

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
100	Pace Realty Fund, LLC	1608	04242005	4/24/2006		Creve Coeur	5,472.51	0.00	5,472.51
Payor: Pace Realty Fund, LLC				Date	Check No.		Check Amount		
Payee: Crawford, Bunte, Brammeler				5/8/2006	2099		5,472.51		

Retain this statement for your records

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: 5/8/2006 Check No.: 2099 Check Amount: 5,472.51

Five Thousand Four Hundred Seventy Two AND 51/100 DOLLARS

Pay to the order of:

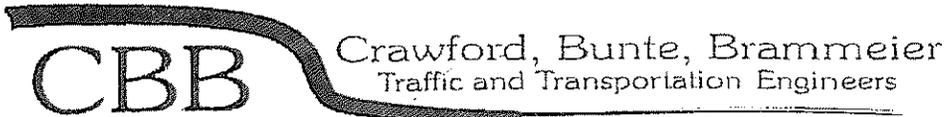
Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

J- Per Dennis Request

Ricky



Since 1973

March 22, 2006

Mr. Rick Meyer, III
Vice-President
Pace Properties Incorporated
1401 South Brentwood Boulevard
Suite 100
St. Louis, Missouri 63144

RE: Proposal for Traffic Impact and Signal Warrants Study
Commercial Redevelopment-Olive Boulevard at Graeser Road/Dautel Lane
Creve Coeur, Missouri
CBB Proposal Number P06-067

Dear Mr. Meyer:

In accordance with your request, I am submitting the following proposal for traffic engineering services pertaining to the redevelopment/reconfiguration of Olive Boulevard near Graeser Road/Dautel Lane in Creve Coeur, Missouri. We understand that you wish to determine the feasibility of creating a new signalized intersection on Olive Boulevard including the realignment of Dautel Lane to align opposite the south approach of Graeser Road.

Our firm has recently completed several traffic circulation studies in the metropolitan area and along Olive Boulevard and is therefore familiar with the concerns associated with both commercial redevelopment and the Olive Boulevard corridor. Furthermore, Crawford, Bunte, Brammeier has submitted numerous traffic signal feasibility studies to the Missouri Department of Transportation (MoDOT), in an effort to evaluate proposed signal warrants and their impacts on the adjacent road system, and more specifically, at this intersection.

Our traffic engineering services will update previous work to prepare a traffic impact study for the current site plan. It is our understanding that the redevelopment would realign Dautel Lane to opposite Graeser Road and redevelop the northeast corner to include a new 14,450 square foot Walgreen's store with drive-thru, a small retail building on the northwest corner, assume the reuse of the existing Walgreen's (maintaining current trip levels) on the northwest corner and redevelopment of the credit union site on the southeast corner to a more intense commercial land use.

The following proposal outlines our proposed scope of work with the ultimate goal of providing your development site with improved access and circulation. We are confident that Crawford, Bunte, Brammeier can not only provide these services, but can successfully do so at the highest professional and creative levels. If determined feasible, Crawford, Bunte, Brammeier could also prepare roadway and signal design plans for construction of the improvements.



As you will see, the proposed scope of work is divided into several phases depending upon MoDOT's ultimate requirements, the City's concerns and your needs. To date, the City of Creve Coeur and several development interests have had preliminary discussions with MoDOT regarding the potential to signalize this intersection and improve this corridor. MoDOT has been reluctant to consider previous proposals that only addressed individual property needs. To that end, this study would be tailored for submittal to MoDOT for their consideration with an area-wide approach.

PROPOSED SCOPE OF WORK

Previous preliminary discussions with Ms. Karen Yeoman of MoDOT indicate that, prior to granting approval for a new signal, MoDOT would require a traffic signal warrant analysis and, potentially, a study of traffic signal coordination along Olive Boulevard. Therefore, we propose the following scope of work which has been broken down into the following phases:

Phase I – Contact MoDOT regarding the feasibility of a new traffic signal

Phase II – Traffic Signal Warrant Analysis, Traffic Impact Study and On-Site Traffic Circulation

Phase II – Traffic Signal Feasibility Study

Each of the tasks associated with the above phases are outlined below:

Phase I – Contact MoDOT regarding the feasibility of a new traffic signal

The purpose of Phase I would be to contact MoDOT regarding the feasibility of a new traffic signal along Olive Boulevard at the intersection with relocated Dautel Lane/Graeser Road. A brief memorandum would be provided that summarizes the discussions with MoDOT.

Phase II – Traffic Signal Warrant Analysis and Traffic Impact Study

The purpose of Phase II would be to identify how much traffic would be generated by the proposed redevelopment shown on your site plan, determine the ability of motorists to safely enter and exit the site, and evaluate the impact of these trips on the adjacent roadways. The forecasted traffic volumes would be compared to the warrant standards outlined in the MUTCD to determine if the installation of a traffic signal would be justified at Graeser Road/Dautel Lane based on forecasted volumes. Roadway improvements (lane additions, infrastructure upgrades and/or traffic control modifications) would be recommended to mitigate the impact of the development and to accommodate the additional traffic.

The study would focus upon the morning and afternoon peak hours of a typical weekday. For the purposes of this study, peak periods have been identified between 7:00 and 9:00 a.m. in the morning and 4:00 and 6:00 p.m. in the afternoon. In addition, it is anticipated that it would be necessary to address the midday peak period in the corridor between 11:00 a.m. and 1:00 p.m.



1. Obtain information from you including site plans, aerial photographs, anticipated size and land uses, proposed ingress and egress, and any proposed expansion plans. We would re-inspect the site to ensure that no changes have occurred since the previous study
2. Meet with representatives of the City of Creve Coeur and MoDOT to gather any existing traffic information including machine counts, intersection turning movement counts, traffic signal timing plans, roadway plans, aerial photographs, etc., as well as pertinent land use data, development plans and zoning ordinances.
3. This update would utilize manual turning movement counts performed by CBB for the previous studies. Those counts were performed in November 2004, but we believe that the traffic has not changed significantly during the peak periods of commuter traffic flow on Olive Boulevard. Previous spot counts of adjacent commercial entrances and public streets would also be used.
4. Review 24-hour mechanical counts along Olive Boulevard, Graeser Road and Dautel Lane in an effort to identify hourly and daily fluctuations.
5. Re-inspect the corridor to confirm existing intersection geometrics, including lane configurations and widths, and driveway spacings have not changed.
6. Forecast the amount of traffic that would be generated by the proposed redevelopment during the critical time periods (based on the site plan provided by you). These trips would be assigned into and out of the site and along the adjacent roadways.
7. Revise the capacity analyses of the critical intersections, including the entrances to the site. These analyses would identify the impacts of development trips and provide a measure of existing and forecasted operating conditions, thereby dictating the potential need for improvements.
8. Revise the signal justification analysis for the proposed intersection. The revised traffic projections would be compared to the warrants for signalization outlined in the MUTCD to determine the need for a new signal installation at the proposed location. In order to satisfy the warrants for eight hours of the day, which is MoDOT's preference, it may still be necessary to attract traffic from the other drives serving adjacent retail developments.
9. Modify capacity analyses of the proposed signalized intersection to determine the anticipated operating conditions, if installed.
10. It should be acknowledged that the addition of a new traffic signal and the resulting intersection spacing may not be in keeping with standards of MoDOT. Therefore, in order to accommodate the additional signal, it would be necessary to incorporate access management measures into the redevelopment of both sides of Olive Boulevard likely extending outside the site's frontage (access would ultimately be limited to the signalized intersections and selected access drives that would have restricted access).



11. Make additional on-site observations of the access along Olive Boulevard during the peak traffic generation periods.
12. Based upon conclusions drawn from the observations and a review of the proposed site plans, suggest modifications to the current layouts in an effort to facilitate safe and efficient traffic flow through the site and ingress/egress at Olive Boulevard. Specifically, the following would be considered:
 - Evaluate the impact of providing a new, signalized access drive on Olive Boulevard and any on-site modifications needed to direct traffic to this new drive.
 - Modifications to the parking lots necessary to allow efficient flow and reduce the potential for queuing onto Olive Boulevard.
 - The best use of the existing access drives following the construction of the proposed signalized entrance. Recommendations for closure or turn restrictions for several entrances will likely be made.
13. Prepare a brief memorandum that summarizes the traffic impacts and traffic signal warrant analysis for submittal to MoDOT and the City.
14. Provide preliminary cost estimates (for installation of a traffic signal and signal interconnect only).

We would perform this work on a lump sum basis for a fee of \$4,900. Any tasks in addition to those specifically described above, including meeting time would be billed as extras using the attached time and material rates. However, no additional work would be performed without your direction or permission.

Phase III - Traffic Signal Feasibility Study (If Required by MoDOT)

Preliminary discussions with MoDOT indicated that the Traffic Department will request an analysis of the traffic signal coordination along Olive Boulevard in order to identify the operational impact of assuming the proposed traffic signal. Should this be requested, we propose the following scope of work:

15. Perform manual, a turning movement count during the three peak periods at the intersection of Olive Boulevard with Spoede Road. Review recent counts at Schulte Road/Marry Meadows. If MoDOT expands the study area to the west (Mosley Road) or to the east (Old Olive Street Road), the scope and fee will adjust accordingly.
16. Analyze the ability to progress traffic along this section of Olive Boulevard with the proposed new signal. This effort may entail the development of new timings for the existing traffic signals for the three critical peak hours only.



17. Prepare a brief technical memorandum for submittal to MoDOT and the City summarizing our findings and conclusions.
18. Attend one meeting with MoDOT and the City to present our findings, if necessary.

If required by MoDOT, we would perform this work on a lump sum basis for a fee of \$17,250. Any tasks in addition to those specifically described above, including meeting time, would be billed as extras using the attached time and material rates. However, no additional work would be performed without your direction or permission.

Preparation of Signal and/or Roadway Design Plans

If requested, we would be happy to submit proposals for design services for roadway improvements and/or traffic signal installations. However, until such time as the extent of the modifications is known, it is difficult to estimate the engineering costs associated with the design.

Fees, Invoicing and Liability

No work on this contract will be initiated prior to receipt of a written notice to proceed, effectively, a signed copy of this proposal. This project will be based on work previously completed for another entity. However, there are outstanding fees associated with that work project. By acceptance of this contract, you acknowledge those outstanding invoices (of \$5,472.51) and agree to bring the account current, prior to our submittal of the draft report for this current product to you.

Olive Graesser T01
Work performed
under prior contra

We would invoice you not more than monthly for the proposed scope of work based on percent complete as well as any additional charges and you agree to pay for these services within 30 days of the date of the invoice.

Payment for the above services, either partially or in full, is in no way contingent upon approval by the City of Creve Coeur or MoDOT of the proposed signal installation or the approval of the proposed redevelopment. You agree to be responsible for the full and prompt payment of all charges pertaining to this study regardless of its outcome and the viability of your project.

You agree to pay all expenses incurred by Crawford, Bunte, Brammeier including but not limited to attorney fees, court costs and interest at the legal rate to collect any amount due Crawford, Bunte, Brammeier under the terms of this agreement. Further, you agree to limit our liability to you due to any negligent act, errors or omissions such that the total aggregate liability of our firm shall not exceed \$100,000.

If the proposed scope of services, fees, payment conditions and limits of liability described above meet your approval, please sign and return this contract. We suggest that you keep a copy for your records.



Mr. Rick Meyer
March 22, 2006
Page 6 of 7

Please do not hesitate to contact me at 314-878-6644 should you have any further questions. I look forward to hearing from you soon.

Sincerely,

Lee Cannon, P.E.
Associate

THE UNDERSIGNED HEREBY COMPLIES WITH ALL TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT:

 Signature	<u>4/24/06</u> Date
<u>GF Meyer III</u> Printed Name	<u>VP</u> Title
<u>Pace Properties Inc</u> Entity	

Contact: Mr. Rick Meyer
Office No.: 314-968-9898
Fax No.: 314-968-5050
Mobile:
Email: rmeyer@paceproperties.com



2006 FEE SCHEDULE
(As of January 1)

<u>Classification</u>	<u>Rate per Hour</u>
Sr. Principal	\$165.00
Principal	\$145.00
Sr. Engineer III	\$115.00
Sr. Engineer II	\$110.00
Sr. Engineer I	\$105.00
Sr. Planner	\$100.00
Project Engineer V	\$ 95.00
Project Engineer IV	\$ 90.00
Project Engineer III	\$ 85.00
Project Engineer II	\$ 80.00
Project Engineer I	\$ 75.00
Staff Engineer III	\$ 70.00
Staff Engineer II	\$ 65.00
Staff Engineer I	\$ 60.00
Jr. Engineer II	\$ 60.00
Jr. Engineer / Planner I	\$ 55.00
Sr. Designer	\$ 95.00
Sr. Engineering Technician II	\$ 80.00
Sr. Engineering Technician I	\$ 70.00
CADD Technician	\$ 55.00
Engineering Tech II	\$ 50.00
Field Tech II	\$ 45.00
Field Tech I	\$ 40.00
Administrative I	\$ 45.00
Administrative II	\$ 60.00

Other Direct Costs (ODC)

Mileage	\$ 0.445/Mile
Xerox Copies	\$ 0.12/Copy
Plan Sheets (Standard)	\$ 1.25/Sheet
Plan Sheets (Color or Enlarged)	Varies
Long Distance Phone	Actual Cost
Overnight Mail/Express	Actual Cost
Miscellaneous	Actual Cost

Note: Rates subject to change January 1 of each calendar year

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1608	1	6/20/2006		WAGS-Graeser	2,450.00	0.00	2,450.00

Payor: Pace Realty Fund, LLC	Date: 7/17/2006	Check No.: 2145	Check Amount: 2,450.00
Payee: Crawford, Bunte, Brammeier			

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 900
 St. Louis, MO 63144

Southwest Bank
 St. Louis, MO 63110
 498
 810

Date: 7/17/2006 Check No.: 2145 Check Amount: 2,450.00

Two Thousand Four Hundred Fifty AND 00/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK HO...

Since 1973

Mr. Rick Meyer, III, Vice President
Pace Properties
1401 South Brentwood Blvd., Suite 100
St. Louis, Missouri 63144

DATE: June 20 2006
INVOICE NO.: 1
CBB JOB NO.: 79-2006

DATE 6/26/06
CH. # _____
CODE 1000-1608
APPROVED _____

INVOICE

Traffic Impact and Signal Warrants Study
Proposed Walgreens Store at Olive Boulevard and Graeser Road/Dautel Lane in
Creve Coeur, Missouri. Contract Letter dated March 22, 2006.

LUMP SUM CONTRACT AMOUNT	\$4,900.00
50% COMPLETE	\$2,450.00
PREVIOUSLY BILLED	\$0.00
AMOUNT OF THIS INVOICE	\$2,450.00

DATE 7-6-06
CH. # _____
CODE _____
APPROVED [Signature]

PLEASE SEND REMITTANCE TO:
CRAWFORD, BUNTE, BRAMMEIER
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1520	1C	7/20/2006		Ironworks-Weber Rd.	4,349.48	0.00	4,349.48
1000	Pace Realty Fund, LLC	1608	2	7/20/2006		Olive & Graeser	1,960.00	0.00	1,960.00
1000	Pace Realty Fund, LLC	1505	8	7/20/2006		Manchester & 141	1,318.62	0.00	1,318.62
Payor: Pace Realty Fund, LLC				Date	Check No.		Check Amount		
Payee: Crawford, Bunte, Brammeier				8/17/2006	2169		7,628.10		

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 900
 St. Louis, MO 63144

Southwest Bank
 St. Louis, MO 63110

4-98
 810

Date
 8/17/2006

Check No.
 2169

Check Amount
 7,628.10

Seven Thousand Six Hundred Twenty Eight AND 10/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

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

Long

Since 1973

Mr. Rick Meyer, III, Vice President
Pace Properties
1401 South Brentwood Blvd., Suite 100
St. Louis, Missouri 63144

DATE: July 20 2006
INVOICE NO.: 2
CBB JOB NO.: 79-2006

INVOICE

Traffic Impact and Signal Warrants Study
Proposed Walgreens Store at Olive Boulevard and Graeser Road/Dautel Lane in
Creve Coeur, Missouri. Contract Letter dated March 22, 2006.

LUMP SUM CONTRACT AMOUNT	\$4,900.00
90% COMPLETE	\$4,410.00
PREVIOUSLY BILLED	\$2,450.00
AMOUNT OF THIS INVOICE	\$1,960.00

Approved [Signature]

DATE 8-2-06
CHK. # 1808-1608
CODE 1808-1608
APPROVED [Signature]

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	79-2006-1	12/28/2006		Olive & Graesser-TDD	6,175.00	0.00	6,175.00

Payor: Pace Realty Fund, LLC Date: 2/7/2007 Check No. 2439 Check Amount 6,175.00

Payee: Crawford, Bunte, Brammeier
 0. THIS CHECK IS VOID IF ANY MICROPRINTING DOES NOT CASH IT. 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: 2/7/2007 Check No. 2439 Check Amount 6,175.00

Six Thousand One Hundred Seventy Five AND 00/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

CBB

Crawford, Bunte, Brammeier Traffic and Transportation Engineers

Since 1973

Mr. Rick Meyer, III, Vice President
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: December 28 2006

INVOICE NO.: 1

CBB JOB NO.: 79-2006-1

REC'D JAN 12 2007

INVOICE

Phase IV: Access Management Study
Proposed Walgreens Store at Olive Boulevard and Graeser Road/Dautel Lane in
Creve Coeur, Missouri. Contract Letter dated August 25, 2006.

LUMP SUM CONTRACT AMOUNT	\$6,500.00
95% COMPLETE	\$6,175.00
PREVIOUSLY BILLED	\$0.00
AMOUNT OF THIS INVOICE	\$6,175.00

DATE 1-15-07
CH. # 10007 [initials]
CODE SA
APPROVED [signature]

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	2	3/31/2007		Olive & Graeser-TDD	325.00	0.00	325.00

Payor: Pace Realty Fund, LLC
 Payee: Crawford, Bunte, Brammeier
 Date: 4/30/2007
 Check No.: 2550
 Check Amount: 325.00

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

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

Southwest Bank
 St. Louis, MO 63110

498
 810

Date: 4/30/2007
 Check No.: 2550
 Check Amount: 325.00

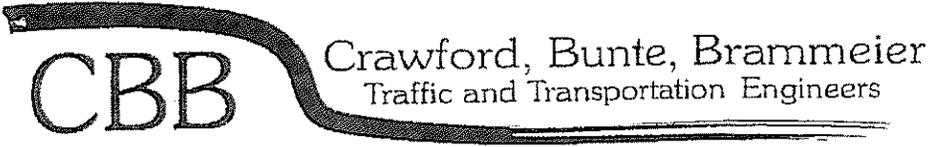
Three Hundred Twenty Five AND 00/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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REC'D APR 09 2007

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: March 31 2007
INVOICE NO.: 2
CBB JOB NO.: 79-2006-1

INVOICE

Phase IV: Access Management Study
Proposed Walgreens Store at Olive Boulevard and Graeser Road/Dautel Lane in
Creve Coeur, Missouri. Contract Letter dated August 25, 2006.

LUMP SUM CONTRACT AMOUNT	\$6,500.00
100% COMPLETE	\$6,500.00
PREVIOUSLY BILLED	\$6,175.00
AMOUNT OF THIS INVOICE	\$325.00

Handwritten notes: 4-10-07, \$325.00 circled, 1611

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	1C	4/20/2007		Creve Coeur-TDD	12,187.50	0.00	12,187.50
1000	Pace Realty Fund, LLC	1520	7	4/20/2007		I-55 & Weber Road	17,564.70	0.00	17,564.70
Payor: Pace Realty Fund, LLC				Date	Check No.	Check Amount			
Payee: Crawford, Bunte, Brammeier				5/17/2007	2560	29,752.20			

PLEASE NOTE: 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
 5/17/2007

Check No.
 2560

Check Amount
 29,752.20

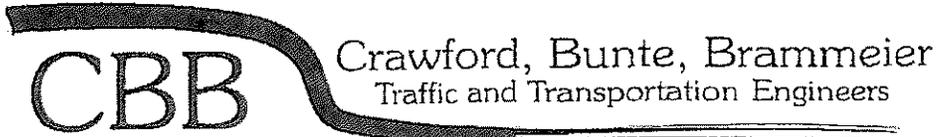
Twenty Nine Thousand Seven Hundred Fifty Two AND 20/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy



Since 1973

REC'D APR 26 2007

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: April 20 2007
INVOICE NO.: 1
CBB JOB NO.: 34-2007

INVOICE

Traffic Signal Progression Analysis
Olive Boulevard at Graeser Road/Dautel Lane
Contract Letter dated February 8, 2007

LUMP SUM CONTRACT AMOUNT	\$18,750.00
65% COMPLETE	\$12,187.50
PREVIOUSLY BILLED	\$0.00
AMOUNT OF THIS INVOICE	\$12,187.50

DATE 5-3-07
 CH. # 1099-1611
 CODE 34
 APPROVED [Signature]

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

Ent	Name	Acct.No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	2	5/22/2007		Creve Coeur-TDD	2,812.50	0.00	2,812.50
Payor: Pace Realty Fund, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeier					6/19/2007	2580	2,812.60		

IF THE FACE 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

Date: 6/19/2007
 Check No.: 2580
 Check Amount: 2,812.50

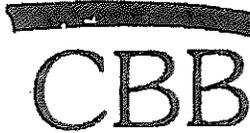
Two Thousand Eight Hundred Twelve AND 50/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

RECEIVED MAY 25 2007

Since 1973

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: May 22 2007

INVOICE NO.: 2

CBB JOB NO.: 34-2007

INVOICE

Traffic Signal Progression Analysis
Olive Boulevard at Graeser Road/Dautel Lane
Contract Letter dated February 8, 2007

LUMP SUM CONTRACT AMOUNT	\$18,750.00
80% COMPLETE	\$15,000.00
PREVIOUSLY BILLED	\$12,187.50
AMOUNT OF THIS INVOICE	\$2,812.50

DATE: 5-25-07
CH. # 1000-1611
CODE SA
APPROVED SA

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

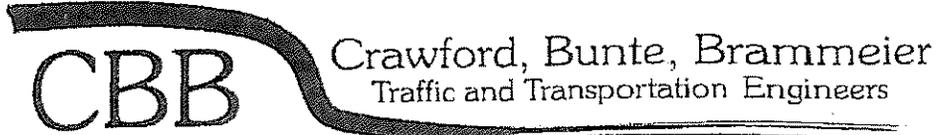
Ent.	Name	Acct No.	Invoice	Date	P.O. Num.	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	3	6/26/2007		Creve Coeur-TDD	2,812.50	0.00	2,812.50

Payor: Pace Realty Fund, LLC
 Payee: Crawford, Bunte, Brammeier
 Date: 7/24/2007
 Check No.: 2608
 Check Amount: 2,812.50

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

VOID VOID VOID VOID
 Pace Realty Fund, LLC
 % Pace Properties, Inc.
 1401 S. Brentwood Blvd.
 Suite 900
 St. Louis, MO 63144
 Southwest Bank
 St. Louis, MO 63110
 Date: 7/24/2007
 Check No.: 2608
 Check Amount: 2,812.50
Two Thousand Eight Hundred Twelve AND 50/100 DOLLARS
 Pay to the order of:
 Crawford, Bunte, Brammeier
 1830 Craig Park Court
 PO Box 28727
 St. Louis, MO 63146
 VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy



Since 1973

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: June 26 2007
INVOICE NO.: 3
CBB JOB NO.: 34-2007

INVOICE

Traffic Signal Progression Analysis
Olive Boulevard at Graeser Road/Dautel Lane
Contract Letter dated February 8, 2007

LUMP SUM CONTRACT AMOUNT	\$18,750.00
95% COMPLETE	\$17,812.50
PREVIOUSLY BILLED	\$15,000.00
AMOUNT OF THIS INVOICE	\$2,812.50

REC'D JUN 29 2007

DATE 6-27-2007
 CH. # 1000-1611
 CODE 864
 APPROVED [Signature]

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, L	1811	4	7/16/2007		Creve Coeur-TDD	937.50	0.00	937.50

Payor: Pace Realty Fund, LLC
 Payee: Crawford, Bunte, Brammeier
 Date: 8/13/2007
 Check No.: 2619
 Check Amount: 937.50

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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

Southwest Bank
 St. Louis, MO 63110

Date: 8/13/2007
 Check No.: 2619
 Check Amount: 937.50

Nine Hundred Thirty Seven AND 50/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

REC'D JUL 20 2007

Since 1973

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: July 16 2007

INVOICE NO.: 4

CBB JOB NO.: 34-2007

INVOICE

Traffic Signal Progression Analysis
Olive Boulevard at Graeser Road/Dautel Lane
Contract Letter dated February 8, 2007

LUMP SUM CONTRACT AMOUNT	\$18,750.00
100% COMPLETE	
PREVIOUSLY BILLED	\$17,812.50
AMOUNT OF THIS INVOICE	\$937.50

DATE 7-25-07
CH. # _____
CODE _____
APPROVED [Signature] \$937.50

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

Ent	Line	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1811	1	9/17/2007		Creve Coeur-TDD	1,459.70	0.00	1,459.70
Payor: Pace Realty Fund, LLC					Date	Check No.	Check Amount		
Payee: Crawford, Bunte, Brammeier					10/15/2007	2660	1,459.70		

IF THE FACE 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

498
 810

Date
 10/15/2007

Check No.
 2660

Check Amount
 1,459.70

One Thousand Four Hundred Fifty Nine AND 70/100 DOLLARS

Pay to the order of

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

REC'D SEP 18 2007

Mr. Steve Heitz
Pace Properties
1401 S. Brentwood Blvd., Suite 900
St. Louis, Missouri 63144

DATE: September 17 2007
INVOICE NO.: 1
CBB JOB NO.: 79-2006-2

INVOICE

Meeting Time & Extras
Proposed Walgreens Store at Olive Boulevard and Graeser Road/Dautel Lane in
Creve Coeur, Missouri. Contract Letter dated March 22, 2006.

Month of August 2007

Salaries
Principal 10 Hours @ \$145.00 per Hour = \$1,450.00

Expenses
Transportation

\$9.70

Amount of This Invoice

\$1,459.70

DATE 9-19-07
CHK. # ~~1009~~
CODE ~~1009~~
APPROVED *[Signature]* 1611

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund	1611	1	10/23/2007		Creve Coeur-TDD	1,810.00	0.00	1,810.00

Payor: Pace Realty Fund, LLC
 Payee: Crawford, Bunte, Brammeier
 Date: 11/20/2007
 Check No.: 2679
 Check Amount: 1,810.00

THIS CHECK OR 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
 498
 810

Date: 11/20/2007
 Check No.: 2679
 Check Amount: 1,810.00

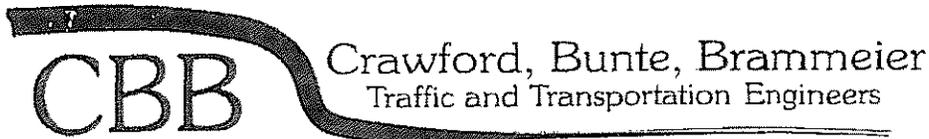
One Thousand Eight Hundred Ten AND 00/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy



Since 1973

REC'D NOV 01 2007

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

DATE: October 23 2007

INVOICE NO.: 1

CBB JOB NO.: 34-2007-1

INVOICE

Proposed Walgreens Store at Olive Boulevard & Graeser Road in Creve Coeur, Missouri
Contract Letter dated February 8, 2007

Extras to Contract - Preparation and Additional Services Related to Access Configuration
Changes and Approvals with MoDOT and City of Creve Coeur.
Includes Meeting Time and Preparation of a Revised Strip Map.
This invoice is in addition to CBB's Invoice No. 2 (Job No. 79-2006-2)
dated 10/4/2007 and is not a duplication of hours.

Salaries

Principal	6 Hours @	\$150.00 per Hour =	\$900.00
Sr. Engineering Tech II	1 Hours @	\$85.00 per Hour =	\$85.00
Cadd Technician	15 Hours @	\$55.00 per Hour =	\$825.00
			<u>\$1,810.00</u>

Expenses

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

*DATE 11-1-07
100071611*

Amount of This Invoice

\$1,810.00

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	2	10/10/2007		Creve Coeur-TDD	1,906.83	0.00	1,906.83

Payor: Pace Realty Fund, LLC
 Payee: Crawford, Bunte, Brammeier
 Date: 11/7/2007
 Check No.: 2676
 Check Amount: 1,906.83

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: 11/7/2007
 Check No.: 2676
 Check Amount: 1,906.83

One Thousand Nine Hundred Six AND 83/100 DOLLARS

Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
1000	Pace Realty Fund, LLC	1611	02	11/12/2007		Creve Coeur-TDD	1,996.53	0.00	1,996.53
1000	Pace Realty Fund, LLC	1502	13	11/12/2007		Ironworks/Weber Rd.	4,045.00	0.00	4,045.00
1000	Pace Realty Fund, LLC	1506	5	11/12/2007		Weekends Only	1,906.67	0.00	1,906.67
Payor: Pace Realty Fund, LLC							Date	Check No.	Check Amount
Payee: Crawford, Bunte, Brammeier							12/10/2007	2686	7,948.20

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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

Southwest Bank
 St. Louis, MO 63110

498
 1810

Date: 12/10/2007
 Check No.: 2686
 Check Amount: 7,948.20

Seven Thousand Nine Hundred Forty Eight AND 20/100 DOLLARS

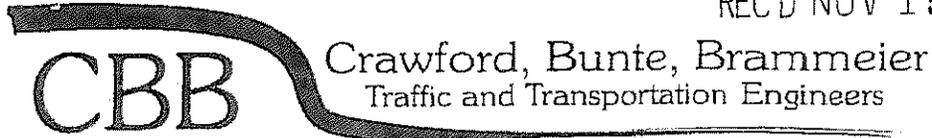
Pay to the order of:

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

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

Copy

REC'D NOV 19 2007



Since 1973

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

DATE: November 12 2007
INVOICE NO.: 2
CBB JOB NO.: 34-2007-1

INVOICE

Proposed Walgreens Store at Olive Boulevard & Graeser Road in Creve Coeur, Missouri
Contract Letter dated February 8, 2007
Extras to Contract - Month of October 2007

11-20-07
500-1611

Salaries

Principal	12 Hours @	\$150.00 per Hour =	\$1,800.00
Sr. Engineering Tech II	.0 Hours @	\$85.00 per Hour =	\$0.00
Cadd Technician	3 Hours @	\$55.00 per Hour =	\$165.00
			<u>\$1,965.00</u>

Expenses

Transportation	\$31.53	<u>\$31.53</u>
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Amount of This Invoice

\$1,996.53

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

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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 1/16/2008 Check No. 2717 Check Amount 853.28

Eight Hundred Fifty Three AND 28/100 DOLLARS

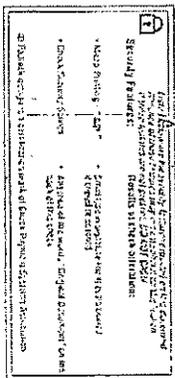
Pay to the order of:

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



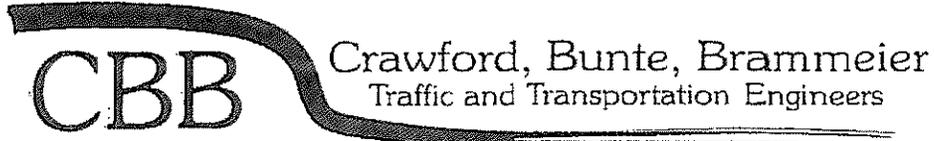
⑆ 2717⑆ ⑆081000980⑆ 088579⑆



20014023015 01 0088406277 02
075912060 < M2IBANK > 075912060 <

ENDORSE HERE
X
PAY TO THE ORDER OF
MISSOURI STATE BANK
& TRUST CO.
ST. LOUIS, MO
⑆081001714⑆
THE DEPOSITARY
CRAWFORD, BUNTE, BRAMMEIER
DO NOT WRITE BELOW THIS LINE

Account Number 88579
Check Number 2717
Amount \$853.28
Posting Date 2008 Feb 15
Document Type 30
Tran Code 210
Posting Seq Number 20014023015
Capture Seq Number 20014023015
D/C D



Since 1973

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

DATE: December 19 2007
INVOICE NO.: 3
CBB JOB NO.: 34-2007-1

INVOICE

Proposed Walgreens Store at Olive Boulevard & Graeser Road in Creve Coeur, Missouri
Contract Letter dated February 8, 2007
Extras to Contract - Month of November 2007
Including Traffic Counts of Driveways Adjoining Development Site

Salaries			
Jr. Engineer I	1 Hours @	\$65.00 per Hour =	\$65.00
Field Technician	17 Hours @	\$45.00 per Hour =	<u>\$765.00</u>
			\$830.00

Expenses		
Transportation	\$23.28	<u>\$23.28</u>

Amount of This Invoice

\$853.28

1-8-08
1000-1611

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

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

Southwest Bank
 St. Louis, MO 63110

4-96
 810

Date 2/18/2008 Check No. 2726 Check Amount 690.00

Six Hundred Ninety AND 00/100 DOLLARS

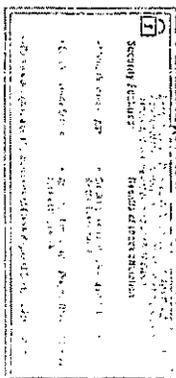
Pay to the order of:

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

[Signature]

2726 # 1081000980 # 088579



20010030836 01 0005400277 02
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ENDORSE HERE
 X
 PAY TO THE ORDER OF
 MISSOURI STATE BANK
 & TRUST CO.
 ST. LOUIS, MO
 4-181001714-4
 FOR DEPOSIT ONLY
 CRAWFORD, BUNTE, BRAMMEIER
 PO BOX 28727 ST. LOUIS, MO 63146
 DO NOT WRITE STAMP OR SIGNATURE OVER THIS LINE

Account Number 88579
 Check Number 2726
 Amount \$690.00
 Posting Date 2008 Apr 22
 Document Type 30
 Tran Code 210
 Posting Seq Number 20010030836
 Capture Seq Number 20010030836
 D/C D

Creve Coeur 215.00
 other 475.00
 690.00



Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Since 1973

REC'D JAN 28 2008

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

DATE: January 21 2008
INVOICE NO.: 4
CBB JOB NO.: 34-2007-1

INVOICE

Proposed Walgreens Store at Olive Boulevard & Graeser Road in Creve Coeur, Missouri
Contract Letter dated February 8, 2007
Extras to Contract - Month of December 2007
Including Traffic Counts of Driveways Adjoining Development Site

Salaries				
Sr. Engineer I	1 Hours @	\$105.00	per Hour =	\$105.00
Cadd Technician	2 Hours @	\$55.00	per Hour =	\$110.00
				<u>\$215.00</u>

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

Amount of This Invoice

\$215.00

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

DATE 1-29-08
CH. # 1029-1611
CODE 1029-1611
APPROVED [Signature]

THIS CHECK OR 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
210

Date 5/12/2008 Check No. 2781 Check Amount 5,848.28

Five Thousand Eight Hundred Forty Eight AND 28/100 DOLLARS

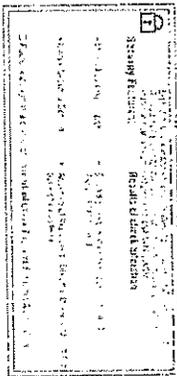
Pay to the order of:

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

[Signature]

⑈ 278 ⑈ ⑆ 08 ⑆ 000980 ⑆ 088579 ⑈



20012028568 01 0008400277 02
075912068 < N=IBANK > 075912068 <

ENCLOSURE HERE
PAY TO THE ORDER OF
MISSOURI STATE BANK
& TRUST CO.
ST. LOUIS, MO
⑆ 081001714 ⑆
FOR DEPOSIT ONLY
CRAWFORD, BUNTE, BRAMMEIER, INC.
840 - 027 - 7

Account Number 88579
Check Number 2781
Amount \$5,848.28
Posting Date 2008 May 30
Document Type 30
Tran Code 210
Posting Seq Number 20012028568
Capture Seq Number 20012028568
D/C D

Crawford
OTHER
4413.28
1435.00
5848.28

Since 1973

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

DATE: April 15, 2008
INVOICE NO.: 5
CBB JOB NO.: 34-2007-1

INVOICE

Proposed Walgreens Store at Olive Boulevard & Graeser Road in Creve Coeur, Missouri
Contract Letter dated February 8, 2007

Extras to Contract - January 1, 2008 thru March 31, 2008
Including meeting time; attendance at Creve Coeur City Council (3/24) and Planning Commission (3/03) meeting; measurement of site distance; communication with MoDOT and SLCDHT and preparation of a revised assessment with graphics

Salaries

Principal	23 Hours @	\$150.00 per Hour =	\$3,450.00
Sr. Engineer I	5 Hours @	\$105.00 per Hour =	\$525.00
Sr. Engineering Tech II	1 Hours @	\$85.00 per Hour =	\$85.00
Staff Engineer III	3 Hours @	\$75.00 per Hour =	\$225.00
Cadd Technician	1 Hours @	\$55.00 per Hour =	\$55.00
Field Technician	1 Hours @	\$45.00 per Hour =	\$45.00
			<u>\$4,385.00</u>

DATE 5-5-08
CH. # TO 208-1161
APPROVED [Signature]

Expenses

Transportation	\$28.28	<u>\$28.28</u>
----------------	---------	----------------

Amount of This Invoice \$4,413.28

PLEASE SEND REMITTANCE TO:
P.O. BOX 28727
ST. LOUIS, MISSOURI 63146

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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

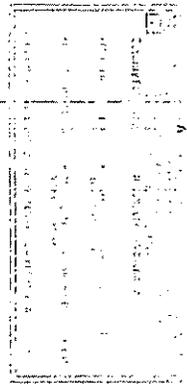
Date 7/3/2008 Check No. 2816 Check Amount 315.15

Three Hundred Fifteen AND 15/100 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

⑈ 28 16 ⑈ ⑆ 08 10009801 088579 ⑈



20013024848 01-0000400277-02
072508
>075912068< M&IBANK >075912068<

ENDORSE HERE:
X
PAY TO THE ORDER OF
MISSOURI STATE BANK
& TRUST CO.
ST. LOUIS, MO.
081001714
FOR DEPOSIT ONLY
CRAWFORD, BUNTE, BRAMMEIER
DO NOT WRITE, STAMP, SIGN, OR INITIAL THIS LINE

Account Number 88579
Check Number 2816
Amount \$315.15
Posting Date 2008 Jul 25
Document Type 30
Tran Code 210
Posting Seq Number 20013024848
Capture Seq Number 20013024848
D/C D