

We have reviewed the information that you have provided for a potential Highway Commercial development project, located on the I-40 Freeway at Mountain Springs Pass. Based on our review of the material, we are presenting to you a scope and fee outline for two alternatives to develop the property. Attached is a copy of the "Phased Development Plan" which we have marked up for potential phased subdivision/development of the property. We have presented that of the 205 acres there are six (6) potential parcels that could have a variety of highway commercial type developments. We are presenting to you an estimate of the Preliminary Engineering fees for two development alternatives. Alternative 1 would be to entitle the entire 205 acres on six separate parcels, which can be phased. Alternative 2 would be to obtain the approval of a Tentative Parcel Map to subdivide the property into six parcels for future development, and entitle only a Travel Center on Parcel 1. The decision on which parcel, and type of development would be best, would be made by the developer based on travel demand and market conditions for highway commercial services on the freeway. It may not make sense to entitle the entire property if the market needs would be for the development of only one or two parcels.

The following is our scope and fee estimate for the Preliminary Engineering service for the two alternatives;

1. Alternative 1 – Entitle entire 205 Acres – 6 separate Parcels/Phases
 1. Project Management/Meetings; \$20,000
 2. Caltrans Planning Coordination; \$8,000
 3. Topographic Mapping – Entire 120 acres; \$35,000
 4. Tentative Parcel Map – for 6 parcels; \$18,000
 5. Preliminary Grading/Drainage Plan; \$90,000
 6. Preliminary Utility Plan; \$20,000
 7. Preliminary Drainage Study; \$25,000
 8. Preliminary Water Quality Management Plan (WQMP); \$70,000
 9. Traffic Study/VMT Analysis; \$30,000
 10. Conceptual Geometric Plans; \$12,000Total Estimated Engineering Fee \$310,000

2. Alternative 2 – Entitle a Travel Center Development – approximately 50 acres on Parcel 1.
 1. Project Management/Meetings; \$16,000
 2. Caltrans Planning Coordination; \$8,000
 3. Topographic Mapping – Entire 120 acres; \$35,000
 4. Tentative Parcel Map – for 6 parcels; \$18,000
 5. Preliminary Grading/Drainage Plan; \$25,000
 6. Preliminary Utility Plan; \$8,000
 7. Preliminary Drainage Study; \$25,000
 8. Preliminary Water Quality Management Plan (WQMP); \$12,000
 9. Traffic Study/VMT Analysis; \$20,000
 10. Conceptual Geometric Plans; \$8,000Total Estimated Engineering Fee \$175,000

This is being presented for budgeting purposes only. If requested, we can provide a formal proposal for our services based on the how the developer wishes to proceed.

The entitlement process to obtain approvals through the County, could take 12 to 18 months. Also, our scope and fee is only for the Preliminary Engineering services that we would provide. The estimates do not include the fees for the Site Architecture work, Entitlement Consulting, Environmental reports and CEQA documents, and the County fees. Our fee estimate also does not include the engineering necessary for the construction drawings and permitting of the project for construction.

Please feel free to contact us if you have any questions, or would like to schedule a meeting/call to discuss further.

Robert Kilpatrick, PE/TE | Senior Project Manager / Senior Associate

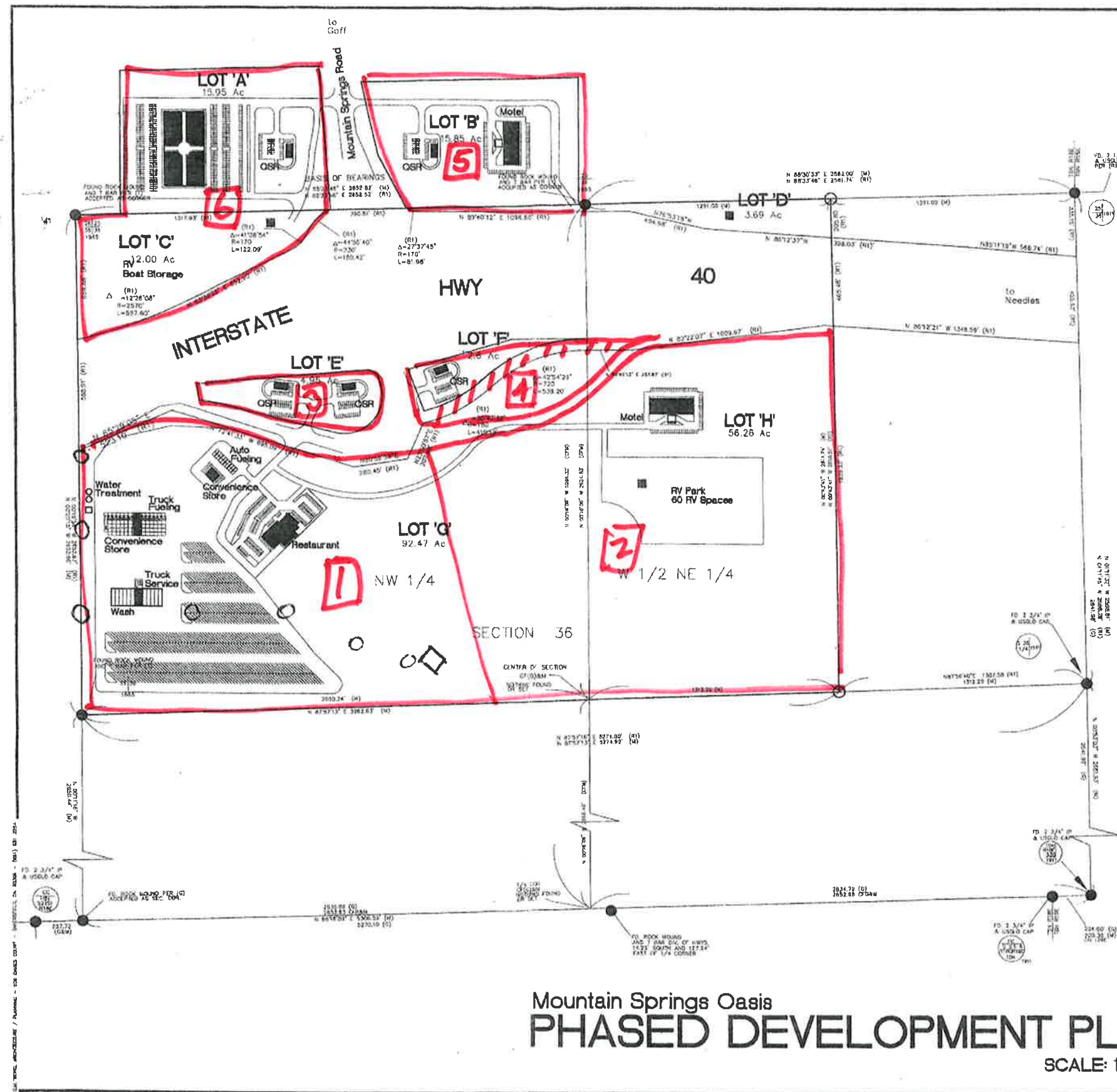
David Evans and Associates, Inc. | Transportation

18484 Outer Highway 18 North, Suite 225 | Apple Valley, CA 92307 | www.deainc.com ← **WE'VE MOVED**

d: 760.524.9115 | cisco: 39115 | rkilpatrick@deainc.com

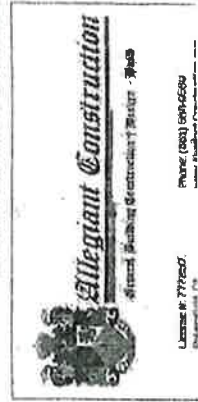
[ENERGY](#) | [LAND DEVELOPMENT](#) | [MARINE SERVICES](#) | [SURVEYING AND GEOMATICS](#) | [TRANSPORTATION](#) | [WATER & ENVIRONMENT](#)



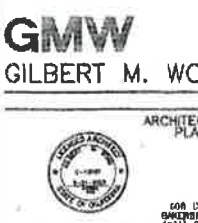


Land Use / Phasing Plan

Phase	Lot	Land Area	Building Area	Uses
Phase I	Lot 'G'	92.47 Ac.	4,300 S.F.	Truck Center, Convenience Store/Fueling, Service/Wash
	Lot 'H'	56.26 Ac.	3,600 S.F.	Auto Center, Convenience Store/Fueling
	Lot 'E'	4.95 Ac.	6,000 S.F.	Restaurant
	Lot 'F'	2.6 Ac.	3,000 S.F.	Infrastructure
Phase II	Lot 'H'	56.26 Ac.	36,000 S.F.	Motel, RV Park (60 RV Spaces)
	Lot 'C'	2.00 Ac.	1,600 S.F.	RV + Boat Storage
Phase III	Lot 'C'	12 Ac.	1,600 S.F.	RV + Boat Storage
	Lot 'B'	15.85 Ac.	3,800 S.F.	Quick Serve Restaurant (QSR), Motel
Phase IV	Lot 'A'	15.95 Ac.	3,000 S.F.	QSR, Retail
	Lot 'D'	3.69 Ac.	1,600 S.F.	RV + Boat Storage
	Lot 'E'	4.95 Ac.	6,000 S.F.	QSR
	Lot 'F'	2.6 Ac.	3,000 S.F.	QSR



Project: **MOUNTAIN SPRINGS OASIS**
 Mountain Springs Summit
 NEEDLES, CA



PHASED DEVELOPMENT PLAN

DATE	ISSUED	REVISION
9-25-03		

DATE: 9-25-03
 JOB NO.:
 DRAWN BY: SD-1
 CHECKED BY: