

**CONDOMINIUM INFORMATION STATEMENT
FOR THE
PUEBLO CONDINIUMS
EL PASO TEXAS**

Pursuant to Texas Property Code Sections 82.151 through 82.156, which require that purchasers of a unit in a condominium project be given certain information before executing a contract to purchase a such a unit, EPT PUEBLO CONDINIUMS, L.P., provides the following information package regarding the PUBLO CONDINIUMS (the "Project").

Name and Address of Declarant

1. The units in the Project are being offered by El Pueblo Condominiums, L.P., ("Declarant"), whose principal address is 1130 Montana Avenue, El Paso, Texas 79902.

General Description of Project

2. The Project consists of a forty (40) unit residential townhouse condominium development on 2.710 acres one unit is reserved as a sales and business office for the Declarant until the Declarant shall sell all thirty-nine (39) residential units or when Declarant shall determine to dedicate the sales office to a residential unit, which ever event shall first occur.

Legal Description of Property

3. The property consists of a 2.710 acre parcel situated within the corporate limits of the City of El Paso, El Paso County, Texas, as a portion of Lot 17, Block 126, PEBBLE HILLS SUBDIVISION UNIT 15, as recorded in Volume 53, Page 18, Plat Records, El Paso County, Texas, more particularly described by metes and bounds as set forth in Exhibit A, attached hereto and made a part hereof. The street address of the property is 3150 Yarbrough, El Paso, Texas 79935.

Physical Description of Property

4. This property is being developed by the Declarant as a new condominium regime. The improvements to be located on the property shall consists of:
- a. Buildings A – E containing forty (40) residential dwelling units the ("Units").
 - b. There are twelve (12) two (2) bedroom residential units, and twenty-eight (28) three (3) bedroom dwelling units. Both the two (2) bedroom units and the three (3) units are two story buildings. As shown on the site plan, Exhibit B attached hereto.

- c. Both the two (2) bedroom units and the three (3) bedroom units have one car garages, an asphalt driveway, and a concrete roof by the entry to the garage and a front porch.
- d. Within the regime there are additional designated parking spaces adjacent to building D and on both sides of building B, C and D. These parking areas are common elements along the streets and sidewalks as designated on the site plan.
- e. Landscaping is shown and described on the plat plan. Said landscaping is part of the common elements of the condominium regime and is part of the common element maintenance.
- f. The common elements also consist of the driveways as shown on the site plan and the ingress and egress points along Yarbrough Drive. The aprons to Yarbrough Drive are concrete and driveways within the condominium regime are black asphalt.
- g. There are utility easements underneath the common areas under the street right of way for the condominium project. Each unit will have its own hookups with utilities that will serve the unit.
- h. The sidewalks consist of five (5) foot wide concrete sidewalks which are expressly shown on the site plan Exhibit B.
- i. Water and sewer shall be provided by the Water Utilities/Public Service Board and separately metered to each Unit.
- j. Electric service shall be provided to each unit by the El Paso Electric Company and separately metered to each Unit.
- k. Gas Service is provided Texas Gas Service Company and separately metered to each Unit.
- l. All Units when completed shall be Cable ready. Usage of the Cable shall be for the Unit Owner's discretion and cost.
- m. A rock wall shall surround the property on four (4) sides. The existing southwest rock wall varies in height. However, the remaining walls will be six feet high from the ground and the width shall be twelve inches.

Description of Residential Units by Floor Plan

5.1 Two bedroom units are constructed on two levels. First level consists of an entryway, living/dining room area, kitchen area consisting of a double sink, dishwasher, range and oven and space for a refrigerator. Each unit is heated with a gas furnace and air conditioning refrigeration unit. There is a bathroom/powder room on the first level near the stairwell going to the second level. The second level consists of a loft with two bedrooms, walk-in closets, a laundry room and bathroom with bath, shower, toilet and vanity.

5.2 Three bedroom units are constructed on two levels. First level consists of an entry way, one car garage, living/dinning room area, a master bedroom with master bath and closets, a kitchen with range and stove, double sink, dishwasher and space for a refrigerator. Together with a gas water heater and a gas fired furnace and a covered patio. The entry way is adjacent to the stairwell and adjacent to the stairwell on the other

side is a bath/powder room. The second level consists of a loft with two bedrooms, closets, a laundry room and a bathroom with bath, shower, toilet and vanity.

5.3 All units will be equipped with HVAC system which will be located on the ground level.

5.4 Each unit shall have concrete tile roofs over the front porch area with a five inch (5") per foot slope. The back patio shall consist of asphalt shingle with a four inch (4") slope. The roof over the living area shall be a built up roof with one layer of thirty pound felt, two layers of hot mop with fiber glass felt coated with a fibered aluminum coating.

5.5 Each unit as described above shall have a one car enclosed garage and the area from the street to the garage door may be used for the parking by the owner of another car.

Encumbrances Affecting Title

6. After conveyance by the Declarant of the units in the Project to purchasers, the following encumbrances (including liens and leases) will affect title to the Project: previously recorded easements and reservations recorded in the Real Property records of El Paso County, Texas.

Pending Suits and Unsatisfied Judgments

7. (a) There are no pending lawsuits to which the Unit Owners Association for the Project (the "Association") is a party.

(b) There are no pending lawsuits, about which Declarant has actual knowledge, that are material to the land title and construction of the condominium Project.

(c) There are no unsatisfied judgments against the Association.

Insurance

8. (a) Coverage: The Association carries insurance for the benefit of the unit owners as follows: Property insurance on the units and insurable common elements insuring against all risks of direct physical loss that are commonly insured against, including fire and extended coverage, in a total amount of, one hundred (100%) percent of the replacement cost or actual cash value of the insured property; and (b) commercial general liability insurance, including medical payments insurance, in an amount of \$2,000,000.00, covering all occurrences commonly insured against for death, bodily injury, and property damage of \$500,000.00 arising out of or in connection with the use, ownership, or maintenance of the common areas.

(b) Not Covered:

(1) Flood insurance is not provided to Unit Owners. The Association urges its Unit Owners to purchase Flood Insurance if they so desire. Copies of the fire and extended coverage insurance provided by the Association may be obtained from the Association Manager. Each Unit Owner is advised to review the coverage provided. Additional coverage shall be for each Unit Owner's cost.

(2) Personal Property owned by a Unit Owner located within a Unit Owner's residence is not covered by the insurance provided by the Association. Each Unit Owner is urged to purchase an insurance policy covering personal property as each Owner shall determine.

Expected Fees and Charges

9. The expected fees or charges to be paid by unit owners for use of the common elements and condominium facilities are \$900.00 per year payable monthly in advance. The monthly amount is \$75.00. These fees will cover insurance for fire and extended coverage on the structure of the individual units, liability insurance and property damage as set for in the declaration, repair and maintenance of roofs, common areas and common elements, exterior painting of the outside of the units, streets and sidewalks, management fees and any other matter(s) requiring attention for the well being of the Project, as set forth in the Declaration and the Rules and Regulations of the Owners' Association, as the Board shall determine.

Attached Documents

10. The following documents are provided together with this Statement:

(a) A copy of the Project's Declaration, including all amendments, is attached to this Statement as Exhibit C.

(b) A copy of the Association's Articles of Incorporation, including all amendments, is attached to this Statement as Exhibit D.

(c) A copy of the Association's Bylaws, including all amendments, is attached to this Statement as Exhibit E.

(d) A copy of the Association's adopted Rules and Regulations, as amended, is attached to this Statement as Exhibit F.

(e) A copy of each warranty provided by the Declarant is attached to this Statement as Exhibit G.

(f) A copy of the Association's budget for the Association for its first fiscal year after the first conveyance of a unit to a purchaser is attached to this Statement as Exhibit H.

(g) A copy of the Condominium and Homeowner's Association Management Agreement is attached to this Statement as Exhibit I.

(h) A copy of an earnest money purchase contract is attached to this Statement as Exhibit J.

(j) Declaration is attached to this Statement as Exhibit "C". This Information Sheet must be executed by the purchaser at the closing of the sale of any unit in this Project.

Present Condition of Building

10. Each Unit is being sold as newly constructed residential dwelling and shall have a separate occupancy permit issued by the inspection department of the City of El Paso, Texas.

Expected Useful Life

11. No representations are made by the Declarant about the expected useful life of any structural, mechanical, or electrical component of the building.

Building Code Violations

12. The Declarant has received no notice of any building code or other violations in the building that have not been cured.

This Condominium Information Statement is given on the 21st day of June, 2007.

EPT PUEBLO CONDOMINIUMS, L.P.
A Texas Limited Partnership
By its General Partner
EPT PUEBLO MANAGEMENT, LLC,
A Texas Limited Liability Company

By: 
Its: Manager

The undersigned does hereby acknowledge that he/she has received a copy of the Condominium Information Statement for the Pueblo Condominiums on the ____ day of _____, 2007.

