



March 4, 2008

Ms. Lindsey Williams
Evergreen Devco, Inc.
2390 E. Camelback Rd. Suite 410
Phoenix, Arizona 85016

Re: COST RECOVERY - SPECIAL PUBLIC IMPROVEMENTS RESOLUTION PARCEL 500-04-971 ESTRELLA PARKWAY & ROOSEVELT STREET TRAFFIC SIGNAL

Dear Lindsay,

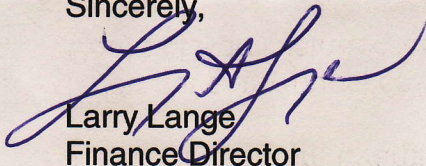
Thank you for your letter of February 21, 2008. This letter confirms the amount of Cost Recovery that is owed by Evergreen and Cardinal Capital for the Roosevelt traffic signal and median landscaping per the terms of the letter signed by Grant Anderson on October 28, 2004.

The cost for the 3-way traffic signal was \$201,336.75. Evergreen is responsible for 50% minus the cost of the upgrade to a 4-way signal (\$44,375). The amount due for the traffic signal is **\$56,293.00**. The amount due for 50% of the Estrella Parkway median landscaping is **\$31,020.00**.

The total due from Evergreen and Cardinal Capital is **\$87,313.38**

If you have any questions, please feel free to call either Tracy DeSomma, Contract Administrator, at 623-882-7067 or me at 623-882-7898.

Sincerely,



Larry Lange
Finance Director

Cc: Harvey Krauss, Community Development Director
Tracy DeSomma, Contract Administrator

Proud past. Vibrant future!

Finance Department
190 North Litchfield Road P.O. Box 5100 Goodyear, Arizona 85338
623-932-3015 Fax 623-932-3003 1-800-872-1749 TDD 623-932-6500
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Opinion of Probable Cost

Off-site Improvements for As-Built Wal-Mart, SWC of Estrella Parkway and Roosevelt Street

OFF-SITE IMPROVEMENTS

Contractor

	Sheet	Quantity	Sheet	Quantity	Sheet	Quantity	Quantity	Unit	Unit Cost	Total
ESTRELLA PARKWAY										
Storm Drainage										
Erosion control system at ADOT Basin		1					1	LS	\$7,500.00	\$7,500.00
Erosion control system at ADOT Ramp		1					1	LS	\$0.00	\$0.00
Sub-Total										\$7,500.00
Landscaping										
Landscaping- ADOT Basin		19000					19000	SF.	\$5.37	\$102,030.00
Irrigation-ADOT Basin		19000					19000	SF.	\$0.67	\$12,730.00
Meter & Service Connection for ADOT basin		1					1	LS.	\$2,430.00	\$2,430.00
Landscaping-50% of Median Area of 28,200sf		14100					14100	SF.	\$2.20	\$31,020.00
Meter & Service Connection for Median-50%		0.5					0.5	LS.	\$2,430.00	\$1,215.00
Irrigation-50% of Median Area of 28,200sf		14100					14100	SF.	\$0.96	\$13,536.00
Sub-Total										\$162,961.00
Utilities										
12" Sanitary Sewer from 1016' North of Van Buren towards Roosevelt	20	459.9					460	LF.	\$81.50	\$37,481.85
8" Sanitary Sewer from 1476' North of van Buren to Roosevelt	20	29.6	21	223			253	LF.	\$44.75	\$11,303.85
8" PVC-SDR35-Stub to East-50% of 153'			21	153			77	LF.	\$44.75	\$3,423.38
Sanitary Sewer Manholes Van Buren to Roosevelt	20	2	21	2			4	EA.	\$1,680.00	\$6,720.00
Connection to Existing 12" Main Line North of Van Buren	20	1					1	LS.	\$9,250.00	\$9,250.00
Fire Hydrant (complete) - south of Roosevelt							0	EA.	\$0.00	\$0.00
16" DIP w/Fittings from 1016' North of Van Buren to Roosevelt	24	456	25	262.6			718.6	LF.	\$90.00	\$64,674.00
12" Gate Valve, Box and Cover - Van Burn to Roosevelt			25	6			6	EA.	\$1,260.00	\$7,560.00
12" Stubs to East and West from 16" Line - 22LF for Each Stub - 3 Stubs					26	66	66	LF.	\$40.65	\$2,682.90
12" Gate Valves on Stubs					26	3	3	EA.	\$1,260.00	\$3,780.00
12" DIP w/Fittings-Project Frontage to WM Gas Station-50% of 706LF			25	234	26	472	353	LF.	\$40.65	\$14,349.45
12" DIP w/Fittings-Stub to East Along Roosevelt			25	131			131	LF.	\$40.65	\$5,325.15
12" Gate Valve, Box and Cover for stubs to the east along Roosevelt							0	EA.	\$0.00	\$0.00
8" DIP w/Fittings - stub to east at main entry to Wal-Mart							0	LF.	\$0.00	\$0.00
8" Gate Valve, Box and Cover at main entry to Wal Mart for east stub							0	EA.	\$0.00	\$0.00
Sub-Total										\$166,550.58
Roadway and Paving										
Concrete Pavement (Incl. Base) - I-10 Off Ramp W/B							0	SY.	\$0.00	\$0.00
ADOT Curb for Off Ramp							0	LF.	\$0.00	\$0.00
Retaining Wall							0	SF.	\$0.00	\$0.00
Misc Utility Relocations (Ramp)							0	LS.	\$0.00	\$0.00
Misc Storm Drainage (Ramp)							0	LS.	\$0.00	\$0.00
Misc Irrigation (Ramp)							0	LS.	\$0.00	\$0.00
Lightning Modifications (Ramp - 3 Poles)							0	LS.	\$0.00	\$0.00
Site Prep., Clearing, Grubbing, Soil Removal (Ramp)							0	AC	\$0.00	\$0.00
Grading (Cut/Fill/Compaction)							0	CY.	\$0.00	\$0.00
Fine Grading							0	SY.	\$0.00	\$0.00
3 Way Traffic Signal @ Estrella Pkwy & Roosevelt (75%)	SL2	1					0.75	EA.	\$268,449.00	\$201,336.75
4 Way Traffic Signals @ Estrella Pkwy & I-10 (100%)		2					2	EA.	\$226,280.00	\$452,560.00
Signing and Marking		1					1	LS.	\$30,999.38	\$30,999.38
Street Lights Along Project frontage - 50% of 10							0	EA.	\$0.00	\$0.00
Signal Interconnect Roosevelt/Estrella to I-10/Estrella							1700	LF.	\$21.95	\$37,315.00
Sub-Total										\$722,211.13

Offsite Improvement Cost Estrella Parkway
Contractor's overhead and Profit 10%
ESTRELLA PARKWAY OFFSITE SUB-TOTAL

\$1,059,222.71
\$105,922.27
\$1,165,144.98

ROOSEVELT STREET

Earthwork - South Side of Section line

Site Prep., Clearing, Grubbing, Soil Removal	1.25		1.25	AC	\$1,500.00	\$1,875.00
Grading (Cut/Fill/Compaction)	2000		2000	CY.	\$15.00	\$30,000.00
Fine Grading	6000		6000	SY.	\$2.00	\$12,000.00
Sub-Total						\$43,875.00

Storm Drainage - South Side of Section Line