



INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: The Lofts at Winrock
Project Number: 444680

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Lofts at Winrock LLC ("Developer"), a Delaware limited liability company, whose email address is sand@goodmanrealty.com, whose address is 100 Sun Ave, NE, Albuquerque, NM, 87109 and whose telephone number is 505-881-0100, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Parcel E-1-A Winrock Center Addition.

_____ recorded on March 10, 2015, attached, pages 1 through 4, as Document No. 2015019665 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Winrock Partners LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as The Lofts at Winrock describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on Exhibit A are to be included in this Agreement, unless the Development Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as "Deferred" and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City’s Development Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) and Albuquerque Metropolitan Arroyo Flood Control Authority (“AMAFCA”). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual (“DPM”), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses

for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data as required for project close out, and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets

all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: TIDD funds on deposit

Amount: \$729,774.46

Name of Financial Institution or Surety providing Guaranty: BOK Financial

Date City first able to call Guaranty (Construction Completion Deadline): February 28, 2025.

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: N/A

Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City.

Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER: Lofts at Winrock LLC_____

By [Signature]: [Signature]

Name [Print]: Gary D Goodman

Title: Authorized Signatory

Dated: 2/22/2023

DEVELOPER'S NOTARY

STATE OF New Mexico)

COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 22nd day of February, 2023 by
[name of person:] Gary Goodman, [title or capacity, for instance,
"President" or "Owner":] Authorized Signatory of
[Developer:] Lofts at Winrock LLC.

**STATE OF NEW MEXICO
NOTARY PUBLIC
KARLA CANDELARIA
COMMISSION # 1080078
COMMISSION EXPIRES 03/07/2024**

Karla Candelaria
Notary Public

My Commission Expires: 03/07/2024

CITY OF ALBUQUERQUE:

^{DS}
BMR

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 3/27/2023 | 8:24 AM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 27th day of March, 2023, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Marion Velasquez
Commission No. 1128981
June 26, 2024



Notary Public
My Commission Expires: June 26, 2024

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Developer is not the owner of the Developer's Property.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

Winrock Partners LLC ("Owner"), of [address:] 100 Sun Ave NE, ___ [City:]
Albuquerque, [State:] New Mexico [zip code:]
87109, hereby makes, constitutes and appoints [name of Developer:] Lofts at Winrock
LLC ("Developer") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") Integrated Development Ordinance requirements regarding the real estate owned by me and described in Section 1 of the Infrastructure Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [Signature:]: [Signature]

Name [Print]: Gary Goodman

Title: Authorized Signatory

Dated: 2/22/2023

The foregoing Power of Attorney was acknowledged before me on February 22nd, 2023 by [name of person:] Gary Goodman, [title or capacity, for instance "President":] Authorized Signatory of [Owner:] Winrock Partners LLC on behalf of the Owner.

(SEAL)

[Signature]
Notary Public

My Commission Expires: 03/07/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
KARLA CANDELARIA
COMMISSION # 1080078
COMMISSION EXPIRES 03/07/2024

Current DRC
Project Number

FIGURE 12

4/21/2021

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRS Project No.: PR 2018-001579
DRB Application No.: SH-2020-0459

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Lofts @ Winrock Town Center

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 appointment 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 appointment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and applicant/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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification on		
							Inspector	P.E.	City Cret Engineer
			*****REMOVALS***** Sidewalk	Indian School	West Property Line	Pennsylvania	/	/	/
			Sidewalk	Pennsylvania	Indian School	Southern Driveway	/	/	/
			Curb and Gutter	Pennsylvania	Indian School	Southern Driveway	/	/	/
		6-ft	Right Turn Lane	Pennsylvania	Indian School	Southern Driveway	/	/	/
			Striping Removals	Pennsylvania	Indian School	Approx 400-ft South	/	/	/
			Mill Existing Asphalt (2-inch max.)	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/
		6-ft	*****ROADWAY***** Sidewalk	Indian School	West Property Line	Pennsylvania	/	/	/
		Standard	Curb and Gutter	Pennsylvania	Indian School	Southern Driveway	/	/	/
		6-ft	Sidewalk & ADA Ramp	Pennsylvania	Indian School	Southern Driveway	/	/	/
		4"	Striping Modifications - Lengthen Northbound Left to 280' plus trans	Pennsylvania	Indian School	Approx 400-ft South	/	/	/
		4"	Asphalt Pavement Surfacing (2-inch max.)	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/
		4"	Permanent Striping Eastbound Left Turn & Northbound Right - 175' plus Transition	Winrock Loop	Pennsylvania	Approx 600-ft West	/	/	/

		Streetlight relocation on Pennsylvania	Pennsylvania	Indian School	Southern Driveway	/	/	/
		2- each						
	8"	*****SANITARY SEWER***** Sanitary Sewer Line and Manholes	Parcel Z-1/Tract J	Point of Connection	Point of Connection	/	/	/
		Approx. 800-feet	Parcel E-1-A	Parcel Z-1	Parcel E-1-A			
		Reconnect Private SAS Outfall	Parcel E-1-A			/	/	/
		from Parcel K to new Public Main						
	8"	*****WATERLINE***** Waterline and Appurtenances	Parcel E-1-A	Pennsylvania	Approximately			
		Approx. 150-feet			150' West			

The items listed below are on the CCP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Private Inspector	City Cnst Engineer			
									/	/	/
									/	/	/
									/	/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott Eddings NAME (print)	Apr 21, 2021	Apr 21, 2021
Huitt-Zollars, Inc. FIRM	DRB CHAIR - date	Parks and Recreation - date
4/21/2021	<i>Jeane Wolfenbarger</i>	<i>Carl Garcia</i>
<i>Scott Eddings</i> SIGNATURE - date	TRANSPORTATION DEVELOPMENT - date	AMACA - date
	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	Ernst Amigo	
	CITY ENGINEER - date	

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

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

December 1, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 444680 The Lofts at Winrock

Requested By: Scott Eddings

Approved Estimate Amount: \$ 453,564.27

Contingency Amount: 10.00% \$ 45,356.43

Subtotal: \$ 498,920.70

PO Box 1293

NMGRT: 7.750% \$ 38,666.35

Subtotal: \$ 537,587.05

Albuquerque

Engineering Fee: 6.60% \$ 35,480.75

NM 87103

Testing Fee: 2.00% \$ 10,751.74

Subtotal: \$ 583,819.54

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ **729,774.46**

APPROVAL:

DATE:

Dec. 1, 2022

Notes: Plans not yet approved.

Winrock Tidd SUB Lien Grt 2020 Acq F
 February 1, 2023 - February 28, 2023

Account Number: 82-4422-05-9

Earnings Summary

	<i>This Period</i>	<i>This Year</i>
Interest	32,321.86	157,808.99
Total	\$ 32,321.86	\$ 157,808.99

Gain/Loss Summary

	<i>This Period</i>	<i>This Year</i>
Appreciation/(Depr.)	0.00	0.00
Total	\$ 0.00	\$ 0.00

List of Assets

<i>Description</i>	<i>Shares</i>	<i>Cost</i>	<i>Market Value</i>	<i>Percent Of Total Market</i>	<i>Projected Annual Income</i>	<i>Current Yield</i>
Reich & Tang Demand Dep Marketplace	9,598,934.770	9,598,934.77	9,598,934.77	100.00%	409,120	4.26%
Total Cash and Equivalent		\$ 9,598,934.77	\$ 9,598,934.77	100.00%	\$ 409,120	4.26%

Total Assets

\$ 9,598,934.77	\$ 9,598,934.77	100.00%	\$ 409,120	4.26%
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Transaction Activity

<i>Date</i>	<i>Description</i>	<i>Income Cash</i>	<i>Principal Cash</i>	<i>Cost</i>
02/01/23	Balances At Beginning of Period	\$ 131,518.83	\$ -131,518.83	\$ 9,566,612.91
02/01/23	Int To 01/31/23 Reich & Tang Demand Dep Marketplace	32,321.86	0.00	0.00
02/01/23	Purchased 32321.86 Units @ 1 Reich & Tang Demand Dep Marketplace	0.00	-32,321.86	32,321.86
02/28/23	Balances At End of Period	\$ 163,840.69	\$ -163,840.69	\$ 9,598,934.77

Winrock Tidd SUB Lien Grt 2020 Acq F
 February 1, 2023 - February 28, 2023

Account Number: 82-4422-05-9

	<i>Administrator</i>	<i>Investment</i>
KARLA CANDELARIA, ACCOUNTANT GOODMAN REALTY GROUP 100 SUN AVENUE NE SUITE 210 ALBUQUERQUE NM 87109	Susen Ellis 505-222-8458	Does Not Apply

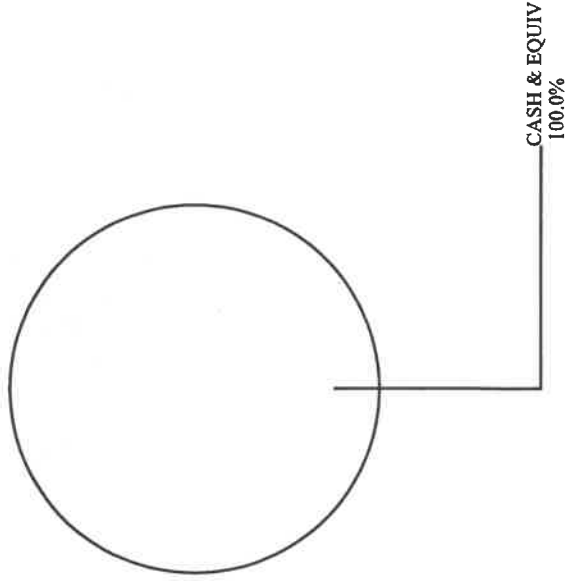
Account Review

Portfolio Summary

Your Beginning Market Value: \$ 9,566,612.91

Income Earned : \$ 32,321.86

Your Ending Market Value : \$ 9,598,934.77



Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1425196

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	15
	Document #	2023018681
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 9014
Paid By IPS Operating Account
Phone # 505-881-0100

Thank You!

3/30/23 8:36 AM moniqueo