

**DISCLOSURE STATEMENT  
FOR  
LOTS 18A through D  
LA MESA ROJA SUBDIVISION**

Development: La Mesa Roja, as the same is shown and designated on the plat entitled "SUMMARY PLAT, LA MESA ROJA, OF LOTS 18 A, B, C, D BEING THE SAME PROPERTY AS SHOWN ON DE COLORES SUBDIVISION FILED AS INSTRUMENT NUMBER 98295, RECORDED WITH THE OFFICE OF THE SANDOVAL COUNTY CLERK ON 11/14/75, WITHIN SECTIONS 27, 28, T17N R2E, AS PROJECTED INTO THE CANON E SAN DIEGO GRANT, SANDOVAL COUNTY, NEW MEXICO, JANUARY 21, 2002", a portion of which property is shown and designated on the replat of Lot 18 through D of De Colores Subdivision recorded in the office of the County Clerk of Sandoval County, New Mexico on September 26, 2001.

Developer/Subdivider: Douglas R. Goff  
P.O. Box 649  
Jemez Pueblo, New Mexico 87024

THIS DISCLOSURE STATEMENT CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN PURCHASING A PROPERTY WITHIN THE LA MESA ROJA SUBDIVISION. THIS DOCUMENT IS PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE CONVEYANCER AND THE PURCHASER IS ADVISED TO REVIEW THIS DISCLOSURE STATEMENT CAREFULLY PRIOR TO THE CONVEYANCE OF ANY PROPERTY WITHIN LA MESA ROJA SUBDIVISION.

1. OWNERSHIP. The owner of lots 18A through 18 D of La Mesa Roja Subdivision is Douglas R. Goff.

1. CONDITION OF TITLE. Lots 18A through 18 D of La Mesa Roja Subdivision are owned by Douglas R. Goff, and are subject to a mortgage held by \_\_\_\_\_, \_\_\_\_\_, New Mexico. At the time of sale of Lots 18A through D in La Mesa Roja, the mortgage shall be released as to any lot sold. Lots will be conveyed by General Warranty Deed, subject to real property taxes for the year of conveyance and subsequent years, patent reservations and restrictions, protective covenants and building restrictions (see item 3 below), well share/maintenance agreement (see item 5 below), a road maintenance (see item 6 below), and easements and rights-of-way of record.

1. RESTRICTIONS AND RESERVATIONS. A Declaration of Covenants, Conditions and Restrictions will be recorded in the office of the County Clerk of Sandoval County, New Mexico at the time the Summary Plat of La Mesa Roja is recorded. Such Declaration restricts the use and occupancy of all lots with La Mesa Roja Subdivision.

1. LIQUID WASTE DISPOSAL PLAN. Prior to completion of a residence on any lot within La Mesa Roja, the owner of a lot shall be required to install a septic tank and leach field conforming to the requirements of the New Mexico Environment Department regulations in effect at the time of construction.

1. WATER AND WATER DELIVERY SYSTEM. A Water Association Agreement will be recorded in the office of the County Clerk of Sandoval County, New Mexico at the time the Summary Plat of La Mesa Roja is recorded. Such Agreement provides for well sharing and maintenance of the water delivery system, which shall be administered by a cooperative comprised of owners of lots within La Mesa Roja.

1. ROAD MAINTENANCE. Maintenance of Camino Colorado, the only road within La Mesa Roja, is governed by a Road Maintenance Agreement will be recorded in the office of the County Clerk of Sandoval County, New Mexico at the time the summary Plat of La Mesa Roja is recorded.

1. FLOOD PLAIN DISCLOSURE. No lot within La Mesa Roja, or any portion of any lot within the subdivision, lies within a flood plain, as per Map #350055, Panels #0516 and 0525, Suffix C, recorded July 16, 1996.

Purchaser's acknowledgment of receipt of Disclosure Statement:

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Date: \_\_\_\_\_, 2006