

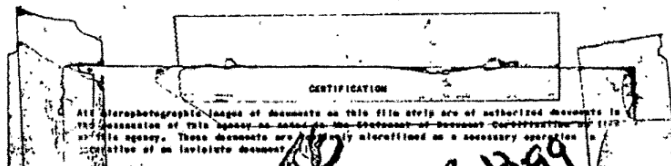
**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION ON
PRELIMINARY PLAT APPROVAL OF INDIAN SPRINGS SUBDIVISION**

THIS MATTER having come before the Catron County Board of Commissioners (the "Board") at a public meeting on March 1, 1999, held pursuant to Section 47-6-1 et seq., NMSA (1978) and Catron County Ordinance number 001-97 to consider the application of Sonemex Marketing, LLC, an Arizona limited liability company (the "Subdivider") for preliminary plat approval of Indian Springs Subdivision (referred to as the "Subdivision"), prepared by Catron County Surveyors and Engineers and dated January 25, 1999. The Board, having considered the documents on file with the County Commission concerning the Subdivision, the presentation of the Subdivider and the public comment, makes the following Findings of Fact and Conclusions of Law and Decision:

FINDINGS OF FACT

1. Notice of the regularly scheduled meeting of the Board, which meeting was a public meeting, at which the preliminary plat approval of the Subdivision was considered, was published according to statute and ordinance.
2. Together with the submission of the preliminary plat for the Subdivision, the Subdivider furnished documentation of the following matters:
 - A. Water in sufficient quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses;
 - B. Water of acceptable quality for human consumption and measures to protect the water supply from contamination;
 - C. The means of liquid waste disposal for the Subdivision;
 - D. The means of solid waste disposal for the Subdivision;
 - E. Satisfactory roads to each parcel, including ingress and egress for emergency vehicles and utility easements to each parcel;
 - F. Terrain management to protect against flooding, inadequate drainage and erosion, and;
 - G. Protections for cultural properties, archeological sites and unmarked burials that may be impacted directly by the Subdivision.

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3. The application for the Subdivision includes a disclosure statement containing the information and disclosures detailed or required by the New Mexico Subdivision Act and the Catron County Ordinance.

4. The Board takes administrative notice of the Subdivision application and other documents of file with respect to the Subdivision, and administratively admits those documents into evidence.

5. Pursuant to the New Mexico Subdivision Act and Catron County Ordinance, the Board, through the Catron County Manager, requested opinions of the State Engineer, the Department of the Environment, the State Highway and Transportation Department, the New Mexico Cultural Affairs Department and the Catron County Soil and Water Conservation District.

6. By letter dated March 1, 1999, to the Catron County Manager, the State Engineer's office indicated that it was the State Engineer's opinion that the Subdivider has demonstrated that it can fulfill the water supply requirements for the Subdivision, and with the proposals contained in the disclosure statement for the Subdivision. A copy of the referenced letter is included in the Supplemental Information for preliminary plat approval.

7. None of the Agencies from whom opinions were sought concerning the Subdivision indicated that the Subdivider could not comply with the proposals contained in the disclosure statement, or that the Subdivision did not comply with the New Mexico Subdivision Act or Catron County Ordinance 001-97 in any respect.

CONCLUSIONS OF LAW

1. The Subdivider can fulfill the proposals contained in the disclosure statement as required by the New Mexico Subdivision Act and Catron County Ordinance.

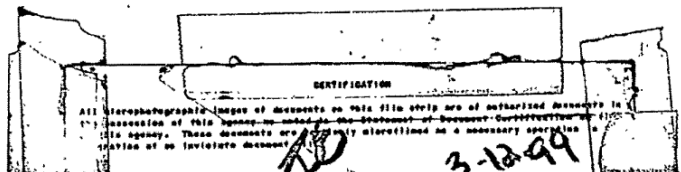
2. The Subdivision conforms to the New Mexico Subdivision Act and Catron County Ordinance 001-97.

3. The Subdivider furnished sufficient documentation of:

A. Water in sufficient quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses;

B. Water of acceptable quality for human consumption and measures to protect the water supply from contamination;

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- C. The means of liquid waste disposal for the Subdivision;
 - D. The means of solid waste disposal for the Subdivision;
 - E. Satisfactory roads to each parcel, including ingress and egress for emergency vehicles and utility easements to each parcel;
 - F. Terrain management to protect against flooding, inadequate drainage and erosion, and:
 - G. Protections for cultural properties, archeological sites and unmarked burials that may be impacted directly by the Subdivision.
4. The Board takes administrative notice of the Subdivision application and property report, including disclosure statement, terrain management plan, solid waste management plan, liquid waste management plan, water supply plan, water quality plan and cultural properties plan, the preliminary plat and other documents on file with respect to the subdivision, and administratively admits the property report into evidence.

DECISION

The Board of Commissioners of Catron County approves the preliminary plat for Indian Springs Subdivision, dated January 25, 1999.

John Hand

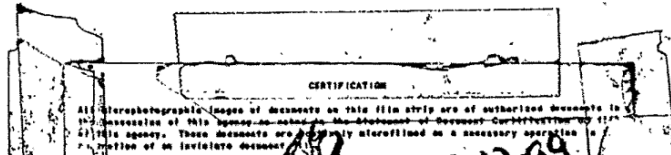
 Chairman, Catron County Commission

ATTEST:

Sharon Armijo

 Sharon Armijo, Catron County Clerk

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Subscribed and sworn to before me this 2nd day of March, 1999 by
John Hand, Chairman, Catron County Commission and Sharon Armijo, Catron County
Clerk, State of New Mexico, County of Catron.

[Signature]
NOTARY PUBLIC

My Commission Expires:
11-30-99

STATE OF NEW MEXICO,
CATRON COUNTY,
This instrument of writing was filed
for record on the 11 day of
March, 1999 at 3:20 o'clock
P.M., and duly recorded in Vol.
199 of Deeds on Pages 20-523
[Signature]
County Clerk
Deputy

Unofficial Copy

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CERTIFICATION
All microphotographic copies of documents on this film strip are of authorized documents in
the possession of this agency, as noted on the Statement of Document Characteristics in
this agency. These documents are hereby microfilmed as a necessary operation in
pursuance of an Executive Order.

[Signature] 3-12-99