STOCK & ASSOCIATES
Consulting Engineers, Inc.

July 18 2008

VIA E-Mail (troy.d.martin@martinaviationgroup.com); (hank@hanksel.com),
Via Facsimile (618) 398-2729 & U.S. Mail

Martin Aviation Group
c/o Hank's Excavating & Landscaping, Inc.
5825 W. State Rte. 161
Belleville, IL 62223

Attention: Mr. Troy Martin
Mr. Henry R. Rohwedder, President

Re: Site Development (+/- 86 Acres)
(Stock Project No. 208-4303)

Dear Troy and Hank:

Pursuant to your request, we have reviewed available record information for the St. Louis Downtown Airport. The following is a partial list of some of the information we reviewed:

A.) Aerial (1.0 ft.) topographical survey
B.) Flood Insurance Rate Map 17163C01600 dated 11/5/03.
C.) AASHTO Group Soil Classification (Surface) – St. Clair County, Illinois
D.) Airport Layout Plan – St. Louis Downtown Airport dated 5/18/05.
E.) USGS Map
F.) Available Utility Maps.

Based on our cursory review experience, the subject site is suitable for the overall land development of the "Martin America Global Condominium Air Park".

There is significant "civil engineering" that is necessary to develop the plans and cost estimates to determine the most efficient plans. The following is a scope of the work we need to accomplish in order to complete a comprehensive set of construction documents and cost estimate for Division 2 Work:

A.) PRELIMINARY ENGINEERING/SCHEMATIC DESIGN:

1.) Perform site inspection and attend Pre-Design conferences with Client, Airport, Utilities, City Representatives, and Governing Review Authorities.

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Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

2.) Prepare Base Site Plan by inputting Record Boundary and Topographical Survey, and Design Infrastructure Development Plan. Layout will utilize the Schematic Building Layout provided by Martin Aviation Group.

3.) Design and prepare rough grading plan for estimating purposes. Coordinate grading with Geotechnical Studies, as provided by Quality Testing. In addition, review of past internal drainage studies and new studies to verify quantity of stormwater and estimated seasonal high ground water.

4.) Design and prepare preliminary utility layout for estimating purposes.

5.) Prepare quantity takeoffs on road and channel grading, sewers, utilities, and paving.

6.) Assist in preparation of updated Cost Estimate for Improvements. Review and incorporate unit cost information from latest available market.

7.) Meet with client and utility companies to discuss utilities to be abandoned and new services.

8.) Coordinate services with Airport Environmental Consultant for investigation of potential Corp of Engineers and IEPA permitting.

9.) Meetings with design team to discuss plan, findings, and coordination.

B.) GROUND TOPO, GRADING AND UTILITY LOCATION SURVEY
(Follows Preliminary Design - +/- 86 Acres)

We propose to furnish to you an updated "Aerial Topographical & Utility Location Survey" in accordance with the State of Illinois Minimum Standards.

Survey to include, but shall not be limited to the following: Ground Topography with one (1) ft. contours, spot elevations at a fifty feet (50') grid, locate utilities, pavement and sewers as required, and provide top flowline elevations, size and type of piping where applicable.

C.) INFRASTRUCTURE DESIGN PLANS:

1.) Prepare final Grading Plans, including Estimate of Earthwork for primary roads and lakes, Grading Plan to incorporate recommendations of Geotechnical Engineer, and Drainage Study.

2.) Design and prepare SWPPPP for permit application and approval through St. Clair County, I.E.P.A., and City of Cahokia.

3.) Prepare the required storm sewer plans, profiles and computations, including the required drainage area maps.

4.) Review and coordinate Stormwater Management System Design for inter-connected channel systems. Retention shall be in accordance with city requirements, levee district requirements, and developer agreed storm events.

5.) Prepare the required sanitary sewer plans and profiles.

a.) Two (2) Municipal Sanitary Pump Stations:

1.) +/- 5,000 l.f. Forcemain (plan & profile)

2.) +/- 5,000 l.f. Gravity Sewer (plan & profile)

3.) Prepare Pump Station and Force Main Location Map

4.) Design and prepare Pump Station Site Plan

5.) Design and prepare Pump Station Mechanical Details

6.) Design and prepare Pump Station Structural Details

7.) Design and prepare Pump Station and Force Main Profiles

8.) Prepare "PSDR" Technical Sheets

9.) Prepare Technical Report and Hydraulic Loading Calculations

10.) Process Plans through City for plan approval

11.) Prepare Easement Exhibits

12.) Perform necessary field surveys including boundary locations and topography to design the pump station site area.

13.) Design and prepare details, appurtenances, and specifications for permit processing at IEPA and the City of Cahokia.

14.) Meet and submit plans to AmerenUE for coordination of service to the pump station.

6.) Watermain Distribution System through development plan and profile, along with details and specifications. Approximate length 5,000 l.f.

7.) Design and prepare plans for internal main roads per City, IDOT, and St. Clair Standards and Specifications, including:

a.) Cross-Sections
b.) Details
c.) Typical Sections
d.) Specifications
e.) Stormwater Analysis
f.) Traffic Signalization Design - (Two (2) Intersections)
g.) R.O.W. Dedication Exhibits

D.) PLAN PROCESSING FOR APPROVAL:

1.) Processing plans through the required agencies for approval.

2.) Revisions required by agencies for approval.

3.) Meetings as necessary with client and agencies in the City of Cahokia, IDOT, and utilities.

E.) R.O.W. DEDICATION EASEMENT ADJUSTMENT PLAT:

1.) Prepare formal plat for Development.

2.) Prepare easement vacation plats.

3.) File and process with the City of Cahokia and all utilities companies.

F.) OWNER / CONTRACTOR / ARCHITECT COORDINATION:

1.) Update Design Plans as directed by the above entities. We assume that permit drawings prepared under Section B.) will require revisions after approval by governing authorities.

2.) Local meetings with Owner/Contractor, and Architect.

G.) CONSTRUCTION BIDDING PHASES:

1.) Prepare multiple packages for Contractor Bidding:

a.) Demolition and Utility Cut-Off Plan.
b.) Mass Grading / Storm Water Pollution and Erosion Control.

c.) Storm/Sanitary Sewers and Proposed Utility Plan.
d.) Building and Street Plans.

2.) Respond to Contractor R.F.I.'s.

3.) Review and approve Shop Drawings.

4.) Perform four (4) on-site inspections during construction of site improvements. A written report summarizing observations shall be sent to Hank's Excavating.

Should you have any questions or comments, please feel free to call. Overall we feel the site can accommodate the proposed development.

Sincerely,

George M. Stock, P.E.,
President