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License#: ROC217991 (B1)
License#: ROC217990 (A)

April 18, 2007

Mr. David Haney
ARIZONA FIRST PARTNERS I, LLC
5041 East Pershing Ave
Scottsdale, AZ 85254


Re: Las Sendas Office Condominiums
7565 E. Eagle Crest Dr.
Mesa, AZ

Dear Sir:

I have attached the proposal for the Las Sendas Office Condominiums located in Mesa, AZ. The contract documents are by Group Renaissance Architects and dated February 15, 2007. The proposal for the above referenced project is \$1,285,000.00. We feel that we can complete this project within 210 calendar days after all permits have been issued and weather permitting. We also feel that there is opportunity for value engineering. We look forward to the opportunity to work with you on this and any other future development.

If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,
PILLAR GROUP, INC.



Gonzalo Ardavin
Vice President

LAS SENDAS

BID DATE:
 BID TIME:
 DESCRIPTION:
 SQUARE FOOTAGE :
 MONTHS: 7MO
 DESCRIPTION

4/19/2007
 8:54:19 AM

PILLAR GROUP, INC.

1757 East Baseline Road, Suite 118
 Gilbert, AZ 85233
 (480) 588-6242 Off (480) 588-6819 Fax

| | TOTAL BID |
|----------------------------|-----------------|
| 1 LAYOUT & STAKING | \$ 9,800.00 |
| 2 TERMITE | \$ 490.00 |
| 3 EARTHWORK & PAVING | \$ 67,172.00 |
| 4 STRIPING | \$ 7,604.00 |
| 5 SITE UTILITIES | \$ 18,240.00 |
| 6 LANDSCAPING | \$ 101,894.00 |
| 7 BRICK PAVERS | \$ 12,000.00 |
| 8 BIKE RACKS | \$ 530.00 |
| 9 SITE CONCRETE | \$ 1.00 |
| 10 CONCRETE | \$ 172,000.00 |
| 11 MASONRY | \$ 24,980.00 |
| 12 STONE | \$ 60,350.00 |
| 13 STRUCTURAL & MISC STEEL | \$ 73,742.00 |
| 14 ROUGH CARPENTRY | \$ 110,942.00 |
| 15 BUILDING INSULATION | \$ 7,880.00 |
| 16 ROOFING | \$ 67,420.00 |
| 17 ROOF HATCHES | \$ 628.00 |
| 18 CAULKING | \$ 2,500.00 |
| 19 WATERPROOFING | \$ 3,900.00 |
| 20 GENERAL SHEET METAL | \$ 4,000.00 |
| 21 DOOR LABOR | \$ 850.00 |
| 22 HOLLOW METAL | \$ 1,225.00 |
| 23 ACCESS DOORS | \$ 1,200.00 |
| 24 GLASS & GLAZING | \$ 49,994.00 |
| 25 PLASTER & EIFS | \$ 44,200.00 |
| 26 DRYWALL | \$ 18,500.00 |
| 27 PAINTING | \$ 5,000.00 |
| 28 SPRINKLERS | \$ 24,125.00 |
| 29 PLUMBING | \$ 18,000.00 |
| 30 HVAC | \$ 53,960.00 |
| 31 ELECTRICAL | \$ 44,337.00 |
| | \$ - |
| <hr/> | |
| SUB-TOTAL | \$ 1,007,464.00 |
| TOTAL GENERAL CONDITIONS | \$ 91,000.00 |
| SUB-TOTAL | \$ 1,098,464.00 |
| LIABILITY INSURANCE | \$ 12,089.57 |
| JOB INSURANCE | \$ 4,497.86 |
| CONTRACTORS FEE | \$ 102,808.21 |
| TAXES-MESA | \$ 67,243.00 |
| SUB-TOTAL | \$ 1,285,102.63 |

Exclusions:

The following are specifically excluded from the proposal:

- **Owner design and consultant costs.**
- **Damage caused by acts of God.**
- **Building permit, right-a-way permits, traffic control permits, plan check fee, impact charges, permanent utility charges or deposits, water and sewer tap fee.**
- **Unclassified site conditions (contaminated soil, hazardous material removal).**
- **Archeological dig.**
- **Offsite work of any kind.**
- **Borings of any kind pertaining to soils only.**
- **Abnormal soils conditions.**
- **Soils report (None Received)**
- **Export/Import of soils to balance site (other than stated on documents).**
- **Water meter fees.**
- **Electrical meter fees.**
- **Gas meter fees.**
- **Permanent utility connection fees.**
- **SRP/Quest/SWG designs and/or fees.**
- **SRP Primary/Quest conduit or trench (none shown).**
- **SRP transformer pads.**
- **SWG trenches (none shown)**
- **Cable designs and/or fees.**
- **Soil or concrete testing above allowances.**
- **Special inspections above allowances.**
- **Relocation of any utilities.**
- **Signage or monument signs (none shown).**
- **Deferred submittal charges.**
- **Weekend, night or expedited construction.**
- **Performance and Payment bonds.**
- **Special Systems**
- **Hard rock digging**
- **Interior finishes**
- **Bathrooms**

*Las Sendas Office Condominiums
Mesa, AZ*

*Arizona First Partners 1, LLC
Owner*

*Pillar Group, Inc.
Proposed General Contractor*

*Group Renaissance
Architect*

*Construction Proposal
April 18, 2007*

*Las Sendas Office Condominiums
Mesa, AZ*

*Construction Proposal
April 18, 2007*

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Soft Costs

Pillar Group, Inc. will fully and properly execute the work with adequate personnel, materials, and equipment including a project manager, project superintendent, project coordinator, etc.

The cost of builder's risk insurance or course of construction is figured in the proposal. The costs also include general liability insurance. In Arizona, by law, sales tax is to be paid by the general contractor based on 65% of the local rate. A Mesa location is used in calculation (8.05%).

Allowances:

The following Allowance amounts are included in the proposal.

None

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