

**EXHIBIT A
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
(LEGAL DESCRIPTION OF SUBDIVISION)**

AVALON, UNIT 3-A #Unit 3-B

DRB Case No.: 99-325
DRC Project No.:
Prelim. Plat Approved: 12.22.99
Prelim. Plat Expires: 12.22.00
Site Plan Approved: N/A
Date Submitted: 12.22.99

△ 10/4/00 revised

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.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
A. STREETS				
24 F-E (1)	Collector Street (north side)	Bluewater Rd	90 th St	East-side Unser Diversion
24 F-E (1)	Collector Street (east side)	90th St	Bluewater Rd	N. PL Lot 20-P1, BLK I
36 F-F (2)	Residential Street	Jib Dr	Bluewater Rd	Ana Capa Ave
28 F-F (2)	Residential Street	Twin Harbor Ave	Stern Dr	Galleon Dr
28 F-F (2)	Residential Street	Anacapa Ave	Stern Dr	Galleon Dr
28 F-F (2)	Residential Street	Stern Dr	Anacapa Ave	N. PL Lot 20-P1, BLK I
28 F-F (2)	Residential Street	Galleon Dr	Anacapa Ave	N. PL Lot 20-P1, BLK J
△ 15' 4' SW.	Pedestrian Access	15' Public Access Easement, LOT 16, BLK I	Stern Dr	90 th St
N/A	Residential Street Lights per DPM			




SIZE	IMPROVEMENT	LOCATION	FROM	TO
B. WATER (3)				
6"	Waterline	Jib Dr	Bluewater Rd	Anacapa Ave
6"	Waterline	Twin Harbor Ave	Stern Dr	Galleon Dr
6"	Waterline	Ana Capa Ave	Stern Dr	Galleon Dr

6"	Waterline	Stern Dr	Anacapa Ave	N. PL Lot 20-P1
6"	Waterline	Galleon Dr	Anacapa Ave	N. PL Lot 20-P1
20"	Waterline	Bluewater Rd	Complete connection across Unser Diverson	

C. SANITARY SEWER (4)

8"	Sanitary Sewer	Twin Harbor Ave	Stern Dr	Galleon Dr
8"	Sanitary Sewer	Ana Capa Ave	Stern Dr	Galleon Dr
8"	Sanitary Sewer	Stern Dr	Anacapa Ave	N. PL Lot 20-P1
8"	Sanitary Sewer	Galleon Dr	Anacapa Ave	N. PL Lot 20-P1
8"	Sanitary Sewer	20' SAS Easement	Bluewater Rd	Ana Capa Ave

D. STORM DRAINAGE (5)

18"	Storm Sewer	90th St	Bluewater Rd	50 ft north	
30"/42"	Storm Sewer	Anacapa Ave	Anacapa Ave	Detention Pond	 UNSER DIVERSION
24"	Storm Sewer	Detention pond	Detention Pond	Unser Diversion	 10/4/00

 ~~1.5 of Detention Pond to be located @ Tract "B"~~ 10/4/00

~~2.3 of Interim Retention Pond @ Tract B-34, Town of Atrisco Grant, Unit 5~~ 10/4/00
 THIS ITEM TO REMAIN


NA Interim trainer berm along north boundary Phase One

NA Interim trainer berm along west row 90th Street

Retaining walls as detailed on the approved Grading Plan.

Agreement and Covenant for interim ponds and berms.

Engineer's Certification of Grading and Drainage required prior to release of Financial Guaranty

 MA MODIFICATION TO UNSER DIVERSION POND 3 TO INCREASE CAPACITY
 DEFERRED IMPROVEMENTS FOR AVALON UNIT 3 DEVELOPED FLOWS. 10/4/00

SIZE	IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalks to be deferred along the fronts of all lots until the construction of homes on a lot by lot basis.			
6"	Waterline	Public Easement on Unit 3-B	Unit 3-A	Los Volcanes Rd

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AVALON, UNIT 3-B

DRB Case No.: 99-325
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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.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
A. STREETS				
24 F-E (1)	Collector Street (east side)	90th St	Los Volcanes	N. PL Lot 20-P1, BLK I
24 F-E (6)	Major Local Street (south side)	Los Volcanes Rd	90th St	East-side Unser Diversion
36 F-F (2)	Residential Street	HelmDr	Los Volcanes	Santa Catalina
28 F-F (2)	Residential Street	San Nicholas Ave	Stern Dr	Galleon Dr
28 F-F (2)	Residential Street	Santa Catalina	Stern Dr	Galleon Dr
28 F-F (2)	Residential Street	Stern Dr	Santa Catalina	N. PL Lot 20-P1, BLK I
28 F-F (2)	Residential Street	Galleon Dr	Santa Catalina	N. PL Lot 20-P1, BLK J
N/A	Residential Street Lights per DPM			

SIZE	IMPROVEMENT	LOCATION	FROM	TO
B. WATER (3)				
6"	Waterline	Helm Dr	Los Volcanes	Santa Catalina
6"	Waterline	San Nicholas Ave	Stern Dr	Galleon Dr
6"	Waterline	Santa Catalina Ave	Stern Dr	Galleon Dr

6"	Waterline	Stern Dr	Santa Catalina	N. PL Lot 20-P1
6"	Waterline	Galleon Dr	Santa Catalina	N. PL Lot 20-P1

C. SANITARY SEWER (4)

12"(7)	Sanitary Sewer	Los Volcanes Rd	90th St	East-side Unser Diversion
8"	Sanitary Sewer	San Nicholas Ave	Stern Dr	Galleon Dr
8"	Sanitary Sewer	Santa Catalina Ave	Stern Dr	Galleon Dr
8"	Sanitary Sewer	Stern Dr	Santa Catalina	N. PL Lot 20-P1
8"	Sanitary Sewer	Galleon Dr	Santa Catalina	N. PL Lot 20-P1

D. STORM DRAINAGE (5)

24"/30"	Storm Sewer	Los Volcanes Rd	Unser Diversion	100 ft west
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Retaining walls as detailed on the approved Grading Plan.

Engineer's Certification of Grading and Drainage required prior to release of Financial Guaranty

DEFERRED IMPROVEMENTS


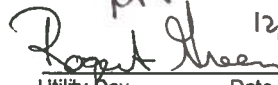
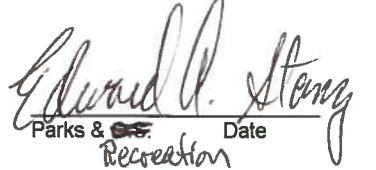
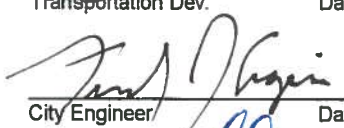

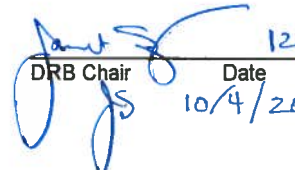
SIZE	IMPROVEMENT	LOCATION	FROM	TO
4'	Sidewalks to be deferred along the fronts of all lots until the construction of homes on a lot by lot basis.			

- Notes:
- (1) Collector streets include collector pavement, standard C&G, 4' sidewalk, one-side only.
 - (2) Residential streets include residential pavement, mountable or standard curb & gutter, 4' sidewalk, both sides (sidewalk to be deferred along the fronts of the developable lots).
 - (3) All waterlines include valves, fittings, services & hydrants per DRC
 - (4) All Sanitary sewer lines to include manholes and services per DRC
 - (5) All Storm Sewers to include manholes, lateral pipes and inlets per DRC
 - (6) Los Volcanes to include 20' major local pavement, with 4' temporary, standard C&G, 4' sidewalk, south-side only.
 - (7) This line is presently under study. Actual line size may change pending results of study.

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DEC 10/4/00

<p><i>RD</i> <i>10-04-00</i>  Transportation Dev. Date <i>12-22-99</i></p>	<p><i>10/4/00</i>  Utility Dev. Date <i>12/22/99</i></p>	<p><i>DEC 10/4/00</i>  Parks & Recreation Date <i>12-22-99</i></p>
<p> City Engineer Date <i>12/22/99</i></p>	<p> AMAFCA Date <i>10/4/00</i></p>	<p> DRB Chair Date <i>12/22/99</i> <i>10/4/2000</i></p>

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1				
2				