

Additional Project Information

Downtown Master Plan and Development Code, Benicia, California

Client: The City of Benicia, California

Status: October 2006 to present, 6 months from project initiation to public draft of Specific Plan

Reference: Charlie Knox
Community Development Director
250 East L Street
Benicia, CA 94510
(707) 746-4279

Services Provided: Coordinate and manage public process, create Master Plan, create development code update for the area



Hercules Waterfront Master Plan, Hercules, California

Client: Anderson Pacific, LLC

Status: July 2006 to present
Approved by DRC and Planning Commission

Reference: Jim Anderson
President
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
(310) 689-2325

Services Provided: Creation of Master Plan and Form-Based Code development standards



Isla Vista Master Plan/Revitalization Strategy Santa Barbara, California

Client: Santa Barbara County

Status: Draft EIR completed spring 2006, 24 months from project initiation to final document

Reference: Jamie Goldstein
Santa Barbara County Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101-2058
(805) 568-2025

Services Provided: Coordinate and manage public process, create Master Plan, recommend changes to the development code update for the area



Benicia Arsenal Specific Plan, Benicia, California

Client: The City of Benicia, California

Status: October 2006 to present, 6 months from project initiation to public draft of Specific Plan

Reference: Charlie Knox
Community Development Director
250 East L Street
Benicia, CA 94510
(707) 746-4279

Services Provided: Coordinate and manage public process, create Specific Plan document, create development code update for the area



Downtown and Beachside Master Plan, Seaside, Florida

Client: Seaside Community Development Corp,

Status: In progress, construction to begin winter 2006

Reference: Robert Davis
Town Founder
County Road 30A
P.O. Box 4730
Seaside, FL 32459
(415)776-1077

Services Provided: Creation of Master Plan for the site and architecture for several buildings within the Master Plan



Loma Rica Ranch Traditional Neighborhood Development Grass Valley, California

Client: Carville Sierra, Inc.

Status: In progress, EIR being initiated by City, 1 year from initiation to final document

Reference: Philip Carville
12190 Loma Rica Drive
Grass Valley, CA 95945
(530) 477-5662

Services Provided: Coordinate and manage public process, create Specific Plan document, create development code update for the area



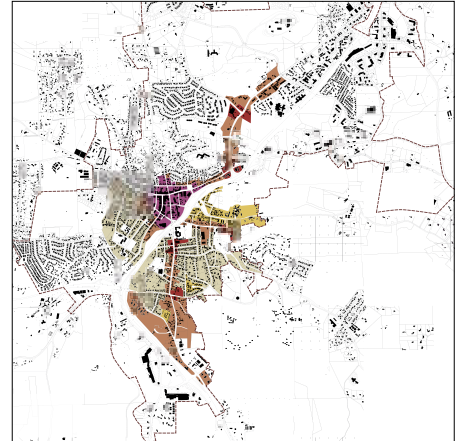
City-Wide Form-Based Code, Grass Valley, California

Client: The City of Grass Valley, California

Status: October 2004 to present
Being considered by Planning Commission

Reference: Tom Last
Community Development Director
125 East Main Street
Grass Valley, CA 95945-6588
(530) 274-4711

Services Provided: Form-Based Code component of Development Code Update



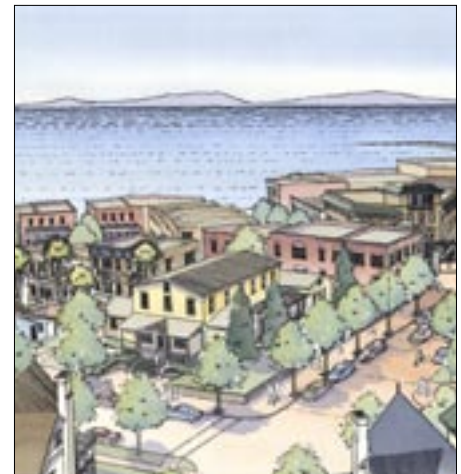
City of Hercules Town Architect, Hercules, California

Client: City of Hercules, California

Status: From 2003 to present

Reference: Steve Lawton
Community Development Director
1111 Civic Drive
Hercules, CA 94547
(510)799-8233

Services Provided: Ongoing design review consultation



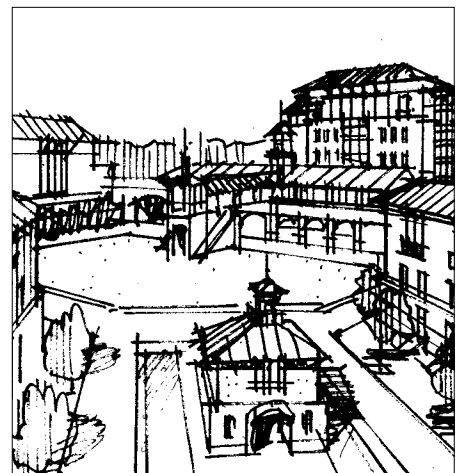
**Pleasant Hill BART Transit Village Town Architect
Contra Costa County, California**

Client: Contra Costa County Redevelopment Agency

Status: From 2003 to present

Reference: Jim Kennedy
Deputy Director-Redevelopment
2530 Arnold Dr, Suite 190
Martinez CA 94553
(925) 335-7225

Services Provided: Ongoing design review consultation



Mixed-Use Infill Project, Livermore, California

Client: Anderson Pacific, LLC

Status: January 2006 to present
Approved by DRC and Planning Commission

Reference: Jim Anderson
President
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
(310) 689-2325

Services Provided: Urban Design and Architecture



Compensation Terms

Rate Schedule

Opticos Design, Inc.

Rates*

Principal	\$175
Senior Associate	\$160
Associate	\$145
Senior Designer	\$130
Designer	\$115
Administration	\$85

In-house Expenses*

8.5x11 BW Copy	\$0.10
8.5x11 BW Print	\$0.25
8.5x11 Color Print	\$1.50
11x17 Color Print	\$2.50
BW Plots (per sf)	\$2.75
Color Plots (per sf)	\$6.00
Scans	\$15.00
Mileage (per mile)	\$0.445

*Rates are subject to change until final contract is signed.

Disclosure

This is a disclosure to verify that we have never been employed by or worked for the current property owner, Magna Entertainment, or any of its affiliates or partners, including Caruso Affiliated; previous property owners Catellus/Santa Fe Realty; or gaming interests. In addition, we have never been employed by or worked for the Sierra Club, Citizens for Eastshore State Park (CESP), or Citizens for an Albany Shoreline (CAS).

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