

EXHIBIT A

Pace-Creve Coeur Associates, LLC
 Olive-Graeser TDD
 Reimbursable Cost Summary

Expense Category	Project Budget	Adjustments	Revised Budget	Certificate #1 8/4/2010	Total 8/4/2010
Land	68,000	13,500	81,500	68,000	68,000
Olive Improvements - Hard Costs	925,000	97,813	1,022,813	-	-
Engineering - Civil & Survey	115,500	35,010	150,510	136,672	136,672
Traffic - Design & Consultant	48,590	2	48,592	48,592	48,592
Legal & Other	25,000	45,000	70,000	45,502	45,502
Construction Loan Costs	16,125	(2,544)	13,581	13,266	13,266
Construction Interest	35,000	20,250	55,250	2,665	2,665
Construction Inspections	-	56,000	56,000	-	-
Misc	5,000	(4,500)	500	-	-
Contingency	61,911	(61,911)	-	-	-
Total	1,300,126	198,620	1,498,746	314,696	314,696

Total Budget	1,498,746	1,498,746
Requested this period	314,696	314,696
Costs previously Submitted	-	-
Balance to fund	1,184,050	1,184,050

Certificate of Reimbursable Project Costs

TO: City of Creve Coeur
Attn: City Administrator

Re: City of Creve Coeur, Missouri, Olive/Graeser TDD

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the District Development Agreement dated as of August 31st, 2009 (the "Agreement"). In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on **Schedule 1** hereto is a TDD Eligible Cost and was incurred in connection with the construction of the Infrastructure Improvements.
2. These TDD Eligible Costs have been paid by the Developer and are reimbursable under the TDD Act and the Agreement.
3. Each item listed on **Schedule 1** has not previously been paid or reimbursed from money derived from the TDD Fund, and no part thereof has been included in any other certificate previously filed with the City.
4. There has not been filed with or served upon Developer or the TDD any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the portion of the Infrastructure Improvements for which this certificate relates have been issued and are in full force and effect.
6. All Infrastructure Improvements for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. The Developer is not in default or breach of any term or condition of the Agreement.

Dated this 4th day of August, 2010.

PACE-CREVE COEUR ASSOCIATES, L.L.C.
By: Pace-Graeser Associates, L.L.C., its Manager
By: Pace Realty Fund, L.L.C., its Manager
By: Pace Realty Investors, L.L.C., its Manager

By: 
Denise Chomicki, Manager

Approved for Payment this _____

By: _____
Name: _____
Its: _____

CERTIFICATE OF REIMBURSABLE COSTS
Schedule 1

<u>Payee</u>	<u>Address</u>	<u>Amount</u>	<u>Description</u>
Various	See Detail	68,000	Land
Crawford, Bunte, Brammeier	1830 Craig Park Ct, Ste 200, St. Louis MO 63146	87,395	Engineering - Civil & Survey
Stock & Associates	257 Chesterfield Business Pkwy, Chesterfield MO 63005	38,277	Engineering - Civil & Survey
Perkins Contracting	3126 Cliff Drive, Arnold MO 63010	11,000	Engineering - Civil & Survey
Crawford, Bunte, Brammeier	1830 Craig Park Ct, Ste 200, St. Louis MO 63146	48,592	Traffic - Design & Consultant
Jenkins & Kling, P.C.	10 S Brentwood, Ste 200, St. Louis MO 63105	45,502	Legal
Various	See Detail	13,266	Construction Loan Costs
First National Bank	12230 Manchester Rd, St. Louis MO 63131	2,665	Construction Interest
		<u>314,696</u>	

Pace-Creve Coeur Associates LLC
Olive-Graesser TDD
TDD Expenditure
Note Request #1

Land Cost Per District Development Agreement - Exhibit C

Budget	
<u>Category</u>	<u>Amt</u>
Land	<u>68,000.00</u>
	<u>68,000.00</u>

Exhibit C
List of Infrastructure Improvements

(i) All hard costs associated with installing traffic signals at the intersection of Olive Boulevard and the Dautel Lane/Graeser Road alignment, widening Olive Boulevard and installing the medians within Olive Boulevard from east of the Dautel Lane/Graeser Road alignment to Schulte Road (with one median break), all as required and approved by MHTC, including, without limitation, costs to demolish and clear the existing improvements (other than buildings), to relocate utilities, to grade the right of way, to install sidewalks, curb and gutter, to install pavement and to install the traffic signals (the "Traffic Signal Improvements");

(ii) All soft costs associated with the Traffic Signal Improvements, including, without limitation, costs of all traffic studies, costs to prepare plans for the Traffic Signal Improvements (including but not limited to \$48,590.00 incurred by the Developer for the work of CBB through the date hereof), costs to obtain all required approvals and permits for the construction of the Traffic Signal Improvements, costs to obtain a construction loan for the Traffic Signal Improvements, interest accrued on the construction loan; and

(iii) \$68,000 for the cost of net right of way dedicated for the relocation of Dautel Lane and any costs to acquire any necessary right of way along Olive Boulevard, if any, other than on the Developer Property.

Pace-Creve Coeur Associates LLC
Olive-Graeser TDD
TDD Expenditure
Note Request #1

<u>Invoice Date</u>	<u>Vendor</u>	<u>Reference</u>	<u>Budget Category</u>	<u>Amt</u>
7/10/2009	Crawford, Bunte, Brammeier	1	Engineering	1,685.00
9/15/2009	Crawford, Bunte, Brammeier	1	Engineering	8,190.00
10/12/2009	Crawford, Bunte, Brammeier	2	Engineering	15,464.00
11/11/2009	Crawford, Bunte, Brammeier	3	Engineering	31,258.00
12/28/2009	Crawford, Bunte, Brammeier	4	Engineering	11,178.00
1/15/2010	Crawford, Bunte, Brammeier	5	Engineering	9,810.00
2/15/2010	Crawford, Bunte, Brammeier	6	Engineering	9,810.00
				<u>87,395.00</u>

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1020	Pace Realty Fund, LL	1611	08/09 #1	8/7/2009		Olive Dautel	1,685.00	0.00	1,685.00

Payor: Pace Realty Fund, LLC Date: 8/11/2009 Check No.: 2994 Check Amount: 1,685.00
 Payee: Crawford, Bunte, Brammeier

THE FRONT OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

Pace Realty Fund, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd.
 Suite 900
 St. Louis, MO 63144

Southwest Bank
 St. Louis, MO 63110

4-98
 810

Date: 8/11/2009 Check No.: 2994 Check Amount: \$1,685.00

One Thousand Six Hundred Eighty Five AND 00/100 DOLLARS

Pay to the order of:

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

Copy

7700

Since 1973

Mr. Steven F. Heitz
Vice President Development
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: July 10, 2009
INVOICE NO.: #1
CBB JOB NO.: 90-2009

INVOICE

Due Diligence Services for Olive Dautel Project
Authorization email dated June 1, 2009
Services included preparation of truck turning templates, documentation of turn bay dimensions and meeting time.

May & June 2009

Salaries

Principal	5 Hours @	\$155.00 per Hour =	\$775.00
Sr. Engineer II	4 Hours @	\$115.00 per Hour =	\$460.00
Staff Engineer III	6 Hours @	\$75.00 per Hour =	\$450.00
			<u>\$1,685.00</u>

Expenses

Transportation	\$0.00	
Meals	\$0.00	
		<u>\$0.00</u>

Amount of This Invoice

\$1,685.00

DATE 7-13-09
 CH. # 1020-1211
 CBB 211
 C850

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur Associates, LLC	1875	#1-131-2009	9/28/2009		TDD design services	8,190.00	0.00	8,190.00
Payor: Pace-Creve Coeur Associates, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeier					10/8/2009	1017	8,190.00		

First National Bank
St. Louis, MO 63105

Pace-Creve Coeur Associates, LLC
% Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
St. Louis, MO 63144
(314)968-9898

80-460
810

Check No. 1017
Check Amount \$8,190.00

Date 10/8/2009

Pay to the order of: **Eight Thousand One Hundred Ninety AND 00/100 DOLLARS**

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Pay to the order of:

Crawford, Bunte, Brammeier
1830 Craig Park Court
PO Box 28727
St. Louis, MO 63146

Copy



Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

Mr. Steve Heitz
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: September 15, 2009

INVOICE NO.: #1

CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
Contract Letter dated August 24, 2009

JW
REC'D SEP 18 2009
DATE _____
CH. # _____
CODE ~~FO-200-1-1~~
APPROVED *SN*
TAD - Engineering

Subsurface Utility Exploration

Lump Sum		\$9,000.00
10%	Complete	\$900.00
	Prev Billed	\$0.00

Total SUE \$900.00

1740-1875

Roadway

Lump Sum		\$48,600.00
15%	Complete	\$7,290.00
	Prev Billed	\$0.00

Total Roadway \$7,290.00

Signals

Lump Sum		\$24,650.00
0%	Complete	\$0.00
	Prev Billed	\$0.00

Total Signals \$0.00

Staging and Phasing Plans

Lump Sum		\$9,760.00
0%	Complete	\$0.00
	Prev Billed	\$0.00

Total Staging and Phasing \$0.00

Amount of This Invoice \$8,190.00

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur As	1875	131-2009	10/12/2009		Olive @ Daute!	15,464.00	0 00	15,464.00
Payor: Pace-Creve Coeur Associates, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeier					11/17/2009	1035	15,464.00		

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Pace-Creve Coeur Associates, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd., Suite 900
 St. Louis, MO 63144
 (314)968-9898

First National Bank
 St. Louis, MO 63105

80-460
 810

Pay to the order of: **Fifteen Thousand Four Hundred Sixty Four AND 00/100 DOLLARS**
 Date 11/17/2009
 Check No. 1035
 Check Amount \$15,464.00

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

Copy



Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

Mr. Steve Heitz
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: October 12, 2009
INVOICE NO.: #2
CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
Contract Letter dated August 24, 2009

Subsurface Utility Exploration

Lump Sum		\$9,000.00
30%	Complete	\$2,700.00
	Prev Billed	\$900.00

Total SUE \$1,800.00

Roadway

Lump Sum		\$48,600.00
35%	Complete	\$17,010.00
	Prev Billed	\$7,290.00

Total Roadway \$9,720.00

Signals

Lump Sum		\$24,650.00
16%	Complete	\$3,944.00
	Prev Billed	\$0.00

Total Signals \$3,944.00

Staging and Phasing Plans

Lump Sum		\$9,760.00
0%	Complete	\$0.00
	Prev Billed	\$0.00

Total Staging and Phasing \$0.00

Amount of This Invoice \$15,464.00

thw 11-5-09
1740-1875
approved
per Stewart

NOTE TO CBB:
Please make consistent
with Proposal.

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur As	1875	12/01 #3	11/11/2009		Olive/Dautel TDD	31,258.00	0.00	31,258.00
Payor: Pace-Creve Coeur Associates, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeier					12/2/2009	1045	31,258.00		

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Pace-Creve Coeur Associates, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd., Suite 900
 St. Louis, MO 63144
 (314)968-9898

First National Bank
 St. Louis, MO 63105

80-460
 810

Date 12/2/2009
 Check No. 1045
 Check Amount \$31,258.00

Pay to the order of: **Thirty One Thousand Two Hundred Fifty Eight AND 00/100 DOLLARS**

Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

Copy



Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

Mr. Steve Heitz
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: November 11, 2009
INVOICE NO.: #3
CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
Contract Letter dated August 24, 2009

SLH
REC'D NOV 17 2009
DATE
CH. #
CODE 1740-1875
APPROVED *SLH*
Pace Creve Coeur - TDD

Subsurface Utility Exploration

Lump Sum		\$9,000.00
30%	Complete	\$2,700.00
	Prev Billed	\$2,700.00

Total SUE \$0.00

Roadway

Lump Sum		\$48,600.00
77%	Complete	\$37,422.00
	Prev Billed	\$17,010.00

Total Roadway \$20,412.00

Signals

Lump Sum		\$24,650.00
60%	Complete	\$14,790.00
	Prev Billed	\$3,944.00

Total Signals \$10,846.00

Staging and Phasing Plans

Lump Sum		\$9,760.00
0%	Complete	\$0.00
	Prev Billed	\$0.00

Total Staging and Phasing \$0.00

Amount of This Invoice \$31,258.00

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur As	1875	#6	2/15/2010		Trans. Imp Design Svc	9,810.00	0.00	9,810.00
1740	Pace Creve Coeur As	1875	131-2009-4	12/28/2009		Revision 4-Design	11,178.00	0.00	11,178.00
1740	Pace Creve Coeur As	1875	1312009-#5	1/15/2010		Design Revise #4	9,810.00	0.00	9,810.00
Payor: Pace-Creve Coeur Associates, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeler					4/15/2010	1097	30,798.00		

Pace-Creve Coeur Associates, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd., Suite 900
 St. Louis, MO 63144
 (314)968-9898

First National Bank
 St. Louis, MO 63105

80-460
 810

Date 4/15/2010
 Check No. 1097
 Check Amount \$30,798.00

Pay to the order of: Thirty Thousand Seven Hundred Ninety Eight AND 00/100 DOLLARS
 VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Crawford, Bunte, Brammeler
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

Copy



Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

Mr. Steve Heitz
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: December 28, 2009
INVOICE NO.: #4
CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
Contract Letter dated August 24, 2009

DATE REC'D DEC 29 2009
CH. # _____
CODE 1740-1875
APPROVED SH
*Creve Coeur - TDD
Engineering
JPH*

Subsurface Utility Exploration

Lump Sum		\$9,000.00
30%	Complete	\$2,700.00
	Prev Billed	\$2,700.00

Total SUE \$0.00

Roadway

Lump Sum		\$48,600.00
100%	Complete	\$48,600.00
	Prev Billed	\$37,422.00

Total Roadway \$11,178.00

Signals

Lump Sum		\$24,650.00
60%	Complete	\$14,790.00
	Prev Billed	\$14,790.00

Total Signals \$0.00

Staging and Phasing Plans

Lump Sum		\$9,760.00
0%	Complete	\$0.00
	Prev Billed	\$0.00

Total Staging and Phasing \$0.00

Amount of This Invoice \$11,178.00

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur As	1875	#6	2/15/2010		Trans. Imp Design Svc	9,810.00	0.00	9,810.00
1740	Pace Creve Coeur As	1875	131-2009-4	12/28/2009		Revision 4-Design	11,178.00	0.00	11,178.00
1740	Pace Creve Coeur As	1875	1312009-#5	1/15/2010		Design Revise #4	9,810.00	0.00	9,810.00
Payor: Pace-Creve Coeur Associates, LLC						Check No.	30,798.00		
Payee: Crawford, Bunte, Brammeler						Date	4/15/2010		

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Pace-Creve Coeur Associates, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd., Suite 900
 St. Louis, MO 63144
 (314)968-9898

First National Bank
 St. Louis, MO 63105

80-460
 810

Date 4/15/2010
 Check No. 1097
 Check Amount \$30,798.00

Pay to the order of: Thirty Thousand Seven Hundred Ninety Eight AND 00/100 DOLLARS

Crawford, Bunte, Brammeler
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

Copy



Since 1973

Mr. Steve Heitz
 Pace Properties
 1401 South Brentwood Boulevard
 Suite 900
 St. Louis, Missouri 63144

DATE: January 15, 2010
 INVOICE NO.: #5
 CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
 Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
 Contract Letter dated August 24, 2009

DATE REC'D JAN 20 2010
 CH. # _____
 CODE 1740-1A75
 APPROVED [Signature]
 Creve Coeur TOD
 Engineering
[Signature]

Subsurface Utility Exploration
 Lump Sum \$9,000.00
 30% Complete \$2,700.00
 Prev Billed \$2,700.00

Total SUE \$0.00

Roadway
 Lump Sum \$48,600.00
 100% Complete \$48,600.00
 Prev Billed \$48,600.00

Total Roadway \$0.00

Signals
 Lump Sum \$24,650.00
 80% Complete \$19,720.00
 Prev Billed \$14,790.00

Total Signals \$4,930.00

Staging and Phasing Plans
 Lump Sum \$9,760.00
 50% Complete \$4,880.00
 Prev Billed \$0.00

Total Staging and Phasing \$4,880.00

Amount of This Invoice \$9,810.00

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1740	Pace Creve Coeur As	1875	#6	2/15/2010		Trans Imp Design Svc	9,810.00	0.00	9,810.00
1740	Pace Creve Coeur As	1875	131-2009-4	12/28/2009		Revision 4-Design	11,178.00	0.00	11,178.00
1740	Pace Creve Coeur As	1875	1312009-#5	1/15/2010		Design Revise #4	9,810.00	0.00	9,810.00
Payor: Pace-Creve Coeur Associates, LLC						Check No.			Check Amount
Payee: Crawford, Bunte, Brammeier					4/15/2010	1097			30,798.00

Pace-Creve Coeur Associates, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd., Suite 900
 St. Louis, MO 63144
 (314)968-9898

First National Bank
 St. Louis, MO 63105

80-460
810

Check No.
 1097
 Check Amount
 \$30,798.00

Date
 4/15/2010

Thirty Thousand Seven Hundred Ninety Eight AND 00/100 DOLLARS

Pay to the order of:

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

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Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

Mr. Steve Heitz
Pace Properties
1401 South Brentwood Boulevard
Suite 900
St. Louis, Missouri 63144

DATE: February 15, 2010
INVOICE NO.: #6
CBB JOB NO.: 131-2009

INVOICE

Transportation Improvement Design Services (Revision #4)
Olive Boulevard (Missouri Route 340) at Dautel Lane in Creve Coeur, Missouri
Contract Letter dated August 24, 2009

DATE REC'D FEB 22 2010
CH. # _____
CODE 1740-1A7C
APPROVED Sh
Creve Coeur TAD
Engineering

Subsurface Utility Exploration

Lump Sum		\$9,000.00
30%	Complete	\$2,700.00
	Prev Billed	\$2,700.00

Total SUE \$0.00

Roadway

Lump Sum		\$48,600.00
100%	Complete	\$48,600.00
	Prev Billed	\$48,600.00

Total Roadway \$0.00

Signals

Lump Sum		\$24,650.00
100%	Complete	\$24,650.00
	Prev Billed	\$19,720.00

Total Signals \$4,930.00

Staging and Phasing Plans

Lump Sum		\$9,760.00
100%	Complete	\$9,760.00
	Prev Billed	\$4,880.00

Total Staging and Phasing \$4,880.00

Amount of This Invoice \$9,810.00

Pace-Creve Coeur Associates LLC
 Olive-Graeser TDD
 TDD Expenditure
 Note Request #1

<u>Invoice Date</u>	<u>Vendor</u>	<u>Reference</u>	Budget <u>Category</u>	<u>Amt</u>
12/8/2006	Stock & Associates	38991	Engineering	4,593.80
11/7/2008	Stock & Associates	46859	Engineering	5,279.20
12/3/2008	Stock & Associates	46942	Engineering	770.45
4/6/2009	Stock & Associates	47575	Engineering	757.59
5/6/2009	Stock & Associates	47779	Engineering	9,194.25
6/4/2009	Stock & Associates	47920	Engineering	6,111.36
7/7/2009	Stock & Associates	48074	Engineering	4,623.39
8/7/2009	Stock & Associates	48247	Engineering	2,225.99
9/4/2009	Stock & Associates	48362	Engineering	1,440.00
10/6/2009	Stock & Associates	48500	Engineering	916.00
2/4/2010	Stock & Associates	49015	Engineering	1,365.00
3/4/2010	Stock & Associates	50081	Engineering	1,000.00
				<u>38,277.03</u>

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1608	38991	12/6/2006		Olive & Graeser	7,350.09	0.00	7,350.09
Payor: Pace Realty Fund, LLC				Date	Check No.		Check Amount		
Payee: Stock & Associates				1/5/2007	2392		7,350.09		

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND NOT A WHITE BACKGROUND.

Pace Realty Fund, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd.
 Suite 300
 St. Louis, MO 63144

Southwest Bank
 St. Louis, MO 63110

4-99
 .810

Date: 1/5/2007 Check No.: 2392 Check Amount: 7,350.09

Seven Thousand Three Hundred Fifty AND 09/100 DOLLARS

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Pay to the order of:
 Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005

Copy

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK HOLD AT AN ANGLE TO VIEW.

Stock & Assoc. Consulting Engineers, Inc

57 Chesterfield Business Parkway
 Chesterfield, MO 63005
 (636) 530-9100

REC'D DEC 13 2006

Invoice Number: 3899J
 Friday, December 08, 2006

Invoice

To: Pace Properties
 1401 So. Brentwood Blvd.
 Ste 900
 St. Louis, MO 63144
 Attention: Mr. Douglas Huff

Project: 206-3800 Retail Development Olive & Graser City of Creve Coeur/Surv. & Eng.
 1.) Add \$4,500.00 Offsite Topographical Survey for Olive Street Road TDD,
 November 2006.

Professional Services for the Period: 11/1/2006 to 11/30/2006

Handwritten:
 1273-06
 10205-1608

Invoice: 3899J
 Friday, December 08, 2006

Billing Fee: \$99,500.00

<u>Phase</u>	<u>Phase Fee</u>	<u>Percent of Total Fee</u>	<u>Percent Complete</u>	<u>Fee Earned</u>	<u>Prior Billing</u>	<u>Current Fee</u>
ALTA/ACSM Survey	\$15,000.00	15.08	91.40	\$13,710.00	\$13,710.00	\$0.00
Site Development Plan/Zoning Services (Allow	\$20,000.00	20.10	97.03	\$19,405.00	\$16,705.00	\$2,700.00
Site Improvement Plans(On Site Only)North &	\$40,000.00	40.20	0.00	\$0.00	\$0.00	\$0.00
Plan Revisions For Approval	\$8,000.00	8.04	0.00	\$0.00	\$0.00	\$0.00
Boundary Adjustment Plat	\$6,500.00	6.53	0.00	\$0.00	\$0.00	\$0.00
Post-Construction ALTA/ACSM Survey (Waig	\$5,500.00	5.53	0.00	\$0.00	\$0.00	\$0.00
TDD-Topo Survey-Olive Street Road	\$4,500.00	4.52	100.00	\$4,500.00	\$0.00	\$4,500.00 <i>62.5%</i>

Total Phases: \$7,200.00

Phase Billing Total: \$7,200.00

Reimbursables

<u>Expense Code</u>	<u>Date</u>	<u>Bill Units</u>	<u>Unit Bill Rate</u>	<u>Charge</u>
Courier & Delivery Charge	11/3/2006	1.00	18.7300	18.73
Courier & Delivery Charge	11/6/2006	1.00	15.6200	15.62
Courier & Delivery Charge	11/8/2006	1.00	11.3300	11.33
Courier & Delivery Charge	11/28/2006	1.00	14.0100	14.01
Prints	11/3/2006	1.00	45.4000	45.40
Prints	11/8/2006	1.00	45.0000	45.00

Reimbursables Totals: \$150.09

Project Totals:

Handwritten:
 4500.00
 93.80
 4593.80

Handwritten:
 WALGREEN'S 2842.59
 TDD 4593.80

Handwritten: x 93.8c

*** Total Project Invoice Amount:

\$7,350.09

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LL	1608	46859	11/7/2008		Creve Coeur-North	6,870.50	0.00	6,870.50
Payor: Pace Realty Fund, LLC				Date	Check No.		Check Amount		
Payee: Stock & Associates				1/16/2009	2897		6,870.50		

THIS CHECK OR INSTRUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

Pace Realty Fund, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd.
 Suite 900
 St. Louis, MO 63144

Southwest Bank
 St. Louis, MO 63110

Date: 1/16/2009
 Check No.: 2897
 Check Amount: \$6,870.50

Six Thousand Eight Hundred Seventy AND 50/100 DOLLARS

Pay to the order of: Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

To: Jennifer
 From: Dan
 314-968-5050

Invoice

Stock & Assoc. Consulting Engineers, Inc
 257 Chesterfield Business Parkway
 Chesterfield, MO 63005
 Email: dan.stock@stockassoc.com
 Phone 636-530-9100 Fax 636-530-9122

November 7, 2008
 Project No: 206-3800
 Invoice No: 46859

1-13-09
 TO SPELLO

Mr. Steve Heitz
 Pace Properties
 1401 South Brentwood Blvd.
 Suite 900
 St. Louis, MO 63144

Project 206-3800 Retail Development Olive & Graser City of Creve Coeur/Surv.

1.) Add \$4,500.00 Offsite Topographical Survey for Olive Street Road TDD, November 2006. 2.) Add \$5,000.00 to Zoning Allowance for Site Plan changes as directed by Owner, December 2006. 3.) Add \$10,790.00 to Zoning Allowance, Street Vacation, Annexation Plat, & Resubdivision Plat, January 2007. 4.) Add \$4,187.50 to Zoning Allowance for August 2007.

Professional Services from October 1, 2008 to October 31, 2008

BILLING PHASE	FEE	Billing Fee:		\$229,000.00	
		PERCENT Complete	EARNED	PREVIOUS BILLING	CURRENT BILLING
ALTA/ACSM Survey	\$20,000.00	75.00	\$15,000.00	\$15,000.00	\$0.00
Site Development Plan/Zoning Services (A	\$45,000.00	98.20	\$44,190.00	\$44,187.50	\$2.50
Site Improv. Plans (On Site Only)	\$50,500.00	54.00	\$27,270.00	\$27,200.00	\$70.00
Plan Revisions For Approval	\$10,000.00	0.00	\$0.00	\$0.00	\$0.00
Bound. Adj Plat/Easement/Annexation Exhi	\$20,000.00	36.00	\$7,200.00	\$5,690.00	\$1,510.00
Post-Constr ALTA/ACSM Surv (Walgreen's)	\$8,500.00	0.00	\$0.00	\$0.00	\$0.00
TDD-Road Impr. Schulte/Olive/Dautel	\$75,000.00	13.00	\$9,750.00	\$4,500.00	\$5,250.00 76.84%
					<u>\$6,832.50</u>

REIMBURSABLE EXPENSES

Prints
 10/30/08 Prints

WALGREEN'S TDD 1591.30
5279.20

TOTAL REIMBURSABLES

\$38.00
 \$38.00

\$38.00 x 76.84%
 = 29.20

TOTAL THIS INVOICE

\$6870.50

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

5250.00
 29.20
5279.20

Note: Received post due notice on this invoice we had never received. Dan found over.