

ORIGINAL

EXHIBIT A
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
(LEGAL DESCRIPTION OF SUBDIVISION)
Site Plan for Bid Permit & Plat
SUN VALLEY COMMERCIAL CENTER

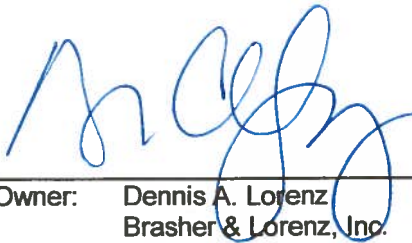
DRB Case No.:
 DRC Project No.: 1000351
 Prelim. Plat Approved: 12/20/00
 Prelim. Plat Expires: 12/20/01
 Site Plan Approved: 12/20/00
 Date Submitted: 12/20/00
 ▲ 1-15-02

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Sub-divider's responsibility will be required as a condition of project acceptance and close out by the City.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
A. STREETS				
12 F-E (1)	Deceleration Lane	Osuna Road		
10 foot	Asphalt Trail	Osuna Road	Edith	West Property Line
B. WATER (2)				
8" ^{DL} 12.20.00	Waterline	Water Easement	Osuna Road	Edith Blvd
C. SANITARY SEWER (3)				
8"	Sanitary Sewer	SAS Easement	West PL	500 feet east DL BIT 12.20.00
D. STORM DRAINAGE				
85,100 cf	Permanent retention pond	Southwest project corner within private drainage easement		
Covenant and Agreement for pond maintenance and dewatering within 24 hours after rainstorms				
Engineer's Certification of Grading and Drainage required prior to release of Financial Guaranty				
E. DEFERRED ITEMS				

~~100' (4) Left Turn Lane Osuna Road (westbound) @ main project entry~~
 DENOTED ON SITE PLAN 1-15-02
 DAL ▲


- Notes: (1) Decel Lane includes Arterial pavement, standard C&G, 4' sidewalk
 (2) All waterlines include valves, fittings, services & hydrants per DRC
 (3) All Sanitary sewer lines to include manholes and services per DRC
 (4) Exact left turn lane dimensions and timing of construction to be determined by future TIS.

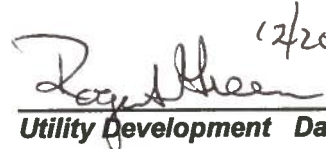
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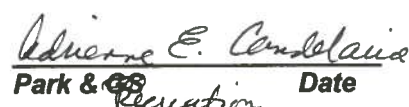
Agent/Owner: Dennis A. Lorenz Date
 Firm: Brasher & Lorenz, Inc.


CONSTRUCTION Completion Deadline Date 12-20-02

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 12-20-00
 Transportation Development Date

 12/20/00
 Utility Development Date

 12/20/00
 Park & Recreation Date

 12/20/00
 City Engineer Date

AMAFCA _____ Date

 12/20/00
 DRB Chair Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1	1.15.02			
2				