

5. Swimming pools are discouraged on individual Lots. This is not intended to prevent a shared pool for the association held under common ownership.

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

The Restrictive Covenants require the same water conservation measures as set forth in Paragraphs 1-5.

Describe what measures, if any, will be employed to monitor or restrict water use in the Subdivision.

Each shared well is limited to a maximum annual water use of .5 acre feet times the number of lots that are served by the shared well. Each lot is restricted to .5 acre feet of water use per year. Each Lot must install a meter to totalize the monthly and annual water use.

17. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

Not applicable

18. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

(state whether wells will be provided by the Subdivider or by the lot purchaser)

Water will be extended to each lot by subdivider

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

Wells and water distribution system is provided by the Subdivider.

(summary on legal restrictions on either indoor or outdoor usage)

Each lot is restricted to .5 acre feet of water per year. Each shared well is limited to .5 acre feet of water per year times the number of lots served by the shared well.

(average depth to ground water and minimum and maximum well depths to be reasonably expected).

Average depth to ground water is approximately 300 feet. Minimum well depth is 300 feet and maximum well depth is 350 feet.

(recommended total depth of well)

Recommended well depth is 325 feet.

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

Yield is estimated at 5 to 15 gallons per minute, depending on the size of pump that is installed in the well.

19. LIFE EXPECTANCY OF WATER SUPPLY

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

The hydrologist has estimated a minimum 40 year ground water supply for the Subdivision.

20. SURFACE WATER

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

The subdivision does not derive its water source from surface water.

21. NEW MEXICO OFFICE OF STATE ENGINEER'S OPINION ON WATER AVAILABILITY

(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 use).

In a letter dated June 8, 2007 the Office of the State Engineer stated that the Subdivider could fulfill the provisions of the Disclosure Statement and the requirements of the Colfax County Subdivision Regulations.

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

In a letter dated June 8, 2007 the Office of the State Engineer stated that the Subdivider could fulfill the provisions of the Disclosure Statement and the requirements of the Colfax County Subdivision Regulations.

22. WATER QUALITY

(describe the quality of water in the subdivision available for human consumption)

Water quality testing by an independent laboratory indicates that water quality meets all drinking water standards, both primary (health related) and secondary (aesthetic).

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

Water is suitable for domestic and landscape purposes.

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

All water quality parameters meet primary (health) and secondary (aesthetic) standards.

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

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

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that concerns had been addressed relative to the limitation on

the location of septic tanks and leach fields within 200 feet of a shared well as shown on the subdivision plat. This same limitation is set forth under Note 2 on the Subdivision Plat. The letter also mentioned the conversion of the well to a community well system if the number of people served by the well was greater than 24 persons.

(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 regulations)

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

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

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

(whether or not the subdivier's proposal for water quality conforms to the County's water quality regulations).

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

24. LIQUID WASTE DISPOSAL

(describe the precise type of liquid waste disposal system that is proposed and that has been approved by the Board of County Commissioners for use within the subdivision).

There must be six feet of adequate soil to install a conventional septic tank and leach field. Each lot owner may be required to conduct a percolation test on their property. The percolation rate must satisfy NMED standards for conventional septic tanks and leach fields. The standards for installation of liquid waste disposal systems are found in the NMED regulations 20.7.3 N.M.A.C. dated September, 2005. A permit for the liquid waste system is required from the New Mexico Environment Department, District II office located in Raton, New Mexico. If the lot owner cannot satisfy the standards set forth by the New Mexico Environment Department for conventional septic tank and leach field systems an alternative, advanced liquid waste system must be installed on the lot. These systems are more expensive than conventional septic tank and leach field systems.

Septic tanks and leach fields are prohibited within 200 feet of a shared well as shown on the Subdivision Plat or as may be relocated and identified on an amended Subdivision Plat.

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

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

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that concerns had been addressed relative to the limitation on the location of septic tanks and leach fields within 200 feet of a shared well as shown on the subdivision plat. This same limitation is set forth under Note 2 on the Subdivision Plat.

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

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

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

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

(whether or not the subdivider's proposal for liquid waste disposal conforms to the County's liquid waste disposal regulations).

In a letter dated January 5, 2008, District II of the New Mexico Environment Department stated that District II accepted the statements in this Disclosure Statement.

26. SOLID WASTE DISPOSAL

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

The removal of construction waste from the site is the responsibility of the Lot Owner. For construction waste the Lot Owner must contract with a properly licensed waste removal company. Colfax County is responsible for the removal

of household waste. A centralized location within the Ash Mountain Subdivision has been provided for the disposal of solid waste. The County will bill the Lot Owner for the disposal of solid waste.

27. NEW MEXICO ENVIRONMENT DEPARTMENT’S OPINION ON SOLID WASTE DISPOSAL.

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

District II of the New Mexico Environment Department did not specifically address solid waste.

(whether or not the subdivider’s proposal for solid waste disposal conforms to the County’s regulations on solid waste disposal).

District II of the New Mexico Environment Department did not specifically address solid waste.

28. 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 Colfax County.

Soils are rated as poor for road base due to shrink/swell and low strength. For building foundations the soil is rated severe due to shrink/swell. This limitation can be overcome by excavating foundations to a minimum depth of 30 inches or. The soil type is rated moderate to severe for liquid waste systems due to slow percolation rates.

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

For road construction this soils type limitation is overcome by grading and compacting the subgrade and placing 6 inches of basecourse material in conformance with NMDOT standards. The Subdivider is responsible for constructing the roadways to standards set forth by Colfax County.

For building foundations the soils type limitation is best addressed by excavating the foundation below the frost-line and below any clay soil layers that may be encountered when excavating for the building foundations. The Lot Owner is responsible for determining the seasonal frost line and conducting site specific soils test to determine the bearing capacity of the soils.

Slow percolation rates or wastewater systems on slopes of 15-30 percent may require the installation of advanced on-site wastewater systems, which are significantly for costly than conventional wastewater systems.

Identify by lot and block numbers all parcels within the subdivision that are subject to flooding. Describe the subsurface drainage for all lots in the subdivision.

None of these lots are located within a designated flood plain as shown on the Federal Emergency Management Agency, Flood Insurance Rate Maps. The Subdivision plat indicates the location and size of drainage easements.

Identify by lot and block numbers all parcels within the subdivision located in whole or in part on slopes in excess of 8 percent.

All lots have some areas of the lot with slopes greater than 8 percent.

Describe the surface drainage for all lots in the subdivision.

Surface drainage generally runs west to east towards U.S. 64.

Describe subsurface drainage for all lots in the subdivision.

Subsurface drainage runs from the mountains towards Eagle Nest Lake.

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.

Culverts will be installed by December 31, 2007.

29. NATURAL RESOURCE CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Include here the approved summary of the opinion received by the Board of County Commissioners from the Soil and Water Conservation District on:

See following paragraph.

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

In a letter dated June 6, 2007 the Natural Resource Conservation District responded to the request for comments. Five items were listed in the letter that required additional explanation or comments. These items were addressed in a letter from James W. Siebert & Associates, Inc. to the Conservation District and

no further comments have been received from the Natural Resource Conservation District.

(whether or not the subdivider can satisfy the terrain management proposals made in this disclosure statement).

See response to paragraph 31.

(whether or not the subdivider's terrain management proposals conform to the County's regulations on terrain management).

See response to paragraph 31.

30. SUBDIVISION ACCESS

Name of town nearest subdivision.

The town nearest to the subdivision is the Village of Angel Fire

Distance from nearest town to subdivision and the route over which the distance is computed.

It is approximately 2.0 miles to the Village of Angel Fire measured along U.S. 64 and State Road 434.

Describe access road to subdivision.

U.S. 64 serves as the access road to the subdivision. This roadway is maintained by the New Mexico Department of Transportation.

State whether or not subdivision is accessible by conventional vehicle.

The subdivision is accessible by conventional vehicles.

State whether or not subdivision is ordinarily accessible in all seasons and under all weather conditions.

A four wheel drive vehicle may be required to access lots during the winter and after heavy rain storms.

Describe width and type of surfacing of all roads within the subdivision.

A 24 foot wide roadway has been constructed within the Subdivision. This roadway will have basecourse surfacing material. The roadways have been inspected by Colfax County and are accepted as public roadways but are not accepted for maintenance by Colfax County.

(state whether the roads within the subdivision have been accepted for maintenance by the County)

The Board of County Commissioners did not accept the roadways for maintenance by the County.

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

Each Lot Owner is responsible for their prorata cost of maintaining the off-site roads (Old Mike Road and Ash Mountain Loop) and the internal roads within the Bluestream Subdivision (North Touch-Me Not Overlook Court, South Touch-Me Not Overlook Court, West Memorial Overlook Court, and East Memorial Overlook Court). A Road and Drainage Maintenance Agreement has been prepared by the Subdivider and the Lot Owners will be required to pay their pro-rata share for maintenance of the roadways and drainage structures. The Road and Drainage Maintenance Agreement for the off-site roads is found in Exhibit B to the Ash Mountain Restrictive Covenants. The Restrictive Covenants, and articles and bylaws for the Bluestream Homeowners Association sets forth the requirements and assessments for maintaining North Touch-Me Not Overlook Court, South Touch-Me Not Overlook Court, West Memorial Overlook Court, and East Memorial Overlook Court.

(Minimum building setback from the roadway easement and roadway reservation easement?)

There is a minimum 25 foot building setback from the road rights-of-way and any construction maintenance and utility easements adjacent to the roadway.

31. MAINTENANCE

(state whether the roads and other improvements within the subdivision will be maintained by the county, the subdivider or an association of lot owners, and what measures have been taken to make sure that maintenance takes place).

Off-site roads and internal roads to the Bluestream Subdivision will be maintained by a homeowners association. A Road and Drainage Maintenance Agreement has been prepared by the Subdivider and the lot owners will be required to pay their pro-rata share for maintenance of the roadways and associated drainage structures. This Roadway and Drainage Maintenance Agreement is found as Exhibit B to the Ash Mountain Restrictive Covenants.

32. NEW MEXICO DEPARTMENT OF TRANSPORTATION’S OPINION ON ACCESS

Include here the approved summary of the opinion received by the Board of County Commissions from the State Highway and Transportation Department on:

See proceeding paragraph.

(whether or not the subdivider can fulfill the state highway access requirements for the subdivision in conformity with state regulations).

The New Mexico Department of Transportation, District Four has not responded in writing to the Subdivision application. District Four has issued a permit for driveway access to the property including the design for the road access to US 64.

(whether or not the subdivider can satisfy the access proposal made in this disclosure statement).

The New Mexico Department of Transportation, District Four has not responded in writing to the Subdivision application. District Four has issued a permit for driveway access to the property including the design for the road access to US 64

(whether or not the subdivider’s access proposals conform to the County’s regulations on access).

The New Mexico Department of Transportation, District Four has not responded in writing to the Subdivision application. District Four has issued a permit for driveway access to the property including the design for the road access to US 64.

33. 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.

The Subdivider has completed the road improvements within the Subdivision. Wells and water distribution systems are being constructed and may not be completed prior to the sale of the Lots.

2. Describe all performance bonds, letters of credit, or other collateral securing the completion of each proposed improvement.

Colfax County has inspected the roadways and has released the Letter of Credit guaranteeing the construction of the roads to County standards.

34. ADVERSE OR UNUSUAL CONDITIONS

(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to any unusual conditions affecting its use or occupancy).

The Angel Fire Airport is located to the southeast of the Subdivision. Planes do fly over this area on their approach and departure from the Airport. Lot Owner should determine any height restrictions, if any, that may be imposed by FAA regulations or the “Zoning Ordinance to Limit Height of Objects Around Angel Fire Airport, Colfax County, New Mexico” a copy of the Zoning Ordinance is attached as Exhibit A to the Ash Mountain Subdivision Restrictive Covenants. The Homeowners Association is responsible for the maintenance and taxes on the two open space tracts that have a combined area of 8.93 acres. Under current mil rates each Lot Owner would pay approximately \$119.00 per year in taxes for the open space tracts.

35. RECREATIONAL FACILITIES

Describe all recreational facilities, (actual and proposed in the subdivision).

No recreational facilities are proposed. Open space has been provided in the amount of 8.93 acres. This open space is available to all lot owners and other guests.

(state the estimated date of completion of each propose recreational facility).

No recreational facilities are planned within the subdivision.

(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.

Not applicable.

36. FIRE PROTECTION

Distance to nearest fire station from subdivision.

It is approximately 4800 lineal feet from the furthest lot to the Val Verde fire station on U.S. 64.

Route over which distance is computed.

The distances are measured along U.S. 64 and Ash Mountain Loop.

State whether the fire department is full-time or volunteer.

This fire substation is manned by volunteer fire fighters.

37. POLICE PROTECTION

List the various police units that patrol the subdivision.

(Sheriff's department, if applicable)

Sheriff's department

(municipal police, if application)

The Sheriff Department patrols this area of the County. The Sheriff's station is located in Raton, New Mexico.

(state police, if applicable)

State Police will not patrol this Subdivision.

38. PUBLIC SCHOOLS

Name and distance to nearest public elementary school serving subdivision.

Eagle Nest Elementary and Mid School: 8 miles

Name and distance to nearest public junior high or middle school serving the subdivision.

Eagle Nest Elementary and Mid School: 8 miles

Name and distance to nearest high school serving the subdivision.

Moreno Valley Charter School: 3 miles.

Cimmaron High School: 35 miles

39. HOSPITALS

(Name of the nearest hospital)

Holy Cross Hospital, Taos, New Mexico

(distance to nearest hospital and route over which that distance is computed).

26 Miles, measured along US 64, State Road 22

(number of beds in nearest hospital)

There are 49 beds in the Holy Cross Hospital

40. SHOPPING FACILITIES

(description of nearest shopping facilities including number of stores).

The closest shopping is located in Angel Fire. There is a grocery store and several retail shops in Angel Fire. Since there is not a concentrated shopping center in the community and retail facilities are located along State Road 434 the exact number of shops cannot be determined.

(distance to nearest shopping facilities and route over which that distance is computed).

It is two miles to the shopping facilities measured along US 64 and State Road 434.

In witness whereof the Subdivider has executed this Disclosure Statement on this _____ day of _____, 2008. by

Bluestream Properties Inc
A New Mexico Corporation
Nancy Lemmond its Vice-President

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was sworn, acknowledged and subscribed before me by Nancy Lemmond.

on this _____ day of _____, 2008

Notary Public

My Commission Expires: