

**MOUNTAIN SPRINGS OASIS TRAVEL CENTER**

**Business Plan**

**COR-MC, Inc.**

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## Table Of Contents

1. Executive Summary	Page 1
2. Business Description Page	Page 1-4
• Industry Overview	1-2
• Mountain Springs Oasis, The Company	2-3
• Products and Services	3-4
• Pricing and Positioning	4
3. The Market	Page 4-5
• Customers	4
• Market Size/Trends	5
• Competition	5
4. Development/Production	Page 6-20
• Development Status	6
• Production Process	6-17
• Labor	18
• Expenses and Capitol Requirements	18-20
5. Sales & Marketing	Page 20
• Sales	20
• Marketing	20
6. Management Team	Page 20-22
• Owner	20
• Board of Directors	20-21
• Management	21
• Support Services	21-22
7. Difficulties and Risks	23
8. Closing	23

# Mountain Springs Oasis Travel Center

## EXECUTIVE SUMMARY

For the past 15 years, Joyce and husband Ray McLaughlin have traveled with family and friends down the long, lonely desert stretch of Interstate 40 to their vacation destination of Laughlin, Nevada. Each of those times, amidst heavy traffic and sparse services along the way, it was noted that a simple truck stop would do amazingly well in this untapped area. Specifically so, it was thought, at or around the Route 66 junction, where greenery starts to show itself in this otherwise harsh looking environment. It so resembles the classic visage of a desert oasis, that it only made sense that after developing the background in the petroleum business, gaining the knowledge of the industry and ambition to pursue it; that at the off ramp of the I-40 at Mountain Springs Road, the Mountain Springs Oasis Travel Center concept was born.

The following is a guideline to the vision of what will unquestionably be a highly successful, state-of-the-art travel facility equipped to serve professional truckers and all other forms of highway travelers alike. The as yet undeveloped region that we plan to develop upon is ideal in so many ways for a flourishing business center that the proud American spirit of COR-MC Inc. can reflect and profit by, while creating a boon to the local economy and eventually laying the groundwork for further Oasis projects.

## BUSINESS DESCRIPTION

**Industry Overview**—The truck stop/travel plaza industry is a recognized flourishing market of growth and diversification. The highest models of success in this industry include several large national chain centers that compete with the fragmented, yet still existent ‘Mom & Pop’ operated truck stops. This competitive market has gained ground and respectability by virtue of its ability to adapt to a new economic climate and develop new markets such as offering branded fast food outlets, multi-faceted entertainment and communication services, as well as overnight hospitality with motel and RV Park developments. The overwhelming necessity for such centers is sought out by not only the core group of professional truckers, but also by the ever growing populace of motorists and leisure travelers who appreciate the convenience and many offerings of such travel centers.

Oak Hill Capitol Partners, LP, a private equity investment group, recent purchase of the TA TravelCenters of America for \$731 million is a shining example of renewed interest in this once stagnant market. Their further intent to implement an aggressive reimaging and expansion campaign to the tune of \$400 million, as recently reported by NATSO, the National Association of Truck Stop Operators, further illustrates the vested commitment to network expansion and growth to meet the public and professional driver market need. Other such Mega-Truck Stop and Travel Plazas have modeled their own facilities after this major player’s basic plan, often improving on it greatly. The most outstanding of these improvements can be seen in PETRO’s Travel Center’s design. An industry leader, PETRO captures a large segment of the market in its luxurious Wheeler Ridge site just off the heavily traveled I-5 Freeway near Bakersfield, California.

Modeled in much the same design and concept of PETRO's Mega-Travel center, MSO will reside over a 100 + mile, heavily traveled Interstate throughway, entirely unchallenged by any other sizable competitor.

The advent of such large-scale travel centers such as MSO has proven to be the preferred stop of many customer types for varied reasons. By offering top-of-the-line services, clean and luxurious facilities, competitive prices, and branded recognizable products and services, we become a sought out destination for truckers and common travelers alike.

**Mountain Springs Oasis, The Company—Mission Statement:** "Our goal is to accommodate the needs of professional drivers, motorists, and overnight guests." MSO is a large truck/auto travel center on approximately 50 +/- acres located 29 miles west of Needles California on Interstate 40 at Mountain Springs Road (Route 66) off ramp <see map>. Positioned on the South side of the highway, MSO will reside on a parcel of approximately 151 acres. In addition to the truck/auto travel center, there will be a sixty-unit motel and an overnight RV park.

The truck/auto travel center will consist of a 300 truck parking lot with all the modern hook-ups. Our fuel station will offer a 12 island double pump for diesel fuel in neighboring the 35 X 117 building which houses the fuel counter and convenience store. Also for auto fueling, there will be a 5 island double pump with two pumps per island, including two of the five islands to offer diesel fuel and gasoline together for the convenience of our RV and diesel motorists' convenience. The convenience store will supply such items as snack, beverages, auto supplies such as oil and other fluids as well as safety equipment and other driver incidental needs. There will be an ample parking space for 75 autos and RVs near and around this center that will open around the clock.

On site also will be a six bay maintenance facility equipped to accommodate all of the diesel truckers' mechanical needs. Included also in this facility is a two bay tire sales and repair shop with mobile service. A complete towing service will also be available for all sized vehicles. Nearby the maintenance facility will be a four bay truck wash. There will be a drivers lounge and waiting area adjacent to both facilities. In addition to this, there will be a set of CAT Scales neighboring these buildings. All of these facilities, as most of the MSO operations, will be open for business 24 hours a day.

The main building, measuring 26,200 sq. ft., will be comprised of a large family restaurant and other eateries, as well as a large travel store, communications center, shower area and laundromat, as well as other specialized travel services. The 8,250 sq. ft. Family Restaurant will feature 24-hour table service as well as buffet offerings. Also occupying this building will be a fast food court taking up 3,825 sq. ft. A 3,150 sq. ft. shower facility will feature 16 shower rooms with 4 designed for executive use. There will be a comfortable lounge as well as a highly modernized communication center made available for personal and professional use such as trucker dispatching as well as Internet kiosks to help keep in touch with home. Other amenities include a barber shop/salon, video arcade, and mini-theater.

For our guests staying overnight, we feature a 60 room motel on premises as well as a spacious RV park. The motel, equipped with fitness center, pool and spa, will suit many of the vacation travelers as well as professional drivers. The RV Park is made to

support up to 60 recreational vehicles including full hook-ups, cabanas, shower and laundry facilities.

All of the facilities at MSO will be leased out but the motel, RV Park, and Fuel Counter. Each of these individual facilities will supply their own equipment, unique designs, staffing and inventories. They are each to be charged by the square foot and will be subject to a Triple-Net Lease, which will include sustaining the lease cost, their own utilities, and a straight 10% off of their gross profit to be returned to MSO corporate funds.

The Mountain Springs Oasis Travel Center will sport a Southwestern Pueblo style motif. The interior as well as exterior color scheme will include differing shades of earth colors and the roof will be covered in a highly visible and attractive dark red tile. Designed to blend in agreeably with the local terrain, the landscaping will incorporate rows of Yucca Cactus and Palm trees, with an inviting large cascading waterfall giving MSO that true Oasis look and appeal.

**Products & Services**—Success and profitability in this industry has proven to be found in product and service diversification. The decline of many smaller, unaccommodating truck stops is typically due to their limitation in variance of goods and modern services. By offering many varied products and services, profitability and gained margins are ensured. The success of the large travel plaza model that prevails throughout the nation is the inspiration for the chosen assortment of goods and services that we will offer.

Our chief product is fuel. This will comprise our principle profit category. By offering the name brand of Arco fuel, we immediately attract brand loyalty and confidence in sales. Other petroleum products such as oil and other vehicular fluids will be sold at the convenience store, travel store, and mechanic station. This encompasses the pressing needs of travelers, but there are many others needs to provide for.

Again, brand recognition will incite sales, this time at the fast food court. With interested lessee candidates such as Subway, Taco Bell, and Pizza Hut, the food court will surely prove to be as popular to customers as the vast array of items within the fully stocked travel store. This substantial travel store will accommodate a variety of lifestyles and customer types. Offerings include a "to go" snack bar area with coffee, cappuccino, sodas, hot dogs, bakery products, sandwiches and salads, as well as, magazines, newspapers and periodicals, toiletry items and trucking apparatus such as CB radios and accessories. Also made available here to purchase are books, videos, small electronics, stereo equipment, shoes, boots, hats, jackets and other clothing. Comchecks as well as other industry used varied forms of electronic payments will be accepted here, furthering professional driver's willingness to transact.

The Family Restaurant will be second to none in offering a wide variety of 'home-cooked' style menu items as well as an, always open, well stocked buffet. A driver's seating section will present added convenience such as booths equipped with pay phones for our professional patrons.

We will offer additionally a full service salon/barber shop, shoeshine and shoe/boot repair service, modern public phones with charge-a-call, and express mail services. Automated services will be present as well such as calling card dispensers, touchscreen Internet pay services, ATM machines, and automated phone dialers for load monitoring & booking services. Geared for the pro driver, not only are there available

showers, arcade and laundry services, but also a mini-theater for driver viewing, and a multi-television center. We are also very proud to extend as a place of worship, the mini-theater as a Chapel of Christian faith and fellowship on Sundays.

The maintenance bays will provide the quality assured repairs for both motorist and diesel trucks, with an extensive tire repair, retreading, and sales counter. Our parked trucks can also enjoy the service of in-cab cable TV and phone and Internet access. With some minor exception (shoeshine service and salon) all of these goods and services will be available 24 hours a day, seven days a week.

**Pricing & Positioning**—Being that this project will take some time to reach a grand opening date, it would be futile to attempt to be specific in regards to exact price points. Given the nature of our location and it's relation to competitors, it is assumable that we could ask perhaps even beyond current market value for standard goods such as snacks and, more importantly, fuel. Such price gouging is not in character with the policy of MSO, as we are intent on building positive customer relations as well as ensuring long-term market loyalty. Our strategy is to fashion a 2-tier perception of reasonable pricing coupled with friendly, courteous customer service. This will drive return business and instill confidence in choosing our offered products and services. The result: high gross profit.

With fuel as our highest dollar category, it bears repeating that our fuel competitors are some distance from us. Specifically, 29 miles east in Needles California, where an inconvenient site that one must exit and utilize service roads to get to, is our nearest major fuel competitor. Their prices are inflated and its inaccessibility is in direct contrast to our ease of access from the I-40. The nearby, off the interstate, town of Essex, at 15 miles out, offers a 20 truck parking availability with two fuel pumps. The only true truck stop in the near bouts would be the 76 station in Ludlow California, 65 miles west of our proposed site. All other truck stops or fuel centers are beyond 100 miles from MSO. Also, it should be noted that none of said competitors offers anywhere close to the exceptional services and product selection that we will.

Our position is not unique as we take up the trends agreeant with our modeled "Super Truck Stop" competitors. The add-on services as well as fuel prices will reflect the economy and inflation shifts as well as what our market will bear at the time.

### The MARKET

**Customers**—Our customers are our livelihood and will be treated as such. A conscientious staff will see to the satisfaction of our diverse array of customers. This group includes the long-haul trucking fleet drivers, independent professional drivers, owner operators, motorists, RVers, recreational water sports and motorcycle enthusiasts. Additionally, due to the great volume of family and specifically vacationer traffic to and from Laughlin Nevada, prospects of high occupancy rates of our motel and RV Park are also expected. As we are located on a major national throughway, we expect a sizable portion of the very busy I-40 traffic to come utilize our facility. Overall, we hope to influence the stopping decision of the traveling public, and cultivate a loyal core customer base of truckers and "four wheeler" traffic alike.

**Market Size/Trends**—There is an ever-growing number of trucks and automobiles on the road today. The vast trucking industry, though highly competitive, continues to thrive, especially in the west coast market. The constancy of I-40 traffic coupled with our high visibility, is an assurance that a large segment of that market will consider our Oasis stop.

Extensive market research of like facilities has proven that many exciting and bolstering profit opportunities lay in the cultivation of effective non-fuel sales and services. By housing a diversified assembly of wide ranging quality services and convenience goods in support of the core fuel sales, MSO raises the bar of expectant returns. Our appeal to a broader mix of highway travelers sets us aside from even the most established local competitors, and innovative marketing and high quality goods at competitive prices will guarantee market share.

Favorable interest rates & growing economy are huge factors that also indicate that this is the key time to make our move. Add to this the already mentioned dynamic of a huge motorist & boating traveling base to and from Laughlin and the Colorado River as well as the ramping growth rate of RV vacationers, that are as of yet, in this area unattended to, and it becomes obvious: The timing is right, inside sales are at a peak, opportunity is abound and MSO is ready to capitalize.

**Competition**—The Mountain Springs off ramp at the I-40 is the ideal location for a travel center such as MSO. Not only are we situated in a region completely devoid of any like or even comparative competition, but this strategic geographic locale makes for a very high demand for not just fuel, fluids, and light repairs, but also for eateries and convenience stores to flourish and thrive. Add to this that MSO offers unique services and a truly varied selection of high-end products to suit the constant flow of professional truckers and recreational motorists alike. When it comes to competition, there is no true challenge for the Mountain Springs Oasis Travel Center.

California particularly is an ideal place to establish such a large travel center. Where the profit margin on fuel in some competitors' regions is waning, Industry players attribute that California can sustain a much higher fuel margin due in part to a lack of major national chain competition. One other reason for such plausible profitability is that there are no existent undercutting competitors, as in much of the nation, who can offer lower prices offset by gambling. Such gambling, such as video poker, dominates the industry in some other states where truck stop operators undercut their own fuel margins to draw the attractive gambler/driver market. In truth, California draws the highest fuel profit margins nationwide. Often, national chains, due to margin restrictions and fierce competition, have even ended their 'freebie' promotional programs and have had to seriously tighten their belts.

Even the most modern of the major national competitors such as Williams Travel Centers, Flying J, Loves, TA TravelCenter of America, and Pilot Corp. do not share the level of cleanliness, sophistication, and utter convenience that MSO will offer. Many drivers have elevated their own tastes and reserved their travel dollars for just such an elaborate assemblage as we will represent. Also, as the local price and quality leader, our outlook is very promising for even local traffic to be drawn to MSO.

## DEVELOPMENT/PRODUCTION

**Development Status**—Both Parcel A & B properties are currently retained by COR-MC via board member Steve Gronlund. All engineering, grading, and architectural planning for these sites fall under the duties of Columbo. Under temporary permit, we plan to put into operation existing wells and begin the set up of temporary offices, living trailers, and portable restroom facilities.

**Production Process**-- The following steps will be taken after funding is deposited into the pre-established Union Bank of California business account. First, we will pay the balance due of the 171 Acre Land Parcel A to close escrow. Then, the neighboring 33 Acre Land Parcel B will be put into escrow. Upon doing this, we will secure liability insurance on the land. At that time, we will retain the services of Greg Prudhomme as Corporate Accountant, as well as Stanley A. Harter as Corporate Attorney.

The next step would be for us to confer with financial advisor Ken Reynolds and Allegiant Construction Inc. President Lynn Bredeson to commence with the initial site plan for pre-application with San Bernardino County representatives. This planning review will lead us to further biological and environmental studies to be finalized at the site. Following this we will then set up a temporary facility on-site as the approximate 6 months of ongoing land qualifying proceedings finalize. Initiated here will be the establishment of all utilities including our water systems, electrical and communications foundation.

In this time we will initiate our first phase of purchasing equipment and leasing vehicles. Directly following this will be the groundbreaking for the MSO Truck/Auto Plaza with Columbo Construction. In cooperation with Allegiant Construction, Cannon Development will break ground on the motel/RV Park development. This will have a built in lead time of 12 months before we are ready for the MSO grand opening.

The following timeline charts the activities and proceedings that Columbo Construction will undertake in this endeavor. The motel and RV Park's construction also are roughly scheduled at just under one year.

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003							
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>ON SITE / SITELINE</b>												
02301.0	GRUBBING	30MAY00	05MAY00		<input checked="" type="checkbox"/> GRUBBING							
02311.1	GRADING @ BUILDING PADS	12 06MAY00	21MAY00		<input checked="" type="checkbox"/> GRADING @ BUILDING PADS							
01721.8	SURVEY GRADING	12 08MAY00	21MAY00		<input checked="" type="checkbox"/> SURVEY GRADING							
01514.0	INSTALL TEMPORARY POWER	2 08MAY00	07MAY00		<input checked="" type="checkbox"/> INSTALL TEMPORARY POWER							
02311.2	GRADING / SITE	15 22MAY00	11JUN00		<input checked="" type="checkbox"/> GRADING / SITE							
01721.7	SURVEY ON SITE UTILITIES	10 24MAY00	11JUN00		<input checked="" type="checkbox"/> SURVEY ON SITE UTILITIES							
02501.0	ELECTRICAL MAIN SERVICE / SITE	15 12JUN00	02JUL00		<input checked="" type="checkbox"/> ELECTRICAL MAIN SERVICE / SITE							
02512.0	WATER/FIRE LINE / SITE	15 12JUN00	02JUL00		<input checked="" type="checkbox"/> WATER/FIRE LINE / SITE							
00105.8	FOOTINGS @ DUMPSTERS/TEMPLATES	2 12JUN00	13JUN00		<input checked="" type="checkbox"/> FOOTINGS @ DUMPSTERS,TEMPLATES							
02501.8	SEWER / SITE	15 12JUN00	02JUL00		<input checked="" type="checkbox"/> SEWER / SITE							
02551.0	NATURAL GAS	5 12JUN00	18JUL00		<input checked="" type="checkbox"/> NATURAL GAS							
03210.18	REINFORCING @ DUMPSTER	2 16JUN00	17JUL00		<input checked="" type="checkbox"/> REINFORCING @ DUMPSTER FOUNDATIONS							
03001.7	POUR FOOTINGS	1 16JUN00	18JUL00		<input checked="" type="checkbox"/> POUR FOOTINGS							
04220.4	CMU @ DUMPSTERS	5 19JUN00	25JUL00		<input checked="" type="checkbox"/> CMU @ DUMPSTERS							
01721.9	SURVEY CURB & GUTTER	10 20JUN00	06JUL00		<input checked="" type="checkbox"/> SURVEY CURB & GUTTER							
05521.2	GATES @ DUMPSTERS	2 20JUN00	27JUL00		<input checked="" type="checkbox"/> GATES @ DUMPSTERS							
03911.12	PAINT GATES @ DUMPSTERS	3 20JUN00	03AUG00		<input checked="" type="checkbox"/> PAINT GATES @ DUMPSTERS							
16521.8	ELECTRICAL,PHONE CONDUITS / SITE	3 20JUN00	14JUL00		<input checked="" type="checkbox"/> ELECTRICAL,PHONE CONDUITS / SITE							
16521.1	SITE LIGHTING @ TRUCK PARKING	12 20JUN00	01JUL00		<input checked="" type="checkbox"/> SITE LIGHTING @ TRUCK PARKING CONDUITS							
02511.9	WATER,DOMESTIC / SITE	3 20JUN00	09JUL00		<input checked="" type="checkbox"/> WATER,DOMESTIC / SITE							
03810.0	LANDSCAPE SLEEVES	3 15JUN00	17JUL00		<input checked="" type="checkbox"/> LANDSCAPE SLEEVES							
02772.2	CURB/CURB & GUTTER @ TRUCK	15 16JUN00	07AUG00		<input checked="" type="checkbox"/> CURB / CURB & GUTTER @ TRUCK PARKING							
02774.0	DRIVE APPROACHED @ AUTO PARKING	4 16JUN00	23JUL00		<input checked="" type="checkbox"/> DRIVE APPROACHES @ AUTO PARKING							
16521.13	SITE LIGHTING @ AUTO PARKING	10 21JUN00	01AUG00		<input checked="" type="checkbox"/> SITE LIGHTING @ AUTO PARKING CONDUITS							
16521.2	SITE LIGHTING @ TRUCK PARKING	10 21JUN00	01AUG00		<input checked="" type="checkbox"/> SITE LIGHTING @ TRUCK PARKING							
02774.1	DRIVE APPROACH @ TRUCK PARKING	4 21JUN00	28JUL00		<input checked="" type="checkbox"/> DRIVE APPROACH @ TRUCK PARKING							
16521.5	SITE ELECTRICAL / CONDUITS FOR SIGNS	8 04AUG00	10AUG00		<input checked="" type="checkbox"/> SITE ELECTRICAL / CONDUITS FOR SIGNS							
16521.4	SITE LIGHTING @ AUTO PARKING POLE	5 04AUG00	08AUG00		<input checked="" type="checkbox"/> SITE LIGHTING @ AUTO PARKING POLE B.							
16521.9	SITE LIGHTING @ TRUCK PARKING SET	10 04AUG00	15AUG00		<input checked="" type="checkbox"/> SITE LIGHTING @ TRUCK PARKING SET							
02772.3	CURB/CURB & GUTTER @ AUTO	15 08AUG00	29AUG00		<input checked="" type="checkbox"/> CURB / CURB & GUTTER @ AUTO							
16521.10	SITE LIGHTING @ AUTO PARKING SET	10 11AUG00	22AUG00		<input checked="" type="checkbox"/> SITE LIGHTING @ AUTO PARKING SET							
01840.43	OWNER FURNISHED & INSTALLED	5 14AUG00	20AUG00		<input checked="" type="checkbox"/> OWNER FURNISHED & INSTALLED SIGNS							
16521.8	SITE ELECTRICAL/WIRE FOR SIGNS	5 21AUG00	29AUG00		<input checked="" type="checkbox"/> SITE ELECTRICAL/WIRE FOR SIGNS							
16521.11	DRYPAC ALL POLES	0 25AUG00	27AUG00		<input checked="" type="checkbox"/> DRYPAC ALL POLES							
16521.7	ELECTRICAL HOOK-UP OWNER	5 26AUG00	03SEP00		<input checked="" type="checkbox"/> ELECTRICAL HOOK-UP OWNER F.							
09911.13	PAINT ALL POLE BASES AS REQUIRED	3 26AUG00	01SEP00		<input checked="" type="checkbox"/> PAINT ALL POLE BASES AS REQUIRED							
02810.1	LANDSCAPE IRRIGATION	25 29AUG00	02OCT00		<input checked="" type="checkbox"/> LANDSCAPE IRRIGATION							
02773.5	SIDEWALKS	12 25AUG00	13SEP00		<input checked="" type="checkbox"/> SIDEWALKS							
01721.10	SURVEY FINE GRADE PAVING AREAS	10 12SEP00	25SEP00		<input checked="" type="checkbox"/> SURVEY FINE GRADE PAVING AREAS							
01840.45	SET PROPANE TANK	1 18SEP00	18SEP00		<input checked="" type="checkbox"/> SET PROPANE TANK							
01640.47	AIR/WATER REEL INSTALL & HOOK-UP	3 18SEP00	18SEP00		<input checked="" type="checkbox"/> AIR,WATER REEL INSTALL & HOOK-UP							
15151.10	COMPLETE PLUMBING @ RV DUMP	2 18SEP00	17SEP00		<input checked="" type="checkbox"/> COMPLETE PLUMBING @ RV DUMP							
16521.12	PROPANE TANK ELECTRICAL HOOK-UP	2 17SEP00	18SEP00		<input checked="" type="checkbox"/> PROPANE TANK ELECTRICAL HOOK-UP							
03821.1	CHAIN LINK FENCE @ PROPANE TANK	4 19SEP00	24SEP00		<input checked="" type="checkbox"/> CHAIN LINK FENCE @ PROPANE TANK							
02221.3	AG BASE @ TRUCK PARKING	20 03OCT00	30OCT00		<input checked="" type="checkbox"/> AG BASE @ TRUCK PARKING							
02900.0	LANDSCAPE PLANTING	15 03OCT00	22OCT00		<input checked="" type="checkbox"/> LANDSCAPE PLANTING							
02741.4	AC PAVING @ TRUCK PARKING	12 21OCT00	17NOV00		<input checked="" type="checkbox"/> AC PAVING @ TRUCK PARKING							
02221.4	AG BASE @ AUTO PARKING	7 31OCT00	10NOV00		<input checked="" type="checkbox"/> AG BASE @ AUTO PARKING							
02741.5	AC PAVING @ AUTO PARKING	3 11NOV00	10NOV00		<input checked="" type="checkbox"/> AC PAVING @ AUTO PARKING							
Start Date	29AUG00		MTNS	Start 1 of 11								
Finish Date	15DEC00		Colombo Construction Co., Inc.	Date	Revision	Checked	Approved					
Due Date	14OCT00		Mountain Springs Oasis									
Run Date	18OCT02 12:02		Classic Schedule Layout									
© Primavera Systems, Inc.												

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003											
					APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
02501.7	RAISE SEWER CLEAROUTS & VALVES IN	5 14NOV00	20NOV00													
0261.2	STRIPE @ AUTO PARKING	2 14NOV00	17NOV00													
0261.1	STRIPE @ TRUCK PARKING	5 19NOV00	24NOV00													
01640.44	ELECTRICAL CONDUITS FOR	10 25NOV00	08DEC00													
<b>OFF SITE STEWARD</b>																
01721.11	SURVEY WATER LINES	25 22MAY00	25JUN00													
0261.2	AZURE AVE. (STATION 38-11.5) REMOVE	5 22MAY00	28MAY00													
0251.1	WATER MAIN 16" (STATION 100-108)	5 22MAY00	28MAY00													
0251.2	WATER MAIN 12"	5 27MAY00	02JUN00													
0251.3	SEWER MAIN 8" ALONG AZURE	15 22MAY00	18JUN00													
0251.4	WATER MAINS 12" & 16" (STATION	5 03JUN00	08JUN00													
0251.4	WATER MAINS 12" & 16"	5 10JUN00	16JUN00													
0251.3	WATER MAINS 12" & 16" (STATION	5 17JUN00	23JUN00													
0251.2	SEWER MAIN 8" ALONG AZURE AVE.	7 19JUN00	25JUN00													
0251.7	TEST 12" & 16" WATER LINES & FLUSH	5 24JUN00	30JUN00													
01721.12	SURVEY SEWER LINES	5 28MAY00	05JUN00													
0261.1	SEWER MAIN 8" ALONG HOLLYWOOD	7 05JUN00	08JUN00													
0251.8	CONNECT TO EXISTING 30" WATER	5 07JUN00	08JUN00													
0251.9	CONNECT TO ON SITE WATER SYSTEM	2 04JUN00	07JUN00													
01721.10	SURVEY AZURE AVE. FOR REPAVE	5 08JUN00	14JUN00													
0272.1	OFFSITE CURB & GUTTER	10 05JUN00	22JUN00													
0251.4	AZURE AVE. (STATION 37-11.5)	5 09JUN00	15JUN00													
01721.14	SURVEY CURB & GUTTER OFFSITE	5 15JUN00	20JUN00													
0252.0	STREET LIGHTS CONDUITS / WIRE	10 16JUN00	25JUN00													
01721.15	SURVEY ROUGH GRADE @	5 22JUN00	31JUN00													
0274.1	FINEGRADE BASE, PAVE HOLLYWOOD C	10 22JUN00	08JUL00													
0252.1	STREET LIGHTS SET POLES & FIXTURES	5 08JUL00	08AUG00													
0252.5	RAISE MANHOLES, WATER VALVES	5 09AUG00	12AUG00													
0272.1	OFFSITE SIDEWALK	5 08AUG00	12AUG00													
0261.0	FOG SEAL PAVING	1 13AUG00	10AUG00													
0261.0	STRIPPING & SIGNAGE	5 14AUG00	18AUG00													
<b>ESTABLISH</b>																
01721.0	SURVEY	2 15MAY00	16MAY00													
02151.2	FOOTING EXCAVATION	9 19MAY00	28MAY00													
02165.0	TEMPLATES / EMBEDS	10 22MAY00	04JUN00													
1521.0	UNDERGROUND PLUMBING 1	15 22MAY00	11JUN00													
16051.9	UNDERGROUND ELECTRICAL 1	15 22MAY00	11JUN00													
02210.8	FOUNDATION REINFORCING	7 27MAY00	04JUN00													
1201.0	UNDERGROUND FIRE RISER	2 22MAY00	30JUN00													
02001.0	POUR FOUNDATION STRIP TEMPLATES	8 05JUN00	12JUN00													
0220.0	MASONRY WALLS EXTERIOR	10 10JUN00	22JUN00													
01111.0	HOLLOW METAL FRAMES @ CMU	5 10JUN00	12JUN00													
15151.28	UNDERGROUND PLUMBING 2	6 12JUN00	19JUN00													
16051.20	UNDERGROUND ELECTRICAL 2	6 12JUN00	19JUN00													
02022.0	POLY / SAND UNDER SLAB	6 13JUN00	20JUN00													
0210.9	SLAB ON GRADE REINFORCING	6 18JUN00	25JUN00													
02032.7	POUR SLAB	6 20JUN00	30JUN00													
01222.0	STRUCTURAL STEEL BEARING PLATES	5 27JUN00	03JUL00													
0220.1	MASONRY WALLS INTERIOR @	6 01JUL00	10JUL00													
16111.9	HOLLOW METAL FRAMES @ SHOWER	3 01JUL00	04JUL00													
Start Date	29AUG02		Early Bar	MTNS	Sheet 2 of 11											
Finish Date	15DEC02		Progress Bar	Colombo Construction Co., Inc.												
Date Due	14OCT02		Critical Activity	Mountain Springs Oasis												
Rev Date	18OCT02 13:02		Critical Activity	Classic Schedule Layout												
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Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003												
					A	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
I301.2	CUT DROPS (FIRE SPRINKLER)	4 09SEPO03	12SEPO03														
16511A	CEILING FANS & OWNER FURNISHED	4 09SEPO03	12SEPO03														
0925.0	OAK PANELING & TRIM @ DINING	12 09SEPO03	24SEPO03														
16511A	T-BAR GRID @ RESTROOMS 118 & 119	2 11SEPO03	12SEPO03														
16511C	LIGHTS @ RESTROOMS 125 & 126	2 11SEPO03	12SEPO03														
I301.2	CUT DROPS (FIRE SPRINKLER)	1 11SEPO03	11SEPO03														
I300.2	HVAC FINISH @ RESTROOMS 125 & 126	1 11SEPO03	11SEPO03														
I301A	CUT DROPS (FIRE SPRINKLER)	1 11SEPO03	11SEPO03														
I300.2	HVAC FINISH @ RESTROOMS 118 & 119	1 11SEPO03	11SEPO03														
16511S	LIGHTS @ RESTROOMS 118 & 119	2 11SEPO03	12SEPO03														
09511.2	ACOUSTICAL PANELS @ RESTROOMS	1 16SEPO03	18SEPO03														
09511.5	ACOUSTICAL PANELS @ RESTROOMS	1 16SEPO03	18SEPO03														
07212.0	CEILING INSULATION @ RESTROOMS	1 16SEPO03	18SEPO03														
16511.0	LIGHTS @ SHOWER AREA	3 16SEPO03	22SEPO03														
07212.1	CEILING INSULATION RESTROOMS 118	1 17SEPO03	17SEPO03														
05011.2	TILE/WALLS/FLOORS @ RESTROOMS	8 17SEPO03	26SEPO03														
05011.3	TILE/WALLS/FLOORS @ RESTROOMS	8 18SEPO03	29SEPO03														
09511.1	ACOUSTICAL PANELS @ KITCHEN &	3 18SEPO03	24SEPO03														
01940.0	SPEAKERS & INTERCOM @ KITCHEN &	0 18SEPO03	22SEPO03														
0124.0	TURN ON LIGHTS & HVAC AS READY	1 18SEPO03	18SEPO03														
06911.0	PAINT INTERIOR WALLS & JAMBS	10 18SEPO03	02OCT03														
06911.1	HOLLOW METAL DOORS EXTERIOR	4 19SEPO03	24SEPO03														
06922.0	TEMPORARY / PERMANATE POWER	1 19SEPO03	19SEPO03														
06921A	TILE MORTAR BED @ KITCHEN	4 20SEPO03	26SEPO03														
NDS1.14	ELECTRICAL FINISH @ SHOWER AREA	3 20SEPO03	22SEPO03														
06901.0	STAIN & SEAL OAK PANELING & TRIM @	5 23SEPO03	01OCT03														
06911.0	COUNTER TOPS @ SHOWER AREA	3 26SEPO03	01OCT03														
06921.2	TILE FLOORING @ KITCHEN & DINING	10 26SEPO03	10OCT03														
06911.1	COUNTER TOPS @ RESTROOMS 125 &	2 29SEPO03	03OCT03														
06911.3	TILE BASE @ CONVENIENCE	5 29SEPO03	08OCT03														
06911.2	COUNTER TOPS @ RESTROOMS 118 &	2 01OCT03	01OCT03														
15411.1	PLUMBING FINISH @ RESTROOMS 125 &	8 01OCT03	10OCT03														
15411.0	PLUMBING FINISH @ SHOWER AREA	10 01OCT03	14OCT03														
06911.2	STAIN & SEAL WOOD DOORS	5 02OCT03	08OCT03														
15411.2	PLUMBING FINISH @ RESTROOMS 118 &	8 02OCT03	13OCT03														
06911.4	PAINT EXTERIOR DOORS & JAMBS	5 03OCT03	09OCT03														
06921.4	TILE FLOORS @	15 07OCT03	29OCT03														
06921.1	OAK PANELING,TRIM @	10 07OCT03	20OCT03														
06940.22	SLATWALL DELIVERY	1 07OCT03	08OCT03														
06921.0	SLATWALL @ CONVENIENCE STORE	3 08OCT03	10OCT03														
06911.0	HANG WOOD DOORS	6 08OCT03	20OCT03														
06711.0	DOOR HARDWARE EXTERIOR	5 18OCT03	18OCT03														
06911.3	KITCHEN EQUIPMENT (OWNER FURNISHED)	10 18OCT03	24OCT03														
13851.1	FIRE ALARM FINISH @ KITCHEN &	4 18OCT03	18OCT03														
10161.0	RESTROOM PARTITIONS	5 18OCT03	20OCT03														
06911.2	PAINT JAMBS @ SHOWER AREA	3 19OCT03	17OCT03														
06711.1	FINISH HARDWARE	10 21OCT03	01NOV03														
06911.1	STAIN,SEAL,OAK PANEL,TRIM @	5 21OCT03	22OCT03														
10811.0	RESTROOM ACCESSORIES	2 22OCT03	22OCT03														
06811.1	RESTROOM MIRRORS	1 22OCT03	22OCT03														

Start Date: 29JUL02 Early Bar: MTNS Progress Bar: Critical Activity: Sheet 4 of 11

Colombo Construction Co., Inc.  
Mountain Springs Oasis  
Classic Schedule Layout

Date	Review	Checked	Approved

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Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003							
					MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
01B4.14	DINING BOOTHS (OWNER SUPPLIED & INSTALLED)	10/27/OCT02	07/NOV02									
1S1S1.5	KITCHEN EQUIPMENT HOOK-UP	5/27/OCT02	03/OCT02									
1B0S1.15	KITCHEN EQUIPMENT HOOK-UP	5/27/OCT02	03/OCT02									
01B4.17	CABINET/SUPERSTRUCTURE/DECOR	8/28/OCT02	08/NOV02									
09S1.8	T-BAR GRID @ CONVENIENCE	10/28/OCT02	10/NOV02									
09S1.0	VCT FLOORS @ ROOMS 103,104 & 105	9/28/OCT02	03/NOV02									
01T3.10	TEST KITCHEN EQUIPMENT/FIRE SUPP.	2/03/NOV02	04/NOV02									
1S1S1.7	HOOK-UP LIGHTS IN	2/07/NOV02	10/NOV02									
1S41.4	PLUMBING IN CABINETS @ CONVENIENCE	5/07/NOV02	13/NOV02									
1B0S1.17	ELECTRICAL OUTLETS IN CABINETS	5/07/NOV02	13/NOV02									
09S1.9	TIE IN T-BAR CEILING TO SUPERSTRUCTURE	5/07/NOV02	11/NOV02									
01B4.15	OWNER TRAINING (KITCHEN & DINING)	20/10/NOV02	05/DEC02									
01T4.0	CLEAN FLOOR @ CONVENIENCE	1/11/NOV02	11/NOV02									
1B51.8	LIGHTS @ CONVENIENCE	10/11/NOV02	24/NOV02									
13B1.5	CUT DROPS @ CONVENIENCE	5/11/NOV02	17/NOV02									
1SD8.4	HVAC FINISH @ CONVENIENCE	5/11/NOV02	17/NOV02									
11B1.0	INSTALL GONDOLAS @ CONVENIENCE	3/12/NOV02	14/NOV02									
01B4.16	INSTALL DECOR PACKAGE (OWNER)	5/12/NOV02	18/NOV02									
1S41.3	PLUMBING FINISH	10/14/NOV02	29/NOV02									
1B0S1.18	ELECTRICAL FINISH	10/14/NOV02	29/NOV02									
13B1.2	FIRE ALARM FINISH THROUGHT	5/14/NOV02	20/NOV02									
01B4.19	OWNER FURN.EQUIP., MERCHANDISE @ CONV STORE	10/17/NOV02	26/NOV02									
09S1.7	ACOUSTICAL PANELS @ CONV. STORE	8/28/NOV02	04/DEC02									
01B4.20	OWNER FURNISHED WASHERS & DRYERS	2/01/DEC02	02/DEC02									
01B4.21	OWNER FURNISHED & INSTALLED	2/01/DEC02	02/DEC02									
01B4.18	THEATER SEATING DELIVERY (OWNER)	1/02/DEC02	02/DEC02									
01T4.1	JANITORIAL CLEANING	4/03/DEC02	06/DEC02									
11B1.0	INSTALL THEATER SEATING	3/03/DEC02	05/DEC02									
01B7.0	PUNCH LIST	5/03/DEC02	15/DEC02									
<b>TRUCK FUEL BUILDING</b>												
0122.4	SURVEY	1/29/MAY02	29/MAY02									
0215.3	FOUNDATION EXCAVATION	2/04/MAY02	02/JUN02									
0310.1	PERIMETER FORMS,TEMPLATES / EMBEDS	5/03/JUN02	06/JUN02									
1S1S1.8	UNDERGROUND PLUMBING	7/05/JUN02	15/JUN02									
1B0S1.18	UNDERGROUND ELECTRICAL	5/05/JUN02	15/JUN02									
0321.10	FOUNDATION REINFORCING	2/06/JUN02	09/JUN02									
03001.4	POUR FOUNDATION	1/06/JUN02	10/JUN02									
11142.19	UNDERGROUND ELECTRICAL / FUEL	2/12/JUN02	15/JUN02									
0202.1	POLY SAND UNDER SLAB	2/16/JUN02	17/JUN02									
03210.11	SLAB REINFORCING	1/16/JUN02	16/JUN02									
0032.8	POUR SLAB / STRIP FORMS	2/19/JUN02	20/JUN02									
06122.4	STRUCTURAL STEEL COLUMNS & BEAMS	3/23/JUN02	25/JUN02									
05212.1	STEEL JOISTS	7/26/JUN02	04/JUL02									
05411.2	METAL STUD FRAMING/WALLS	5/07/JUL02	15/JUL02									
05312.1	METAL DECKING	4/07/JUL02	10/JUL02									
1S04.5	ROUGH HVAC	5/07/JUL02	11/JUL02									
1S1S1.8	TOP OUT PLUMBING	10/14/JUL02	25/JUL02									
04224.3	BRICK VENEER	5/14/JUL02	18/JUL02									
08111.2	HOLLOW METAL JAMES	2/14/JUL02	15/JUL02									
05012	METAL STUD FRAMING/PARAPET & SOFFIT, EXTERIOR	5/14/JUL02	18/JUL02									
Start Date	28/AUG/02			MTNS	Sheet 5 of 11							
Finish Date	15/DEC/02			Colombo Construction Co., Inc.	Date	Revision	Checked	Approved				
Data Date	14/OCT/02			Mountain Springs Oasis								
Ren Date	18/OCT/02 13:02			Classic Schedule Layout								
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MTNS005.JPG

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003							
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
16S1.19	ELECTRICAL ROUGH	7 16JUL03	24JUL03									
08S2.1	ALUMINUM FRAMES	2 21JUL03	22JUL03									
18S11.8	SOFFIT LIGHTS	4 21JUL03	24JUL03									
07S3.1	ROOF MEMBRANE	3 21JUL03	25JUL03									
02I7.1	ROOF INSULATION	2 21JUL03	24JUL03									
07A11.1	PARAPET & SOFFIT SHEETING	6 25JUL03	01AUG03									
10S1.20	SET SWITCH GEAR	3 25JUL03	29JUL03									
72I3.1	WALL INSULATION	2 21AUG03	29AUG03									
01B4.034	COOLERS/FREEZERS	1 26AUG03	29AUG03									
15S1.7	GAS LINE ON ROOF	4 28AUG03	31AUG03									
15D0.8	HVAC UNITS & EXHAUST FANS-SET	1 28AUG03	28AUG03									
01B4.023	CONDENSER COILS & REFRIGERANT	5 28AUG03	01AUG04									
02S1.1	DRYWALL TAPE & TEXTURE	15 30AUG03	19AUG03									
07A11.2	SHEETMETAL CAPS @ PARAPETS	3 01AUG03	05AUG03									
06B11.2	GLASS & GLAZING	3 20AUG03	22AUG03									
08H11.8	HOLLOW METAL DOORS	2 20AUG03	21AUG03									
09H11.5	PAINT WALLS & DOORS	3 25AUG03	29AUG03									
09S1.9	T-BAR GRID	4 01SEP03	04SEP03									
01B4.034	HOOD INSTALL	2 01SEP03	02SEP03									
02H1.4	DOOR HARDWARE	3 01SEP03	03SEP03									
16S11.9	LIGHTS IN GRID	5 03SEP03	11SEP03									
15B0.7	HVAC FINISH	3 03SEP03	05SEP03									
01B4.028	SUPERSTRUCTURE INSTALL	2 05SEP03	06SEP03									
01B4.025	SPAKERS IN GRID	1 06SEP03	05SEP03									
06S11.30	ACOUSTICAL TILE	2 12SEP03	13SEP03									
01B4.027	CABINETS MAIN COUNTER & DELI	5 16SEP03	22SEP03									
07212.2	INSULATION @ CEILING	1 16SEP03	16SEP03									
01B4.028	CABINETS @ OFFICES	5 16SEP03	22SEP03									
03D11.5	TILEWALLS IN RESTROOMS	6 17SEP03	24SEP03									
03D11.5	QUARRY TILE HALL & SALES	4 20SEP03	26SEP03									
09B51.1	VCT FLOORING REAR COUNTER &	2 22SEP03	24SEP03									
02D11.8	TILE FLOORS IN RESTROOMS	3 22SEP03	01OCT03									
01B4.029	DELI EQUIPMENT OWNER FURNISHED	3 28SEP03	01OCT03									
15S1.9	HOOK UP DELI EQUIPMENT PLUMBING	3 02OCT03	08OCT03									
16S1.20	HOOK UP DELI EQUIPMENT	3 02OCT03	08OCT03									
02B11.2	COUNTER TOPS IN RESTROOMS	2 02OCT03	06OCT03									
15A11.5	PLUMBING FINISH AT RESTROOMS	3 08OCT03	10OCT03									
15A11.8	PLUMBING FINISH	3 07OCT03	10OCT03									
16S01.21	ELECTRICAL FINISH	3 07OCT03	10OCT03									
01B4.031	FIRE SUPPRESSION @ HOOD	1 07OCT03	06OCT03									
10H1.1	RESTROOM PARTITIONS	2 13OCT03	14OCT03									
10H1.3	RESTROOM ACCESSORIES	2 15OCT03	16OCT03									
07412.2	CLEAN FLOOR @ SALES	1 17OCT03	17OCT03									
01B4.022	TEST ALL EQUIPMENT	2 17OCT03	20OCT03									
11101.1	INSTALL GONDOLAS	2 20OCT03	21OCT03									
07241.2	JANITORIAL CLEANING	3 22OCT03	26OCT03									
01B4.030	OWNER FURNISHED	10 27OCT03	07NOV03									
<b>7DAYS TO 14 DAYS TO 21 DAYS TO CONCRETE</b>												
0221.1	SURVEY	2 08NOV03	08NOV03									
02015.1	CANOPY FOUNDATION EXCAVATION	3 09NOV03	11NOV03									
Start Date	29AUG03		MTNS	Sheet 6 of 11								
Finish Date	1SD EC03											
Date Due	14OCT03											
Run Date	10OCT03 13:22											
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Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003												
					APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
02215A	FOUNDATION & SERVICE PIT	7	1MAY03	22JUL03													
02065.1	PERIMETER FORMS	7	1MAY03	22JUL03													
02065.2	TEMPLATES & EMBEDS	5	1MAY03	25JUL03													
02210.12	SLAB & WALL REINFORCING @ PITS	3	24JUN03	28JUL03													
1142.22	INSTALL 8" PVC PIPE FROM PITS TO	2	24JUN03	25JUL03													
18051.21	UNDERGROUND ELECTRICAL	10	24JUN03	07JUL03													
1142.21	UNDERGROUND WASTE OIL TO	2	24JUN03	07JUL03													
15151.10	UNDERGROUND PLUMBING	10	24JUN03	07JUL03													
15221.3	AREA DRAINS @ SHOP SET & POUR	3	24JUN03	28JUL03													
02210.13	FOUNDATION REINFORCING	5	28JUN03	02JUL03													
02032.12	POUR PIT FLOOR & STRIP TEMPLATES	2	27JUN03	30JUL03													
02001.5	POUR FOOTINGS	2	30JUN03	07JUL03													
02108.0	FORM WALLS @ PITS	10	01JUL03	14JUL03													
15181.0	SLEEVE HVAC CONDENSOR LINES	1	01JUL03	08JUL03													
02032.0	POUR PIT WALLS	1	13JUL03	15JUL03													
02108.1	STRIP EXTERIOR PIT WALLS	3	18JUL03	18JUL03													
07131.0	WATERPROOF PIT WALLS	2	21JUL03	24JUL03													
02215.5	BACKFILL @ PITS	2	23JUL03	24JUL03													
02212.2	PLACE AG BASE UNDER SLAB IN SHOP	4	24JUL03	29JUL03													
03521.0	SET METAL ANGLE & PIPE AROUND PITS	1	25JUL03	25JUL03													
02210.14	SLAB REINFORCING IN SHOP	3	01AUG03	01AUG03													
02082.2	POLY & SAND @ STORAGE & OFFICES	2	03AUG03	04AUG03													
02210.15	SLAB REINFORCING @ STORAGE &	2	04AUG03	05AUG03													
02032.3	POUR SLAB @ SHOP	1	04AUG03	04AUG03													
02109.2	STRIP INTERIOR PIT FORMS	3	05AUG03	11AUG03													
02032.10	POUR STORAGE & OFFICE SLABS	1	08AUG03	08AUG03													
03105.5	STRIP PERIMETER FORMS	3	07AUG03	11AUG03													
02122.5	ERECT METAL BUILDING	15	12AUG03	01SEP03													
02122.8	ERECT STRUCTURAL STEEL @	2	15AUG03	19AUG03													
02122.7	JOISTS @ MEZZANINE	3	19AUG03	21AUG03													
02111.2	METAL STUD FRAMING / OFFICES &	9	22AUG03	03SEP03													
02111.8	METAL DECK @ MEZZANINE	2	22AUG03	25AUG03													
02200.0	MEZZANINE REINFORCING	1	28AUG03	28AUG03													
02032.0	POUR SLAB @ MEZZANINE	1	27AUG03	27AUG03													
02411.5	SHEET WALLS / ROOF OF VP BUILDING	15	02SEP03	22SEP03													
11142.25	GREASE & WASTE OIL PIPING @ SHOP	10	02SEP03	15SEP03													
15151.11	TOP-OUT PLUMBING @ SHOP	10	02SEP03	15SEP03													
18051.22	ROUGH ELECTRICAL @ SHOP	10	02SEP03	15SEP03													
18051.20	ROUGH ELECTRICAL @ OFFICE &	10	04SEP03	17SEP03													
15151.12	TOP-OUT PLUMBING @ OFFICE &	8	04SEP03	15SEP03													
15181.1	HVAC CONDENSOR LINES	5	04SEP03	10SEP03													
02111.4	HOLLOW METAL FRAMES	3	04SEP03	08SEP03													
02032.12	ALUMINUM FRAMES	1	04SEP03	04SEP03													
01840.28	OWNER SUPPLIED EQUIPMENT	3	06SEP03	16SEP03													
11142.34	FILTER DRAIN TABLE	1	16SEP03	16SEP03													
02122.2	WALL INSULATION	1	16SEP03	16SEP03													
15062.8	ROUGH HVAC	5	16SEP03	22SEP03													
02521.2	DRYWALL TAPE & TEXTURE	15	16SEP03	08OCT03													
18051.24	SET SWITCH GEAR	2	18SEP03	19SEP03													
01840.27	HOOK-UP OWNER SUPPLIED	5	19SEP03	25SEP03	HOOK-UP OWNER SUPPLIED EQUIPMENT												
Start Date	28AUG02	<input checked="" type="checkbox"/> Early Bar		MTNS		Sheet 8 of 11											
Finish Date	15DEC03	<input checked="" type="checkbox"/> Progress Bar		Colombo Construction Co., Inc.													
Data Date	14OCT02	<input checked="" type="checkbox"/> Critical Activity		Mountain Springs Oasis													
Ren Date	18OCT02 13:02			Classic Schedule Layout													
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Activity ID	Activity Description	Ctg Dur	Early Start	Early Finish	2003															
					JUN	JUL	AUG	SEP	OCT	NOV	DEC									
074120	INTERIOR WALL SHEETING SHOP	10 22SEPO0	08OCT00																	
080810	SECTIONAL DOORS	8 22SEPO0	02OCT00																	
157810	RADIANT & UNIT HEATERS	5 20SEPO0	29SEPO0																	
027752	SITE CONCRETE / APRONS & SIDEWALK	10 22SEPO0	08OCT00																	
027753	SITE CONCRETE / REINFORCING	4 22SEPO0	02OCT00																	
154119	FINISH PLUMBING SHOP	8 20SEPO0	03OCT00																	
160510	FINISH ELECTRICAL SHOP	8 20SEPO0	03OCT00																	
099910	SEAL SHOP & PARTS FLOORS	2 07OCT00	08OCT00																	
150810	SET HVAC UNIT	2 07OCT00	08OCT00																	
055111	EXTERIOR STAIRS	2 07OCT00	08OCT00																	
036210	CHAIN LINK FENCE INTERIOR &	3 07OCT00	08OCT00																	
068110	GLASS & GLAZING	1 09OCT00	09OCT00																	
084522	PLYWOOD PARTS WALLS	3 09OCT00	12OCT00																	
021210	CEILING INSULATION IN JOIST	1 09OCT00	09OCT00																	
059117	PAINT WALLS	5 10OCT00	16OCT00																	
059118	PAINT PLYWOOD WALLS	3 14OCT00	18OCT00																	
055110	INTERIOR METAL STAIRS & HANDRAILS	2 14OCT00	19OCT00																	
099111	PAINT STAIRS, HANDRAILS, BOLLARDS	5 16OCT00	22OCT00																	
055111	T-BAR GRID	2 17OCT00	20OCT00																	
114222	GREASE & LUBE PIPING @ PARTS	1 17OCT00	17OCT00																	
811112	HOLLOW METAL DOORS	2 17OCT00	20OCT00																	
0194035	OWNER SUPPLIED LUBE REELS, PUMPS	8 20OCT00	29OCT00																	
165110	LIGHTS @ T-BAR GRID	4 21OCT00	24OCT00																	
1308010	HVAC FINISH	2 21OCT00	22OCT00																	
059118	PAINT HOLLOW METAL DOORS	3 21OCT00	22OCT00																	
052112	DOOR HARDWARE	2 24OCT00	27OCT00																	
0951112	ACOUSTICAL PANELS	1 27OCT00	27OCT00																	
098512	VCT FLOORING	2 28OCT00	28OCT00																	
1804028	CABINETS & TOPS	2 30OCT00	31OCT00																	
154117	FINISH PLUMBING	4 30OCT00	01NOV00																	
1605122	FINISH ELECTRICAL	5 03NOV00	07NOV00																	
059220	MARLITE PANELING WAUNSCOTE	1 03NOV00	03NOV00																	
108111	RESTROOM ACCESSORIES	1 05NOV00	05NOV00																	
0164042	OWNER FURNISHED EQUIPMENT	10 10NOV00	21NOV00																	
<hr/>																				
07210	SURVEY	2 26NOV00	27JUN01																	
022150	CANOPY FOUNDATION EXCAVATION	3 01JUN00	02JUN00																	
1605124	ROUGH ELECTRICAL @ CANOPY	2 01JUN00	04JUN00																	
092100	SET REBAR CAGES ANCHOR BOLTS &	3 01JUN00	02JUN00																	
000010	POUR CANOPY FOUNDATIONS	1 01JUN00	05JUN00																	
051220	ERECT CANOPY	10 01JUN00	23JUN00																	
183210	LIGHTS @ CANOPY	5 02JUN00	03JUN00																	
111421	EXCAVATE & PLACE FUEL TANKS	5 02JUN00	03JUN00																	
111420	FUEL PIPING @ PUMPS	10 03JUN00	13JUN00																	
1605121	UNDERGROUND CONDUIT & WIRE @	5 07JUN00	13JUN00																	
111429	FUEL PIPING FROM PUMPS TO TANKS	10 14JUN00	22JUN00																	
1605125	UNDERGROUND CONDUIT & WIRE	5 21JUN00	27JUN00																	
111420	TEST & BACKFILL FUEL PIPING & TANKS	5 28JUN00	03JEP00																	
027210	AG BASE @ FUEL ISLANDS	3 04SEP00	06SEP00																	
0001040	FORM & STRIP @ FUEL ISLAND	5 09SEP00	15SEP00																	
<hr/>																				
Start Date	23AUG02	<input checked="" type="checkbox"/> Early Bar <input checked="" type="checkbox"/> Progress Bar <input checked="" type="checkbox"/> Critical Activity		MTNS	Sheet 9 of 11															
Finish Date	15DEC00			Colombo Construction Co., Inc.																
Due Date	14OCT00			Mountain Springs Oasis																
Run Date	18OCT00 12:22			Classic Schedule Layout																
<hr/>																				
© Primavera Systems, Inc.																				

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003							
					MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
02312.0	FINE GRADE @ FUEL TANKS	109SEP03	09SEP03									
02210.1	SLAB REINFORCING @ FUEL ISLANDS	212SEP03	18SEP03									
02252.0	POUR SLAB @ FUEL ISLANDS & STRIP	318SEP03	18SEP03									
02911.0	PAINT BOLLARDS & CANOPY COLUMNS	519SEP03	28SEP03									
02104.1	FORM & STRIP @ FUEL TANKS	419SEP03	24SEP03									
02222.0	CAULK SLAB JOINTS	119SEP03	19SEP03									
02210.2	SLAB REINFORCING @ FUEL TANKS	122SEP03	22SEP03									
02052.2	POUR SLAB @ FUEL TANKS	122SEP03	22SEP03									
11142.4	SET PUMPS	328SEP03	30SEP03									
11142.5	HOOK-UP PUMPS / FUEL	531OCT03	02OCT03									
10512.2	HOOK-UP PUMPS / ELECTRICAL	531OCT03	07OCT03									
01840.0	OWNER PLACE FUEL IN TANKS	108OCT03	08OCT03									
11142.8	TEST PUMPS	309OCT03	13OCT03									
<b>WATERLINE BUILDING</b>												
01211.8	SURVEY	124JUL03	24JUL03									
02215.8	FOUNDATION EXCAVATION	125JUL03	25JUL03									
15151.13	UNDERGROUND PLUMBING	628JUL03	04AUG03									
16051.35	UNDERGROUND ELECTRICAL / BLDG. &	528JUL03	01AUG03									
16051.38	UNDERGRND. ELECTRICAL AIR/WATER	304AUG03	08AUG03									
02055.4	FOUNDATION TEMPLATES	305AUG03	07AUG03									
15151.14	UNDERGRND. PLUMBING TO RV	405AUG03	08AUG03									
02210.18	FOUNDATION REINFORCING	107AUG03	07AUG03									
16051.29	TELEPHONE LINE TO RV DUMP AREA	207AUG03	08AUG03									
02001.8	POUR FOUNDATION & STRIP	208AUG03	11AUG03									
05122.8	STRUCTURAL STEEL COLUMNS	112AUG03	128AUG03									
02044.4	CMU TWO COURSES	213AUG03	14AUG03									
02082.3	POLY SAND SLAB REINFORCING	215AUG03	18AUG03									
02032.11	POUR SLAB	119AUG03	19AUG03									
04204.5	CMU FULL HEIGHT	520AUG03	28AUG03									
08111.5	HOLLOW METAL JAMB EXTERIOR	121AUG03	21AUG03									
05122.9	CMU EMBEDS	125AUG03	25AUG03									
05122.10	STRUCTURAL STEEL BEAMS	228AUG03	27AUG03									
05212.2	TRUSS JOIST	328AUG03	01SEP03									
05411.4	METAL STUD FRAMING WALLS &	602SEP03	09SEP03									
05122.2	METAL DECKING	202SEP03	00SEP03									
02177.2	RIDIG INSULATION @ ROOF	204SEP03	06SEP03									
02511.2	ROOFING	404SEP03	09SEP03									
15151.15	PLUMBING TOP-OUT	510SEP03	18SEP03									
01840.19	COOLER / FREEZER	210SEP03	11SEP03									
15080.11	ROUGH HVAC	210SEP03	11SEP03									
08111.8	HOLLOW METAL JAMBS INTERIOR	110SEP03	10SEP03									
16051.38	ROUGH ELECT / BLDG.FUELING	510SEP03	18SEP03									
03821.1	SHEET METAL CAP	110SEP03	10SEP03									
01840.41	CONDENSER & COILS FOR COOLER /	312SEP03	18SEP03									
02210.2	WALL INSULATION	117SEP03	17SEP03									
05251.3	DRYWALL TEPE & TEXTURE	818SEP03	29SEP03									
05521.3	ALUMINUM FRAMES & DOORS	119SEP03	19SEP03									
08811.4	GLASS & GLAZING	230SEP03	01OCT03									
08111.2	HOLLOW METAL DOORS	130SEP03	03SEP03									
09911.9	PAINT/WALLS	302OCT03	08OCT03									
Start Date	29AUG02	<input checked="" type="checkbox"/>	Early Bar	MTNS	Sheet 10 of 11							
Finish Date	15OCT03	<input checked="" type="checkbox"/>	Progress Bar	Colombo Construction Co., Inc.	Date	Revision	Checked	Approved				
Data Date	14OCT02	<input checked="" type="checkbox"/>	Critical Activity	Mountain Springs Oasis								
Run Date	16OCT02 12:02	<input checked="" type="checkbox"/>		Classic Schedule Layout								
© Primavera Systems, Inc.												

MTNS10.JPG

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2003								
					JAN	FEB	MAR	APR	MAY	JUN	JUL	SEP	
09511.13	T-BAR GRID	1	07OCT00	09OCT00									<input checked="" type="checkbox"/> T-BAR GRID
10511.11	LIGHTS	3	08OCT00	10OCT00									<input checked="" type="checkbox"/> LIGHTS
15080.12	HVAC FINISH	1	08OCT00	09OCT00									<input checked="" type="checkbox"/> HVAC FINISH
09511.14	ACOUSTICAL TILES	2	13OCT00	14OCT00									<input checked="" type="checkbox"/> ACOUSTICAL TILES
02212.4	CEILING INSULATION	1	15OCT00	15OCT00									<input checked="" type="checkbox"/> CEILING INSULATION
09011.7	WALL TILE	3	18OCT00	20OCT00									<input checked="" type="checkbox"/> WALL TILE
09911.10	PAINT DOORS & JAMBES	3	20OCT00	22OCT00									<input checked="" type="checkbox"/> PAINT DOORS & JAMBES
09011.8	FLOOR TILE	2	21OCT00	22OCT00									<input checked="" type="checkbox"/> FLOOR TILE
01840.29	CABINETS	1	22OCT00	22OCT00									<input checked="" type="checkbox"/> CABINETS
06711.2	DOOR HARDWARE	1	22OCT00	22OCT00									<input checked="" type="checkbox"/> DOOR HARDWARE
15411.8	PLUMBING FINISH	5	24OCT00	29OCT00									<input checked="" type="checkbox"/> PLUMBING FINISH
16051.17	ELECTRICAL FINISH	5	24OCT00	30OCT00									<input checked="" type="checkbox"/> ELECTRICAL FINISH
10811.2	RESTROOM ACCESSORIES	1	31OCT00	31OCT00									<input checked="" type="checkbox"/> RESTROOM ACCESSORIES
01840.40	OWNER FURNISHED EQUIPMENT?	10	03NOV00	14NOV00									<input checked="" type="checkbox"/> OWNER FURNISHED EQUIPMENT/ MERCHANDISE

Start Date	29AUG02	<input checked="" type="checkbox"/> Early Bar	MTHS	Sheet 11 of 11	Date	Revision	Checked	Approved
Finish Date	15OEC00	<input checked="" type="checkbox"/> Progress Bar	Colombo Construction Co., Inc.					
Date Due	14OCT02	<input checked="" type="checkbox"/> Critical Activity	Mountain Springs Oasis					
Ren Date	18OCT02 13:32		Classic Schedule Layout					
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MTNS011.JPG

**Labor**—There will naturally be many positions to be filled in the scope of this major project. MSO will be an equal opportunity employer and we expect a number of local qualified candidates to submit applications. Perimeter security and site management will be the first of these positions to be filled. We expect to review experienced applicants and likely will consider the positions of motel and RV Park managers to be a qualified married team as is typical to hold such positions.

Upon readying to open, counter sales, loss prevention, facility maintenance, and motel staffing sourced from the area, possibly as far as from Needles and Bullhead City, will take place. As previously stated, customer satisfaction is our main goal and a chief staffing concern. A knowledgeable, friendly staff will be developed from the most qualified applicants available and trained in their duties.

The leased facilities will be responsible for their own staffing needs. We will naturally insist on their being trained to meet the high level of customer service expected within our facility. MSO plans to offer it's full-time employees medical and dental coverage along with fair and reasonable wages befitting their station. Our hope is to also stimulate the local economy and to have a positive effect on our surrounding communities.

#### **Expenses and Capitol Requirements—**

#### **Project Hard Cost**

1. Land--Parcel A-171 Acres, I-40 frontage with overpass and all 4 corners.  
\$354,000
  2. Land--Parcel B-32.98 Acres-NW & NE corner extensions to Parcel A.  
\$133,00
  3. Site Prep--Insurance, permits, environmental, biological & traffic studies, and utilities: water  
& waste water system, electric, phone, advertising, security, etc.  
\$3,500,000
  4. Truck & Travel Plaza--All facilities "turnkey" except hotel, RV park, and truck wash.  
\$13,750,000
  5. Hotel--Including all furnishings, "turnkey"  
\$3,500,000
  6. RV Park--Complete "turnkey"  
\$700,000
  7. Truck Wash--Complete "turnkey"  
\$500,000
  8. ON Site--Temporary office trailer, furniture, office equipment, site manager living trailer & permanent office.  
\$370,000
  9. 1st Year--Equipment purchase: 3 company cars, 2 pick-up trucks, 6 site carts (2 for security and 4 for premise shuttle & maintenance), vehicle insurance  
\$352,000
  10. Fuel Reserve to fill tanks at initial operation  
\$1,500,000
- HARD COST TOTAL** \$27,004,500

### Soft Cost

1. First Year Expenses (Salaries)	\$241,000
2. Second Year Expenses (Salaries)	\$241,000
3. Third Year Expenses <1st Year of Operation, includes: all wages, salaries, and security>	\$1,454,237
4. Property Taxes 1st & 2nd Year (includes the 32.98 Parcel B Acres).	\$5,000
5. Property Taxes 3rd Year after completion (includes Parcel B)	\$184,500
6. Business Tax 3rd Year (1st Year of operation based on 1% of total equipment value of about \$4,000,000)	\$40,000
7. Insurance 1st & 2nd Year	\$20,000
<b>Soft Cost Total</b>	<b>\$2,185,737</b>
<b>Hard &amp; Soft Cost Total</b>	<b>\$29,190,237</b>
<b>Interest</b>	<b>\$2,919,023</b>
<b>Points (3)</b>	<b>3(@%2,247,642</b>
<b>Total Loan</b>	<b>\$33,343,878</b>

### GROSS PROFIT

Open	1st Year	2nd Year	3rd Year
Fuel	\$4,960,000	\$7,460,000	\$9,240,000
Motel (65%)	\$1,305,000	(75%) \$1,506,000	(80%) \$1,606,000
*Repair Shops	\$180,000	\$180,000	\$180,000
*Outlet Centers	\$180,000	\$180,000	\$180,000
*Fast Food	\$144,000	\$144,000	\$144,000
RV Park (50%)	\$131,400	(65%) \$170,800	(75%) \$197,100
*Family Restaurant	\$96,000	\$96,000	\$100,800
*Truck Wash	\$96,000	\$96,000	\$100,800
<b>TOTAL</b>	<b>\$7,092,400</b>	<b>\$9,832,820</b>	<b>\$11,773,900</b>

\*does not include 5 % of gross from Leases

### COST

Labor	\$978,349	\$978,349	\$978,349
Salaries	\$241,000	\$241,000	\$241,000
Security	\$69,888	\$69,888	\$69,888
Insurance	\$30,000	\$30,000	\$30,000
Advertising	\$70,000	\$70,000	\$70,000
Operating	\$65,000	\$65,000	\$65,000

Taxes	\$224,500	\$224,500	\$224,500
Principle w/Interest	\$3,631,490	\$3,631,490	\$3,631,490
<b>TOTAL</b>	<b>\$5,310,227</b>	<b>\$5,310,227</b>	<b>\$5,310,227</b>
<b>NET</b>	<b>\$1,782,173</b>	<b>\$4,522,593</b>	<b>\$6,463,673</b>

### SALES & MARKETING

**Sales**—In such a direct selling fashion as MSO will be involved, our sales strategy is simple. Our high freeway visibility and well-tuned advertising campaign will bring in customers that will frequently cross-shop our many offered services. The draw to our featured branded outlets as well as our own unique blend of products made available will be self-promoting and certainly contribute greatly to the substantial projected fuel returns. Of course, the built-in return of 5% of each lessee's gross profit will make up a substantial level of income. Our concern will be to effectively market both our own direct concerns as well as enable them to cooperate with our promotions.

**Marketing**—There are many ways in which MSO will get its name 'out there' to our large market segment. High freeway visibility coupled with a considerable billboard campaign will be major flags to attract highway travelers' attention. A direct approach that we will also employ is to advertise our center within trucking industry's widely dispersed free trade magazines such as *Trucker's News* and *Over The Road*, just to name a few. We will also have ample key positioning areas within the complex to self promote our own internal collage of services with posters and signs. Minor promotions from within, such as a point system crossing fuel purchases with free or discounted meals/showers are another regular practice that MSO will take advantage of to gain loyalty in the market. Upon our becoming more established, one of our ultimate goals is to eventually attract a lucrative arrangement with several large trucking fleets.

### MANAGEMENT TEAM

**Ownership**—President and Treasurer Joyce McLaughlin and Vice President Kirk McLaughlin represent the controlling parties of COR-MC, INC.

**Board Of Directors**—The Board of Directors is made up of Don McLaughlin, Raymond McLaughlin, and also Ken Reynolds and Steve Gronlund as Financial & Investment Advisors. Having much to offer this project, Don's background in the labor department and disciplined and extensive military security history are great assets to the company. Raymond's experience goes all the way back to his childhood in that he was a manager for a gas station at just 14. Now a Captain in the Anaheim Arson Investigation Team, he brings a substantial knowledge base of hazardous materials handling & safety supervision

experience. Raymond presently sits on several boards and both he and brother Don are goal oriented, highly educated and trusted advisors to the President of COR-MC, Inc.

**Management**— COR-MC, Inc has assembled for the MSO project an effective, winning team of professionals and experts in the fields of petroleum sales, legal assistance, and comprehensive development. COR-MC, Inc. further plans to adopt a 3-tier subdivision of management comprised of a branch for dealing with fuel concerns, one for overseeing the management of the Motel and RV Park, and lastly, a lessee manager whose duties include supervising sales, quality controls, and maintenance of the facilities.

**Support Services**—COR-MC Inc. has gotten this far with the MSO concept with the help and hard work of many business allies. We have attracted a talent pool that stands in the ready for our call to action. The following contact listings include those who have already contributed and also are available to implement the many labors inclusive of the MSO project.

Corporate Attorney Firm

Stanley A. Harter

Law Offices of Mirau, Edwards, Cannon, Harter, Lewin  
41690 Enterprise Circle North Suite# 214  
Temecula, CA 92590  
(909) 793-0200 (909) 888-0200

Corporate Accounting Firm

Greg Prudhomme at Kuebler, Prudhomme & Co.  
(909) 676-3013

Corporate Financial Advisor & Investment Co.

Ken Reynolds at Morgan Keegan & Co., Inc.  
(334) 262-0100

Scott Hoyem Attorney at Law

608 South Hull St.

Montgomery, AL 36104

(334) 206-1343 (334) 262-8897 Fax

Lynn L. Bredeson

President

Allegiant Construction Inc.

P.O. Box 21479

Bakersfield, CA 93390-1479

(661) 588-9569 (661) 589-8917 Fax  
Lic. # 777850

ARCO  
Fred Miller  
7140 Monterey St.  
La Verne, CA 91750  
(626) 255-3835

Al Patel  
Best Western Liberty Inn  
5521 Dennis McCarthy Drive  
Lebec, I-5 Exit Laval Rd. West  
CA 93245  
(661) 858-7777 (661) 858-2407 Fax

Little Sister Truck Wash  
John Renanelle  
PO Box 1530  
Bonsal, CA 92003  
(760) 731-3100

Scott Cannon  
Cannon Development  
42020 Teatree Ct. 92591  
(909) 699-2084  
Lic #604541

Kristen C. Holloway  
Union Bank of California  
26407 Ynez Road  
Temecula, CA 92591  
(909) 296-5382

EMCO Southwest—Package Plant –water facility/treatment plant  
Well Driller-- Mark Howard  
SCE--Mike Morgan  
EARTHTECH Carl Rykaczewski—Biological reporting  
Interconnect Tower—Vince Cox  
Ponderosa Phone Co. Jake/Todd— phones for prop. Includes motel & pay  
Metropolitan Water-- Bryan Folsom  
Needles Water District—Jerry Porter  
Reliable Security & ATT System Security  
Subway—Theresa Ramirez/Carol Baker  
Taco Bell & Pizza Hut—Mark Peterson  
Riverside Towing—John Armenta

## DIFFICULTIES AND RISKS

Truly, no business is without risks. A new venture such as this has many obstacles to overcome. We have attempted to plan for every occasion of typical error and folly of our contemporaries and are confident in our closing such gaps.

Our greatest confidence lies with the experience and diligence of the Columbo Construction Company for delivering the construction of this project in a professional and timely manner. With much of the burden of development in their and other experienced branches of lessee's hands, we are instilled with a bold speculation of success amidst adversity and challenge. Also, by retaining such a solid and secure collection of support services, we hope to steer clear of pitfalls of inexperience and unpreparedness.

As stated in previous sections, some of the more debilitating and costly aspects lie in competing in such a tough field. Overcoming such adversities as the loyalty market to other brands as well as the competitive nature of the fuel industry are merely opportunities that MSO has to excel and build it's own positive reputation that we can profit and gain by.

## CLOSING

**Capitol Requirements/The Deal**—COR-MC, Inc. is seeking start up capitol in the amount of \$33,343,878 for the development of the Mountain Springs Oasis Travel Center. In requesting this amount, we look forward to the immediate implementation of the above plan and will avoid undercapitalization for this sizable project. We are proud to present you with this unique opportunity and sound financial investment.

SCALE IN 1/10 OF AN INCH

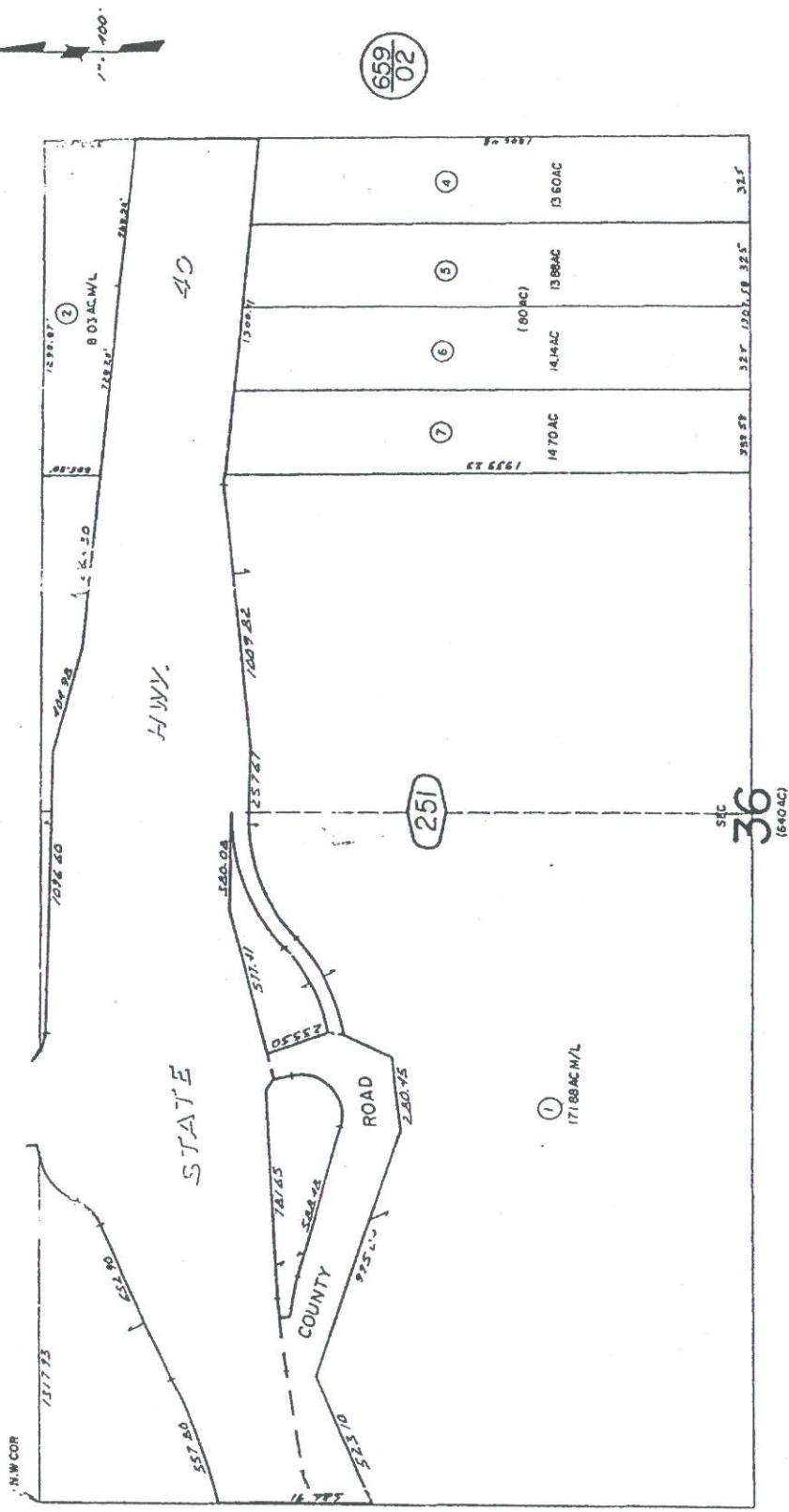
3	2	3	4	5	6
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**1-800-345-7334**

The seal of San Bernardino County, California, featuring a circular design with the words "SAN BERNARDINO COUNTY CALIFORNIA" around the perimeter and a central shield depicting a mountain peak.

N.1/2 Sec.36,7.9N.,R.18E.,S.B.B.8.M.

656-25  
Needles Outside  
Tax Rate Area  
96005



23

23

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11-25-68  
12/2/70  
10/4/71  
5-10-73

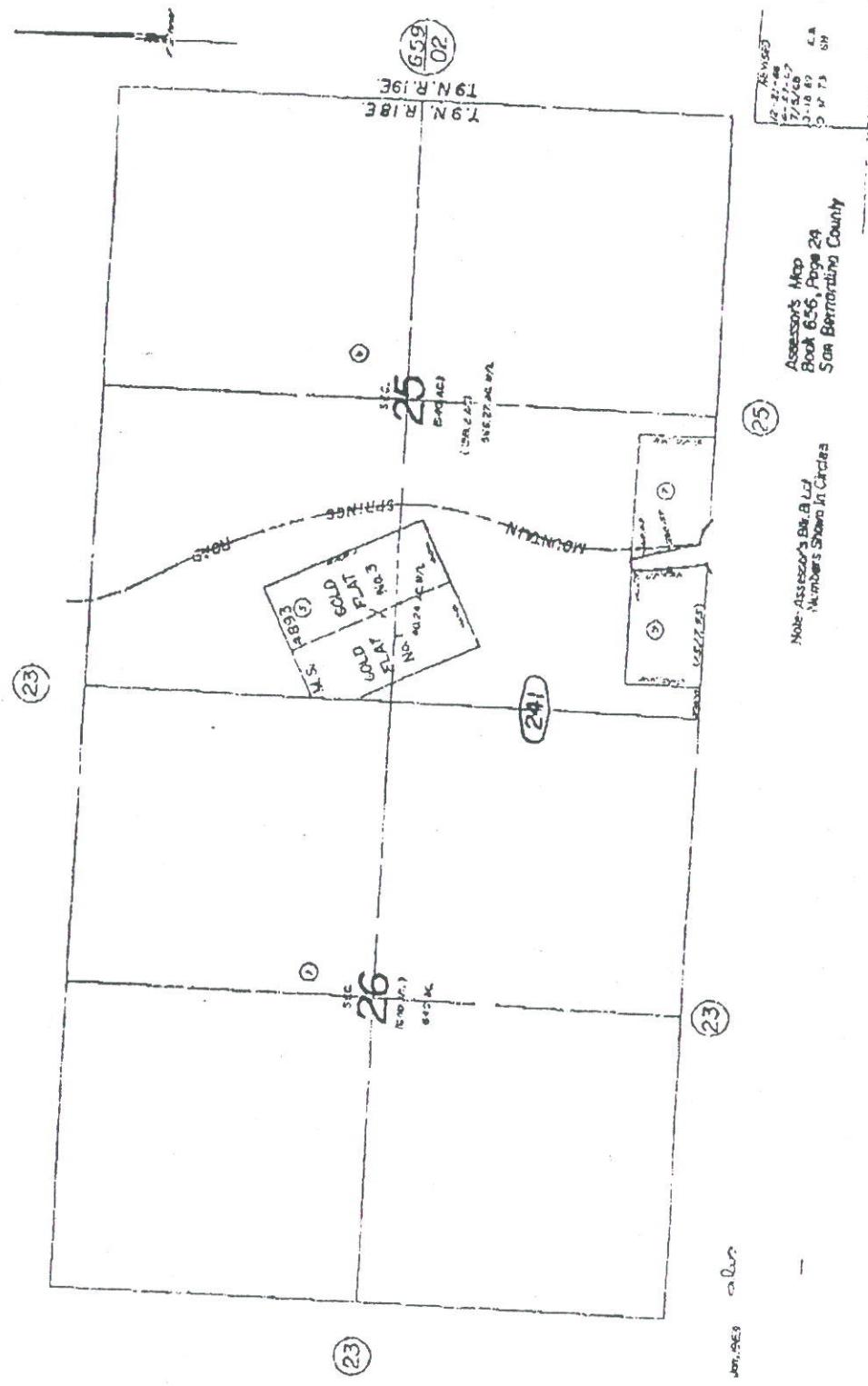
Assessor's Maps  
Book 656, Page 25  
San Bernardino County

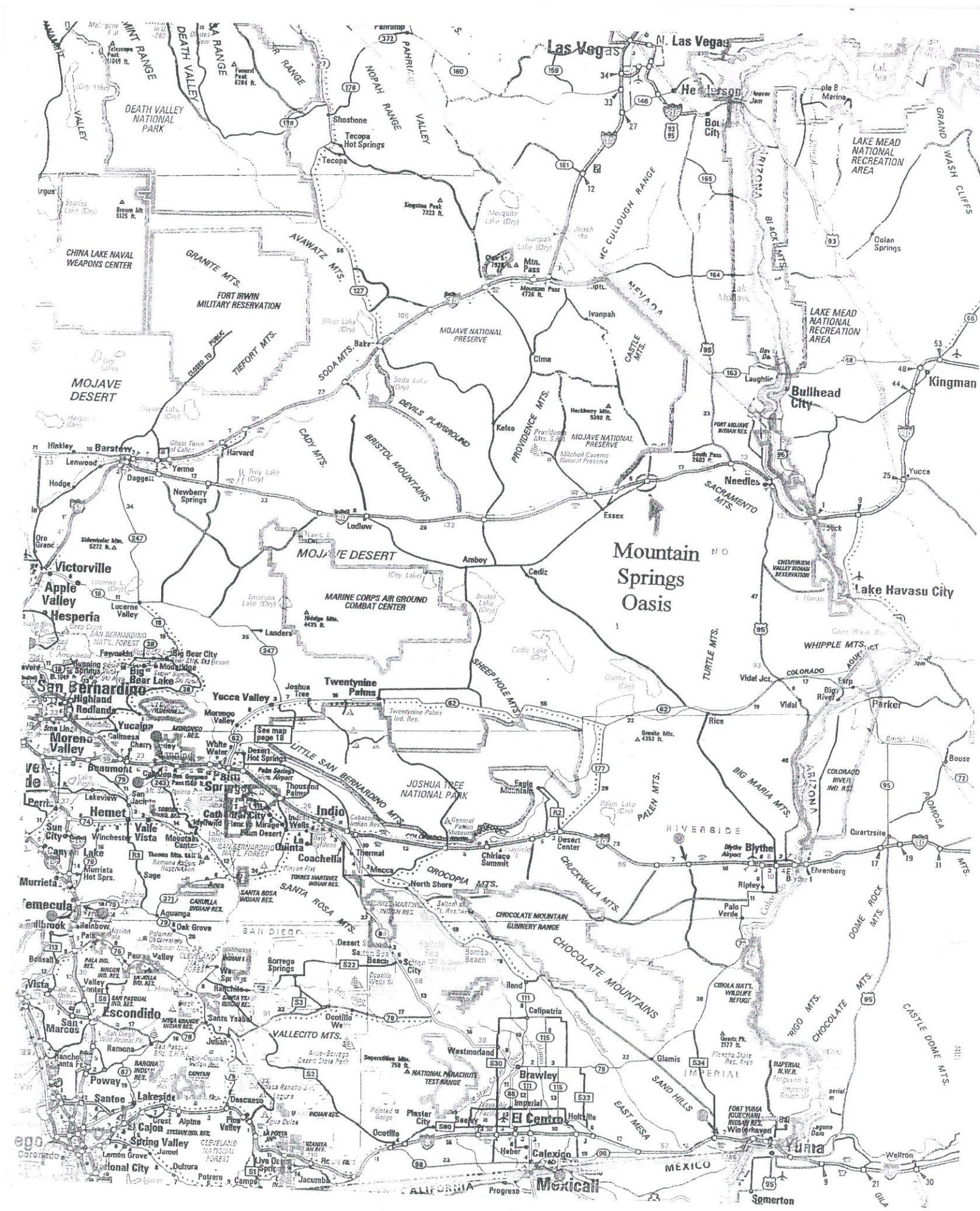
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Order: 00-02-24-2003 08-20-03 AM Commitment:

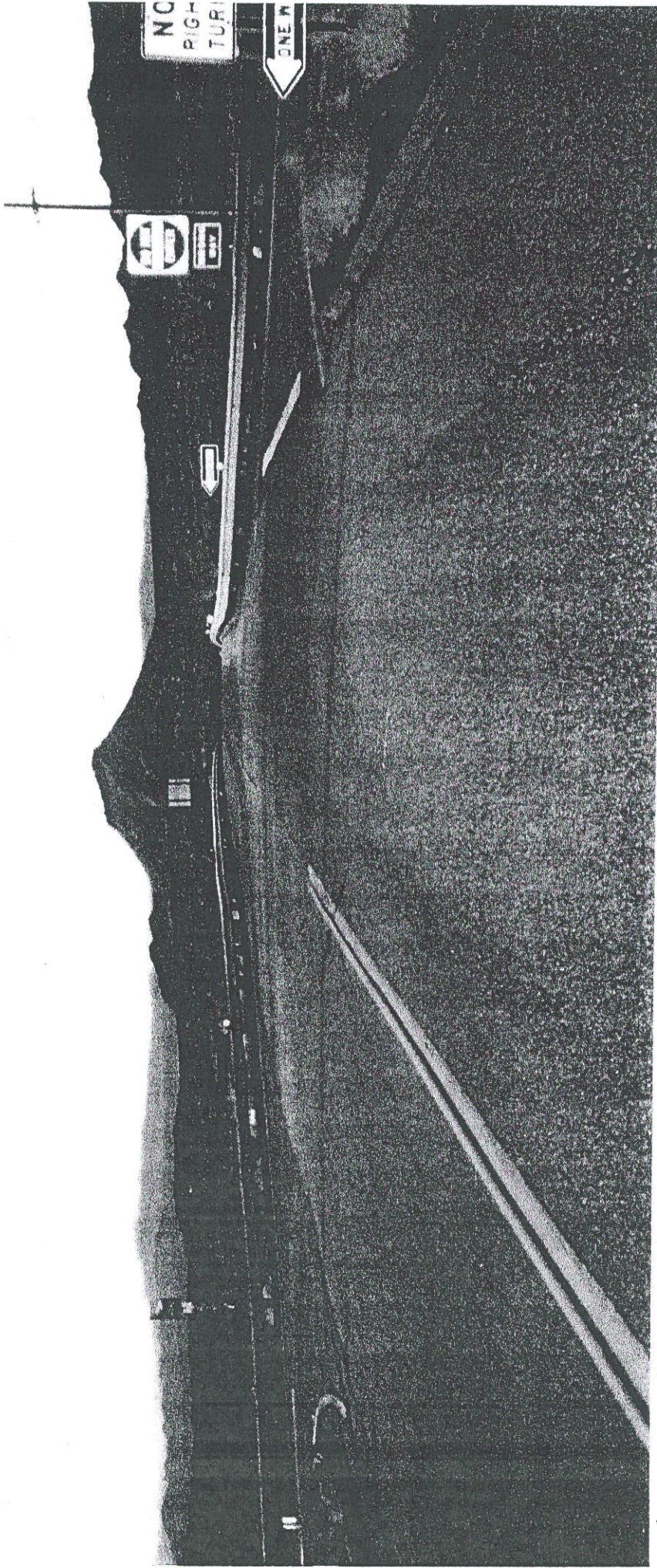
Secs. 25 & 26, T. 9N, R. 18E., S. B. 8.8 M.

Needles Unified  
Tax Rate Area  
96005

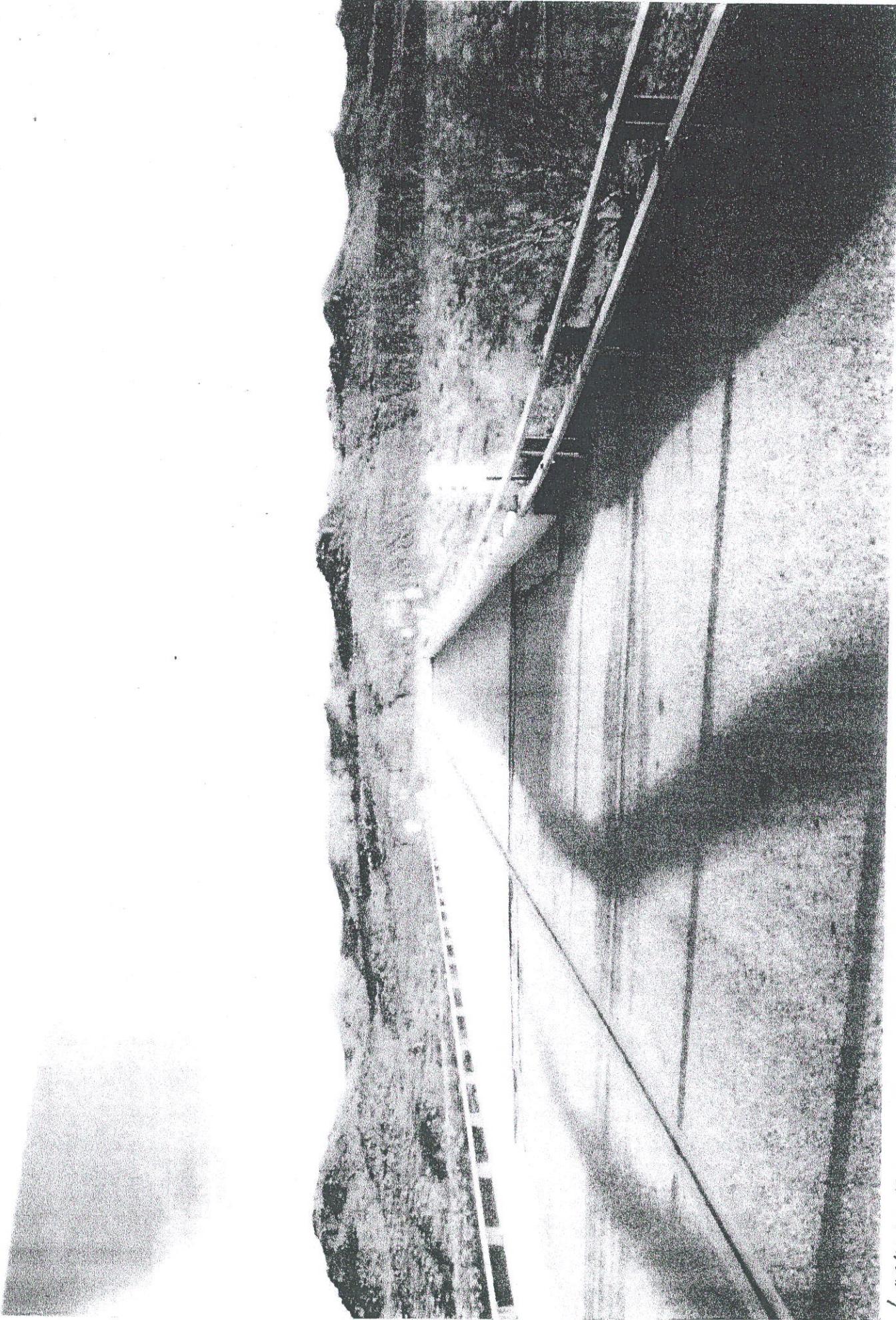
Sec 24







LOOKING NORTH, OVER CLEVERPASS, TO MOUNTAIN SPRINGS ROAD GOVERNMENT, FROM SIDE OF THE EAST/BUILD OFF RAMP FROM INTERSTATE 40 AND EAST BOUND ON RAMP



LOOKING SOUTH, OVER OVERPASS FROM THE WEST BOUND ON-RAMP TO THE PROJECT SITE.  
THE TRAVEL CENTER, SOUTH SIDE OF INTERSTATE 40 (COPPER ISLAND). TRAVEL CENTER WILL BE  
DIRECTLY AHEAD AND TO THE LEFT. HOTEL AND RV OVERNIGHT PARK TO THE EAST (LEFT).  
IN THE SOUTH SIDE OF THE OVERPASS THE RAMP TURNS RIGHT AND BECOMES CHOBRT 6672

LOOKING AT THE SOUTHEAST PORTION OF THE 151AC FROM THE NORTH SIDE OF KITTER STATE 40  
AT THE WEST END OF THE 151AC

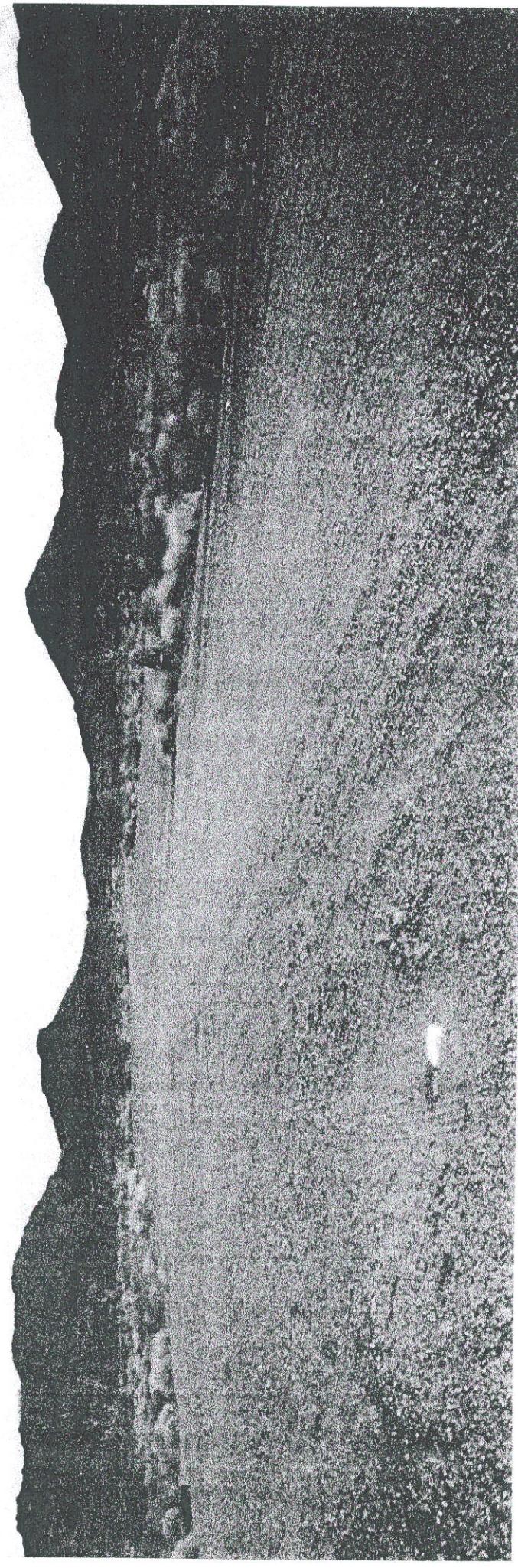
LOOKING AT THE SOUTHWEST PORTION OF THE ISLAND FROM THE LORETTA STATE OF KENESATAKE NO. 10 AT THE WEST BANK ON AND OFF ROAD. THIS AREA, FROM THE OCEAN OVER WEST IS CALLED THE TRAVEL GROVE WHICH WILL BE DECATED

CONFEDERATE TOWNS  
L



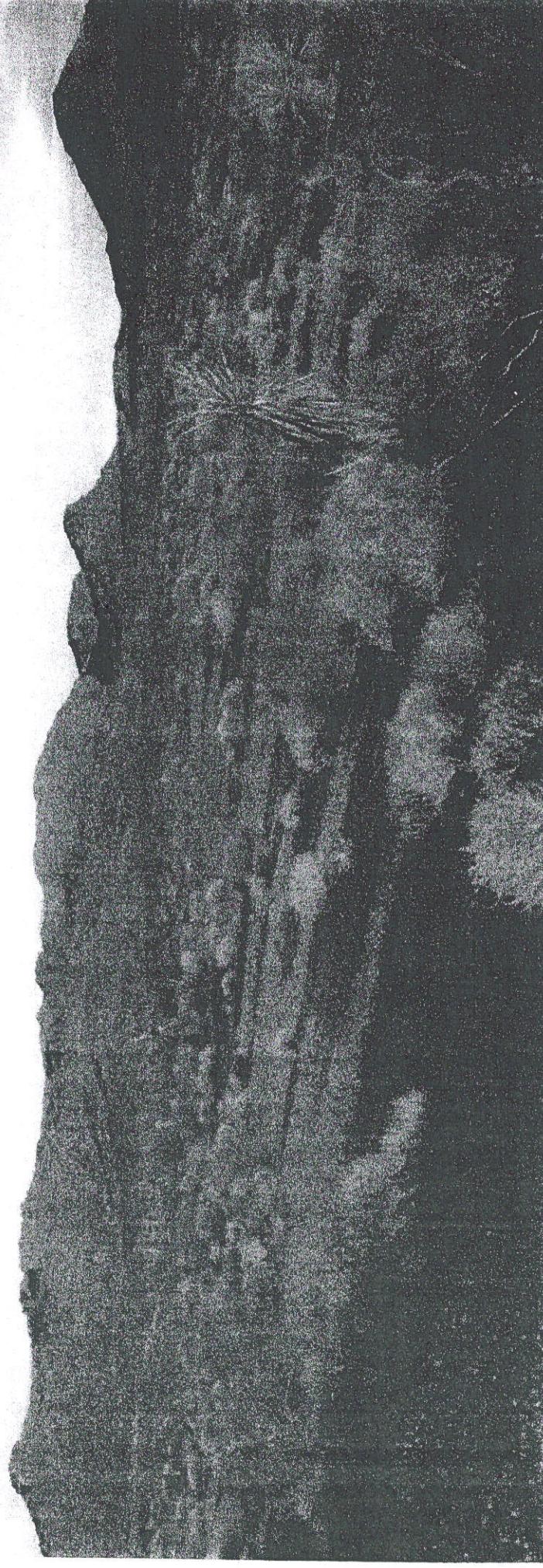
LOOKING EAST FROM THE WEST END OF CAMP. THREE COTTON AREAS ON THE RIGHT SIDE OF  
LITTLE STATE ISLAND

→ DOWN



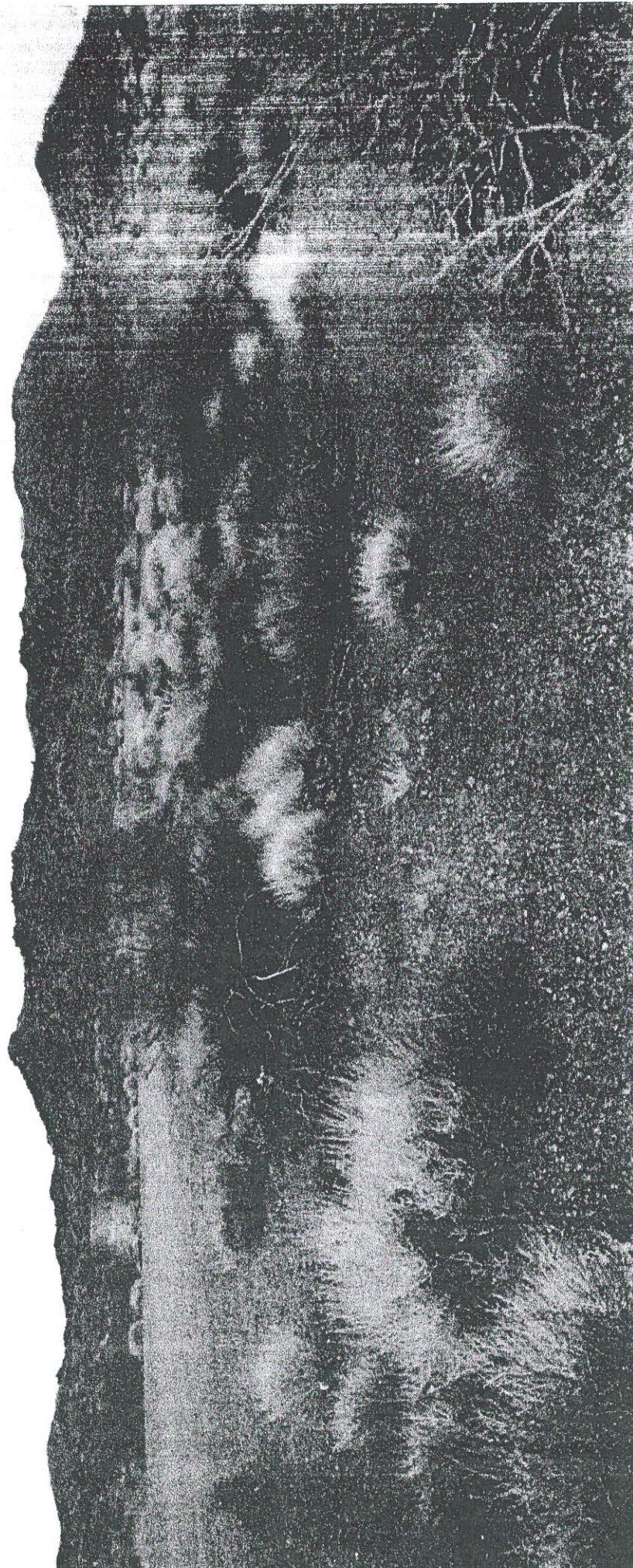
LOCATIONS AT THE SOUTHWEST PORTION OF THE THAYER CENTER, THREE PINE MOUNTAIN  
THE ACCESS ROAD FROM POINT 66

POWER

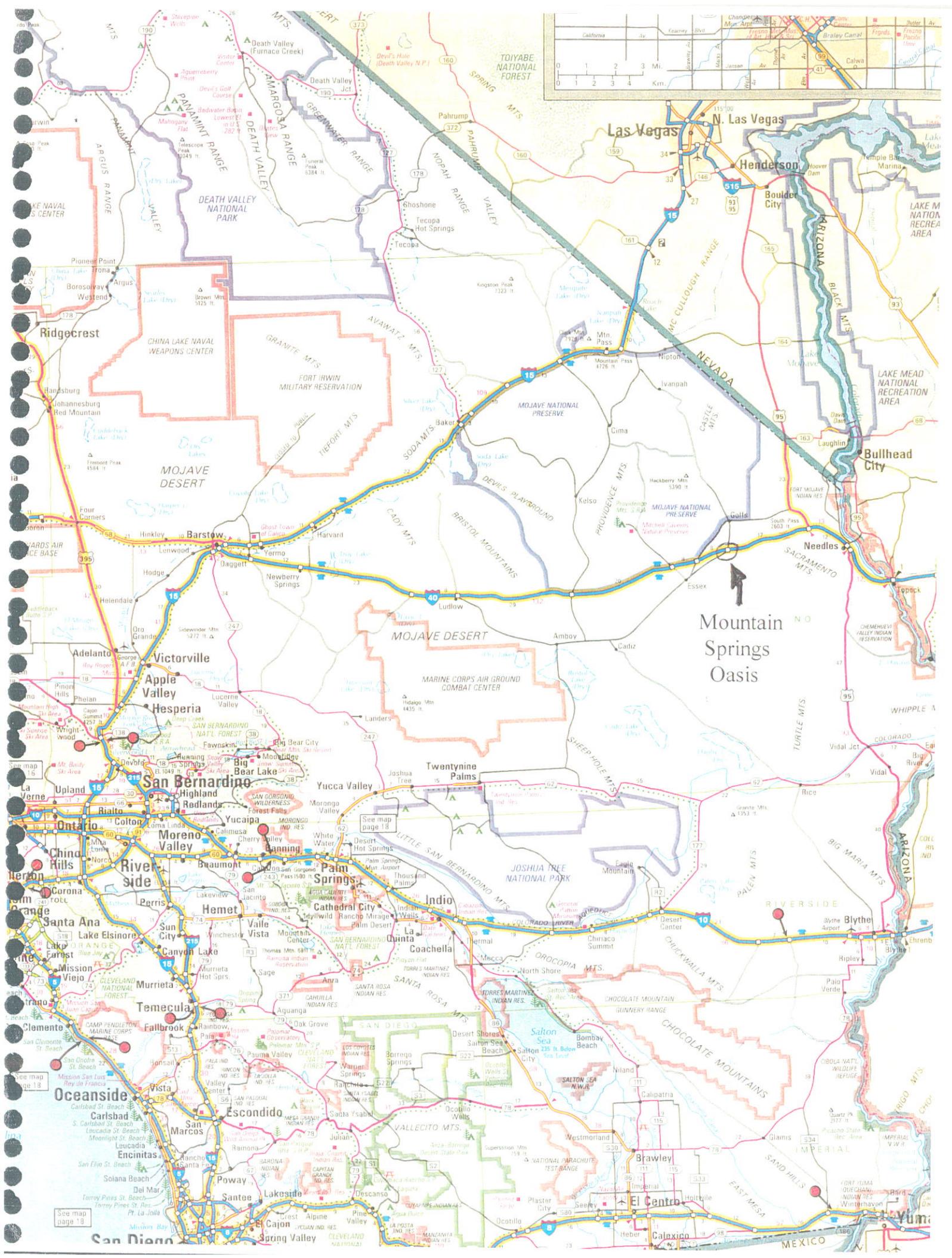


LOOKING SOUTH EAST FROM THE ACCESS RD. PAVEMENT, AT AREA 5 ON THE YANU BORDER SOUTH  
THAT WAS CROSSED WITH THE NEW BORDER, THIS AND AREA 5 FORMS PARTS OF THE  
THICK EAST AND WEST AREA

to town



Looking toward the south east portion of the Maize Center from the center  
truck parking area from Route 66 on Rochele



**MOUNTAIN SPRINGS OASIS  
TRAVEL CENTER**

**San Bernardino County, CA**

- **Monthly & Cumulative Cash Flow Chart**
- **Monthly & Cumulative Cash Flow Matrix**
- **Summary Project Schedule**
- **Project Cost Breakdown by Area**

**Mountain Springs Oasis Travel Center**  
**Monthly Draw Schedule**

<b>Draw Month</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Total</b>
January-04	1,716,659	-	1,716,659
February-04	227,324	-	227,324
March-04	215,176	-	215,176
April-04	404,792	-	404,792
May-04	628,699	-	628,699
June-04	1,000,387	-	1,000,387
July-04	1,506,587	-	1,506,587
August-04	1,717,626	-	1,717,626
September-04	1,632,825	-	1,632,825
October-04	1,866,262	-	1,866,262
November-04	2,955,969	1,338,353	4,294,322
December-04	2,365,191	1,693,940	4,059,131
January-05	1,163,617	1,316,561	2,480,178
February-05	7,485,981	603,092	8,089,073
March-05	721,302	175,227	896,529
April-05	2,104,002	87,348	2,191,350
May-05	416,958	-	416,958
<b>Total</b>	<b>28,129,357</b>	<b>5,214,521</b>	<b>33,343,878</b>

**MOUNTAIN SPRINGS OASIS**  
PROJECT CASH FLOW PROJECTIONS

December 1, 2003

Phase I - Travel Center and Site Improvements						
	January-04	February-04	March-04	April-04	May-04	June-04
<b>Design, Permits &amp; Construction</b>	<b>23,840</b>	<b>212,370</b>	<b>170,940</b>	<b>358,860</b>	<b>570,280</b>	<b>878,090</b>
<b>Operation &amp; Administrative Costs</b>						
Project Offices	-					
Land Purchase	380,000	-	-	-	-	54,000
Legal	1,429	-	1,429	1,429	1,429	-
Insurance	1,250	-	1,250	1,250	1,250	1,250
Lot Line Adjustment	-	-	-	-	-	-
Vehicles & Equipment	-	-	-	-	-	-
Project Administration	14,100	-	17,250	14,100	-	102,000
Project Consultants	75,000	-	-	-	-	17,250
Advertising	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	5,909
Operating Cost - 3rd Year	-	-	-	-	-	-
Fuel Reserve	-	-	-	-	-	-
Capital Investment	51,768	-	-	-	-	-
Planning Department	950	-	-	-	-	-
Business Plan	6,000	-	-	-	-	-
Travel & Expenses	2,928	-	-	-	-	-
Retro Salaries	37,800	-	-	-	-	-
Attorney Retainer	2,500	-	-	-	-	-
Accountant Retainer	2,500	-	-	-	-	-
Lender Fees	1,046,795	-	-	-	-	-
Payroll Taxes	3,528	-	1,103	882	882	-
Business Consultant	6,000	-	7,500	6,000	6,000	882 1,103
Travel & Expenses	1,500	-	-	-	2,000	6,000 7,500
Office Supplies	600	-	-	-	-	-
Secretarial	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Construction Overrun Reserve	-	-	-	-	-	-
Escalation Reserve	-	-	-	-	-	-
<b>Subtotal - Design/Permits/Const &amp; Ops/Admin</b>	<b>1,634,646</b>	<b>23,840</b>	<b>212,370</b>	<b>199,472</b>	<b>382,521</b>	<b>955,751</b>
Contingency @ 3%	49,039	715	6,371	5,984	11,476	17,938
Interest @ 6% on Preceding Draws	-	8,418	8,583	9,720	10,796	12,820
<b>Total Expenditures</b>	<b>1,683,685</b>	<b>32,974</b>	<b>227,324</b>	<b>215,176</b>	<b>404,792</b>	<b>828,699</b>
<b>Cumulative Expenditures</b>	<b>1,683,685</b>	<b>1,716,659</b>	<b>1,943,983</b>	<b>2,159,159</b>	<b>2,563,952</b>	<b>3,192,651</b>
						<b>4,193,038</b>
						<b>5,699,624</b>

**MTAIN SPRINGS OASIS**  
PROJECT CASH FLOW PROJECTIONS

December 1, 2003

Phase I - Travel Center and Site Improvem	September-04	October-04	November-04	December-04	January-05	February-05	March-05	April-05
<b>Design, Permits &amp; Construction</b>	<b>1,552,460</b>	<b>1,521,120</b>	<b>1,566,210</b>	<b>2,515,990</b>	<b>1,964,150</b>	<b>778,720</b>	<b>2,920,660</b>	<b>313,300</b>
<b>Operation &amp; Adminstrative Costs</b>								
Project Offices	54,000	-	-	-	-	-	-	-
Land Purchase	-	-	-	-	-	-	-	-
Legal	1,429	-	-	-	-	-	-	-
Insurance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Lot Line Adjustment	-	-	-	-	-	-	-	-
Vehicles & Equipment	-	-	-	100,000	-	-	-	-
Project Administration	14,100	14,100	17,250	14,100	14,100	17,250	14,100	17,250
Project Consultants	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-
Property Taxes	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909
Operating Cost - 3rd Year	-	-	-	-	-	-	-	-
Fuel Reserve	-	-	-	-	-	-	-	-
Capital Investment	-	-	-	-	-	-	-	-
Planning Department	-	-	-	-	-	-	-	-
Business Plan	-	-	-	-	-	-	-	-
Travel & Expenses	-	-	-	-	-	-	-	-
Retro Salaries	-	-	-	-	-	-	-	-
Attorney Retainer	-	-	-	-	-	-	-	-
Accountant Retainer	-	-	-	-	-	-	-	-
Lender Fees	-	-	-	-	-	-	-	-
Payroll Taxes	882	882	1,103	882	882	1,103	882	1,103
Business Consultant	6,000	6,000	7,500	6,000	6,000	7,500	-	-
Travel & Expenses	2,000	-	-	2,000	-	-	2,000	-
Office Supplies	400	-	-	500	-	-	500	4,000
Secretarial	1,000	-	-	1,000	-	-	1,000	-
Utilities	500	-	-	500	-	-	500	-
Construction Overrun Reserve	-	-	168,750	168,750	168,750	168,750	168,750	168,750
Escalation Reserve	-	-	-	67,920	67,920	67,920	67,920	67,920
<b>Subtotal - Design/Permits/Const &amp; Ops/Admin</b>	<b>1,639,930</b>	<b>1,549,281</b>	<b>1,767,972</b>	<b>2,816,881</b>	<b>1,228,981</b>	<b>1,050,902</b>	<b>7,183,471</b>	<b>579,482</b>
Contingency @ 3%	49,198	46,478	53,039	84,506	66,869	31,527	215,504	17,384
Interest @ 6% on Preceding Draws	28,498	37,086	45,250	54,582	69,362	81,187	87,006	124,435
<b>Total Expenditures</b>	<b>1,717,626</b>	<b>1,632,525</b>	<b>1,866,262</b>	<b>2,955,969</b>	<b>2,365,191</b>	<b>1,163,617</b>	<b>7,485,981</b>	<b>721,302</b>
<b>Cumulative Expenditures</b>	<b>7,417,250</b>	<b>9,050,076</b>	<b>10,916,337</b>	<b>13,872,306</b>	<b>16,237,498</b>	<b>17,401,114</b>	<b>24,887,085</b>	<b>25,608,397</b>

**MOUNTAIN SPRINGS OASIS**  
PROJECT CASH FLOW PROJECTIONS

December 1, 2003

<b>Phase I - Travel Center and Site Improvem</b>		May-05	June-05	Total
<b>Design, Permits &amp; Construction</b>	<b>102,860</b>	<b>6,575</b>	<b>16,762,335</b>	
<b>Operation &amp; Administrative Costs</b>				
Project Offices	-	-	108,000	
Land Purchase	-	-	380,000	
Legal	-	-	10,003	
Insurance	1,250	1,250	20,000	
Lot Line Adjustment	-	1400	1,400	
Vehicles & Equipment	100,000	-	302,000	
Project Administration	14,100	14,100	241,350	
Project Consultants	-	-	75,000	
Advertising	5,909	5,910	65,000	
Property Taxes	2,500	-	5,000	
Operating Cost - 3rd Year	1,454,237	-	1,454,237	
Fuel Reserve	-	-	4,000,000	
Capital Investment	-	-	51,768	
Planning Department	-	-	950	
Business Plan	-	-	6,000	
Travel & Expenses	-	-	2,926	
Retro Salaries	-	-	37,800	
Attorney Retainer	-	-	2,500	
Accountant Retainer	-	-	2,500	
Lender Fees	-	-	1,046,795	
Payroll Taxes	882	882	17,863	
Business Consultant	-	-	78,000	
Travel & Expenses	-	2000	11,500	
Office Supplies	-	-	6,500	
Secretarial	-	1000	5,000	
Utilities	-	500	2,500	
Construction Overrun Reserve	168,750	168,750	1,350,000	
Escalation Reserve	67,920	67,920	407,520	
<b>Subtotal - Design/Permits/Const &amp; Ops/Admin</b>	<b>1,918,408</b>	<b>270,287</b>	<b>26,454,447</b>	
Contingency @ 3%	57,552	8,109	793,633	
Interest @ 6% on Preceding Draws	128,042	138,562	881,276	
<b>Total Expenditures</b>	<b>2,104,002</b>	<b>416,958</b>	<b>28,129,357</b>	
<b>Cumulative Expenditures</b>	<b>27,712,399</b>	<b>28,129,357</b>	<b>28,129,357</b>	

**MOUNTAIN SPRINGS OASIS**  
PROJECT CASH FLOW PROJECTIONS

December 1, 2003

<b>Phase II - RV Park &amp; Motel</b>											
	#####	#####	#####	#####	#####	#####	#####	March-05	April-05		
<b>Design, Permits &amp; Construction</b>	<b>1,039,330</b>	<b>1,578,190</b>	<b>#####</b>	<b>#####</b>	<b>504,500</b>	<b>86,170</b>				<b>Total</b>	
Lender Fees										-	<b>4,411,770</b>
Construction Overrun Reserve	200,127										
Escalation Reserve	36,765	36,765	36,765	36,765	36,765	36,765	36,765	36,765	36,765		<b>200,127</b>
<b>Subtotal - Design/Permits/Const &amp; Ops/Admin</b>	<b>1,299,372</b>	<b>1,638,105</b>	<b>#####</b>	<b>564,415</b>	<b>146,085</b>	<b>59,915</b>	<b>59,915</b>	<b>59,915</b>	<b>59,915</b>	<b>4,971,387</b>	
Contingency @ 3%	38,981	49,143	37,905	16,932	4,383	1,797	1,797	1,797	1,797		
Interest @ 6% on Preceding Draws											
<b>Total Expenditures</b>	<b>1,338,353</b>	<b>1,693,940</b>	<b>#####</b>	<b>603,092</b>	<b>175,227</b>	<b>87,348</b>	<b>87,348</b>	<b>87,348</b>	<b>87,348</b>	<b>5,214,522</b>	
<b>Cumulative Expenditures</b>	<b>1,338,353</b>	<b>3,032,293</b>	<b>#####</b>	<b>#####</b>	<b>#####</b>	<b>#####</b>	<b>#####</b>	<b>#####</b>	<b>#####</b>	<b>5,214,522</b>	



Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Budgeted Cost														
					JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
00134	Travel & Expenses	287	19APR04*	03JUN05															
00135	Office Supplies	287	19APR04*	03JUN05	11,500.00														
00136	Secretarial	287	19APR04*	03JUN05	6,500.00														
00137	Utilities	287	19APR04*	03JUN05	5,000.00														
00138	Const. Overrun Reserve	287	19APR04*	03JUN05	2,500.00														
00139	Escalation Reserve	200	19APR04*	02FEB05	1,350,000.00														
00140	Contingency	100	17JAN05*	03JUN05	407,520.00														
00141	Construction Loan Interest	350	19JAN04	01JUN05	783,633.00														
		350	19JAN04	01JUN05	881,276.00														

Travel & Expenses  
Office Supplies  
Secretarial  
Utilities  
Const. Overrun Reserve  
Escalation Reserve

Start Date	16JAN04	Early Bar	MSSA	Allegiant Construction, Inc.
Finish Date	08JUN05	Float Bar		
Data Date	19JAN04	Progress Bar		
Run Date	29NOV03 12:28	Critical Activity		
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Sheet 2 of 2  
Mountain Springs Oasis - Phase I  
Summary Schedule

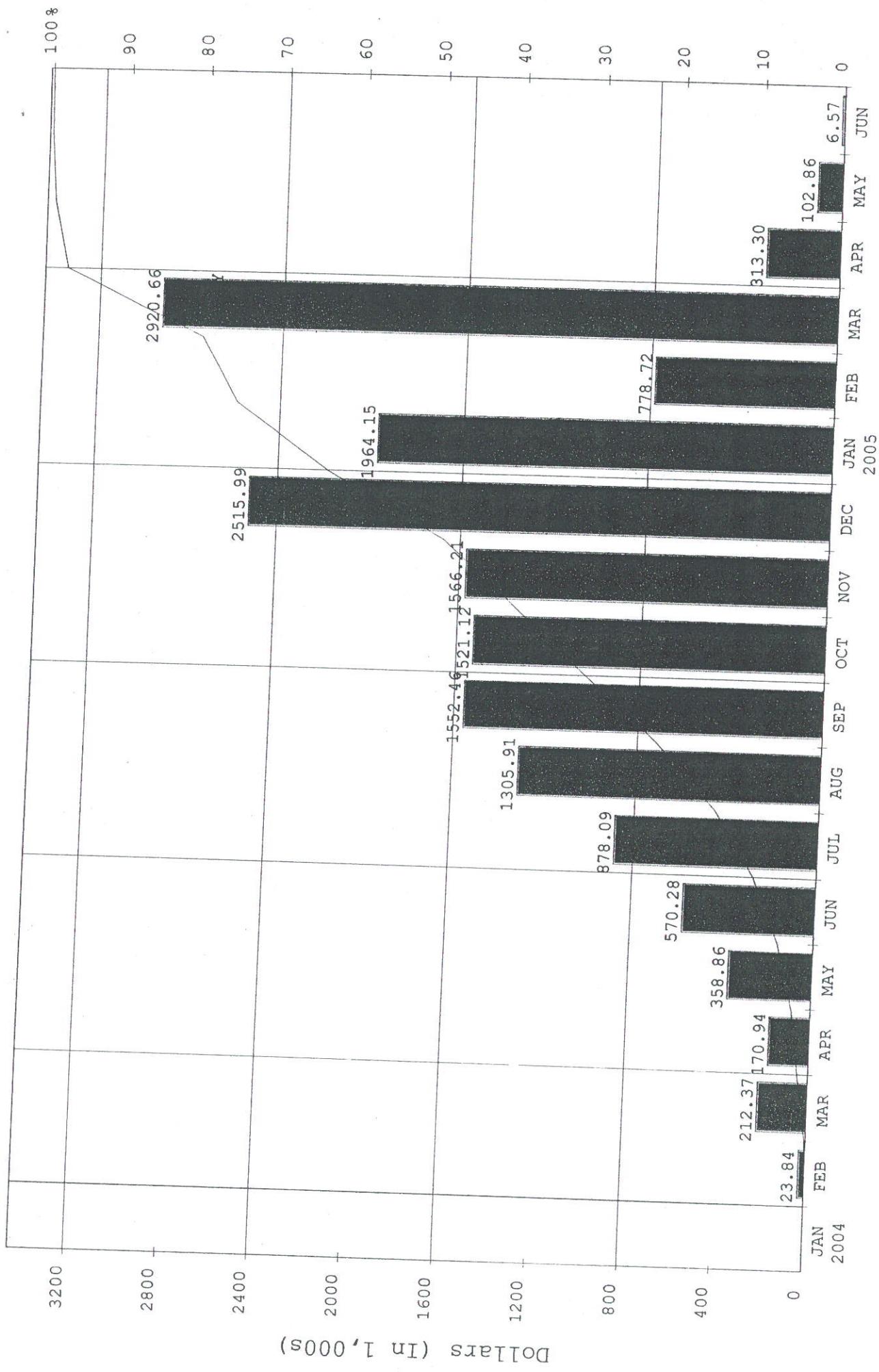
Approved

Revision

Date

Checked

Approved

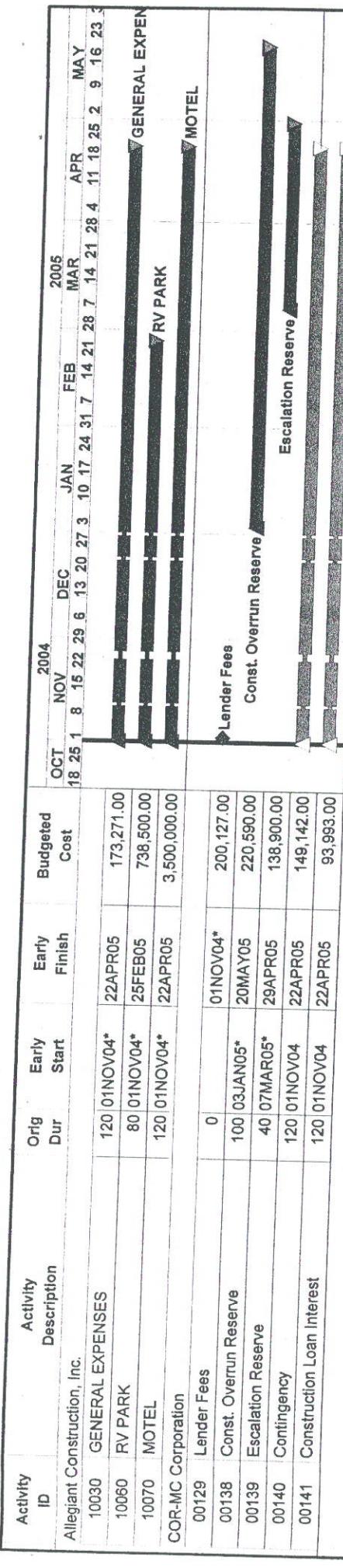


x Thousand

(c) Primavera Systems, Inc.

Allegiant Construction, Inc.  
Mountain Springs Oasis - Phase I  
Budgeted Cashflow - Construction

Sheet 1 of 1



Start Date	01NOV04	Early Bar	MSSB
Finish Date	20MAY05	Float Bar	
Due Date	01NOV04	Progress Bar	
Run Date	29NOV03 12:25	Critical Activity	

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Sheet 1 of 1

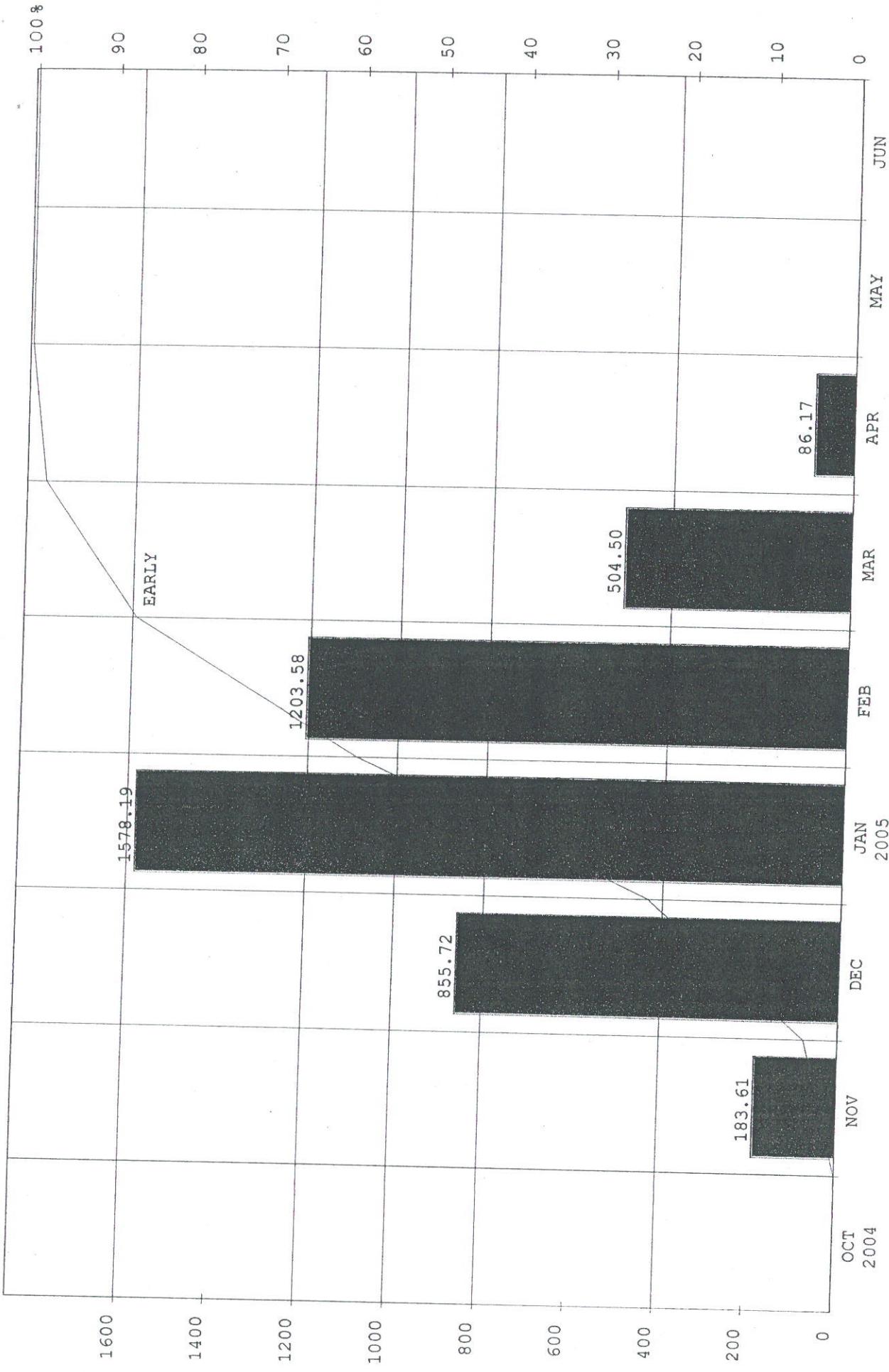
Allegiant Construction, Inc.

Mountain Springs Oasis - Phase II

Summary Schedule

Date	Revision	Checked	Approved

x Thousand



Project Start	1NOV04	Schedule dates	MS58
Project Finish	30JUN05*		
Data Date	1NOV04		
Pilot Date	29NOV03		
(c) Primavera Systems, Inc.			

Sheet 1 of 1

Allegiant Construction, Inc.  
Mountain Springs Oasis - Phase II  
Budgeted Cashflow - Construction

Date	Revision	Checked	Approved

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10010		
<b>STUDIES &amp; DESIGNS</b>		
Topographic Survey	6,330	
Biological Study	10,000	
Preliminary Geotechnical Investigation	5,275	
Preliminary Drainage Study	3,165	
Traffic Studies	20,000	
Architectural Site Plan	3,165	
Air Quality Study	10,000	
Scenic Corridor Study	10,000	
Off-Site Grading, Paving & Drainage Plans	42,200	
Site Grading, Paving & Drainage Plan	31,650	
Conceptual Arch, Struct, Mech, Elect Plans	63,300	
Site Utility Plans	42,200	
Design Development Drawings	73,850	
Construction Documents	87,565	
	<b>408,700</b>	

**CONCEPTUAL BUDGET**

	<b>Phase I</b>	<b>Phase II</b>
Reference Code 10020		
<b>PERMITS</b>		
Fish & Wildlife	25	
Flood & Drainage	535	
Planned Development- Pre-Application Conference	4,000	
Cal-Trans	2,000	
Planned Development- Preliminary Plan	20,565	
On & Off-Site Grading	1,500	
Planned Development- Final Plan	5,500	
Building Permits	125,000	
	<b>159,125</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10030		
<b>GENERAL EXPENSES</b>		
<b>Other Direct Costs</b>		
Demolition	12,019	
Termite Soil Treatment	3,985	
Interior Chain Link	2,667	
Corian	24,450	
Building Insulation	16,758	
Joint Sealants	21,222	
Roof Accessories	5,903	
Misc. Labor	27,120	
Misc. Materials	25,581	
Rough Carpentry	63,560	
Finish Carpentry	97,395	
Fin. Carpentry S/C	100,671	
Painting S/C	5,996	
Electrical S/C	3,767	
Resilient Flooring	8,739	
Wall Carpet	8,262	
<b>Indirect Costs</b>		
General Expenses	123241	18415
Site Security	82971	12398
Supervision	368441	55054
Tests & Inspections	59972	8961
Preliminary & Temporary	85120	12719
Dust Control	106068	15849
Construction Staking	44722	6683
Janitorial	4038	603
Construction Clean Up	31949	4774
Utility Connection Fees	253061	37814
<b>SUBTOTAL</b>	<b>1,587,677</b>	<b>173,271</b>

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10040		
<b>ON-SITE WORK</b>		
Rough Grading	949,500	
Domestic Water	52,577	
Fire Protection Water	137,396	
Sanitary Sewer	180,621	
Electrical Distribution	3,308	
Telephone Distribution	22,899	
Storm Sewer & Misc. Items	15,572	
Scarfify & Recompact	51,294	
Aggregate Base	489,909	
AC Paving	1,025,001	
Concrete Curbs	160,093	
Concrete Gutters	11,578	
Concrete Walks, Flumes, Drains	89,408	
Concrete Walks & Paving	105,122	
Irrigation System	54,958	
Landscape Plantings, Rock	263,750	
Masonry	21,266	
Misc. Steel	73,730	
Oil Separator Controls	5,496	
Electrical Rough-in	58,526	
Electrical Conductors	31,143	
Electrical Fixtures	39,744	
Electrical Finish	47,587	
<b>SUBTOTAL - ON SITE</b>	<b>3,890,479</b>	

**MOUNTAIN SPRINGS OASIS**

12/1/2003

**CONCEPTUAL BUDGET**

	Phase I	Phase II
Reference Code 10050		
<b>OFF-SITE WORK</b>		
Rough Grading	422,000	
Domestic & Fire Protection Water	369,250	
Sanitary Sewer	527,500	
Electrical Distribution	27,784	
Street Lighting	63,775	
Telephone Distribution	22,380	
Patch AC	45,853	
Paving S/C Mobilization	48,852	
Aggregate Base	53,053	
AC Paving	142,720	
Turnout AC Paving	15,779	
Barricades & Striping	28,643	
Concrete Curbs	15,804	
Concrete Gutters	31,680	
Concrete Walks	32,344	
<b>SUBTOTAL - OFF SITE</b>	<b>1,847,418</b>	
Reference Code 10060		
<b>RV PARK</b>		<b>738,500</b>
Reference Code 10070		
<b>MOTEL</b>		
Grading	45,000	
Paving	20,000	
Site Concrete	10,000	
Landscaping	90,000	
Structural Concrete	192,000	
Framing	87,000	
Exterior Finishes	91,200	
Doors & Windows	580,000	
Interior Finishes	45,000	
Elevator	280,000	
Furniture, Fixtures & Equipment	240,000	
Plumbing	200,000	
HVAC	302,400	
Electrical	40,000	
Pool	480,000	
Pool Enclosure	75,000	
Phone, Data, CATV	504,000	
General Expenses & Contractor Fee	168,000	
Design	50,400	
Permits		
<b>SUBTOTAL - MOTEL</b>	<b>3,500,000</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10080		
<b>RESTAURANT BUILDING</b>		
Footings	31,264	
Slabs	92,714	
Masonry	224,165	
Structural Steel	139,091	
Misc. Steel	5,632	
Joist & Deck	52,619	
Arch. Metal Canopies	46,165	
Roof Membrane	118,009	
Doors & Hardware	34,620	
Aluminum Storefront	45,741	
Grease Duct Insulation	9,062	
Metal Studs & GWB	192,420	
Acoustic Ceilings	46,078	
Ceramic Tile	339,921	
Painting	30,857	
Toilet Partitions	29,403	
FP Design & Permit	5,207	
FP Fabrication	3,146	
FP Install & Finish	35,019	
Pipe Insulation	22,819	
Domestic Water	39,946	
DWV Below Grade	83,560	
DWV Above Ground	104,095	
Fuel Gas	21,170	
Plumbing Fixtures & Finish	58,797	
HVAC Equipment	214,933	
HVAC Fab	64,349	
HVAC Rough-In	8,910	
HVAC Finish	36,832	
Electrical Rough-In	105,211	
Electrical Conductors	39,570	
Electrical Equipment	172,316	
Electrical Fixtures	118,710	
Electrical Finish	45,558	
<b>SUBTOTAL - RESTAURANT</b>	<b>2,617,907</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10090		
<b>TRUCK FUEL AREA</b>		
Footings	16,402	
Slabs	25,813	
Masonry	19,296	
Structural Steel	48,080	
Misc. Steel	3,267	
Joists & Deck	9,685	
Arch Metal Fascia	17,098	
Roof Membrane	19,259	
Doors & Hardware	10,238	
Aluminum Storefront	6,430	
Metal Studs & GWB	46,593	
Acoustic Ceilings	6,711	
Ceramic Tile	22,555	
Painting	8,006	
Toilet Partitions	7,338	
Fuel Island Area Aggr. Base	31,022	
Fuel Canopy Footings	13,489	
Fuel Island Concrete Slabs	150,559	
Fuel Tanks	69,602	
Fueling Equipment	13,040	
Fuel Piping	29,318	
Fueling Electrical	124,493	
FP-Design & Permit	1,661	
FP-Fabrication	611	
FP Install & Finish	9,223	
Pipe Insulation	3,969	
Domestic Water	4,798	
DWV Below Grade	37,800	
DWV Above Grade	9,316	
Fuel Gas	2,443	
Compressed Air	10,076	
Plumbing Fixtures & Finish	12,894	
HVAC Equipment	17,135	
HVAC Fab	10,283	
HVAC Rough-In	9,636	
HVAC Finish	2,129	
Electrical Rough-In	15,401	
Electrical Conductors	4,641	
Electrical Equipment	13,923	
Electrical Fixtures	13,923	
Electrical Finish	6,220	
<b>SUBTOTAL - TRUCK FUEL</b>	<b>884,375</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10100		
<b>AUTO FUEL AREA</b>		
Slabs, Ftgs, Islands	132,556	
Masonry	31,839	
Structural Steel	38,643	
Joist & Deck	5,166	
Arch Metal Fascia	8,793	
Roof Membrane	8,526	
Doors & Hardware	5,496	
Aluminum Storefront	24,603	
Metal Studs & GWB	21,763	
Acoustic Ceilings	3,045	
Ceramic Tile	10,468	
Painting	7,551	
Toilet Partitions	1,425	
Fuel Tanks	100,999	
Fueling Equipment	17,402	
Fuel Piping	70,588	
Fueling Electrical	135,890	
FP Design & Permit	3,554	
FP Fabrication	824	
FP Install & Finish	10,112	
Pipe Insulation	2,382	
Domestic Water	8,793	
DWV Below Grade	67,976	
DWV Above Grade	21,840	
Fuel Gas	8,061	
Compressed Air	8,061	
Plumbing Fixtures & Finish	7,291	
HVAC Equipment	10,259	
HVAC Fab	15,901	
HVAC Rough-In	13,263	
HVAC Finish	22,038	
Electrical Rough-In	30,786	
Electrical Conductors	2,565	
Electrical Equipment	7,694	
Electrical Fixtures	7,694	
Electrical Finish	2,565	
<b>SUBTOTAL - AUTO FUEL</b>	<b>876,412</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10110		
<b>TRUCK SERVICE &amp; WASH</b>		
Footings	54,272	
Slabs	83,661	
Masonry	53,859	
Structural Steel	19,702	
Misc. Steel	36,064	
Joists & Deck	5,427	
Waterproofing	7,938	
Arch. Metal Fascia	6,229	
Doors & Hardware	11,931	
Overhead Doors	42,171	
Aluminum Storefront	3,902	
Metal Studs & GWB	35,687	
Acoustic Ceilings	1,523	
Ceramic Tile	8,671	
Painting	10,542	
Toilet Partitions	2,572	
Lube & Waste Oil Tanks	33,666	
Lube System Equipment	32,820	
Lube & Waste Oil Piping	14,953	
Lube System Electrical	18,848	
PEB Design Coordination	6,029	
PEB Erection	55,569	
PEB Material & Freight	108,612	
FP Design & Permit	2,565	
FP Fabrication	1,354	
FP Install & Finish	17,527	
Pipe Insulation	2,198	
Domestic Water	5,007	
DWV Below Grade	40,901	
DWV Above Grade	6,617	
Fuel Gas	5,496	
Compressed Air	8,636	
Plumbing Fixtures & Finish	7,952	
HVAC Equipment	15,602	
HVAC Fab	8,061	
HVAC Rough-In	7,450	
HVAC Finish	4,226	
Electrical Rough-In	45,932	
Electrical Conductors	15,388	
Electrical Equipment	46,165	
Electrical Fixtures	46,839	
Electrical Finish	16,595	
<b>SUBTOTAL - TRUCK SERVICE</b>	<b>959,158</b>	
TRUCK WASH	527,500	
<b>TOTAL - TRUCK SERVICE &amp; WASH</b>	<b>1,486,658</b>	

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Code 10120		
<b>FF&amp;E</b>		
Fuel Tanks	126,600	
Lube Tanks	27,430	
Piping & Controls	316,500	
Card Readers	110,775	
Dispensers	198,340	
Lube Equipment	84,400	
Fuel Island Canopies - 3 each	316,500	
Cabinetry	158,250	
Kitchen & Dining Equip & Furn. - 200 seats	685,750	
Coolers & Freezers at Stores	84,400	
Pylon Sign	168,800	
Exterior Signs	52,750	
Interior Signs	13,715	
Light Fixtures	31,650	
Theater Seats - 50 each	10,550	
Video & Sound System	5,275	
Private Laundry	10,550	
Public Laundry		
Phone & Data Systems	263,750	
<b>Total - FF&amp;E</b>	<b>2,665,985</b>	
Reference Code 10130		
<b>TENANT IMPROVEMENTS</b>	<b>337,600</b>	
<b>SUBTOTAL</b>	<b>16,762,335</b>	<b>4,411,771</b>

## CONCEPTUAL BUDGET

	Phase I	Phase II
Reference Codes 00000 - 00141		
<b>WORK BY OWNER</b>		
<b>Operation &amp; Administrative Costs</b>		
Project Offices	108,000	
Land Purchase	380,000	
Legal	10,003	
Insurance	20,000	
Lot Line Adjustment	1,400	
Vehicles & Equipment	302,000	
Project Administration	241,350	
Project Consultants	75,000	
Advertising	65,000	
Property Taxes	5,000	
Operating Cost - 3rd Year	1,454,237	
Fuel Reserve	4,000,000	
Capital Investment	51,768	
Planning Department	950	
Business Plan	6,000	
Travel & Expenses	2,926	
Retro Salaries	37,800	
Attorney Retainer	2,500	
Accountant Retainer	2,500	
Lender Fees @ 4%	1,046,795	200,127
Payroll Taxes	17,863	
Business Consultant	78,000	
Travel & Expenses	11,500	
Office Supplies	6,500	
Secretarial	5,000	
Utilities	2,500	
Construction Overrun Reserve	1,350,000	220,590
Escalation Reserve	407,520	138,900
<b>Subtotal</b>	<b>9,692,112</b>	<b>559,617</b>
<b>Subtotal</b>	<b>26,454,447</b>	<b>4,971,388</b>
Contingency @ 3%	793,633	149,142
<b>Subtotal</b>	<b>27,248,081</b>	<b>5,120,530</b>
Construction Loan Interest	881,276	93,993
<b>Total</b>	<b>28,129,357</b>	<b>5,214,523</b>