



404 West Broadway
Suite 112
Tempe, AZ 85282

April 19, 2007

David Haney
First Arizona Partners 1 LLC
5041 Pershing Avenue
Scottsdale, Arizona 85254

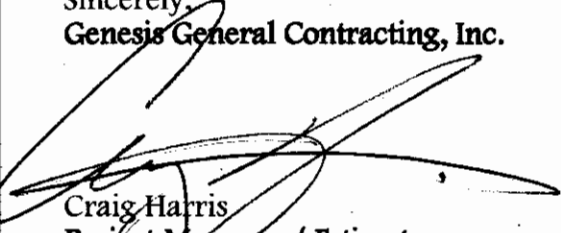
Dear Mr. Haney:

Attached is our bid for the Las Sendas Office Condos.

This bid assumes that if it is granted, all parties will work together to develop a mutually agreeable construction schedule. This bid is also based on information provided at this time. Any revisions required at a later date will be subject to price review at that time. We reserve the right to withdraw this bid if it is not accepted within 45 days.

Thank you for giving us this opportunity. We look forward to working with you to make this project a success.

Sincerely,
Genesis General Contracting, Inc.



Craig Harris
Project Manager / Estimator
craig@genesiscg.com

Las Sendas Office Condos

Project Proposal

Bidder's Name:

Genesis General Contracting, Inc.
404 West Broadway Road, Suite 112
Tempe, Arizona 85282

Date:

April 19, 2007

DIVISION	Description	Itemized Price	Category Sub-Total	Category Total
DIV. 01	Soft Cost		\$ 30,550.00	
	SURVEY & LAYOUT		\$ 15,250.00	
	TESTING		\$ 11,500.00	
	TEMPORARY FENCING		\$ 3,800.00	
DIV. 02	Site Work		\$ 341,681.00	
	TERMITE PRETREATMENT	Pad	\$ 1,000.00	
	SWPPP		\$ 4,581.00	
	GRADING & PAVING (Striping & Signage)	Per Plans	\$ 147,000.00	
	SITE CONCRETE	Per Plans	\$ 55,000.00	
	UTILITIES (SEWER/WATER/FIRE)	Per Plans	\$ 19,950.00	
	BIKE RACK(s)	Per Plans	\$ 650.00	
	CANOPIES	Per Plans	\$ 32,500.00	
	LANDSCAPE & IRRIGATION	Per Plans	\$ 73,000.00	
	ALLOWANCE FOR WATER FEATURE/PLANTERS		\$ 8,000.00	
			SITE TOTAL	\$ 372,231.00
DIV. 03	CONCRETE SUB-TOTAL		\$ 108,000.00	
	BUILDING CONCRETE	Pad & Deck	\$ 108,000.00	
DIV. 04	MASONRY SUB-TOTAL		\$ 156,250.00	
	SITE MASONRY & BLDG. MASONRY		\$ 85,000.00	
	STONE VENEER (EL DORADO STONE)		\$ 71,250.00	
DIV. 05	STRUCTURAL STEEL SUB-TOTAL		\$ 83,000.00	
	STRUCTURAL STEEL		\$ 83,000.00	
DIV. 06	CARPENTRY SUB-TOTAL		\$ 108,000.00	
	ROUGH CARPENTRY		\$ 108,000.00	
DIV. 07	THERMAL / MOISTURE SUB-TOTAL		\$ 85,420.00	
	INSULATION		\$ 8,750.00	
	ROOFING (TILE)		\$ 67,420.00	
	ROOF ACCESSORIES		\$ 1,400.00	
	WATERPROOFING		\$ 7,850.00	
	JOINT SEALANTS		\$ 5,100.00	
DIV. 08	DOORS & WINDOWS SUB-TOTAL		\$ 52,645.00	
	DOORS / FRAMES & HARDWARE		\$ 2,650.00	
	ALUMINUM STOREFRONT		\$ 49,995.00	
DIV. 09	FINISHES SUB-TOTAL		\$ 64,750.00	
	STUCCO		\$ 45,500.00	
	DRYWALL & METAL STUD FRAMING		\$ 19,250.00	

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DIVISION	Description	Itemized Price	Category Sub-Total	Category Total
DIV. 10	SPECIALTIES SUB-TOTAL		\$ 1,320.00	
	MAIL BOXES		\$ 1,320.00	
DIV. 15	MECHANICAL SUB-TOTAL		\$ 96,300.00	
	PLUMBING		\$ 18,250.00	
	FIRE SPRINKLER SYSTEM		\$ 15,850.00	
	FIRE ALARM SYSTEM / EXTINGUISHERS		\$ 7,200.00	
	H.V.A.C.		\$ 55,000.00	
DIV. 16	ELECTRICAL SUB-TOTAL		\$ 49,500.00	
	ALL BUILDING & SITE ELECTRIC		\$ 49,500.00	
			BUILDING TOTAL	\$ 805,185.00
	GENERAL CONDITIONS SUB-TOTAL		\$231,954.87	
	GENERAL CONDITIONS	\$36,740.00		
	SUPERVISION	\$37,500.00		
	OVERHEAD / FEE	\$82,419.12		
	INSURANCE	\$11,774.16		
	SALES TAX	\$63,521.59		
			SUBTOTAL	\$ 1,177,416.00
			GC'S TOTAL	\$ 231,954.87
			GRAND TOTAL	\$ 1,409,370.87