

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
(LEGAL DESCRIPTION OF SUBDIVISION)
Calmat Business Park Unit 1
(NAME and UNIT OF SUBDIVISION)

DRB Case No.: 96-316, 2-98-5
DRC Project No.: _____
Prelim. Plat Approved: 11-17-99
Prelim. Plat Expires: 11-17-2000
Site Plan Approved: _____

Date Submitted: 6-18-99
△-12-15-99

PRELIMINARY PLAT

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 Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
_____	<u>See Attached List</u>	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Gayle D. Jewell
Agent/Owner Name: Gayle D. Jewell
Firm: The Larkin Group, Inc.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<u>R. D. ...</u> Transportation Dev. Date	<u>11-17-99</u>	<u>Rogerd Green</u> Utility Dev. Date	<u>11/17/99</u>	<u>Edward H. Stang</u> Parks & Rec. Date RECREATION	<u>11-17-99</u>
<u>Paul J. ...</u> City Engineer Date	<u>11-17-99</u>	AMAFCA Date		<u>Paul J. ...</u> DRB Chair Date	<u>11/17/99</u>

DRC REVISIONS

<u>REVISIONS</u>	<u>DATE</u>	<u>DRC CHAIR</u>	<u>USER DEPT</u>	<u>AGENT/OWNER</u>
<u>1</u>	<u>12-15-99</u>	<u>P. J. ...</u>	<u>R. D. ...</u>	<u>P. ...</u>
<u>2</u>				

1172

ORIGINAL

CALMAT BUSINESS PARK – PHASE I
 INFRASTRUCTURE LIST EXHIBIT A, PAGE 2

SIZE	IMPROVEMENT	LOCATION	FROM	TO
60' F-F 66' F-F	Collector Roadway Paving w/ std. C & G, and Bike Lanes each side	Alexander Boulevard (Extension)-Collector	Mission & Alexander Intersection	385' N
10"	Water Distribution Line	Alexander Boulevard (Extension)-Collector	Mission & Alexander Intersection	400' N
36' F-F 40'	Local Industrial / Commercial Roadway Paving – 3 Lane w/std. C&G and 6 Bike Lanes each side	Culture Drive (Extension) – Local Industrial/Commercial	Mission and Culture Intersection	385' N
10"	Water Distribution Line	Culture Drive (Extension) – Local Industrial/Commercial	Mission and Culture Intersection	400' N
12"	Water Distribution Line	Culture Drive (Extension) – Local Industrial/Commercial	Mission and Culture Intersection	400' N
8"	Sanitary Sewer w/ 4' Ø MH	Culture Drive (Extension) – Local Industrial/Commercial	Mission and Culture Intersection	440' N
40' Top width	Earthen Drainage Channel – Trapezoidal	385' N of Mission ROW	300' E of Alexander ROW	290' E of Culture ROW
48"	Reinforced Concrete Pipe Storm Drain w/ 2- Type "A" Double Grate 4- Type "C" Double Grate	Mission, 390' E of Alexander and Mission Intersection	Mission	370' N of Mission ROW
66' F-F	Collector Roadway Paving w/std. C&G, and median curb. * 2- Type "C" Single Grate with storm drain to North Diversion Channel	Chappell Drive (widen/improve intersections) - Collector	Mission Road	400' N of Singer and Chappell Intersection
Street Improvements		Chappell Drive and Singer Road Intersection - PERTIS		

REQUIRE A TEMPORARY PUBLIC DRAINAGE EASEMENT (BLANKET DRAINAGE EASEMENT ON PLAT) AND AN AGREEMENT & COVENANT FOR THE TEMPORARY EARTHEN DRAINAGE CHANNEL & POND.

* AMARCA'S APPROVAL REQUIRED PRIOR TO FINAL PLAT AND/OR DRC APPROVAL.

272