

ORIGINAL

#1000554

EXHIBIT A (CITY 8/24/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING

STATE LAND OFFICE 20 ACRES
(20-ACRE MASTER DEVELOPMENT PLAN)
PHASE I - EMCORE SITE

DRB Case No.: 00450...01483
 DRC Project No.: _____
 Prelim. Plat Approved: _____
 Prelim. Plat Expires: _____
 Site Plan Approved: 12-13-00

 Date Submitted: 12/13/00

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the Items normally are the Subdivider's responsibility. In addition, any unforeseen Subdivider's responsibilities are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

PHASE I

<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>SIZE</u>	<u>FROM</u>	<u>TO</u>
* Water	Eubank	16"	NW Corner Tract	675' South
	Public Easement	10"	Eubank	615' East
* Sewer	Public Easement	8"	Eubank	615' East
* Storm Sewer	Public Easement	48"	Eubank	615' East
* Detention Pond	SW Corner Phase I	Per grading plan		
	SW Corner Phase II	Per grading plan		
** Arterial Paving	Eubank	30' wide (F-F)	NW Corner Tract	675' South
** Paving	Public Easement	36' wide (F-F)	Eubank	615' East
** Curb and Gutter	East side Eubank	Standard	NW Corner Tract	675' South
	Each side of Public Easement paving	Standard	Eubank	615' East
** Trail	East side Eubank	9' wide asphalt	NW Corner Tract	455' South
	East side Eubank	10' wide asphalt	110' N. of Pub. Esmt	Public Easement
	North side of Public Easement	10' wide asphalt	Eubank	580' east
*** Intersection Improvements	To be determined			

NON-DEFERRED INFRASTRUCTURE (no financial guarantees required)

* Water, sewer, and storm sewer improvements (including pond) shall be designed and constructed for Phase I (EMCORE SITE). These items will not be financially guaranteed, however Certificate of Occupancy of any building(s) on Phase I shall be withheld pending satisfactory completion and acceptance of this Infrastructure by the City Engineer.

DEFERRED INFRASTRUCTURE (financial guarantees required)

** Paving shown on this infrastructure listing for Phase I shall be designed and financially guaranteed for Phase I (EMCORE SITE). Construction of these paving improvements is deferred.

*** The off-site traffic mitigation cost to be financially guaranteed per the Traffic Impact Study is \$ 52,420.81. This dollar amount does not include engineering fees such as design, design review, staking, testing, contingencies, and taxes, which are the responsibility of the developer. Release of this financial guarantee will be contingent on satisfactory design, construction, and acceptance by the City Engineer and/or the Traffic Engineer for these off-site improvements.

STATE LAND OFFICE 20-AC MASTER PLAN INFRASTRUCTURE LISTING – PHASE 1 (EMCORE SITE)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12-13-00
Traffic Date

[Signature] 12/13/00
Utility Dev. Date

[Signature] 12/13/00
Parks & Rec. Date

[Signature] 12-6-00
City Engineer Date

[Signature] 12/13/00
AMA FCA Date

[Signature] 12/13/00
DRB Chair Date

DRB Infrastructure Listing – STATE LAND OFFICE 20-AC TRACT MASTER PLAN – PHASE 1 (EMCORE SITE)
DRB CASE # 00450-00000-01483
PROJECT # 1000554

Certificate of Occupancy for Phase I (EMCORE SITE) building improvements will require prior certification by the Engineer as to substantial compliance with the approved Grading and Drainage Plan for Phase I (EMCORE SITE).

By signing below, I, Bob McCabe, Director of the Planning Department for the City of Albuquerque, understand that my Department will withhold the issuance of all Certificates of Occupancy until the required non-deferred infrastructure improvements listed above have been constructed and accepted by the City Engineer.

Signed By: [Signature]
Print Name: Bob McCabe
Concur: David L. Steele

By signing below, I Thomas M. Beenan as VP for EMCORE, Inc., recognize that it is my responsibility to construct the above-listed improvements for Phase I (EMCORE site). Furthermore, Certificate of Occupancy for any building(s) constructed on the Phase I (EMCORE site) shall be withheld pending satisfactory completion and acceptance of the non-deferred infrastructure listed above by the City Engineer.

Signed By: [Signature]
Print Name: Tom Beenan
Firm: EMCORE

By signing below, I J. Kyle Bodhaine as Vice President for REID & ASSOCIATES, INC, Contractor for the construction of improvements for Phase I (EMCORE site), recognize that Certificate of Occupancy for any building(s) constructed on the Phase I (EMCORE site) shall be withheld pending satisfactory completion and acceptance of the non-deferred infrastructure listed above as required for Phase I by the City Engineer.

Signed By: [Signature]
Print Name: J. Kyle Bodhaine
Firm: REID & ASSOCIATES.

INFRASTRUCTURE LISTING PREPARED BY:

[Signature] 12.5.00
Paul Brasher
BRASHER & LORENZ, INC.