



**1505 East Weber Drive, Suite 114
Tempe, Arizona 85281
Phone # (480) 377-8800
Fax # (480) 377-8808**

DATE: April 18, 2007 Fax: (602)-992-2428
TO: [David Haney](#)
COMPANY: Arizona First Partners 1 LLC
FROM: John Wm. Halk, CM
RE: BID PROPOSAL / CLARIFICATIONS for – [Las Sendas Office Condominiums](#)

We are sending _____ pages (including this page)

David,
Here is the bid proposal and list of clarifications regarding the above project. David, if you have any questions please feel free to call. If you need additional break-outs, please let me know.

Thanks for the Opportunity.

John Wm. Halk
Construction Manager
Arizona Builders, Inc.
(602) 882-6541



PROPOSAL

April 18, 2007

OWNER:

Arizona First Partners 1 LLC
5041 East Pershing Ave
Scottsdale, AZ 85254-3621
Fax: (602) 992-2428

ATTN: David Haney

PROJECT

Las Sendas Office Condominiums
7565 East Eagle Crest Dr
Mesa, Arizona 85207-1053

Project No.:

Arizona Builders, Inc. proposes to furnish all labor, materials and equipment to construct a new shell building for the Arizona First Partners 1 LLC with the following clarifications:

- See Attached sheets for clarifications and exclusions.

BASE BID:

\$ 1,470,000.00

Exclusions: See attached cost sheet

PROPOSAL CONDITIONS: Arizona Builders, Inc. guarantees that materials delivered shall be as specified above and that all work will be completed in a workmanlike manner. Any alteration from the above specifications will require a change order. Arizona Builders, Inc. shall not be responsible for delays or variations from proposal specifications due to strikes, accidents, or events beyond its control. The owner of the premises shall be responsible for insuring against any claims it/he/she may have. Payment terms are Net 15 after the completion of work performed. This proposal may be withdrawn by Arizona Builders, Inc. if not accepted within ninety (90) days.

AUTHORIZED SIGNATURE: _____

John Wm Halk, Construction Manager

Mobile #: (602) 882-6541

PROPOSAL ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. **Upon acceptance of terms, please sign and return a copy of this proposal.**

AUTHORIZED SIGNATURE: _____

Date: _____

ARIZONA BUILDERS, INC.

1505 East Weber Drive, suite 114, Tempe, AZ 85281 (480) 377-8800 FAX (480) 377-8808

License: ROC182915 (B1), ROC182904 (A)



Date: April 18, 2007

CLARIFICATIONS:

- The masonry site walls are bid per the detail on the civil drawings.
- If bonding is required, **please add \$18,000.**
- If testing is required by the General Contractor, **please add \$8,348.**
- An \$8,000 allowance has been added to our proposal.
- I have received a proposal from "Sunports" for the parking canopies. Their number is **\$32,000**. I took the liberty of getting an alternate price for a standard box beam, full cantilever carport for a price of **\$8,300**. **I did not include this in my proposal. This would be an "add" to the contract.**
- Exclude all APS, SRP and QWest work. Coordination only.

EXCLUSIONS

- All design and consultant costs.
- Damage caused by the acts of God, weather, etc.
- The building permit, plan check fee, Annual Facilities Program costs or review fees, development fees, zoning fees, impact charges, permanent utility charges or deposits, impact charges, water and sewer tap fee.



- Drawing reproduction other than submittal and final permitted sets are excluded. Drawings to be provided by owner.
- Utility Connection fee's.
- Relocation of any / all utilities.
- Contingency.
- Water Meters.
- Gas Meters and lines.
- Performance and Payment bond. See add for bonds.
- Any and all building and off-site permits.
- Deferred Submittal Charges.
- Mail Boxes.

BID FORM

LAS SENDAS OFFICE CONDOMINIUMS

SHELL BUILDING
Mesa, Arizona
Project No. 0524

Bid of ARIZONA BUILDERS INC

a corporation organized and existing under the laws of the State of ARIZONA

a partnership consisting of _____

_____partners; or

a sole proprietor;

hereinafter called the Bidder.

To: David Haney, Managing Partner
First Arizona Partners 1 LLC
5041 Pershing Avenue
Scottsdale, AZ, 85254

The undersigned acknowledges that he has received and familiarized himself with the following:

Project Manual

Drawings

Addenda: No. 1 through 3

The undersigned further acknowledges that he has visited the site and familiarized himself with local conditions affecting the cost of the Work at the place where the Work is to be done.

In submitting this Bid, the undersigned agrees:

1. To furnish all material, labor, tools, expendable equipment, and all utility and transportation services necessary to furnish and set in place, in a workmanlike manner, all of the Work required for the Combined Construction, including General Construction, Mechanical Work, and Electrical Work in accordance with the Bidding Documents hereinafter set forth.
2. To hold his Bid open for thirty (30) calendar days after the receipt of Bids and to accept the provisions of the Instructions to Bidders.
3. To enter into and execute a Contract if awarded on the basis of this Bid and to deliver executed Owner-Contractor Agreements to the Owner's Representative within five (5) days after notification of award. Contractor agrees that the Owner may designate as the Starting Date for construction of the Project a date as early as five (5) days after the Bid Date.

The undersigned hereby proposes and agrees to perform the foregoing in relation to the following Work:

(Lump Sum Base Bid amount shall be shown in both words and figures. In case of discrepancy, the amounts

LUMP SUM BASE BID: The undersigned hereby proposes and agrees to perform the foregoing for the Lump Sum of ONE MILLION FOUR HUNDRED SEVENTY THOUSAND — dollars (\$ 1,470,000.00)
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

SIGNATURE SHEET

The undersigned has attached the items required in the Instructions to Bidders.

In submitting this Bid, it is understood that the right to reject any and all Bids and to waive irregularities in the bidding has been reserved by the Owner.

Dated this 18th day of April, 2007

ARIZONA BUILDERS, INC.

Name of Bidder

1505 E. WEBER DR. #114

Address of Bidder

RON RICCI

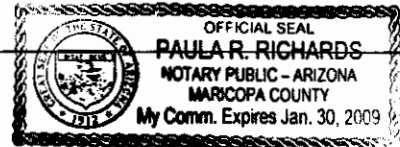
Authorized Officer

480-377-8800

Area Code/Telephone Number

(I) (We) the undersigned (Partners) (Corporate Secretary) hereby certify that RON RICCI is hereby authorized to execute all documents relative to the award and/or administration of this proposal for and on behalf of the company named above.

[Signature]
Corporate Secretary



or

Partner

Partner

Partner