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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2009-06

AN ORDINANCE

ANNEXING THE "LAS SOLERAS" TRACT OF LAND LYING CONTIGUOUS WITH THE SANTA FE CORPORATE LIMITS COMPRISING 545.30 ACRES MORE OR LESS, GENERALLY BOUNDED BY INTERSTATE 25 ON THE SOUTH, CERRILLOS ROAD ON THE WEST, RICHARDS AVENUE ON THE EAST, AND GOVERNOR MILES ROAD ON THE NORTH AND LYING WITHIN TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 17 AND 18, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF NEW MEXICO; AND ALSO ANNEXING THE PORTION OF CERRILLOS ROAD PUBLIC RIGHT-OF-WAY COMPRISING 16.41 ACRES MORE OR LESS ADJOINING THE LAS SOLERAS PROPERTY. ("LAS SOLERAS ANNEXATION" CASE NO. M 2008-28).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Pursuant to Section 3-7-17 NMSA 1978, the following described land (the "Property") is annexed to the City of Santa Fe, thereby extending the corporate limits of the city: Certain parcels of land lying within Township 16N, Range 9E, Sections 7, 17 and 18, New Mexico Prime Meridian, Santa Fe County, State Of New Mexico, and adjacent Cerrillos Road right-of-way pursuant to Section 3-17-18 NMSA 1978, both as particularly described in the attached Annexation Plat [EXHIBIT A] and Master Plan [EXHIBIT B] incorporated herein by reference.

Section 2. The annexation action with respect to the subject property affected by this Ordinance is subject to conditions of approval applicable to this annexation and any


1 future Development Plan for the property. The conditions are outlined in the attached table
2 summarizing City of Santa Fe Development Review Team technical memoranda and
3 conditions approved by the Planning Commission on December 18, 2008 [EXHIBIT C].

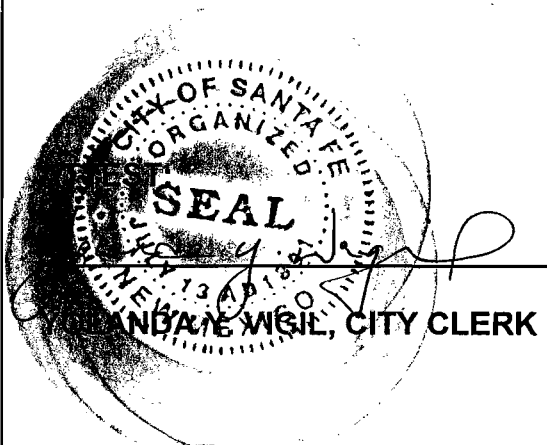
4 **Section 3.** A petition (the "Petition") was accompanied by an annexation plat
5 [EXHIBIT A] showing the external boundaries of the Property proposed to be annexed and
6 the relationship of the Property proposed to be annexed to the existing boundary of the
7 city, as well as the Annexation Agreement [Exhibit D].

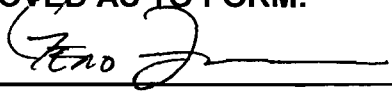
8 **Section 4.** It is in the best interest of the City of Santa Fe and the owners and
9 inhabitants of such contiguous Property that the Property be annexed.

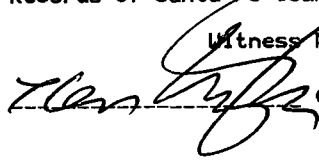
10 **Section 5.** This ordinance shall be published one time by title and general
11 summary and shall become effective five days after publication.

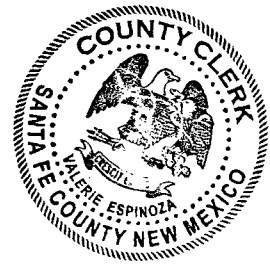
12 **PASSED, APPROVED AND ADOPTED this 11th day of February, 2009.**

13
14 
15 **DAVID COSS, MAYOR**



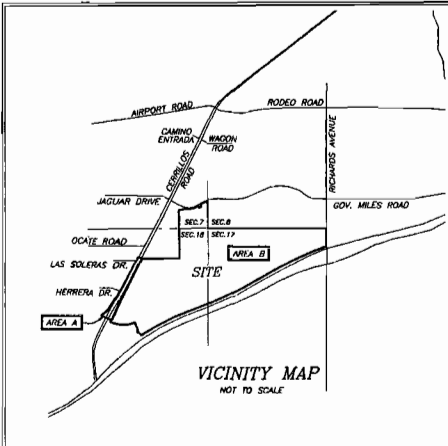
16
17
18
19 **APPROVED AS TO FORM:**
20 
21
22 **GENO ZAMORA, CITY ATTORNEY**

16 COUNTY OF SANTA FE)
17 STATE OF NEW MEXICO) ss
18 : Hereby Certify That This Instrument Was Filed for
19 record On The 19TH Day Of March, 2010 at 02:32:01 PM
20 and Was Duly Recorded as Instrument # 1593744
21 of The Records Of Santa Fe County
22 Witness My Hand And Seal Of Office
23 Valerie Espinoza
24 Deputy  County Clerk, Santa Fe, NM



Exhibits

Exhibit A	Annexation, Road Dedication & Vacation Plat
Exhibit B	Annexation Master Plan
Exhibit C	Conditions of Approval
Exhibit D	Annexation Agreement



ANNEXATION DESCRIPTION AREA "A"
 ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK PAGE 028, LOCATED AT 1801259.25M AND 1706314.91E, NEW MEXICO STATE PLANNING 1983 CENTRAL ZONE;
 THENCE N63°28'35"W, 190.86 FEET;
 THENCE S33°37'17"W, 24.48 FEET;
 THENCE S28°58'05"W, 763.43 FEET;
 THENCE S28°36'21"W, 337.89 FEET;
 THENCE N63°28'17"W, 425.15 FEET;
 THENCE S28°58'14"W, 524.15 FEET;
 THENCE S30°04'14"W, 99.77 FEET;
 THENCE S83°37'17"W, 342.48 FEET;
 THENCE S83°45'14"E, 485.53 FEET;
 THENCE N08°30'32"E, 83.44 FEET;
 THENCE N01°30'09"E, 852.07 FEET;
 THENCE N28°32'50"E, 1008.24 FEET;
 THENCE N28°33'46"E, 978.03 FEET TO THE POINT OF BEGINNING, CONTAINING 18.35 ACRES, MORE OR LESS AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
 ALL THAT PART OF SECTIONS 7, 17, AND 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 890, PAGE 028, LOCATED AT 1801259.25M AND 1706314.91E, NEW MEXICO STATE PLANNING 1983 CENTRAL ZONE;
 THENCE S28°33'49"W, 978.03 FEET;
 THENCE S28°32'50"W, 1008.24 FEET;
 THENCE S28°30'32"E, 83.44 FEET;
 THENCE S28°58'05"W, 763.43 FEET;
 THENCE S28°36'21"W, 337.89 FEET;
 THENCE N63°28'17"W, 425.15 FEET;
 THENCE S28°58'14"W, 524.15 FEET;
 THENCE S30°04'14"W, 99.77 FEET;
 THENCE S83°37'17"W, 342.48 FEET;
 THENCE S83°45'14"E, 485.53 FEET;
 THENCE N08°30'32"E, 83.44 FEET;
 THENCE N01°30'09"E, 852.07 FEET;
 THENCE N28°32'50"E, 1008.24 FEET;
 THENCE N28°33'46"E, 978.03 FEET TO THE POINT OF BEGINNING, CONTAINING 18.35 ACRES, MORE OR LESS AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "C"
 ALL THAT PART OF SECTIONS 7, 17, AND 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 890, PAGE 028, LOCATED AT 1801259.25M AND 1706314.91E, NEW MEXICO STATE PLANNING 1983 CENTRAL ZONE;
 THENCE S28°33'49"W, 978.03 FEET;
 THENCE S28°32'50"W, 1008.24 FEET;
 THENCE S28°30'32"E, 83.44 FEET;
 THENCE S28°58'05"W, 763.43 FEET;
 THENCE S28°36'21"W, 337.89 FEET;
 THENCE N63°28'17"W, 425.15 FEET;
 THENCE S28°58'14"W, 524.15 FEET;
 THENCE S30°04'14"W, 99.77 FEET;
 THENCE S83°37'17"W, 342.48 FEET;
 THENCE S83°45'14"E, 485.53 FEET;
 THENCE N08°30'32"E, 83.44 FEET;
 THENCE N01°30'09"E, 852.07 FEET;
 THENCE N28°32'50"E, 1008.24 FEET;
 THENCE N28°33'46"E, 978.03 FEET TO THE POINT OF BEGINNING, CONTAINING 18.35 ACRES, MORE OR LESS AS SHOWN HEREON

SURVEYORS CERTIFICATE
 I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED A SURVEY FOR THIS SURVEY, COMPLETED ON THE 26TH DAY OF AUGUST, 2008. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.
 GARY E. DAWSON, REGISTERED PROFESSIONAL SURVEYOR
 GARY E. DAWSON, 100587014



LEGEND & BASIS OF BEARINGS:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD83) DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND, GROUND TO GRID SCALE FACTOR IS 0.999584
 DENOTES REBAR, OR AS SHOWN, FOUND
 DENOTES CALCULATED POINT, NOT SET
 DENOTES DISTING LIT LINES
 DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) #350600070D AND #350600094D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
 ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
 1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SPEC. 1983 AND SUBSEQUENT AMENDMENTS.
 2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CITY APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT ADDRESSES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE SPEC. 1983 AND SUBSEQUENT AMENDMENTS.
 3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK _____ PAGE _____ PLAT NO. 1801259.25M AND 1706314.91E.
 4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-2-201; TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-3.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE, JSS 15°02'45" STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the _____ day of _____, 2008, at _____ o'clock _____ P.M. at the County Clerk's Office, Santa Fe County, New Mexico.
 Witness my hand and seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe County, N.M.
 Gary E. Dawson



ANNEXATION DATA

	TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	18.35 ACRES	
ANNEXATION AREA B	545.30 ACRES	
ANNEXATION PERIMETER	6785 FEET	
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET	
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	2178 FEET	
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2728 FEET	
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET	
ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	172 FEET	
TOTAL ANNEXATION PERIMETER	37485 FEET	
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	8618 FEET	
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%	

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-88 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC (PARCELS D1A)
 (AMENDED TRACTS 81, 82 & 83)
 BY: JOHN J. MANOWY, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MANOWY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

GERONIMO EQUITIES, LLC (AMENDED TRACTS A3, A4)
 BY: FRED GARDNER, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

DECKER ROAD EQUITIES, INC. (AMENDED PARCELS 017 & PARCEL 0182)
 BY: GORDON L. SKARSGAARD, PRESIDENT
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, PRESIDENT OF DECKER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

CENTURY BANK (PARCEL 0181)
 BY: DON K. PADGETT, PRESIDENT AND CEO
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT AND CEO OF CENTURY BANK THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

LAS SOLERAS DEL SUR, LLC (AMENDED TRACTS B1, B2, B4, AND TRACT C)
 BY: GORDON L. SKARSGAARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
 BY: DIANE FISHER, SECRETARY
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY OF THIS CORPORATION THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

LAS SOLERAS COMMUNITY DESIGN, LLC (AMENDED TRACTS A1 & B3)
 BY: GORDON L. SKARSGAARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
 BY: GORDON L. SKARSGAARD, MANAGING MEMBER
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGAARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
 STATE OF NEW MEXICO JSS
 COUNTY OF SANTA FE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
 BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
 STATE OF NEW MEXICO JSS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF August, 2008.
 Trisha A. Lopez
 NOTARY PUBLIC MY COMMISSION EXPIRES 11/02/2012

BOARD OF COUNTY COMMISSIONERS
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OF 10-9-09 DATE
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OF 10-9-09 DATE
 ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE
 APPROVED BY THE CITY ENGINEER AT ITS MEETING OF 02/10/10 DATE
 APPROVED BY THE CITY ENGINEER AT ITS MEETING OF 02/22/10 DATE

CITY OF SANTA FE APPROVAL
 APPROVED BY THE CITY COUNCIL AT ITS MEETING OF 2/11/2009 DATE
 APPROVED BY ORDINANCE # 2009-6 DATE
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 12/16/2008 AS CASE # 50-2008-18 DATE
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 11-20-08 DATE
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 4-20-08 DATE
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 7A-2008-11 DATE

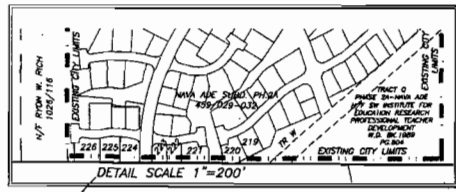
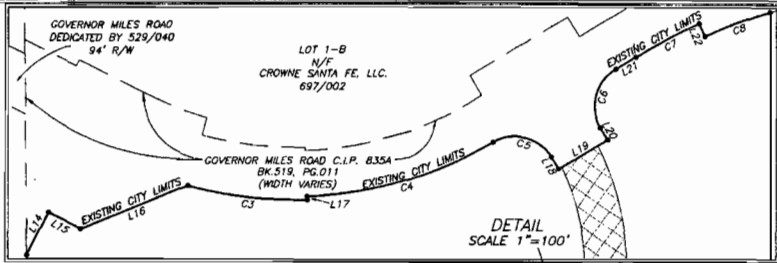
APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 2-22-10 DATE
 APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF 2-24-10 DATE

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK
ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.
 PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY

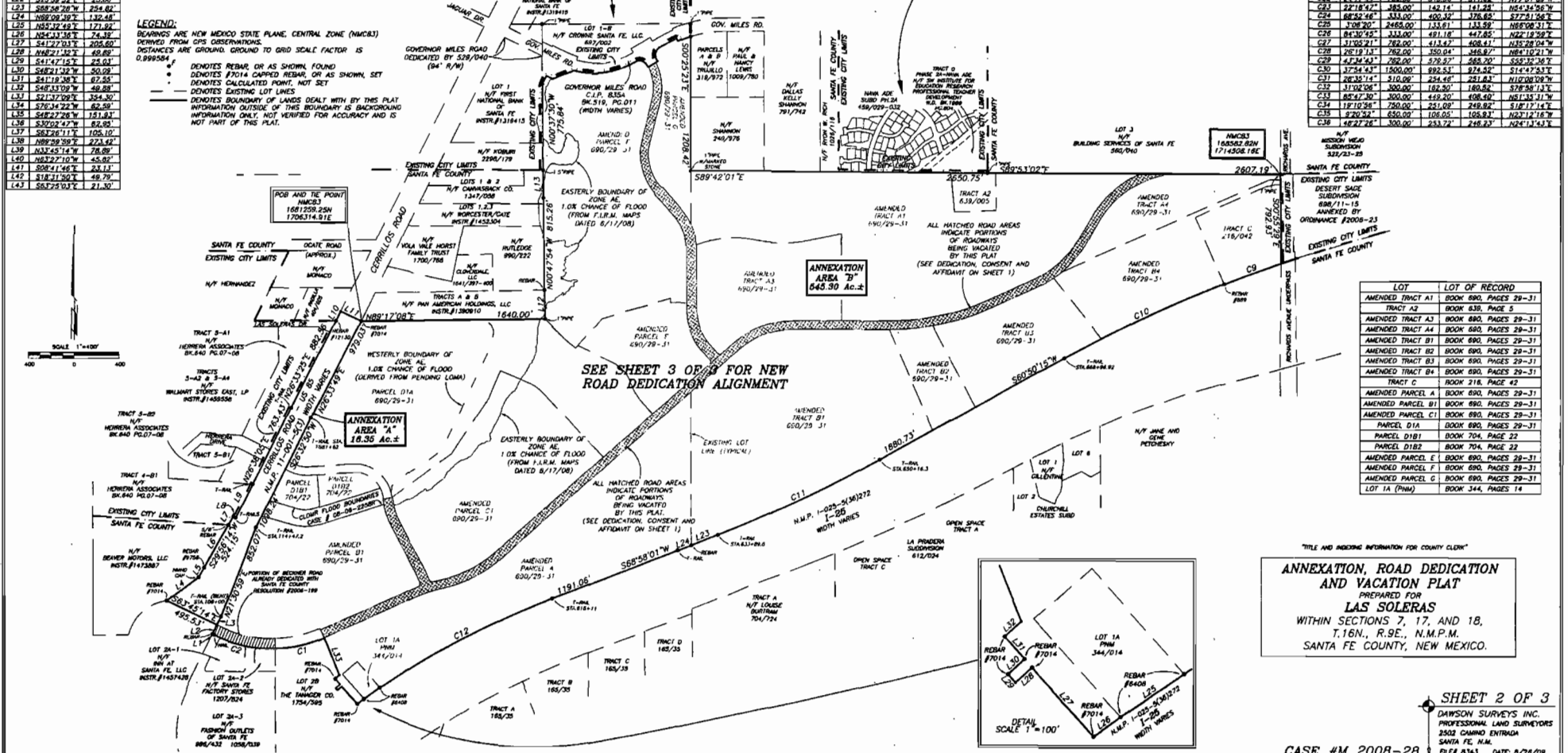
SHEET 1 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 CASE #M 2008-28 FILE #343 DATE: 8/26/08

LINE	BEARING	DIST
L1	S82°25'03"E	21.30
L2	N26°35'01"E	99.00
L3	S26°50'32"W	63.44
L4	S31°37'16"W	147.46
L5	S30°21'14"W	98.77
L6	S22°56'14"W	431.75
L7	S22°56'14"W	92.40
L8	S67°42'21"W	24.58
L9	N26°35'01"E	332.82
L10	N26°35'01"E	96.03
L11	N82°25'03"E	199.88
L12	S50°48'50"E	281.81
L13	S02°47'58"E	242.53
L14	N26°35'01"E	84.31
L15	S82°25'03"E	54.02
L16	N82°01'32"E	304.68
L17	N02°05'28"W	6.00
L18	S32°56'02"E	20.00
L19	N82°01'32"E	100.00
L20	N30°58'58"W	20.00
L21	N92°08'44"E	42.67
L22	S31°59'54"E	25.00
L23	S88°58'28"W	254.82
L24	N82°08'42"E	130.48
L25	N82°25'03"E	121.84
L26	N84°41'50"E	24.82
L27	S41°27'03"E	205.60
L28	N82°21'02"E	89.82
L29	S41°42'15"E	24.01
L30	S46°21'32"W	50.09
L31	S41°19'58"E	87.25
L32	S46°33'02"E	49.88
L33	S21°37'09"E	354.30
L34	S26°34'22"W	62.59
L35	S46°27'28"W	181.82
L36	S32°02'47"E	80.05
L37	S82°26'11"E	105.10
L38	N82°25'03"E	224.42
L39	N33°45'14"W	78.09
L40	N82°27'10"W	45.82
L41	S02°41'46"E	23.13
L42	S18°11'50"E	49.79
L43	N82°25'03"E	21.30

LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCR3)
 DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS
 0.999584
 * DENOTES REBAR OR AS SHOWN PLANT
 * DENOTES 7/014 CAPPED REBAR OR AS SHOWN SET
 * DENOTES CALCULATED POINT, NOT SET
 * DENOTES EXISTING LOT LINES
 * DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND
 INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS
 NOT PART OF THIS PLAT.



CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'00"	1120.58	448.16	446.81	877°20'51"E
C2	28°29'21"	1135.00	569.61	555.00	577°22'45"E
C3	17°35'58"	692.00	214.10	213.26	58°17'25"E
C4	28°40'46"	891.00	345.86	342.48	N74°34'11"W
C5	28°29'21"	750.00	117.57	108.99	N75°51'27"E
C6	89°59'50"	75.00	117.81	108.66	S61°03'01"W
C7	82°36'32"	1024.81	127.54	127.60	S82°31'50"W
C8	65°58'16"	1022.82	124.48	124.38	S89°28'18"W
C9	28°29'21"	1169.18	459.55	455.11	S89°58'17"E
C10	748.00	1169.18	1580.82	1529.70	S84°44'51"W
C11	8°30'17"	11309.14	1608.10	1604.79	N84°53'58"E
C12	12°42'15"	2788.31	1738.00	1732.77	S82°34'19"W
C13	27°58'12"	1104.54	539.20	533.88	S77°24'09"E
C14	27°58'12"	1058.66	432.02	429.07	N77°42'28"E
C15	81°15'11"	1028.00	100.67	100.67	S88°50'35"E
C16	93°08'12"	1088.00	97.85	97.72	S74°01'18"W
C17	28°26'32"	1100.00	539.20	534.38	N62°30'24"E
C18	41°37'11"	1200.00	585.00	586.82	S39°18'01"W
C19	61°01'59"	1850.00	1067.80	1058.91	N60°03'42"E
C20	68°17'18"	800.00	662.41	649.27	S51°11'24"W
C21	26°33'50"	782.00	353.29	350.14	S76°43'08"E
C22	24°17'44"	738.00	318.30	311.02	N77°21'30"W
C23	27°18'42"	885.00	142.14	141.24	N64°34'56"E
C24	68°52'46"	333.00	400.57	376.65	S77°41'56"E
C25	108°20'32"	2485.00	133.61	133.89	N65°06'11"E
C26	84°30'45"	333.00	451.18	447.65	N22°18'59"E
C27	31°05'21"	782.00	413.47	408.41	N45°28'04"W
C28	28°19'13"	782.00	350.03	348.87	N88°10'17"E
C29	44°24'44"	280.00	279.50	279.50	S83°20'30"E
C30	37°54'43"	1500.00	892.51	874.52	S14°43'33"E
C31	26°35'14"	310.00	234.46	231.42	N102°08'09"W
C32	34°19'20"	300.00	241.00	241.00	N102°08'09"W
C33	85°4'30"	300.00	449.20	408.40	N51°35'11"W
C34	17°10'28"	250.00	221.00	249.82	S18°17'14"E
C35	120°52'	650.00	105.00	105.87	N82°12'18"E
C36	48°27'26"	300.00	253.72	248.23	N42°14'43"E



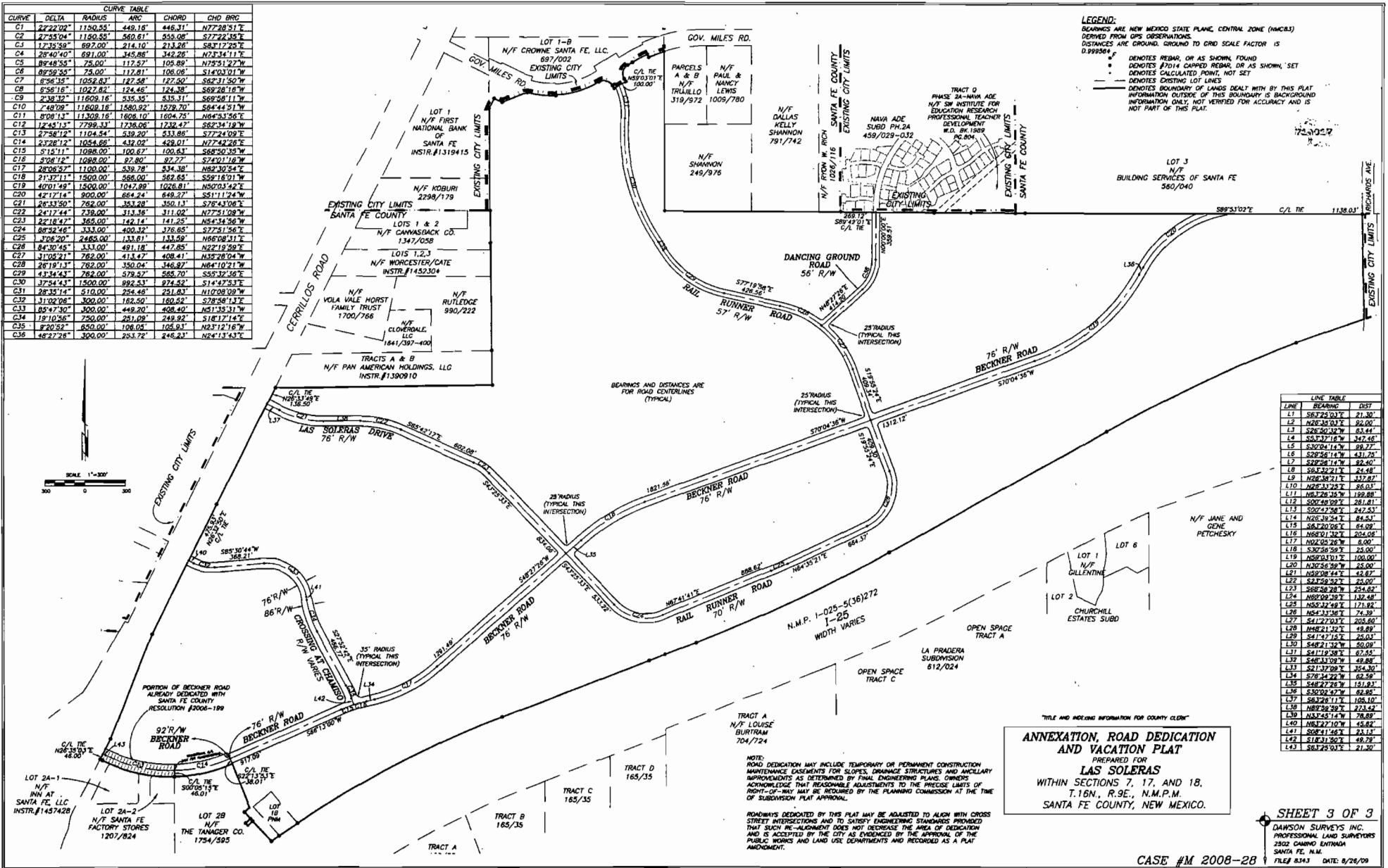
TITLE AND ADDRESS INFORMATION FOR COUNTY CLEK
ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
 DAWSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 CASE #M 2008-28
 FILE# 8343 DATE: 8/26/09

SFC CLERK RECORDED 03/19/2010

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	2722'02"	1150.55'	445.15'	445.31'	N77°28'51"E
C2	2723'04"	1150.55'	560.81'	555.08'	S72°28'51"E
C3	17'35'58"	692.00'	214.10'	213.26'	S81°12'28"E
C4	28'40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89'48'58"	75.00'	117.57'	105.89'	N79°51'27"W
C6	89'39'38"	75.00'	117.81'	106.06'	S110°01'27"W
C7	6'56'15"	1059.83'	122.58'	122.62'	S82°15'50"W
C8	6'56'18"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2'38'12"	11609.16'	535.35'	535.31'	S69°28'11"W
C10	7'49'09"	11609.16'	1580.92'	1579.70'	S84°44'51"W
C11	3'08'12"	11509.16'	1606.10'	1604.75'	N85°35'50"E
C12	12'45'13"	7799.33'	1738.06'	1732.47'	S82°34'19"W
C13	27'58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	2'32'12"	1054.66'	432.02'	428.01'	N77°42'28"E
C15	3'18'11"	1098.00'	100.87'	100.83'	S69°30'35"W
C16	5'06'12"	1098.00'	97.80'	97.57'	S72°01'16"W
C17	28'08'42"	1100.00'	539.78'	534.38'	N82°30'54"E
C18	21'37'11"	1500.00'	566.00'	562.55'	S59°18'01"W
C19	4'07'48"	1500.00'	1047.89'	1026.81'	N90°03'42"E
C20	42'17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26'33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24'12'44"	739.00'	313.36'	311.02'	N77°51'08"W
C23	22'18'42"	369.00'	142.14'	141.25'	N84°34'56"W
C24	86'32'46"	333.00'	400.34'	376.85'	S72°51'56"E
C25	3'08'20"	2485.00'	133.81'	133.58'	N86°08'31"E
C26	84'30'45"	333.00'	481.18'	447.85'	N22°18'58"E
C27	31'02'21"	782.00'	413.47'	408.41'	N38°28'04"E
C28	26'19'13"	782.00'	350.04'	346.87'	N84°10'21"W
C29	41'34'43"	782.00'	578.42'	555.32'	S83°28'56"E
C30	37'54'43"	1500.00'	892.53'	874.52'	S14°47'53"E
C31	28'38'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31'02'08"	300.00'	162.50'	160.52'	S78°38'14"E
C33	89'47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19'10'56"	750.00'	261.09'	249.92'	S18°17'14"E
C35	8'20'52"	650.00'	108.04'	105.93'	N23°12'16"W
C36	48'27'28"	300.00'	253.72'	246.24'	N24°14'43"E

LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD83)
 DERIVED FROM GPS OBSERVATIONS.
 DISTANCES ARE GROUND, GROUND TO GRID SCALE FACTOR IS 0.999984.
 * DENOTES REBAR, OR AS SHOWN, FOUND
 * DENOTES #7D14 CAPPED REBAR, OR AS SHOWN, SET
 * DENOTES CALCULATED POINT, NOT SET
 * DENOTES EXISTING LOT LINES
 * DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT.
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



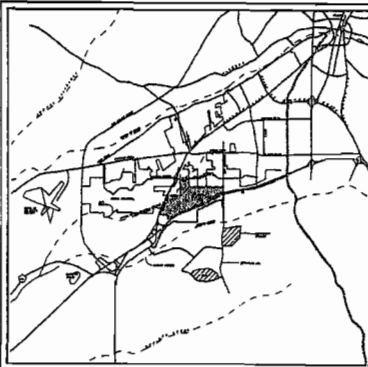
LINE	BEARING	DIST
L1	S67°22'03"E	21.30'
L2	N26°38'03"E	94.00'
L3	S28°30'32"E	81.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S28°56'14"W	431.74'
L7	S28°56'14"W	93.60'
L8	S81°32'21"E	21.48'
L9	N26°38'03"E	332.87'
L10	N28°31'22"E	88.03'
L11	N61°28'35"W	192.88'
L12	S00°40'09"E	281.81'
L13	S00°41'58"E	242.57'
L14	N26°38'54"E	84.54'
L15	S67°20'02"E	64.09'
L16	N85°01'52"E	226.00'
L17	N02°09'26"W	6.00'
L18	S37°56'59"E	23.00'
L19	N89°14'01"E	106.00'
L20	N25°56'59"W	23.00'
L21	N52°08'44"E	42.87'
L22	S47°58'32"E	23.00'
L23	S85°58'28"W	251.62'
L24	N89°08'59"E	132.48'
L25	N50°32'49"E	171.82'
L26	N55°33'58"E	74.39'
L27	S41°22'01"E	208.60'
L28	N48°21'32"E	49.89'
L29	S41°42'15"E	26.04'
L30	S44°21'52"W	99.09'
L31	S41°18'58"E	62.54'
L32	S46°33'09"W	49.88'
L33	S21°37'09"W	154.39'
L34	S78°34'22"W	62.59'
L35	S48°27'28"W	151.83'
L36	S59°02'42"W	62.87'
L37	S61°39'11"E	108.10'
L38	N89°38'59"E	223.42'
L39	N53°42'14"W	78.89'
L40	N83°22'10"W	74.39'
L41	S08°41'46"E	24.13'
L42	S18°31'50"E	49.79'
L43	S67°22'03"E	21.30'

TITLE AND ADDRESS INFORMATION FOR COUNTY CLERK
ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PREPARED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

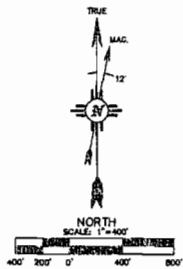
NOTE:
 ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT-OF-WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBMISSION PLAT APPROVAL.
 ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE-ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS ENDED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3
 DAWSON SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS
 2502 CAMINO ENTRADA
 SANTA FE, N.M.
 FILE# 8343 DATE: 8/26/09

CASE #M 2008-28



VICINITY MAP
1"=8000'

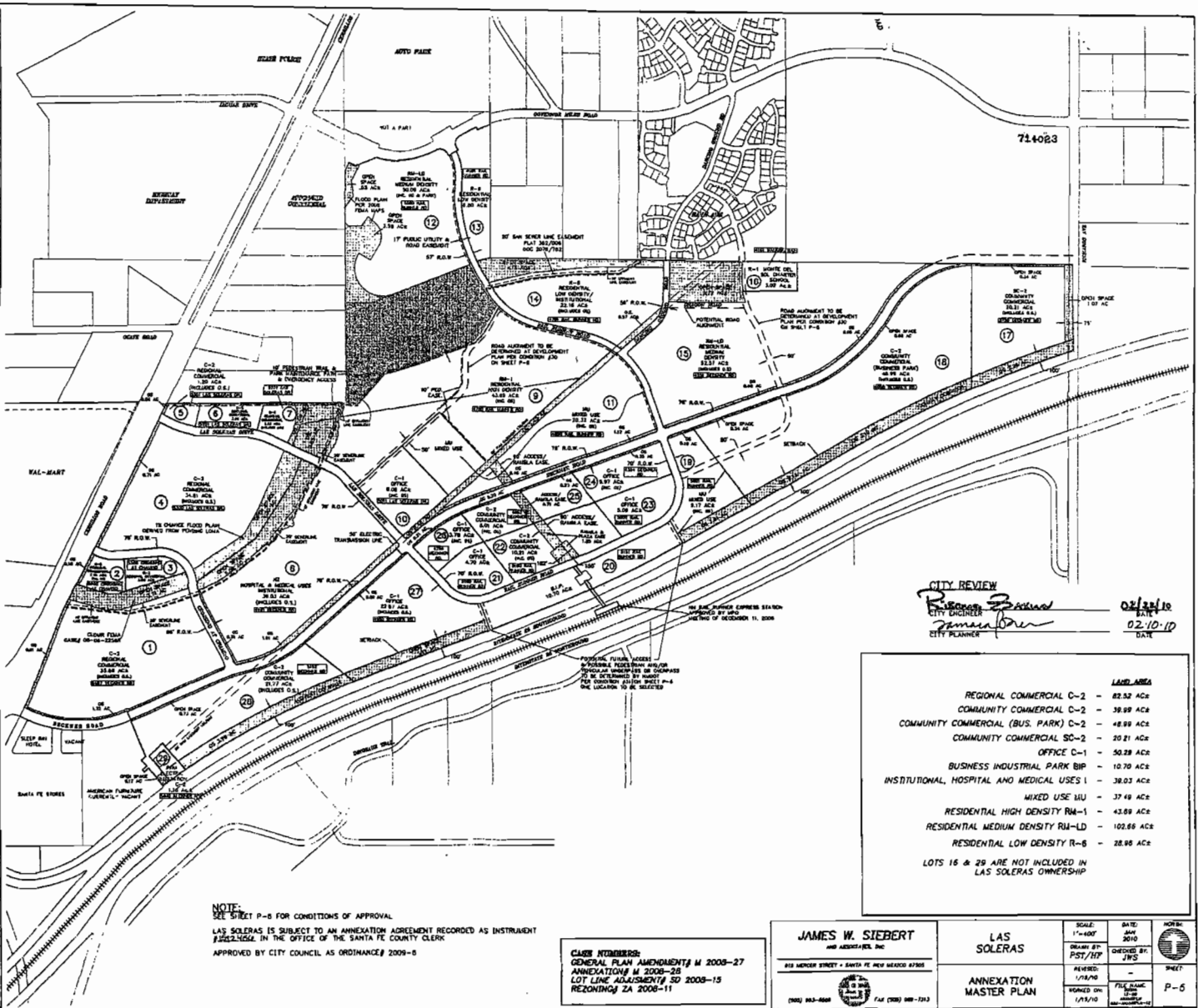


STORMWATER AGREEMENT:
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS, (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckler Paul Builders, Inc.
Gordon L. Sotaszband (OWNER)
Jan 18, 2010
DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
18th DAY OF January 2010

Curtis M. Payne
CITY CLERK
SANTA FE COUNTY



CITY REVIEW
Rosario Sotomayor
CITY ENGINEER
Samuel Oren
CITY PLANNER
02/10/10
DATE
02/10/10
DATE

	LAND AREA
REGIONAL COMMERCIAL C-2	- 82.52 ACR
COMMUNITY COMMERCIAL C-2	- 39.99 ACR
COMMUNITY COMMERCIAL (BUS. PARK) C-2	- 48.99 ACR
COMMUNITY COMMERCIAL SC-2	- 20.21 ACR
OFFICE C-1	- 50.28 ACR
BUSINESS INDUSTRIAL PARK BIP	- 10.70 ACR
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	- 38.03 ACR
MIXED USE MU	- 37.18 ACR
RESIDENTIAL HIGH DENSITY RM-1	- 43.99 ACR
RESIDENTIAL MEDIUM DENSITY RM-LD	- 102.86 ACR
RESIDENTIAL LOW DENSITY R-8	- 28.96 ACR

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP

NOTE:
SEE SUBJECT P-8 FOR CONDITIONS OF APPROVAL.
LAS SOLERAS IS SUBJECT TO AN AMENDMENT AGREEMENT RECORDED AS INSTRUMENT #2009-10564 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-8

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT# SO 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 215 HENDER STREET • SANTA FE, NEW MEXICO 87505 (505) 963-9668 FAX (505) 968-7243	LAS SOLERAS	SCALE: 1"=400' DRAWN BY: PST/JSP CHECKED BY: JWS REVISED: 1/18/10 SHEET: 1 OF 1	DATE: JAN 2010 DESIGNED BY: JWS FILE NAME: 2009-10564-1	PORTAL: 1 SHEET: P-5
	ANNEXATION MASTER PLAN			

Las Soleras – Revised Conditions of Approval

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets P-7 & P-17) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. ___ - Exhibit <u>VII</u>
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated <u>11/5/10</u>
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated <u>11/5/10</u> and revised Zoning map dated <u>8/26/09</u>
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated <u>11/5/10</u>
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

Las Soleras – Revised Conditions of Approval

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	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated 8/26/09
22	<p>It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development.</p> <ul style="list-style-type: none"> • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain. 	Current Planning	Lucas Cruse	See Revised Annexation Plat dated 8/26/09 And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the “innovative street designs” approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09
24	<p>Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where “innovation” provides:</p> <ul style="list-style-type: none"> • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space. 	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09 DP (Development Plan, including any road construction plan for curb cuts)
26	<p>Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated:</p> <ul style="list-style-type: none"> • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections). 	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated 1/5/10 and Trails Master Plan

Las Soleras – Revised Conditions of Approval

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29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated <u>1/15/10</u> and Road Dedication Plat
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north, See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 	Current Planning	Lucas Cruse	<p>See Revised Annexation Master Plan and Future Land Use Map dated <u>1/15/10</u></p> <p>Also see DP (Development Plan, including any road construction plan)</p>
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ____
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated <u>1/15/10</u>
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

Las Soleras – Revised Conditions of Approval

General Plan Amendment (Case #M 2008-27)

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Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated _____ <i>Removed from Plan Set</i>
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated <u>1/15/10</u> and Annexation Agreement section _____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated <u>1/15/10</u> and Annexation Agreement section _____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated <u>9/9/09</u>
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated <u>1/15/10</u>
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

Las Soleras – Revised Conditions of Approval

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	additional recommended conditions in the City Council staff report.			John Romero dated _____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, <i>9/9/09</i> Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

Las Soleras – Revised Conditions of Approval
 General Plan Amendment (Case #M 2008-27)
 Annexation (Case #M 2008-28)
 Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>
45	<p>The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.</p>	City Council / Parks Department	Fabian Chavez	<p>Annexation Agreement, P. __, Prior to approval of first DP</p>

Las Soleras – Revised Conditions of Approval
 General Plan Amendment (Case #M 2008-27)
 Annexation (Case #M 2008-28)
 Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
 Rezoning (Case #ZA 2008-11)

TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: <ul style="list-style-type: none"> • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan 	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: <ul style="list-style-type: none"> • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1. 	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the “Las Soleras” area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in “Las Soleras” shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>

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20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	<p>As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include:</p> <ul style="list-style-type: none"> • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of “La Rambla” as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue 	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	<p>In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate:</p> <ul style="list-style-type: none"> • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops 	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the 	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated <u>1/15/10</u> DP (Development

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	<p>park adjacent to the north. See Condition 36 below.)</p> <ul style="list-style-type: none"> • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

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49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

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**ANNEXATION AGREEMENT
LAS SOLERAS ANNEXATION**

This Annexation Agreement ("Agreement") is made and entered into this 9 day of September, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (the "City") and the owners of the property commonly known as Las Soleras ("Landowner"), whose legal entities and signatures are included at the end of this Agreement (collectively, the City and Landowner are referred to herein as "Parties").

RECITALS

A. The Landowner owns that certain property situated in Santa Fe County, New Mexico consisting of approximately 545 acres bounded by Cerrillos Road on the west, Interstate 25 on the south, Richards Avenue to the east and Governor Miles Road and lands including the Building Services of Santa Fe property and the Nava Ade subdivision on the north ("Property"), as more fully described in the Annexation Plat ("Annexation Plat") attached hereto as Exhibit I and incorporated herein by reference. Landowner encompasses a group of property owners, each of whom herein assumes responsibility for their property and not for properties owned by other landowners.

B. On, or about, January 2006, Las Soleras submitted to the Extraterritorial Zoning Authority ("EZA") an application for master plan approval to create a Village District to include high to low density residential uses and community facility, civic and commercial uses/activities around a plaza area on 437 acres. The EZA approved Las Soleras' application for master plan approval (EZ Case No. Z-04-4591) and creation of a Village District on May 25, 2006 and the Order was approved on August 31, 2006 and recorded by the Santa Fe County Clerk on

September 6, 2006.

C. On September 27, 2007 the EZA approved an application for master plan approval (EZ Case No. Z – 04-4594) for a commercial development on 156.87 acres within the Property consisting of up to 2,236,117 square feet of commercial uses including a hospital with helicopter pad, a hotel and conference center, office uses, retail uses, a rail stop with corresponding transit station and a variance of height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance for the hospital (“Crossing Master Plan”). The Order approving the Crossing Master Plan was recorded in the records of Santa Fe County, New Mexico as Instrument # 1515869.

D. On April 29, 2008, the Santa Fe County Board of County Commissioners (“BCC”) approved a Settlement Agreement and Mutual Release of Claims between the BCC, the Governing Body of the City of Santa Fe (“City Council”), the EZA and the Extraterritorial Zoning Commission (“EZC”), and the owners of Las Soleras (“Settlement Agreement”).

E. On April 30, 2008, City Council approved the Settlement Agreement.

F. The Settlement Agreement provides that the Property shall be annexed via a landowner-initiated “Petition Method” application submitted to the City consisting of an (1) Annexation Petition, (2) General Plan Amendment and (3) Rezoning, all consistent with the map attached to the Settlement Agreement (See Exhibit A of Settlement Agreement). The map includes the 70-foot height variance and a helicopter pad, as granted by the EZA in its approval of the Crossing Master Plan for Parcel C1 as shown on the Annexation Plat now owned by Presbyterian Healthcare Services, a New Mexico nonprofit corporation (the “Presbyterian Healthcare Services Parcel”). The Settlement Agreement further provided that “It is expressly

SEC CLERK RECORDER P 03/19/2010

understood and agreed that this Agreement does not constitute an approval of any portion of the application or the map attached hereto as Attachment B.”

G. On February 11, 2009, the City Council unanimously approved annexation of the Property to the City of Santa Fe along with General Plan Amendments, Rezoning and a Lot Line Adjustment and Road Dedication Plat subject to 50 conditions of approval, a copy of which is attached hereto as Exhibit II and incorporated herein (the “Conditions”).

H. The Landowner desires to obtain annexation of, and the City agrees to annex, the Property to the City subject to the terms and conditions of this Agreement.

I. The Landowner desires to develop the Property and the City agrees to the development of the Property subject to and upon the terms and conditions of this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and the following agreements and undertakings of the Parties, the Parties agree as follows:

1) **ANNEXATION.**

a) **Annexation Plat.** The Landowner represents that the Annexation Plat was prepared in accordance with and complies with the Santa Fe City Code (the “Code”), the Annexation Agreement and all other applicable laws, regulations, and ordinances.

b) **Annexation of the Property to the City.** As of the Effective Date (defined as the date of this Agreement’s recordation with the Santa Fe County Clerk’s office) the Annexation Plat will be executed on behalf of the City and filed with the City and recorded in the records of Santa Fe County, New Mexico; whereupon, the Property will be deemed annexed to the City and will lie within the municipal boundaries of the City.

c) EZA Conditions Inapplicable. Various subdivision plats have been approved under the prior extraterritorial jurisdiction. Upon recordation of a final non-appealable Annexation Plat and recordation of this Annexation Agreement, the prior approvals granted by the EZA shall become null and void including but not limited to, all conditions of approval, notes and findings and the City of Santa Fe Code shall determine the development standards within the approved Annexation.

2) MASTER PLAN & ZONING

2.1 Master Plan. The Master Plan for the Property ("Master Plan) is attached to this Agreement as Exhibit III and incorporated herein. In executing this Agreement, the City approves the Master Plan as the Master Plan for the Property and confirms that the Master Plan is in accordance with both the City's General Plan ("General Plan") and the Settlement Agreement. Additionally, the City approves the General Plan amendment approved concurrently with this annexation by Resolution No. 2008-27. The Parties acknowledge that the Master Plan is conceptual in nature and that the design may be modified through the subdivision platting, road realignment or development plan approval process without the necessity for a Master Plan amendment.

2.2 Zoning. The Master Plan contemplates a mix of land use and zoning designations within the Property. The tract sizes and densities may be modified without the necessity for a Master Plan amendment so long as such modifications comply with applicable Code. The mix of zoning designations, prior to application of the Conditions, includes:

- 82.5 acres of Regional Commercial (C-2)

- 69 acres of community Commercial (C-2)
- 50.7 acres of Community Commercial (C-2) zoning with Business Park uses
- 20.2 acres of Shopping Center (SC-2)
- 41.2 acres of Office (C-1)
- 12.1 acres of Business Industrial Park (BIP)
- 6.9 acres of Mixed Use (MU)
- 39.0 acres of Institutional (HZ) for Hospital and Medical Uses
- 52.4 acres of Residential High Density (RM-1)
- 109.46 acres of Residential Medium Density (RM-LD)
- 22.2 acres of Residential Low Density (RM-6)
- 3.0 acres of Institutional (I) for Monte del Sol charter school

Up to 2,567 residential dwelling units approved in the High, Medium and Low Density Residential zoning categories.

2.3 Mixed Use Zoning Category. The Master Plan and zoning map identify a portion of the Property as “Mixed Use” (south of Beckner Road). Code section 14-7.2.B.8.c requires that 50% of a mixed-use development’s total floor area consist of residential uses if located adjacent to residential zoning districts. The Parties agree that the 50% residential use requirement may be satisfied by clustering the residential uses in one or more locations on the overall Mixed Use tract shown on the Master Plan, Future Land Use Map and Zoning Map as opposed to on a parcel-by-parcel basis.

2.4 Rezoning. The Property shall be rezoned consistent with the Master Plan and in accordance with Rezoning Application No. ZA-2008-11 (“Rezoning Application”) approved

concurrently with this annexation by Ordinance No. 2009 - 07.

2.5 Satisfaction of Sunset Provision of Zoning Categories. The construction of any backbone infrastructure within Las Soleras within two years following the City Council's approval of the Rezoning Application shall satisfy the requirements of Code section 14-3.5.D with respect to Las Soleras. The Landowner may also satisfy the requirements of Code section 14-3.5.D with respect to any particular phase or subphase by any other method set out in Code section 14-3.5.D(1).

3) SUBDIVISION, PLATTING AND BUILDING PERMITS

3.1 Lot Line Adjustment and Road Dedication Plat. The Lot Line Adjustment and Road Dedication Plat attached hereto as Exhibit IV ("LLA Plat") is approved concurrently with this annexation. The LLA Plat will not require bonding for subdivision improvements and will not immediately allow for any construction or development.

3.2 Final Subdivision Plat. No development within any phase or subphase of the Property shall be commenced by the Landowner unless and until the City Planning Commission approves a Final Subdivision Plat and/or development plan for that phase or subphase and the Landowner has obtained any and all permits necessary or required to carry out such development.

3.3 Building Permits. Consistent with Section 3(e) of the Settlement Agreement, the City shall issue building permits and other necessary approvals when requested by Las Soleras without unreasonable delay, subject to the compliance of any such request with all applicable ordinances, regulations and rules.

4. CITY SERVICES AND INFRASTRUCTURE

4.1 Fire and Police Protection. Fire and Police protection of the Development on the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan submitted with the application for final Subdivision plat approval for each phase or subphase or development plan approval shall show the size of the water mains and fire hydrant locations, together with such other features and elements as may be required by applicable Code requirements.

4.2 Refuse. Refuse disposal services shall be provided in accordance with applicable City ordinances.

4.3 Water Service.

(i) Water Delivery to Property. Water service will be provided for the development of the Property by the City of Santa Fe and in a manner consistent with the City Code. Prior to the development of each Phase or subphase, the Landowner agrees to connect the proposed development to the City's water delivery system using dedicated easements for the benefit of the City or its designee. The Landowner agrees that no water well shall be drilled on the Property.

(ii) Water Rights Transfer to the City. The City agrees that the tender of water rights for the entire Property not later than 30 days after the approval of the rezoning ordinance is not required. The City agrees that tender of water rights not later than 60 days after approval of each final subdivision plat or final development plan for each phase or subphase complies with the intent of the Water Rights Transfer Requirements set forth in City Code §14-8.16.

4.4 Storm Water Improvements. Concurrently with the development of each phase or

subphase, the Landowner shall construct storm water improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The storm water system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances. All plans, reports, and construction documents relating to the design and construction of the storm water collection system shall be reviewed and approved by the City prior to any construction.

4.5 Sewer Service.

(i) Concurrently with the development of each phase or subphase, the Landowner shall construct sewer improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The sewer system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances.

(ii) In accordance with Section §3 (h) of the Settlement Agreement, the City issued a Sewer Can and Will Serve Letter to Las Soleras on May 23, 2008 ensuring sewer service to the Property (including the Presbyterian Healthcare Services Parcel) via the Arroyo Chamisa Interceptor sewer line. The Sewer Can and Will Serve letter is attached as Exhibit V and incorporated herein by reference and complies with Code Section(s) § 22-3, 22-5, and 22-6.

4.6 Reclaimed Water. Landowner agrees to cooperate with the City on the negotiation, construction, finance, design and reimbursement for the extension of reclaimed

water infrastructure between the Property and the City's wastewater treatment plant to serve the Property.

4.7 Infrastructure Phasing. The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment. All infrastructure improvements reviewed and approved in Santa Fe County (i.e. Beckner Road and its associated infrastructure from Cerrillos Road to the eastern boundary of the Presbyterian Healthcare Services Parcel) shall be accepted simultaneously with the execution of this Annexation Agreement, provided that such infrastructure improvements have been or will be constructed in accordance with City standards, applicable laws, rules and regulations, and the Code, in effect at the time of construction, including, without limitation, the City's Infrastructure Completion Policy.

4.8 Streets and Other Rights of Way. All streets on the Property will be built to the minimum standards set forth in the Master Plan and in accordance with City standards, applicable laws, rules and regulations and the Code. Upon completion of construction by the Landowner and approval by the City, the streets described on any approved Final Subdivision Plat or development plan as public streets shall be dedicated to and accepted by the City as public rights-of-way. The Landowner shall pay for all construction costs of the streets. Upon acceptance by the City, the City shall be responsible for the costs of maintaining such dedicated rights of way.

4.9 Signalized Intersections. The City agrees that in addition to the existing signalized intersection at Cerrillos Road and Beckner Road, the Property requires additional improvements, including the two signalized intersections off of Cerrillos Road north of Beckner Road as shown on Exhibit III as well as a signalized intersection and the associated street improvements at Richards Ave and Beckner Road. These three signalized intersections have already been approved by the City pursuant to the Hererra Site Plan Approval and the Building Services of Santa Fe annexation agreement.

4.10 Dedication and Letter of Credit.

(i) All required improvements for water, storm and wastewater collection, and public streets, shall be dedicated by the Landowner to the City or the City's designee and accepted by same for its use in perpetuity, as shown on the approved final subdivision plat or development plan for each phase or subphase and, once the City has inspected and approved the final construction of the improvements, the City shall accept the same and thereafter maintain the same in good operating condition at the City's expense.

(ii) In accordance with the City's Infrastructure Completion Policy and other applicable requirements, the Landowner shall provide a letter of credit, set aside letter or surety bond, in a form acceptable to the City, for the required improvements for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. The amount of the security shall be based on a certified engineer's estimate acceptable to the City.

5. **UTILITIES.** The City recognizes and accepts that the Property is currently encumbered with some above ground utilities. Future construction of utilities on the Property shall be served

only with underground utilities, except for equipment or infrastructure that either must be located above ground or cannot be undergrounded in an economically feasible manner (such as the transmission line running east-west through the site).

6. **TRAFFIC IMPACT REPORT.** In compliance with city regulations a master traffic impact analysis prepared by Terry Brown is submitted under separate cover as part of the Master Plan and this Agreement (the "TIA"). Prior to the City Council meeting, City Traffic Engineer John Romero reviewed the TIA and recommended conditions of approval, which are included in the Conditions approved by the Council, as well as the following requirements, which the Council directed be included in this Annexation Agreement.

(i) The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road, in its final condition, shall be constructed as a four-lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.

(ii) Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.

(iii) As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public

Works Department, on Cerrillos Road, Governor Miles Road and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year (the year 2030) with the two exceptions:

- (a) Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.
- (b) As determined by the approval of the Entrada Contenta Development, the Los Soleras Master Plan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Chamiso Crossing intersection.
- (iv) Fair share contributions for Cerrillos Avenue and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.
- (v) Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.
- (vi) If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvements with the amount of contributions available at that time.
- (vii) Access spacing along Beckner Road shall follow the NMDOT State Access

Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

(viii) Access spacing along Chamiso Crossing, Las Soleras Drive and Railrunner Road, north of Beckner Road, shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works Department.

7. **HIGHWAY CORRIDOR.** The Highway Corridor Open Space as described in Condition 19 (the "Las Soleras Highway Corridor") is adopted as the highway corridor setback for Las Soleras and any future Highway Corridor Ordinance adopted by the City Council shall not affect or modify the Las Soleras Highway Corridor.

8. **AFFORDABLE HOUSING.** Residential development shall comply with the applicable Santa Fe Homes Program provisions in effect at the time of final subdivision approval for each phase or subphase or Landowner agrees to implement an affordable housing plan that is mutually acceptable to both the City of Santa Fe Governing Body and Landowner(s).

9. **IMPACT FEES.** Impact fees and credits for qualifying improvements constructed by the Landowner shall be assessed and applied pursuant to the provision of Code section 14-8.14.

10. **PARKS, OPEN SPACE AND TRAILS.** The Landowner shall meet the City's park dedication requirements by dedicating park land and land for trails within the Property to the City as generally shown on the Master Plan for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. Park improvement costs and offsets against park impact fees shall be subjected to the provisions of Code section 14-8.6. The City shall be responsible for all costs of maintaining the dedicated parks, open space and trails, including but not limited to; landscaping, irrigation & water, repair and maintenance of the

SEC OFFICE RECORDED 8/2/2010

grasses, trail surfaces, shrubs and trees.

As required by Condition #9, the amended Master Trails Plans (Sheets P-7 & P-17) is included herein as Exhibit VII.

As required by Condition #45, the applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.

11. **ASSIGNMENT.** Each property owner within Las Soleras assumes several liability related to this Agreement and shall be severally responsible for all obligations resulting from this Agreement. Each property owner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another property owner, another developer, or to an association of property owners, provided each such assignee agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such assignee assumes liability and agrees to perform all obligations of that property owner with respect to the portion of the property owned by such assignee. In such case the assigning property owner shall be released of all liability relating to this Agreement. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that each property owner is bound.

12. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

RECORDER REGISTRATION 03/19/2010

13. **EXECUTION OF DOCUMENTS.** The Parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

14. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

15. **NO WAIVER.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

16. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

17. **GOVERNING LAW.** This Agreement and the rights of the Parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

18. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective heirs, successors and permitted assigns.

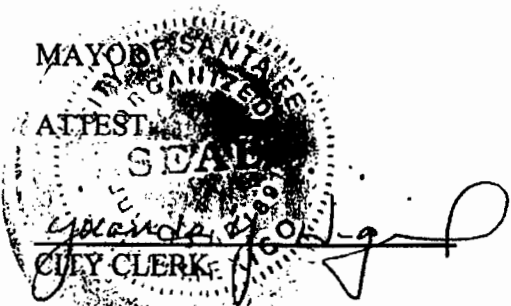
19. **AGREEMENT.** This Agreement states the entire agreement of the Parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

20. **AMENDMENTS.** Any amendments to this Agreement or any subdivision plat or development plan shall be subject to the review and approval of the Planning Commission and/or other City body having authority over such amendment.

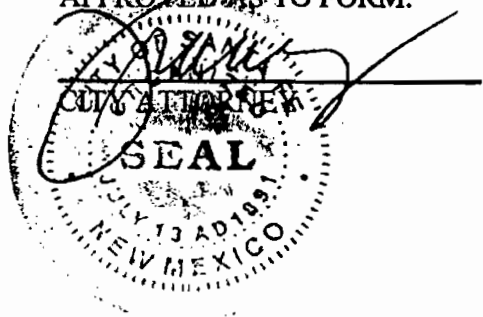
IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE

David Coss
THE HONORABLE DAVID COSS,

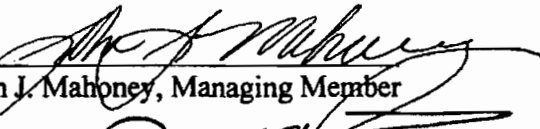


APPROVED AS TO FORM:



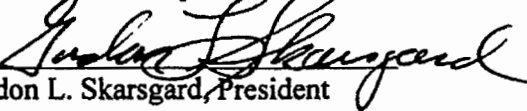
LANDOWNER(S):

THE CROSSING, LLC, (PARCEL D1A)
a New Mexico Limited Liability Company

By: 
John J. Mahoney, Managing Member

By: 
Randall W. Eakin, Managing Oversight Member

BECKNER ROAD EQUITIES, INC., (AMENDED PARCELS A, B1, D1B2 & E)
a New Mexico Corporation

By: 
Gordon L. Skarsgard, President

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4 & C)
a New Mexico Limited Liability Company


By: 
Gordon L. Skarsgard, Managing Member

By: 
J. Harmon Burttram, Managing Oversight Member

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3 & A4)
a New Mexico Limited Liability Company

By: 
Fred Gardner, Managing Member

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)
a New Mexico Limited Liability Company

By: 
Gordon L. Skarsgard, Managing Member

SFC CLERK RECORDED 03/19/2010
C CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: *Gordon L. Skarsgard*
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

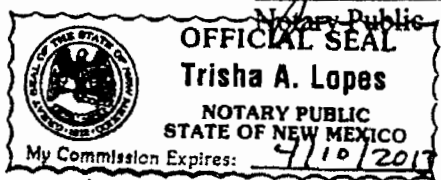
By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

J. A. J.
Notary Public

My Commission Expires:

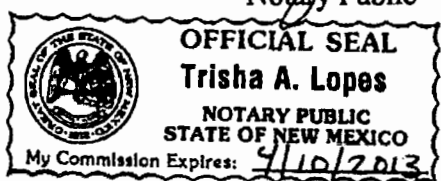


STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

J. A. J.
Notary Public

My Commission Expires:



SFC CLERK RECORDED 03/19/2010
SEC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: *Gordon L. Skarsgard*
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: *Diane Fisher*
Diane Fisher, Secretary

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of _____, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF _____) ss.

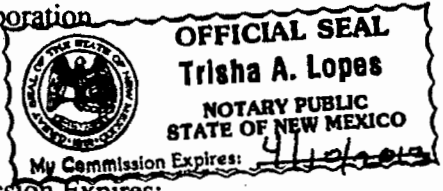
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the _ day of _____, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, President of Beckner Road Equities, Inc. a New Mexico corporation

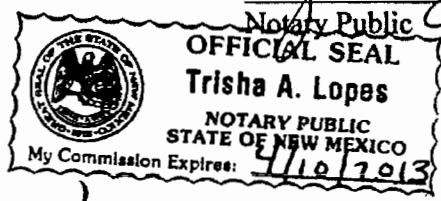


Trisha A. Lopes
Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member, Las Soleras Oeste, Ltd. Co., a New Mexico limited liability company .

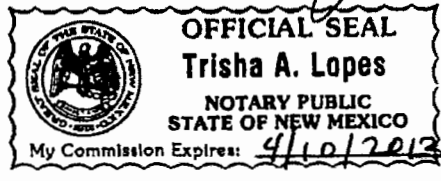


Trisha A. Lopes
Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company



Trisha A. Lopes
Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Del Sur, LLC, a New Mexico Limited Liability Company.



My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF Santa Fe) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 12 day of November, 2009 by J. Harmon Burtram, Managing Oversight Member of Las Soleras Del Sur, LLC, a New Mexico limited liability company.

Victoria M. Reyes
Notary Public

My Commission Expires:
5/23/2011

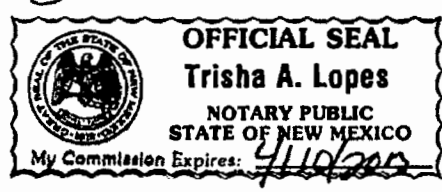


STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Fred Gardner, Managing Member of Geronimo Equities, LLC, a New Mexico limited liability company.

Trisha A. Lopes
Notary Public

My Commission Expires: 4/10/2013



SFC CLERK RECORDED 03/19/2010
SFC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of November, 2009 by Diane Fisher, Secretary of Presbyterian Healthcare Services, a New Mexico nonprofit corporation.

Linda J. Van Auken
Notary Public

My Commission Expires: 2/12/2011



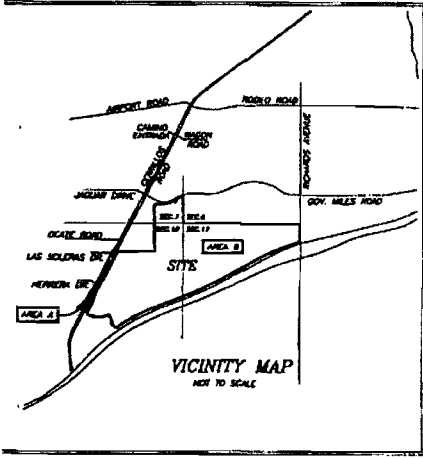
8

EXHIBITS

- EXHIBIT I: ANNEXATION PLAT**
- EXHIBIT II: CONDITIONS OF APPROVAL FOR LAS SOLERAS**
- EXHIBIT III: MASTER PLAN FOR LAS SOLERAS**
- EXHIBIT IV: LOT LINE ADJUSTMENT AND ROAD DEDICATION PLAT**
- EXHIBIT V: CITY SEWER CAN AND WILL SERVE LETTER**
- EXHIBIT VI: INFRASTRUCTURE PHASING PLAN**
- EXHIBIT VII: AMENDED TRAILS PLAN**

EXHIBIT I

**ANNEXATION, ROAD DEDICATION & VACATION
PLAT**



ANNEXATION DESCRIPTION AREA "A"
 ALL THAT PART OF SECTION 7, 11, AND 18, T18N, R9E, NMPM SANTA FE COUNTY, NEW MEXICO THAT ARE NOW PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, ACCORDING TO THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 883, PAGE 100, LOCATED AT 1881238 75W AND 1706134 91E, NEW MEXICO STATE PLANT 1483 OF 1978, BEING:
 THENCE S89°27'30"W, 149.88 FEET;
 THENCE S20°23'20"W, 819.24 FEET;
 THENCE S27°52'50"W, 783.23 FEET;
 THENCE S29°36'21"W, 337.27 FEET;
 THENCE N82°22'37"E, 1046.16 FEET;
 THENCE S20°54'14"W, 524.18 FEET;
 THENCE S30°04'14"E, 86.77 FEET;
 THENCE S23°21'47"E, 351.68 FEET;
 THENCE S24°45'14"E, 483.53 FEET;
 THENCE N07°30'52"E, 82.04 FEET;
 THENCE N01°05'00"E, 652.07 FEET;
 THENCE N05°23'30"E, 1088.24 FEET;
 THENCE N05°23'47"E, 979.63 FEET TO THE POINT OF BEGINNING, CONTAINING 14.28 ACRES, MORE OR LESS, AS SHOWN HEREON.

ANNEXATION DESCRIPTION AREA "B"
 ALL THAT PART OF SECTIONS 7, 17, AND 18, T18N, R9E, NMPM SANTA FE COUNTY, NEW MEXICO THAT ARE NOW PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, ACCORDING TO THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 883, PAGE 100, LOCATED AT 1881238 75W AND 1706134 91E, NEW MEXICO STATE PLANT 1483 OF 1978, BEING:
 THENCE S20°23'20"W, 819.24 FEET;
 THENCE S27°52'50"W, 783.23 FEET;
 THENCE S29°36'21"W, 337.27 FEET;
 THENCE N82°22'37"E, 1046.16 FEET;
 THENCE S20°54'14"W, 524.18 FEET;
 THENCE S30°04'14"E, 86.77 FEET;
 THENCE S23°21'47"E, 351.68 FEET;
 THENCE S24°45'14"E, 483.53 FEET;
 THENCE N07°30'52"E, 82.04 FEET;
 THENCE N01°05'00"E, 652.07 FEET;
 THENCE N05°23'30"E, 1088.24 FEET;
 THENCE N05°23'47"E, 979.63 FEET TO THE POINT OF BEGINNING, CONTAINING 14.28 ACRES, MORE OR LESS, AS SHOWN HEREON.

SURVEYORS' CERTIFICATE
 I, AND A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND MEMBER COUNTY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 2ND DAY OF AUGUST, 2008. THIS SURVEY AND PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM REQUIREMENTS FOR SURVEYING NEW LANDS.

LEGEND & BASIS OF BEARINGS
 BEARINGS ARE NEW MEXICO STATE PLANT, CENTRAL ZONE (MAGN) DERIVED FROM GPS OBSERVATIONS.
 BEARINGS ARE BASED ON GRID SOUTH FACTOR IS 0.983548.
 * DENOTES BEARING ON AN IRON NAIL FOUND
 * DENOTES CALCULATED BEARING, NOT SET
 * DENOTES EXISTING LOT LINE
 DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT WORTHY FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
 THIS PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE "X", SUBJECT TO REGULATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) (AS SHOWN) AND ZONING/REGULATIONS, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
 ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
 1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SPEC 1807 AND SUBSEQUENT AMENDMENTS.
 2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OF SANTA FE WITH A RESOLVING POINT APPROVED THAT APPROVES ANY PROVISION OF REGULATIONS CALLED FOR BY CHAPTER 14, LAND DEVELOPMENT CODE, SPEC 1807 AND SUBSEQUENT AMENDMENTS.
 3. AMENDMENTS IS PROVIDED IN THE SW/4 CORNER OF THE COUNTY CLERK IN BOOK _____ PAGE _____ JUNE 18, 1881238 75W AND 1706134 91E.
 4. UPON ADMINISTRATIVE APPROVAL BY THE CITY BOARD OF ALL AMENDMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHALL BE DESIGNATED AS PUBLIC OPEN SPACE, UNPAVED EXPOSURE, AND PUBLIC RIGHT OF WAY AS PER 14-1-1-10, FIRM AND EXISTING ZONING MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-3-3. ECOLOGICAL RESOURCE PROTECTION ORDINARY DISTRICT.

ANNEXATION DATA

TOTAL AREA	547.83 ACRES
ANNEXATION AREA A	14.28 ACRES
ANNEXATION AREA B	543.55 ACRES
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	6700 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	2191 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	2478 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	517 FEET
TOTAL ANNEXATION PERIMETER	2748 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	982 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	242 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	542 FEET
ANNEXATION PERIMETER CONTIGUOUS TO CITY LANDS	972 FEET

* INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIRMATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE ANNEXED THOSE LANCES SHOWN HEREON, ROADS (DEPENDING ON COUNTY REGULATION AND) AND ARE HEREBY DESIGNATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO REGULATION BY THE CITY OF DEVELOPMENT, THE SAN ANTONIO AND RECORDS DEPARTMENT WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE ORDINANCES OF SAID COUNCIL. THE ANNEXATION AND DEDICATION CONTAINS 50.15 ACRES, MORE OR LESS. THESE LANCES LIE WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

<p>THE CROSSING, LLC (PARCEL D1A) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SANDOZ, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 2ND DAY OF AUGUST, 2008.</p>	<p>GENCOIN COLLECT, LLC (ANNEXED PARCELS A3, A4) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GENCOIN COLLECT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 2ND DAY OF AUGUST, 2008.</p>
<p>REDDER ROAD FOUNTAIN, INC. (ANNEXED PARCELS D1E, D1F AND PARCEL D1G) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SANDOZ, MANAGING MEMBER OF REDDER ROAD FOUNTAIN, INC., A NEW MEXICO CORPORATION THIS 2ND DAY OF AUGUST, 2008.</p>	<p>CENTURY BANK (PARCEL D1H) [Signature] STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DAN E. PRINZETT, PRESIDENT AND CEO OF CENTURY BANK, INC. THIS 2ND DAY OF AUGUST, 2008.</p>
<p>LAS SOLERAS DEL SOL, LLC (ANNEXED PARCELS E, F AND PARCEL G) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SANDOZ, MANAGING MEMBER OF LAS SOLERAS DEL SOL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 2ND DAY OF AUGUST, 2008.</p>	<p>CHRYSTAL HILL HOLDINGS MEMBER, A NEW MEXICO NEW FRONT CORPORATION (ANNEXED PARCELS F-1) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY TERRY FISHER, SECRETARY OF CHRYSTAL HILL HOLDINGS MEMBER, A NEW MEXICO NEW FRONT CORPORATION THIS 2ND DAY OF AUGUST, 2008.</p>
<p>LAS SOLERAS COMMUNITY DESIGN, LLC (ANNEXED PARCELS A1 & A2) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SANDOZ, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 2ND DAY OF AUGUST, 2008.</p>	<p>LAS SOLERAS DEL SOL, LLC (ANNEXED PARCELS F & G) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SANDOZ, MANAGING MEMBER OF LAS SOLERAS DEL SOL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 2ND DAY OF AUGUST, 2008.</p>
<p>MONTE DEL SOL CHARTER SCHOOL (PARCEL A2) [Signature] STATE OF NEW MEXICO COUNTY OF SANTA FE THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY VERA JOHNS, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL, THIS 2ND DAY OF AUGUST, 2008.</p>	<p>PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A) [Signature] STATE OF NEW MEXICO COUNTY OF BERNALILLO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DAVID REYNOLDS, GENERAL MANAGER OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 2ND DAY OF AUGUST, 2008.</p>

BOARD OF COUNTY COMMISSIONERS
 10-7-07
 10-2-07

REVIEWED BY CITY OF SANTA FE
 02-10-10

CITY OF SANTA FE APPROVAL
 APPROVED BY THE CITY COUNCIL AT ITS MEETING OF 8/11/2008 AS ORDINANCE # 2008-8

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:
 12/18/2008 AS CASE # SD-2008-12
 1-2008-27
 4-2008-27
 2A-2008-11

DATE 8-28-08
SECRETARY Angela S. Conroy

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
 PROPOSED FOR
LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18, T18N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO.

PROPOSED THIS PLAT IS TO UNPAVE ROADS THAT WERE DEDICATED BY THE COUNTY, TO UNPAVE LANCES TO THE CITY, AND TO DEDICATE BORDERS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEY'S INC
 PROFESSIONAL LAND SURVEYORS
 8502 CHERRY CANYON
 SANTA FE, N.M.
 11/18 AMJ DATE 8/29/08

CASE #M 2008-28

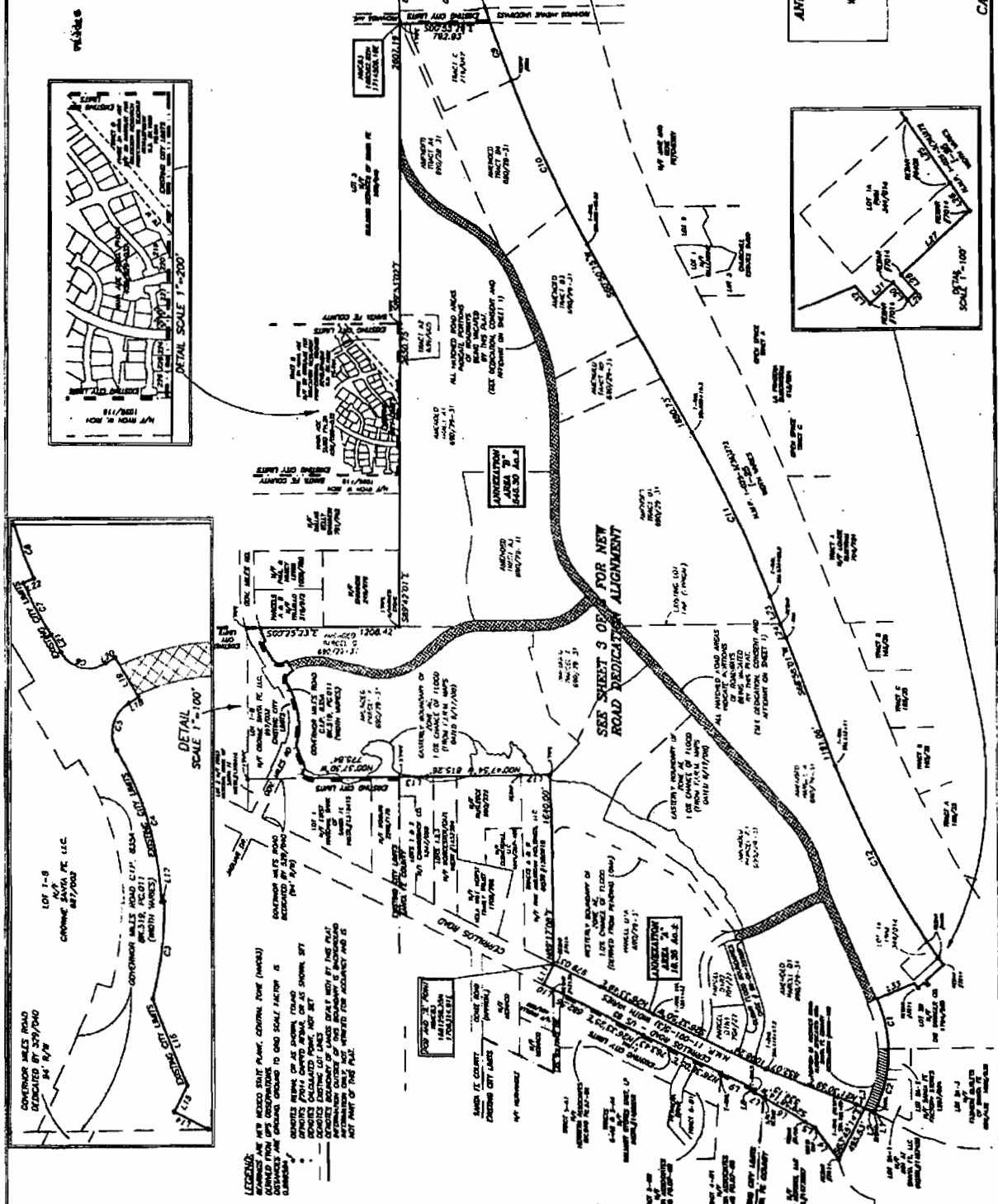
ANNEXATION, ROAD DEDICATION VACATION PLAT EXHIBIT I

SFC CLERK RECORDED 03/19/2010

ANNEXATION, ROAD DEDICATION
 AND VACATION PLAN
 PREPARED FOR
 LAS SOLERAS
 WITHIN SECTIONS 7, 17, AND 18,
 T.16N., R.9E., N.M.P.M.,
 SANTA FE COUNTY, NEW MEXICO.

DANSON SURVEYS, INC.
 1001 W. 10TH ST. SUITE 100
 SANTA FE, NM 87505
 PHONE 505.825.1111
 FAX 505.825.1112

TRACT	AREA	ACRES	SECTION	TOWNSHIP	RANGE	MOUNTAIN PLAT
1	1.00	1.00	7	16N	9E	1001
2	1.00	1.00	7	16N	9E	1002
3	1.00	1.00	7	16N	9E	1003
4	1.00	1.00	7	16N	9E	1004
5	1.00	1.00	7	16N	9E	1005
6	1.00	1.00	7	16N	9E	1006
7	1.00	1.00	7	16N	9E	1007
8	1.00	1.00	7	16N	9E	1008
9	1.00	1.00	7	16N	9E	1009
10	1.00	1.00	7	16N	9E	1010
11	1.00	1.00	7	16N	9E	1011
12	1.00	1.00	7	16N	9E	1012
13	1.00	1.00	7	16N	9E	1013
14	1.00	1.00	7	16N	9E	1014
15	1.00	1.00	7	16N	9E	1015
16	1.00	1.00	7	16N	9E	1016
17	1.00	1.00	7	16N	9E	1017
18	1.00	1.00	7	16N	9E	1018
19	1.00	1.00	7	16N	9E	1019
20	1.00	1.00	7	16N	9E	1020
21	1.00	1.00	7	16N	9E	1021
22	1.00	1.00	7	16N	9E	1022
23	1.00	1.00	7	16N	9E	1023
24	1.00	1.00	7	16N	9E	1024
25	1.00	1.00	7	16N	9E	1025
26	1.00	1.00	7	16N	9E	1026
27	1.00	1.00	7	16N	9E	1027
28	1.00	1.00	7	16N	9E	1028
29	1.00	1.00	7	16N	9E	1029
30	1.00	1.00	7	16N	9E	1030
31	1.00	1.00	7	16N	9E	1031
32	1.00	1.00	7	16N	9E	1032
33	1.00	1.00	7	16N	9E	1033
34	1.00	1.00	7	16N	9E	1034
35	1.00	1.00	7	16N	9E	1035
36	1.00	1.00	7	16N	9E	1036
37	1.00	1.00	7	16N	9E	1037
38	1.00	1.00	7	16N	9E	1038
39	1.00	1.00	7	16N	9E	1039
40	1.00	1.00	7	16N	9E	1040
41	1.00	1.00	7	16N	9E	1041
42	1.00	1.00	7	16N	9E	1042
43	1.00	1.00	7	16N	9E	1043
44	1.00	1.00	7	16N	9E	1044
45	1.00	1.00	7	16N	9E	1045
46	1.00	1.00	7	16N	9E	1046
47	1.00	1.00	7	16N	9E	1047
48	1.00	1.00	7	16N	9E	1048
49	1.00	1.00	7	16N	9E	1049
50	1.00	1.00	7	16N	9E	1050
51	1.00	1.00	7	16N	9E	1051
52	1.00	1.00	7	16N	9E	1052
53	1.00	1.00	7	16N	9E	1053
54	1.00	1.00	7	16N	9E	1054
55	1.00	1.00	7	16N	9E	1055
56	1.00	1.00	7	16N	9E	1056
57	1.00	1.00	7	16N	9E	1057
58	1.00	1.00	7	16N	9E	1058
59	1.00	1.00	7	16N	9E	1059
60	1.00	1.00	7	16N	9E	1060
61	1.00	1.00	7	16N	9E	1061
62	1.00	1.00	7	16N	9E	1062
63	1.00	1.00	7	16N	9E	1063
64	1.00	1.00	7	16N	9E	1064
65	1.00	1.00	7	16N	9E	1065
66	1.00	1.00	7	16N	9E	1066
67	1.00	1.00	7	16N	9E	1067
68	1.00	1.00	7	16N	9E	1068
69	1.00	1.00	7	16N	9E	1069
70	1.00	1.00	7	16N	9E	1070
71	1.00	1.00	7	16N	9E	1071
72	1.00	1.00	7	16N	9E	1072
73	1.00	1.00	7	16N	9E	1073
74	1.00	1.00	7	16N	9E	1074
75	1.00	1.00	7	16N	9E	1075
76	1.00	1.00	7	16N	9E	1076
77	1.00	1.00	7	16N	9E	1077
78	1.00	1.00	7	16N	9E	1078
79	1.00	1.00	7	16N	9E	1079
80	1.00	1.00	7	16N	9E	1080
81	1.00	1.00	7	16N	9E	1081
82	1.00	1.00	7	16N	9E	1082
83	1.00	1.00	7	16N	9E	1083
84	1.00	1.00	7	16N	9E	1084
85	1.00	1.00	7	16N	9E	1085
86	1.00	1.00	7	16N	9E	1086
87	1.00	1.00	7	16N	9E	1087
88	1.00	1.00	7	16N	9E	1088
89	1.00	1.00	7	16N	9E	1089
90	1.00	1.00	7	16N	9E	1090
91	1.00	1.00	7	16N	9E	1091
92	1.00	1.00	7	16N	9E	1092
93	1.00	1.00	7	16N	9E	1093
94	1.00	1.00	7	16N	9E	1094
95	1.00	1.00	7	16N	9E	1095
96	1.00	1.00	7	16N	9E	1096
97	1.00	1.00	7	16N	9E	1097
98	1.00	1.00	7	16N	9E	1098
99	1.00	1.00	7	16N	9E	1099
100	1.00	1.00	7	16N	9E	1100



TRACT	AREA	ACRES	SECTION	TOWNSHIP	RANGE	MOUNTAIN PLAT
1	1.00	1.00	7	16N	9E	1001
2	1.00	1.00	7	16N	9E	1002
3	1.00	1.00	7	16N	9E	1003
4	1.00	1.00	7	16N	9E	1004
5	1.00	1.00	7	16N	9E	1005
6	1.00	1.00	7	16N	9E	1006
7	1.00	1.00	7	16N	9E	1007
8	1.00	1.00	7	16N	9E	1008
9	1.00	1.00	7	16N	9E	1009
10	1.00	1.00	7	16N	9E	1010
11	1.00	1.00	7	16N	9E	1011
12	1.00	1.00	7	16N	9E	1012
13	1.00	1.00	7	16N	9E	1013
14	1.00	1.00	7	16N	9E	1014
15	1.00	1.00	7	16N	9E	1015
16	1.00	1.00	7	16N	9E	1016
17	1.00	1.00	7	16N	9E	1017
18	1.00	1.00	7	16N	9E	1018
19	1.00	1.00	7	16N	9E	1019
20	1.00	1.00	7	16N	9E	1020
21	1.00	1.00	7	16N	9E	1021
22	1.00	1.00	7	16N	9E	1022
23	1.00	1.00	7	16N	9E	1023
24	1.00	1.00	7	16N	9E	1024
25	1.00	1.00	7	16N	9E	1025
26	1.00	1.00	7	16N	9E	1026
27	1.00	1.00	7	16N	9E	1027
28	1.00	1.00	7	16N	9E	1028
29	1.00	1.00	7	16N	9E	1029
30	1.00	1.00	7	16N	9E	1030
31	1.00	1.00	7	16N	9E	1031
32	1.00	1.00	7	16N	9E	1032
33	1.00	1.00	7	16N	9E	1033
34	1.00	1.00	7	16N	9E	1034
35	1.00	1.00	7	16N	9E	1035
36	1.00	1.00	7	16N	9E	1036
37	1.00	1.00	7	16N	9E	1037
38	1.00	1.00	7	16N	9E	1038
39	1.00	1.00	7	16N	9E	1039
40	1.00	1.00	7	16N	9E	1040
41	1.00	1.00	7	16N	9E	1041
42	1.00	1.00	7	16N	9E	1042
43	1.00	1.00	7	16N	9E	1043
44	1.00	1.00	7	16N	9E	1044
45	1.00	1.00	7	16N	9E	1045
46	1.00	1.00	7	16N	9E	1046
47	1.00	1.00	7	16N	9E	1047
48	1.00	1.00	7	16N	9E	1048
49	1.00	1.00	7	16N	9E	1049
50	1.00	1.00	7	16N	9E	1050
51	1.00	1.00	7	16N	9E	1051
52	1.00	1.00	7	16N	9E	1052
53	1.00	1.00	7	16N	9E	1053
54	1.00	1.00	7	16N	9E	1054
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56	1.00	1.00	7	16N	9E	1056
57	1.00	1.00	7	16N	9E	1057
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59	1.00	1.00	7	16N	9E	1059
60	1.00	1.00	7	16N	9E	1060
61	1.00	1.00	7	16N	9E	1061
62	1.00	1.00	7	16N	9E	1062
63	1.00	1.00	7	16N	9E	1063
64	1.00	1.00	7	16N	9E	1064
65	1.00	1.00	7	16N	9E	1065
66	1.00	1.00	7	16N	9E	1066
67	1.00	1.00	7	16N	9E	1067
68	1.00	1.00	7	16N	9E	1068
69	1.00	1.00	7	16N	9E	1069
70	1.00	1.00	7	16N	9E	1070
71	1.00	1.00	7	16N	9E	1071
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73	1.00	1.00	7	16N	9E	1073
74	1.00	1.00	7	16N	9E	1074
75	1.00	1.00	7	16N	9E	1075
76	1.00	1.00	7	16N	9E	1076
77	1.00	1.00	7	16N	9E	1077
78	1.00	1.00	7	16N	9E	1078
79	1.00	1.00	7	16N	9E	1079
80	1.00	1.00	7	16N	9E	1080
81	1.00	1.00	7	16N	9E	1081
82	1.00	1.00	7	16N	9E	1082
83	1.00	1.00	7	16N	9E	1083
84	1.00	1.00	7	16N	9E	1084
85	1.00	1.00	7	16N	9E	1085
86	1.00	1.00	7	16N	9E	1086
87	1.00	1.00	7	16N	9E	1087
88	1.00	1.00	7	16N	9E	1088
89	1.00	1.00	7	16N	9E	1089
90	1.00	1.00	7	16N	9E	1090
91	1.00	1.00	7	16N	9E	1091
92	1.00	1.00	7	16N	9E	1092
93	1.00	1.00	7	16N	9E	1093
94	1.00	1.00	7	16N	9E	1094
95	1.00					

SFC CLERK RECORDED 03/19/2010
:C CLERK RECORDED 03/04/2010

EXHIBIT II
CONDITIONS OF APPROVAL

Las Soleras – Revised Conditions of Approval

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets P-7 & P-17 ⁷⁻¹²) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. VI - Exhibit VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated <u>1/15/10</u>
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated <u>1/15/10</u> and revised Zoning map dated <u>8/26/09</u>
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated <u>1/15/10</u>
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

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	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated <u>8/26/09</u>
22	<p>It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development.</p> <ul style="list-style-type: none"> • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain. 	Current Planning	Lucas Cruse	See Revised Annexation Plat dated <u>8/26/09</u> And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the “innovative street designs” approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated <u>8/26/09</u>
24	<p>Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where “innovation” provides:</p> <ul style="list-style-type: none"> • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space. 	Current Planning	Lucas Cruse	See Revised Dedication Plat dated <u>8/26/09</u> DP (Development Plan, including any road construction plan for curb cuts)
26	<p>Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated:</p> <ul style="list-style-type: none"> • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, 1-25 setback, Nava Ade connections). 	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated <u>1/15/09</u> and Trails Master Plan

29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated <u>11/15/10</u> and Road Dedication Plat
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 	Current Planning	Lucas Cruse	<p>See Revised Annexation Master Plan and Future Land Use Map dated <u>11/15/10</u></p> <p>Also see DP (Development Plan, including any road construction plan)</p>
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ____
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated <u>11/15/10</u>
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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Rezoning (Case #ZA 2008-11)

				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated Removed From Plan Set
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated 1/15/10 and Annexation Agreement section _____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated 1/15/10 and Annexation Agreement section _____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated 9/9/09
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

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Rezoning (Case #ZA 2008-11)

	additional recommended conditions in the City Council staff report.			John Romero dated _____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>
45	<p>The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.</p>	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP

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TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: <ul style="list-style-type: none"> Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan Residential properties: create a specific solid waste plan 	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: <ul style="list-style-type: none"> Fire Department Access shall be maintained throughout all development construction phases § 1410.1. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1. 	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the “Las Soleras” area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in “Las Soleras” shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>

Las Soleras – Revised Conditions of Approval

SFC CLERK RECORDED 03/04/2010

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: <ul style="list-style-type: none"> • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue 	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate: <ul style="list-style-type: none"> • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops 	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the 	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 DP (Development

Las Soleras – Revised Conditions of Approval

SFC CLERK RECORDED 03/04/2010

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

	<p>park adjacent to the north. See Condition 36 below.)</p> <ul style="list-style-type: none"> • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

Las Soleras – Revised Conditions of Approval

CLERK RECORDED 03/04/2010

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

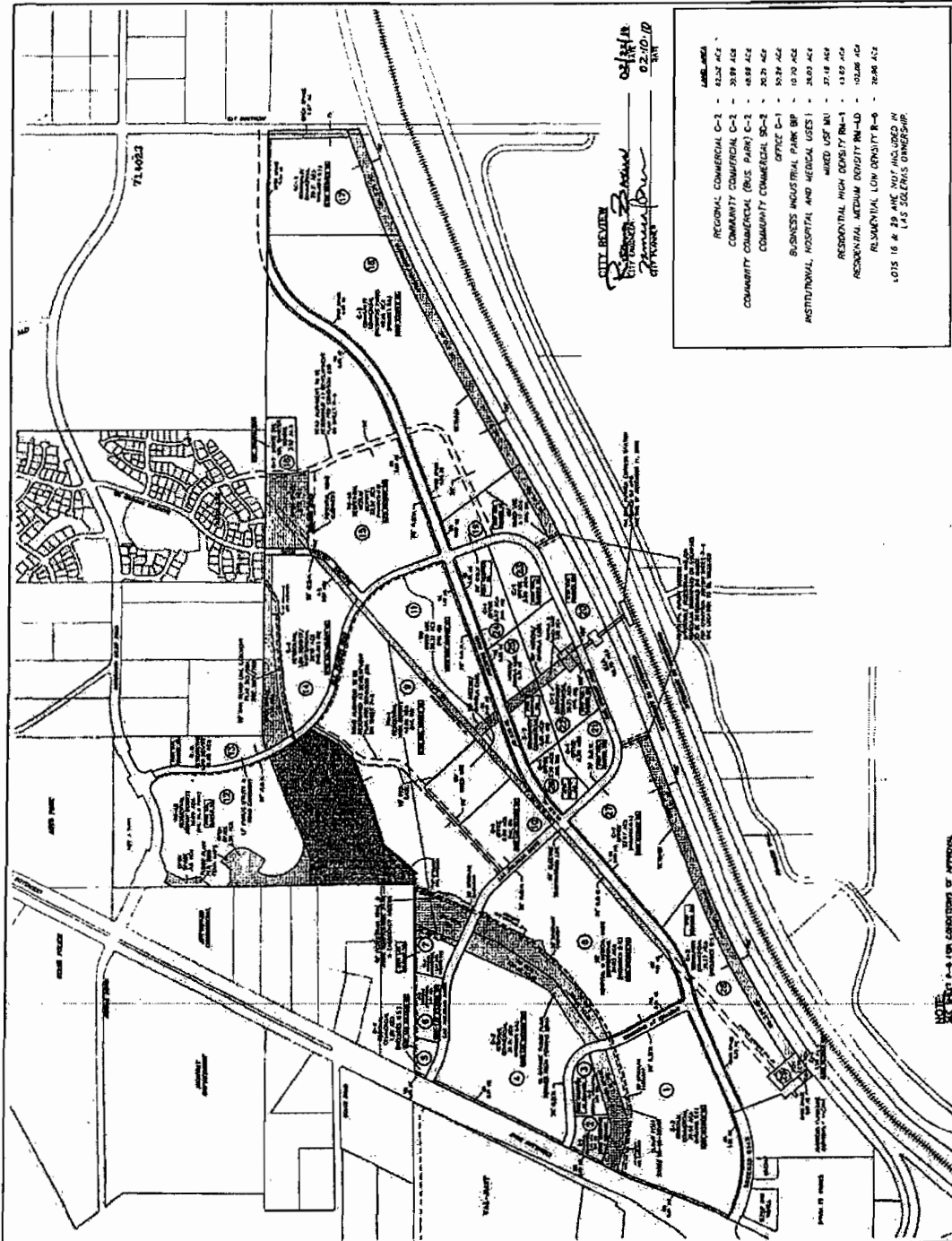
Rezoning (Case #ZA 2008-11)

49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

SFC CLERK RECORDED 03/19/2010
EC CLERK RECORDED 03/24/2010

9

EXHIBIT III
ANNEXATION MASTER PLAN



CITY REVIEW
 02/10/10
 02:10:10
 CITY NUMBER

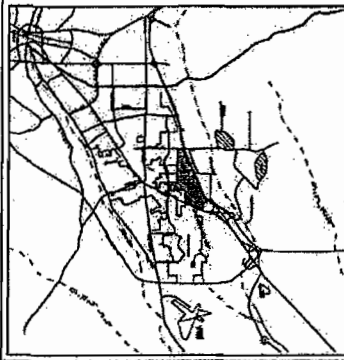
LAND AREA

REGIONAL COMMERCIAL C-2	83.24 AC
COMMUNITY COMMERCIAL C-2	30.99 AC
COMMUNITY COMMERCIAL (BUS PARK) C-2	48.88 AC
COMMUNITY COMMERCIAL SC-2	26.79 AC
OFFICE C-1	53.24 AC
BUSINESS INDUSTRIAL PARK BP	12.23 AC
RESTAURANT, HOSPITAL, AND MEDICAL USES I	30.03 AC
MIXED USE MU	27.18 AC
RESIDENTIAL HIGH DENSITY RH-1	13.03 AC
RESIDENTIAL MEDIUM DENSITY RM-1D	10.26 AC
RESIDENTIAL LOW DENSITY RL-1	10.26 AC
RESIDENTIAL LOW DENSITY RL-2	10.26 AC

LOTS 16 & 20 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP

DATE	BY	FOR
02/10/10	JAMES W. SIEBERT	ANNEXATION MASTER PLAN
02/10/10	JAMES W. SIEBERT	ANNEXATION MASTER PLAN
02/10/10	JAMES W. SIEBERT	ANNEXATION MASTER PLAN
02/10/10	JAMES W. SIEBERT	ANNEXATION MASTER PLAN

DATE APPROVED: 02/10/10
 APPROVED BY: JAMES W. SIEBERT
 TITLE: ANNEXATION MASTER PLAN



VICINITY MAP
 1" = 8000'



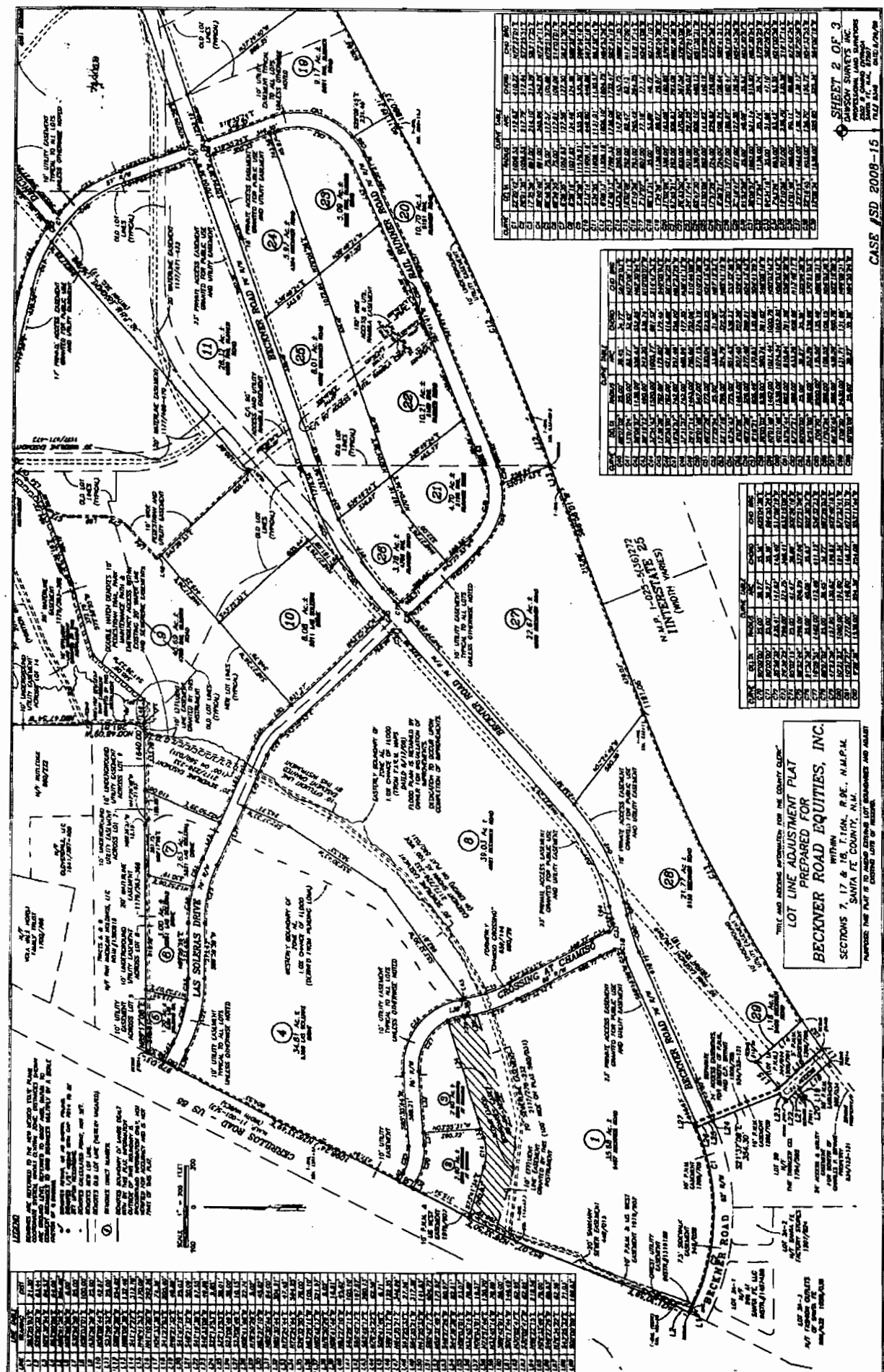
CONVEYANCE AGREEMENT
 PROPERTY OWNERS HEREBY AGREE THAT ALL STORM WATER...
 PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS...
 ACCORDING TO THE CITY OF LAS SOLERAS...
 ACCESS FOR INSPECTION OF SAID IMPROVEMENTS...
 WITHIN 100 DAYS WRITTEN NOTICE TO THE SUCCESSOR PROPERTY...
 OWNER TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE...
 DRAINAGE IMPROVEMENTS; AND (3) TO LIFT THE PROPERTY FOR BOTH...
 SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNERS...
 APPROVE AND AGREE THAT THIS AGREEMENT IS BORNHE IMPEACHABLE...
 AND BINDING ON THE PART OF PRESENT AND FUTURE OWNERS, HEIRS...
 AND ASSIGNS.
 James W. Siebert
 City Clerk
 The City of Las Soleras
 Carlos J. Lopez
 City Manager

NOTE: THIS PLAN IS A CONDITION OF APPROVAL.
 LAS SOLERAS WILL BE SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT
 FILED IN THE OFFICE OF THE TRINITY COUNTY CLERK
 APPROVED BY CITY COUNCIL, AS RESOLUTION 2008-13

SFC CLERK RECORDED 03/19/2010
SEC CLERK RECORDED 03/24/2010

EXHIBIT IV
LOT LINE ADJUSTMENT PLAT

**Las Soleras
Annexation Agreement**



LOT	ACRES	AREA	PERCENTAGE
1	1.0000	1.0000	100.00%
2	1.0000	1.0000	100.00%
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WITHIN
 BECKNER ROAD EQUITIES, INC.
 SECTION 7, 17 & 18, T.14N. R.9E. N.M.P.M.
 SANTA FE COUNTY, N.M.
 PURPOSE: THE PART B RECORDING OF THIS PLAT IS FOR THE PURPOSES OF THE PART B RECORDING AND ADJUSTMENT.

SFC CLERK RECORDED 03/19/2010
SFC CLERK RECORDED 03/24/2010

EXHIBIT V
CITY SEWER COMMITMENT LETTER

**Las Soleras
Annexation Agreement**

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, Mayor

Councilors:

- Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Chris Calvert, Dist. 1
- Rosemary Romero, Dist. 2
- Miguel M. Chavez, Dist. 3
- Carmichael A. Dominguez, Dist. 3
- Matthew E. Ortiz, Dist. 4
- Ronald S. Trujillo, Dist. 4



Date: May 23, 2008

To: Frank Katz, City Attorney
City Attorney's Office

Via: Qustandi Kasssieh, Director
Wastewater Management Division

off for Katz

From: Bryan Romero, Engineering Supervisor
Wastewater Management Division

BR

Re: Las Soleras Annexation- Presbyterian Hospital

On May 19, 2008, the Settlement Agreement and Mutual Release of Claims involving the City of Santa Fe, Santa Fe County and Las Soleras property became effective. The Agreement states that Las Soleras is within the sewer service area of the County and that "upon application for annexation of Las Soleras... the City shall issue a 'can and will serve' letter to Las Soleras for sewer service in accordance with its rules and regulations."

Las Soleras has initiated the annexation application process in satisfaction of the foregoing Agreement provision. The Wastewater Management Division confirms that the City can and will provide sewer service to Las Soleras, including the proposed Presbyterian hospital within the Las Soleras property, in accordance with City Code sections 22-3, 22-5 and 22-6, as may be amended. Sewer service is available via connection to the Arroyo Chamisa Interceptor sewer line. This letter also confirms the necessity for connection to the POTW as required by section 22-5.1. All city code requirements must be met in order to obtain sewer service. It is noted that all costs associated with the design, construction and acceptance of the public sanitary sewer infrastructure and appurtenances required to serve the development is borne by the owner/developer.

If you have any questions, call me at 955-4623.

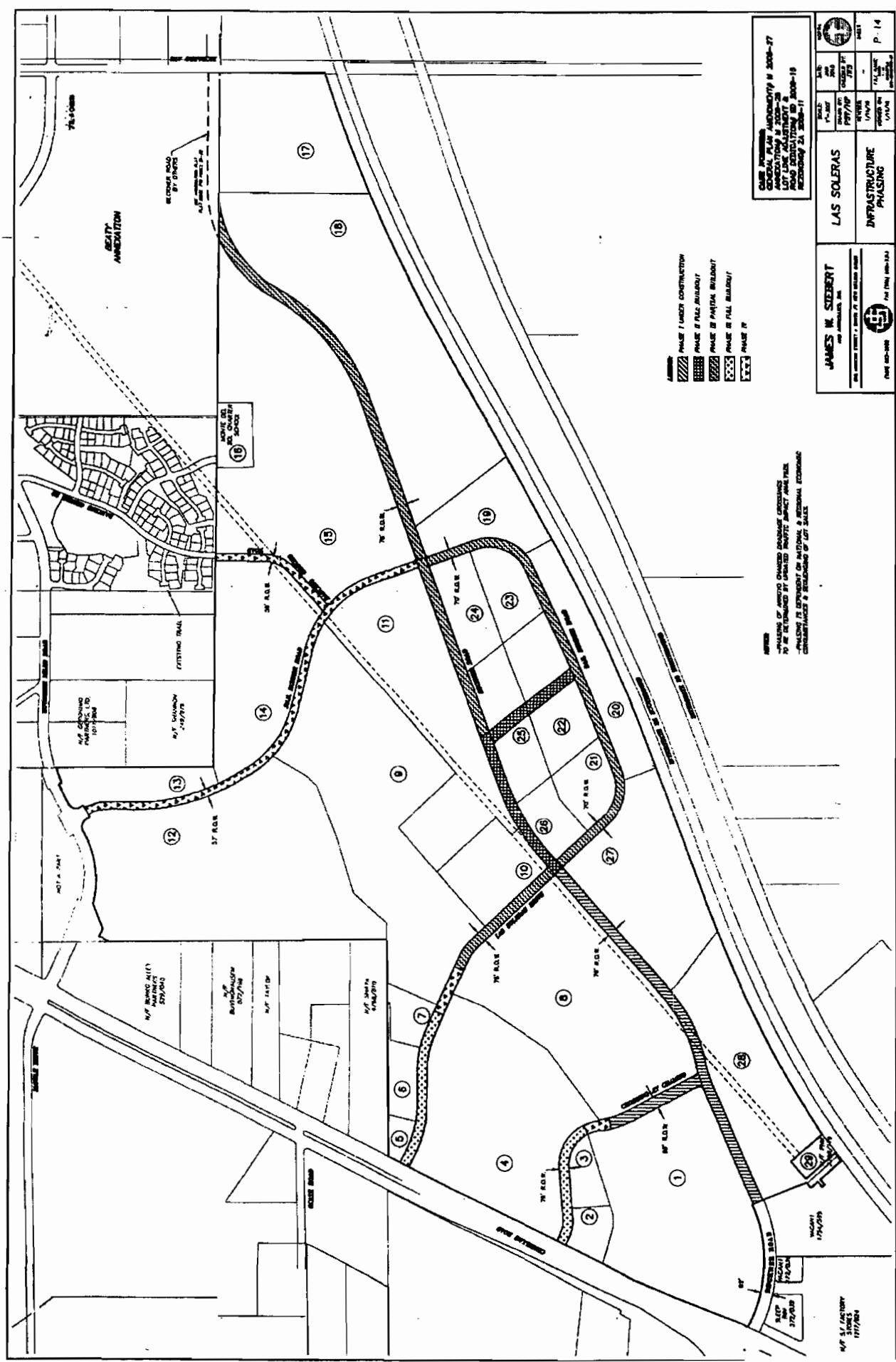
cc: File



SFC CLERK RECORDED 03/19/2010
C CLERK RECORDED 03/04/2019

EXHIBIT VI
INFRASTRUCTURE & PHASING PLAN

**Las Soleras
Annexation Agreement**



NOTES:
 -PHASING OF IMPROVEMENTS CHANGED DRAINAGE CONDITIONS TO BE DETERMINED BY GRATED INLET IMPACT ANALYSIS
 -PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SCHEDULING OF LOT SALES



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

ANNEXATION AGREEMENT
PAGES: 51

I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of March, 2010 at 02:38:09 PM
And Was Duly Recorded as Instrument # 1592456
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza

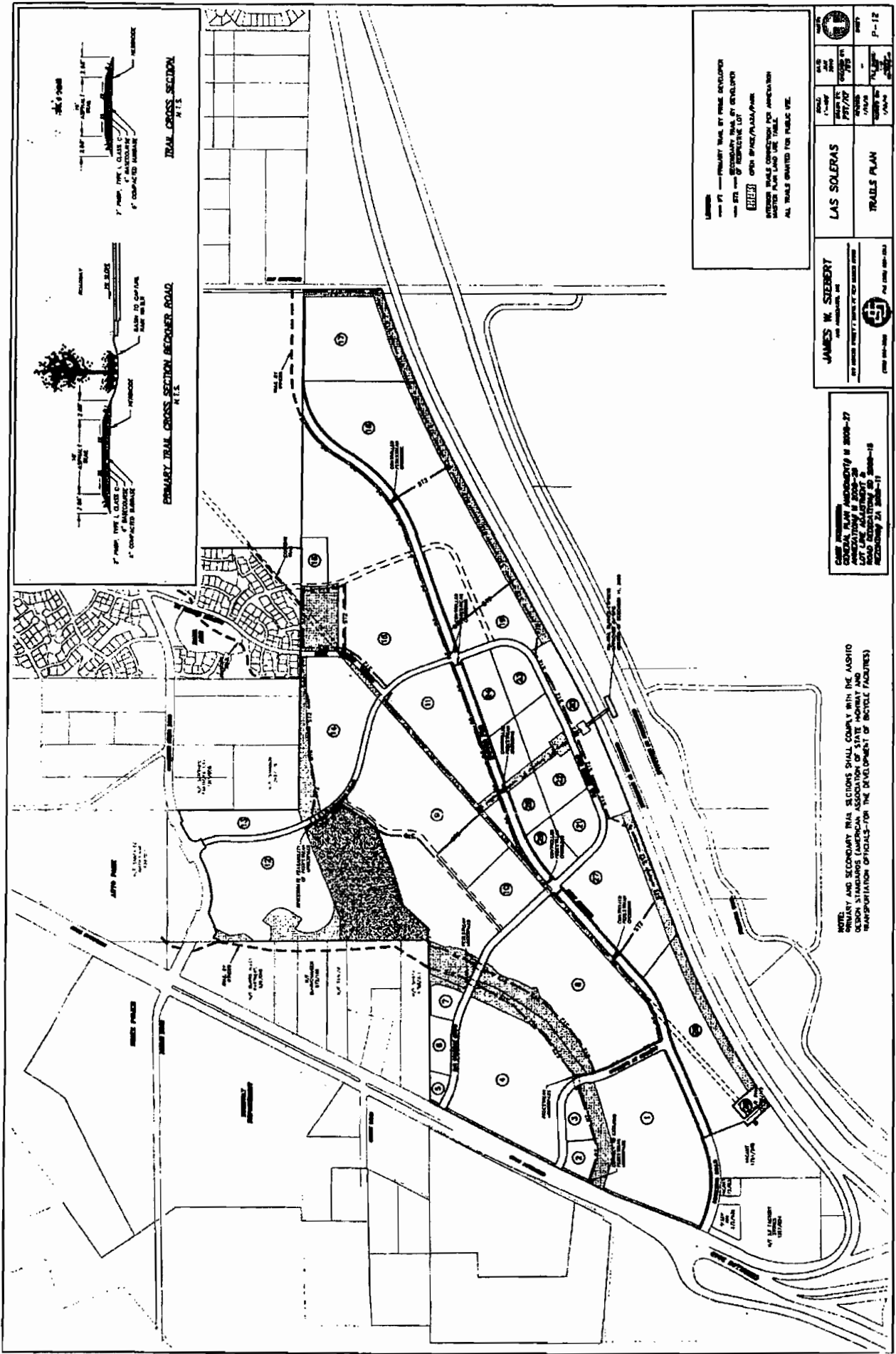
Deputy Valerie Espinoza County Clerk, Santa Fe, NM

EXHIBIT VII

TRAILS PLAN

Las Soleras
Annexation Agreement

Santa Fe County Recorder Filed 03/04/2010



NOTE: PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS) FOR THE DEVELOPMENT OF BICYCLE FACILITIES

LEGEND
 --- PT --- PRIMARY TRAIL BY PUBLIC DEVELOPER
 --- ST --- SECONDARY TRAIL BY DEVELOPER
 --- ST --- OPEN SPACE/PALAPA/PAVE
 [Hatched Area] IMPROVED TRAILS CONNECTION PER ASSOCIATION MASTER PLAN LAND USE TABLE
 ALL TRAILS GRANTED FOR PUBLIC USE.

JAMES W. SZERBERT CIVIL ENGINEER 2700 MARKET STREET, SUITE 200, SAN FRANCISCO, CA 94114 (415) 774-1100		LAS SOLERAS TRAILS PLAN		SHEET NO. 1 OF 12
DATE	SCALE	DATE	SCALE	DATE
10/10/09	AS SHOWN	10/10/09	AS SHOWN	10/10/09
10/10/09	AS SHOWN	10/10/09	AS SHOWN	10/10/09

