

**ORIGINAL**

Date Submitted: 9/22/04  
 Date Site Plan Approved: 9/22/04  
 Date Preliminary Plat Approved: 9/22/04  
 Date Preliminary Plat Expires: 9/22/09  
 DRB Project No. 100-2250  
 04-0134

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VENTANA TOWNHOMES AT VENTANA RANCH  
(TRACT A-1-B, VENTANA RANCH)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence #                                  | COA DRC Project # | Size                          | Type of Improvement   | Location  | From                        | To                          | Private Inspector | City Inspector | City Cnst Engineer |
|---|-------------------|-------------------------------|---|---|-----------------------------|-----------------------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS</b>              |                   |                               |   |   |                             |                             |                   |                |                    |
|   |                   | 22' F-F (IN)                  | RESIDENTIAL PAVING W/ PCC   | LA CIUDAD ROAD  | LOS PUEBLOS PLACE           | VENTANA ROAD                | /                 | /              | /                  |
|   |                   | 24' F-F (OUT)<br>W/ 8' MEDIAN | CURB & GUTTER & PCC 4' WIDE<br>SIDEWALK ON WEST SIDE ONLY   | (ENTRANCE ROAD)   |                             |                             | /                 | /              | /                  |
|   |                   | 28' F-F                       | RESIDENTIAL PAVING W/ PCC<br>CURB & GUTTER & PCC 4' WIDE<br>SIDEWALK ON BOTH SIDES*   | LOS PUEBLOS PLACE   | WEST CUL-DE-SAC<br>TERMINUS | EAST CUL-DE-SAC<br>TERMINUS | /                 | /              | /                  |
|   |                   |                               | *SIDEWALKS TO BE DEFERRED<br>STREET LIGHTS AS PER COA DPM   | <i>EXISTING 1/2 OF UNIVERSE BLVD &amp; 1/2 OF VENTANA RD<br/>ALONG FRONTAGE OF PROPERTY PER APPROVED &amp;<br/>ACCEPTED BY COA VIA WORK ORDER</i> |                             |                             |                   |                |                    |
| <b>PUBLIC IMPROVEMENTS</b>                      |                   |                               |   |   |                             |                             |                   |                |                    |
|   |                   | NOTE:                         | OFFSITE TRAFFIC MITIGATION IS NOT REQUIRED AND HAS BEEN MET VIA THE APPROVED OFFSITE TRANSPORTATION IMPROVEMENTS CONSTRUCTION AGREEMENT BETWEEN LVLP AND COA (FOR VENTANA RANCH) DATED MAY 31, 1998 (RECORDED DOCUMENT # 1998067843) AND RELEASED BY COA AUGUST 12, 1999 (RECORDED DOC # 1999106968). SEE CITY LEGAL OR CITY ENGINEER FOR FUTHER DETAILS. |   |                             |                             |                   |                |                    |
|   |                   | NOTE:                         | LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREETScape-GIFT AND FREE WORK AGREEMENT. A FINANCIAL GUARANTY WILL NOT BE REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY. IRRIGATION FOR LANDSCAPING EXISTS FROM PREVIOUSLY APPROVED STREETScape.  |   |                             |                             |                   |                |                    |
| <b>PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS</b> |                   |                               |   |   |                             |                             |                   |                |                    |
|   |                   | 8" DIA                        | SANITARY SEWER W/ N.E.C.<br>MH'S & SERVICES**   | LOS PUEBLOS PLACE   | WEST CUL-DE-SAC<br>TERMINUS | EAST CUL-DE-SAC<br>TERMINUS | /                 | /              | /                  |
|   |                   |                               | GRout AND ABANDON IN<br>PLACE 8" SAS  | LOT 26 & 27   | WEST CUL-DE-SAC<br>TERMINUS | VENTANA ROAD                | /                 | /              | /                  |
|   |                   |                               | ** 8" SAS TO TIE TO EXISTING 8" SAS PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382   |   |                             |                             |                   |                |                    |

ORIGINAL

| SIA Sequence #                              | COA DRC Project # | Size   | Type of Improvement   | Location          | From                     | To                       | Private Inspector | City Inspector | City Cnst Engineer |
|---|-------------------|--------|---|-------------------|--------------------------|--------------------------|-------------------|----------------|--------------------|
| <b>PUBLIC (NMUI) WATERLINE IMPROVEMENTS</b> |                   |        |   |                   |                          |                          |                   |                |                    |
|   |                   | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S**  | LOS PUEBLOS PLACE | WEST CUL-DE-SAC TERMINUS | EAST CUL-DE-SAC TERMINUS | /                 | /              | /                  |
|   |                   |        | ** 8" WL TO TIE TO EXISTING 8" WL PIPE BUILT IN LA CIUDAD WITH COA PROJECT # 702382 |                   |                          |                          | /                 | /              | /                  |

| SIA Sequence #                                  | COA DRC Project # | Size    | Type of Improvement  | Location          | From                    | To                      | Private Inspector | City Inspector | City Cnst Engineer |
|---|-------------------|---------|--|-------------------|-------------------------|-------------------------|-------------------|----------------|--------------------|
| <b>PUBLIC STORM SEWER DRAINAGE IMPROVEMENTS</b> |                   |         |  |                   |                         |                         |                   |                |                    |
|   |                   | 18" DIA | RCP W/ NEC. MH'S, LATERALS & INLETS  | LOS PUEBLOS PLACE | LOWPOINT IN LOS PUEBLOS | TRACT A (NORTHERN POND) | /                 | /              | /                  |
|   |                   | NOTE:   | EXISTING POND AGREEMENT/COVENANT TO BE RELEASED AND NEW DRAINAGE AGREEMENT AND COVENANT TO BE RECORDED <i>for ponds on tract A &amp; B</i> |                   |                         |                         |                   |                |                    |
|   |                   | NOTE:   | REMOVE AND REALIGN EXISTING POND INLET PIPE FROM VENTANA ROAD APPROXIMATELY 70 LF TO THE SOUTHWEST TO TRACT A                              |                   |                         |                         |                   |                |                    |
|   |                   | NOTE:   | A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.                |                   |                         |                         |                   |                |                    |

|  |  |                 |  |
|--|--|-----------------|--|
| <b>AGENT/OWNER</b>   | <b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b> |                 |  |
| KEVIN PATTON, P.E.<br>PREPARED BY: PRINT NAME                        | <i>Sharon Watson</i><br>DRB CHAIR                | 9/22/04<br>DATE | <i>Christina Sandoval</i><br>PARKS & GENERAL SERVICES<br>9/22/04<br>DATE   |
| BOHANNAN HUSTON, INC.<br>FIRM:                                       | <i>[Signature]</i><br>TRANSPORTATION DEVELOPMENT | 9-22-04<br>DATE | AMAFCA<br>DATE   |
| <i>Kevin Patton</i><br>SIGNATURE                                     | <i>Robert Green</i><br>UTILITY DEVELOPMENT       | 9/22/04<br>DATE | <i>[Signature]</i><br>NEW MEXICO UTILITIES INCORPORATED<br>9/22/04<br>DATE |
| MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION | <i>Bradley L. Blyden</i><br>CITY ENGINEER        | 9/22/04<br>DATE | DATE   |

| DESIGN REVIEW COMMITTEE REVISIONS |      |           |                 |             |  |
|-----------------------------------|------|-----------|-----------------|-------------|--|
| REVISION                          | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |  |
|                                   |      |           |                 |             |  |
|                                   |      |           |                 |             |  |
|                                   |      |           |                 |             |  |

Current ORC Project No. \_\_\_\_\_

Date Submitted 1-8-03  
 Date Site Plan for Sub Approved 1-8-03  
 Date Site Plan for Bldg Prmt Approved 1-8-03  
 Date Preliminary Plat Expires N/A  
 Application No. 02DRB-01891  
 SBC Project No.: 1002250

**ORIGINAL**

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VENTANA RANCH APARTMENTS  
 (TRACT A-1-C, VENTANA RANCH) **- SITE PLAN**

EPC Case No. 02EPC-01481; -01480

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence #   | COA DRC Project # | Size     | Type of Improvement  | Location                       | From          | To                                 | Private Inspector | City Inspector | City Cnst Engineer |
|--|-------------------|----------|--|--------------------------------|---------------|------------------------------------|-------------------|----------------|--------------------|
| <b>PUBLIC ROADWAY IMPROVEMENTS - OFF SITE (LAS VENTANAS LIMITED PARTNERSHIP)</b>     |                   |          |  |                                |               |                                    |                   |                |                    |
|  |                   | 25' F-F  | ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER;  | IRVING BLVD                    | UNIVERSE BLVD | TRACT A-2                          | /                 | /              | /                  |
|  |                   | 25' F-F  | ARTERIAL PAVING W/ PCC STD & MED CURB & GUTTER<br><i>SMI WITH S.B, LEFT TURN HOLDING BAY</i> | UNIVERSE BLVD                  | IRVING BLVD   | VENTANA ROAD                       | /                 | /              | /                  |
|  |                   |          | STREET LIGHTS AS PER COA DPM   |                                |               |                                    | /                 | /              | /                  |
| <b>PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE (LAS VENTANAS LIMITED PARTNERSHIP)</b> |                   |          |  |                                |               |                                    |                   |                |                    |
|  |                   | 24" DIA  | RCP W/ NEC. MH'S & BENDS & INLETS  | UNIVERSE BLVD                  | IRVING BLVD   | WEST BRANCH OF CALABACILLAS ARROYO | /                 | /              | /                  |
|  |                   | 24" DIA  | RCP W/ NEC. MH'S & BENDS & INLETS  | IRVING BLVD                    | UNIVERSE BLVD | 150 FT EAST                        | /                 | /              | /                  |
| <b>PUBLIC ROADWAY IMPROVEMENTS - OFF SITE (GSL INC.)</b>                             |                   |          |  |                                |               |                                    |                   |                |                    |
|  |                   | 10' WIDE | ASPHALT TRAIL  | IRVING BLVD                    | UNIVERSE BLVD | TRACT A-2                          | /                 | /              | /                  |
|  |                   | 10' WIDE | ASPHALT TRAIL  | UNIVERSE BLVD                  | IRVING BLVD   | TRACT A-1-B                        | /                 | /              | /                  |
| <b>PUBLIC (NMU) WATERLINE IMPROVEMENTS - OFF SITE (GSL INC.)</b>                     |                   |          |  |                                |               |                                    |                   |                |                    |
|  |                   | 8" DIA   | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S   | PUBLIC EASEMENT ON TRACT A-1-B | TRACT A-1-C   | VENTANA ROAD                       | /                 | /              | /                  |
| <b>PUBLIC (NMU) SANITARY SEWER IMPROVEMENTS - OFF SITE (GSL INC.)</b>                |                   |          |  |                                |               |                                    |                   |                |                    |
|  |                   | 8" DIA   | SANITARY SEWER W/ NEC. MH'S  | PUBLIC EASEMENT ON TRACT A-1-B | TRACT A-1-C   | VENTANA ROAD                       | /                 | /              | /                  |

ORIGINAL

SIA Sequence #    COA DRC Project #    Size    Type of Improvement    Location    From    To    Private Inspector    City Inspector    City Cnst Engineer

**PUBLIC STORM DRAIN IMPROVEMENTS - OFF SITE (GSL INC.)**

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18" - 24" DIA    RCP W/ NEC. MHS & BENDS    PUBLIC EASEMENT ON TRACT A-1-B    TRACT A-1-C    VENTANA ROAD

NOTE: GRADING AND DRAINAGE CERTIFICATION IS REQUIRED PRIOR TO GO. STORM DRAIN SIZES SUBJECT TO CHANGE PER FINAL DRD DETERMINATION

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**AGENT/OWNER**

SCOTT M. MCGEE    12/12/02  
 PREPARED BY: PRINT NAME    DATE

ISAACSON & ARFMAN, P.A.  
 FIRM:

*Scott M McGee*  
 SIGNATURE

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

|   |                 |  |                |
|---|-----------------|--|----------------|
| <i>Sheran Matson</i><br>DBB CHAIR<br>Planners | 1/8/03<br>DATE  | <i>Christina Sandoval</i><br>PARKS & RECREATION SERVICES<br>Recreation | 1/8/03<br>DATE |
| <i>Paul Dan</i><br>TRANSPORTATION DEVELOPMENT | 1-08-03<br>DATE | N/A<br>AMAFCA  | <br>DATE       |
| <i>Roger Green</i><br>UTILITY DEVELOPMENT     | 1/8/03<br>DATE  | <i>Brad L. Bigham</i><br>CITY ENGINEER                                 | 1/8/03<br>DATE |
|   | NMUI            |  |                |

CONSTRUCTION COMPLETION DEADLINE OF IMPROVEMENTS WITHOUT A DRB EXTENSION

1-08-05

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |