

DEVELOPER'S DISCLOSURE STATEMENT

1. Name of Subdivision and Location:
TEE PEE RANCH - PHASES II & III
Vicinity of Datil
Catron County, New Mexico
Located approximately 22 miles Southwest of Datil, N.M.
2. Name and Address of Subdivider:
TEE PEE RANCH, A Limited Partnership
Bannister Properties, Inc., General Partner
P.O. Box 4
Datil, New Mexico 87821
William R. Bannister, President
3. Name and Address of Person in Charge of Sales or Leasing in New Mexico:
GOOD EARTH REALTY
P.O. Box 4
Datil, New Mexico 87821
William R. Bannister, Broker
4. Size of the Subdivision, both Present and Anticipated:
Phase II consists of 100 lots and Phase III, 59 additional lots. When combined with Phase I, the total Subdivision would consist of 255 lots, averaging 6.19 acres in size.
5. Size of Largest Parcel offered for Sale or Lease within the Subdivision:
32.85 Acres
6. Size of Smallest Parcel offered for Sale or Lease within the Subdivision:
5.00 Acres
7. Proposed Range of Selling or Leasing Prices:
\$5,000.00 to \$20,000.00 - SALES ONLY
8. Financing Terms:
10% Down - 11% Interest up to 12 Years
9. Name and Address of Holder of Legal Title:
TEE PEE RANCH, A LIMITED PARTNERSHIP
10. Name and Address of Person Having Equitable Title:
Not Applicable
11. Condition of Title:
Free & Clear of Encumbrances

12. Statement of all Restrictions or Reservations of Record
subjecting the subdivided land to any unusual conditions
affecting it's use or occupancy:

Prior to the closing of the first sale of any lot, the Subdivider will have recorded, a Declaration of Restrictive Covenants and Conditions, which will limit the use of the subdivided land. This Declaration is included as Appendix "A" of this Disclosure Statement. No oil, gas or mineral rights.

13. Escrow Agent:

Security Escrow Corp.
1721 Girard N.E.
Albuquerque, New Mexico 87106

14. Utilities:

No utilities will be installed by the Subdivider.

15. Installation of Utilities:

None

16. Utility Locations:

None

17. Water Use:

None

18. Amount of Water:

Not Applicable

19. Water Delivery:

None

20. Water System Extension:

None

21. Life Expectancy of the Water Supply:

A Geohydrology Report has been prepared for the area of the "TEE PEE RANCH" and is on file in the Office of the County Clerk. This Report indicates that the life expectancy of the water supply is in excess of 40 years.

22. Wells:

Prospective owners may provide their own wells, as stated in the Geohydrology Report. It is anticipated that water may be found at depths ranging from 50' to 400', averaging 250', and should yield anywhere from 1/2 g.p.m. to 20 g.p.m.

Pump settings and size would depend on the individual characteristics of each well. Additionally, the Geohydrology Report states that there may be locations on the project where no water will be encountered at a reasonable depth.

The probable cost of drilling a well would be \$2,000.00 to \$4,000.00. A suitable pump, pressure tank and piping would cost approximately \$1,600.00 additional.

23. Surface Water:

No surface water will be used for potable use.

24. A Summary of the State Agencies Opinion on Water:

The opinions of the reviewing agencies will be attached to, and made a part of, the Engineering Reports on file in the Office the County Clerk as soon as they are rendered.

25. Liquid Waste Disposal:

A Liquid Waste Management Plan is on file in the Office of the County Clerk, and is based on individual lot owners constructing individual "septic tanks and drain fields" in accordance with current State of New Mexico Environmental Improvement Division Regulations. Permits for the construction of these systems are required and are issued by the regional office located at P.O. Box 2575, 500 E. 18th Street, Silver City, New Mexico 88062.

26. Environmental Improvement Agency's Opinion on Liquid Waste Disposal:

The Environmental Improvement Agency's opinion on Liquid Waste Disposal will be attached to, and made a part of, the the Engineering Reports as soon as it is rendered.

27. Solid Waste Disposal:

A Solid Waste Management Plan is on file in the Office of the County Clerk, and allows for the Subdivider to provide a "dumpster" and the Property Owners' Association to arrange for cartage to a collection point designated by the County (currently the Datil Landfill).

28. Environmental Improvement Agency's Opinion on Solid Waste Disposal:

The opinions of the Environmental Improvement Agency's opinion on Solid Waste Disposal will be attached to, and made a part of the Engineering Reports, as soon as it is rendered.

29. Terrain Management:

A Terrain Management Plan is on file in the Office of the County Clerk, and generally this Plan indicates that:

- A. The soils in the Subdivision are suitable for residential use;
- B. There are no lots within flood ways or flood plains;
- C. The surface drainage in the Subdivision is collected in a series of local drainages, all running to the lower ground to the North and East of the Subdivision site. It is anticipated that there will be no significant increase in the runoff from this Subdivision when fully developed.

30. Natural Resources Conservation District's Opinion on Terrain Management:

The Natural Resources Conservation District's opinion on the Terrain Management will be attached to, and made a part of the Engineering Reports, as soon as it is rendered.

31. Subdivision Access:

Access to the Subdivision from Datil, New Mexico would be via State Highway 12 West, 10 miles; thence North and West on Forest Road 63 approximately 8 miles.

32. State Highway Department's Opinion on Access:

The State Highway Department has not issued an opinion on the access to the site.

33. Development:

Roadways within the Subdivision will be developed in phases, and roadways will be completed in each phase prior to the sale of lots.

34. Maintenance:

Roadways will be maintained by the Developer until 75% of the lots are sold, and then by the Property Owners' Association.

35. Adverse Conditions:

There are no public utilities servicing this Subdivision at this time. Additionally, the access roads to the Subdivision may be inaccessible during periods of inclement weather.

36. Recreational Facilities:

A Community Building will be built and will be dedicated to the Property Owners' Association, when 75% of the lots are sold, for use as a "Community Building".

37. Fire Protection:

The nearest fire protection is from the Datil Volunteer Fire Department, approximately 22 miles distant. The Subdivider will provide no water for fire protection.