

# COUNTRY PLACE

Phoenix, Arizona



7114 E. Stetson Rd, Suite 400  
Scottsdale, Arizona 85251  
[www.hogangroupaz.com](http://www.hogangroupaz.com)



**DISCLAIMER :** The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



# COUNTRY PLACE

Phoenix, Arizona

Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com  
Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com



LOCATION ♦	SWC Lower Buckeye Rd & 95 <sup>th</sup> Ave Phoenix, Arizona
PRICE ♦	Submit
DESCRIPTION ♦	Parcel 24 13 Platted Lots
LOT SIZE ♦	45' x 115'
SETBACKS ♦	5' & 5'
HOA FEES ♦	\$47.79 / lot / month
2014 TAXES ♦ (Assessed)	\$2,490.12
IMPACT FEES ♦	\$12,121/lot Phoenix – Estrella South
UTILITIES ♦	<u>Water</u> : City of Phoenix <u>Sewer</u> : City of Phoenix <u>Power</u> : SRP <u>Gas</u> : Southwest Gas <u>Phone</u> : CenturyLink
COMMENTS ♦	Seller looking for 30-Day Feasibility Period and 15-Day Close of Escrow.

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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	195.51	460.00	24°21'07"
C2	NOT USED	NOT USED	NOT USED
C3	351.50	400.00	50°20'56"
C4	38.67	25.00	88°37'14"
C5	292.36	425.00	39°24'47"
C6	12.05	50.00	13°48'43"
C7	216.72	50.00	248°20'24"
C8	56.49	50.00	64°43'50"
C9	176.26	375.00	26°55'44"
C10	46.57	25.00	106°43'28"
C11	168.80	445.00	21°44'03"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°48'58"E	21.36
L2	S33°42'03"E	29.01
L3	N32°43'23"E	28.09
L4	S00°00'30"E	14.81
L5	S29°11'10"W	63.45
L6	S89°59'35"E	11.79

## LEGEND

- P.U.E. - PUBLIC UTILITY EASEMENT  
V.N.A.E. - VEHICLE NON-ACCESS EASEMENT  
S.W.E. - SIDEWALK EASEMENT  
V.T. - 33'x33' VISIBILITY TRIANGLES  
EX. - EXISTING  
MCR - MARICOPA COUNTY RECORDS  
L.S. - LAND SURVEYOR  
R/W - RIGHT-OF-WAY  
SF - SQUARE FEET  
○ - FOUND CITY OF PHOENIX BRASS CAP FLUSH  
■ - BRASS CAP MONUMENT TO BE SET AT TIME OF STREET IMPROVEMENTS BY PAVING CONTRACTOR PER MAG STANDARD DETAIL 120-1, TYPE "B"  
▲ - CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED, MARKED "L.S. 36326", PER MAG STANDARD DETAIL 120-1, TYPE "C"  
--- - EXTERIOR BOUNDARY  
--- - LOT/TRACT LINE  
--- - RIGHT OF WAY  
--- - STREET CENTERLINE  
--- - SECTION LINE  
--- - EASEMENT LINE AS NOTED  
--- - EASEMENT LINE AS NOTED

TRACT USAGE AND AREA TABLE		
TRACT	USE	AREA
A	LANDSCAPING, SIDEWALK, DRAINAGE EASEMENT, RETENTION, P.U.E.	37,266 SF
B	LANDSCAPING, SIDEWALK, RETENTION	8,406 SF
	TOTAL	45,672 SF

## FINAL PLAT FOR

# "COUNTRY PLACE PARCEL 24"

"A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE FAMILY DESIGN REVIEW"  
A REPLAT OF LOT 3 OF "COUNTRY PLACE PHASE 2", AS RECORDED IN BOOK 571, PAGE 40, RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT COUNTRY PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COUNTRY PLACE PARCEL 24", LOCATED WITHIN A PORTION OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "COUNTRY PLACE PARCEL 24", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT COUNTRY PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT, AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON.

A SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "A" & "B".

TRACTS "A" AND "B" ARE HEREBY DECLARED AS COMMON AREAS FOR THE PURPOSES SHOWN AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY PLACE, RECORDED AS INSTRUMENT NO. 2000-0854140, AND WILL BE OWNED AND MAINTAINED BY THE COUNTRY PLACE COMMUNITY MASTER ASSOCIATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

IN WITNESS WHEREOF:

COUNTRY PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 17th DAY OF March, 2008.

COUNTRY PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: CSW DEVELOPMENT & CONSTRUCTION COMPANY, A WASHINGTON CORPORATION,  
DBA CSW MANAGEMENT CO. (FN)  
ITS: MANAGER

BY: *Brian Hegar*  
ITS: President

## ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF March, 2008, BY *Brian Hegar* ITS President FOR CSW DEVELOPMENT & CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, THE MANAGER OF COUNTRY PLACE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: *Katie Labie*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 26, 2011

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED PRESIDENT OF THE COUNTRY PLACE COMMUNITY MASTER ASSOCIATION, HEREBY RATIFIES THE RECORDED OF THIS PLAT FOR "COUNTRY PLACE PARCEL 24" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

COUNTRY PLACE COMMUNITY MASTER ASSOCIATION,  
AN ARIZONA NON-PROFIT CORPORATION

BY: *Mrs. Ken*  
ITS: President

## ACKNOWLEDGMENT

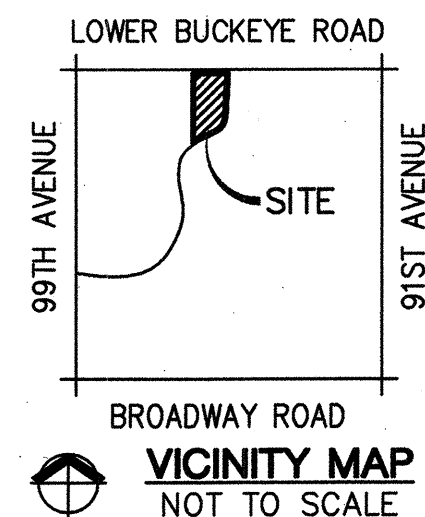
STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF March, 2008, BY *Mike Kern* President OF COUNTRY PLACE COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE ASSOCIATION FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: *Katie Labie*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 26, 2011



## OWNER/DEVELOPER

COUNTRY PLACE, LLC  
7001 N. SCOTTSDALE ROAD, #1015  
SCOTTSDALE, ARIZONA 85253  
CONTACT: MIKE KERK  
PHONE: (480) 315-2626  
FAX: (480) 315-2699

BOOK 987 PAGE 30

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

2008 - 0409393

05/08/2008 11:32 AM

## SURVEYOR

WRG DESIGN, INC.  
9977 N. 90TH STREET, #350  
SCOTTSDALE, ARIZONA 85258  
CONTACT: RICHARD STOCKMAN  
PHONE: (602) 977-8000  
FAX: (602) 977-8099

## PROJECT AREA

NET AREA: (BOUNDARY AREA PER TITLE) ±155,337 SF ±3.5660 ACRES

RIGHT-OF-WAY AREA: (95TH AVENUE) ±24,694 SF ±0.5669 ACRES

GROSS AREA: (NET AREA AND RIGHT-OF-WAY AREA OF 95TH AVENUE)  
±180,031 SF ±4.1329 ACRES

## APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA

THIS 7th DAY OF MAY, 2008.

ATTEST: *Mario Panalua*  
CITY CLERK

APPROVED BY: *Richard A. Stockman* DATE: 4-21-08  
FOR: DEVELOPMENT SERVICES DEPARTMENT

## GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SET BACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- THE COUNTRY PLACE COMMUNITY MASTER ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.
- ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, ASPHALT OR LANDSCAPING AS ALLOWED AND APPROVED BY D.S.D. LANDSCAPE ARCHITECTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- THIS SUBDIVISION IS IN PROXIMITY TO THE TOLLESON WASTEWATER TREATMENT PLANT, THE CITY OF PHOENIX 91ST AVENUE WASTEWATER TREATMENT PLANT AND THE SUNLAND BEEF PLANT. DOCUMENTS HAVE BEEN RECORDED WHICH IDENTIFY THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THESE FACILITIES AS THEY RELATE TO THE PLANNED COMMUNITY. THIS DOCUMENT WAS PREPARED AND RECORDED TO NOTIFY PROSPECTIVE BUYERS OF THE CHARACTERISTICS OF THESE FACILITIES.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW, WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR TRACT. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR TRACTS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP, TAG OR OTHER APPROVED MONUMENT BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AFTER THE COMPLETION OF CONSTRUCTION.
- TRACT "I" AND "J" PER THE PLAT OF COUNTRY PLACE PHASE 2 AS RECORDED IN BOOK 571, PAGE 40, MARICOPA COUNTY RECORDS HAVE A BLANKET MULTI-USE TRAIL EASEMENT OVER THEIR ENTIRETY.

## SURVEYOR'S CERTIFICATE

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF ONE (1) SHEET REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2007, AND THAT THIS PLAT OR MAP IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN, ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT ALL DATA IS SUFFICIENT TO ALLOW THE RETRACEMENT OF THE SURVEY AND SUBDIVISION.

*R.A. Stockman*  
RICHARD A. STOCKMAN, L.S. #36326

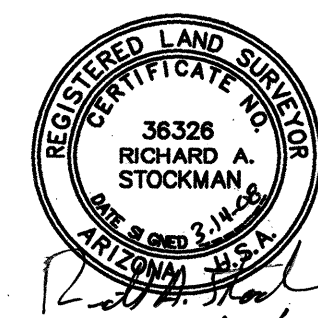
DATE: 3/14/08

PLAT# 070115, KIVA# 99-38146, SDEV# 99000392, QS# 6-5

FINAL PLAT FOR

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DATE: 10/10/07  
TECHNICIAN: IAWR/BK2  
CHECKED: IRAS  
SURVEY PROJ #: 16547CSW  
PROJECT #: 1408654700  
SHEET TITLE: FINAL PLAT  
SHEET NUMBER: 1 OF 1

Country Place  
Parcel 24

6/17/2016 11:44 AM

PERMIT & INSPECTION FEES		Unit	Unit price	Quantity	Total
City of Phoenix					
to include	Landscape Meter Fee	EA	\$795.00	1	\$795
Bldg. Safety	Plan Review Fee	Shts.	\$405.00	28	\$11,340
	Paving Fee	LS		1	\$1,021
	Concrete Fee	LS		1	\$1,567
	Water Fee	LS		1	\$2,563
	Sewer Fee	LS		1	\$3,858
	Storm Drain Fee	LS		1	\$2,516
	Landscape Fee	LS		1	\$574
	Utility Trench Fee	LS		1	\$170
	Street Light Fee	LS		1	\$397
MARICOPA COUNTY FEES:				1	
	Water	LS	\$65.00	1	\$65
	Sewer	LS	\$65.00	1	\$65
	Environmental Service Dept.	LS	\$690.00	1	\$690
	Groundwater Pollution	LS	\$100.00	1	\$100
	Miscellaneous Fees	LS	\$1,000.00	1	\$1,000
				1	\$26,721
ENGINEERING				1	
	Prints/Reimbursables-Construction	LS	\$3,000.00	1	\$3,000
				1	\$3,000
FIELD SURVEY				14	
	Staking for Grading	EA	\$750.00	13	\$9,750
	Misc. Staking	LS	\$975.00	1	\$975
				14	\$10,725
GRADING				0	
	Site Grading	CY	\$10.00	4,440	\$44,400
	Mobilization	LS	\$3,500.00	1	\$3,500
	Clear & Grub	AC	\$500.00	4	\$2,000
	Storm Water Plan	LS	\$3,200.00	1	\$3,200
	Miscellaneous Grading	LS	\$3,200.00	1	\$3,200
				4,447	\$56,300
SEWER				747	
	8" VCP Pipe	LF	\$28.00	364	\$10,192
	4' Sewer Manhole	EA	\$2,800.00	3	\$8,400
	5' Sewer Manhole	EA	\$3,200.00	1	\$3,200
	Sewer Services	EA	\$650.00	13	\$8,450
	Hydrovac	LF	\$3.00	364	\$1,092
	Connect to Exist.	EA	\$2,500.00	1	\$2,500
	Mobilization	LS	\$3,500.00	1	\$3,500
				747	\$37,334
WATER				460	
	6" DIP	LF	\$19.00	40	\$760
	8" DIP	LF	\$26.00	399	\$10,374
	6" VB & C	EA	\$1,500.00	2	\$3,000
	8" VB & C	EA	\$4,500.00	1	\$4,500
	Blow off Assembly	EA	\$425.00	1	\$425
	1" Water Service	EA	\$450.00	13	\$5,850
	Fire Hydrant	EA	\$2,000.00	2	\$4,000
	Pavement Replacement	LS	\$4,500.00	1	\$4,500
				0	\$33,409
STORM DRAIN				114	
	15" RGRCP	LF	\$60.00	86	\$5,160
	Headwall w/ handrail	EA	\$3,000.00	2	\$6,000
	Drywell	EA	\$12,000.00	2	\$24,000
	Rip Rap	SY	\$100.00	24	\$2,400
				0	\$37,560
UTILITY TRENCHING				0	
	SRP and Telco Trench (incl. conduit)	LF	\$35.00	600	\$21,000

Country Place  
Parcel 24

6/17/2016 11:44 AM

				600	\$21,000
<b>STREET LIGHTS</b>				2	
	Street Lights	EA	\$2,800.00	2	\$5,600
				2	\$5,600
<b>CONCRETE</b>				5,327	
	6" Vertical Curb	LF	\$20.00	266	\$5,320
	4" Roll curb	Lf	\$15.00	597	\$8,955
	4" to 6" Vert. CurbTransitions	EA	\$35.00	2	\$70
	Sidewalk	SF	\$4.00	4,332	\$17,328
	Sidewalk Ramps	EA	\$350.00	2	\$700
	Aprons/Valley Gutter	SF	\$6.00	127	\$762
	Scupper	EA	\$5,500.00	1	\$5,500
				5,327	\$38,635
<b>PAVING</b>				1,970	
	2" A.C. on 9" A.B.C.	SY	\$17.00	1,619	\$27,523
	Remove AC	SY	\$55.00	181	\$9,955
	Remove Curb & Gutter	LF	\$2.00	170	\$340
				1,970	\$37,818
<b>ADJUSTMENTS</b>				11	
	Survey Monument Type B	EA	\$195.00	2	\$390
	Manholes / Lower	EA	\$415.00	4	\$1,660
	Valves / Lower	EA	\$385.00	3	\$1,155
	Hydrant Markers	EA	\$25.00	2	\$50
				11	\$3,255
<b>CONTINGENCY</b>				0	
	Contingency	LS		10%	\$44,237
				1	\$44,237
<b>CONSTRUCTION TESTING</b>				600	
	Construction Testing	LF	\$10.00	600	\$6,000
				600	\$6,000
<b>LANDSCAPING</b>				45,939	
	R.O.W. Landscape	SF	\$1.35	45,672	\$61,657
	Picnic Table	EA	\$1,110.00	1	\$1,110
	Bench	EA	\$485.00	1	\$485
	Receptacle	EA	\$720.00	1	\$720
	BBQ Grill	EA	\$385.00	1	\$385
	Meandering Sidewalk (Park)	SF	\$4.00	250	\$1,000
	Mail Boxes	EA	\$200.00	13	\$2,600
				45,939	\$67,957
<b>PERIMETER WALLS</b>				1,234	
	Theme Wall with Footing	LF	\$45.00	800	\$36,000
	Theme Columns	EA	\$360.00	12	\$4,320
	View Walls with Footing	LF	\$30.00	100	\$3,000
	View Columns	EA	\$360.00	2	\$720
	3.5' Retaining Wall	LF	\$280.00	40	\$11,200
	Backfill/Compact Retain Wall	LF	\$6.50	280	\$1,820
				1,234	\$57,060
<b>OTHER EXPENSES</b>				0.09095	
	CONSTRUCTION TAXES	LS	\$440,166	4.095%	\$18,025
	Management Fee	LS	\$456,891	5%	\$22,845
				0	\$40,869
<b>WARRANTY RESERVE</b>				1	\$527,481
	Warranty Reserve	LS	\$440,166	0.5%	\$2,201
				1	\$2,201
<b>TOTAL:</b>				1	\$529,682
				1	
				Cost Per Lot	\$40,745