

PROJECT PHASING:

Proposed Phasing as of 10.6.20

Note: All dates and Scope are assumptions based on planning efforts to date - Dates and scope of phases subject to change as project dictates.

Phase I

- Scope: Renovation of Existing Building at Taos Tennis Ranch, Construction of entry loop walkways, plaza's and landscape, Pool Area renovated pool deck, planters, patios and landscape, pool enclosure, bathhouse renovations, existing wastewater line improvements (install "trash Collector"
- Expected Use: Very limited use of facilities from December 2020 through July 2021. Venado Current use and Tenants unchanged.
- Schedule: Commence construction December 2020, finish construction July 2021.

Phase II

- Scope: Construction of New Fitness Center, Construction of Highway Turning Lanes. Construction of new wastewater line service.
- Expected Use: Resumed normal use of main resort building – lobby, café, restaurant, pool, and tennis/pickle ball courts. Venado Current use and Tenants unchanged.
- Schedule: Commence construction Summer 2021, finish construction Summer 2022.

Phase III

- Scope: Renovation of existing building old meeting rooms in to Integrative Wellness (massage spa), Renovation of Venado building in to Boutique Hotel, construction of new sewer service for Venado properties.
- Expected Use: Normal use of main resort building – lobby, café, restaurant, pool, tennis and pickle ball courts. New use of Fitness center comes online. Venado building vacated for construction, Venado one story commercial spaces continues normal use.
- Schedule: Commence construction Summer 2022, finish construction Summer 2023.

PROJECT PLANNING AND PERMITTING PROCESS

1. CONCEPT DEVELOPMENT/BUSINESS PLAN
 - a) RENOVATE QUAIL RIDGE
 - b) BUILD FITNESS AND THERAPY GYM
 - c) RENOVATE VENADO BUILDING INTO BOUTIQUE HOTEL FACILITY
2. Land Use Approval
 - a) Neighborhood Association Presentations
 - b) Special Use Permit
 - c) Appeal Issues.
3. Closing of the Property
 - a) Completing the Purchase
 - b) Closing on Financing Phase One.
4. Permitting of Phase One - Fall of 2020
 - a) Scope - Renovation of the existing Quail Ridge Building, Pool Facilities, and Entry Loop.
 - b) Step One:
 1. Approval of Neighborhood Association
 - Detailed architectural presentation of proposed building plans for Fitness center.
 - Detailed documentation of well and septic issues with Phase one.
 - c) Step Two
 1. Taos County Building Permit
 - Zoning Clearance
 - Copy of Current/active Well Permit
 - Copy of active NMED permit and septic use agreements.
 - Detailed engineering drawings for electrical, mechanical, plumbing engineering reviewed and approved by NM CID (construction industries division)
 - Detailed architectural, structural, and civil engineering drawings reviewed and approved by Taos County Code Officials
 - Detailed zoning issues reviewed and approved by Taos County Code Officials
5. Permitting of Phase Two – Summer of 2021
 - a) Scope - New Construction of Fitness Gym, Highway Turn Lanes, Construction of new sewer line for fitness gym and existing Quail Ridge Building Uses.
 - b) Step One:
 1. Approval of Neighborhood Association
 - Detailed architectural presentation of proposed building construction for Fitness Gym.
 - Detailed documentation of well and septic issues with Phase Two
 - c) Step Two:
 1. Taos County Building Permit

- Zoning Clearance
- Copy of Current/active Well Permit
- Copy of active NMED permit and septic use agreements
- Detailed engineering drawings for fire suppression system, electrical, mechanical, plumbing engineering reviewed and approved by NM CID (construction industries division)
- Detailed architectural, structural, and civil engineering drawings reviewed and approved by Taos County code Officials
- Detailed zoning issues reviewed and approved by Taos County Code Officials

6. Permitting of Phase Three

a) Scope - Renovation of Venado, Renovation of Massage Spa, connection of Venado to new Sewer Main

b) Step One

1. Approval of Neighborhood Association

- Detailed architectural presentation of proposed building renovations
- Detailed documentation of well and septic issues with Phase *Three*

c) Step Two

1. Taos County Building Permit

- Zoning Clearance
- Copy of Current/active Well Permit
- Copy of active NMED permit and septic use agreements
- Detailed engineering drawings for fire suppression system, electrical, mechanical, plumbing engineering reviewed and approved by NM CID (construction industries division)
- Detailed architectural, structural, and civil engineering drawings reviewed and approved by Taos County code Officials
- Detailed zoning issues reviewed and approved by Taos County Code Officials