

- 1. Detailed development cost estimates. Including all infrastructure, on and off site development costs, landscaping, etc.**

- 2. Detailed development timeline.**

- 3. Has the property been marketed, if so how? Has there been any interest in the development?**

- 4. Have feasibility or market demand studies been completed?**

- 5. Has an appraisal been completed on the master development?**

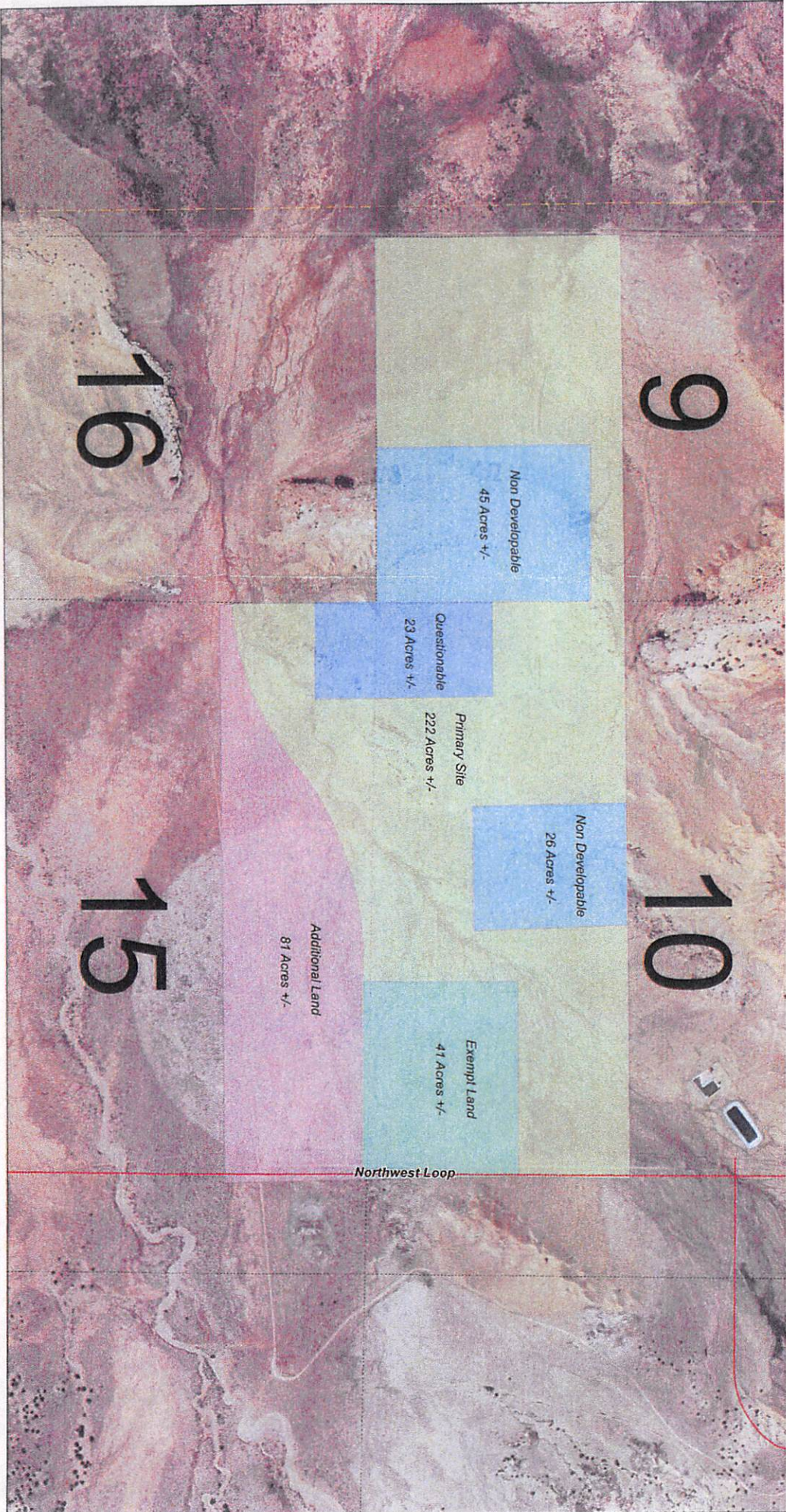
Questions for Developers of Rio West

8/17/2011

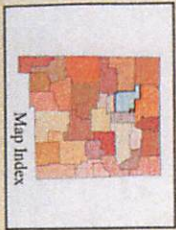
1. Pertaining to question # 2 from previous appraisers, "*Detailed Development Timeline*", emphasis needs to be on actual dates. Example: a 30-year development timeline means nothing if the actual start date is ambiguous, say 20-40 years in the future. Firm dates for the development timeline is necessary, especially because the development of Northwest Loop in this area has been proposed for over 25 years and it still has yet to happen.
2. Scope of Work: In order to place an accurate bid, we need the scope of work to include assumptions and type of value to be appraised such as "as-is" or "as if development of infrastructure is complete" or "subject to future development" etc.
3. Would we be provided with an environmental assessment and soil test results?
4. Would we be provided with a map illustrating available utilities?
5. We need clarification on acreage. Is the land titled "non-developable" which totals 71 +/- acres, "questionable" which is listed at 23 +/- acres, "exempt land" which is listed at 41 acres, and "additional land" which is listed at 81 +/- acres, all included in as the subject of this improvement? The "primary site" (222 +/- acres) and "additional land" (81 +/- acres) appears to be the 300 acres mentioned. Is this correct?

Recorp

1. When will the airport be built? What businesses will be drawn to the development area with the airport?



Disclaimer:
The information on this map is for reference purposes only and is not an official document. All information should be independently verified. For more information please visit our website: sandovalcountynm.gov



Map Title: 300 Acres Proposed Site
Location: 12N 1W SECTIONS 9, 10, 15
Date: February 3, 2011
 Prepared by the GIS Section-County Development Division

0 280 560 1,120 1,680 2,240 Feet

SANDOVAL COUNTY
STATE OF NEW MEXICO