

# READ THIS PROPERTY REPORT BEFORE SIGNING ANYTHING

This Report is prepared and issued by the developer of this subdivision. It is **not** prepared or issued by the Federal Government.

Federal law requires that you receive this Report prior to your signing a contract or agreement to buy or lease a lot in this subdivision. However, NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

If you received this Report prior to signing a contract or agreement, you may cancel your contract or agreement by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If you did not receive this Report before you signed a contract or agreement, you may cancel the contract or agreement any time within two years from the date of signing.

Name of Subdivision: Angel Fire, New Mexico

Name of Developer: Angel Fire Real Estate LLC

Date of This Report: November 16, 2023

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**NOTE:** In this Property Report, the words "You" and "Your" refer to the buyer. The words "We", "Us" and "Our" refer to the developer.

### **§1010.107 RISKS OF BUYING LAND**

The future value of any land is uncertain and dependent upon many factors. DO NOT expect all land to increase in value.

Any value that your lot may have will be affected if the roads, utilities and all proposed improvements are not completed.

Resale of your lot may be difficult or impossible, since you may face the competition of our own sales program and local real estate brokers may not be interested in listing your lot.

Any subdivision will have an impact on the surrounding environment. Whether or not the impact is adverse and the degree of impact will depend on the location, size, planning, and extent of the development. Subdivisions that adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality, and noise levels may affect your use and enjoyment of your lot and your ability to sell it.

In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

#### **WARNINGS**

**THROUGHOUT THIS PROPERTY REPORT THERE ARE SPECIFIC WARNINGS CONCERNING THE DEVELOPER, THE SUBDIVISION OR INDIVIDUAL LOTS. BE SURE TO READ ALL WARNINGS CAREFULLY BEFORE SIGNING ANY CONTRACT OR AGREEMENT.**

**§1010.108 GENERAL INFORMATION**

This Report covers 594 lots in the Moreno Valley area of Colfax County, New Mexico. See Page 29 for a listing of these lots. It is estimated that 1699 additional lots will be offered in future additional subdivisions.

The developer of this subdivision is:

Angel Fire Real Estate, L.L.C.  
10 Miller Lane  
P.O. Box 130  
Angel Fire, New Mexico 87710  
Telephone Number (575) 377-4259  
Federal EIN #75-2734162

**Answers to questions and information about these subdivisions may be obtained by telephoning the developer at the number listed above.**

## §1010.109 TITLE AND LAND USE

### *(a) General Instructions*

A person with legal title to property generally has the right to own, use and enjoy the property. A contract to buy a lot may give you possession but doesn't give you legal title. You won't have legal title until you receive a valid deed. A restriction or an encumbrance on your lot, or on the subdivision, could adversely affect your title.

Here we will discuss the sales contract you will sign and the deed you will receive. We will also provide you with information about any land use restrictions and encumbrances, mortgages or liens affecting your lot and some important facts about payments, recording, and title insurance.

### *(b) Method of Sale*

#### *(b)(1) Sales Contract and Delivery of Deed*

Purchasers will sign a Real Estate Purchase Agreement (“Agreement”), which will require an earnest money deposit. You may pay the balance of the purchase price at closing with your own money or from money you have borrowed. You will receive a properly executed Warranty Deed to your property at closing. The Deed will be recorded by the title company after closing.

#### *(b)(2) Type of Deed*

The transfer of legal title will be accomplished by a Warranty Deed, free and clear of liens and encumbrances. Following recording of the Warranty Deed, which will be paid for by us, you will have good and marketable title to the purchased property, subject to the exceptions set forth in the contract and documents of record. The deed includes a restriction whereby a property owner who combines one or more lots in any of the subdivisions will have a continuing obligation to pay membership dues on each individual lot, even after they are combined.

**THE DEED INCLUDES A RESTRICTION WHEREBY A PROPERTY OWNER WHO COMBINES ONE OR MORE LOTS IN ANY OF THE SUBDIVISIONS WILL HAVE A CONTINUING OBLIGATION TO PAY MEMBERSHIP DUES ON EACH INDIVIDUAL LOT, EVEN AFTER THEY ARE COMBINED. CHALET UNIT THREE LOTS REQUIRE THE PROPERTY OWNER TO PAY PLATINUM MEMBERSHIP DUES FOR USE OF AMENITIES.**

#### *(b)(4) Oil, gas and mineral Rights*

Oil, gas, mineral, water and geothermal rights are reserved and will not belong to you. The exercise of these rights could affect the use, enjoyment, and value of your lot.

**IF A DEED IS NOT DELIVERED TO YOU WITHIN 180 DAYS OF YOUR SIGNING THE AGREEMENT, YOU ARE ENTITLED TO CANCEL THE AGREEMENT WITHIN TWO YEARS OF THE DATE OF YOUR SIGNING THE AGREEMENT.**

*(c) Encumbrances, Mortgages and Liens*

All lots in this offering are subject to an outstanding mortgage with Commercial Lending Solutions, which shall be released upon closing.

The release provisions in the loan on all of the lots in the subdivision may be exercised only by us. Therefore, if we default on the loan before obtaining a release of your lot, you may lose your lot and any money you have paid for it.

Title to the lots under the existing Statement of Record have not changed and there have been no modifications, restatements or changes to any prior reported monetary liens and encumbrances or new monetary liens and encumbrances and/or judgments nor have there been any new covenants, conditions, restrictions, easements, right of ways and agreements and plats recorded against the property subject to this report.

*(d) Recording the Contract and Deed*

*(d)(1) Method or Purpose of Recording*

The purchase contract is not in recordable form. Under New Mexico law, the recording of your warranty deed will protect you from future creditors of the developer. The deed is recordable and will be recorded by the title company immediately after closing. Recording your deed in Colfax County, New Mexico will put any other purchaser(s) on notice of your ownership interest in the lot as a bona fide purchaser for value.

**UNLESS YOUR CONTRACT OR DEED IS RECORDED YOU MAY LOSE YOUR LOT THROUGH THE CLAIMS OF SUBSEQUENT PURCHASERS OR SUBSEQUENT CREDITORS OF ANYONE HAVING AN INTEREST IN THE LAND.**

*(d)(2) Title Insurance*

A title insurance policy for your lot will be issued to you at the close of escrow and will be paid for by us. We recommend that an appropriate professional interpret the policy.

***(e) Payments***

***(e)(1) Escrow***

Your deposits and down payments will be made payable to and deposited into a trust/escrow account with the title company, Pioneer Title & Escrow Company, 18 Crestview Drive, Suite 3-W, Angel Fire, New Mexico 87710. The purchase agreement and New Mexico law requires the earnest money be credited to the purchase price at closing.

***(e)(2) Prepayments***

You may prepay your loan without penalty.

***(e)(3) Default***

If you enter into a sales contract to purchase a lot and make a down payment (earnest money, good faith deposit, etc.) and default (such as your failure to perform your agreement), no refund of your down payment will be made by us and we may retain the money in accordance with the terms of the sales contract. We also reserve the right of specific enforcement, thereby requiring you to complete your purchase.

The sales contract will provide that we deliver your deed at closing and the Title Company shall record the deed.

***(f) Restrictions on the use of your lot***

***(f)(1) Restrictive Covenants***

Restrictive Covenants for the subdivisions in this Report have been recorded in the Colfax County Clerk's Office. We recommend that you fully read the Restrictions.

Some of the provisions that may have an effect upon your use or disposition of your lot will be discussed in the paragraphs following. However, this discussion will only highlight certain areas of the Restrictions and should not be a substitute for a careful study by you.

1. Prior to building, the approval of all plans for any structure or improvement whatsoever, including location thereof, the construction material, the roofs and exterior color schemes, and any later changes or additions, must be obtained from the Angel Fire Environmental and Architectural Control Committee, P. O. Box 330, Angel Fire, New Mexico, 87710. There are no permissions or approvals required prior to you disposing of your lot.

2. Each lot purchaser automatically becomes a member of the Association of Angel Fire Property Owners ("AAFPO"), and as such, is obligated to pay an annual assessment which runs with the property to cover costs of operation, maintenance and improvements of the amenities.

Purchasers of property in the Chalet Three Subdivisions are required to purchase Platinum membership, which are valued at a higher rate than the Base membership required in all other subdivisions.

**PURCHASERS OF LOTS IN THIS LISTING ARE SUBJECT TO AN ANNUAL ASSESSMENT TO SUPPORT OPERATION, MAINTENANCE AND IMPROVEMENTS OF THE RECREATION AMENITIES. LOTS IN THE CHALET UNIT THREE SUBDIVISION, ARE REQUIRED TO PURCHASE PLATINUM MEMBERSHIP, WHICH COST MORE THAN THE BASE MEMBERSHIP THAT IS REQUIRED ON LOTS PURCHASED IN THE SUBDIVISION.**

3. Some restrictions concerning land use, including set back lines, on-site parking for automobiles and general restrictions which, among other things, sign limitations, fencing, temporary facilities and limits on animals. All lots subject to this report are to be used for single-family residential use.

4. The developer and/or the property owner association can institute judicial proceedings against you to enforce the provisions of the restrictions including but not limited to, payment of the annual assessment.

5. You are required to pay membership dues on each lot you buy. If you combine lots, you will continue to be responsible for membership dues on each lot.

6. Each dwelling shall be required to connect to the Village of Angel Fire water system. No private wells are permitted.

**THERE IS NO WATER, SEWER, ELECTRIC, TELEPHONE OR ROAD ACCESS TO CHALET UNIT THREE SUBDIVISION LOTS. UPON APPROVAL OF LOT OWNERS, ROAD, WATER OR SEWER DEVELOPMENT OF CHALET UNIT THREE LOTS MAY BE COMPLETED PURSUANT TO THE COVENANTS BY THE ELECTED CHALET UNIT THREE SUBDIVISION DEVELOPMENT ASSOCIATION. THE DEVELOPER IS NOT RESPONSIBLE FOR INSTALLING UTILITY INFRASTRUCTURE TO THIS SUBDIVISION.**

7. Purchasers of lots in Chalet Three Subdivision are required to purchase a Platinum Membership. The annual fee for Platinum memberships for the 2023 membership year is \$3,425.00 This fee is subject to increase annually. The membership entitles you and certain members of your family to use the amenities. The cost of a Base membership is \$1,580.00

8. Prior to making use of your lot, you should consult all applicable governmental regulations and authorities, as well as the recorded Covenants, Conditions and Restrictions.

**A complete copy of the recorded Covenants, Conditions and Restrictions is available from us on request.**

*(f)(2) Easements*

Easements for roads, utilities and natural drainage courses, etc., are set forth on the recorded plat maps of each subdivision. Each lot is large enough to accommodate a residence despite these easements. You should examine the plat to determine if the lot you are considering is suitable for your intended use.

*(g) Plats, zoning, surveying, permits and environment*

*(g)(1) Plats*

The subdivision plats have been approved by the Village of Angel Fire or the Colfax County Commissioners and recorded in the office of the Colfax County Clerk.

*(g)(2) Zoning*

Lots in the subdivisions subject to this report are to be used for single-family residential purposes and all the lots comply with applicable zoning and the Restrictive covenants.

*(g)(3) Surveying*

All of the lots have been surveyed, staked and marked for identification. Some of the stakes may have been subsequently removed by weather or other causes.

*(g)(4) Permits*

Prior to installation of an individual sewage disposal system, where applicable, you must obtain a permit from the New Mexico Environmental Department, 1243 South Second Street, Raton, New Mexico, 87740. The New Mexico Environmental Department may require advance septic systems in order to obtain a permit. Before you clear a space for placement of a structure or installation of a driveway on a lot, a building permit must be obtained from the Angel Fire Building Inspection Department, P.O. Box 610, Angel Fire, New Mexico, 87710. Plans and specifications must be submitted to the Angel Fire Environmental and Architectural Control Committee, P. O. Box 330, Angel Fire, New Mexico, 87710 for their approval.

*(g)(5) Environment*

As part of the state and federal review of the Valley of the Utes Subdivision, Phase I & Phase II, a biological assessment and evaluation of the area affected by the development was conducted. This assessment resulted in an evaluation and tabulation of the wetlands and streams within the study area. Wetland and stream buffer zones were established in areas of this subdivision to protect these environmentally sensitive sites. The reports have identified wetlands, streams and drainage areas within the subdivision that prohibit you from building your home within 40 feet of the identified wetlands, streams and drainage easements.

**THERE ARE LOTS WITHIN THE VALLEY OF THE UTES SUBDIVISION, PHASE I & PHASE II THAT CONTAIN PROTECTED WETLANDS, STREAMS AND DRAINAGE EASEMENTS THAT PROHIBIT YOU FROM BUILDING A RESIDENCE WITHIN 40 FEET. THESE AREAS ARE SHOWN ON THE SUBDIVISION PLATS. IT IS YOUR RESPONSIBILITY TO LOCATE THE EXACT LOCATION OF THESE ENVIRONMENTALLY SENSITIVE AREAS.**

**THE RESTRICTIONS AFFECT THE FOLLOWING LOTS:  
VALLEY OF THE UTES SUBDIVISION, PHASE I & PHASE II: 192, 193, 196, 201, 202, 203, 204, 206, 212, 213, 214, 215.**

Plant and animal species in the area were determined, as well as the impact of the development on these species. In summary, the construction of the residential subdivision was noted to have no adverse environmental impacts. A copy of these reports is available upon your request at the Angel Fire Real Estate Office located at 10 Miller Lane, P.O. Box 130, Angel Fire, New Mexico, 87710.

No environmental study has been prepared for the other subdivisions represented by this Report. No determination has been made as to the possible adverse effects the subdivisions may have upon the environment and surrounding area.

## **§1010.110 ROADS**

### ***(a) Access to the subdivisions***

Access to the subdivisions is via U.S. Route 64 to State Highway 434, a two-lane asphalt paved highway. Both U.S. Route 64 and State Highway 434 are 24 ft. wide, paved roads with two lanes of travel. The roads off the highways to and within the subdivisions are dirt/gravel compacted surface with a driving surface of 20 ft. to 28 ft. containing two lanes of travel.

The State of New Mexico and Village of Angel Fire are responsible for their maintenance and any improvements.

**THERE IS NO ROAD ACCESS WITHIN CHALET UNIT THREE SUBDIVISION LOTS. ROAD DEVELOPMENT OF CHALET THREE LOTS MAY BE COMPLETED PURSUANT TO THE COVENANTS BY THE ELECTED CHALET UNIT THREE SUBDIVISION DEVELOPMENT ASSOCIATION UPON APPROVAL OF THE PROPERTY OWNERS. THE DEVELOPER IS NOT RESPONSIBLE FOR CONSTRUCTING THESE ROADS.**

### ***(b) Access within the subdivisions***

**(b)(1)** Physical access from the subdivision entrances to the various lots is can be accessed by conventional automobile and a minimum 20 ft. wide driving surface containing two-lanes of travel.

**(b)(2)** Except for Chalet 3 subdivision, the roads have been completed within the subdivisions. The roads have been dedicated to the Village of Angel Fire for public use and they are responsible for the maintenance and improvement(s) of the roads within all other subdivisions. The Village maintains these roads to ensure year-round access by conventional automobiles.

**(b)(3)** The lots in Chalet Unit Three Subdivision are not completed and will not be constructed by the Developer. The Chalet Unit Three Subdivision lots may be developed and assessed pursuant to the covenants by the elected Development Association if approved by the property owners in that subdivision.

**(b)(4)** The roads in the subdivision were built to the Village of Angel Fire standards, which are based upon State of New Mexico highway guidelines. The roads have been dedicated to the Village of Angel Fire and are maintained by Angel Fire Village public works crews.

**(b)(6)** The table below identifies the distance (in miles) from the center of the subdivisions to nearby communities.

<u>Nearby Community</u>	<u>Population (Approx.)</u>	<u>Paved Road Distance</u>	<u>Unpaved Road Distance</u>	<u>Total</u>
Santa Fe, NM	62,876	90¼ mi	1¼ mi	91½ mi
Taos, NM	6,000	25¼ mi	1¼ mi	26½ mi
Eagle Nest, NM	306	12¼ mi	1¼ mi	13½ mi
Raton, NM	8,000	82¼ mi	1¼ mi	83½ mi

Distances are combined average for all units. Raton is the Colfax County seat.

### **§1010.111 UTILITIES**

Here we will discuss the availability and cost of basic utilities to all the lots in the subdivision except for the lots in Chalet 3. The areas covered will be water, sewer, electricity, telephone, and fuel or other energy sources.

**THERE IS NO WATER, SEWER, ELECTRIC, TELEPHONE OR ROAD ACCESS TO CHALET UNIT THREE SUBDIVISION LOTS. UPON APPROVAL OF LOT OWNERS, ROAD, WATER OR SEWER DEVELOPMENT OF CHALET UNIT THREE LOTS MAY BE COMPLETED PURSUANT TO THE COVENANTS BY THE ELECTED CHALET UNIT THREE SUBDIVISION DEVELOPMENT ASSOCIATION. THE DEVELOPER IS NOT RESPONSIBLE FOR INSTALLING UTILITY INFRASTRUCTURE TO THIS SUBDIVISION.**

***(a) Water***

***(a)(1)(ii) Central System.*** Except for Chalet 3 lots, the subdivision lots subject to this report are served by a municipal water system.

***(a)(1)(ii)(A)*** The supplier of the water is the Village of Angel Fire, New Mexico, whose address is P.O. Box 610, Angel Fire, New Mexico, 87710, which is a publicly regulated entity.

***(a)(1)(ii)(B)*** Except for the lots in the Chalet Unit Three Subdivision for which no water service will be installed, water mains are located in front of each lot.

***(a)(1)(ii)(C)*** There is adequate water to supply the subdivisions.

***(a)(1)(ii)(D)*** The water is tested for purity and chemical content and meets all standards for a public water supply. For more information on water quality within the village of Angel fire, go to:

<https://www.angelfirenm.gov/DocumentCenter/View/2677/Village-of-Angel-Fire-Consumer-Confidence-Report-2022>.

***(a)(1)(ii)(H)*** In addition to the cost of line installation from the adjoining main to the dwelling and the monthly use charges as approved by the New Mexico Public Regulation Commission, you will be required to pay \$2,042 for a 5/8" meter installation and \$2,467.75 for a 1" meter installation at the time you require service. A Water Availability Fee of \$37.32 per quarter for vacant lots is payable to the Village of Angel Fire.

(a)(1)(ii)(I) You will not be permitted to use individual water systems on any lots subject to this Report.

**(b) Sewer**

(b)(1) The Village of Angel Fire has a central sewer system that service some of the lots in the Subdivision. Where sewer is not available, you may install an individual system.

(b)(1)(i)(A) **Individual Systems.** The Village of Angel Fire has given approval for individual septic systems where there is no central sewer system available. You will need to obtain a permit from the New Mexico Environmental Department for a septic system. You may need to obtain a soil analysis test at an estimated cost to you of \$350 prior to the installation of your septic system. Depending on the size of the intended home and the size of your lot, the New Mexico Environmental Department will approve or deny your permit. You may be required to build and advanced system. Once a permit is approved, your estimated cost for installation of an average septic tank with leach field is \$12,000.00. Owners of lots under ¾ acre will be required to install an advanced septic system costing approximately \$30,000- \$35,000. A septic system leach field cannot be installed within 100 feet of a stream or well.

In the Valley of the Utes Subdivision, Phase I & Phase II, the soil conditions are classified as “severe” which means special engineering and design may be required for house foundations, driveways and septic system locations.

**THE VALLEY OF THE UTES SUBDIVISION, PHASE I & II LOTS HAVE SOIL CONDITIONS THAT ARE SEVERE FOR CONSTRUCTION OF ROADS, BUILDINGS AND SEPTIC SYTEMS. SPECIAL ENGINEERING AND DESIGNS MAY BE REQUIRED FOR HOUSE FOUNDATIONS, DRIVEWAYS AND SEPTIC SYSTEMS.**

(b)(1)(i)(B) Holding tanks are not permitted in the Village of Angel Fire.

(b)(1)(i)(C) You will not be entitled to a refund on your purchase price should you be unable to obtain a permit for an individual septic system.

**THERE IS NO ASSURANCE PERMITS CAN BE OBTAINED FOR THE INSTALLATION AND USE OF INDIVIDUAL ON-SITE SEPTIC TANK WITH LEACH FIELD SYSTEMS.**

**(b)(1)(iii)(A) Central Sewer System** A central sewer system is available to some lots in Angel Fire. The Central sewer system is owned and operated by the Village of Angel Fire whose address is P.O. Box 610, Angel Fire, New Mexico, 87710, is a publicly regulated entity.

Sewer lines have been installed adjacent to the lots in the subdivisions subject to this report. A Sewer Availability Fee of \$166.26 bi-annual for vacant lots where sewer lines are installed and is payable to the Village of Angel Fire. If your lot has a sewer line adjacent to your lot, you are required to connect to the Village of Angel Fire Sewer System. Here are the lots where the central sewer system is available.

**AF Country club 1 & 2 Amended**

Lots 327, 370

**AF Country Club 1 & 2 ReAm**

Lots 1001, 1010, 1011, 1012, 1013, 1014, 1021, 1022, 1023, 1024, 1026, 1027, 1028, 1031, 1085, 1088

1090, 1174, 1184, 1192, 1193, 1196, 1205, 1208, 1209, 1210, 1211, 1212, 1214, 1215, 1216, 1218, 1219, 1227, 1228, 1231, 1232, 1238, 1241, 1263, 1268, 1270, 1293, 1294, 1303, 1306, 1327, 1336, TRACT S

**Village North**

Lots 9, 10, 12, 13, 17, 18, 42, 43

**West Village**

Lots 22, 28, 31, 64, 65, 67, 68, 83, 84, 86, 88, 90, 104, 111, 112, 113, 133, 138, 153, 154, 155

**Monte Verde 1**

Lots- BLOCK G LOT 5, BLOCK G LOT 6

**Mobile Home Estates**

Lots 1, 498, 499, 500

The developer has installed and completed sewer lines in the Valley of the Utes subdivision. However, the Village of Angel Fire has not connected to the subdivision and does not currently provide service to the lots.

**THERE IS NO ASSURANCE THAT THE VILLAGE OF ANGEL FIRE WILL PROVIDE SEWER SERVICE TO THE VALLEY OF THE UTES SUBDIVISION PHASE I & PHASE II. SHOULD THE VILLAGE PROVIDE SERVICE, NEW RESIDENCES MAY BE REQUIRED TO INSTALL AN INDIVIDUAL SEPTIC SYSTEM ON YOUR LOT.**

***(c) Electricity***

**(c)(1)-(6)** Kit Carson Electrical Cooperative, Taos, New Mexico, is responsible for providing electrical service to the subdivisions. Except for Chalet 3 subdivision, electrical infrastructure and service has been completed to all lots in the subdivision. You may be responsible for additional costs and hook-up fees necessary to complete installation from the line adjacent to your lot. These electric supply lines are all underground.

***(d) Telephone***

**(d)(1)-(3)** Telephone service will be supplied by CenturyLink, which is regulated by the State of New Mexico. Telephone service has been extended to all of the lots in the subdivision. Except for Chalet 3 subdivision, telephone lines and service has been completed to all lots in the subdivision. You may be responsible for additional costs and hook-up fees necessary to complete installation from the line adjacent to your lot. These telephone supply lines are all underground.

***(e) Fuel or other energy source***

**(e)(1)**Electricity and bottled gas are the energy sources in the subdivisions. A natural gas distribution system is not available. Bottled gas is available through Suburban Propane, 19 Agua Rd., Angel Fire, New Mexico, 87710, telephone (575) 377-3744 at \$2.80/gallon, with an obligation to “Keep Full” or \$2.90/gallon with “call to fill” and a 250-gallon storage tank currently renting for \$60 per year; Pendleton Oil & Gas Company, South Santa Fe Road, Taos, New Mexico, 87571, telephone (575) 758-2266 at \$2.69/gallon, with a 250-gallon storage tank currently renting for \$36-72.00 per year; or Kit Carson Propane, 201 Cruz Alta, Suite A, Taos, New Mexico (575) 758-7775 at \$2.60/gallon with a \$250.00 storage tank currently renting for \$77.00 per year. These rates are subject to change.

**§1010.112 FINANCIAL INFORMATION**

A copy of our audited financial statements is available upon request. To obtain a copy contact Angel Fire Resort Real Estate Office, 10 Miller Lane, P.O. Box 130, Angel Fire, New Mexico, 87710.

## **§1010.113 LOCAL SERVICES**

In this topic, we will discuss the availability of fire and police protection and the location of schools, medical care and shopping facilities.

### ***(a) Fire Protection***

The Village of Angel Fire Fire Department has 35 full time employees and several trained volunteers. See, Angel Fire-Fire Department - [www.angelfirenm.gov](http://www.angelfirenm.gov). There are 3 fire substations in Angel Fire and one immediately outside of Angel Fire (within 2 miles) owned and operated by Colfax County located at 27749 US-64, Eagle Nest, New Mexico. There are three fire substations located within Angel Fire, 11 North Angel Fire Road, Angel Fire, New Mexico 87710; 10 Cabillo Lane, Angel Fire, New Mexico & 20 Darrel Benjamin Rd, Angel Fire, New Mexico. The Village of Angel Fire – Fire Department maintains and operates several fire vehicles including 1 engine, 4 bush trucks, 3 ambulances, 1 ladder, 3 utility and 1 tender truck. Fire protection is available year round.

### ***(b) Police Protection***

Police protection is available from the Village of Angel Fire Police Department and the Colfax County Sheriff's Office in Angel Fire, New Mexico. A deputy sheriff is stationed in Angel Fire, New Mexico. New Mexico State Police provide periodic patrols. Private security service may be available on a contract basis. The Village of Angel Fire Police Department has up to 6 full time officers and is located at 27 Halo Pines Ct., Angel Fire, New Mexico 87710. See, Angel Fire Police Department [www.angelfirenm.gov](http://www.angelfirenm.gov).

### ***(c) Schools***

An elementary school and middle school are available in Eagle Nest, New Mexico, located approximately 12 miles north of Angel Fire along Highway 434 and 64. A high school is available in Cimarron, New Mexico, located approximately 36 miles northeast of Angel Fire. There is school bus transportation service to designated bus stops in Angel Fire. A charter high school, Moreno Valley High School (Grades 9-12), is located in Angel Fire.

### ***(d) Hospitals***

The nearest hospital facilities available to the residents of Angel Fire are at Holy Cross Hospital, 1397 Weimer Rd., Taos, New Mexico 87571, and approximately 25 miles from the subdivisions. Ambulance/EMT service to the hospital is available via Angel Fire Fire Department.

***(e) Physicians and Dentists***

The Moreno Valley Health Care Clinic, managed and operated by the South-Central Colfax County Special Hospital District, operates the nearest family medical practice 40 hours per week and is located at 11 Elliott Barker Ln., Angel Fire, New Mexico, 87710.

Angel Fire Family Dentistry operates the nearest family dentistry practice and is located at 27479 U.S. Highway 64, Angel Fire, New Mexico, 87710.

Medical and dental facilities are also available 25 miles from Angel Fire in Taos, New Mexico and 82 miles to Raton, New Mexico. Family medical facilities are also available in Cimarron, New Mexico.

***(f) Shopping Facilities***

Convenient shopping facilities, including a supermarket, mini-market, gift shops, hardware store, pharmacy, gas stations, and sporting goods store are located on Highway 434 north of the entrance to the Angel Fire Village. Additional convenience shopping is available at Eagle Nest, New Mexico, 12 miles to the north. Larger shopping facilities are available in Taos, New Mexico, approximately 25 miles to the west.

***(g) Mail Service***

There is no mail service to the lots in the subdivision.

There is a US Post office located in Angel Fire that provides mail services to Angel Fire:

US Post Office  
3469 NM-434, Unit B8  
Angel Fire, New Mexico 87710

***(h) Public Transportation***

There is no public transportation in Angel Fire. The nearest public transportation to the subdivision is located 25 miles from the subdivision in Taos, New Mexico.

**§1010.114 RECREATIONAL FACILITIES**

<b>Facility</b>	<b>Percentage of Construction Now Complete</b>	<b>Estimated Date of Start of Construction</b>	<b>Estimated Date Available for Use</b>	<b>Financial Assurance of Completion</b>	<b>Buyer's Annual Costs or Assessments</b>
18-hole Golf Course	100%	N/A	Available	N/A	Annual Assessment*
Clubhouse	100%	N/A	Available	None	Annual Assessment*
Angel Fire Ski Area	100%	N/A	Available	N/A	Annual Assessment*
Monte Verde Lake	100%	N/A	Available	N/A	Annual Assessment*
Olympic Park (4 tennis courts, playground, fishing pond, restrooms, picnic facilities)	100%	N/A	Available	N/A	Annual Assessment*
Greenbelts (2,604 acres)	100%	N/A	Available	N/A	Annual Assessment*
RV Park & Horse Stables	100%	N/A	Available	N/A	Annual Assessment*

\*Membership in the Association of Angel Fire Property Owners (“AAFPO”), requiring the annual assessment of membership dues, is a mandatory covenant that runs with all of the lots in this offering. Non-use of the facilities and/or amenities does not negate this membership requirement or obligation to pay the annual membership assessment. The membership year runs from Spring to Spring. Assessments are billed in April and due by May of each year, payable to Angel Fire Resort Membership Services, P.O. Box 130, Angel Fire, NM 87710. The annual assessment is determined by the level of desired access to the amenities, and these rates are subject to change:

**Rates for Membership Year 2023/24:**

Base Membership:	\$1,845.00 per lot
Platinum	\$3,425.00 per lot

As a member of the Angel Fire Resort, you are entitled to the use of some of the facilities as noted on the preceding chart.

**ALL LOTS IN THIS OFFERING ARE REQUIRED TO PAY ANNUAL ASSESSMENTS TO SUPPORT THE MAINTENANCE, OPERATION AND IMPROVEMENTS OF THE RECREATION AMENITIES. LOTS IN CHALET UNIT THREE SUBDIVISION REQUIRE A PLATINUM MEMBERSHIP. FOR THE 2023/2024 MEMBERSHIP YEAR, THE ANNUAL FEE FOR PLATINUM MEMBERSHIP IS \$3,425.00 AND \$1,845.00 FOR A BASE MEMBERSHIP; THESE FEES ARE SUBJECT TO CHANGE. A PLATINUM MEMBERSHIP ALLOWS FREE USE OF THE AMENITIES FOR YOU AND QUALIFYING MEMBERS OF YOUR FAMILY.**

***(c)(2) Maintaining the Recreational Facilities***

All of the above amenities are owned and maintained by Angel Fire Resort Operations, LLC, an entity affiliated with the developer.

***(c)(6) Who May Use the Facilities***

As a member, you are entitled to the use of the facilities noted on the preceding chart. Membership is determined by legal ownership, and every person or entity acquiring legal or equitable title to any property in these subdivisions is automatically a member. In addition to members, the facilities are open to the general public for a fee, and their use of the facilities may limit use by property owners.

## **§1010.115 SUBDIVISION CHARACTERISTICS AND CLIMATE**

In this section, we will discuss the basic terrain of the subdivisions, their climate, and any nuisances or hazards in this area.

### ***(a) General Topography***

The subdivisions are located in a mountainous area and vary from mountainous forested areas with pine, fir, and spruce, aspen and oak to grassy meadows. The elevation of the subdivisions varies from 8,294 feet above sea level to 11,051 feet above sea level. Approximately 29% of the entire development is to remain as natural open space. There are some slope areas and some rocky areas; however, most building sites on the lots are for all practical purposes compatible with construction on continuous foundation wall footings. Such lots present no special architectural design problems relating to accommodating stock building plans.

In the Valley of the Utes Subdivision, Phase I & Phase II, the soil conditions are classified as “severe” which means special engineering and design may be required for house foundations, driveways and septic system locations.

**THE VALLEY OF THE UTES SUBDIVISION LOTS HAVE SOIL CONDITIONS THAT ARE SEVERE FOR CONSTRUCTION OF ROADS, BUILDINGS AND SEPTIC SYTEMS. SPECIAL ENGINEERING AND DESIGNS MAY BE REQUIRED FOR HOUSE FOUNDATIONS, DRIVEWAYS AND SEPTIC SYSTEMS.**

Other lots have slope gradients that would more readily accommodate a split-level design structure, or utilize a post-and-lintel type of framing system on spread concrete footings in order to keep the living area of the structure on a single level.

**ALL LOTS IN THE SUBDIVISIONS POSSIBLY MAY CONTAIN A SLOPE OF 20% OR MORE. THIS MAY AFFECT THE TYPE AND COST OF CONSTRUCTION.**

All lots in this offering may possibly contain slopes of 20% or more. Such lots may require special construction designs, such as installation of a basement or crawl space below the first floor, split level design structure, post and lintel type framing or split concrete footing in order to keep the living area on a single level, or cantilevered foundations, all of which may be feasible without the need for fill. Visual inspection of your lot, with an engineer, contractor or other experienced professional, is advisable to determine whether any particular lot contains a slope of 20% or more, the additional cost of installing such special construction designs and to determine whether substantial amounts of fill will be required. The lots in this offering are all sloped to varying degrees and we have made no determination as to whether any exceed a 20% slope or will require special construction. You should make your own determination before signing an Agreement.

Specific lots in the Valley of the Utes Subdivision Phase I & Phase II, with slopes of 20% or more include: Lots 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 129, 130, 132, 133, 134, 135, 136, 138, 139, 140, 141, 156.

Lots within the Valley of the Utes Subdivision, Phase I & Phase II, with rock outcroppings are: 113, 114, 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 126, 129, 130, 131, 132, 133, 134.

All building site preparations and construction will be your responsibility. The developer will not be responsible for building site preparation or construction.

***(b) Water Coverage***

There are several natural washes and intermittent streams crossing the subdivisions. During the Spring as the result of runoff and during periods of heavy rain, these washes and intermittent streams may exist. They affect the following lots subject to this report:

Angel Fire Country Club Unit One: 165, 193, 841.

Angel Fire Chalets Unit 2: 670, 672, 974, 975, 1511.

Angel Fire Chalets Unit 2A Amended: 202.

Angel Fire Chalets Unit 4: 28, 29, 32, 33.

In the Valley of the Utes Subdivision, Phase I & Phase II, there are several natural washes, intermittent streams and jurisdictional wetlands that prohibit you from building your home within 40 feet of these environmentally sensitive areas.

**THERE ARE LOTS WITHIN THE VALLEY OF THE UTES SUBDIVISION PHASE I & PHASE II THAT CONTAIN PROTECTED WETLANDS, STREAMS AND DRAINAGE EASEMENTS THAT PROHIBIT YOU FROM BUILDING A RESIDENCE WITHIN 40 FEET. THESE AREAS ARE SHOWN ON THE SUBDIVISION PLATS. IT IS YOUR RESPONSIBILITY TO LOCATE THE EXACT LOCATION OF THESE ENVIRONMENTALLY SENSITIVE AREAS.**

**THE RESTRICTIONS AFFECT THE FOLLOWING LOTS IN THE VALLEY OF THE UTES SUBDIVISION, PHASE I & PHASE II: LOTS 196, 201, 202, 203, 204, 206, 207, 212, 213, 214, 215**

There is adequate space for a building site on each lot; thus, the washes or streams would not adversely affect the use of the lot for that purpose.

***(c) Drainage and Fill***

None of the lots require fill in order to be usable as residential lots.

***(d) Flooding and Soil Erosion***

Lots have been engineered for drainage to follow its natural course. A system of roadside ditches and culverts are integrated with numerous natural water courses. The County does not have a formal plan for soil erosion, sedimentation and flooding, thus, no formal approval has been obtained, though the County has approved the engineered subdivision plats. Though the developer is obligated to comply with the subdivision plats, it is not required to otherwise conform to a soil erosion, sedimentation and flooding plan. Thus, the measures taken may not be adequate to prevent property damage or health and safety hazards. There are flood control and flowage easements for the Valley of the Utes Subdivision, Phase I & Phase II. You are not permitted to build your home within 40 feet of these easements.

***(f) Nuisances***

There are no nuisances that affect the subdivisions.

***(g) Hazards***

***(g)(I)*** Portions of the lots are heavily forested and could be subject to forest fires, and portions of the property are subject to brush fires due to tall grass. National Forest lands are abutting and the U.S. Forest Service would endeavor to control such fires. There are other natural hazards including but not limited to severe winter storms, flooding, wind storms, dam failures, HAZMAT & drought. The Village of Angel Fire does have a mass notification system in the event of an emergency through the Colfax County Emergency Management. You may enroll at <http://public.coderedweb.com/CNE/6AF053DCB8942>. The Village of Angel Fire has assessed various hazard and risks to the community and has determined the following:

<b>Hazard Risk &amp; Hazard Type</b>
<b><u>High</u></b>
Wildfire
High Wind
Severe Winter Storms
Infectious Disease
Drought
Terror (includes Radiological Incident)

<p><b><u>Moderate</u></b></p> <p>Flood Earthquake</p> <p>Thunderstorm(including lightning/hail) Dam Failure Volcanic Activity &amp; HAZMAT</p>
<p><b><u>Low</u></b></p> <p>Erosion Extreme &amp; Extreme Heat</p>

For a complete report and additional information on hazards for Angel Fire, contact:

**Angel Fire Fire Department**

11 North Angel Fire Road  
Angel Fire, New Mexico  
(575)377-3347

**Colfax County Emergency Management**

230 North 3<sup>rd</sup> Street  
Raton, New Mexico  
(575) 445-7050

**Federal Emergency Management Agency**

Region 6  
(940) 898-5399

**State of New Mexico**

Dept of Homeland Security & Emergency Management  
13 Bataan Blvd  
Santa Fe, New Mexico 87508  
(505) 476-9600

***(g)(2) Fire Prevention/Safety***

Some of the lots subject to this report may be required to comply with the Village of Angel Fire’s Fuel Modification Ordinance that aims to boost fire safety by mandating defensible spaces around structures and on vacant land. All properties in Angel Fire, especially those in wildfire zones, must comply. Vacant lot owners should remove ladder fuels and dead trees. New construction must adhere to these guidelines, while existing structures are subject to potential inspections.

Compliance timeframes range from 1 to 25 years depending property size. Prospective buyers should review the full ordinance and/or consult local experts for specifics. The costs for cleaning a lot in Angel Fire varies depending on lot size and location but averages \$500.00 to \$2,500.00. For more information, please go to [www.angelfirenm.gov](http://www.angelfirenm.gov).

The Village of Angel Fire has a system for rating wildfires risks. The Insurance Services Office (“ISO”) rates Angel Fire for insurance purposes. The Village of Angel Fire is ISO rated at “5” as of 2021.

**(h) Climate**

According to the National Weather Service, the average temperatures from 2006-2020 for the winter and summer are contained in the table below. The area has an average rainfall of approximately 20.89 inches and an average snowfall of approximately 124 inches.

**AVERAGE TEMPATURES & PRECEPATATION**

Climate data for Angel Fire, New Mexico, 1991–2020 normals, extremes 1993–present													
Month	Jan	Feb	Mar	Apr	Ma y	Ju n	Jul	Au g	Se p	Oct	Nov	Dec	Year
<b>Record high °F (°C)</b>	57 (14)	60 (16)	68 (20)	75 (24)	88 (31 )	92 (33 )	92 (33 )	89 (32 )	84 (29 )	77 (25)	66 (19)	64 (18)	92 (33)
<b>Mean maximum °F (°C)</b>	50.3 (10. 2)	54.2 (12. 3)	62. 1 (16. 7)	67. 9 (19. 9)	74. 9 (23 .8)	85. 4 (29 .7)	85. 3 (29 .6)	82. 6 (28 .1)	78. 9 (26 .1)	71. 2 (21. 8)	61. 5 (16. 4)	52. 3 (11. 3)	87.2 (30.7)
<b>Average high °F (°C)</b>	37.5 (3.1 )	39.8 (4.3 )	47. 4 (8.6 )	54. 2 (12. 3)	64. 0 (17 .8)	74. 2 (23 .4)	76. 7 (24 .8)	74. 7 (23 .7)	68. 8 (20 .4)	58. 0 (14. 4)	46. 1 (7.8 )	37. 6 (3.1 )	56.6 (13.6)

<b>Daily mean °F (°C)</b>	23.3 (-4.8)	25.7 (-3.5)	33.6 (0.9)	39.9 (4.4)	48.0 (8.9)	56.2 (13.4)	60.2 (15.7)	58.4 (14.7)	52.5 (11.4)	42.3 (5.7)	31.9 (-0.1)	24.5 (-4.2)	41.4 (5.2)
<b>Average low °F (°C)</b>	9.0 (-12.8)	11.6 (-11.3)	19.9 (-6.7)	25.7 (-3.5)	31.9 (-0.1)	38.1 (3.4)	43.7 (6.5)	42.1 (5.6)	36.1 (2.3)	26.6 (-3.0)	17.6 (-8.0)	11.4 (-11.4)	26.1 (-3.2)
<b>Mean minimum °F (°C)</b>	-16.9 (-27.2)	-11.3 (-24.1)	-3.9 (-19.9)	10.6 (-11.9)	19.5 (-6.9)	26.7 (-2.9)	35.1 (1.7)	33.6 (0.9)	23.3 (-4.8)	10.3 (-12.1)	-4.6 (-20.3)	-13.7 (-25.4)	-23.9 (-31.1)
<b>Record low °F (°C)</b>	-30 (-34)	-39 (-39)	-20 (-29)	0 (-18)	10 (-12)	19 (-7)	29 (-2)	25 (-4)	19 (-7)	-6 (-21)	-22 (-30)	-27 (-33)	-39 (-39)
<b>Average precipitation in inches (mm)</b>	1.46 (37)	1.54 (39)	1.79 (45)	1.41 (36)	1.77 (45)	1.20 (30)	2.78 (71)	2.73 (69)	1.98 (50)	1.62 (41)	1.08 (27)	1.53 (39)	20.89 (529)
<b>Average snowfall inches (cm)</b>	24.3 (62)	21.4 (54)	22.0 (56)	15.4 (39)	3.5 (8.9)	0.1 (0.25)	0.0 (0.0)	0.0 (0.0)	0.3 (0.76)	6.4 (16)	8.8 (22)	21.8 (55)	124.0 (315)
<b>Average precipitation days (≥ 0.01 in)</b>	6.1	6.9	6.4	6.4	6.5	6.7	11.9	11.7	8.4	5.7	3.9	5.7	86.3

<b>Average snowy days (≥ 0.1 in)</b>	6.1	6.5	6.1	4.9	0.8	0.0	0.0	0.0	0.2	1.4	2.8	5.4	34.2
Source 1: NOAA <sup>[9]</sup>													
Source 2: National Weather Service (mean maxima/minima 2006–2020) <sup>[8]</sup>													

**(i) Occupancy**

As of the date of this report, there are approximately 1,791 housing units in the subdivision. As of 2020, there were 1,192 residents and 462 households in Angel Fire.

## **§1010.116 ADDITIONAL INFORMATION**

In this heading we will discuss the following areas:

1. The Property Owners Association
- 2.. Litigation
3. Resale or Exchange Program
4. Equal Opportunity in Lot Sales
5. Listing of Lots

### ***(a) Property Owners Association***

A property owners association has been formed. The name of the property owners association is Association of Angel Fire Property Owners (“AAFPO”). Upon purchase of your lot, you automatically become a member of the AAFPO. AAFPO’s address is: P. O. Box 21, Angel Fire, New Mexico, 87710. AAFPO currently owns no property. Membership in the AAFPO entitles you to voting rights on issues that will affect you as a property owner.

Association Membership entitles a property owner and the members of the property owner’s immediate family (“immediate family” includes the property owner’s spouse and their unmarried children through the age of 23, either living at home or attending school on a full-time basis) to use the amenities appropriate to the type of membership. Membership fees are billed by and payable to: Angel Fire Resort Membership Services, P. O. Box 130, Angel Fire, New Mexico, 87710.

The current Base membership fee for the 2023/2024 membership year is \$1,580.00. For upgraded amenities, the fees are: Platinum = \$3,425.00. All membership prices may be increased annually.

### ***(b) Taxes***

Your obligation to pay real estate taxes to Colfax County will begin as of the recording date of your deed. The annual taxes on lots in this subdivision subject to this report are based on one-third of the appraised value times a mill rate of 30.079 (residential rate inside the Village of Angel Fire); 20.231 (residential rate outside the Village of Angel Fire; 26.802(vacant land inside the Village of Angel Fire); and 34.342 (vacant land outside the Village of Angel Fire). These are the rates for 2023 taxes. Developer, in accordance with an agreement with Colfax County, has paid all back taxes due on lots subject to this report. Interest is being paid by Developer, per agreement with the County. At close of escrow for any individual lot(s), the interest obligation for the lot(s) subject to the sale will be paid by the Developer. Buyer is advised to check with the local taxing authority for current appraised value and tax rate in that same are subject to change.

### ***(d) Resale or Exchange Programs***

(d)(1) There are no restrictions which might hinder you in resale of your property

(d)(2) We have no program to assist you in the resale of your lot.

(d)(3) We do not have a program which assures that you will be able to exchange your lot for another.

### **SEARCHES CONDUCTED IN PREPARING THIS REPORT**

On September 19, 2023, a search complying with Executive Order 13224 66 FR 49079 Tuesday September 25, 2001, of the specially Designated Nationals List of the Department of the Treasury's Office of Foreign Assets and Control was conducted and the Developer and Owner are not on said list.

The Developer and Owner do not have their interests encumbered by any recorded monetary lien or judgment owed to the Federal government as reflected under the civil records noted under the Federal District court records and confirmed by a search on September 19, 2023 conducted under the PACER system.

#### ***(f) Equal Opportunity in lot sales***

We are in compliance with Title VIII of the Civil Rights Act of 1968. We have not, and will not, discriminate against you directly or indirectly because of your race, color, religion, sex (including gender identity and sexual orientation), national origin, familial status, and disability in lot marketing and advertising, rendering of lots services, and in requiring terms and conditions on lot sales and leases.

#### ***(g) Listing of lots***

The offering known as Angel Fire, New Mexico, consists of the following lots:

<b>PROPERTY DESCRIPTION</b>
<b>Chalets 2</b>
AF CHALETS 2 - 3B LOT 456
AF CHALETS 2 - 3B LOT 462
AF CHALETS 2 - 3B LOT 581A
AF CHALETS 2 - 3B LOT 595
AF CHALETS 2 - 3B LOT 603
AF CHALETS 2 - 3B LOT 643
AF CHALETS 2 - 3B LOT 653
AF CHALETS 2 - 3B LOT 658

AF CHALETS 2 - 3B LOT 659
AF CHALETS 2 - 3B LOT 663
AF CHALETS 2 - 3B LOT 664
AF CHALETS 2 - 3B LOT 665
AF CHALETS 2 - 3B LOT 670
AF CHALETS 2 - 3B LOT 671
AF CHALETS 2 - 3B LOT 672
AF CHALETS 2 - 3B LOT 675
AF CHALETS 2 - 3B LOT 676
AF CHALETS 2 - 3B LOT 972
AF CHALETS 2 - 3B LOT 973
AF CHALETS 2 - 3B LOT 974
AF CHALETS 2 - 3B LOT 975
AF CHALETS 2 - 3B LOT 977
AF CHALETS 2 - 3B LOT 987
AF CHALETS 2 - 3B LOT 992
AF CHALETS 2 - 3B LOT 1001
AF CHALETS 2 - 3B LOT 1038
AF CHALETS 2 - 3B LOT 1042
AF CHALETS 2 - 3B LOT 1049
AF CHALETS 2 - 3B LOT 1127
AF CHALETS 2 - 3B LOT 1135
AF CHALETS 2 - 3B LOT 1144
AF CHALETS 2 - 3B LOT 1145
AF CHALETS 2 - 3B LOT 1170
AF CHALETS 2 - 3B LOT 1171
AF CHALETS 2 - 3B LOT 1176
AF CHALETS 2 - 3B LOT 1202
AF CHALETS 2 - 3B LOT 1212
AF CHALETS 2 - 3B LOT 1239
AF CHALETS 2 - 3B LOT 1265
AF CHALETS 2 - 3B LOT 1272
AF CHALETS 2 - 3B LOT 1274
AF CHALETS 2 - 3B LOT 1285
AF CHALETS 2 - 3B LOT 1318
AF CHALETS 2 - 3B LOT 1336
AF CHALETS 2 - 3B LOT 1357
AF CHALETS 2 - 3B LOT 1358
AF CHALETS 2 - 3B LOT 1388
AF CHALETS 2 - 3B LOT 1393
AF CHALETS 2 - 3B LOT 1394
AF CHALETS 2 - 3B LOT 1411

AF CHALETS 2 - 3B LOT 1412
AF CHALETS 2 - 3B LOT 1413
AF CHALETS 2 - 3B LOT 1418
AF CHALETS 2 - 3B LOT 1422
AF CHALETS 2 - 3B LOT 1427
AF CHALETS 2 - 3B LOT 1432
AF CHALETS 2 - 3B LOT 1438
AF CHALETS 2 - 3B LOT 1491
AF CHALETS 2 - 3B LOT 1495
AF CHALETS 2 - 3B LOT 1511
AF CHALETS 2 - 3B LOT 1512
AF CHALETS 2 - 3B LOT 1553
<b>Chalets 2A Amended</b>
AF CHALETS 2A AMENDED - 3B LOT 198
AF CHALETS 2A AMENDED - 3B LOT 202
AF CHALETS 2A AMENDED - 3B LOT 206
<b>Chalets 2B Amended</b>
AF CHALETS 2B AMENDED - 3B LOT 226
AF CHALETS 2B AMENDED - 3B LOT 227
AF CHALETS 2B AMENDED - 3B LOT 228
AF CHALETS 2B AMENDED - 3B LOT 252
<b>Chalets 2C Amended</b>
AF CHALETS 2C AMENDED - 3B LOT 266
AF CHALETS 2C AMENDED - 3B LOT 271
AF CHALETS 2C AMENDED - 3B LOT 278
AF CHALETS 2C AMENDED - 3B LOT 335
AF CHALETS 2C AMENDED - 3B LOT 356
AF CHALETS 2C AMENDED - 3B LOT 359
AF CHALETS 2C AMENDED - 3B LOT 364
<b>Chalets 2D Amended</b>
AF CHALETS 2D AMENDED - 3B LOT 393
AF CHALETS 2D AMENDED - 3B LOT 401
AF CHALETS 2D AMENDED - 3B LOT 505
AF CHALETS 2D AMENDED - 3B LOT 506
AF CHALETS 2D AMENDED - 3B LOT 511
<b>Chalets 2E Amended</b>
AF CHALETS 2E AMENDED - 3B LOT 18
<b>Chalets 2F Amended</b>
AF CHALETS 2F AMENDED - 3B LOT 562
AF CHALETS 2F AMENDED - 3B LOT 563
AF CHALETS 2F AMENDED - 3B LOT 564
AF CHALETS 2F AMENDED - 3B LOT 566

AF CHALETS 2F AMENDEE - 3B LOT 685
AF CHALETS 2F AMENDEE - 3B LOT 1104
AF CHALETS 2F AMENDEE - 3B LOT 1105
AF CHALETS 2F AMENDEE - 3B LOT 1108
AF CHALETS 2F AMENDEE - 3B LOT 1110
AF CHALETS 2F AMENDEE - 3B - LOT 1117
<b>Chalets 2G Amended</b>
AF CHALETS 2G AMENDEE - 3B LOT 4
AF CHALETS 2G AMENDEE - 3B LOT 5
AF CHALETS 2G AMENDEE - 3B LOT 6
AF CHALETS 2G AMENDEE - 3B LOT 8
AF CHALETS 2G AMENDEE - 3B LOT 11
AF CHALETS 2G AMENDEE - 3B LOT 12
AF CHALETS 2G AMENDEE - 3B LOT 15
AF CHALETS 2G AMENDEE - 3B LOT 18
AF CHALETS 2G AMENDEE - 3B LOT 22
AF CHALETS 2G AMENDEE - 3B LOT 24
AF CHALETS 2G AMENDEE - 3B LOT 25
AF CHALETS 2G AMENDEE - 3B LOT 33
AF CHALETS 2G AMENDEE - 3B LOT 36
AF CHALETS 2G AMENDEE - 3B LOT 42
AF CHALETS 2G AMENDEE - 3B LOT 44
AF CHALETS 2G AMENDEE - 3B LOT 46
AF CHALETS 2G AMENDEE - 3B LOT 49
AF CHALETS 2G AMENDEE - 3B LOT 50
AF CHALETS 2G AMENDEE - 3B LOT 51
AF CHALETS 2G AMENDEE - 3B LOT 52
AF CHALETS 2G AMENDEE - 3B LOT 53
AF CHALETS 2G AMENDEE - 3B LOT 54
AF CHALETS 2G AMENDEE - 3B LOT 56
AF CHALETS 2G AMENDEE - 3B LOT 57
AF CHALETS 2G AMENDEE - 3B LOT 59
AF CHALETS 2G AMENDEE - 3B LOT 61
AF CHALETS 2G AMENDEE - 3B LOT 62
AF CHALETS 2G AMENDEE - 3B LOT 63
AF CHALETS 2G AMENDEE - 3B LOT 64
AF CHALETS 2G AMENDEE - 3B LOT 68
AF CHALETS 2G AMENDEE - 3B LOT 69
AF CHALETS 2G AMENDEE - 3B LOT 75
AF CHALETS 2G AMENDEE - 3B LOT 76
AF CHALETS 2G AMENDEE - 3B LOT 77
AF CHALETS 2G AMENDEE - 3B LOT 78

AF CHALETS 2G AMENDED - 3B LOT 79
AF CHALETS 2G AMENDED - 3B LOT 80
AF CHALETS 2G AMENDED - 3B LOT 85
<b>Chalets 2 H Amended</b>
AF CHALETS 2H - 3B AMENDED LOT 2
<b>Chalets 4</b>
AF CHALETS 4 - 3B LOT 17
AF CHALETS 4 - 3B LOT 18
AF CHALETS 4 - 3B LOT 19
AF CHALETS 4 - 3B LOT 21
AF CHALETS 4 - 3B LOT 22
AF CHALETS 4 - 3B LOT 23
AF CHALETS 4 - 3B LOT 24
AF CHALETS 4 - 3B LOT 25
AF CHALETS 4 - 3B LOT 26
AF CHALETS 4 - 3B LOT 27
AF CHALETS 4 - 3B LOT 28
AF CHALETS 4 - 3B LOT 29
AF CHALETS 4 - 3B LOT 30
AF CHALETS 4 - 3B LOT 31
AF CHALETS 4 - 3B LOT 32
AF CHALETS 4 - 3B LOT 33
AF CHALETS 4 - 3B LOT 34
AF CHALETS 4 - 3B LOT 35
AF CHALETS 4 - 3B LOT 36
AF CHALETS 4 - 3B LOT 37
AF CHALETS 4 - 3B LOT 38
AF CHALETS 4 - 3B LOT 39
AF CHALETS 4 - 3B LOT 40
AF CHALETS 4 - 3B LOT 59
AF CHALETS 4 - 3B LOT 80
AF CHALETS 4 - 3B LOT 84
AF CHALETS 4 - 3B LOT 87
AF CHALETS 4 - 3B LOT 88
AF CHALETS 4 - 3B LOT 95
AF CHALETS 4 - 3B LOT 107
AF CHALETS 4 - 3B LOT 108
AF CHALETS 4 - 3B LOT 109
AF CHALETS 4 - 3B LOT 110
AF CHALETS 4 - 3B LOT 111
AF CHALETS 4 - 3B LOT 112
AF CHALETS 4 - 3B LOT 113

AF CHALETS 4 - 3B LOT 114
AF CHALETS 4 - 3B LOT 116
AF CHALETS 4 - 3B LOT 117
AF CHALETS 4 - 3B LOT 118
AF CHALETS 4 - 3B LOT 119
AF CHALETS 4 - 3B LOT 122
AF CHALETS 4 - 3B LOT 123
AF CHALETS 4 - 3B LOT 125
AF CHALETS 4 - 3B LOT 126
AF CHALETS 4 - 3B LOT 130
AF CHALETS 4 - 3B LOT 131
AF CHALETS 4 - 3B LOT 133
AF CHALETS 4 - 3B LOT 134
AF CHALETS 4 - 3B LOT 135
AF CHALETS 4 - 3B LOT 136
AF CHALETS 4 - 3B LOT 137
AF CHALETS 4 - 3B LOT 138
AF CHALETS 4 - 3B LOT 139
AF CHALETS 4 - 3B LOT 140
AF CHALETS 4 - 3B LOT 143
AF CHALETS 4 - 3B LOT 144
AF CHALETS 4 - 3B LOT 145
AF CHALETS 4 - 3B LOT 146
AF CHALETS 4 - 3B LOT 160
AF CHALETS 4 - 3B LOT 161
<b>Chalets 4A Amended</b>
AF CHALETS 4A AMENDED - 3B LOT 46
AF CHALETS 4A AMENDED - 3B LOT 89
<b>Country Club 1</b>
AF Country Club 1 - 3B LOT 33
AF Country Club 1 - 3B LOT 34
AF Country Club 1 - 3B LOT 92
AF Country Club 1 - 3B LOT 125
AF Country Club 1 - 3B LOT 131
AF Country Club 1 - 3B LOT 165
AF Country Club 1 - 3B LOT 167
AF Country Club 1 - 3B LOT 168
AF Country Club 1 - 3B LOT 182
AF Country Club 1 - 3B LOT 187
AF Country Club 1 - 3B LOT 189
AF Country Club 1 - 3B LOT 193
AF Country Club 1 - 3B LOT 194

AF Country Club 1 - 3B LOT 223
AF Country Club 1 - 3B LOT 231
AF Country Club 1 - 3B LOT 232
AF Country Club 1 - 3B LOT 233
AF Country Club 1 - 3B LOT 271
AF Country Club 1 - 3B LOT 317
AF Country Club 1 - 3B LOT 319
AF Country Club 1 - 3B LOT 357
AF Country Club 1 - 3B LOT 359
AF Country Club 1 - 3B LOT 364
AF Country Club 1 - 3B LOT 374
AF Country Club 1 - 3B LOT 418
AF Country Club 1 - 3B LOT 419
AF Country Club 1 - 3B LOT 438
AF Country Club 1 - 3B LOT 439
AF Country Club 1 - 3B LOT 441
AF Country Club 1 - 3B LOT 454
AF Country Club 1 - 3B LOT 631
AF Country Club 1 - 3B LOT 635
AF Country Club 1 - 3B LOT 636
AF Country Club 1 - 3B LOT 677
AF Country Club 1 - 3B LOT 678
AF Country Club 1 - 3B LOT 736
AF Country Club 1 - 3B LOT 816
AF Country Club 1 - 3B LOT 824
AF Country Club 1 - 3B LOT 826
AF Country Club 1 - 3B LOT 831
AF Country Club 1 - 3B LOT 1056
AF Country Club 1 - 3B LOT 1077
AF Country Club 1 - 3B LOT 1097
AF Country Club 1 - 3B LOT 1099
AF Country Club 1 - 3B LOT 1100
AF Country Club 1 - 3B LOT 1175
AF Country Club 1 - 3B LOT 1316
AF Country Club 1 - 3B LOT 1318
AF Country Club 1 - 3B LOT 1338
AF Country Club 1 - 3B LOT 1371
AF Country Club 1 - 3B LOT 1428
AF Country Club 1 - 3B LOT 1429
AF Country Club 1 - 3B LOT 1430
AF Country Club 1 - 3B LOT 1447
AF Country Club 1 - 3B LOT 1454

AF Country Club 1 - 3B LOT J
AF Country Club 1 - 3B LOT K
<b>Country Club 1 &amp; 2 Amended</b>
AF Country Club 1&2 AMENDED - 3B LOT 327
AF Country Club 1&2 AMENDED - 3B LOT 370
<b>Country Club 1 &amp; 2 ReAm</b>
AF Country Club 1&2 REAMENDED - 3B LOT 1001
AF Country Club 1&2 REAMENDED - 3B LOT 1010
AF Country Club 1&2 REAMENDED - 3B LOT 1011
AF Country Club 1&2 REAMENDED - 3B LOT 1012
AF Country Club 1&2 REAMENDED - 3B LOT 1013
AF Country Club 1&2 REAMENDED - 3B LOT 1014
AF Country Club 1&2 REAMENDED - 3B LOT 1021
AF Country Club 1&2 REAMENDED - 3B LOT 1022
AF Country Club 1&2 REAMENDED - 3B LOT 1023
AF Country Club 1&2 REAMENDED - 3B LOT 1024
AF Country Club 1&2 REAMENDED - 3B LOT 1026
AF Country Club 1&2 REAMENDED - 3B LOT 1027
AF Country Club 1&2 REAMENDED - 3B LOT 1028
AF Country Club 1&2 REAMENDED - 3B LOT 1031
AF Country Club 1&2 REAMENDED - 3B LOT 1085
AF Country Club 1&2 REAMENDED - 3B LOT 1088
AF Country Club 1&2 REAMENDED - 3B LOT 1090
AF Country Club 1&2 REAMENDED - 3B LOT 1174
AF Country Club 1&2 REAMENDED - 3B LOT 1184
AF Country Club 1&2 REAMENDED - 3B LOT 1192
AF Country Club 1&2 REAMENDED - 3B LOT 1193
AF Country Club 1&2 REAMENDED - 3B LOT 1196
AF Country Club 1&2 REAMENDED - 3B LOT 1205
AF Country Club 1&2 REAMENDED - 3B LOT 1208
AF Country Club 1&2 REAMENDED - 3B LOT 1209
AF Country Club 1&2 REAMENDED - 3B LOT 1210
AF Country Club 1&2 REAMENDED - 3B LOT 1211
AF Country Club 1&2 REAMENDED - 3B LOT 1212
AF Country Club 1&2 REAMENDED - 3B LOT 1214
AF Country Club 1&2 REAMENDED - 3B LOT 1215
AF Country Club 1&2 REAMENDED - 3B LOT 1216
AF Country Club 1&2 REAMENDED - 3B LOT 1218
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AF Country Club 1&2 REAMENDED - 3B LOT 1232
AF Country Club 1&2 REAMENDED - 3B LOT 1238
AF Country Club 1&2 REAMENDED - 3B LOT 1241
AF Country Club 1&2 REAMENDED - 3B LOT 1263
AF Country Club 1&2 REAMENDED - 3B LOT 1268
AF Country Club 1&2 REAMENDED - 3B LOT 1270
AF Country Club 1&2 REAMENDED - 3B LOT 1293
AF Country Club 1&2 REAMENDED - 3B LOT 1294
AF Country Club 1&2 REAMENDED - 3B LOT 1303
AF Country Club 1&2 REAMENDED - 3B LOT 1306
AF Country Club 1&2 REAMENDED - 3B LOT 1327
AF Country Club 1&2 REAMENDED - 3B LOT 1336
AF Country Club 1&2 REAMENDED - 3B LOT 1341
AF Country Club 1&2 REAMENDED - 3B TRACT S
<b>Country Club 1A Amended</b>
AF Country Club 1A AMENDED - 3B LOT 2
AF Country Club 1A AMENDED - 3B LOT 3
AF Country Club 1A AMENDED - 3B LOT 9
AF Country Club 1A AMENDED - 3B LOT 16
AF Country Club 1A AMENDED - 3B LOT 18
AF Country Club 1A AMENDED - 3B LOT 21
AF Country Club 1A AMENDED - 3B LOT 22
AF Country Club 1A AMENDED - 3B LOT 23
AF Country Club 1A AMENDED - 3B LOT 25
AF Country Club 1A AMENDED - 3B LOT 26
AF Country Club 1A AMENDED - 3B LOT 27
AF Country Club 1A AMENDED - 3B LOT 30
AF Country Club 1A AMENDED - 3B LOT 31
AF Country Club 1A AMENDED - 3B LOT 32
AF Country Club 1A AMENDED - 3B LOT 35
AF Country Club 1A AMENDED - 3B LOT 42
AF Country Club 1A AMENDED - 3B LOT 43
AF Country Club 1A AMENDED - 3B LOT 44
AF Country Club 1A AMENDED - 3B LOT 45
AF Country Club 1A AMENDED - 3B LOT 46
AF Country Club 1A AMENDED - 3B LOT 51
AF Country Club 1A AMENDED - 3B LOT 52
AF Country Club 1A AMENDED - 3B LOT 57
AF Country Club 1A AMENDED - 3B LOT 58
AF Country Club 1A AMENDED - 3B LOT 59
AF Country Club 1A AMENDED - 3B LOT 60
AF Country Club 1A AMENDED - 3B LOT 61

AF Country Club 1A AMENDED - 3B LOT 64
AF Country Club 1A AMENDED - 3B LOT 65
AF Country Club 1A AMENDED - 3B LOT 66
AF Country Club 1A AMENDED - 3B LOT 67
AF Country Club 1A AMENDED - 3B LOT 68
AF Country Club 1A AMENDED - 3B LOT 69
AF Country Club 1A AMENDED - 3B LOT 70
AF Country Club 1A AMENDED - 3B LOT 71
AF Country Club 1A AMENDED - 3B LOT 72
AF Country Club 1A AMENDED - 3B LOT 73
AF Country Club 1A AMENDED - 3B LOT 74
AF Country Club 1A AMENDED - 3B LOT 75
AF Country Club 1A AMENDED - 3B LOT 76
AF Country Club 1A AMENDED - 3B LOT 78
AF Country Club 1A AMENDED - 3B LOT 83
<b>Country Club 3</b>
AF Country Club 3 - 3B LOT 1573
AF Country Club 3 - 3B LOT 1625
AF Country Club 3 - 3B LOT 1666
<b>Country Club 4</b>
AF Country Club 4 - 3B LOT 1
AF Country Club 4 - 3B LOT 2
AF Country Club 4 - 3B LOT 3
<b>Village North</b>
AF VILLAGE NORTH - 3B LOT 9
AF VILLAGE NORTH - 3B LOT 10
AF VILLAGE NORTH - 3B LOT 12
AF VILLAGE NORTH - 3B LOT 13
AF VILLAGE NORTH - 3B LOT 17
AF VILLAGE NORTH - 3B LOT 18
AF VILLAGE NORTH - 3B LOT 40
AF VILLAGE NORTH - 3B LOT 42
AF VILLAGE NORTH - 3B LOT 43
AF VILLAGE NORTH - 3B LOT 46
AF VILLAGE NORTH - 3B LOT 87
AF VILLAGE NORTH - 3B LOT 114
AF VILLAGE NORTH - 3B LOT 115
AF VILLAGE NORTH - 3B LOT 120
AF VILLAGE NORTH - 3B LOT 126
AF VILLAGE NORTH - 3B LOT 127
AF VILLAGE NORTH - 3B LOT 128
AF VILLAGE NORTH - 3B LOT 129

AF VILLAGE NORTH - 3B LOT 132
AF VILLAGE NORTH - 3B LOT 140
AF VILLAGE NORTH - 3B LOT 159
AF VILLAGE NORTH - 3B LOT 176
AF VILLAGE NORTH - 3B LOT 178
AF VILLAGE NORTH - 3B LOT 184
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AF VILLAGE NORTH - 3B LOT 224
AF VILLAGE NORTH - 3B LOT 226
AF VILLAGE NORTH - 3B LOT 231
AF VILLAGE NORTH - 3B LOT 235
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AF VILLAGE NORTH - 3B LOT 237
AF VILLAGE NORTH - 3B LOT 239
AF VILLAGE NORTH - 3B LOT 242
AF VILLAGE NORTH - 3B LOT 247
AF VILLAGE NORTH - 3B LOT 248
AF VILLAGE NORTH - 3B LOT 254
AF VILLAGE NORTH - 3B LOT 255
AF VILLAGE NORTH - 3B LOT 257
AF VILLAGE NORTH - 3B LOT 258
AF VILLAGE NORTH - 3B LOT 262
AF VILLAGE NORTH - 3B LOT 264
<b>West Village</b>
AF WEST VILLAGE - 3B LOT 22

AF WEST VILLAGE - 3B LOT 28
AF WEST VILLAGE - 3B LOT 31
AF WEST VILLAGE - 3B LOT 64
AF WEST VILLAGE - 3B LOT 65
AF WEST VILLAGE - 3B LOT 67
AF WEST VILLAGE - 3B LOT 68
AF WEST VILLAGE - 3B LOT 83
AF WEST VILLAGE - 3B LOT 84
AF WEST VILLAGE - 3B LOT 86
AF WEST VILLAGE - 3B LOT 88
AF WEST VILLAGE - 3B LOT 90
AF WEST VILLAGE - 3B LOT 104
AF WEST VILLAGE - 3B LOT 111
AF WEST VILLAGE - 3B LOT 112
AF WEST VILLAGE - 3B LOT 113
AF WEST VILLAGE - 3B LOT 133
AF WEST VILLAGE - 3B LOT 138
AF WEST VILLAGE - 3B LOT 153
AF WEST VILLAGE - 3B LOT 154
AF WEST VILLAGE - 3B LOT 155
<b>Monte Verde 1</b>
MONTE VERDE 1 - 3B BLOCK A LOT 2
MONTE VERDE 1 - 3B BLOCK A LOT 6
MONTE VERDE 1 - 3B BLOCK A LOT 7
MONTE VERDE 1 - 3B BLOCK D LOT 11
MONTE VERDE 1 - 3B BLOCK G LOT 5
MONTE VERDE 1 - 3B BLOCK G LOT 6
MONTE VERDE 1 - 3B BLOCK L LOT 13
<b>Monte Verde 3</b>
MONTE VERDE 3 - 3B BLOCK E LOT 4
<b>Monte Verde Lake</b>
MONTE VERDE LAKE 1 - 3B BLOCK B LOT 22
MONTE VERDE LAKE 1 - 3B BLOCK Q LOT 9
MONTE VERDE LAKE 1 - 3B BLOCK Q LOT 10
<b>Valley of the Utes</b>
VALLEY OF THE UTES PHASE I LOT 63
VALLEY OF THE UTES PHASE I LOT 71
VALLEY OF THE UTES PHASE I LOT 72
VALLEY OF THE UTES PHASE I LOT 73
VALLEY OF THE UTES PHASE I LOT 74
VALLEY OF THE UTES PHASE I LOT 96
VALLEY OF THE UTES PHASE I LOT 99

VALLEY OF THE UTES PHASE I LOT 101
VALLEY OF THE UTES PHASE II LOT 109
VALLEY OF THE UTES PHASE II LOT 110
VALLEY OF THE UTES PHASE II LOT 111
VALLEY OF THE UTES PHASE II LOT 112
VALLEY OF THE UTES PHASE II LOT 113
VALLEY OF THE UTES PHASE II LOT 114
VALLEY OF THE UTES PHASE II LOT 115
VALLEY OF THE UTES PHASE II LOT 116
VALLEY OF THE UTES PHASE II LOT 117
VALLEY OF THE UTES PHASE II LOT 118
VALLEY OF THE UTES PHASE II LOT 119
VALLEY OF THE UTES PHASE II LOT 120
VALLEY OF THE UTES PHASE II LOT 125
VALLEY OF THE UTES PHASE II LOT 126
VALLEY OF THE UTES PHASE II LOT 129
VALLEY OF THE UTES PHASE II LOT 130
VALLEY OF THE UTES PHASE II LOT 140
VALLEY OF THE UTES PHASE II LOT 142
VALLEY OF THE UTES PHASE II LOT 143
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VALLEY OF THE UTES PHASE II LOT 150
VALLEY OF THE UTES PHASE II LOT 151
VALLEY OF THE UTES PHASE II LOT 152
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VALLEY OF THE UTES PHASE II LOT 156
VALLEY OF THE UTES PHASE II LOT 157
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VALLEY OF THE UTES PHASE II LOT 159
VALLEY OF THE UTES PHASE II LOT 167
VALLEY OF THE UTES PHASE II LOT 168
VALLEY OF THE UTES PHASE II LOT 169
VALLEY OF THE UTES PHASE II LOT 170
VALLEY OF THE UTES PHASE II LOT 171
VALLEY OF THE UTES PHASE II LOT 172

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VALLEY OF THE UTES PHASE II LOT 176
VALLEY OF THE UTES PHASE II LOT 177
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VALLEY OF THE UTES PHASE II LOT 179
VALLEY OF THE UTES PHASE I LOT 187
VALLEY OF THE UTES PHASE I LOT 196
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VALLEY OF THE UTES PHASE I LOT 201
VALLEY OF THE UTES PHASE I LOT 204
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VALLEY OF THE UTES PHASE I LOT 208
VALLEY OF THE UTES PHASE I LOT 209
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VALLEY OF THE UTES PHASE I LOT 211
VALLEY OF THE UTES PHASE I LOT 212
VALLEY OF THE UTES PHASE I LOT 213
VALLEY OF THE UTES PHASE I LOT 214
VALLEY OF THE UTES PHASE I LOT 215
<b>Country Club 1B Amended</b>
AF Country Club 1B AMENDED - 3B LOT 5
AF Country Club 1B AMENDED - 3B LOT 6
AF Country Club 1B AMENDED - 3B LOT 11
AF Country Club 1B AMENDED - 3B LOT 14
AF Country Club 1B AMENDED - 3B LOT 15
AF Country Club 1B AMENDED - 3B LOT 16
AF Country Club 1B AMENDED - 3B LOT 18
AF Country Club 1B AMENDED - 3B LOT 20
AF Country Club 1B AMENDED - 3B LOT 22
AF Country Club 1B AMENDED - 3B LOT 28
AF Country Club 1B AMENDED - 3B LOT 30
AF Country Club 1B AMENDED - 3B LOT 31
AF Country Club 1B AMENDED - 3B LOT 32
AF Country Club 1B AMENDED - 3B LOT 33
AF Country Club 1B AMENDED - 3B LOT 36
AF Country Club 1B AMENDED - 3B LOT 37
AF Country Club 1B AMENDED - 3B LOT 43
AF Country Club 1B AMENDED - 3B LOT 141

AF Country Club 1B AMENDED - 3B LOT 165
<b>Mobile Home Estates</b>
MOBILE HOME ESTATES 1 - 3B LOT 1
MOBILE HOME ESTATES 1 - 3B LOT 498
MOBILE HOME ESTATES 1 - 3B LOT 499
MOBILE HOME ESTATES 1 - 3B LOT 500
<b>Chalets 3</b>
AF CHALETS 3 - 3B LOT 2399
AF CHALETS 3 - 3B LOT 2400
AF CHALETS 3 - 3B LOT 2402
AF CHALETS 3 - 3B LOT 2406
AF CHALETS 3 - 3B LOT 2407
AF CHALETS 3 - 3B LOT 2408
AF CHALETS 3 - 3B LOT 2409
AF CHALETS 3 - 3B LOT 2410
AF CHALETS 3 - 3B LOT 2411
AF CHALETS 3 - 3B LOT 2416
AF CHALETS 3 - 3B LOT 2417
AF CHALETS 3 - 3B LOT 2420
AF CHALETS 3 - 3B LOT 2424
AF CHALETS 3 - 3B LOT 2425
AF CHALETS 3 - 3B LOT 2429
AF CHALETS 3 - 3B LOT 2431
AF CHALETS 3 - 3B LOT 2432
AF CHALETS 3 - 3B LOT 2435
AF CHALETS 3 - 3B LOT 2438
AF CHALETS 3 - 3B LOT 2439
AF CHALETS 3 - 3B LOT 2440
AF CHALETS 3 - 3B LOT 2444
AF CHALETS 3 - 3B LOT 2447
AF CHALETS 3 - 3B LOT 2448
AF CHALETS 3 - 3B LOT 2452
AF CHALETS 3 - 3B LOT 2453
AF CHALETS 3 - 3B LOT 2457
AF CHALETS 3 - 3B LOT 2460
AF CHALETS 3 - 3B LOT 2461
AF CHALETS 3 - 3B LOT 2462
AF CHALETS 3 - 3B LOT 2464
AF CHALETS 3 - 3B LOT 2466
AF CHALETS 3 - 3B LOT 2467
AF CHALETS 3 - 3B LOT 2468
AF CHALETS 3 - 3B LOT 2470

AF CHALETS 3 - 3B LOT 2475
AF CHALETS 3 - 3B LOT 2476
AF CHALETS 3 - 3B LOT 2477
AF CHALETS 3 - 3B LOT 2484
AF CHALETS 3 - 3B LOT 2488
AF CHALETS 3 - 3B LOT 2490
AF CHALETS 3 - 3B LOT 2497
AF CHALETS 3 - 3B LOT 2498
AF CHALETS 3 - 3B LOT 2499
AF CHALETS 3 - 3B LOT 2500
AF CHALETS 3 - 3B LOT 2502
AF CHALETS 3 - 3B LOT 2504
AF CHALETS 3 - 3B LOT 2510
AF CHALETS 3 - 3B LOT 2512
AF CHALETS 3 - 3B LOT 2513
AF CHALETS 3 - 3B LOT 2514
AF CHALETS 3 - 3B LOT 2515
AF CHALETS 3 - 3B LOT 2517
AF CHALETS 3 - 3B LOT 2518
AF CHALETS 3 - 3B LOT 2519
AF CHALETS 3 - 3B LOT 2520
AF CHALETS 3 - 3B LOT 2523
AF CHALETS 3 - 3B LOT 2528

**COST SHEET**

In addition to the purchase price of your lot, there are other expenditures, which must be made. Listed below are the major costs. All costs are subject to change and are not guaranteed.

Sale Price of Lot

All Cash Price of Lot \$ \_\_\_\_\_

-or-

If Financed: Price: \$ \_\_\_\_\_

Finance Rate: \$ \_\_\_\_\_

Term: \_\_\_ years with \_\_\_% down

Finance Charge \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Estimated one-time charges\*

- 1. Water/Sewer Connection Fees:
  - a. 5/8" meter \$ 2,042.62
  - b. 1" meter \$ 2,467.75

- 2. Sewer Connection/Installation
  - a. On-site sewer system - \$9,000 to \$22,000 \$ \_\_\_\_\_
  - b. Conversion from septic to sewer - \$ 4,500.00 \$ \_\_\_\_\_
  - c. Soil testing (if required) -\$350.00

3. Electric hook-up fees (minimum) \$ 300.00

4. Other - Fixed Closing Costs \$ \_\_\_\_\_

Total of estimated sales price and one time charges \$ \_\_\_\_\_

\*These charges will not apply unless and until you build a house.

Estimated **annual** charges, exclusive of utility use fee.

1. Taxes - Average unimproved lot after sale to purchaser  
1/3 value of land plus mill rate, see taxes table pg.28 \$ \_\_\_\_\_

2. Property Owners Association Annual Assessment (vacant lot)  
or, for Chalet 3 lots only (Platinum) \$ 1,580.00  
\$ 3,425.00

3. Water availability fee (Annual) average \$ 149.28

4. Sewer availability Service Fee (Annual) \$ 332.52

The information contained in this Property Report is an accurate description of our subdivision and development plans.

ANGEL FIRE REAL ESTATE, L.L.C.



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Daniel E. Rakes  
Executive General Counsel

**RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE**

**PURCHASER RECEIPT**

IMPORTANT: READ CAREFULLY

NAME OF SUBDIVISION: Angel Fire, New Mexico

OILSR Number: 32288

Date of Report:

We must give you a copy of this Property Report and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Property Report.

Received by \_\_\_\_\_ Date \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

If any representations are made to you which are contrary to those in this Report, please notify the:

Bureau of Consumer Financial Protection  
1700 G Street NW  
Washington, D.C. 20006

**AGENT CERTIFICATION**

I certify that I have made no representations to the person(s) receiving this Property Report which are contrary to the information contained in this Property Report.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_  
Name of Salesperson \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**PURCHASER CANCELLATION**

If you are entitled to cancel your purchase contract, and wish to do so, you may cancel by personal notice or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below.

.....  
Name of Subdivision: Certain Lots in Angel Fire  
Date of Contract \_\_\_\_\_

This will confirm that I/we wish to cancel our purchase contract.

Purchaser Signature \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser Signature \_\_\_\_\_ Date \_\_\_\_\_

COPY  
**RECEIPT, AGENT CERTIFICATION AND CANCELLATION PAGE**

**PURCHASER RECEIPT**

IMPORTANT: READ CAREFULLY

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