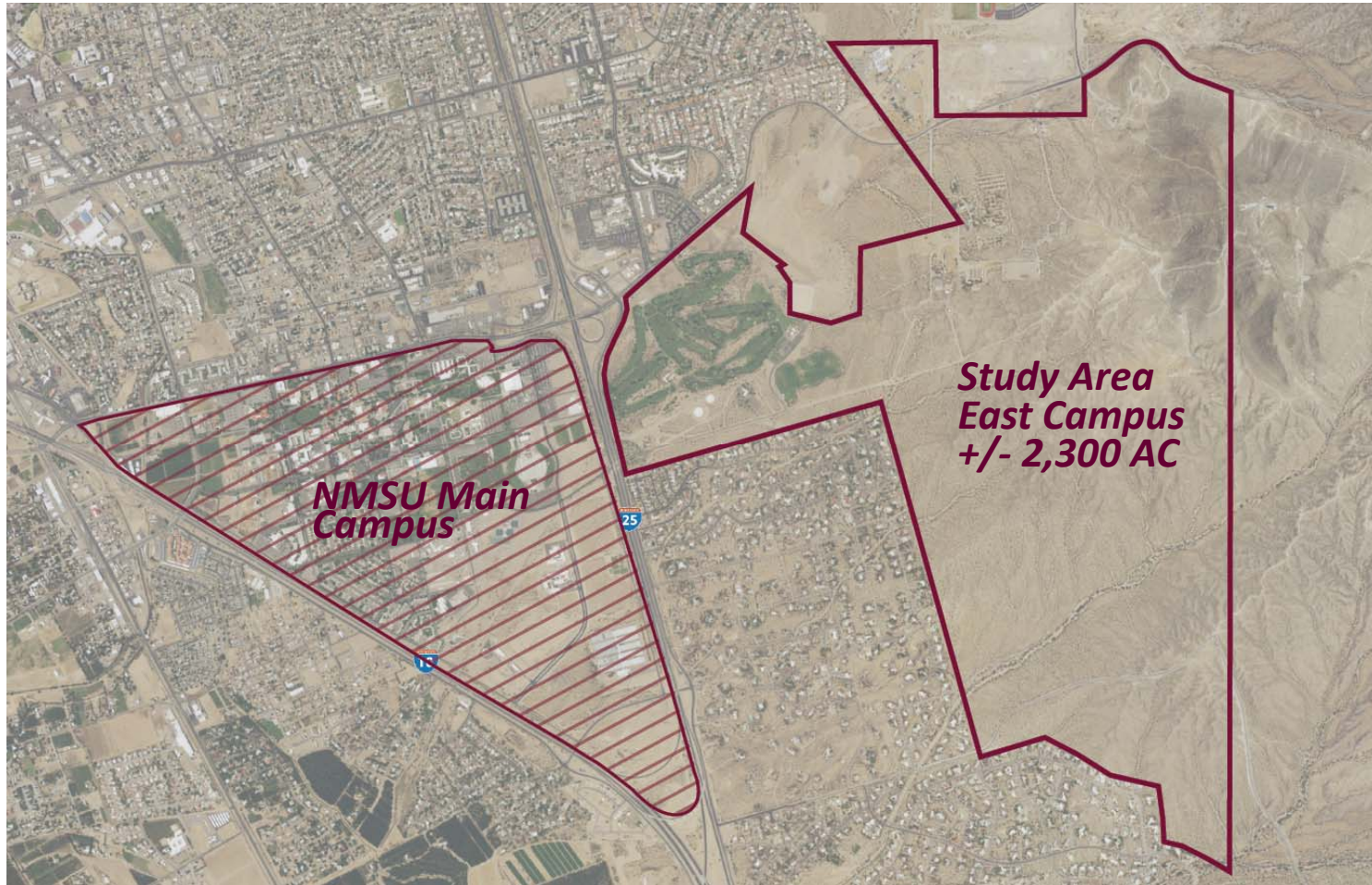


East Campus *Development Plan Overview*



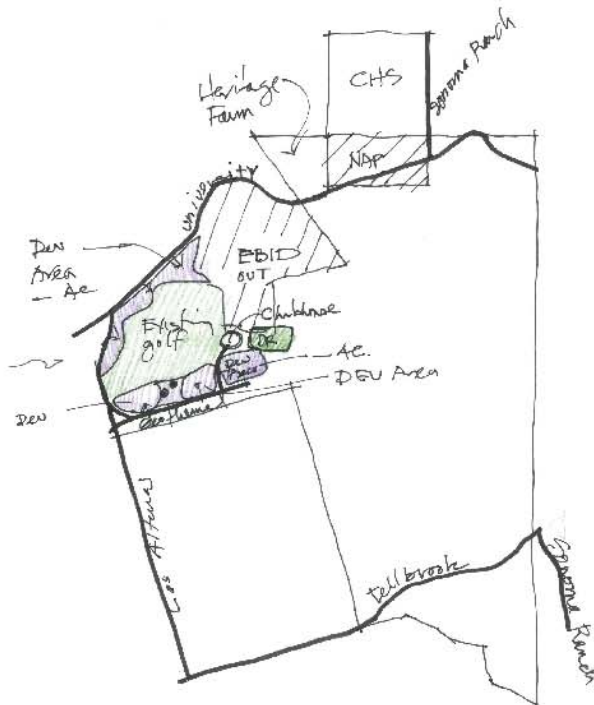
Guiding Principals

- Position land to create long term value for NMSU
- Develop programs that continue the learning experiences for students
- New Development to be compatible with University mission
- Generate reoccurring revenue for Aggie Development and NMSU. Position the property assets to derive the maximum return with minimum risk
- Use public private partnerships (P3) to develop core facilities
- Connect East Campus to the NMSU campus and greater community and make it integral to the NMSU brand
- Integrate sustainable development strategies
- Extend the campus roadways, open space and bikeway network to the greater metropolitan area
- Recognize the cultural and recreational significance of Tortugas (A) Mountain
- Maintain the view corridor from main campus to Tortugas (A) Mountain



Option 1

- Golf course remains as is
- Development area along University, Las Alturas & Geothermal
- New driving range



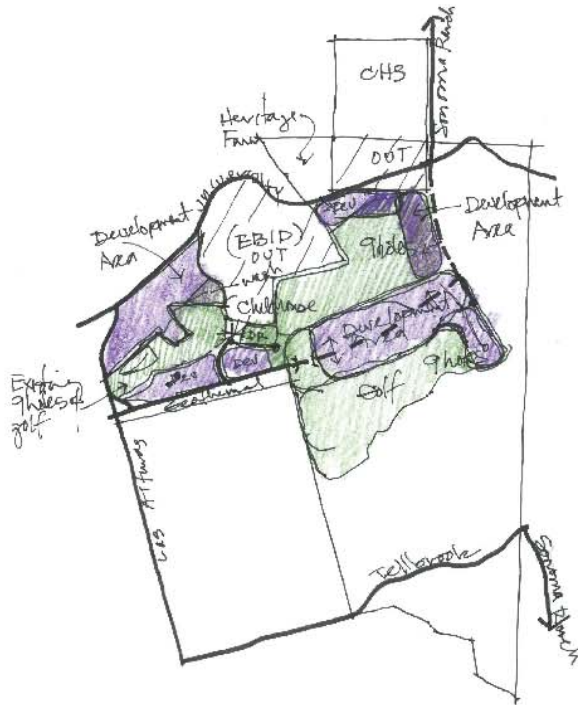
Option 2

- Add nine holes to the existing golf course, golf course remains as is
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to east to intersect with Sonoma Ranch extension south
- Development area along Geothermal & Sonoma Ranch Road



Option 3A

- Reduce existing golf course to nine holes
- Add 18 hole signature golf course
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to the east to intersect with Sonoma Ranch Road extension south
- New development in clusters around old and new golf course



Option 3B

- Reduce existing golf course to 9 holes
- Add 18 hole signature golf course
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to east to intersect with Sonoma Ranch Road extension south
- Development area along Geothermal & Sonoma Ranch Road
- New development in clusters around old and new golf course

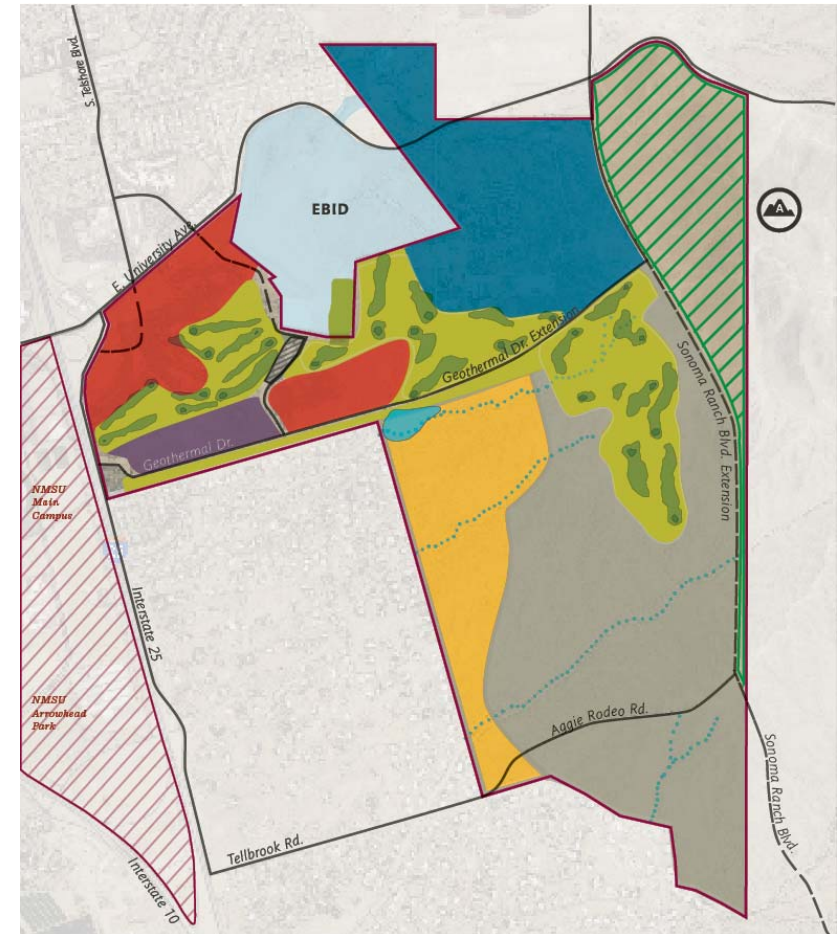


Proposed uses include:

- Mixed Use Commercial
- Research Programs
- Academic Programs
- Greenspace/Recreation/Athletics
- Future Research and Land Banking
- Cultural and Recreational Area

LEGEND

- Mixed-Use Commercial
- Research Programs
- Golf / Recreation / Hospitality
- Greenspace/ Rec./ Athletics
- Future Research and Programs (Land Bank)
- Special Purpose Programs (Land Bank)
- Cultural & Recreational Uses
- ⋯ Wash Areas



Development is proposed in three phases :

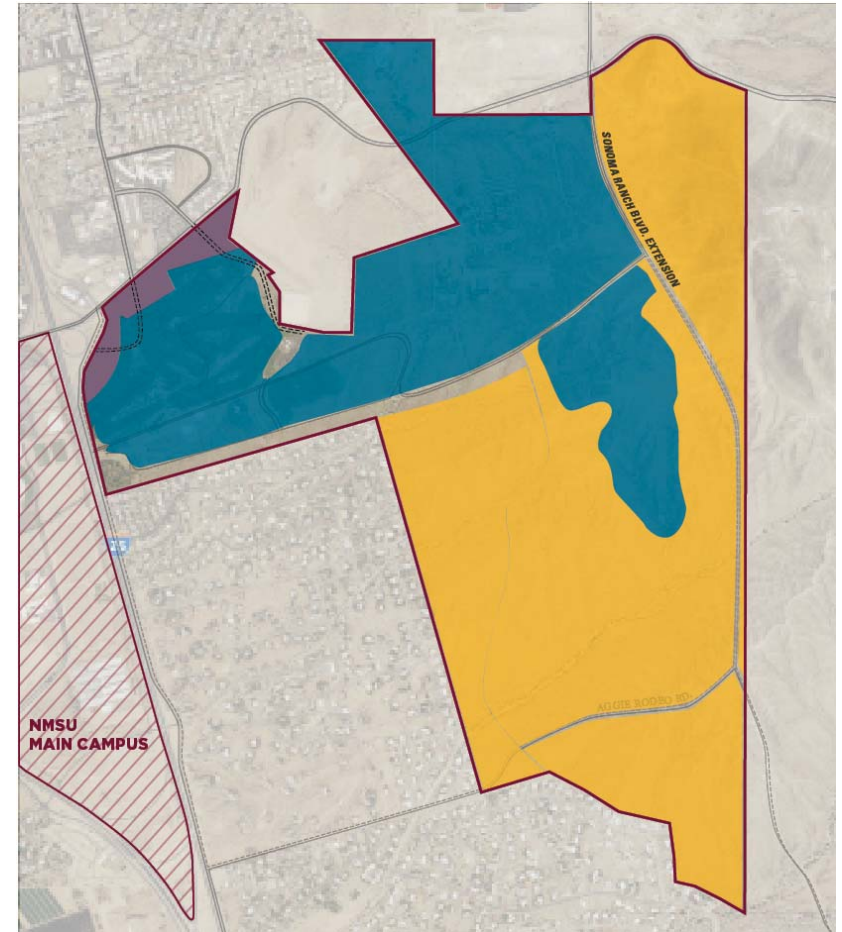
Phase 1 Mixed-Use Development

Phase 2 Mixed-Use Development,
Institutional Programs & Golf Course

Phase 3 Institutional, Special Purpose
Program Development, Future Land Bank,
Cultural/Recreational Areas

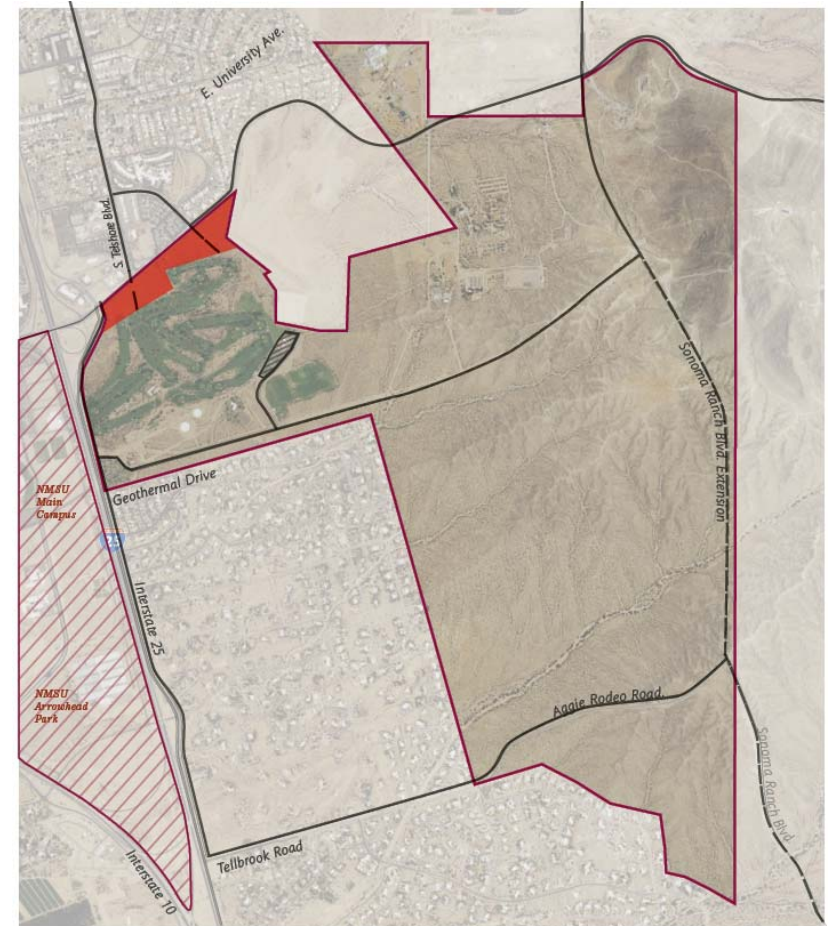
LEGEND

- Phase 1 Development ■
- Phase 2 Development ■
- Phase 3 Development ■



Phase 1 includes:

- 36 Acres
- Mixed-use Commercial Development
- Proposed Terrace Drive Extension
- Proposed Telshor Blvd Extension



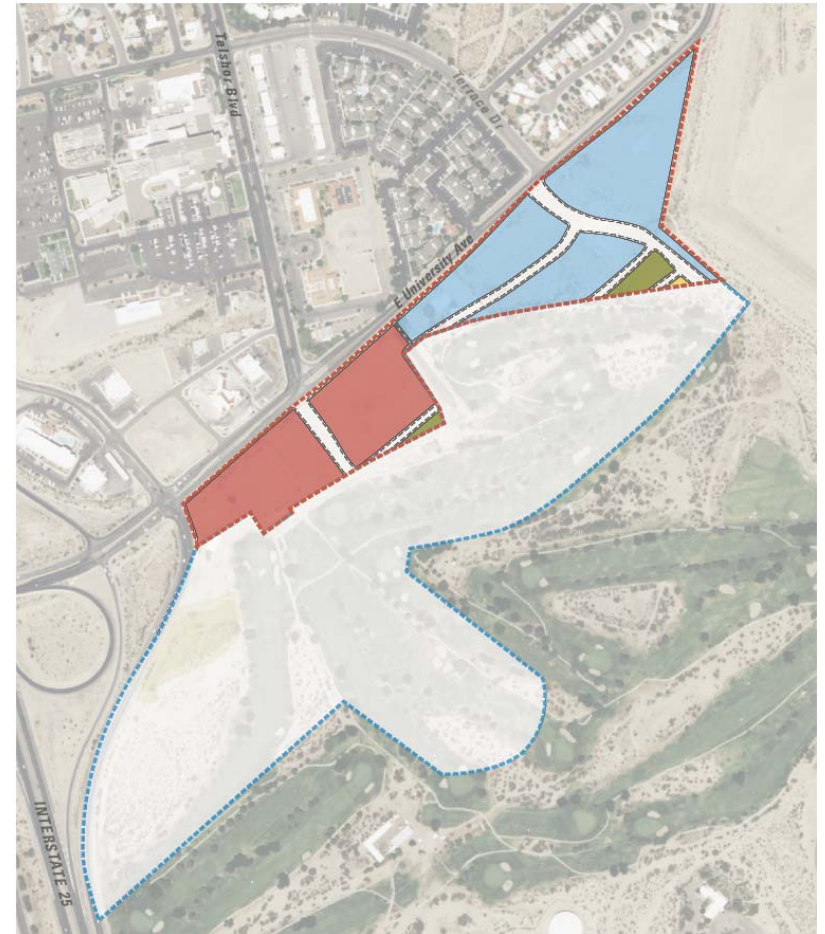
LEGEND

- Phase 1 Mixed-Use Commercial

Illustrative Plan for Phase 1 Mixed-Use Development

Phase 1 Development Overview

Use	Acreage
Commercial	16.2
Medical Office	20.2
Continuum Care	0
Residential	0
Total	36.4



LEGEND

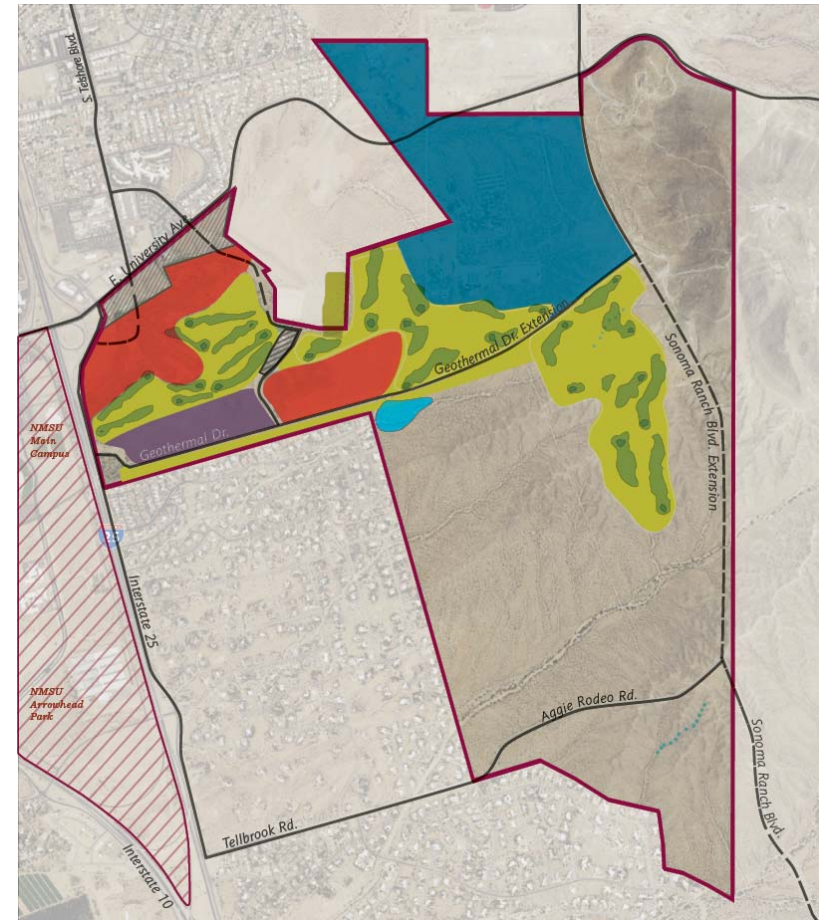
- Residential ■
- Medical Office ■
- Commercial ■
- Greenspace/ Rec./ Athletics ■
- Phase 1 ■ ■ ■ ■
- Phase 2 ■ ■ ■ ■

Phase 2 includes:

- Phase 2 Mixed-Use Commercial Development
- Research Program
- Academic Programs
- Reconfigured existing 9 Hole Golf Course
- New 18 Hole Signature Golf Course

LEGEND

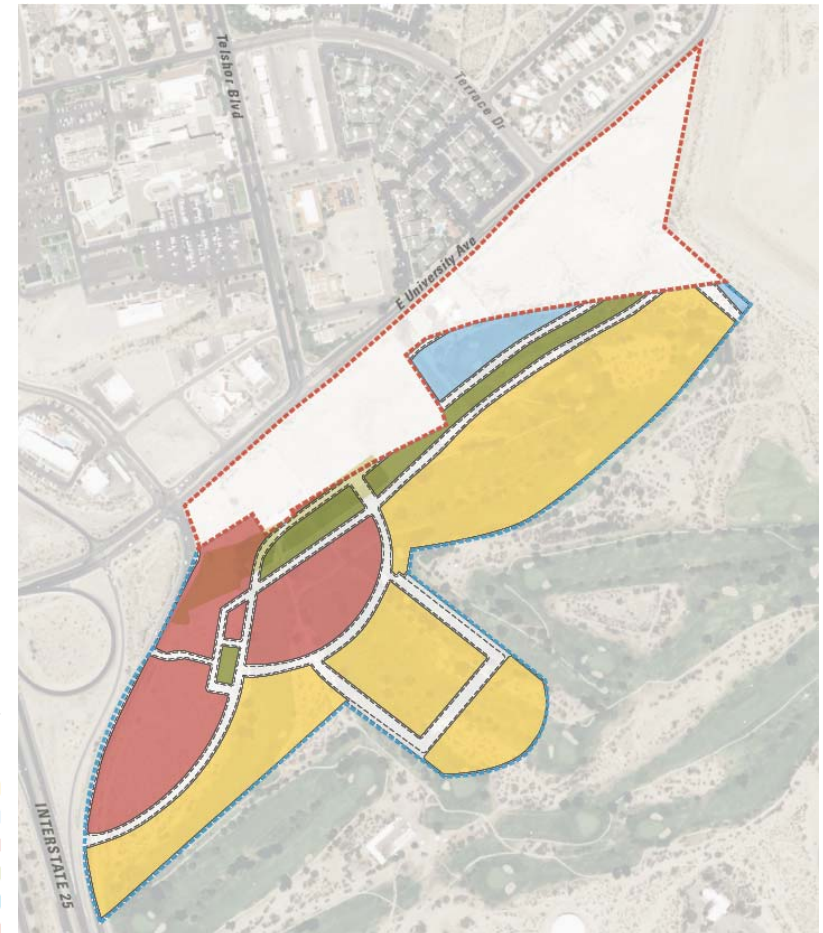
- Mixed-Use Commercial
- Research Programs
- Academic Programs
- Greenspace/ Rec / Athletics
- Future Research and Programs (Land Bank)
- Special Purpose Programs
- ▨ Phase 1
- ▨ Existing Clubhouse
- Wash Areas

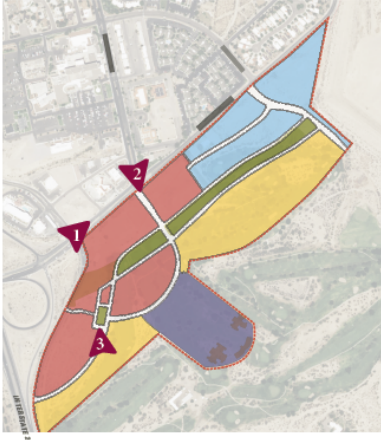


Illustrative Plan for Phase 2 Mixed-Use Development

Phase 2 Development Overview

Use	Acreage
Commercial	29.9
Medical Office	4.8
Continuum Care	18.3
Residential	39.2
Total	92.2





1) View Looking East
Towards "A" Mountain



2) View Looking South
Gateway Treatment

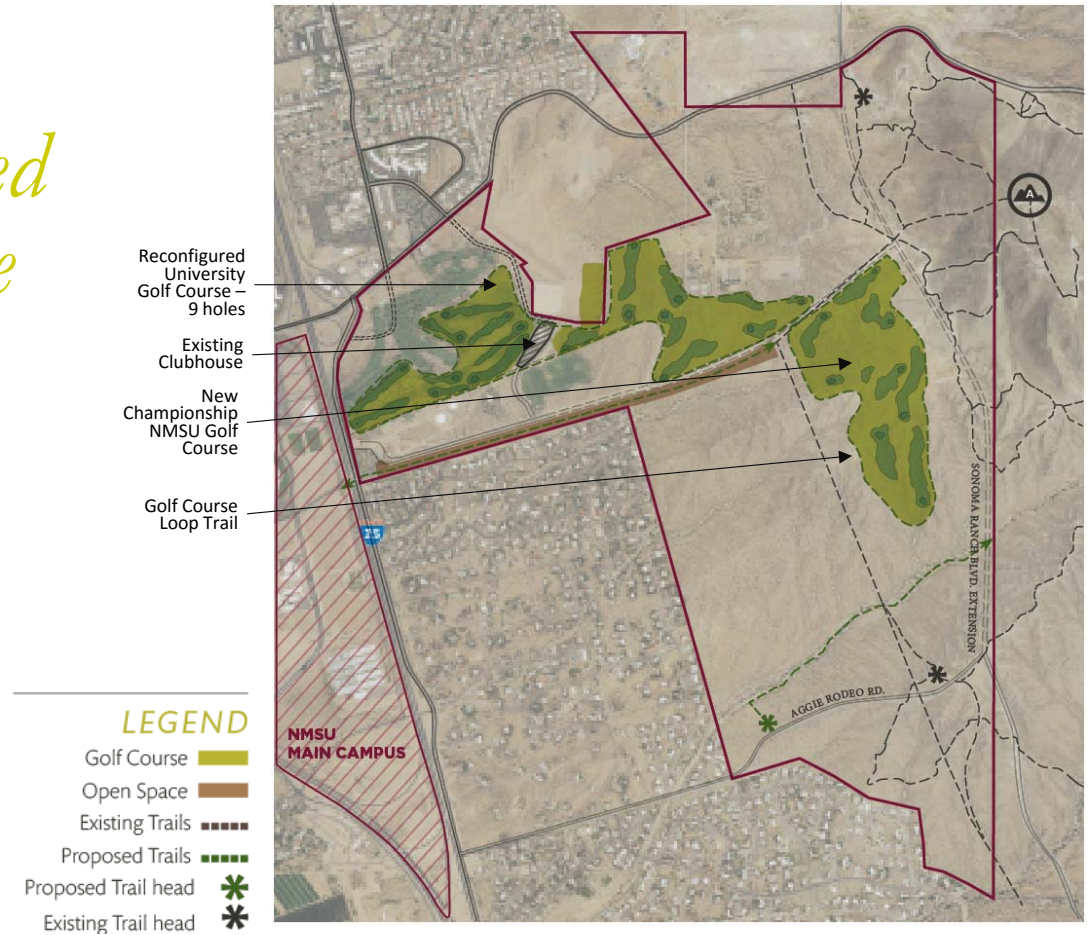


3) View Looking North
Towards the Plaza & Destination Retail

NMSU Championship Golf Course

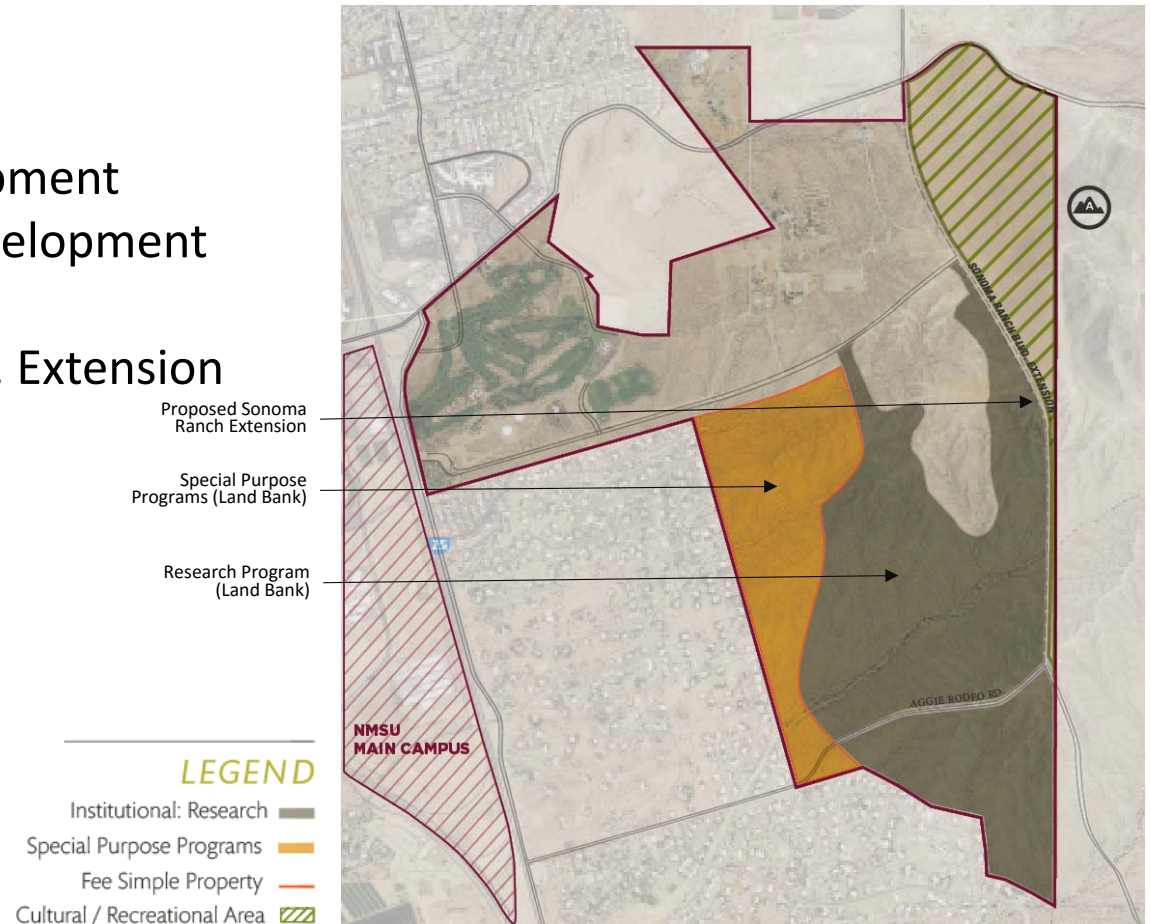
The existing 9 hole golf course could be reconfigured and an additional 18 hole golf course constructed

The course is a key public recreational element of the plan.



Phase 3 includes:

- Institutional Research Development
- Special Purpose Programs Development and Land Bank
- Proposed Sonoma Ranch Blvd. Extension



Next Steps include:

- Develop P3 Partnerships with Proven Track Records
- Explore Ground Lease Opportunities
- Explore Joint Venture Opportunities
- Partnership with The University Foundation
- Develop Town and Gown Relationship
- Aggie Development Board Approval