

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C
LICENSED/BONDED/INSURED ROC # 208849
637 N. CATALINA AVE.
TUCSON, ARIZONA 85711
PHONE: (520) 603-9454 FAX: (520) 327-3352

PROPOSAL

TO: PROPERTY MANAGEMENT GROUP
6720 CAMINO PRINCIPAL SUITE 103
TUCSON, AZ 85715

DATE : February 10, 2009

LOCATION: TIERRA SANTA

FAX: 520-721-4401

WE HEREBY SUBMIT ESTIMATES FOR THE FOLLOWING WORK:

- 1) CLEAN CRACKS WITH BLOWERS, AS NEEDED, TO PREPARE FOR CRACKFILL.
- 2) FILL ALL CRACKS WITH HOT POUR CRACKFILLER INCLUDES ALLIGATOR AREAS IN INVERT.

AMOUNT \$4,600.00
TAX \$ 372.60
TOTAL \$ 4,972.60

COMMENTS OR SPECIAL INSTRUCTIONS:

FIRST PRIORITY.

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C

By Bill Wilson

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL:

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IS HEREBY AUTHORIZED TO PERFORM THE WORK DESCRIBED HEREIN. OWNER AGREES TO MAKE PROMPT PAYMENT FOR THE WORK AS PROVIDED HEREIN, TO PROVIDE REASONABLE ACCESS TO THE JOB SITE AND TO COOPERATE WITH INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IN THE PERFORMANCE HEREOF. INITIAL _____

SIGN _____ (OWNER)

DATE: _____

PAYMENT IS DUE UPON COMPLETION

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C
LICENSED/BONDED/INSURED ROC # 208849
637 N. CATALINA AVE.
TUCSON, ARIZONA 85711
PHONE: (520) 603-9454 FAX: (520) 327-3352

PROPOSAL

TO: PROPERTY MANAGEMENT GROUP
6720 CAMINO PRINCIPAL SUITE 103
TUCSON, AZ 85715

DATE : February 10, 2009

LOCATION: TIERRA SANTA

FAX: 520-721-4401

WE HEREBY SUBMIT ESTIMATES FOR THE FOLLOWING WORK:

-
- 1) CLEAN ASPHALT WITH POWER SWEEPERS AND BLOWERS, AS NEEDED, TO PREPARE FOR SEALCOAT.
 - 2) FILL ALL CRACKS WITH HOT POUR CRACKFILLER.
 - 3) PRIME OIL SPOTS AS NEEDED.
 - 4) APPLY TWO COATS OF @ QUALITY ASPHALT EMULSION TO PAVEMENT (APPROX 59,336 SQ. FT.)
 - 5) REPAINT ALL PARKING LINES, HANDICAP SYMBOLS TO EXISTING LAYOUT.

AMOUNT \$5,340.00
TAX \$ 432.54
TOTAL \$ 5,772.54

COMMENTS OR SPECIAL INSTRUCTIONS:

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C

By Bill Wilson

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL:

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IS HEREBY AUTHORIZED TO PERFORM THE WORK DESCRIBED HEREIN. OWNER AGREES TO MAKE PROMPT PAYMENT FOR THE WORK AS PROVIDED HEREIN, TO PROVIDE REASONABLE ACCESS TO THE JOB SITE AND TO COOPERATE WITH INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IN THE PERFORMANCE HEREOF. INITIAL _____

SIGN _____ (OWNER)

DATE: _____

PAYMENT IS DUE UPON COMPLETION

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C
LICENSED/BONDED/INSURED ROC # 208849
637 N. CATALINA AVE.
TUCSON, ARIZONA 85711
PHONE: (520) 603-9454 FAX: (520) 327-3352

PROPOSAL

TO: PROPERTY MANAGEMENT GROUP
6720 CAMINO PRINCIPAL SUITE 103
TUCSON, AZ 85715

DATE: February 10, 2009

LOCATION: TIERRA SANTA

FAX: 520-721-4401

WE HEREBY SUBMIT ESTIMATES FOR THE FOLLOWING WORK:

- 1) SAWCUT APPROX. 3,498 LINEAL FEET.
- 2) REMOVE 890 SQ YARDS (8020 SQ. FT.) IN INVERT.
- 3) SUPPLY A.B.A.S NEEDED AND RECOMPACT.
- 4) REPAIR WITH 1/2 HOT MIX (APPROX. 1,000 TONS)

AMOUNT \$27,000.00
TAX \$ 2,187.00
TOTAL \$ 29,187.00

COMMENTS OR SPECIAL INSTRUCTIONS:

SECOND PRIORITY.

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C

By: *Bill Wilson*

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL:

INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IS HEREBY AUTHORIZED TO PERFORM THE WORK DESCRIBED HEREIN. OWNER AGREES TO MAKE PROMPT PAYMENT FOR THE WORK AS PROVIDED HEREIN, TO PROVIDE REASONABLE ACCESS TO THE JOB SITE AND TO COOPERATE WITH INDUSTRIAL PAVEMENT MAINTENANCE L.L.C IN THE PERFORMANCE HEREOF. INITIAL _____

SIGN _____ (OWNER)

DATE: _____

PAYMENT IS DUE UPON COMPLETION



NAMC - Minority Business Contractor of the Year 1999

02-13-09

The Property Management Group.
Attn: Connie
6720 Camino Principal, Suite # 103
Mail to: P O B #13402
Tucson, AZ 85732
Ph- 721-7121 Fx- 721-4401

Regarding: Tierra Santa III

Hi Connie, as per our conversation, let me explain the differences in Fabric Overlay Paving versus Pulverize, Grade and Pave.

Fabric Overlay uses a Geo- Textile Membrane which is laid on top of AC-20 tack oil which allows the fabric to adhere to the oil. This method uses the existing street as it's base with the fabric acting as a sealant over existing cracks and creates a waterproof skin. At this time, let me state, that this membranc **DOES NOT ELIMINATE CRACKING** as some Company's will elude to. It does greatly slow down or retards future cracking but in my 43 yrs. in the business, cracking was never eliminated by the membrane.

Longevity with proper maintenance- 5-10 yrs.

Pulverizing is performed by a self- propelled machine made strictly for this purpose. It pulverizes or "chews-up" the existing asphalt into 1 inch minus pieces. These materials are then graded and compacted, creating a base for the new asphalt and eliminating the cost of new base materials.

Longevity with proper maintenance- 15-20 yrs.

Connie, in regards to Tierra Santa III as I stated to you earlier, it would be inappropriate of me to propose a crack fill and seal coat program as, in my judgment, would bc a waste of the HOA'S assets along with no structural improvement to the property.

Please feel free to call if you or your client has any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Tim'.

Tim Timmerman
A & S Paving



NAMC - Minority Business Contractor of the Year 1999

02-13-09

The Property Management Group.

Attn: Connie

6720 Camino Principal, Suite # 103

Mail to: P O B #13402

Tucson, AZ 85732

Ph- 721-7121 Fx- 721-4401

Regarding: Tierra Santa III

A & S Paving proposes the following; FABRIC OVERLAY PAVING.

- 1) Clean and prepare existing street for Fabric Overlay.
- 2) Install fabric by applying AC-20 tack oil on street surface and roll the fabric on to the tack oil.
- 3) Pave to a compacted depth of 1&1/2 inches on top of fabric. Hot Mix Asphalt shall be Pima County / City of Tucson Standard 3/8 Design.
- 4) Raise all utility vessels to finish grade of asphalt.

Cost- \$ 31,601.00

Exclusions: Taxes, bonds, permits and fees, surveying, staking, layout and testing.

Connie, please feel free to call me with any questions regarding this proposal and thanks for the opportunity.

Sincerely,

A handwritten signature in cursive script that reads 'Tim Timmerman'.

Tim Timmerman

A & S Paving



NAMC - Minority Business Contractor of the Year 1999

02-13-09

The Property Management Group.

Attn: Connie

6720 Camino Principal, Suite # 103

Mail to: P O B #13402

Tucson, AZ 85732

Ph- 721-7121 Fx- 721-4401

Regarding: Tierra Santa III

A & S Paving proposes the following; PULVERIZATION, GRADING, PAVING

- 1) Pulverize existing streets and re-use pulverized materials as new base.
- 2) Grade and compact pulverized materials along with existing sub-grade.
- 3) Pave to a compacted depth of 2 inches using Pima County / City of Tucson Standard # 2 Hot Mix Design.
- 4) Utility vessels shall remain at present elevations and need not be disturbed during pulverizing process.

Cost- \$ 36,396.00

Exclusions: Taxes, bonds, permits and fees, surveying, staking, layout and testing.

Connie, please feel free to call me with any questions regarding this proposal and thanks for the opportunity.

Sincerely,

Tim Timmerman

A & S Paving

Contractor's License Numbers
 AZROC-111922-CLA
 AZROC-095189-C13
 NV-49496
 CA-781952-C12



OCT 30 2008

P.O. Box 26883
 Tucson, AZ 85726-6883
 O: (520) 889-7100
 F: (520) 889-9743
 www.sunlandasphalt.com

Phoenix - Tucson - Las Vegas - Bullhead City

PROPOSAL

PROPOSAL

Client: Property Mgmt Group P O Box 13402 Tucson, AZ 85732	Contact: Connie Griffith O: (520) 721-7121 F: (520) 721-4401	Job: Tierra Santa 3 Moccasin/Sunrise Tucson, AZ 85750	Date Written : 10/27/2008 Estimate Number : 24914 T-Line Number : UJ9A0001F0 Prepared By : David Thompson
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We propose to furnish all labor, material, and equipment necessary to complete the work as outlined below in accordance with the plans and specifications submitted herewith, to wit:

Asphalt Repair

- 32-130 Make necessary sawcuts.
- 26-160 Remove approx. 1,499 square feet of failed asphalt to a depth of 3". Compact existing base and pave with 3" of 1/2" asphaltic surface course. See specification sheet A-1, paragraph II.
 Note:
 The depth of the existing asphalt is only an estimate. Additional depth may require additional charges. The removal of the asphalt has been bid for that function alone and does not include excavation of the base or subbase. If at the time of the removal it is determined that contamination of water has weakened either the base or the subbase, additional charges would be negotiated to correct the unforeseen problem. If upon the removal of the asphalt, it is found that structures exist below the asphalt such as concrete footings, abandoned pipes, metal supports, etc., an additional charge would be negotiated to remove these obstructions if they would impede or prohibit grade consistencies.

Sub Total : \$7,221.00

Crackseal

- 29-212 Power clean with compressed air and seal all cracks 1/4" and larger with CMC 200 crack sealant. (Alligatored areas not included) See specification sheet CJF-1 & CMC-200 Brochure.

Sub Total : \$5,146.00

Sealcoat

- 28-233 Power sweep/clean asphalt surface. (Approx. 77,100 Sq. Ft.) See specification sheet C-1
- 30-155 Furnish and apply (2) coat(s) of Star Seal on approx. 77,100 square feet. See specification sheet ABS-1. (This proposal is based on performing the work in 2 section(s). Adhesion or bonding of Seal Coat materials is not warranted in areas exposed to automotive fluids and/or other spills.)
- 31-100 Paint 2 speed bumps solid using white latex traffic paint.

Sub Total : \$8,402.00

	Sub Total :	\$20,769.00
PMA 4401	County Tax :	823.49
TCO None	City Tax :	0.00
	Grand Total :	\$21,592.49

NOTE: IMPORTANT NOTICE: Due to the severe volatility of the world oil market, the price on this proposal is for work completed before 12/27/2008. If work is completed after this date, regardless of cause or fault, pricing will be adjusted to reflect material costs at the time of delivery to the project. All materials and work affected by the oil market are dependant on availability of materials and pricing at the time of completion of the work.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Sunland Asphalt may withdraw this proposal if not accepted within 30 days, or if pricing becomes invalid within the notice above.

Sunland Asphalt
 Authorized Signature : [Signature]
 Name : Tucson Sales Team 01
 Designation : Tucson Sales Team 01

TERMS: NET 15 DAYS

Client
 Authorized Signature : _____
 Name : _____
 Date : _____

Contractor's License Numbers
 AZROC-111922-CLA
 AZROC-095189-C13
 NV-49496
 CA-781952-C12



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OCT 29 2008

Phoenix - Tucson - Las Vegas - Bullhead City

PROPOSAL

PROPOSAL

Client: Property Mgmt Group P O Box 13402 Tucson, AZ 85732	Contact: Connie Griffith O: (520) 721-7121 F: (520) 721-4401	Job: Tierra Santa 3 Moccasin/Sunrise Tucson, AZ 85750	Date Written : 10/24/2008 Estimate Number : 24893 T-Line Number : UJ9A000IF0 Prepared By : David Thompson
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We propose to furnish all labor, material, and equipment necessary to complete the work as outlined below in accordance with the plans and specifications submitted herewith, to wit:

Asphalt Repair

32-130 Make necessary sawcuts.
26-160 Remove approx. 1,499 square feet of failed asphalt to a depth of 3". Compact existing base and pave with 3" of 1/2" asphaltic surface course. See specification sheet A-1, paragraph II.
 Note: (6) LOCATIONS
 The depth of the existing asphalt is only an estimate. Additional depth may require additional charges. The removal of the asphalt has been bid for that function alone and does not include excavation of the base or subbase. If at the time of the removal it is determined that contamination of water has weakened either the base or the subbase, additional charges would be negotiated to correct the unforeseen problem. If upon the removal of the asphalt, it is found that structures exist below the asphalt such as concrete footings, abandoned pipes, metal supports, etc., an additional charge would be negotiated to remove these obstructions if they would impede or prohibit grade consistencies.

Sub Total : \$7,214.00

Crackfill

29-200 Power clean with compressed air and seal all cracks 1/4" and larger with CMC 200 crack sealant. (Alligatored areas not included) See specification sheet CJF-1 & CMC-200 Brochure.

Sub Total : \$5,141.00

PolyChip

32-185 Power sweep asphalt surface. (Approx. 77,100 Sq. Ft.)
06-310 Apply Polychip polymer modified asphalt binder at the rate of .55 gallons per square yard on approx 77100 Sq. Ft. See specification sheet SAM-1.
20-320 Apply 3/8" hot pre-coated chips at the approximate rate of 35 pounds per square yard to 77,100 square yards. Roll with a pneumatic roller.
31-100 Paint 2 speed bumps solid using white latex traffic paint.
 Install 31 reflectors. (6 blue & 25 yellow)
32-220 Post sweep excess chips from roadway.

Sub Total : \$48,148.00

Fog Seal

32-185 Power sweep asphalt surface. (Approx. 77,100 Sq. Ft.)
06-040 Fog seal approx. 77,100 square feet using SS1H asphalt emulsion. (This proposal is based on performing the work in 2 section(s). Adhesion or bonding of Fog materials not warranted in areas exposed to automotive fluids and/or other spills.)
31-100 Paint 2 speed bumps solid using white latex traffic paint.

Sub Total : \$6,399.00

	Sub Total :	\$66,902.00
PMA 4401	County Tax :	2,652.66
TCO None	City Tax :	0.00
	Grand Total :	\$69,554.66

SUNLAND ASPHALT TERMS AND CONDITIONS

All materials guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, and delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. All jobs are subject to prelien.

Sunland Asphalt Terms and Conditions

Contractor hereby accepts the terms of the attached Contract subject to the provisions as defined on the Contract Agreement as well as the Owner's Agreement with the terms set forth in this Addendum. This Addendum is attached hereto and incorporated herein by reference. If any of the terms of the Contract are inconsistent with the terms of this Addendum, then this Addendum shall be controlling and the parties shall be bound by the terms and conditions of this Addendum.

1. PAYMENT

Contractor shall be paid a monthly progress payment within 15 days after receipt of the payment by the Owner for the value of work performed. Final payment, including all retention, shall be due 15 days after the work described in the Proposal is substantially completed. No provision of this agreement shall serve to void the Contractor's entitlement to payment for properly performed work.

2. INTEREST AND EXPENSES

All sums not paid when due shall bear an interest rate of 1 ½% per month or the maximum legal rate permitted by law, whichever is less, and all costs of collection, including a reasonable attorneys' fee, shall be paid by Owner.

3. ATTORNEYS' FEES

In the event of litigation or collection efforts by Contractor, the prevailing party shall be reimbursed for its reasonable attorneys' fees, which shall include all costs that would normally be passed through to the client, specifically but not limited to research charges, travel costs, expert witness costs, copying costs, mailing costs, facsimile costs, had-delivery costs, Federal Express or Express Mail costs, taxable costs and disbursements.

4. CONTINUED PERFORMANCE

Nothing in this subcontract agreement shall require the Contractor to continue performance if timely payments are not made to Contractor for suitably performed work.

5. BACKCHARGES

No back charges or claim of the Owner for services shall be valid except by an agreement in writing by the Contractor before the work is executed, except in the case of the Contractor's failure to meet any requirement of the subcontract agreement. In such event, the Owner shall notify the Contractor of such default, in writing, and allow the Contractor reasonable time to correct any deficiency before incurring any cost chargeable to the Contractor.

6. WORK AREAS

Owner is to prepare all work areas so as to be acceptable for Contractor work under the contract. Contractor will not be called upon to start work until sufficient areas are ready to insure continued work.

7. TIME FOR PERFORMANCE

Contractor shall be given a reasonable time in which to commence and complete the performance of the contract. Contractor shall not be responsible for delays or default where occasioned by any causes of any kind and extent beyond its control, including but not limited to: delay caused by Owner, architect and/or engineers, delays in transportation, shortages of raw materials, civil disorders, labor difficulties, vendor allocations, fires, floods, accident hazardous waste or controlled substances and acts of God. Contractor shall be entitled to equitable adjustment in the subcontract amount for additional costs due to unanticipated project delays or accelerations. Contractor shall not be obligated to provide any labor or materials outside the scope of work unless Owner shall first agree in writing to equitably adjust the subcontract amount to be paid Contractor.

8. WORKMANSHIP

All workmanship is guaranteed against defects for a period of one year from the date of substantial completion of installation. This warranty is in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose. The exclusive remedy shall be that Contractor will replace or repair any part of its work which is found to be defective. Contractor shall not be responsible for special, incidental or consequential damages. Contractor shall not be responsible for damage to its work by other parties or for improper use of equipment by other Standard of industry practice and will override strict compliance and strict performance.

9. WORK HOURS

Work called for herein is to be performed during Contractor's regular working hours as agreed to by the Owner and the Contractor.

10. NOTICE

Any notice or written claim required by the contract documents to be submitted to the Owner, on account of charges, extras, delays, acceleration, or otherwise, shall be furnished within a time period, and in a manner to permit the Owner to satisfy the requirements of the contract documents, notwithstanding any shorter time period otherwise provided.

11. LIEN RIGHTS

Nothing in this agreement shall serve to void Contractor's right to file a lien or claim on its behalf in the event that any payment to Contractor is not timely made.

12. LABOR

Contractor shall not be bound by any of Owner's labor agreements (in whole or in part).

13. LIQUIDATED DAMAGES

The Owner shall make no demand for liquidated damages for delays in any sum in excess of such amounts as may be specifically named in this Addendum and no liquidated damages may be assessed against Contractor for more than the amount paid by the Owner for unexcused delays to the event actually caused by the Contractor.

14. SCHEDULE

Contractor shall submit a schedule to Owner, Owner will review and notify Contractor of any schedule conflict. If Contractor finds it necessary to change his schedule, owner will give his best effort to meet this change in schedule. Contractor shall not be penalized for non-performance and will be paid for work performed.

15. INSURANCE RESTRICTION

Notwithstanding any provision to the contrary, Contractor shall maintain the types and limitations on insurance as shown on the attached certificate of insurance. Contractor is not required to waive any claims or rights of subrogation against the Owner or any others for losses and claims covered or paid by Owner's workers compensation or general liability insurance. Acceptance of the Certificate of Insurance constitutes acceptance of the insurance of Contractor, including any additional insured requirements. In addition, Contractor shall not provide completed operations under an additional insured requirement.

16. INDEMNITY, HOLD HARMLESS RESTRICTION

Any indemnification or hold harmless obligation of the Contractor shall extend only to claims relating to bodily injury and property damage and then only to that part or proportion of any claim damage, loss or defect that results from the negligence or intentional act of the indemnitor or someone for whom it is responsible. Contractor shall not under any circumstance have a duty to defend. Nothing in this agreement shall require the Contractor to indemnify any other party from any damages including expenses and attorneys' fees to persons or property for any amount exceeding the degree Contractor directly caused such damages. Contractor shall not be responsible for fines or assessments made against Owner and Contractor. Contractor retains all rights of subrogation. Contractor will not indemnify anybody for any actions except for Contractor's own negligence and only in the proportional amount of their negligence.

17. RIGHT TO RELY

Contractor shall rely on plans, drawings, specifications and other information provided by Owner, Owner, Architect or representatives of each. Contractor assumes no risk for unknown or unforeseen conditions not evident from the plans, drawings, specifications or other information provided to Contractor.

18. HAZARDOUS WASTE

Contractor shall have no obligation to handle (that is, to remove, treat or transport) any substance which is considered hazardous waste or substance under state or federal law ("hazardous waste"). Handling hazardous waste shall be outside the scope of work of this agreement. Title to all hazardous waste shall remain with others and shall not be property of Contractor.

19. DISPUTE RESOLUTION

Final determination of contract compliance and all dispute resolutions shall be handled in the jurisdiction and venue of Maricopa County, Arizona, and be governed by the laws of Arizona.



"Quality Remains Long After Price Is Forgotten"

SAM-1

GENERAL SPECIFICATIONS

Scope of Work: Polychip Application

Procedure:

1. Polychip binder will be applied by a computer rate spreader truck at between 350° F and 400° F at a rate of 0.40 to 0.55 gallons per square yard.
2. The aggregate will be pre-coated with asphalt (0.5 to 1.0% by weight) and preheated (if specified) and spread at a rate of 28 to 35 pounds per square yard. These spread rates will vary depending on the surface texture and the binder application rate.
3. The membrane will be rolled with rubber tire rollers immediately after the application of the aggregate.
4. Areas requiring handwork may be done with CRS-2 Emulsion.

Aggregate Specifications:

<u>Sieve Size</u>	<u>Percent Passing</u>
9.5 mm (3/8i)	100
4.75 mm (no. 4)	0-25
2.36 mm (no. 8)	0-5
75 mm (no. 200)	0-2

<u>Test</u>	<u>Test Results</u>
Loss in L.A. abrasion per ASTM C131 (after 100 revolutions)	10% max.
Loss in L.A. abrasion per ASTM C (after 500 revolutions)	40% max.
Film Stripping per California Test Method 302	25% max.

-End-