

TRUCK STOP ANALYSIS

MOUNTAIN SPRINGS OASIS

I-40 & Mountain Springs Road

San Bernardino County, California

September 1, 2003

**S
D
I** ©

Prepared for
COR-MC, INC
336 Ocotillo Circle
Borrego Springs, CA 92004

By
Survey Data, Inc.
731 Hollow Ridge Drive
Allen, Texas 75002

CONFIDENTIAL AND PROPRIETARY

TABLE OF CONTENTS

	<u>PAGES</u>
I. INTRODUCTION	1
II. METHODOLOGY	1
➤ TRUCK STOP/ FUEL STOP MAPS	2 - 13
➤ TRUCK STOP/ FUEL STOP SURVEY FORM (EXHIBIT A)	14 -15
➤ RETAIL GASOLINE OUTLET SURVEY FORM (EXHIBIT B)	16 - 17
III. SITE ANALYSIS	18
IV. COMPETITIVE ACTIVITY	19
➤ FUEL STOPS SUMMARY (EXHIBIT C)	20
➤ TRUCK STOPS SUMMARY (EXHIBIT D)	21
V. SDI VOLUME PROJECTIONS	22 - 24
VI. RENTAL INCOME	25
VII. RECOMMENDATIONS	26 - 27
VIII. BILLBOARD USAGE	28
IX. APPENDIX	29
➤ TRUCK STOP/ FUEL STOP SURVEY DATA	30 - 46
➤ RETAIL GASOLINE OUTLET SURVEY DATA	47 - 62
➤ PHOTOS	63 - 75

INTRODUCTION

Survey Data, Inc. was contracted by COR-MC, Inc to perform a Truck Stop Site Evaluation for their site located on the south side of Interstate 40 at Mountain Springs Road, 28 miles west of the city of Needles in San Bernardino County, California.

METHODOLOGY

All retail truck stops and fuel stops, having a minimum diesel volume of 50,000 gallons per month within trading area of the subject site were surveyed during the week of July 21, 2003. The trade area is defined as on Interstate 15, Exit 176 in Barstow, California, to Interstate 40 and west on Interstate 40 to Exit 66 in Kingman, Arizona

During the survey process, over 100 operational and physical characteristics were recorded and a personal interview was conducted at each surveyed location. The Survey forms used for the truck/ fuel stops and gasoline facilities can be found in exhibits A & B.

The surveyed information for each outlet can be found in the Appendix.

The daily average traffic counts for three-axle trucks and non-three axle trucks were obtained for the client's site and each outlet surveyed.

The type of facilities the client will construct, how the facility will be operated, as well as the survey date were analyzed to generate the volume projections for client' site.