

GENERAL PLAN

**PUBLIC IMPROVEMENT DISTRICT NO. 2007-1
LOCATED IN ANGEL FIRE, NEW MEXICO**

SUBMITTED BY
ANGEL FIRE RESORT OPERATIONS LLC
ANGEL FIRE, NEW MEXICO

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I. INTRODUCTION

Pursuant to the provisions of the "Public Improvement District Act," being Sections 5-11-1 through 5-11-27 NMSA 1978 (2001 Repl. Pamp. & 2003 Supp.) (the "Act"), and in connection with the proceedings for PUBLIC IMPROVEMENT DISTRICT NUMBER 2007-1 LOCATED IN ANGEL FIRE, NEW MEXICO (hereinafter referred to as the "PID No. 2007-1" or "District"), this General Plan of the District (the "General Plan") is submitted.

Pursuant to Section 5-11-3, NMSA 1978 and Village Resolution 2001-17(C)(1), the General Plan contains the following:

1. A map depicting the boundaries of the District and the real property proposed to be included in the District;
2. A general description of the public improvements anticipated to be financed by the District and their locations;
3. General construction cost estimates for the improvements;
4. Financial parameters for the operation and financing of the District, including the proposed financing methods and anticipated tax levies, special levies, or charges; and
5. Possible alternatives, modifications, or substitutions concerning the locations, improvements, financing methods and other information.

II. DISTRICT BOUNDARIES

The District encompasses 847 parcels of land located in the Village of Angel Fire (the "Village") and with certain exceptions corresponds to the 854 lots subject to the Amended Joint Plan of Reorganization of Angel Fire Corporation et al. (Case No. 11-93-12176 RA) (the "Bankruptcy Plan"). The District excludes 12 of the 854 lots (827 taking into consideration the merger of several lots as described in Exhibit F) and includes 32 other lots in Angel Fire Village North (the "Additional Lots"). The 12 lots that are excluded are those which, since 1995, have obtained the infrastructure service that was specified in the Bankruptcy Plan. The Additional Lots are included in the District because the District will unavoidably provide the Additional Lots with benefits that they do not now have, and it would be inequitable not to require them to share the cost. Table 1 on the following page lists the lots within the District.

TABLE 1
PUBLIC IMPROVEMENT DISTRICT NO. 2007-1

SUBDIVISION	GROUP/ SUBGROUP	TRACT AND/OR LOT NUMBERS	NUMBER OF TRACTS AND/OR LOTS
COUNTRY CLUB 1A AMENDED	1	Lots 86, 87, 1462RA (Country Club Unit 1)	3
	2	Lots 14 – 35, 51 – 83	55
COUNTRY CLUB 1B AMENDED	1A	Lots 24A, 25A, 25B, 41, 42, 161A, 162 – 165	10
	1B/2 ¹	Lots 1 – 23, 26 – 33, 34A, 36 – 38, 43, 44, and 147 – 159	50
	1C/3 ²	Lot 39	1
ANGEL FIRE WEST VILLAGE	1	Lots 12 – 15, 17 – 19	7
	2	Lots 20, 33 – 53	22
	3	Lots 21 – 32	12
	4	Lots 54 – 63	10
	5	Lots 64 – 94, 99 – 138, 140 - 147, 148A, 150 – 156, 1343RA (Country Club 1&2 Amended/Reamended)	88
	6	Lots 157 – 165	9
	7	Lots 166 – 171, 181	7
	8	Lots 172 – 180	9
	9	Tract AH, Lot 16	2
COUNTRY CLUB 1&2 AMENDED/REAMENDED	1A	Lots 108, 1029 – 1033, 1072 – 1081, 1082RA	17
	1B/2A ³	Lots 1007 – 1014, 1015A, 1018, 1019, 1021 – 1028, 1085	20
	2B	Lots 1001 – 1003, 1004A	4
	3A	Lot 485RA	1
	3A2/3B	Lots 327, 328, 370, 456 – 460, 1175 – 1279, 1284 – 1290	120
	4A/5A ⁴	Lots 1298A, 1300	2
	4B/5B/6A ^{4,5}	Lots 1297A, 1301, 1302A, 1303, 1304, 1305	6
4C/5C/6B ^{4,5}	Lots 487 – 489, 1280A, 1292 – 1294, 1306, 1309 – 1329, 1331A, 1332 – 1336	35	
CHALETS UNIT 4	1	Lots 106 – 139	34
ANGEL FIRE VILLAGE UNIT 2, BLOCK G	1	Lots 1A, 2A, 5	3
ANGEL FIRE VILLAGE NORTH	1	Lots 5 – 14	10
	2/4A1 ⁶	Lots 42, 43	2
	3/4A2 ⁶	Lots 38 – 41, 72 – 88, 93 – 95, 102 – 117, 120 – 132, 133A, 135 – 140, 158 – 164, 170 – 181, 182A, 184 – 223, 225 – 239, 242 – 249, 254 – 257, 262 – 264	150
	4A3 ⁶	36A, 44 – 48, 89 – 92, 100, 101, 118, 119, 157, 165 – 167, 168A, 169, 224, 240, 241, 250 – 252, 258, 259A	28
	4B ⁶	Lots 65RA (Angel Fire Chalets Unit 4), 96 – 99, 141 – 156, 267 – 275, 281, 282	32
CHALETS UNIT 1A AMENDED	1A ⁷	Tracts A-1, A-2, B-1, B-2, B-3, B-4, D-1, E	8
	2A ⁷	Tracts C, F	2
	1B ⁶ /2B ⁷	Tract D-2	1
CHALETS 2G AMENDED	1	Lots 21 – 58	38
	2	Lots 1 – 20, 59 – 87	49
TOTAL			847

¹Subgroup 1B and Group 2 are comprised of the same lots.

²Subgroup 1C and Group 3 are comprised of the same lot.

³Subgroup 1B and Subgroup 2A are comprised of the same lots.

⁴Country Club 1 & 2 Amended/Reamended Group 4 is comprised of three subgroups. Subgroup 4A and Subgroup 4B includes the lots scheduled to receive sewer improvements under the Bankruptcy Plan; Subgroup 4C includes the balance. Group 5 is divided into Subgroups 5A, 5B, and 5c based on their overlap with Subgroup 4A, 4B, and 4C. Taken together, Group 4 (Subgroups 4A, 4B, and 4C) and Group 5 (Subgroup 5A, 5B, and 5C) overlap. Group 4 is used to account for sewer improvements and Group 5 is used to account for road improvements.

⁵County Club 1 & 2 Amended/Reamended Group 6 includes all but two of the lots comprising Groups 4 and 5. Group 6 is divided into Subgroups 6A and 6B based on their overlap with Subgroups 4B, 4C, 5B, and 5C. Group 6 lots will receive water, electric, and telephone improvements.

⁶Angel Fire Village North Group 4 is split into four subgroups. Each subgroup receives the same improvements, but Group 4B is comprised of the Additional Lots which will not receive a share of the Bankruptcy Fund.

⁷As Tract D-2 is included in both Groups 1 and 2, both groups are divided into two subgroups, one of which includes only Tract D-2 and the other which is comprised of the remaining lots.

A map of the property included within the District is attached as Exhibit A. A legal description is attached as Exhibit B.

III. DESCRIPTION AND LOCATION OF PUBLIC IMPROVEMENTS

A. Description of Public Improvements

The public improvements of the District will consist of various combinations of five types of infrastructure improvements: (i) road work (involving, generally, grading and preparation of the road bed and shaping of drainage features, plus installation of a gravel or crushed rock base course and culverts), (ii) installation of six-inch PVC water lines, including valves, fire hydrants, stubouts, pumps, and water tanks, as appropriate, (iii) installation of eight-inch PVC sanitary sewer lines, including pre-cast concrete manholes, stubouts, and lift stations, as appropriate, (iv) underground electrical power lines, and (v) underground telephone lines. The District will finance the planning, design, engineering, construction, testing, construction management and inspection of such improvements, plus applicable fees, gross receipts taxes, and contingencies.

As shown on Exhibit D, the estimated cost of the road work is based primarily on the area of sub-grade and base course that will be required for a given section of road, while the estimated cost of water and sewer improvements is based primarily on linear foot costs of installing water or sewer pipe plus unit costs of manholes, valves, fire hydrants, stubouts, pumps, lift stations, and tanks. The estimated cost of the electrical and telephone lines corresponds to the linear foot costs of installing the lines. These cost estimates are then totaled and increased by a 38.74% (approximate) construction contingency and a 15% engineering contingency, plus applicable gross receipts tax.

Descriptions of the infrastructure specific to each subdivision and lot groupings therein follows below.

1. County Club 1A Amended

County Club 1A Amended is divided into the following two geographically distinct group:

- Group 1 includes 3 lots which will receive road improvements; and
- Group 2 includes 55 lots which will receive road, water, electric and telephone improvements.

The improvements to be provided are as follows:

- Group 1: Road improvements along the 530-foot length of Peralta Terrace from its intersection with Peralta Drive to its end; and
- Group 2: Road improvements and installation of water, electric and telephone lines along the 3,222-foot length of Vermejo Circle from the northwest corner of Lot 35 to the northeast corner of Lot 83 and the 275-foot length of Vermejo Court from the intersection with Vermejo Circle to its end.

2. **Country Club 1B Amended**

Country Club 1B Amended is divided into the following two groups:

- Group 1 includes 61 lots which will receive road and water improvements. Group 1 is divided into Subgroups 1A, 1B, and 1C. Subgroup 1B and Group 2 comprise the same lots. Subgroup 1C and Group 3 consists of Lot 39;
- Group 2 includes lots which will also receive electric and telephone improvements. Lots 36 – 39, 147, and 148 already have electric improvements, but since the cost of trenching for installation of a telephone line is substantially the same as the cost of trenching for installation of both telephone and electric lines, these lots are included in Group 2; and
- Group 3 includes Lot 39 which will receive a credit equal to the estimated cost of an existing 393.7 feet of water line.

The improvements to be provided are as follows:

- Group 1: Road improvements and installation of water lines along (i) the 11,116-foot length of Brazos Drive from the south corner of Lot 147 to Sierra Blanca Trail, (ii) the 10,883-foot length of Sierra Blanca Trail from the northeast corner of Lot 44 to the south corner of Lot 164, and (iii) the 2,341-foot length of Alcalde Drive from Via de Maria to Sierra Blanca Trail, and installation of a 100,000-gallon water tank on Lot 138 (on Los Alamos Circle), adjacent to an existing Village water tank; and
- Group 2: Installation of electric and telephone lines along (i) the 9,075-foot length of Sierra Blanca Trail from Brazos Drive to the northeast corner of Lot 44, and (ii) the 8,366-foot length of Brazos Drive from the east corner of Lot 159 to the south corner of Lot 147; and
- Group 3: Group 3 receives a credit equal to the estimated cost of installing 393.7 feet of water line.

3. **Angel Fire West Village**

The PID lots in Angel Fire West Village are divided into the following nine groups based on improvements, size, location, and inclusion in or exclusion from the Bankruptcy Plan:

- Group 1 includes 7 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 2 includes 22 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 3 includes 12 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 4 includes 10 lots which will receive road, water, sewer, electric and

- telephone improvements;
- Group 5 includes 88 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 6 includes 9 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 7 includes 7 lots which will receive road, water, sewer, electric and telephone improvements;
- Group 8 includes 9 lots which will receive road, water, sewer, electric and telephone improvements; and
- Group 9 includes 2 lots which will receive road improvements only.

In addition to the onsite improvements described below, offsite sewer lines are necessary to convey sewage for the 198 lots in Groups 1 through 7 and Group 4 in Country Club Unit 1 & 2 Amended/Reamended to an existing sewer line located east of Highway 434, at a point near the east corner of Lot 166 (the "Highway Sewer Intersection"). These lines (collectively, the "Highway Sewer Connection") correspond to (i) approximately 600 linear feet of sewer line extending from a point on Valle Grande Trail South midway between Lots 46 and 165 to the Highway Sewer Intersection, and (ii) approximately 2,000 linear feet of sewer line extending from the northwest corner of Lot 34 to the Highway Sewer Intersection.

An additional offsite sewer line is needed to convey sewage from Group 5, and from Group 4 of Country Club Unit 1 & 2 Amended/Reamended, to the offsite sewer improvements comprising the Highway Sewer Connection (the "Connection to the Highway Sewer Connection"). This line will extend from a point near the west corner of Lot 62, at which sewer lines from Group 5 and Group 4 of Country Club Unit 1 & 2 Amended/Reamended will intersect (the "Lot 62 Sewer Intersection"), and run east to Valle Grande Trail South. The cost of the Connection to the Highway Sewer Connection is divided equally between Group 5 and Group 4 of Country Club Unit 1 & 2 Amended/Reamended.

Note that Groups 3, 4 and 5 were not scheduled to receive sewer improvements under the Bankruptcy Plan and therefore the cost of providing such service to these groups is shown separately in Section IV below. An additional improvement which was not required by the Bankruptcy Plan is a short (approximately 300-foot) extension of South Angel Fire Road which will connect Valle Grande Trail South with New Mexico 434. This "New Road," as it will be termed herein, will principally benefit the 148 lots in Groups 2 through 7, by providing more direct access to NM 434 and, via Valle Grande Trail South, to the ski area. The cost of the New Road is therefore divided equally between these 148 lots and is shown separately in Section IV below.

Also note that the road work on all portions of Valle Grande Trail South includes a 24-foot width of chip-seal paving.

The improvements to be provided are as follows:

- Group 1: One-half of the road improvements along the 331-foot length of Valle Grande Trail South from North Angel Fire Road to the southwest corner of Lot 16⁸; installation of water, sewer electric and telephone lines along the 331-foot length of Valle Grande Trail South from North Angel Fire Road to the southwest corner of Lot 16 and road improvements; installation of water, sewer, electric and telephone lines along the 1,396-foot length of Valle Grande Trail South from the southwest corner of Lot 16 to the northwest corner of Lot 34; and a proportionate share (7/198) of the Highway Sewer Connection;
- Group 2: Road improvements and installation of water, sewer, electric and telephone lines along the 1,722-foot length of Valle Grande Trail South from the northwest corner of Lot 34 to a point midway between Lots 46 and 165; a proportionate share (22/198) of the Highway Sewer Connection; and a proportionate share (22/148) of the New Road;
- Group 3: Road improvements and installation of water, electric and telephone lines along the 956-foot length of San Andres Terrace from Valle Grande Trail South to the end of the cul-de-sac⁹; installation of a sewer line along the 956-foot length of San Andres Terrace from Valle Grande Trail south to the end of the cul-de-sac; installation of a small capacity sewer lift station, or suitable alternative, at the end of San Andres Terrace; 330 feet of pressurized sewer line from the end of San Andres Terrace east to the southwest corner of Lot 23; a proportionate share (12/198) of the Highway Sewer Connection; and a proportionate share (12/148) of the New Road;
- Group 4: Road improvements and installation of water, electric and telephone lines along the 2,139-foot length of San Andres Drive from Valle Grande Trail South to the southwest corner of Lot 58¹; installation of sewer lines along the 2,139-foot length of San Andres Drive from Valle Grande Trail South to the southwest corner of Lot 58; a proportionate share (10/198) of the Highway Sewer Connection; and a proportionate share (10/148) of the New Road;
- Group 5: Road improvements, installation of water, electric and telephone lines along the (i) 2,194-foot length of San Andres Drive from the southwest corner of Lot 58 to Via del Rey and (ii) 3,573-foot length of San Juan Drive from San Andres Drive to Via del Rey¹; installation of sewer lines along the (i) 2,194-foot length of San Andres Drive from the southwest corner of Lot 58 to Via del Rey, (ii) 3,573-foot length of San Juan Drive from San Andres Drive to Via del Rey, (iii) 900-foot length of Via del Rey from San Juan Drive to San Andres Drive; installation of (i) a lift station at the intersection of Via del Rey and San Andres Drive and (ii) 1,000 feet of pressurized sewer line from the intersection of Via del Rey and San Andres Drive along San Andres Drive to the southwest corner of Lot 145; installation of a sewer line along the (i) 300-foot length from the northeast corner of Lot 73 along the boundary of Lots 72 and 73 to the southeast corner of Lot 73 and (ii) the 200-foot length from the southeast corner of Lot 73

⁸ The cost of such improvements is shared with Group 9.

⁹These costs are eligible for Bankruptcy Fund participation.

to the Lot 62 Sewer Intersection; one-half of the Connection to the Highway Sewer Connection (installation of a sewer line along the 2,817-foot length from the Lot 62 Sewer Intersection easterly down the natural drainage along the southern mutual boundaries of Groups 5, 4 and 2 to Valle Grande Trail South); a proportionate share (88/198) of the Highway Sewer Connection; and a proportionate share (88/148) of the New Road;

- Group 6: One-half of the road improvements and installation of water, sewer, electric and telephone lines along the 1,246-foot length of Valle Grande Trail South from a point midway between Lots 46 and 165 to the southwest corner of Lot 157¹⁰; a proportionate share (9/198) of the Highway Sewer Connection; and a proportionate share (9/148) of the New Road;
- Group 7: One-half of the road improvements and installation of water, sewer, electric and telephone lines along the 2,531-foot length of Valle Grande Trail South from a point midway between Lots 46 and 165 to the intersection with San Mateo Drive¹¹; road improvements and installation of water, sewer, electric and telephone lines along the 150-foot length of San Mateo Drive from the southeast corner of Lot 181 to the southwest corner of Lot 181; a proportionate share (7/198) of the Highway Sewer Connection; and a proportionate share (7/148) of the New Road;
- Group 8: Road improvements and installation of water, sewer, electric and telephone lines along the 1,283-foot length of San Mateo Drive from Valle Grande Trail South to the southwest corner of Lot 181; and
- Group 9: One-half of the road improvements along the 331-foot length of Valle Grande Trail South from North Angel Fire Road to the southwest corner of Lot 16¹².

4. Country Club 1 & 2 Amended/Reamended

The PID lots in Country Club 1 & 2 Amended/Reamended are divided into the following seven groups based on improvements, size, location, and inclusion in or exclusion from the Bankruptcy Plan:

- Group 1A is comprised of 17 lots which will receive road improvements.
- Group 1B is comprised of 20 lots which will receive road, water, electric and telephone improvements. Group 1B includes the same lots as Subgroup 2A.
- Group 2 is comprised of 24 lots which will receive sewer improvements. Group 2 is divided into Subgroups 2A and 2B; Subgroup 2A includes the same lots as Group 1B.
- Group 3A includes 121 lots which will receive road, sewer, electric and telephone improvements. Group 3A is divided into Subgroups 3A1 and 3A2.

¹⁰The cost of such improvements is shared with Angel Fire Village West Group 7.

¹¹The cost of such improvements along Valle Grande Trail South north from the south corner of Lot 157 are shared with Angel Fire Village West Group 6; the cost of such improvements along Valle Grande Trail South south from the south corner of Lot 157 are shared with Country Club 1 & 2 Amended/Reamended Groups 4A, 4B, 5, and 6.

¹²The cost of such improvements is shared with Group 1.

- Subgroup 3A2 includes the same lots as Group 3B.
- Group 3B includes 120 lots which will receive water improvements.
 - Group 4 is comprised of 43 lots all of which will receive sewer improvements. Group 4 is divided into 3 subgroups. Subgroups 4A and 4B includes the lots which were scheduled to receive sewer improvements under the Bankruptcy Plan and therefore receive a share of the Bankruptcy Fund while the Group 4C lots were not and do not. Subgroup 4A includes the two lots which also comprise Subgroup 5A. Subgroup 4B includes the six lots which also comprise Subgroup 5B and Subgroup 6A. Subgroup 4C includes 35 lots which also comprise Subgroup 5C and Subgroup 6B;
 - Group 5 is comprised of 43 lots which will receive road improvements. Group 5 is divided into Subgroups 5A, 5B, and 5C. Subgroup 5A includes the two lots which also comprise Subgroup 4A. Subgroup 5B includes the six lots which also comprise Subgroup 4B and Subgroup 6A. Subgroup 5C includes the 35 lots which also comprise Subgroup 4C and Subgroup 6B; and
 - Group 6 is comprised of 41 lots which will receive water, electric and telephone improvements. Group 6 is divided into Subgroups 6A and 6B. Subgroup 6A includes the six lots which also comprise Subgroup 4B and Subgroup 5B. Subgroup 6B includes the 35 lots which also comprise Subgroup 4C and Subgroup 5C.

As mentioned above, the Highway Sewer Connection is necessary to convey sewage for Group 4 and Groups 1 through 7 of Angel Fire West Village to the Highway Sewer Intersection. In addition, the Connection to the Highway Sewer Connection is needed to convey sewage for Group 4 and for Group 5 of Angel Fire West Village to the Highway Sewer Connection. The cost of the Connection to the Highway Sewer Connection is therefore divided equally between (i) Group 4 and (ii) Group 5 of Angel Fire West Village.

The improvements to be provided are as follows:

- Group 1A: Road improvements along the (i) 559-foot length of Woodlands Drive from the southeast corner of Lot 1072 to the east corner of Lot 1083 and (ii) 379-foot length of Silverado Road from Woodlands Drive to its end;
- Group 1B: Road improvements and installation of water, electric and telephone lines along the (i) 1,509-foot length of Woodlands Drive from the east corner of Lot 1083 to the southeast corner of Lot 1024 and (ii) 458-foot length of Sugar Creek Place from Via del Rey to its end;
- Group 2: Installation of sewer lines along the (i) 370-foot length from the west corner of Lot 1002 to the east end of Sugar Creek Place, via the south and west boundaries of Lot 1001 and the east boundary of Lot 1009, (ii) 458-foot length of Sugar Creek Place from Via del Rey to its end, (iii) the 480-foot length from the end of Sugar Creek Place to the southeast corner of Lot 1024, along the eastern boundaries of Lots 1012 and 1023, and (iv) the 1,509-foot length of Woodlands Drive from the east corner of Lot 1083 to the southeast corner of Lot 1024; a lift

station at the north corner of Lot 1018; and installation of a pressurized sewer line along the 350-foot length of Woodlands Drive from the north corner of Lot 1018 to the east corner of Lot 1083;

- Group 3A: Road improvements and installation of sewer, electric and telephone lines along the (i) 3,708-foot length of Colonial Trail from San Mateo Drive to Via del Rey, (ii) 575-foot length of Candlewood from Colonial Trail to its end, (iii) 155-foot length of Snead Circle from Colonial Trail to its end, (iv) 355-foot length of Pleasant Valley Place from Colonial Trail to its end, (v) 108-foot length of Nelson Circle from Colonial Trail to its end, and (vi) 2,684-foot length of Torrey Pines Lane from Via del Rey to San Mateo Drive; and the installation of sewer lines along the (i) 275-foot length from Torrey Pines Lane to Colonial Trail, via the east boundaries of Lots 1265 and 1227, (ii) 325-foot length from Torrey Pines Lane to Colonial Trail, via the east boundaries of Lots 1275 and 1217, (iii) 175-foot length from Colonial Trail to the southeast corner of Lot 1201, via the east boundary of Lot 1201, (iv) 100-foot length from Colonial Trail to the southeast corner of Lot 1209, via the east boundary of Lot 1209, and (v) the 2,109-foot length from the southeast corner of Lot 1201 to San Mateo Drive, via the north boundary of the golf course;
- Group 3B: Installation of water lines along the (i) 3,708-foot length of Colonial Trail from San Mateo Drive to Via del Rey, (ii) 575-foot length of Candlewood from Colonial Trail to its end, (iii) 155-foot length of Snead Circle from Colonial Trail to its end, (iv) 355-foot length of Pleasant Valley Place from Colonial Trail to its end, (v) 108-foot length of Nelson Circle from Colonial Trail to its end, and (vi) 2,684-foot length of Torrey Pines Lane from Via del Rey to San Mateo Drive;
- Group 4: Installation of sewer lines along the (i) 1,578-foot length of San Mateo Drive from Torrey Pines Lane to the southwest corner of Lot 1336 and (ii) the 2,870-foot length of San Pedro Drive from San Mateo Drive to Valle Grande Trail South; one-half of the installation of sewer lines along the 1,165-foot length of Valle Grande Trail South from the south corner of Lot 157 (in Angel Fire West Village) to the intersection with San Mateo Drive¹³; the installation of sewer lines along the 581-foot length of San Mateo Drive from Valle Grande Trail South to Torrey Pines Lane; the installation of sewer lines along the 900-foot length from San Pedro Drive along the east boundary of Lot 1324 to the northeast corner of 1324 and thence north to the Lot 62 Sewer Intersection; one-half of the Connection to the Highway Sewer Connection (installation of a sewer line along the 2,817-foot length from the Lot 62 Sewer Intersection easterly down the natural drainage along the southern mutual boundaries of Groups 5, 4 and 2 of Angel Fire West Village to Valle Grande Trail South); and a proportionate share (43/198) of the Highway Sewer Connection;

¹³The cost of such improvements along Valle Grande Trail South north from the south corner of Lot 157 are shared with Angel Fire Village West Group 6; the cost of such improvements along Valle Grande Trail South south from the south corner of Lot 157 are shared with Angel Fire West Village Group 7.

- Group 5: Road improvements along the (i) the 2,159-foot length of San Mateo Drive from Valle Grande Trail South to the southwest corner of Lot 1336, (ii) the 2,870-foot length of San Pedro Drive from San Mateo Drive to Valle Grande Trail South, and (iii) one-half of the road improvements along the 1,165-foot length of Valle Grande Trail South from the south corner of Lot 157 (in Angel Fire West Village) to the intersection with San Mateo Drive¹⁴; and
- Group 6: Installation of water, electric and telephone lines along the (i) 1,819-foot length of San Mateo Drive from the northwest corner of Lot 370 to the southwest corner of Lot 1336, and (ii) the 2,870-foot length of San Pedro Drive from San Mateo Drive to Valle Grande Trail South; and one-half of the installation of water, electric and telephones lines along the 1,165-foot length of Valle Grande Trail South from the south corner of Lot 157 (in Angel Fire West Village) to the intersection with San Mateo Drive¹⁴.

5. Chalets Unit 4

Chalets Unit 4 consists of one group of 34 lots receiving road, water, and electric and telephone trenching improvements as follows:

- Group 1: Road improvements and installation of water, electric and telephone lines along the (i) 1,631-foot length of Taos Drive from Back Basin Road to its end and (ii) 265-foot length of Happy Court from Taos Drive to its end.

6. Angel Fire Village Unit 2 Block G

Angel Fire Village Unit 2 Block G consists of one group of three lots receiving road improvements as follows:

- Group 1: Road improvements along the 670-foot length of Back Basin Road from the southeast corner of Lot 1A to the southwest corner of Lot 5.

7. Angel Fire Village North

The PID lots within this subdivision are divided into two geographically discrete areas: in the west, a small area around the Valley Circle cul-de-sac, which contains ten lots, and in the east, a larger area, more or less bisected by Back Basin Road, which contains the remaining 212 lots. This larger area is referred to herein as the "Back Basin Area" and is divided into Groups 2, 3, and 4. A total of four groups is established as follows:

- Group 1 consists of the ten lots along the Valley Circle cul-de-sac, which will receive road, water, sewer, electric and telephone improvements;

¹⁴The cost of such improvements along Valle Grande Trail South north from the south corner of Lot 157 are shared with Angel Fire Village West Group 6; the cost of such improvements along Valle Grande Trail South south from the south corner of Lot 157 are shared with Angel Fire West Village Group 7.

- Group 2 consists of two lots that will be provided sewer infrastructure. The Group 2 lots already have water, electric, and telephone service. Group 2 and Subgroup 4A1 are comprised of the same lots;
- Group 3 consists of 150 lots that will receive water, electric and telephone service, but no sewer service. Group 3 and Subgroup 4A2 are comprised of the same lots; and
- Group 4 consists of 212 lots which will receive road improvements. The Group 4 lots include the lots in Groups 2 and 3. Group 4 is divided into Subgroups 4A and 4B. The Subgroup 4A lots were scheduled to receive road improvements under the Bankruptcy Plan and will receive a share of the Bankruptcy Fund. The Subgroup 4B lots were not scheduled to receive road improvements under the Bankruptcy Plan and will not receive a share of the Bankruptcy Fund. Group 4A is further divided into Subgroups 4A1, 4A2, and 4A3. Subgroup 4A1 corresponds to the lots which also comprise Group 2. Subgroup 4A2 corresponds to the lots which also comprise Group 3. Subgroup 4A3 corresponds to the balance of the Group 4A lots.

The improvements to be provided are as follows:

- Group 1: Road improvements, installation of water, sewer, electric and telephone lines along the 611-foot length of Valley Circle from Valley Road to its end;
- Group 2: Installation of sewer lines along the (i) 319-foot length of Valley Road from Valley Court to the northwest corner of Lot 42;
- Group 3: Installation of water, electric and telephone lines along the (i) 4,139-foot length of Valley Road from the eastern boundary of Lot 37 to its end (at Lot 129), (ii) 1,106-foot length of Alta Road from Valley Road to the southwest corner of Lot 78, (iii) 934-foot length of Mammoth Mountain Road from Alta Road to the southwest corner of Lot 72, (iv) 437-foot length of Alta Court from Valley Road to its end, (v) 445-foot length of Back Basin Road from Five Springs Road to the northern corner of Lot 127, (vi) 302-foot length of Aspen Place from Back Basin Road to its end, (vii) 104-foot length of Vail Court from Back Basin Road to its end, (viii) 216-foot length of Vail Place from Back Basin Road to its end; (ix) 2,156-foot length of Snowbird Lane from Back Basin Road to the north corner of Lot 238, (x) 1,102-foot length of Taos Drive from Snowbird Lane to its end, (xi) the 1,447-foot length of Summit Place from Snowbird Lane to its end, (xii) 1,343-foot length of Steamboat Lane from Back Basin Road to Summit Place, and (xiii) 629-foot length of Peak Place from Steamboat Lane to its end; and
- Groups 4A and 4B: Road improvements along the (i) 4,893-foot length of Valley Road from Valley Court to its end (at Lot 129), (ii) 1,106-foot length of Alta Road from Valley Road to the southwest corner of Lot 78, (iii) 934-foot length of Mammoth Mountain Road from Alta Road to the southeast corner of Lot 72, (iv) 437-foot length of Alta Court from Valley Road to its end, (v) 6,759-foot length of Back Basin Road from the northern corner of Lot 127 to Steamboat Lane, (vi)

302-foot length of Aspen Place from Back Basin Road to its end, (vii) 104 foot length of Vail Court from Back Basin Road to its end, (viii) 216-foot length of Vail Place from Back Basin Road to its end, (ix) 2,156-foot length of Snowbird Lane from its northern intersection with Back Basin Road to its southern intersection with Back Basin Road, (x) 1,102-foot length of Taos Drive from Snowbird Lane to its end, (xi) 1,447-foot length of Summit Place from Snowbird Lane to its end, (xii) 1,343-foot length of Steamboat Lane from Back Basin Road to Summit Place, (xiii) 629-foot length of Peak Place from Steamboat Lane to its end, and (xiv) 370-foot length of Five Springs Road from Back Basin Road to the southern corner of Lot 91.

8. Chalets Unit 1A Amended

There are eleven tracts and/or lots within this subdivision that will receive PID improvements: Tracts A-1, A-2, B-1 through B-4, C, D-1, D-2, E and F. These tracts and/or lots are placed into two groups corresponding to the road (Caballo Lane and El Vado Place) on which they border and within which infrastructure will be installed as follows:

- Group 1 consists of nine tracts which will receive road, water, and electric and telephone improvements. Group 1 is divided into two subgroups. Subgroup 1A includes Tracts A-1, A-2, B-1 through B-4, C, D-1, E and F. Subgroup 1B includes Tract D-2.
- Group 2 consists of three tracts which will receive road, water, and electric and telephone improvements. Group 2 is divided into two subgroups. Subgroup 2A includes Tracts C and F. Subgroup 2B includes Tract D-2.

Tract D-2 is deliberately included in both Subgroup 1B and Subgroup 2B because it benefits from both infrastructure improvements to the end of Caballo Lane and to the end of El Vado Place.

The improvements to be provided are as follows:

- Group 1: Road improvements and installation of water, electric and telephone lines along the 1,523-foot length of Caballo Lane from New Mexico Route 434 to its end and the installation of a water line along the east side of New Mexico Route 434 from the intersection of Caballo Lane and New Mexico Route 434 north to a connection point with the Village of Angel Fire water system; and
- Group 2: Road improvements and installation of water, electric and telephone lines along the 269-foot length of El Vado Place from Wood Way to its end.

9. Chalets Unit 2G Amended

Chalets Unit 2G Amended is divided into two groups as follows:

- Group 1 consists of 38 lots which will receive road, water, electric and telephone improvements; and
- Group 2 consists of 49 lots which will receive road, water, electric and telephone improvements.

The improvements to be provided are as follows:

- Group 1: Road improvements and installation of water, electric and telephone lines along the 2,380-foot length of Happy Way from the southern corner of Lot 21 to the eastern corner of Lot 41; the installation of a water line along the 370-foot length from Happy Way to the southeast corner of Lot 43, along the eastern boundary of Lot 43; and a proportionate share (38/87) of the installation of (i) a 100,000-gallon water tank in the vicinity of the eastern corner of Lot 74 and (ii) a pump station in the vicinity of the southwest corner of Lot 1; and
- Group 2: Road improvements and installation of water, electric and telephone lines along the (i) 3,597-foot length of Happy Way from Camino Real to the southern corner of Lot 21, (ii) 618-foot length of Happy Place from Happy Way to its end, (iii) 726-foot length of Happy Court from Happy Way to its end, (iv) 5,958-foot length of Camino Real from the eastern corner of Lot 74 to the southwest corner of Lot 1, and (v) 718-foot length of the spur of Camino Real running more or less from Lot 6 to Lot 80; the installation of water lines (i) along the 550-foot length from the northeast corner of Lot 70 to the end of Happy Court, via the southeast boundary of Lot 70, and (ii) along the 980-foot length from Happy Way to Starlight Overlook, via the southeast boundary of Lot 18 and the south boundary of Lot 1274 (in Angel Fire Chalets Unit 2); and a proportionate share (49/87) of the total estimated cost of installation of (i) a 100,000-gallon water tank in the vicinity of the eastern corner of Lot 74 and (ii) a pump station in the vicinity of the southwest corner of Lot 1.

B. Location of Anticipated Public Improvements

The District-financed public improvements will be located in or on lands, easements, or rights of ways owned by the Village of Angel Fire, and/or intended for conveyance to the Village upon completion of the improvements and acceptance by the Village. Maps showing the approximate location of the anticipated District-financed improvements are attached as Exhibit C to this General Plan. The ownership of each property in the District is shown on Exhibit E.

Exhibit E reflects the records of the County Assessor as of the date of this PID application. Promptly after the adoption of the formation resolution pursuant to Section 5-11-6 of the Act,

but prior to the mailing of election notices pursuant to Section 5-11-7(A) of the Act, the Petitioner will check the Assessor's records for any changes in ownership of PID properties.

IV. GENERAL COST ESTIMATES

The Engineer's estimate of costs for the public improvements to be funded by the District is attached as Exhibit D. These costs have been allocated per the Engineer as shown in Table 2 on the following page. These costs are estimates only, based upon the anticipated public improvements and are expressed in calendar year 2007 dollars. In accordance with the Bankruptcy Plan and with a development agreement among the Village, Angel Fire Resort Operations, LLC and the Association of Angel Fire Property Owners, Incorporated, the \$2,000,000 balance in the "Infrastructure Improvement Fund" created by such plan (the "Bankruptcy Fund") will be applied toward the total estimated cost of \$21,370,436. In addition, the special levy receipts estimated to be received prior to the sale of bonds, or \$2,400,636, will also be applied as a credit toward the total estimated improvement costs. Therefore, the District will finance \$16,969,800. However, the Bankruptcy Fund will be allocated only in proportion to the improvements which are required under the Bankruptcy Plan.

The improvements that are not eligible for participation in the Bankruptcy Fund are:

- The sewer improvements for Groups 3, 4, and 5 of Angel Fire West Village;
- The New Road allocable to Groups 2 through 7 of Angel Fire West Village;
- The sewer improvements for Subgroup 4C of Country Club 1 & 2 Amended/Reamended;
and
- The road improvements for Group 4B of Angel Fire Village North.

