

Exhibit

A

Magrino Industrial Park

Unit 3 Phasing

Base Phase: Underground utilities (water lines, sewer lines, power, and data) from County 25th to Vaughn Street south on Ave D, west on Vaughn to service lot 3. Paving and grading to be completed from Vaughn street to Avenue D. Box Culvert from County 25th and Ave D, paving and grading from County 25th to Vaughn Street. Complete service to lots 4/5/6/7.

Note on Base Phase: GYPA, Core Engineering, Barnet Rodgers of Labrie Properties and Eckard Construction have been in communication on start dates and service dates. GYPA does not want to hinder the progress on Labrie's development. Additionally, the hindrances caused by Covid are being diligently worked through.

Underground Cost: \$601,504.23

GYPA will pay up to \$150,000 from their operating account for project initiation. Remaining balance will be drawn from escrow and assurance account whose current balance is \$626,888.32. Core Engineering will be providing project management services, subcontractor will present invoices to them for review and approval. Once requests are received and approved by Core Engineering, they will be presented to Eulogio @ Public works for final City approval and then forwarded to City of San Luis finance department that would request a draw from Deb Feller at Pioneer Title, with the amount payable to the contractor directly.

The ACA ESP grant that was awarded to the City of San Luis for this project will be allocated towards the Paving and grading portion of the project. Once Jenny Torres receives the contract from ADOT, she, along with Core Engineering and public works will proceed with the City's procurement policy and put this portion of work out to bid. GYPA and City of San Luis will draw up an agreement once bids are received for this phase. In the event of a cost exceeding \$500,000, GYPA will be responsible for that amount. ADOT has allowed 18 months for the ~~util~~ of these funds.

Phase A: Underground utilities (water lines, sewer lines, power, and data) along with pavement southbound on Port Authority Avenue to allow access to the NE corner of los 1 and NW Corner of lot 2. Lot 1 is owned by RL Jones company and lot 2 is owned by Cocopah Indian Tribe. Estimated time of completion on or before January 2022. Estimated cost: \$537,000.

Note on Phase A: In the event of any remaining funds from the ACA ESP Grant, that funding will be allocated towards cost of paving on Phase A.

Phase B: Underground utilities (water lines, sewer lines, power, and data) along with pavement running south on avenue D until the south east boundary of lot 2. This will provide full service to lots 8/9/10/11/12/13 and utilities to the eastern portion of lot 2. Estimated costs \$1,046,000.

Note on Phase B: No sales of lots 8-13 will occur until all services are in place.

