

RESOLUTION NO. 2026-2530

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AND ESTABLISHING A "SPECIAL PUBLIC IMPROVEMENT PROJECT AREA" THAT INCLUDES PROPERTIES RECEIVING SPECIAL BENEFITS FROM IMPROVEMENTS WIDENING COTTON LANE AND AUTHORIZING THE CITY TO RECOVER AN ALLOCATED SHARE OF THE COSTS OF THE SPECIAL PUBLIC IMPROVEMENTS FROM THE OWNERS OF THE BENEFITED PROPERTIES.

WHEREAS, to facilitate the development of property along Cotton Lane within the city of Goodyear, the city wants to improve an approximate 1.5 miles of Cotton Lane generally located between Estrella Parkway and the Gila River Bridge, by adding additional lanes to the east half of Cotton Lane, which will result in this section of Cotton Lane widening to four lanes, and by rehabilitating existing improvements (CIP #42046 – Cotton Lane Widening);

WHEREAS, the project improvements will be constructed adjacent to fifteen (15) different properties;

WHEREAS, the maximum estimated cost for the project improvements is \$13,861,466.50;

WHEREAS, certain of the project improvements are for the general benefit of the public and the estimated costs of the project improvements that are for the general benefit of the public is;

WHEREAS, certain of the project improvements being constructed will specifically benefit thirteen (13) of the fifteen (15) properties located adjacent to the where the project improvements will be constructed. The owners of the thirteen (13) properties have not contributed to the cost of the improvements and who are not subject to any other assessments or special charges for the improvements benefiting their properties. These off-site improvements constitute Special Public Improvements under Chapter 24, Article 24 of the Goodyear City Code;

WHEREAS, the Special Public Improvements include the construction of two traffic lanes, new pavement improvements, curbs, gutters, signing, marking, storm drain & catch basin improvements, drainage improvements, utility adjustments and relocations, as more particularly reflected in the estimates of the maximum probable cost for each of the Benefited Properties set forth in Exhibit 1 attached hereto and incorporated herein by this reference;

WHEREAS, the thirteen (13) properties that will receive a specific benefit from the Special Public Improvements for which the properties have not contributed (the "Benefited Properties") are legally described and depicted in Exhibit 3 attached hereto and incorporated herein by this reference, which also exhibit also includes the identifies of the current owners of each of the Benefited Properties;

WHEREAS, a map of the Benefited Properties (the "Special Improvement Project Area") is depicted in Exhibit 2 attached hereto and incorporated herein by this reference;

WHEREAS, a detailed Engineer's Opinion of Maximum Probable Costs was prepared for each of the Benefited Properties setting forth the costs of the Special Public Improvements that solely benefit the Benefited Property and the costs and allocation of Special Public Improvements that benefit more than just the Benefited Property are set forth in Exhibit 1 attached hereto and incorporated herein by this reference;

WHEREAS, the estimated total cost of the Special Public Improvements benefiting the thirteen Benefited Properties is \$9,539,352.17;

WHEREAS, because a portion of these improvements will create specific benefits for properties that have not specifically contributed to the improvements, the City is seeking reimbursement from the owners of the Benefited Properties based on the benefit the Benefited Properties receive from the Special Public Improvements;

WHEREAS, the current owners of Benefited Properties received notice in writing of the public hearing to be held for consideration of the adoption of the Resolution of Intention not less than 30 days prior to the public hearing and the notice included a copy of supporting materials that explained the methodology used for determining which properties will benefit from the Special Public Improvements, the estimated costs of the Special Public Improvement that solely benefit the property, the cost of the Special Public Improvements that benefit multiple Benefitted Properties and the allocations of those costs among such Benefited Properties; and

WHEREAS, the contracts for the construction of the Special Public Improvements will be procured pursuant to the requirements of Title 34 of the Arizona Revised Statutes and the construction of the Special Public Improvements will adhere to Goodyear's standards and specifications as well as all other applicable laws, rules and/or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The public health, safety and welfare of the citizens of the City of Goodyear require the construction of the Special Public Improvements generally described in the Recitals above and that are specifically described in estimates of the maximum probable cost for each of the Benefited Properties set forth Exhibit 1, and the construction of the Special Public Improvements is hereby ordered.

SECTION 2. The proposed Special Public Improvements generally described in the Recitals above and that are specifically described in Exhibit 1 are of more than local or ordinary public benefit and are of special benefit to the properties legally described and depicted in Exhibit 3 (the "Benefited Properties").

SECTION 3. The formation of the Special Public Improvement Project Area that includes the Benefited Properties legally described and depicted in Exhibit 3, and which is generally depicted in Exhibit 2, is hereby ordered.

SECTION 4. At the time of development, the then owner of each Benefited Property is required to reimburse the City for the actual costs of the Special Public Improvements benefiting the owner's property, in an amount not to exceed the estimated maximum probable cost of the Special Public Improvements allocated to the Benefited Property as set forth in Exhibit 1 and summarized in Exhibit 4 attached hereto and incorporated herein by this reference. The actual costs shall be allocated consistent with the methodology allocating the costs of the Special Public Improvements used in establishing the estimated maximum probable cost of the Special Public Improvements for the Benefited Property.

SECTION 5. City staff shall endeavor to seek reimbursement of the actual cost of the Special Public Improvements from the then owner of the Benefited Property prior to the recordation of the first Final Plat subdividing all or part of the Benefited Property and/or as a condition of approval of a Site Plan for development within any portion of the Benefited Property. City staff shall be entitled to withhold the recordation of any final plat subdividing all or part of the Benefited Property until reimbursement required herein has been made, and City staff shall be entitled to withhold construction permits for work within the Benefited Property until the reimbursement required herein has been made.

SECTION 6. RECORDATION
A copy of this Resolution shall be recorded with the Maricopa County Recorder's Office.

SECTION 7. Resolution 2026-2530 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 22nd day of June, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

EXHIBIT 1

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST
FOR THE BENEFITED PROPERTIES
(Narrative and Estimate for Benefited Properties)

The Cotton Lane – Estrella Parkway to Cotton Lane Bridge project (City of Goodyear CIP 42046) consists of roadway improvements in both the north and southbound directions along 15 parcels, with only 13 parcels being part of the cost recovery exercise. The northbound direction improvements are approximately 8,296.29 linear feet of roadway improvements, and the southbound direction improvements are approximately 8,391.03 linear feet. The total approximate construction cost for the roadway improvements is \$13,861,466.50.

An exercise to assist with Cost Recovery was completed along the project corridor for 13 parcels fronting the proposed improvements, which involved breaking the overall project length into frontage lengths along those parcels and assigning it as a percentage of the total improvement. This percentage was used in the cost recovery estimates to assign value to lump sum items, construction items, and items based on the engineer's discretion. The two parcels with APN's 400-03-958G and 400-03-958E at the southernmost portion of the project contain minor improvements that were accounted for in the overall total but were excluded from the cost recovery exercise, as they are not directly benefited from the improvements (i.e. tie in improvements). The total approximate cost of the roadway improvements fronting these 13 parcels is \$9,539,352.17.

The section below is a summary of each parcel, the frontage length of the parcel, and a percentage of the improvements. Note, the parcel cost does include a cost for construction engineering services including permits, inspections and third-party quality assurance. In addition, the parcels cost below includes a percentage for the final design cost based on the linear footage of frontage and is broken down to a cost per linear foot in the table provided.

Parcel 1

The frontage length along this parcel is 1,340.581 linear feet, which accounts for 8.06% of the total improvements. The total estimated cost for this parcel is \$537,625.48.

Parcel 2

The frontage length along this parcel is 1,338.866 linear feet, which accounts for 8.05% of the total improvements. The total estimated cost for this parcel is \$578,102.88.

Parcel 3

The frontage length along this parcel is 1,376.430 linear feet, which accounts for 8.28% of the total improvements. The total estimated cost for this parcel is \$559,417.81.

Parcel 4

The frontage length along this parcel is 1,361.439 linear feet, which accounts for 8.19% of the total improvements. The total estimated cost for this parcel is \$594,286.98.

Parcel 5

The frontage length along this parcel is 1,009.052 linear feet, which accounts for 6.07% of the total improvements. The total estimated cost for this parcel is \$402,037.19.

Parcel 6

The frontage length along this parcel is 1,869.920 linear feet, which accounts for 11.23% of the total improvements. The total estimated cost for this parcel is \$896,149.94.

Parcel 7

The frontage length along this parcel is 1,338.176 linear feet, which accounts for 8.05% of the total improvements. The total estimated cost for this parcel is \$993,455.38.

Parcel 8

The frontage length along this parcel is 1,280.093 linear feet, which accounts for 7.69% of the total improvements. The total estimated cost for this parcel is \$856,220.92.

Parcel 9

The frontage length along this parcel is 57.354 linear feet, which accounts for 0.34% of the total improvements. The total estimated cost for this parcel is \$37,316.69.

Parcel 10

The frontage length along this parcel is 1,361.694 linear feet, which accounts for 8.19% of the total improvements. The total estimated cost for this parcel is \$914,170.76.

Parcel 11

The frontage length along this parcel is 1,371.650 linear feet, which accounts for 8.25% of the total improvements. The total estimated cost for this parcel is \$991,387.48.

Parcel 12

The frontage length along this parcel is 1,271.635 linear feet, which accounts for 7.32% of the total improvements. The total estimated cost for this parcel is \$856,060.66.

Parcel 13

The frontage length along this parcel is 1,710.428 linear feet, which accounts for 10.28% of the total improvements. The total estimated cost for this parcel is \$1,323,119.99.

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 1

Parcel 1

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.06%	\$ 650,000.00	\$ 52,390.00
105.80000	Construction Surveying and Layout	LS	8.06%	\$ 276,000.00	\$ 22,245.60
105.80001	As-Builts	LS	8.06%	\$ 20,000.00	\$ 1,612.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.06%	\$ 460,000.00	\$ 37,076.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.06%	\$ 20,000.00	\$ 1,612.00
107.02002	Sediment Wattle, 9" Dia	LF	1,249	\$ 6.00	\$ 7,494.00
107.02003	Rock Check Dam	Each	10.0	\$ 250.00	\$ 2,500.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.06%	\$ 3,300.00	\$ 265.98
109.09000	Mobilization/Demobilization	LS	8.06%	\$ 920,000.00	\$ 74,152.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.06%	\$ 50,000.00	\$ 4,030.00
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY			
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	8.06%	\$ 200,000.00	\$ 16,120.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	534	\$ 140.00	\$ 74,760.00
321.04005	Thickened Edge, MAG Det 201, Type B	LF			
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.61	\$ 1,200.00	\$ 1,932.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF			\$ -
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	2	\$ 500.00	\$ 1,000.00
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.06%	\$ 736,000.00	\$ 59,321.60
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.06%	\$ 10,000.00	\$ 806.00
430.01201	Hydro Seeding - Native Seed Mix	AC	1	\$ 3,500.00	\$ 3,816.82
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,315	\$ 1.00	\$ 2,315.25
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,323	\$ 1.00	\$ 1,323.00
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.84
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-33)	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$389,776.08
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$389,776.08
	ADDITIONAL PROJECT CONSTRUCTION COSTS				
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.06%	\$404,000.00	\$32,562.40
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$38,977.61	\$38,978.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$71,540.40
	TOTAL CONSTRUCTION COSTS				\$461,316.48
	DESIGN COST				
	DESIGN ENGINEERING		8.06%	\$946,767.00	\$76,309.42
	TOTAL DESIGN COSTS				\$76,309.00
	TOTAL ESTIMATED PROJECT COST				\$537,625.48

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 2

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.05%	\$ 650,000.00	\$ 52,325.00
105.80000	Construction Surveying and Layout	LS	8.05%	\$ 276,000.00	\$ 22,218.00
105.80001	As-Builts	LS	8.05%	\$ 20,000.00	\$ 1,610.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.05%	\$ 460,000.00	\$ 37,030.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.05%	\$ 20,000.00	\$ 1,610.00
107.02002	Sediment Wattle, 9" Dia	LF	1,305	\$ 6.00	\$ 7,830.00
107.02003	Rock Check Dam	Each	17	\$ 250.00	\$ 4,125.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.05%	\$ 3,300.00	\$ 265.65
109.09000	Mobilization/Demobilization	LS	8.05%	\$ 920,000.00	\$ 74,060.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.05%	\$ 50,000.00	\$ 4,025.00
215.01510	Earthwork for Retention Basins	CY	2,320	\$ 30.00	\$ 69,600.00
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	8.05%	\$ 200,000.00	\$ 16,100.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	421	\$ 140.00	\$ 58,954.00
321.04005	Thickened Edge, MAG Det 201, Type B	LF			
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.27	\$ 1,200.00	\$ 1,524.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF			
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.05%	\$ 736,000.00	\$ 59,248.00
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.05%	\$ 10,000.00	\$ 805.00
430.01201	Hydro Seeding - Native Seed Mix	AC	1.62	\$ 3,500.00	\$ 5,678.34
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,343	\$ 1.00	\$ 2,343.25
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,339	\$ 1.00	\$ 1,339.00
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 150.64
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-33)	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$426,695.88
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$426,695.88
	ADDITIONAL PROJECT CONSTRUCTION COSTS				
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.05%	\$404,000.00	\$32,522.00
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$42,669.59	\$42,670.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$75,192.00
	TOTAL CONSTRUCTION COSTS				\$501,887.88
	DESIGN COST				
	DESIGN ENGINEERING		8.05%	\$946,767.00	\$76,214.74
	TOTAL DESIGN COSTS				\$76,215.00
	TOTAL ESTIMATED PROJECT COST				\$578,102.88

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 3

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.28%	\$ 650,000.00	\$ 53,820.00
105.80000	Construction Surveying and Layout	LS	8.28%	\$ 276,000.00	\$ 22,852.80
105.80001	As-Builts	LS	8.28%	\$ 20,000.00	\$ 1,656.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.28%	\$ 460,000.00	\$ 38,088.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.28%	\$ 20,000.00	\$ 1,656.00
107.02002	Sediment Wattle, 9" Dia	LF	1,778	\$ 6.00	\$ 10,668.00
107.02003	Rock Check Dam	Each	4	\$ 250.00	\$ 1,000.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	1	\$ 320.00	\$ 160.00
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.28%	\$ 3,300.00	\$ 273.24
109.09000	Mobilization/Demobilization	LS	8.28%	\$ 920,000.00	\$ 76,176.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.28%	\$ 50,000.00	\$ 4,140.00
215.01510	Earthwork for Retention Basins	CY	905	\$ 30.00	\$ 27,150.00
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	8.28%	\$ 200,000.00	\$ 16,560.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	508	\$ 140.00	\$ 71,120.00
321.04005	Thickened Edge, MAG Det 201, Type B	LF			
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.53	\$ 1,200.00	\$ 1,836.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF			
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	1	\$ 500.00	\$ 500.00
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.28%	\$ 736,000.00	\$ 60,940.80
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.28%	\$ 10,000.00	\$ 828.00
430.01201	Hydro Seeding - Native Seed Mix	AC	1	\$ 3,500.00	\$ 5,114.21
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,382	\$ 1.00	\$ 2,381.75
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,361	\$ 1.00	\$ 1,361.00
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.50
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-32)	Each	6	\$ 1,300.00	\$ 7,800.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$406,885.30
SUBTOTAL ESTIMATED CONSTRUCTION COST					
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.28%	\$404,000.00	\$33,451.20
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$40,688.53	\$40,689.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$74,140.20
	TOTAL CONSTRUCTION COSTS				\$481,025.50
DESIGN COST					
	DESIGN ENGINEERING		8.28%	\$946,767.00	\$78,392.31
	TOTAL DESIGN COSTS				\$78,392.31
	TOTAL ESTIMATED PROJECT COST				\$559,417.81

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 4

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.19%	\$ 650,000.00	\$ 53,235.00
105.80000	Construction Surveying and Layout	LS	8.19%	\$ 276,000.00	\$ 22,804.40
105.80001	As-Builts	LS	8.19%	\$ 20,000.00	\$ 1,638.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.19%	\$ 460,000.00	\$ 37,674.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.19%	\$ 20,000.00	\$ 1,638.00
107.02002	Sediment Wattle, 9" Dia	LF	1,915	\$ 6.00	\$ 11,490.00
107.02003	Rock Check Dam	Each	4	\$ 250.00	\$ 1,000.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 320.00	\$ 320.00
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.19%	\$ 3,300.00	\$ 270.27
109.09000	Mobilization/Demobilization	LS	8.19%	\$ 920,000.00	\$ 75,348.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.19%	\$ 50,000.00	\$ 4,095.00
215.01510	Earthwork for Retention Basins	CY	2,446	\$ 30.00	\$ 73,380.00
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	8.19%	\$ 200,000.00	\$ 16,380.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	434	\$ 140.00	\$ 60,748.80
321.04005	Thickened Edge, MAG Det 201, Type B	LF			\$ -
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.31	\$ 1,200.00	\$ 1,572.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF			
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.19%	\$ 736,000.00	\$ 60,278.40
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.19%	\$ 10,000.00	\$ 819.00
430.01201	Hydro Seeding - Native Seed Mix	AC	2.2	\$ 3,500.00	\$ 7,605.51
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,384	\$ 1.00	\$ 2,383.50
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,362	\$ 1.00	\$ 1,362.00
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.50
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-32)	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$439,690.38
SUBTOTAL ESTIMATED CONSTRUCTION COST \$439,690.38					
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.19%	\$404,000.00	\$33,087.60
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$43,969.04	\$43,969.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$77,056.60
	TOTAL CONSTRUCTION COSTS				\$516,746.98
DESIGN COST					
	DESIGN ENGINEERING		8.19%	\$946,767.00	\$77,540.22
	TOTAL DESIGN COSTS				\$77,540.00
	TOTAL ESTIMATED PROJECT COST				\$594,286.98

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 5

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	6.07%	\$ 650,000.00	\$ 39,455.00
105.80000	Construction Surveying and Layout	LS	6.07%	\$ 276,000.00	\$ 16,753.20
105.80001	As-Builts	LS	6.07%	\$ 20,000.00	\$ 1,214.00
106.00000	Contractor Quality Control and Materials Testing	LS	6.07%	\$ 460,000.00	\$ 27,922.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	6.07%	\$ 20,000.00	\$ 1,214.00
107.02002	Sediment Wattle, 9" Dia	LF	2,909	\$ 6.00	\$ 17,454.00
107.02003	Rock Check Dam	Each	5	\$ 250.00	\$ 1,250.00
107.02004	Storm Drain Inlet Protection	Each	0	\$ 155.00	\$ 0
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	177	\$ 33.00	\$ 5,841.00
107.02007	Stabilized Construction Entrance/Exit	CY	6.07%	\$ 3,300.00	\$ 200.31
109.09000	Mobilization/Demobilization	LS	6.07%	\$ 920,000.00	\$ 55,844.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	6.07%	\$ 50,000.00	\$ 3,035.00
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	6.07%	\$ 200,000.00	\$ 12,140.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	332	\$ 140.00	\$ 46,496.80
321.04005	Thickened Edge, MAG Det 201, Type B	LF			
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1,000	\$ 1,200.00	\$ 1,200.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	0	\$ 40.00	\$ 0
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	6.07%	\$ 736,000.00	\$ 44,675.20
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	6.07%	\$ 10,000.00	\$ 607.00
430.01201	Hydro Seeding - Native Seed Mix	AC	2	\$ 3,500.00	\$ 6,931.94
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	1,834	\$ 1.00	\$ 1,834.25
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,064	\$ 1.00	\$ 1,064.00
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	26	\$ 4.50	\$ 118.69
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-3209-3)	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$290,950.39
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$290,950.39
	ADDITIONAL PROJECT CONSTRUCTION COSTS				
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		6.07%	\$404,000.00	\$24,522.80
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$29,095.04	\$29,095.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$53,617.80
	TOTAL CONSTRUCTION COSTS				\$344,568.19
	DESIGN COST				
	DESIGN ENGINEERING		6.07%	\$946,767.00	\$57,468.76
	TOTAL DESIGN COSTS				\$57,468.76
	TOTAL ESTIMATED PROJECT COST				\$402,037.19

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 6

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	11.23%	\$ 650,000.00	\$ 72,995.00
105.80000	Construction Surveying and Layout	LS	11.23%	\$ 276,000.00	\$ 30,994.80
105.80001	As-Builts	LS	11.23%	\$ 20,000.00	\$ 2,246.00
106.00000	Contractor Quality Control and Materials Testing	LS	11.23%	\$ 460,000.00	\$ 51,658.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	11.23%	\$ 20,000.00	\$ 2,246.00
107.02002	Sediment Wattle, 9" Dia	LF	3,834	\$ 6.00	\$ 23,004.00
107.02003	Rock Check Dam	Each	0	\$ 250.00	\$ 0
107.02004	Storm Drain Inlet Protection	Each	2	\$ 155.00	\$ 310.00
107.02005	Storm Drain Median Inlet Protection	Each		\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	11.23%	\$ 3,300.00	\$ 370.59
109.09000	Mobilization/Demobilization	LS	11.23%	\$ 920,000.00	\$ 103,316.00
205.01150	Roadway Excavation	CY			
205.01750	Hard Dig Allowance (Contingent)	Allowance	11.23%	\$ 50,000.00	\$ 5,615.00
215.01510	Earthwork for Retention Basins	CY	262	\$ 30.00	\$ 7,860.00
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY			
301.02010	Subgrade Repair (Contingent)	Allowance	11.23%	\$ 200,000.00	\$ 22,460.00
310.03000	Aggregate Base Course (Class II)	CY			
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton			
321.01301A	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic, 1.5" Lift)	Ton	767	\$ 140.00	\$ 107,380.00
321.04005	Thickened Edge, MAG Det 201, Type B	LF			
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	2,310	\$ 1,200.00	\$ 2,772.00
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF			
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	491	\$ 35.00	\$ 17,185.00
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	1	\$ 1,250.00	\$ 1,250.00
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each			
350.01800	Remove Concrete Curb and Gutter	LF			
350.01801	Remove Valley Gutter	SF	398	\$ 10.00	\$ 3,980.00
350.04000	Remove and Salvage Traffic Sign Assembly	EA	7	\$ 500.00	\$ 3,500.00
350.07500	Removal of Pavement	SF			
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	11.23%	\$ 736,000.00	\$ 82,652.80
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	11.23%	\$ 10,000.00	\$ 1,123.00
430.01201	Hydro Seeding - Native Seed Mix	AC	2.4	\$ 3,500.00	\$ 8,377.58
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	3,113	\$ 1.00	\$ 3,112.50
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,773	\$ 1.00	\$ 1,773.00
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	44	\$ 4.50	\$ 199.46
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	2	\$ 500.00	\$ 1,000.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-33)	Each	11	\$ 1,300.00	\$ 14,300.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	2	\$ 9,250.00	\$ 18,500.00
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	169	\$ 400.00	\$ 67,600.00
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$676,780.74
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$676,780.74
	ADDITIONAL PROJECT CONSTRUCTION COSTS				
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		11.23%	\$404,000.00	\$45,369.20
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$67,678.07	\$67,678.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$113,047.20
	TOTAL CONSTRUCTION COSTS				\$789,827.94
	DESIGN COST				
	DESIGN ENGINEERING		11.23%	\$946,767.00	\$106,321.93
	TOTAL DESIGN COSTS				\$106,322.00
	TOTAL ESTIMATED PROJECT COST				\$896,149.94

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 7

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.05%	\$ 650,000.00	\$ 52,325.00
105.80000	Construction Surveying and Layout	LS	8.05%	\$ 278,000.00	\$ 22,218.00
105.80001	As-Builts	LS	8.05%	\$ 20,000.00	\$ 1,610.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.05%	\$ 460,000.00	\$ 37,030.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.05%	\$ 20,000.00	\$ 1,610.00
107.02002	Sediment Wattle, 9" Dia	LF	1,328	\$ 6.00	\$ 7,966.08
107.02003	Rock Check Dam	Each	5	\$ 250.00	\$ 1,250.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	1	\$ 320.00	\$ 320.00
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.05%	\$ 100.00	\$ 8.05
109.09000	Mobilization/Demobilization	LS	8.05%	\$ 67,344.00	\$ 5,421.19
205.01150	Roadway Excavation	CY	8.05%	\$ 30.00	\$ 2.42
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.05%	\$ 3,660.00	\$ 294.63
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	4,850	\$ 16.00	\$ 77,592.89
301.02010	Subgrade Repair (Contingent)	Allowance	8.05%	\$ 14,640.00	\$ 1,178.52
310.03000	Aggregate Base Course (Class II)	CY	1,617	\$ 90.00	\$ 145,486.67
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,600	\$ 140.00	\$ 224,049.47
321.04005	Thickened Edge, MAG Det 201, Type B	LF	1,323	\$ 10.00	\$ 13,227.90
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.21	\$ 1,200.00	\$ 1,454.87
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,322	\$ 40.00	\$ 52,898.00
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	1	\$ 1,250.00	\$ 1,250.00
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	2	\$ 1,000.00	\$ 2,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	3	\$ 500.00	\$ 1,500.00
350.07500	Removal of Pavement	SF	4,426	\$ 5.00	\$ 22,130.00
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.05%	\$ 53,875.20	\$ 4,336.95
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.05%	\$ 9.15	\$ 0.74
430.01201	Hydro Seeding - Native Seed Mix	AC	1.02	\$ 3,500.00	\$ 3,561.41
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,315	\$ 1.00	\$ 2,315.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,323	\$ 1.00	\$ 1,322.79
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.81
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	5	\$ 1,300.00	\$ 6,500.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	1	\$ 9,250.00	\$ 9,250.00
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	22	\$ 250.00	\$ 5,500.00
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	48	\$ 350.00	\$ 16,800.00
618.20524	24 in RGRCP, Class V	LF	123	\$ 400.00	\$ 49,200.00
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	1	\$ 13,000.00	\$ 13,000.00
	SUBTOTAL				\$804,289.38
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$804,289.38
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.05%	\$404,000.00	\$32,522.00
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$80,428.94	\$80,429.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$112,951.00
	TOTAL CONSTRUCTION COSTS				\$917,240.38
DESIGN COST					
	DESIGN ENGINEERING		8.05%	\$946,767.00	\$76,214.74
	TOTAL DESIGN COSTS				\$76,215.00
	TOTAL ESTIMATED PROJECT COST				\$993,455.38

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 8

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	7.69%	\$ 650,000.00	\$ 49,985.00
105.80000	Construction Surveying and Layout	LS	7.69%	\$ 278,000.00	\$ 21,224.40
105.80001	As-Builts	LS	7.69%	\$ 20,000.00	\$ 1,538.00
106.00000	Contractor Quality Control and Materials Testing	LS	7.69%	\$ 460,000.00	\$ 35,374.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	7.69%	\$ 20,000.00	\$ 1,538.00
107.02002	Sediment Wattle, 9" Dia	LF	1,286	\$ 6.00	\$ 7,714.62
107.02003	Rock Check Dam	Each	8	\$ 250.00	\$ 2,000.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	7.69%	\$ 100.00	\$ 7.69
109.09000	Mobilization/Demobilization	LS	7.69%	\$ 67,344.00	\$ 5,178.75
205.01150	Roadway Excavation	CY	7.69%	\$ 30.00	\$ 2.31
205.01750	Hard Dig Allowance (Contingent)	Allowance	7.69%	\$ 3,660.00	\$ 281.45
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	4,694	\$ 16.00	\$ 75,111.98
301.02010	Subgrade Repair (Contingent)	Allowance	7.69%	\$ 14,640.00	\$ 1,125.82
310.03000	Aggregate Base Course (Class II)	CY	1,565	\$ 90.00	\$ 140,834.97
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,549	\$ 140.00	\$ 216,865.85
321.04005	Thickened Edge, MAG Det 201, Type B	LF	1,281	\$ 10.00	\$ 12,808.60
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.17	\$ 1,200.00	\$ 1,408.35
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,281	\$ 40.00	\$ 51,224.40
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	1	\$ 1,000.00	\$ 1,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	1	\$ 500.00	\$ 500.00
350.07500	Removal of Pavement	SF	0	\$ 5.00	\$ 0
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	7.69%	\$ 53,875.20	\$ 4,143.00
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	7.69%	\$ 9.15	\$ 0.70
430.01201	Hydro Seeding - Native Seed Mix	AC	1.18	\$ 3,500.00	\$ 4,142.75
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,242	\$ 1.00	\$ 2,242.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,281	\$ 1.00	\$ 1,280.61
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	32	\$ 4.50	\$ 144.07
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	1	\$ 1,000.00	\$ 1,000.00
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	51	\$ 400.00	\$ 20,400.00
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$683,952.32
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$683,952.32
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		7.69%	\$404,000.00	\$31,067.60
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$68,395.23	\$68,395.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$99,462.60
	TOTAL CONSTRUCTION COSTS				\$783,414.92
DESIGN COST					
	DESIGN ENGINEERING		7.69%	\$946,767.00	\$72,806.38
	TOTAL DESIGN COSTS				\$72,806.00
	TOTAL ESTIMATED PROJECT COST				\$856,220.92

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 9

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	0.34%	\$ 650,000.00	\$ 2,210.00
105.80000	Construction Surveying and Layout	LS	0.34%	\$ 278,000.00	\$ 938.40
105.80001	As-Builts	LS	0.34%	\$ 20,000.00	\$ 68.00
106.00000	Contractor Quality Control and Materials Testing	LS	0.34%	\$ 460,000.00	\$ 1,564.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	0.34%	\$ 20,000.00	\$ 68.00
107.02002	Sediment Wattle, 9" Dia	LF	58	\$ 6.00	\$ 346.20
107.02003	Rock Check Dam	Each	1	\$ 250.00	\$ 125.00
107.02004	Storm Drain Inlet Protection	Each	0	\$ 155.00	\$ 0
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	0.34%	\$ 100.00	\$ 0.34
109.09000	Mobilization/Demobilization	LS	0.34%	\$ 67,344.00	\$ 228.97
205.01150	Roadway Excavation	CY	0.34%	\$ 30.00	\$ 0.10
205.01750	Hard Dig Allowance (Contingent)	Allowance	0.34%	\$ 3,660.00	\$ 12.44
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	210	\$ 16.00	\$ 3,364.91
301.02010	Subgrade Repair (Contingent)	Allowance	0.34%	\$ 14,640.00	\$ 49.78
310.03000	Aggregate Base Course (Class II)	CY	70	\$ 90.00	\$ 6,309.20
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	69	\$ 140.00	\$ 9,716.17
321.04005	Thickened Edge, MAG Det 201, Type B	LF	57	\$ 10.00	\$ 573.30
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	0.05	\$ 1,200.00	\$ 63.09
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	57	\$ 40.00	\$ 2,293.20
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	0	\$ 1,000.00	\$ 0
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF	0	\$ 5.00	\$ 0
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	0.34%	\$ 53,875.20	\$ 183.18
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	0.34%	\$ 9.15	\$ 0.03
430.01201	Hydro Seeding - Native Seed Mix	AC	0.05	\$ 3,500.00	\$ 171.01
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	100	\$ 1.00	\$ 100.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	57	\$ 1.00	\$ 57.33
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	1	\$ 4.50	\$ 6.45
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	0	\$ 500.00	\$ 0
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	1	\$ 1,300.00	\$ 1,300.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$29,749.09
SUBTOTAL ESTIMATED CONSTRUCTION COST					
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		0.34%	\$404,000.00	\$1,373.60
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$2,974.91	\$2,975.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$4,348.60
	TOTAL CONSTRUCTION COSTS				\$34,097.69
DESIGN COST					
	DESIGN ENGINEERING		0.34%	\$946,767.00	\$3,219.01
	TOTAL DESIGN COSTS				\$3,219.01
	TOTAL ESTIMATED PROJECT COST				\$37,316.69

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 10

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.19%	\$ 650,000.00	\$ 53,235.00
105.80000	Construction Surveying and Layout	LS	8.19%	\$ 278,000.00	\$ 22,604.40
105.80001	As-Builts	LS	8.19%	\$ 20,000.00	\$ 1,638.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.19%	\$ 460,000.00	\$ 37,674.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.19%	\$ 20,000.00	\$ 1,638.00
107.02002	Sediment Wattle, 9" Dia	LF	1,371	\$ 6.00	\$ 8,226.00
107.02003	Rock Check Dam	Each	4	\$ 250.00	\$ 1,000.00
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.19%	\$ 100.00	\$ 8.19
109.09000	Mobilization/Demobilization	LS	8.19%	\$ 67,344.00	\$ 5,515.47
205.01150	Roadway Excavation	CY	8.19%	\$ 30.00	\$ 2.46
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.19%	\$ 3,660.00	\$ 299.75
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	4,985	\$ 16.00	\$ 79,764.21
301.02010	Subgrade Repair (Contingent)	Allowance	8.19%	\$ 14,640.00	\$ 1,199.02
310.03000	Aggregate Base Course (Class II)	CY	1,662	\$ 90.00	\$ 149,557.90
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,645	\$ 140.00	\$ 230,319.17
321.04005	Thickened Edge, MAG Det 201, Type B	LF	1,332	\$ 10.00	\$ 13,323.50
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.25	\$ 1,200.00	\$ 1,495.58
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,331	\$ 40.00	\$ 53,248.80
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	30	\$ 70.00	\$ 2,100.00
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	1	\$ 1,250.00	\$ 1,250.00
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	2	\$ 1,000.00	\$ 2,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF	0	\$ 5.00	\$ 0
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.19%	\$ 53,875.20	\$ 4,412.38
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.19%	\$ 9.15	\$ 0.75
430.01201	Hydro Seeding - Native Seed Mix	AC	0.91	\$ 3,500.00	\$ 3,185.00
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,382	\$ 1.00	\$ 2,382.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,361	\$ 1.00	\$ 1,361.08
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.50
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	5	\$ 1,300.00	\$ 6,500.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	1	\$ 9,250.00	\$ 9,250.00
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	50	\$ 350.00	\$ 17,500.00
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
SUBTOTAL					\$730,494.16
SUBTOTAL ESTIMATED CONSTRUCTION COST					\$730,494.16
ADDITIONAL PROJECT CONSTRUCTION COSTS					
CONSTRUCTION ENGINEERING AND ADMINISTRATION			8.19%	\$404,000.00	\$33,087.60
CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS			10%	\$73,049.42	\$73,049.00
SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS					\$106,136.60
TOTAL CONSTRUCTION COSTS					\$836,630.76
DESIGN COST					
DESIGN ENGINEERING			8.19%	\$946,767.00	\$77,540.22
TOTAL DESIGN COSTS					\$77,540.00
TOTAL ESTIMATED PROJECT COST					\$914,170.76

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 11

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	8.25%	\$ 650,000.00	\$ 53,625.00
105.80000	Construction Surveying and Layout	LS	8.25%	\$ 278,000.00	\$ 22,770.00
105.80001	As-Builts	LS	8.25%	\$ 20,000.00	\$ 1,650.00
106.00000	Contractor Quality Control and Materials Testing	LS	8.25%	\$ 460,000.00	\$ 37,950.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	8.25%	\$ 20,000.00	\$ 1,650.00
107.02002	Sediment Wattle, 9" Dia	LF	1,521	\$ 6.00	\$ 9,123.60
107.02003	Rock Check Dam	Each	0	\$ 250.00	\$ 0
107.02004	Storm Drain Inlet Protection	Each	1	\$ 155.00	\$ 155.00
107.02005	Storm Drain Median Inlet Protection	Each	2	\$ 320.00	\$ 640.00
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	8.25%	\$ 100.00	\$ 8.25
109.09000	Mobilization/Demobilization	LS	8.25%	\$ 67,344.00	\$ 5,555.88
205.01150	Roadway Excavation	CY	8.25%	\$ 30.00	\$ 2.48
205.01750	Hard Dig Allowance (Contingent)	Allowance	8.25%	\$ 3,660.00	\$ 301.95
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	5,114	\$ 16.00	\$ 81,828.43
301.02010	Subgrade Repair (Contingent)	Allowance	8.25%	\$ 14,640.00	\$ 1,207.80
310.03000	Aggregate Base Course (Class II)	CY	1,705	\$ 90.00	\$ 153,428.30
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,688	\$ 140.00	\$ 236,279.58
321.04005	Thickened Edge, MAG Det 201, Type B	LF	1,377	\$ 10.00	\$ 13,766.60
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.28	\$ 1,200.00	\$ 1,534.28
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,377	\$ 40.00	\$ 55,082.40
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	0	\$ 1,250.00	\$ 0
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	1	\$ 1,000.00	\$ 1,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF	0	\$ 5.00	\$ 0
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	8.25%	\$ 53,875.20	\$ 4,444.70
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	8.25%	\$ 9.15	\$ 0.75
430.01201	Hydro Seeding - Native Seed Mix	AC	1.39	\$ 3,500.00	\$ 4,864.10
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,410	\$ 1.00	\$ 2,410.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,377	\$ 1.00	\$ 1,376.88
463.01200	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	33	\$ 4.50	\$ 148.50
463.01520	Thermoplastic/Prefomed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	4	\$ 1,300.00	\$ 5,200.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	2	\$ 9,250.00	\$ 18,500.00
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	1	\$ 15,000.00	\$ 15,000.00
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	1	\$ 1,500.00	\$ 1,500.00
618.20518	18 in RGRCP, Class V	LF	51	\$ 350.00	\$ 17,850.00
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	64	\$ 450.00	\$ 28,800.00
618.20536	36 in RGRCP, Class V	LF	4	\$ 700.00	\$ 2,800.00
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$799,954.48
SUBTOTAL ESTIMATED CONSTRUCTION COST					
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		8.25%	\$404,000.00	\$33,330.00
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$79,995.45	\$79,995.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$113,325.00
	TOTAL CONSTRUCTION COSTS				\$913,279.48
DESIGN COST					
	DESIGN ENGINEERING		8.25%	\$946,767.00	\$78,108.28
	TOTAL DESIGN COSTS				\$78,108.00
	TOTAL ESTIMATED PROJECT COST				\$991,387.48

ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 12

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	7.32%	\$ 650,000.00	\$ 47,580.00
105.80000	Construction Surveying and Layout	LS	7.32%	\$ 278,000.00	\$ 20,203.20
105.80001	As-Builts	LS	7.32%	\$ 20,000.00	\$ 1,464.00
106.00000	Contractor Quality Control and Materials Testing	LS	7.32%	\$ 460,000.00	\$ 33,672.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	7.32%	\$ 20,000.00	\$ 1,464.00
107.02002	Sediment Wattle, 9" Dia	LF	2,786	\$ 6.00	\$ 16,716.00
107.02003	Rock Check Dam	Each	5	\$ 250.00	\$ 1,250.00
107.02004	Storm Drain Inlet Protection	Each	0	\$ 155.00	\$ 0
107.02005	Storm Drain Median Inlet Protection	Each	0	\$ 320.00	\$ 0
107.02006	Rock Cut/Fill Transition	SY	57	\$ 33.00	\$ 1,881.00
107.02007	Stabilized Construction Entrance/Exit	CY	7.32%	\$ 100.00	\$ 7.32
109.09000	Mobilization/Demobilization	LS	7.32%	\$ 67,344.00	\$ 4,929.58
205.01150	Roadway Excavation	CY	7.32%	\$ 30.00	\$ 2.20
205.01750	Hard Dig Allowance (Contingent)	Allowance	7.32%	\$ 3,660.00	\$ 267.91
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	45	\$ 300.00	\$ 13,500.00
301.01000	Subgrade Preparation	SY	4,365	\$ 16.00	\$ 69,838.22
301.02010	Subgrade Repair (Contingent)	Allowance	7.32%	\$ 14,640.00	\$ 1,071.65
310.03000	Aggregate Base Course (Class II)	CY	1,455	\$ 90.00	\$ 130,946.67
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,440	\$ 140.00	\$ 201,657.87
321.04005	Thickened Edge, MAG Det 201, Type B	LF	632	\$ 10.00	\$ 6,323.90
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.09	\$ 1,200.00	\$ 1,309.47
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,748	\$ 40.00	\$ 69,939.20
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	0	\$ 70.00	\$ 0
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	1	\$ 1,250.00	\$ 1,250.00
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	2	\$ 1,000.00	\$ 2,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	0	\$ 12.00	\$ 0
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	0	\$ 500.00	\$ 0
350.07500	Removal of Pavement	SF	3,840	\$ 5.00	\$ 19,200.85
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	1	\$ 5,000.00	\$ 5,000.00
401.01000	Maintenance of Traffic/Traffic Control	LS	7.32%	\$ 53,875.20	\$ 3,943.66
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	7.32%	\$ 9.15	\$ 0.67
430.01201	Hydro Seeding - Native Seed Mix	AC	2.15	\$ 3,500.00	\$ 7,525.00
460.02000	Remove Thermoplastic Stripe	LF	0	\$ 3.00	\$ 0
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,084	\$ 1.00	\$ 2,084.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,191	\$ 1.00	\$ 1,191.00
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	29	\$ 4.50	\$ 130.50
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	5	\$ 1,300.00	\$ 6,500.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	0	\$ 9,250.00	\$ 0
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	0	\$ 19,000.00	\$ 0
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	1	\$ 15,000.00	\$ 15,000.00
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	0	\$ 350.00	\$ 0
618.20524	24 in RGRCP, Class V	LF	0	\$ 400.00	\$ 0
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$688,349.86
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$688,349.86
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		7.32%	\$404,000.00	\$29,572.80
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$68,834.99	\$68,835.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$98,407.80
	TOTAL CONSTRUCTION COSTS				\$786,757.66
DESIGN COST					
	DESIGN ENGINEERING		7.32%	\$946,767.00	\$69,303.34
	TOTAL DESIGN COSTS				\$69,303.00
	TOTAL ESTIMATED COSTS				\$856,060.66

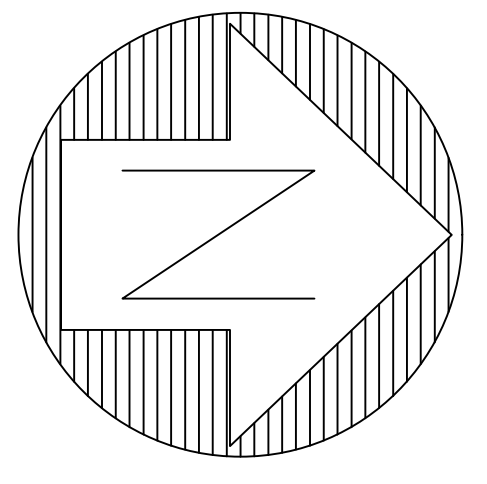
ENGINEER'S ESTIMATE OF MAXIMUM PROBABLE COST

PARCEL 13

Item No.	Description	Unit	Quantity	Unit Cost	Total
ROADWAY					
	Owner's Allowance (To be used at Owner's Direction, not Contingency)	Allowance	10.28%	\$ 650,000.00	\$ 66,820.00
105.80000	Construction Surveying and Layout	LS	10.28%	\$ 278,000.00	\$ 28,372.80
105.80001	As-Builts	LS	10.28%	\$ 20,000.00	\$ 2,056.00
106.00000	Contractor Quality Control and Materials Testing	LS	10.28%	\$ 460,000.00	\$ 47,288.00
107.02000	Stormwater Compliance (AZPDES)	Allowance	10.28%	\$ 20,000.00	\$ 2,056.00
107.02002	Sediment Wattle, 9" Dia	LF	1,608	\$ 6.00	\$ 9,648.00
107.02003	Rock Check Dam	Each	0	\$ 250.00	\$ 0
107.02004	Storm Drain Inlet Protection	Each	2	\$ 155.00	\$ 310.00
107.02005	Storm Drain Median Inlet Protection	Each	4	\$ 320.00	\$ 1,280.00
107.02006	Rock Cut/Fill Transition	SY	0	\$ 33.00	\$ 0
107.02007	Stabilized Construction Entrance/Exit	CY	10.28%	\$ 100.00	\$ 10.28
109.09000	Mobilization/Demobilization	LS	10.28%	\$ 920,000.00	\$ 94,576.00
205.01150	Roadway Excavation	CY	10.28%	\$ 30.00	\$ 3.08
205.01750	Hard Dig Allowance (Contingent)	Allowance	10.28%	\$ 50,000.00	\$ 5,140.00
215.01510	Earthwork for Retention Basins	CY	0	\$ 30.00	\$ 0
220.10150	Riprap, D50=6 in	CY	0	\$ 300.00	\$ 0
301.01000	Subgrade Preparation	SY	5,779	\$ 16.00	\$ 92,456.85
301.02010	Subgrade Repair (Contingent)	Allowance	10.28%	\$ 200,000.00	\$ 20,560.00
310.03000	Aggregate Base Course (Class II)	CY	1,926	\$ 90.00	\$ 173,356.60
321.01301	Asphalt Concrete Pavement (Superpave 3/4 in Mix, Low Traffic)	Ton	1,907	\$ 140.00	\$ 266,969.16
321.04005	Thickened Edge, MAG Det 201, Type B	LF	1,550	\$ 10.00	\$ 15,500.00
329.01000	Bituminous Tack Coat SS-1h, Diluted	Ton	1.44	\$ 1,200.00	\$ 1,733.57
340.01110	Vertical Curb & Gutter, Type A, H=6 in, MAG Det 220	LF	1,531	\$ 40.00	\$ 61,240.00
340.01130	Roll Curb & Gutter, Type C, MAG Det 220	LF	30	\$ 70.00	\$ 2,100.00
340.01600	Concrete Apron & Valley Gutter, MAG Det 240	SF	0	\$ 35.00	\$ 0
345.01100	Adjust Manhole Frame & Cover, MAG Det 422	Each	1	\$ 1,250.00	\$ 1,250.00
345.01200	Adjust Frame & Cover to Grade, MAG Det 391-1	Each	3	\$ 1,000.00	\$ 3,000.00
350.01400	Remove Catch Basin	Each	0	\$ 1,500.00	\$ 0
350.01800	Remove Concrete Curb and Gutter	LF	8	\$ 12.00	\$ 96.00
350.01801	Remove Valley Gutter	SF	0	\$ 10.00	\$ 0
350.04000	Remove and Salvage Traffic Sign Assembly	EA	1	\$ 500.00	\$ 500.00
350.07500	Removal of Pavement	SF	224	\$ 5.00	\$ 1,120.00
351.01700	Relocate 2" Air/Vacuum Release Valve Per COG Std G-3328	Each	0	\$ 5,000.00	\$ 0
401.01000	Maintenance of Traffic/Traffic Control	LS	10.28%	\$ 736,000.00	\$ 75,660.80
401.01100	Uniformed Off-Duty Law Enforcement Officer	Hours	10.28%	\$ 125.00	\$ 12.85
430.01201	Hydro Seeding - Native Seed Mix	AC	1.48	\$ 3,500.00	\$ 5,165.55
460.02000	Remove Thermoplastic Stripe	LF	117	\$ 3.00	\$ 351.00
462.01100	4 in White Thermoplastic Traffic Stripe	LF	2,765	\$ 1.00	\$ 2,765.00
462.01200	4 in Yellow Thermoplastic Traffic Stripe	LF	1,580	\$ 1.00	\$ 1,580.00
463.01200	ReflectORIZED Raised Pavement Marker (Type G, Clear, 1-Way)	Each	39	\$ 4.50	\$ 173.25
463.01520	Thermoplastic/Preformed Symbol Bike Lane Marking Set	Each	1	\$ 500.00	\$ 500.00
465.01006	Furnish and Install Roadside Sign Assembly (Base, Post, Sign Panel) (C.O.G. Std. Detail G-320	Each	8	\$ 1,300.00	\$ 10,400.00
505.10150	Catch Basin, MAG Det 535, Type F	Each	2	\$ 9,250.00	\$ 18,500.00
505.13627	Catch Basin COG Std G-3535, Type M-2, L=17 ft	Each	1	\$ 19,000.00	\$ 19,000.00
610.10210	Concrete Encasement of Waterline, 20 in Pipe, MAG Det 404	LF	0	\$ 250.00	\$ 0
610.27050	Relocate Fire Hydrant Bypass Assembly, COG Std G-3336	Each	0	\$ 15,000.00	\$ 0
618.00930	Concrete Pipe Collar for 30 in Pipe, MAG Det 505	Each	0	\$ 1,000.00	\$ 0
618.00936	Concrete Pipe Collar for 36 in Pipe, MAG Det 505	Each	0	\$ 1,500.00	\$ 0
618.20518	18 in RGRCP, Class V	LF	51	\$ 350.00	\$ 17,850.00
618.20524	24 in RGRCP, Class V	LF	68	\$ 400.00	\$ 27,200.00
618.20530	30 in RGRCP, Class V	LF	0	\$ 450.00	\$ 0
618.20536	36 in RGRCP, Class V	LF	0	\$ 700.00	\$ 0
625.01100	Storm Drain Manhole, MAG Det 520 & 522	Each	0	\$ 13,000.00	\$ 0
	SUBTOTAL				\$1,076,600.79
	SUBTOTAL ESTIMATED CONSTRUCTION COST				\$1,076,600.79
ADDITIONAL PROJECT CONSTRUCTION COSTS					
	CONSTRUCTION ENGINEERING AND ADMINISTRATION		10.28%	\$404,000.00	\$41,531.20
	CONSTRUCTION COST CONTINGENCIES - BIDDING WITHIN 6 MONTHS		10%	\$107,660.08	\$107,660.00
	SUBTOTAL ADDITIONAL PROJECT CONSTRUCTION COSTS				\$149,191.20
	TOTAL CONSTRUCTION COSTS				\$1,225,791.99
DESIGN COST					
	DESIGN ENGINEERING		10.28%	\$946,767.00	\$97,327.65
	TOTAL DESIGN COSTS				\$97,328.00
	TOTAL ESTIMATED PROJECT COST				\$1,323,119.99

EXHIBIT 2

SPECIAL IMPROVEMENT PROJECT AREA MAP



Parcel #	Linear Feet	Percentage
1	1340.581'	8.06%
2	1338.866'	8.05%
3	1376.430'	8.28%
4	1361.439'	8.19%
5	1009.052'	6.07%
6	1869.920'	11.23%
7	1338.176'	8.05%
8	1280.093'	7.69%
9	57.354'	0.34%
10	1361.694'	8.19%
11	1371.650'	8.25%
12	1217.635'	7.32%
13	1710.428'	10.28%

Linear Feet and Percentages reflect the amount each parcel frontages proposed improvements.

EXHIBIT 3

LEGAL DESCRIPTIONS AND CURRENT OWNERS OF BENEFITED PROPERTIES

OWNERS OF BENEFITED PROPERTIES

Parcel Owners:

Parcel 1: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 2: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 3: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 4: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 5: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 6: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 7: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 8: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 9: James L. King Jr. Family Trust

Parcel 10: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 11: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 12: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 13: KR TIC 1 LLC/KR TIC 2 LLC

LEGAL DESCRIPTION OF PARCEL 1

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 400-03-005A

THAT PORTION OF A PARCEL 10 AS DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH A FOUND GLO BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2, BEARS SOUTH 89°39'39" EAST (BASIS OF BEARINGS), A DISTANCE OF 2649.31 FEET;

THENCE NORTH 00°30'11" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1330.56 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 89°04'29" EAST, A DISTANCE OF 909.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF COTTON LANE AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE", RECORDED IN BOOK 911, PAGE 38, RECORDS OF MARICOPA COUNTY, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4100.00 FEET, A DELTA ANGLE OF 7°25'19", AND A CHORD BEARING THAT BEARS SOUTH 0°57'35" EAST, 530.74 FEET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING 8 COURSES AND DISTANCES;

THENCE ALONG SAID CURVE, A DISTANCE OF 531.11 FEET;

THENCE SOUTH 04°40'15" EAST, A DISTANCE OF 141.79 FEET;

THENCE SOUTH 40°19'45" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 04°40'15" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 49°40'15" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 04°40'15" EAST, A DISTANCE OF 238.21 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3900.00 FEET, A DELTA ANGLE OF 2°38'52", AND A CHORD BEARING THAT BEARS SOUTH 3°20'49" EAST, 180.21 FEET;

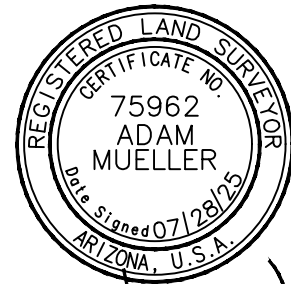
THENCE ALONG SAID CURVE, A DISTANCE OF 180.23 FEET;

THENCE SOUTH 02°01'23" EAST, A DISTANCE OF 112.68 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°39'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 961.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1,226,448 SQUARE FEET, OR 28.155 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE MADE A PART HERETO.



Adam Mueller

APN: 400-03-005A
COTTON LANE: AZMUN2214

**EXHIBIT "A"- Cost Recovery
Ordinance Parcel**

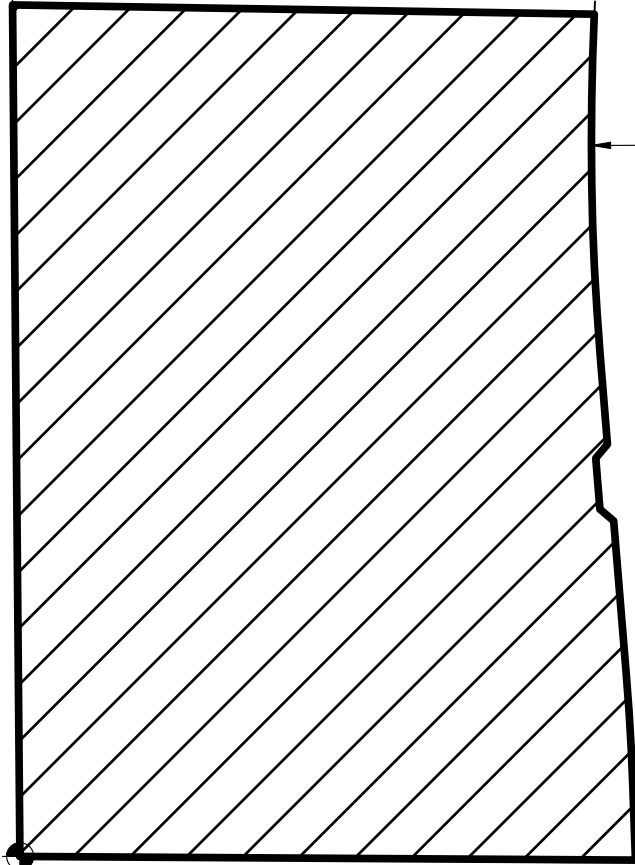


501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: LAAC	CK: AM	SHEET	TOTAL
DATE: 07/22/25	REV:	NO.	SHEETS
		1	2



CENTER QUARTER CORNER
SECTION 2
T1S, R2W G&SRM (R2) (R3)



EX. 200' R/W
(R1)

COTTON LANE

S89°39'39"E 2649.31'
(BASIS OF BEARING)



POB
SOUTH QUARTER CORNER
SECTION 2 T1S, R2W G&SRM
GLO BRASS CAP

SOUTHEAST CORNER
SECTION 2 T1S, R2W G&SRM
GLO BRASS CAP

LEGEND

- CENTERLINE
- PLSS SECTION LINE
- SUBJECT AREA
- EXISTING RIGHT-OF-WAY LINE
- FOUND PLSS SECTION CORNER, AS NOTED
- PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

- EX. EXISTING
- G&SRM GILA AND SALT RIVER MERIDIAN
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

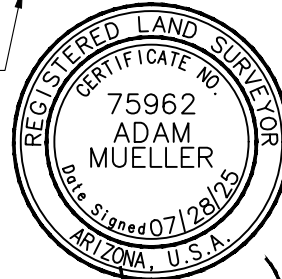
- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS.

APN: 400-03-005A
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us



Adam Mueller

DR: LAAC	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/22/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/22/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-005A
 CLOSURE REPORT**

North: 859991.9793' East: 544626.8395'

Segment #1: Line
 Course: N0° 30' 11"W Length: 1330.56'
 North: 861322.4880' East: 544615.1574'

Segment #2: Line
 Course: S89° 04' 29"E Length: 909.28'
 North: 861307.8045' East: 545524.3188'

Segment #3: Curve
 Length: 531.11' Radius: 4100.00'
 Delta: 7°25'19.2" Tangent: 265.93'
 Chord: 530.74' Course: S0° 57' 35"E
 Course In: S87° 14' 56"E
 Course Out: S85° 19' 45"W
 RP North: 861111.0148' East: 549619.5934'
 End North: 860777.1390' East: 545533.2084'

Segment #4: Line
 Course: S4° 40' 15"E Length: 141.79'
 North: 860635.8199' East: 545544.7546'

Segment #5: Line
 Course: S40° 19' 45"W Length: 28.28'
 North: 860614.2609' East: 545526.4524'

Segment #6: Line
 Course: S4° 40' 15"E Length: 80.00'
 North: 860534.5266' East: 545532.9669'

Segment #7: Line
 Course: S49° 40' 15"E Length: 28.28'
 North: 860516.2244' East: 545554.5258'

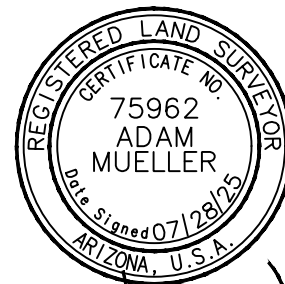
Segment #8: Line
 Course: S4° 40' 15"E Length: 238.21'
 North: 860278.8055' East: 545573.9235'

Segment #9: Curve
 Length: 180.23' Radius: 3900.00'
 Delta: 2°38'52.0" Tangent: 90.13'
 Chord: 180.21' Course: S3° 20' 49"E
 Course In: S85° 19' 45"W
 Course Out: N87° 58' 37"E
 RP North: 859961.2240' East: 541686.8755'
 End North: 860098.9029' East: 545584.4445'

Segment #10: Line
 Course: S2° 01' 23"E Length: 112.68'
 North: 859986.2931' East: 545588.4223'

Segment #11: Line
 Course: N89° 39' 39"W Length: 961.60'
 North: 859991.9854' East: 544626.8392'

Perimeter: 4542.01' Area: 1226447.53 Sq. Ft.
 Error Closure: 0.0061 Course: N2° 57' 03"W
 Error North: 0.00609 East: -0.00031
 Precision 1: 744529.51



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 2

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 400-03-007C

THAT PORTION OF A PARCEL 7 AS DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH A FOUND GLO BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2, BEARS SOUTH 89°39'39" EAST (BASIS OF BEARINGS), A DISTANCE OF 2649.31 FEET;

THENCE NORTH 00°30'11" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1330.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°30'11" WEST, A DISTANCE OF 1330.56 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2, CALCULATED POSITION PER RECORD OF SURVEY RECORDED IN BOOK 638, PAGE 33 AND RECORD OF SURVEY RECORDED IN BOOK 656, PAGE 45, RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID WEST LINE SOUTH 88°30'01" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1160.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COTTON LANE AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE", RECORDED IN BOOK 911, PAGE 38, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 13°16'27" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 585.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4100.00 FEET, A DELTA ANGLE OF 10°31'23", AND A CHORD BEARING THAT BEARS SOUTH 8°00'46" WEST, 751.95 FEET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND CURVE, A DISTANCE OF 753.01 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 89°04'29" WEST, A DISTANCE OF 909.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1,342,211 SQUARE FEET, OR 30.813 ACRES, MORE OR LESS.

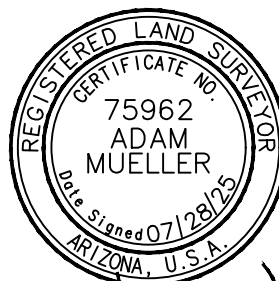
SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE MADE A PART HERETO.

APN: 400-03-007C
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel

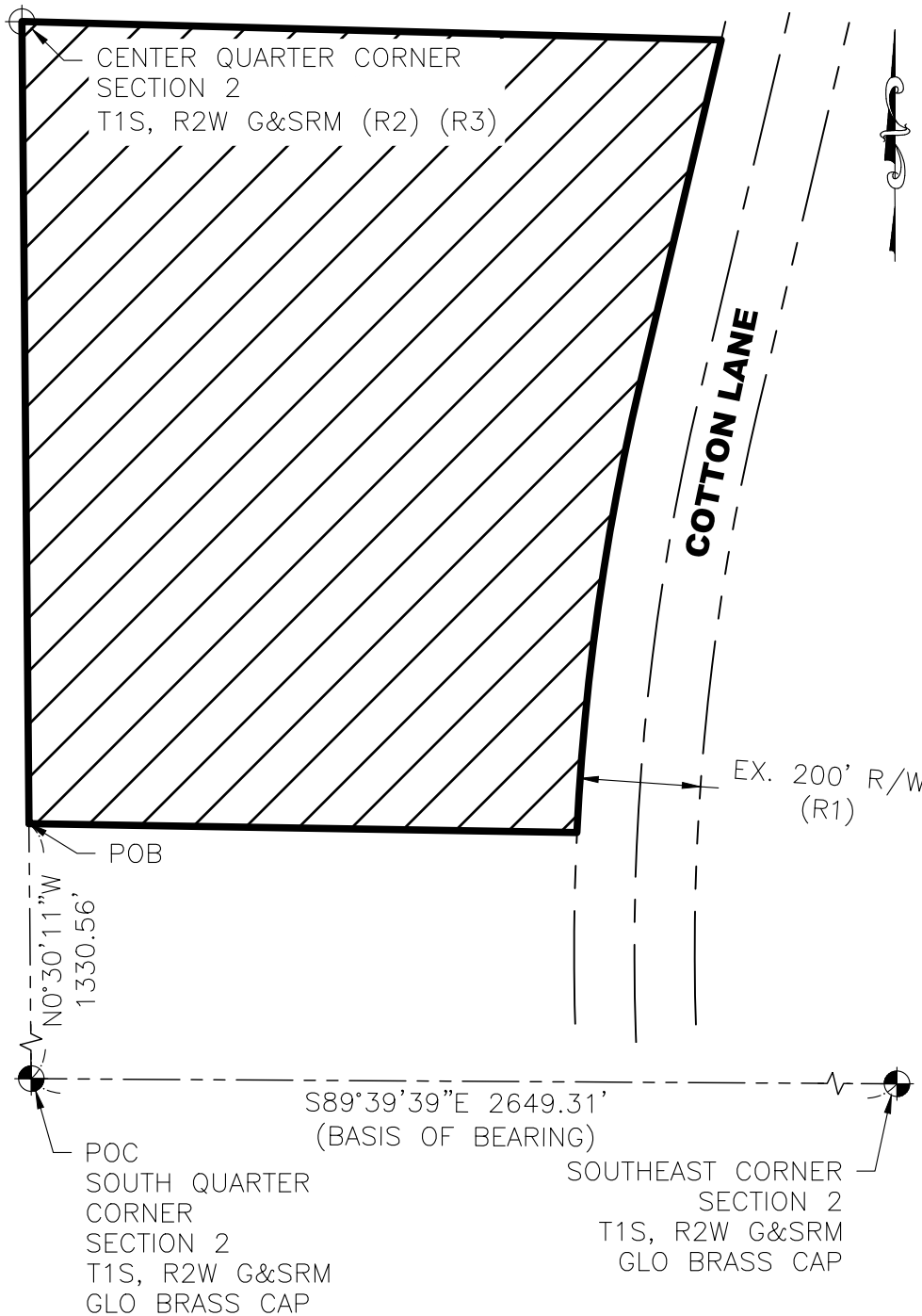


501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us



Adam Mueller

DR: LAAC	CK: AM	SHEET	TOTAL
DATE: 07/28/25	REV:	NO.	SHEETS
		1	2



LEGEND

- CENTERLINE
- PLSS SECTION LINE
- SUBJECT AREA
- EXISTING RIGHT-OF-WAY LINE
- FOUND PLSS SECTION CORNER, AS NOTED
- PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

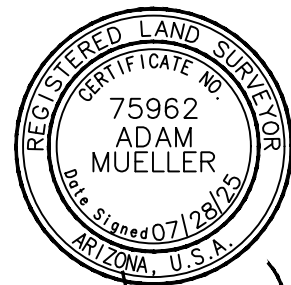
- EX. EXISTING
- G&SRM GILA AND SALT RIVER MERIDIAN
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS.

APN: 400-03-007C
 COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
 Ordinance Parcel



Adam Mueller



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us

DR: LAAC	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/28/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-007C
 CLOSURE REPORT**

North: 861322.4831' East: 544615.1598'

Segment #1: Line
 Course: N0° 30' 11"W Length: 1330.56'
 North: 862652.9918' East: 544603.4776'

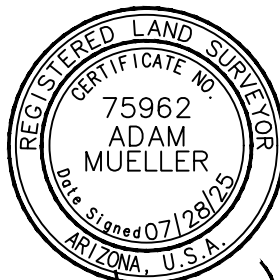
Segment #2: Line
 Course: S88° 30' 01"E Length: 1160.57'
 North: 862622.6172' East: 545763.6501'

Segment #3: Line
 Course: S13° 16' 27"W Length: 585.86'
 North: 862052.4099' East: 545629.1302'

Segment #4: Curve
 Length: 753.01' Radius: 4100.00'
 Delta: 10°31'22.8" Tangent: 377.57'
 Chord: 751.95' Course: S8° 00' 46"W
 Course In: S76° 43' 33"E
 Course Out: N87° 14' 56"W
 RP North: 861111.0051' East: 549619.5885'
 End North: 861307.8012' East: 545524.3129'

Segment #5: Line
 Course: N89° 04' 29"W Length: 909.28'
 North: 861322.4847' East: 544615.1515'

Perimeter: 4739.27'
 Area: 1342210.77 Sq. Ft.
 Error Closure: 0.0084
 Course: N78° 56' 37"W
 Error North: 0.00161 East: -0.00825
 Precision 1: 564073.81



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 3

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 400-03-001Q

THAT PORTION OF PARCEL 3 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 2 BEARS NORTH 02°11'21" WEST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET;

THENCE NORTH 88°30'01" WEST, ALONG THE SOUTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1542.97 FEET TO THE WEST LINE OF A 200 FOOT WIDE RIGHT-OF-WAY OF COTTON LANE AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE", RECORDED IN BOOK 911, PAGE 38, RECORDS OF MARICOPA COUNTY, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID SOUTH LINE, NORTH 88°30'01" WEST, A DISTANCE OF 1160.57 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2, CALCULATED POSITION PER RECORD OF SURVEY RECORDED IN BOOK 638, PAGE 33 AND RECORD OF SURVEY RECORDED IN BOOK 656, PAGE 45, RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°30'11" WEST, ALONG THE WEST LINE OF SAID SOUTH HALF, A DISTANCE OF 1319.05 FEET TO THE NORTH LINE OF SAID SOUTH HALF;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°00'09" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1484.22 FEET TO SAID WEST RIGHT-OF-WAY LINE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE REMAINING COURSES AND DISTANCES;

THENCE SOUTH 13°16'27" WEST, A DISTANCE OF 535.75 FEET;

THENCE SOUTH 58°16'27" WEST, A DISTANCE OF 28.28 FEET;

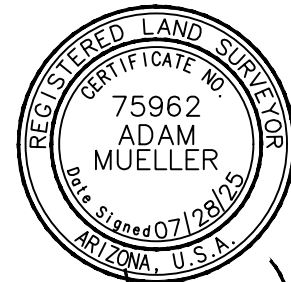
THENCE SOUTH 13°16'27" WEST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 31°43'33" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 13°16'27" WEST, A DISTANCE OF 712.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1,749,203 SQUARE FEET, OR 40.156 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.



Adam Mueller

APN: 400-03-001Q
COTTON LANE: AZMUN2214

EXHIBIT "A" - Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/28/25	REV:	NO.	SHEETS
SCALE: NTS		1	2

LEGEND

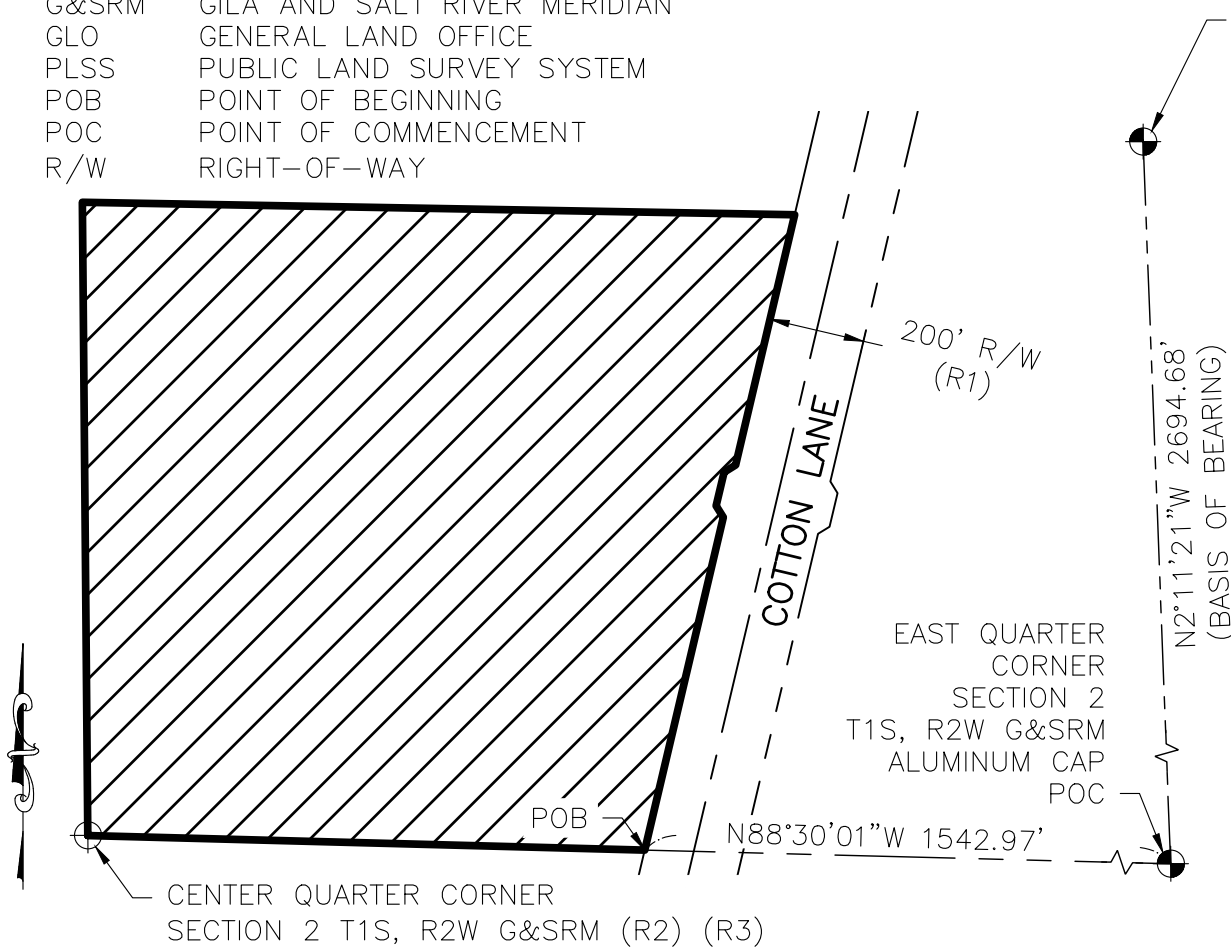
- PLSS SECTION LINE
- SUBJECT AREA
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- ⊙ FOUND PLSS SECTION CORNER, AS NOTED
- ⊕ PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

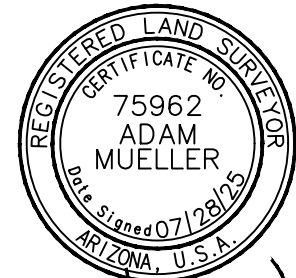
- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS



NORTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP



Adam Mueller

APN: 400-03-001Q
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB/LAAC	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/28/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-001Q
 CLOSURE REPORT**

North: 862622.6137' East: 545763.6524'

Segment #1: Line
 Course: N88° 30' 01"W Length: 1160.57'
 North: 862652.9882' East: 544603.4800'

Segment #2: Line
 Course: N0° 30' 11"W Length: 1319.05'
 North: 863971.9874' East: 544591.8989'

Segment #3: Line
 Course: S89° 00' 09"E Length: 1484.22'
 North: 863946.1489' East: 546075.8940'

Segment #4: Line
 Course: S13° 16' 27"W Length: 535.75'
 North: 863424.7128' East: 545952.8799'

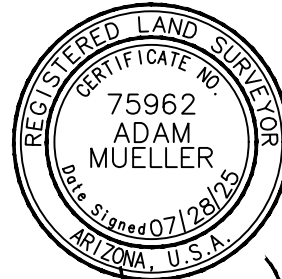
Segment #5: Line
 Course: S58° 16' 27"W Length: 28.28'
 North: 863409.8416' East: 545928.8257'

Segment #6: Line
 Course: S13° 16' 27"W Length: 72.00'
 North: 863339.7653' East: 545912.2937'

Segment #7: Line
 Course: S31° 43' 33"E Length: 28.28'
 North: 863315.7111' East: 545927.1649'

Segment #8: Line
 Course: S13° 16' 27"W Length: 712.11'
 North: 862622.6269' East: 545763.6566'

Perimeter: 5340.26' Area: 1749203.17 Sq. Ft.
 Error Closure: 0.0139 Course: N17° 42' 50"E
 Error North: 0.01320 East: 0.00422
 Precision 1: 384191.37



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 4

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 400-03-001T

THAT PORTION OF PARCEL 3 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN LOT 1 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST QUARTER CORNER OF SECTION 2, BEARS NORTH 02°11'21" WEST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 NORTH 02°11'21" WEST, A DISTANCE OF 1344.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'09" WEST, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 1179.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LOT LINE NORTH 89°00'09" WEST, A DISTANCE OF 152.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE DEPARTING SAID SOUTH LOT LINE, NORTH 01°21'19" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1334.30 FEET TO THE NORTHWEST QUARTER OF SAID LOT 1;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°32'56" EAST, A DISTANCE OF 450.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3550.00 FEET, A DELTA ANGLE OF 9°20'09", AND A CHORD BEARING THAT BEARS SOUTH 8°36'22" WEST, 577.81 FEET;

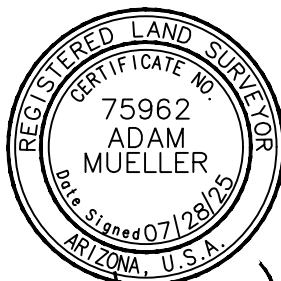
THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, A DISTANCE OF 578.45 FEET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 13°16'27" WEST, A DISTANCE OF 782.65 FEET TO THE POINT BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 425,261 SQUARE FEET, OR 9.763 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

APN: 400-03-001T
COTTON LANE: AZMUN2214



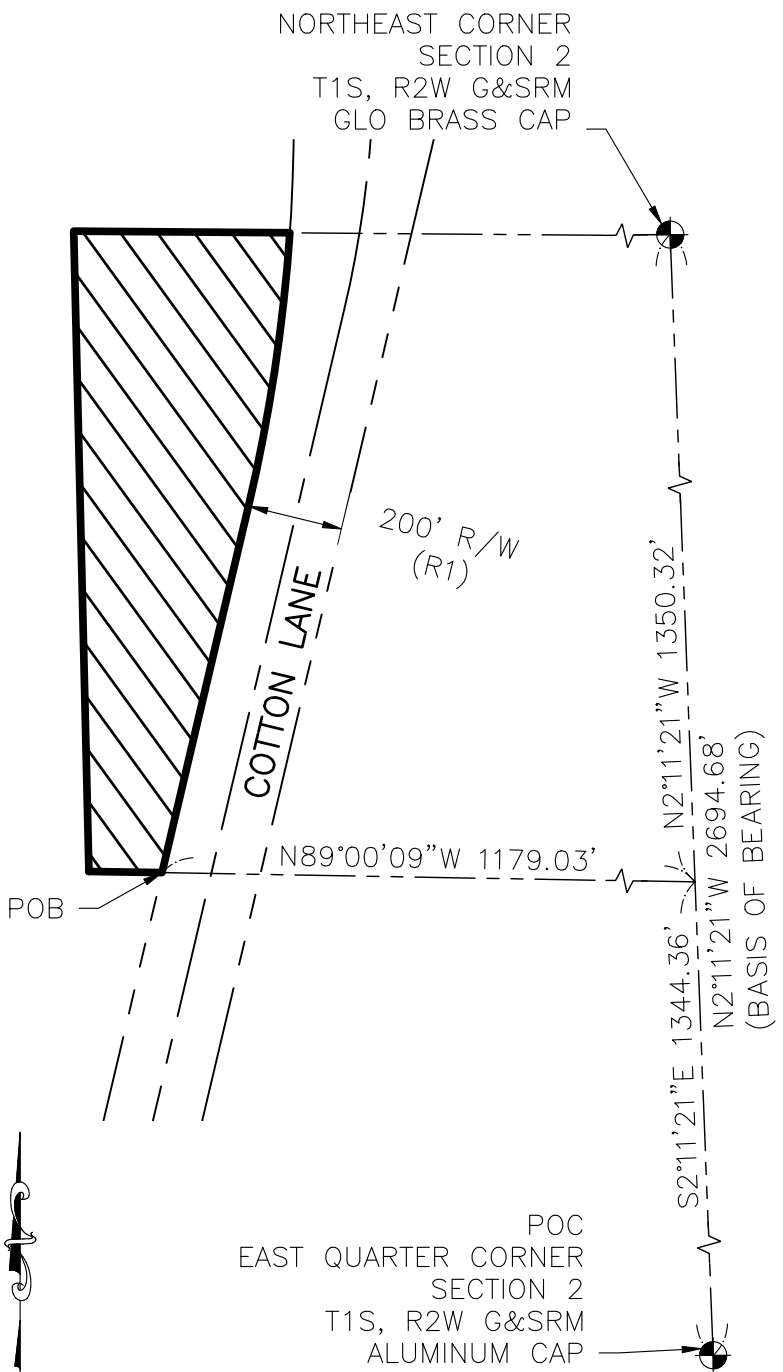
Adam Mueller

**EXHIBIT "A"- Cost Recovery
Ordinance Parcel**



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2



LEGEND

- PLSS SECTION LINE
- SUBJECT AREA
- - - - - EXISTING RIGHT-OF-WAY LINE
- CENTERLINE
- FOUND PLSS SECTION CORNER, AS NOTED

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

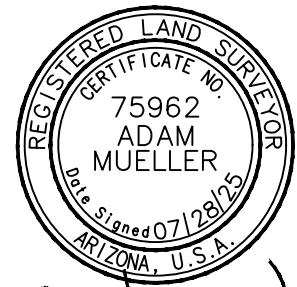
- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS

APN: 400-03-001T
 COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 400-00-001T
 CLOSURE REPORT**

North: 863946.1432' East: 546075.8915'

Segment #1: Line

Course: N89° 00' 09"W Length: 152.59'
 North: 863948.7996' East: 545923.3247'

Segment #2: Line

Course: N1° 21' 19"W Length: 1334.30'
 North: 865282.7264' East: 545891.7660'

Segment #3: Line

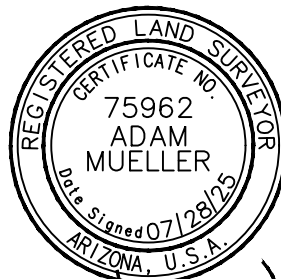
Course: S89° 32' 56"E Length: 450.31'
 North: 865279.1809' East: 546342.0620'

Segment #4: Curve

Length: 578.45' Radius: 3550.00'
 Delta: 9°20'09.3" Tangent: 289.86'
 Chord: 577.81' Course: S8° 36' 22"W
 Course In: N86° 03' 42"W
 Course Out: S76° 43' 33"E
 RP North: 865523.0048'
 East: 542800.4452'
 End North: 864707.8768'
 East: 546255.5981'

Segment #5: Line

Course: S13° 16' 27"W Length: 782.65'
 North: 863946.1373' East: 546075.8931'
 Perimeter: 3298.31' Area: 425260.60 Sq. Ft.
 Error Closure: 0.0061 Course: S14° 39' 38"E
 Error North: -0.00593 East: 0.00155
 Precision 1: 540600.00



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 5

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-004G

THAT PORTION OF PARCEL 1 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, BEARS SOUTH 02°11'21" EAST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 AND THE SOUTH LINE OF SAID PARCEL FOR THE NEXT 4 COURSES AND DISTANCES;

THENCE SOUTH 89°37'23" WEST, A DISTANCE OF 155.97 FEET TO AN ANGLE POINT AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE NORTH 89°45'22" WEST, A DISTANCE OF 79.22 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89°32'56" WEST, A DISTANCE OF 625.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 89°32'56" WEST, A DISTANCE OF 1205.59 FEET TO A POINT ON THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT 1985-0597899, RECORDS OF MARICOPA COUNTY;

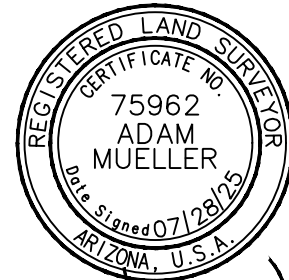
THENCE DEPARTING SAID SOUTH LINE, ALONG SAID NORTH PARCEL LINE NORTH 30°34'40" EAST, A DISTANCE OF 1274.85 FEET;

THENCE ALONG SAID NORTH PARCEL LINE SOUTH 77°52'44" EAST, A DISTANCE OF 494.24 FEET TO SAID WEST RIGHT-OF-WAY LINE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3550.00 FEET, A DELTA ANGLE OF 16°17'28", AND A CHORD BEARING THAT BEARS SOUTH 4°12'27" EAST, 1006.00 FEET;

THENCE DEPARTING SAID NORTH PARCEL LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE AND CURVE, A DISTANCE OF 1009.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 927,285 SQUARE FEET, OR 21.288 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.



Adam Mueller

APN: 500-85-004G
COTTON LANE: AZMUN2214




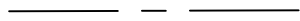


EXHIBIT "A"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: LAAC	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2

LEGEND

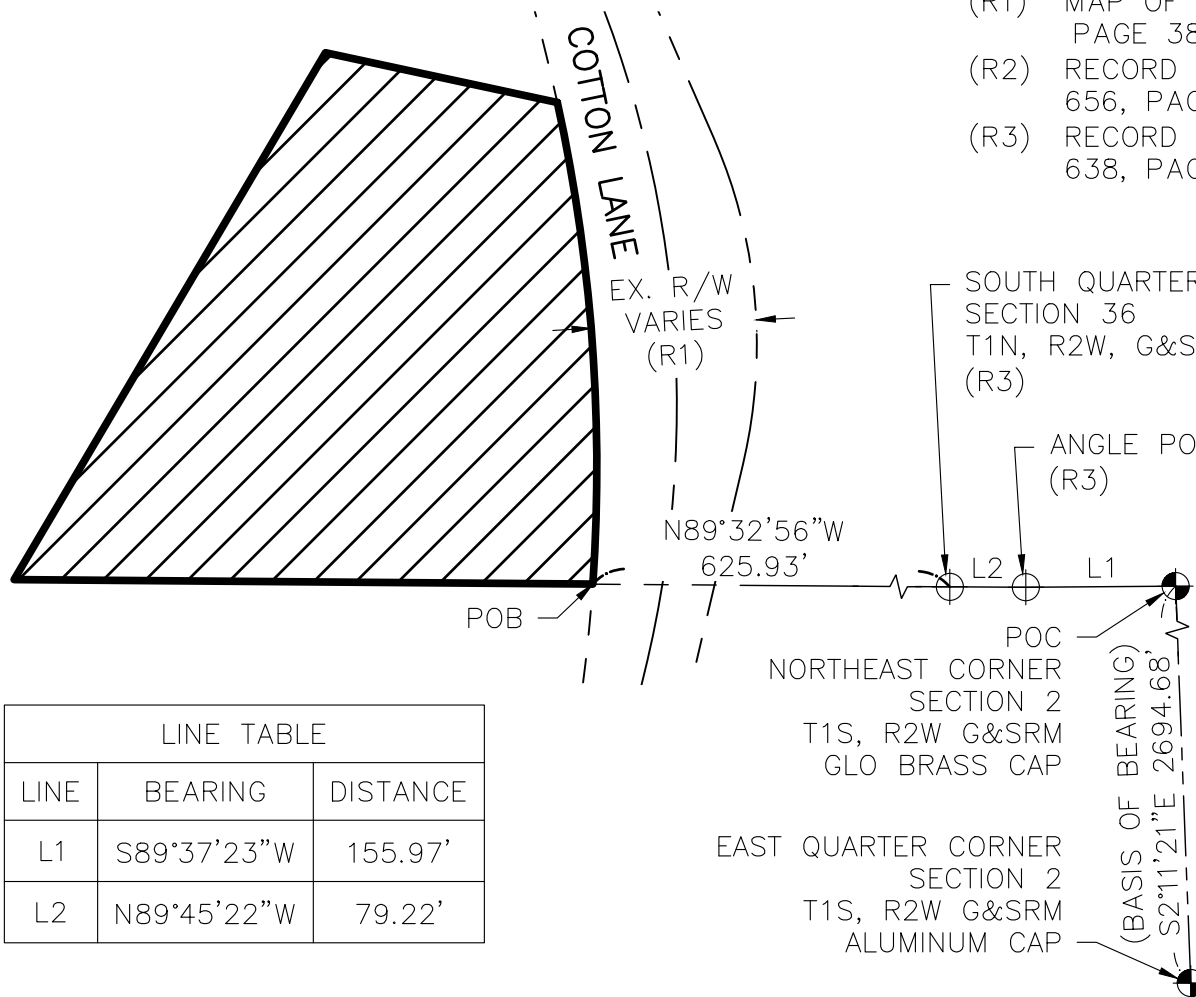
-  PLSS SECTION LINE
-  SUBJECT AREA
-  EXISTING RIGHT-OF-WAY LINE
-  CENTERLINE
-  FOUND PLSS SECTION CORNER, AS NOTED
-  PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

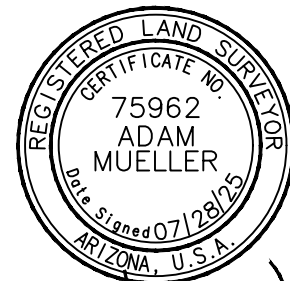
- EX. EXISTING
- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°37'23\"W	155.97'
L2	N89°45'22\"W	79.22'



Adam Mueller

APN: 500-85-004G
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: LAAC	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 500-85-004G
 CLOSURE REPORT**

North: 865279.1856' East: 546342.0615'

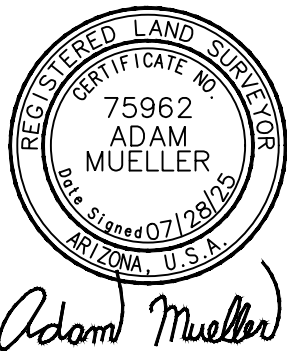
Segment #1: Line
 Course: N89° 32' 56"W Length: 1205.59'
 North: 865288.6776' East: 545136.5089'

Segment #2: Line
 Course: N30° 34' 40"E Length: 1274.85'
 North: 866386.2462' East: 545785.0347'

Segment #3: Line
 Course: S77° 52' 44"E Length: 494.24'
 North: 866282.4662' East: 546268.2560'

Segment #4: Curve
 Length: 1009.39' Radius: 3550.00'
 Delta: 16°17'28.5" Tangent: 508.12'
 Chord: 1006.00' Course: S4° 12' 27"E
 Course In: S77° 38' 49"W Course Out: S86° 03' 42"E
 RP North: 865522.9969' East: 542800.4460'
 End North: 865279.1775' East: 546342.0650'

Perimeter: 3984.07' Area: 927285.22 Sq. Ft.
 Error Closure: 0.0088 Course: S23° 26' 44"E
 Error North: -0.00809 East: 0.00351
 Precision 1: 452350.00



LEGAL DESCRIPTION OF PARCEL 6

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-005F

THAT PORTION OF PARCEL 1 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 2, BEARS SOUTH 02°11'21" EAST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET;

THENCE ALONG THE SOUTH LINE OF SECTION 36 AND THE SOUTH LINE OF SAID PARCEL FOR THE NEXT 4 COURSES AND DISTANCES;

THENCE SOUTH 89°37'23" WEST, A DISTANCE OF 155.97 FEET TO AN ANGLE POINT AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE NORTH 89°45'22" WEST, A DISTANCE OF 79.22 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89°32'56" WEST, A DISTANCE OF 1831.52 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°32'56" WEST, A DISTANCE OF 399.62 FEET;

THENCE DEPARTING SAID SOUTH SECTION AND PARCEL LINE NORTH 00°18'57" EAST, A DISTANCE OF 330.00 FEET;

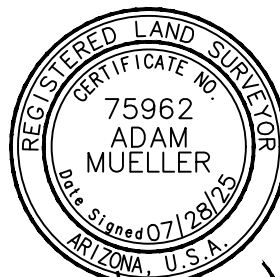
THENCE NORTH 89°33'39" WEST, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 00°18'57" WEST, A DISTANCE OF 329.98 FEET TO AN ANGLE POINT, AS SHOWN ON SAID RECORD OF SURVEY, ALSO BEING SAID SOUTH SECTION AND PARCEL LINE;

THENCE ALONG SAID SOUTH SECTION AND PARCEL LINE NORTH 89°34'45" WEST, A DISTANCE OF 80.48 FEET TO A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 36;

THENCE DEPARTING SAID SOUTH SECTION AND PARCEL LINE, ALONG THE WEST SECTION LINE OF SECTION 36 AND THE WEST LINE OF SAID PARCEL NORTH 00°18'57" EAST, A DISTANCE OF 2053.33 FEET TO THE NORTH LINE OF SAID PARCEL;

APN: 500-85-005F
COTTON LANE: AZMUN2214



Adam Mueller

**EXHIBIT "A"- Cost Recovery
Ordinance Parcel**



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	1	4
SCALE: NTS			

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-005F

THENCE DEPARTING SAID WEST SECTION LINE, ALONG SAID NORTH PARCEL LINE NORTH 59°59'56" EAST, A DISTANCE OF 1312.64 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 36;

THENCE DEPARTING SAID NORTH PARCEL LINE, ALONG SAID MID-SECTION LINE SOUTH 89°44'00" EAST, A DISTANCE OF 114.88 FEET TO THE WEST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 6 COURSES AND DISTANCES;

THENCE SOUTH 23°38'59" EAST, A DISTANCE OF 1153.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3550.00 FEET, A DELTA ANGLE OF 2°22'15", AND A CHORD BEARING THAT BEARS SOUTH 22°27'52" EAST, 146.88 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 146.89 FEET;

THENCE SOUTH 23°23'06" WEST, A DISTANCE OF 28.52 FEET;

THENCE SOUTH 20°06'04" EAST, A DISTANCE OF 106.09 FEET;

THENCE SOUTH 65°39'11" EAST, A DISTANCE OF 27.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3550.00 FEET, A DELTA ANGLE OF 6°34'08", AND A CHORD BEARING THAT BEARS SOUTH 15°38'15" EAST, 406.77 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 407.00 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1985-0597899, RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID RIGHT-OF-WAY, ALONG SAID NORTH PARCEL LINE NORTH 77°52'44" WEST, A DISTANCE OF 494.24 FEET;

THENCE CONTINUING ALONG SAID NORTH PARCEL LINE SOUTH 30°34'40" WEST, A DISTANCE OF 1274.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 3369504 SQUARE FEET, OR 77.353 ACRES, MORE OR LESS.

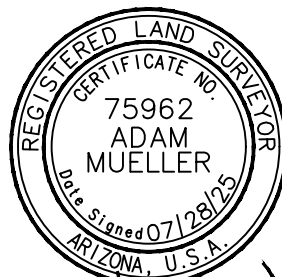
SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

APN: 500-85-005F
COTTON LANE: AZMUN2214

**EXHIBIT "A"- Cost Recovery
Ordinance Parcel**



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us



Adam Mueller

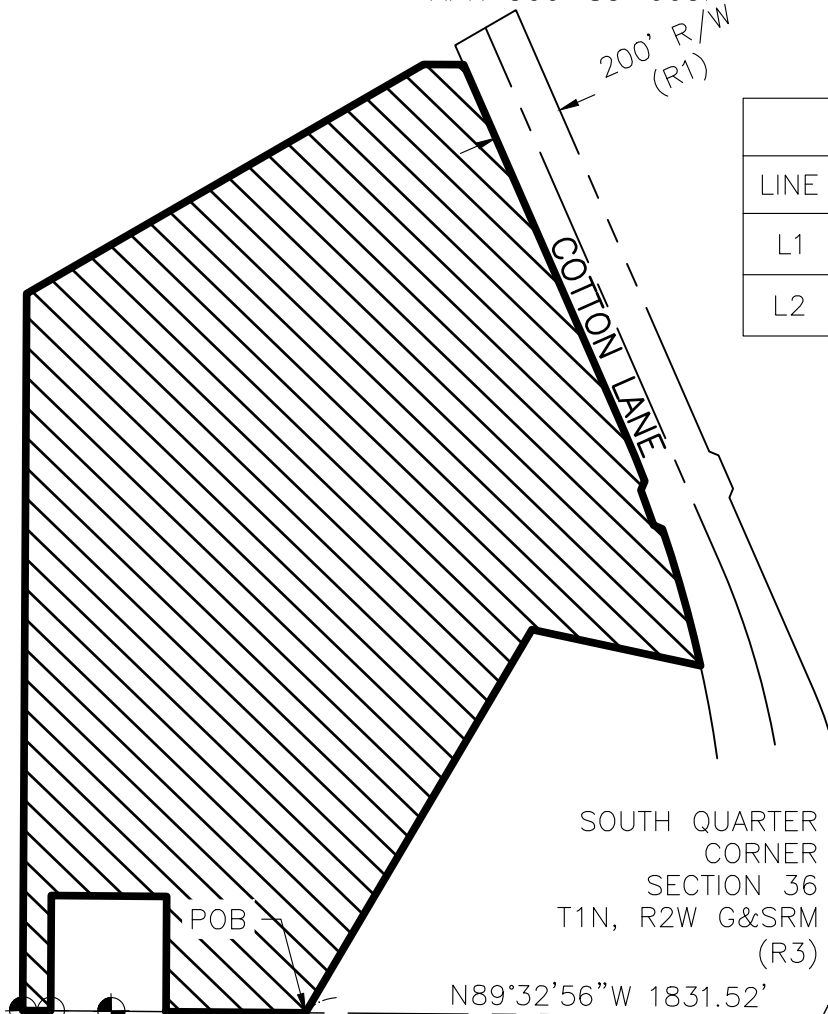
DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	2	4
SCALE: NTS			

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-005F

200' R/W
(R1)

COTTON LANE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°37'23"W	155.97'
L2	N89°45'22"W	79.22'



SOUTH QUARTER CORNER
SECTION 36
T1N, R2W G&SRM
(R3)

ANGLE POINT
(R3)

N89°32'56"W 1831.52'

POC
NORTHEAST
CORNER
SECTION 2 T1S,
R2W G&SRM
GLO BRASS CAP

S2°11'21"E
2694.68'
(BASIS OF BEARING)

NORTH QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
MCDOT ALUMINUM CAP

ANGLE POINT
(R3)

EAST QUARTER CORNER
SECTION 2 T1S, R2W G&SRM
ALUMINUM CAP

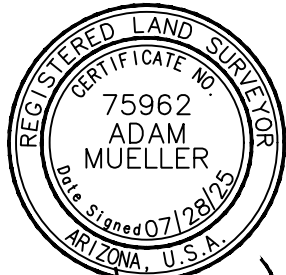
SOUTH QUARTER CORNER
SECTION 36
T1N, R2W G&SRM
MCDOT BRASS CAP

APN: 500-85-005F
COTTON LANE: AZMUN2214

EXHIBIT "A" - Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us





Adam Mueller

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	3	4
SCALE: NTS			

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 500-85-005F

LEGEND

- PLSS SECTION LINE
- SUBJECT AREA
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE
-  FOUND PLSS SECTION CORNER, AS NOTED
-  PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

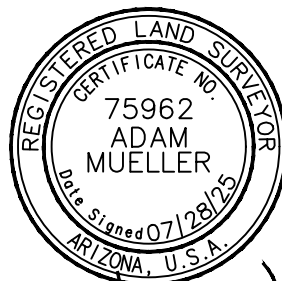
- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS

APN: 500-85-005F
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
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Adam Mueller

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	4	4
SCALE: NTS			



**COST RECOVERY ORDINANCE PARCEL
 APN 500-85-005F
 CLOSURE REPORT**

North: 865288.6764' East: 545136.5099'

Segment #1: Line
 Course: N89° 32' 56"W Length: 399.62'
 North: 865291.8227' East: 544736.9023'

Segment #2: Line
 Course: N0° 18' 57"E Length: 330.00'
 North: 865621.8177' East: 544738.7214'

Segment #3: Line
 Course: N89° 33' 39"W Length: 330.00'
 North: 865624.3471' East: 544408.7311'

Segment #4: Line
 Course: S0° 18' 57"W Length: 329.98'
 North: 865294.3721' East: 544406.9121'

Segment #5: Line
 Course: N89° 34' 45"W Length: 80.48'
 North: 865294.9633' East: 544326.4343'

Segment #6: Line
 Course: N0° 18' 57"E Length: 2053.33'
 North: 867348.2621' East: 544337.7529'

Segment #7: Line
 Course: N59° 59' 56"E Length: 1312.64'
 North: 868004.6041' East: 545474.5197'

Segment #8: Line
 Course: S89° 44' 00"E Length: 114.88'
 North: 868004.0694' East: 545589.3985'

Segment #9: Line
 Course: S23° 38' 59"E Length: 1153.92'
 North: 866947.0615' East: 546052.2867'

Segment #10: Curve
 Length: 146.89' Radius: 3550.00'
 Delta: 2°22'14.9" Tangent: 73.46'
 Chord: 146.88' Course: S22° 27' 52"E
 Course In: S66° 21' 01"W Course Out:
 N68° 43' 16"E
 RP North: 865522.9998' East:
 542800.4336'
 End North: 866811.3272' East:
 546108.4110'

Segment #11: Line
 Course: S23° 23' 06"W Length: 28.52'
 North: 866785.1498' East: 546097.0912'

Segment #12: Line
 Course: S20° 06' 04"E Length: 106.09'
 North: 866685.5220' East: 546133.5520'

Segment #13: Line
 Course: S65° 39' 11"E Length: 27.49'
 North: 866674.1890' East: 546158.5972'

Segment #14: Curve
 Length: 407.00' Radius: 3550.00'
 Delta: 6°34'07.6" Tangent: 203.72'
 Chord: 406.77' Course: S15° 38' 15"E
 Course In: S71° 04' 42"W Course Out:
 N77° 38' 49"E
 RP North: 865523.0122' East:
 542800.4293'
 End North: 866282.4750' East:
 546268.2421'

Segment #15: Line
 Course: N77° 52' 44"W Length: 494.24'
 North: 866386.2550' East: 545785.0207'

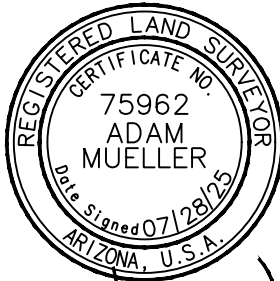


AZTEC Engineering Group, Inc.
501 N 44th Street, Suite 300
Phoenix, AZ 85008
P: 602.454.0402 | F: 602.454.0403
www.aztec.us

Project: Cotton Lane
Project No: AZMUN2214
Date: 7/28/2025
Checked by: AM

Segment #16: Line
Course: S30° 34' 40"W Length: 1274.85'
North: 865288.6864' East: 545136.4949'

Perimeter: 8589.94' Area: 3369504.08 Sq. Ft.
Error Closure: 0.0180 Course: N56° 25' 04"W
Error North: 0.00996 East: -0.01499
Precision 1: 477205.00



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 7

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 400-03-005B

THAT PORTION OF PARCEL 10 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2, BEARS SOUTH 00°39'34" WEST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET ALSO BEING THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST SECTION LINE SOUTH 00°39'34" WEST, A DISTANCE OF 1303.05 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID NORTH LINE NORTH 89°04'29" WEST, A DISTANCE OF 1338.14 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°04'20" WEST, ALONG SAID WEST LINE A DISTANCE OF 1316.74 FEET TO THE SOUTH SECTION LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°39'39" WEST, A DISTANCE OF 162.88 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 8 COURSES AND DISTANCES

THENCE NORTH 02°01'23" WEST, A DISTANCE OF 120.93 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4100.00 FEET, A DELTA ANGLE OF 2°38'52", AND A CHORD BEARING THAT BEARS NORTH 3°20'49" WEST, 189.45 FEET;

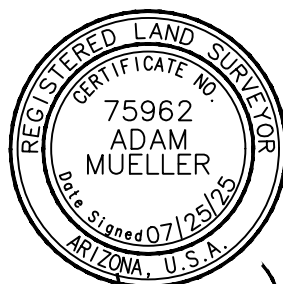
THENCE DEPARTING SAID SOUTH SECTION LINE, ALONG SAID CURVE, A DISTANCE OF 189.47 FEET;

THENCE NORTH 04°40'15" WEST, A DISTANCE OF 248.20 FEET;

THENCE NORTH 40°07'26" EAST, A DISTANCE OF 28.38 FEET;

THENCE NORTH 04°40'15" WEST, A DISTANCE OF 72.01 FEET;

APN: 400-03-005B
 COTTON LANE: AZMUN2214



Adam Mueller

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	3

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 400-03-005B

THENCE NORTH 49°53'14" WEST, A DISTANCE OF 28.18 FEET;

THENCE NORTH 04°40'15" WEST, A DISTANCE OF 139.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3900.00 FEET, A DELTA ANGLE OF 7°30'56", AND A CHORD BEARING THAT BEARS NORTH 0°54'47" WEST, 511.21 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 511.58 FEET TO SAID NORTH LINE;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG SAID NORTH LINE SOUTH 89°04'29" EAST, A DISTANCE OF 228.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 267,176 SQUARE FEET, OR 6.134 ACRES, MORE OR LESS.

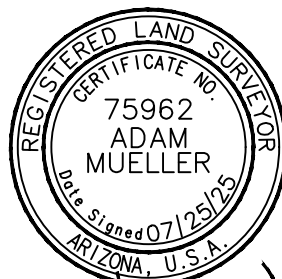
SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

APN: 400-03-005B
COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
Ordinance Parcel

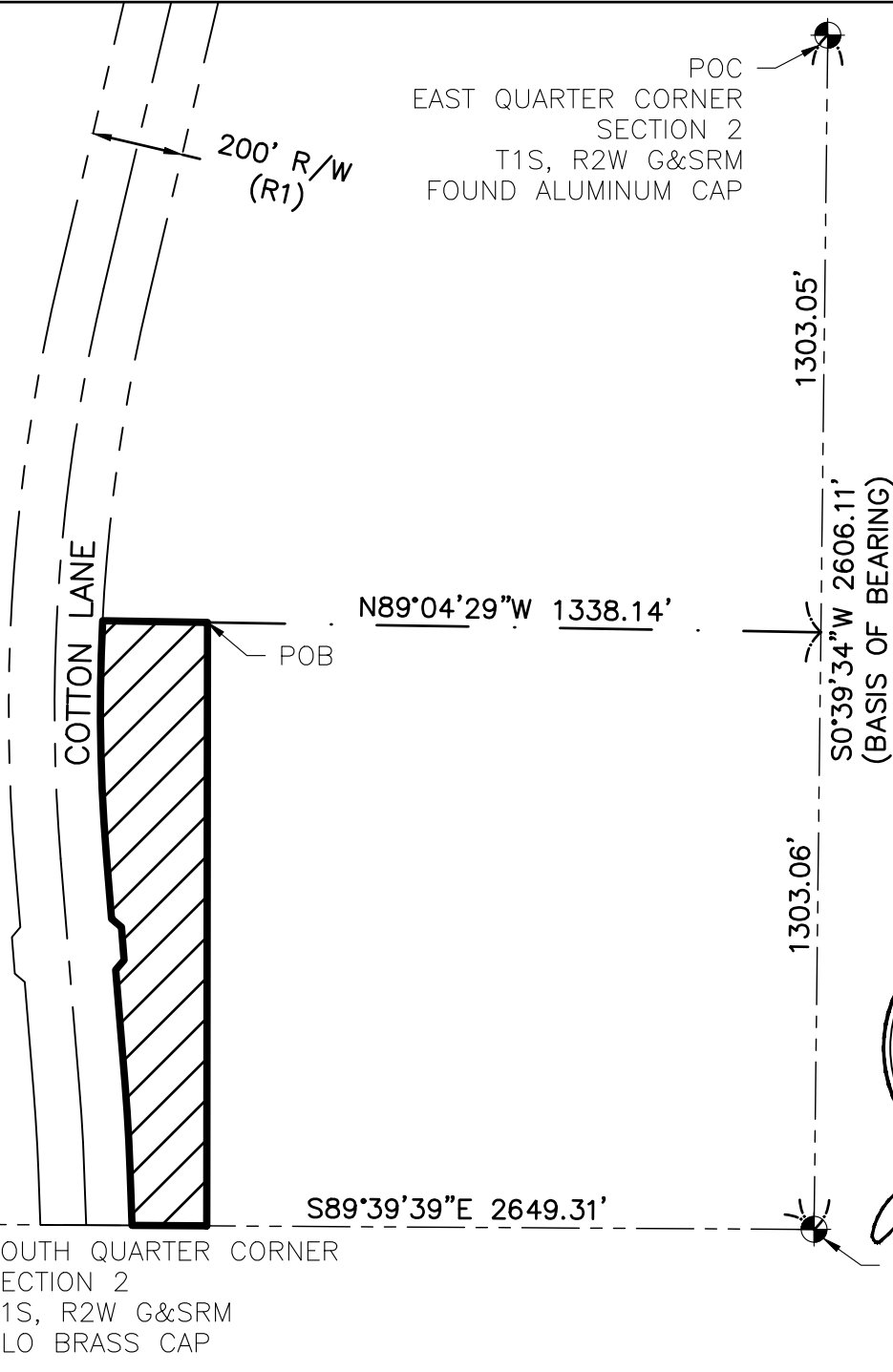
AZTEC 
TYP SA

501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		2	3



POC
EAST QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
FOUND ALUMINUM CAP

LEGEND

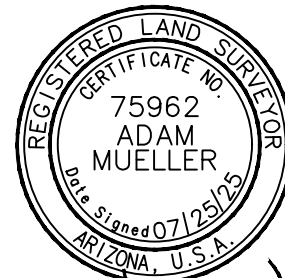
- CENTERLINE
- PLSS SECTION LINE
- SUBJECT AREA
- TIE LINE
- EXISTING RIGHT-OF-WAY LINE
- FOUND PLSS SECTION CORNER, AS NOTED

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, G&SRM
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33



Adam Mueller

SOUTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP

APN: 400-03-005B
COTTON LANE: AZMUN2214

EXHIBIT "B" - Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	3	3
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-005B
 CLOSURE REPORT**

North: 861300.8738' East: 545953.1299'

Segment #1: Line

Course: S0° 04' 20"W Length: 1316.74'
 North: 859984.1349' East: 545951.4701'

Segment #2: Line

Course: N89° 39' 39"W Length: 162.88'
 North: 859985.0990' East: 545788.5929'

Segment #3: Line

Course: N2° 01' 23"W Length: 120.93'
 North: 860105.9537' East: 545784.3239'

Segment #4: Curve

Length: 189.47' Radius: 4100.00'
 Delta: 2°38'52.0" Tangent: 94.75'
 Chord: 189.45' Course: N3° 20' 49"W
 Course In: S87° 58' 37"W
 Course Out: N85° 19' 45"E
 RP North: 859961.2169'
 East: 541686.8794'
 End North: 860295.0805'
 East: 545773.2634'

Segment #5: Line

Course: N4° 40' 15"W Length: 248.20'
 North: 860542.4562' East: 545753.0522'

Segment #6: Line

Course: N40° 07' 26"E Length: 28.38'
 North: 860564.1571' East: 545771.3415'

Segment #7: Line

Course: N4° 40' 15"W Length: 72.01'
 North: 860635.9279' East: 545765.4776'

Segment #8: Line

Course: N49° 53' 14"W Length: 28.18'
 North: 860654.0842' East: 545743.9262'

Segment #9: Line

Course: N4° 40' 15"W Length: 139.80'
 North: 860793.4199' East: 545732.5421'

Segment #10: Curve

Length: 511.58' Radius: 3900.00'
 Delta: 7°30'56.4" Tangent: 256.16'
 Chord: 511.21' Course: N0° 54' 47"W
 Course In: N85° 19' 45"E
 Course Out: N87° 09' 19"W
 RP North: 861111.0014'
 East: 549619.5901'
 End North: 861304.5650'
 East: 545724.3959'

Segment #11: Line

Course: S89° 04' 29"E Length: 228.76'
 North: 861300.8709' East: 545953.1261'

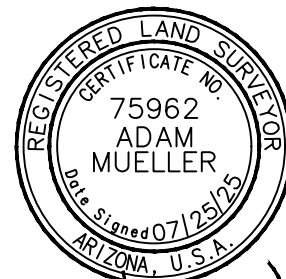
Perimeter: 3046.93' Area: 267175.98 Sq. Ft.

Error Closure: 0.0048

Course: S51° 36' 21"W

Error North: -0.00297 East: -0.00375

Precision 1: 634695.83



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 8

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 400-03-007D

THAT PORTION OF PARCEL 7 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2, BEARS SOUTH 00°39'34" WEST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00°39'34" WEST, A DISTANCE OF 1303.05 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID EAST LINE, ALONG SAID SOUTH LINE NORTH 89°04'29" WEST, A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°04'29" WEST, A DISTANCE OF 228.76 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3900.00 FEET, A DELTA ANGLE OF 10°25'46", AND A CHORD BEARING THAT BEARS NORTH 8°03'34" EAST, 708.92 FEET;

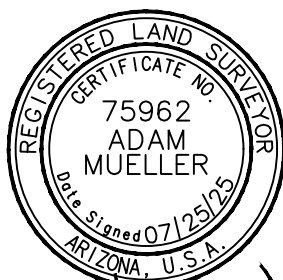
THENCE DEPARTING SAID SOUTH LINE, ALONG SAID EAST RIGHT-OF-WAY LINE AND CURVE, A DISTANCE OF 709.90 FEET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 13°16'29" EAST, A DISTANCE OF 570.19 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID EAST LINE SOUTH 00°04'20" WEST, A DISTANCE OF 1260.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 170,173 SQUARE FEET, OR 3.907 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE,
MADE A PART HERETO.



Adam Mueller

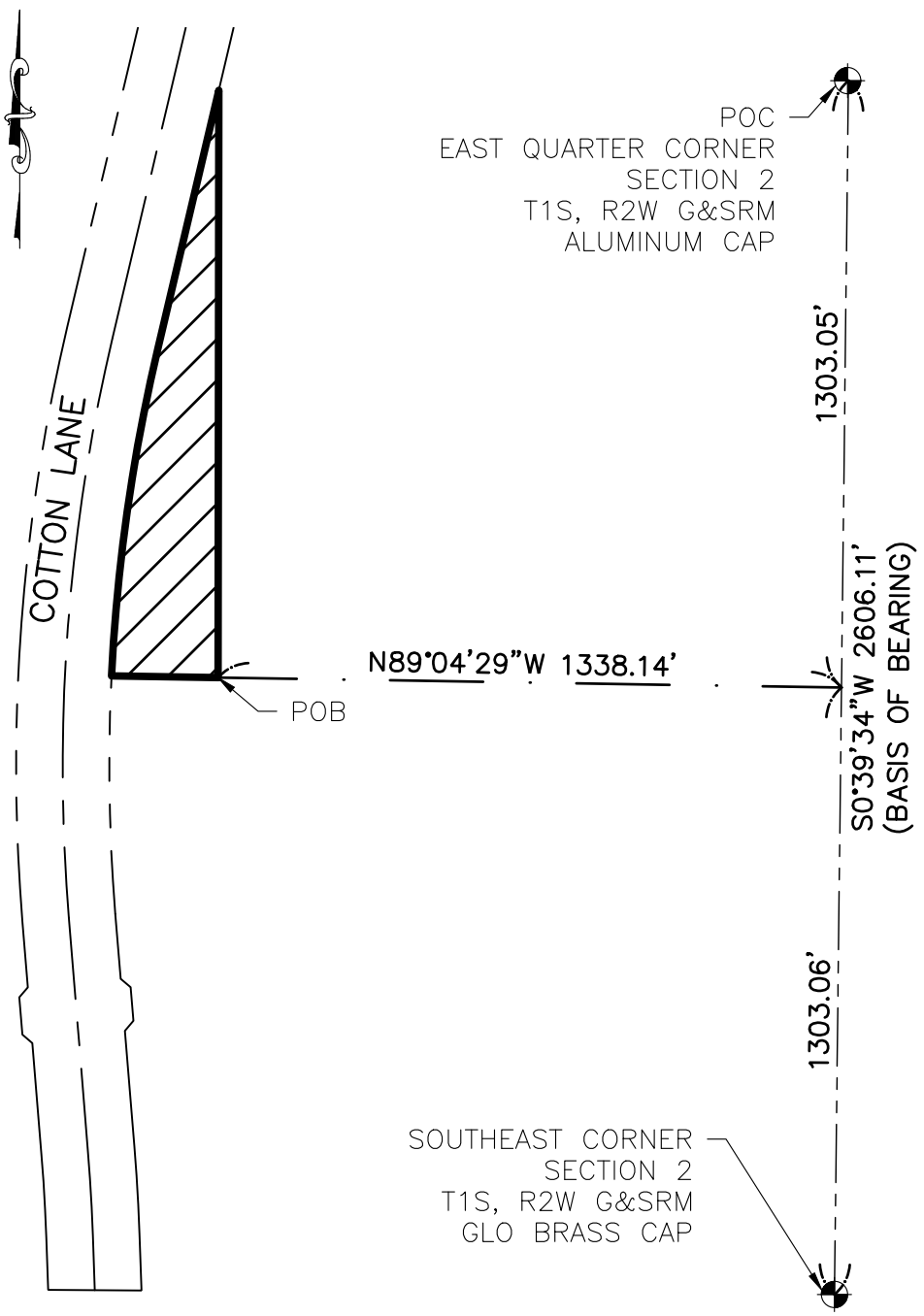
APN: 400-03-007D
COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2



POC
EAST QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
ALUMINUM CAP

N89°04'29\"W 1338.14'

POB

1303.05'
S0°39'34\"W 2606.11'
(BASIS OF BEARING)

SOUTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP

1303.06'

LEGEND

- CENTERLINE
- PLSS SECTION LINE
- SUBJECT AREA
- EXISTING RIGHT-OF-WAY LINE
- TIE LINE
- FOUND PLSS SECTION CORNER, AS NOTED

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

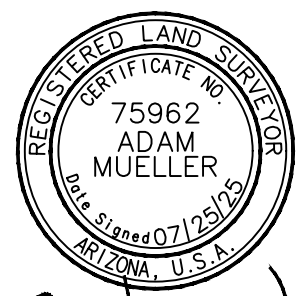
- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, G&SRM
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33

APN: 400-03-007D
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
501 N 44th Street, Suite 300
Phoenix, AZ 85008
P: 602.454.0402 | F: 602.454.0403
www.aztec.us

Project: Cotton Lane
Project No: AZMUN2214
Date: 7/25/2025
Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
APN 400-03-007D
CLOSURE REPORT**

North: 861300.8738' East: 545953.1299'

Segment #1: Line

Course: N89° 04' 29"W Length: 228.76'
North: 861304.5679' East: 545724.3997'

Segment #2: Curve

Length: 709.90' Radius: 3900.00'
Delta: 10°25'45.6" Tangent: 355.93'
Chord: 708.92' Course: N8° 03' 34"E
Course In: S87° 09' 19"E
Course Out: N76° 43' 33"W
RP North: 861111.0134'
East: 549619.5937'
End North: 862006.4860'
East: 545823.7906'

Segment #3: Line

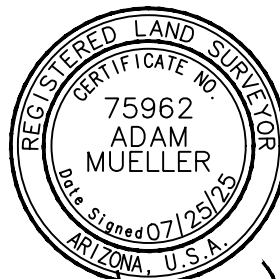
Course: N13° 16' 29"E Length: 570.19'
North: 862561.4407' East: 545954.7178'

Segment #4: Line

Course: S0° 04' 20"W Length: 1260.57'
North: 861300.8717' East: 545953.1288'

Perimeter: 2769.43' Area: 170172.60 Sq. Ft.
Error Closure: 0.0023
Course: S25° 41' 40"W
Error North: -0.00210 East: -0.00101

Precision 1: 1203669.57



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 9

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 400-03-004A

THAT PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2016-0497597, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINIUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A GENERAL LAND OFFICE MARKING THE SOUTHEAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°39'34" WEST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET ALSO BEING THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST SECTION LINE SOUTH 00°39'34" WEST, A DISTANCE OF 1303.05 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE DEPARTING SAID SOUTH SECTION LINE, ALONG SAID SOUTH LINE NORTH 89°04'29" WEST, A DISTANCE OF 1338.14 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE DEPARTING SAID EAST LINE, ALONG SAID WEST LINE NORTH 00°04'20" EAST, A DISTANCE OF 1260.60 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID WEST LINE, ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 13°16'27" EAST, A DISTANCE OF 57.33 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1985-0597899, RECORDS OF MARICOPA COUNTY;

THENCE ALONG SAID SOUTH PARCEL LINE SOUTH 88°30'01" EAST, A DISTANCE OF 1338.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1,761,149 SQUARE FEET, OR 40.430 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

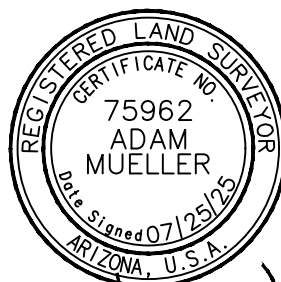
APN: 400-03-004A
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



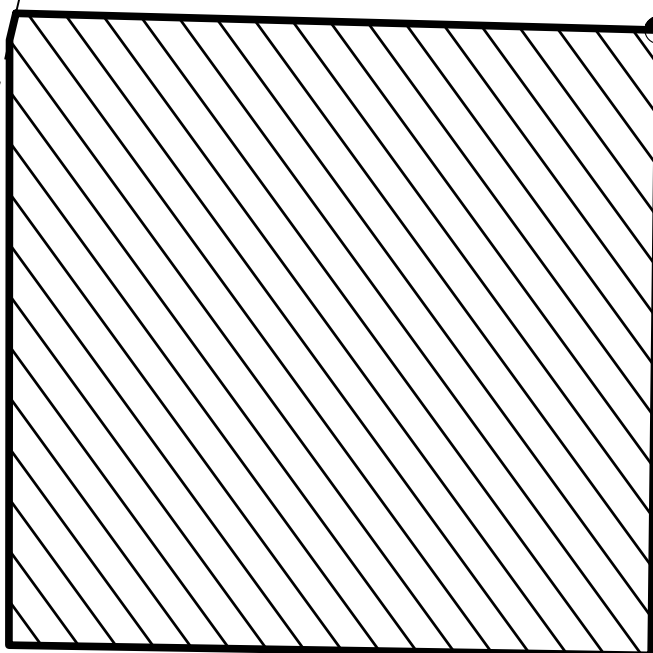
501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2



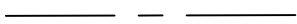
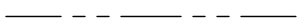



Adam Mueller

COTTON LANE



POB
EAST QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
ALUMINUM CAP

LEGEND

-  CENTERLINE
-  PLSS SECTION LINE
-  SUBJECT AREA
-  EXISTING RIGHT-OF-WAY LINE
-  FOUND PLSS SECTION CORNER, AS NOTED

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, G&SRM
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33

APN: 400-03-004A
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



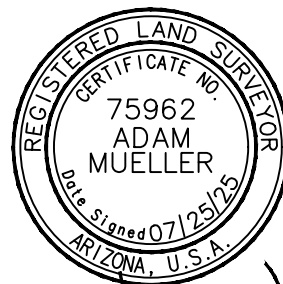
501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			

200' R/W
(R1)

S0°39'34"W 2606.11'
(BASIS OF BEARING)

SOUTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP



Adam Mueller



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-004A
 CLOSURE REPORT**

North: 862582.2326' East: 547306.0986'

Segment #1: Line
 Course: S0° 39' 34"W Length: 1303.05'
 North: 861279.2689' East: 547291.1015'

Segment #2: Line
 Course: N89° 04' 29"W Length: 1338.14'
 North: 861300.8778' East: 545953.1360'

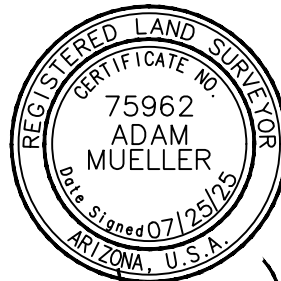
Segment #3: Line
 Course: N0° 04' 20"E Length: 1260.60'
 North: 862561.4768' East: 545954.7250'

Segment #4: Line
 Course: N13° 16' 27"E Length: 57.33'
 North: 862617.2751' East: 545967.8886'

Segment #5: Line
 Course: S88° 30' 01"E Length: 1338.68'
 North: 862582.2390' East: 547306.1100'

Perimeter: 5297.80' Area: 1761148.78 Sq. Ft.
 Error Closure: 0.0131
 Course: N60° 46' 20"E
 Error North: 0.00640 East: 0.01143

Precision 1: 404412.21



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 10

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 400-03-001R

THAT PORTION OF PARCEL 3 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 2, FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 2 BEARS NORTH 02°11'21" WEST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET, ALSO BEING EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, AND THE EAST LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1985-0597899, RECORDS OF MARICOPA COUNTY;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°30'01" WEST, A DISTANCE OF 1338.68 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 5 COURSES AND DISTANCES;

THENCE DEPARTING SAID SOUTH PARCEL LINE AND SAID SECTION LINE, NORTH 13°16'27" EAST, A DISTANCE OF 682.43 FEET;

THENCE NORTH 58°34'10" EAST, A DISTANCE OF 28.14 FEET;

THENCE NORTH 13°16'27" EAST, A DISTANCE OF 72.01 FEET;

THENCE NORTH 31°27'03" WEST, A DISTANCE OF 28.42 FEET;

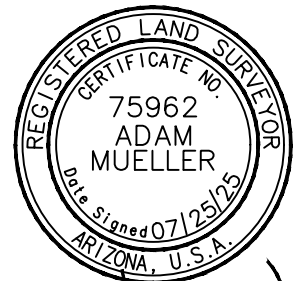
THENCE NORTH 13°16'27" EAST, A DISTANCE OF 567.26 FEET TO THE SOUTH LINE OF LOT 1 OF SAID SECTION 2;

THENCE DEPARTING SAID EAST RIGHT-OF WAY-LINE, ALONG SAID SOUTH LINE OF LOT 1 SOUTH 89°00'09" EAST, A DISTANCE OF 974.35 FEET TO THE EAST LINE OF SAID PARCEL ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EAST PARCEL LINE SOUTH 02°11'21" EAST, A DISTANCE OF 1344.36 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,544,343 SQUARE FEET, OR 35.453 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.



Adam Mueller

APN: 400-03-001R
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel








501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2

LEGEND



-  PLSS SECTION LINE
-  SUBJECT AREA
-  EXISTING RIGHT-OF-WAY LINE
-  CENTERLINE
-  FOUND PLSS SECTION CORNER, AS NOTED

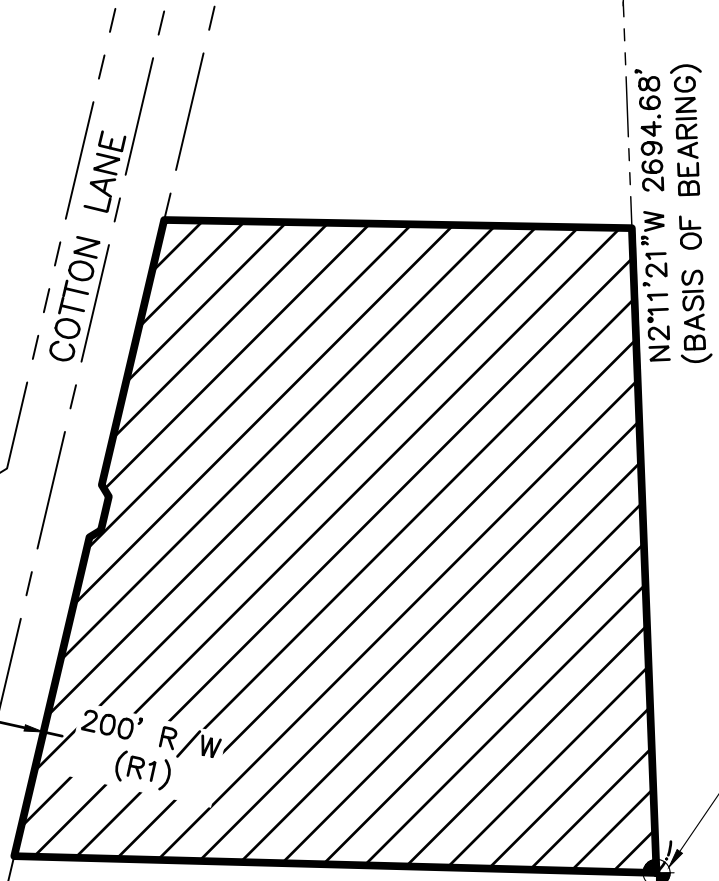
ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

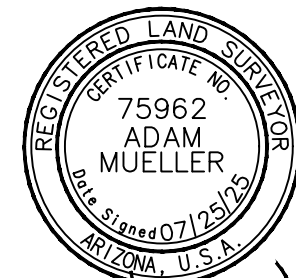
REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, G&SRM
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33

NORTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP



POB
EAST QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
ALUMINIUM CAP



Adam Mueller

APN: 400-03-001R
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-001R
 CLOSURE REPORT**

North: 862582.2326' East: 547306.0986'

Segment #1: Line
 Course: N88° 30' 01"W Length: 1338.68'
 North: 862617.2687' East: 545967.8772'

Segment #2: Line
 Course: N13° 16' 27"E Length: 682.43'
 North: 863281.4658' East: 546124.5706'

Segment #3: Line
 Course: N58° 34' 10"E Length: 28.14'
 North: 863296.1399' East: 546148.5816'

Segment #4: Line
 Course: N13° 16' 27"E Length: 72.01'
 North: 863366.2259' East: 546165.1159'

Segment #5: Line
 Course: N31° 27' 03"W Length: 28.42'
 North: 863390.4707' East: 546150.2873'

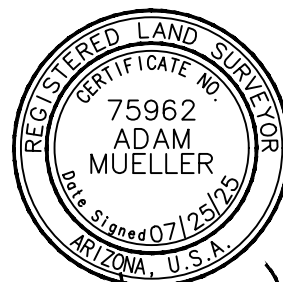
Segment #6: Line
 Course: N13° 16' 27"E Length: 567.26'
 North: 863942.5749' East: 546280.5364'

Segment #7: Line
 Course: S89° 00' 09"E Length: 974.35'
 North: 863925.6127' East: 547254.7388'

Segment #8: Line
 Course: S2° 11' 21"E Length: 1344.36'
 North: 862582.2339' East: 547306.0918'

Perimeter: 5035.66' Area: 1544342.80 Sq. Ft.
 Error Closure: 0.0069
 Course: N79° 31' 08"W
 Error North: 0.00126 East: -0.00681

Precision 1: 729804.35



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 11

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 400-03-001U

THAT PORTION OF PARCEL 3 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN LOT 1 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 2 BEARS SOUTH 02°11'21" EAST (BASIS OF BEARING), A DISTANCE OF 2694.68 FEET;

THENCE SOUTH 02°11'21" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1350.32 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LOT LINE NORTH 89°00'09" WEST, A DISTANCE OF 974.35 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY OF COTTON LANE, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID SOUTH LOT LINE, ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 13°16'27" EAST, A DISTANCE OF 1371.25 FEET, TO THE NORTH LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LOT LINE SOUTH 89°32'56" EAST, A DISTANCE OF 372.59 FEET TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID NORTH LOT LINE SOUTH 89°45'22" EAST, A DISTANCE OF 79.22 FEET TO AN ANGLE POINT AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING ALONG SAID NORTH LOT LINE NORTH 89°37'23" EAST, A DISTANCE OF 155.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,062,203 SQUARE FEET, OR 24.385 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

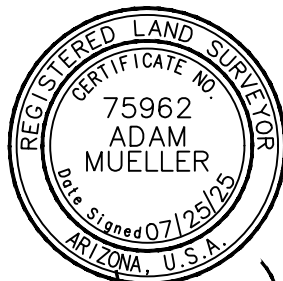
APN: 400-03-001U
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/25/25	REV:	NO.	SHEETS
SCALE: NTS		1	2



Adam Mueller

SOUTH QUARTER CORNER
SECTION 36
T1N, R2W G&SRM
(R3)

ANGLE POINT
(R3)

POB
NORTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP

LEGEND

- PLSS SECTION LINE
- SUBJECT AREA
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE
- ⊙ FOUND PLSS SECTION CORNER, AS NOTED
- ⊕ PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, G&SRM
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33

COTTON LANE

200' R/W
(R1)

S211°21'E 2694.68'
(BASIS OF BEARING)

EAST QUARTER CORNER
SECTION 2
T1S, R2W G&SRM
ALUMINUM CAP

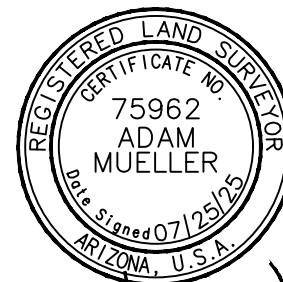
APN: 400-03-001U
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/25/25	REV:	2	2
SCALE: NTS			



Adam Mueller



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2214
 Date: 7/25/2025
 Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
 APN 400-03-001U
 CLOSURE REPORT**

North: 865274.9472' East: 547203.1613'

Segment #1: Line
 Course: S2° 11' 21"E Length: 1350.32'
 North: 863925.6127' East: 547254.7420'

Segment #2: Line
 Course: N89° 00' 09"W Length: 974.35'
 North: 863942.5750' East: 546280.5396'

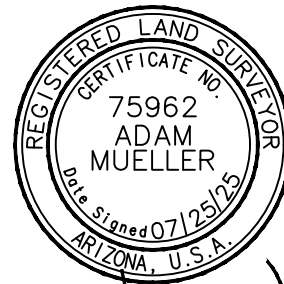
Segment #3: Line
 Course: N13° 16' 27"E Length: 1371.25'
 North: 865277.1886' East: 546595.3936'

Segment #4: Line
 Course: S89° 32' 56"E Length: 372.59'
 North: 865274.2551' East: 546967.9721'

Segment #5: Line
 Course: S89° 45' 22"E Length: 79.22'
 North: 865273.9179' East: 547047.1913'

Segment #6: Line
 Course: N89° 37' 23"E Length: 155.97'
 North: 865274.9440' East: 547203.1580'

Perimeter: 4303.70' Area: 1062203.01 Sq. Ft.
 Error Closure: 0.0046



Adam Mueller

LEGAL DESCRIPTION OF PARCEL 12

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 500-85-004H

THAT PORTION OF PARCEL 1 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTH HALF OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 02°11'21" EAST, A DISTANCE OF 2694.68 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 SOUTH 89°37'23" WEST, A DISTANCE OF 155.97 FEET TO AN ANGLE POINT AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID SOUTH SECTION LINE NORTH 89°45'22" WEST, A DISTANCE OF 79.22 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING ALONG SAID SOUTH SECTION LINE NORTH 89°32'56" WEST, A DISTANCE OF 372.59 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID SOUTH SECTION LINE, ALONG SAID EAST RIGHT-OF-WAY-LINE NORTH 13°16'27" EAST, A DISTANCE OF 259.29 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1080.00 FEET, A DELTA ANGLE OF 36°55'26", AND A CHORD BEARING THAT BEARS NORTH 5°11'16" WEST, 684.02 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID CURVE, A DISTANCE OF 696.00 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 23°38'59" WEST, A DISTANCE OF 262.74 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1985-0597899, RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID NORTH PARCEL LINE NORTH 52°24'06" EAST A DISTANCE OF 2398.86 FEET;

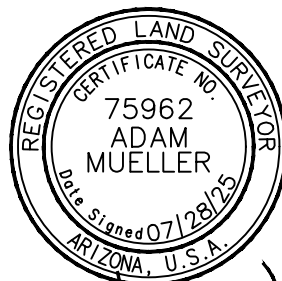
THENCE ALONG SAID NORTH PARCEL LINE SOUTH 88°22'44" EAST, A DISTANCE OF 1289.99 FEET TO THE EAST SECTION LINE OF SAID SOUTH HALF OF SECTION 36;

APN: 500-85-004H
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	1	3
SCALE: NTS			

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-004H

THENCE DEPARTING SAID NORTH PARCEL LINE, ALONG SAID EAST SECTION LINE SOUTH 00°06'06" WEST, A DISTANCE OF 2587.51 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, AS SHOWN ON SAID RECORD OF SURVEY;

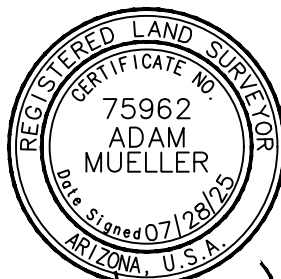
THENCE ALONG THE SOUTHLINE OF SAID SECTION 36 SOUTH 89°37'36" WEST, A DISTANCE OF 2470.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 6,815,762 SQUARE FEET, OR 156.468 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

APN: 500-85-004H
COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
Ordinance Parcel



Adam Mueller

AZTEC **TYP SA**

501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/28/25	REV:	NO.	SHEETS
SCALE: NTS		2	3

LEGEND

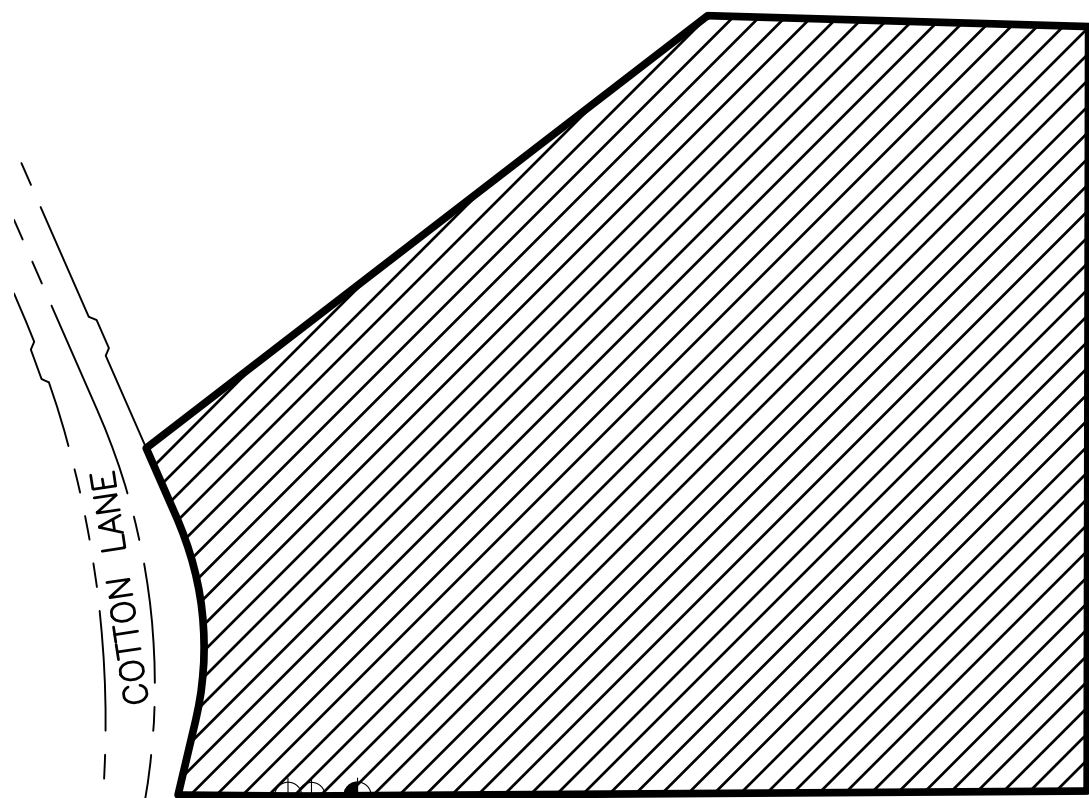
- PLSS SECTION LINE
- SUBJECT AREA
- - - - - EXISTING RIGHT-OF-WAY LINE
- _____ CENTERLINE
- FOUND PLSS SECTION CORNER, AS NOTED
- ⊕ PLSS SECTION CORNER, CALCULATED POSITION

ABBREVIATIONS

- G&SRM GILA AND SALT RIVER MERIDIAN
- GLO GENERAL LAND OFFICE
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION RECORDED IN BOOK 911, PAGE 38, MARICOPA COUNTY RECORDS.
- (R2) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 656, PAGE 45, MARICOPA COUNTY RECORDS
- (R3) RECORD OF SURVEY PLSS SUBDIVISION, BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS



SOUTH QUARTER CORNER
SECTION 36
T1N, R2W, G&SRM
(R3)
ANGLE POINT
(R3)

POB
NORTHEAST CORNER
SECTION 2
T1S, R2W G&SRM
GLO BRASS CAP

APN: 500-85-004H
COTTON LANE: AZMUN2214

EXHIBIT "B"- Cost Recovery
Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us

DR: AAB	CK: AM	SHEET NO.	TOTAL SHEETS
DATE: 07/28/25	REV:	3	3
SCALE: NTS			



Adam Mueller

EAST CORNER
SECTION 2
T1S, R2W G&SRM
ALUMINUM CAP



AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2215
 Date: 7/28/2025
 Checked by: AM

**COST RECOVERY ORDINANCE PARCEL
 APN 500-85-004H
 CLOSURE REPORT**

North: 865274.9472' East: 547203.1613'

Segment #1: Line
 Course: S89° 37' 23"W Length: 155.97'
 North: 865273.9211' East: 547047.1946'

Segment #2: Line
 Course: N89° 45' 22"W Length: 79.22'
 North: 865274.2583' East: 546967.9754'

Segment #3: Line
 Course: N89° 32' 56"W Length: 372.59'
 North: 865277.1918' East: 546595.3969'

Segment #4: Line
 Course: N13° 16' 27"E Length: 259.29'
 North: 865529.5542' East: 546654.9327'

Segment #5: Curve
 Length: 696.00' Radius: 1080.00'
 Delta: 36°55'26.0" Tangent: 360.57'
 Chord: 684.02' Course: N5° 11' 16"W
 Course In: N76° 43' 33"W
 Course Out: N66° 21' 01"E
 RP North: 865777.5340'
 East: 545603.7876'
 End North: 866210.7723'
 East: 546593.0835'

Segment #6: Line
 Course: N23° 38' 59"W Length: 262.74'
 North: 866451.4460' East: 546487.6869'

Segment #7: Line
 Course: N52° 24' 06"E Length: 2398.86'
 North: 867915.0436' East: 548388.3214'

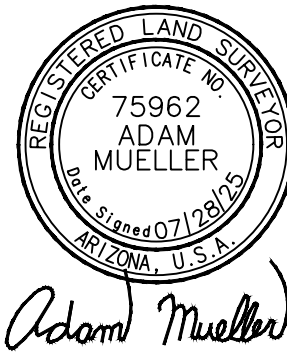
Segment #8: Line
 Course: S88° 22' 44"E Length: 1289.99'
 North: 867878.5498' East: 549677.7951'

Segment #9: Line
 Course: S0° 06' 06"W Length: 2587.51'
 North: 865291.0439' East: 549673.2038'

Segment #10: Line
 Course: S89° 37' 36"W Length: 2470.09'
 North: 865274.9492' East: 547203.1662'

Perimeter: 10572.25'
 Area: 6815761.58 Sq. Ft.
 Error Closure: 0.0054
 Course: N68° 18' 52"E
 Error North: 0.00198 East: 0.00499

Precision 1: 1955607.41



LEGAL DESCRIPTION OF PARCEL 13

LEGAL DESCRIPTION FOR
 COST RECOVERY ORDINANCE PARCEL
 APN 500-85-005G

THAT PORTION OF PARCEL 1 DESCRIBED IN DOCUMENT NUMBER 2023-0483526, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, FROM WHICH AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2, BEARS SOUTH 02°11'21" EAST, A DISTANCE OF 2694.68 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF NORTH 89°37'36" EAST, A DISTANCE OF 2470.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION RECORDED IN BOOK 638, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID SOUTH LINE, ALONG THE EAST LINE OF SAID SECTION 36 NORTH 00°06'06" EAST, A DISTANCE OF 2587.51 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1985-0597899, RECORDS OF MARICOPA COUNTY, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST SECTION LINE, ALONG SAID PARCEL LINE NORTH 88°22'44" WEST, A DISTANCE OF 1289.99 FEET;

THENCE CONTINUING ALONG SAID PARCEL LINE SOUTH 52°24'06" WEST, A DISTANCE OF 2398.86 FEET TO THE EAST LINE OF A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE MAP OF DEDICATION FOR "KING RANCH" "COTTON LANE" RECORDED IN BOOK 911, PAGE 380, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID PARCEL LINE, ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 5 COURSES AND DISTANCES;

THENCE NORTH 23°38'59" WEST, A DISTANCE OF 341.39 FEET;

THENCE NORTH 22°14'47" EAST, A DISTANCE OF 27.85 FEET;

THENCE NORTH 23°38'59" WEST, A DISTANCE OF 104.05 FEET;

THENCE NORTH 67°45'13" WEST, A DISTANCE OF 28.72 FEET;

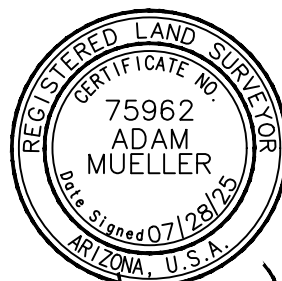
THENCE NORTH 23°38'59" WEST, A DISTANCE OF 1208.43 FEET TO THE WEST-EAST MID-SECTION LINE OF SAID SECTION 36;

APN: 500-85-005G
 COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
 Ordinance Parcel



501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
 Tel(602)454-0402 Fax(602)454-0403
 website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/28/25	REV:	NO.	SHEETS
SCALE: NTS		1	3

LEGAL DESCRIPTION FOR
COST RECOVERY ORDINANCE PARCEL
APN 500-85-005G

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID MID-SECTION LINE SOUTH 89°44'00" EAST, A DISTANCE OF 3869.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 00°06'06" WEST ALONG THE EAST SECTION LINE OF SAID SECTION 36, A DISTANCE OF 106.50 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,185,015 SQUARE FEET, OR 50.16 ACRES, MORE OR LESS.

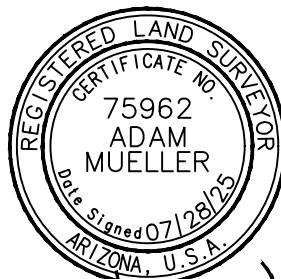
SEE ATTACHED EXHIBIT "B" DRAWING BY REFERENCE, MADE A PART HERETO.

APN: 500-85-005G
COTTON LANE: AZMUN2214

EXHIBIT "A"- Cost Recovery
Ordinance Parcel

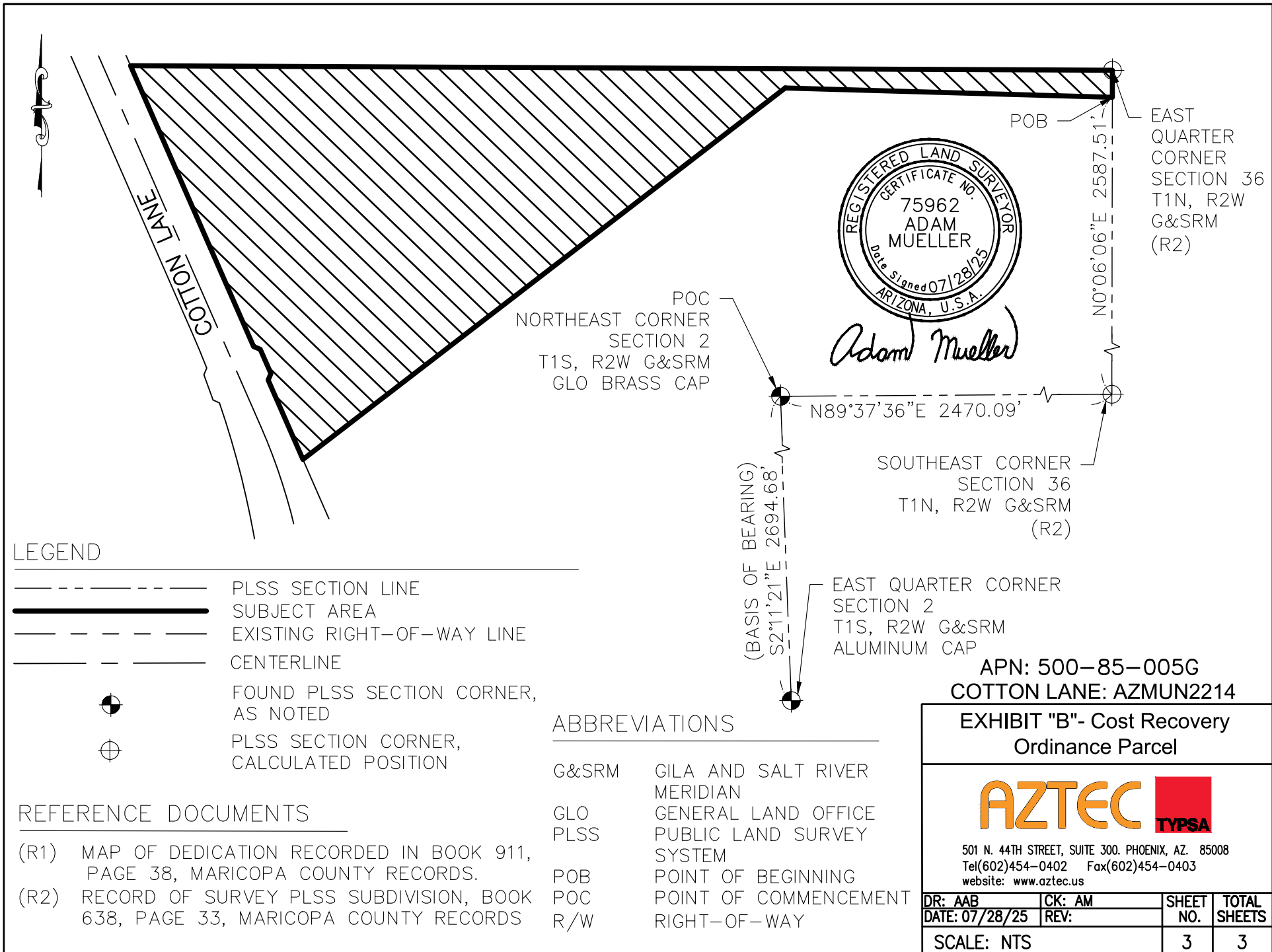
AZTEC 
TYP SA

501 N. 44TH STREET, SUITE 300. PHOENIX, AZ. 85008
Tel(602)454-0402 Fax(602)454-0403
website: www.aztec.us



Adam Mueller

DR: AAB	CK: AM	SHEET	TOTAL
DATE: 07/28/25	REV:	NO.	SHEETS
SCALE: NTS		2	3





AZTEC Engineering Group, Inc.
 501 N 44th Street, Suite 300
 Phoenix, AZ 85008
 P: 602.454.0402 | F: 602.454.0403
 www.aztec.us

Project: Cotton Lane
 Project No: AZMUN2215
 Date: 7/28/2025
 Checked by: AM.

**COST RECOVERY ORDINANCE PARCEL
 APN 500-85-005G
 CLOSURE REPORT**

North: 867878.5442' East: 549677.7898'

Segment #1: Line
 Course: N88° 22' 44"W Length: 1289.99'
 North: 867915.0380' East: 548388.3161'

Segment #2: Line
 Course: S52° 24' 06"W Length: 2398.86'
 North: 866451.4405' East: 546487.6816'

Segment #3: Line
 Course: N23° 38' 59"W Length: 341.39'
 North: 866764.1588' East: 546350.7350'

Segment #4: Line
 Course: N22° 14' 47"E Length: 27.85'
 North: 866789.9358' East: 546361.2787'

Segment #5: Line
 Course: N23° 38' 59"W Length: 104.05'
 North: 866885.2471' East: 546319.5397'

Segment #6: Line
 Course: N67° 45' 13"W Length: 28.72'
 North: 866896.1202' East: 546292.9575'

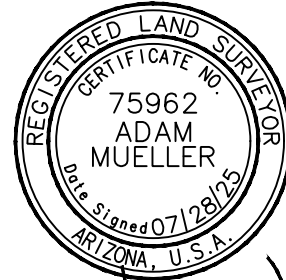
Segment #7: Line
 Course: N23° 38' 59"W Length: 1208.43'
 North: 868003.0602' East: 545808.2029'

Segment #8: Line
 Course: S89° 44' 00"E Length: 3869.82'
 North: 867985.0493' East: 549677.9810'

Segment #9: Line
 Course: S0° 06' 06"W Length: 106.50'
 North: 867878.5495' East: 549677.7920'

Perimeter: 9375.60' Area: 2185015.08 Sq. Ft.
 Error Closure: 0.0057 Course: N23° 02' 15"E
 Error North: 0.00522 East: 0.00222

Precision 1: 1644843.86



Adam Mueller

EXHIBIT 4

Summary of Total Estimated Project Cost Allocated to Each Benefited Property

Parcel 1: \$537,625.48
Parcel 2: \$578,102.88
Parcel 3: \$559,417.81
Parcel 4: \$594,286.98
Parcel 5: \$402,037.19
Parcel 6: \$896,149.94
Parcel 7: \$993,455.38
Parcel 8: \$856,220.92
Parcel 9: \$37,316.69
Parcel 10: \$914,170.76
Parcel 11: \$991,387.48
Parcel 12: \$856,060.66
Parcel 13: \$1,323,119.99

Parcel	Total Project Cost	Frontage Length (LF)	Cost per Linear Foot of Frontage Length
Parcel 1	\$537,625.48	1340.581	\$401.04
Parcel 2	\$578,102.88	1338.866	\$431.79
Parcel 3	\$559,417.81	1376.43	\$406.43
Parcel 4	\$594,286.98	1361.439	\$436.51
Parcel 5	\$402,037.19	1009.052	\$398.43
Parcel 6	\$896,149.94	1869.92	\$479.25
Parcel 7	\$993,455.38	1338.176	\$742.40
Parcel 8	\$856,220.92	1280.093	\$668.87
Parcel 9	\$37,316.69	57.354	\$650.64
Parcel 10	\$914,170.76	1361.694	\$671.35
Parcel 11	\$991,387.48	1371.65	\$722.77
Parcel 12	\$856,060.66	1271.635	\$673.20
Parcel 13	\$1,323,119.99	1710.428	\$773.56
Total	\$9,539,352.17		