

DUE DILIGENCE INVESTIGATION

INITIAL FEASIBILITY ANALYSIS

CONSTRAINTS & OPPORTUNITIES

LAND USE CONCEPTS, GRADING PLANS
& SITE PLANS

LAND ACQUISITION & DUE DILIGENCE *services*

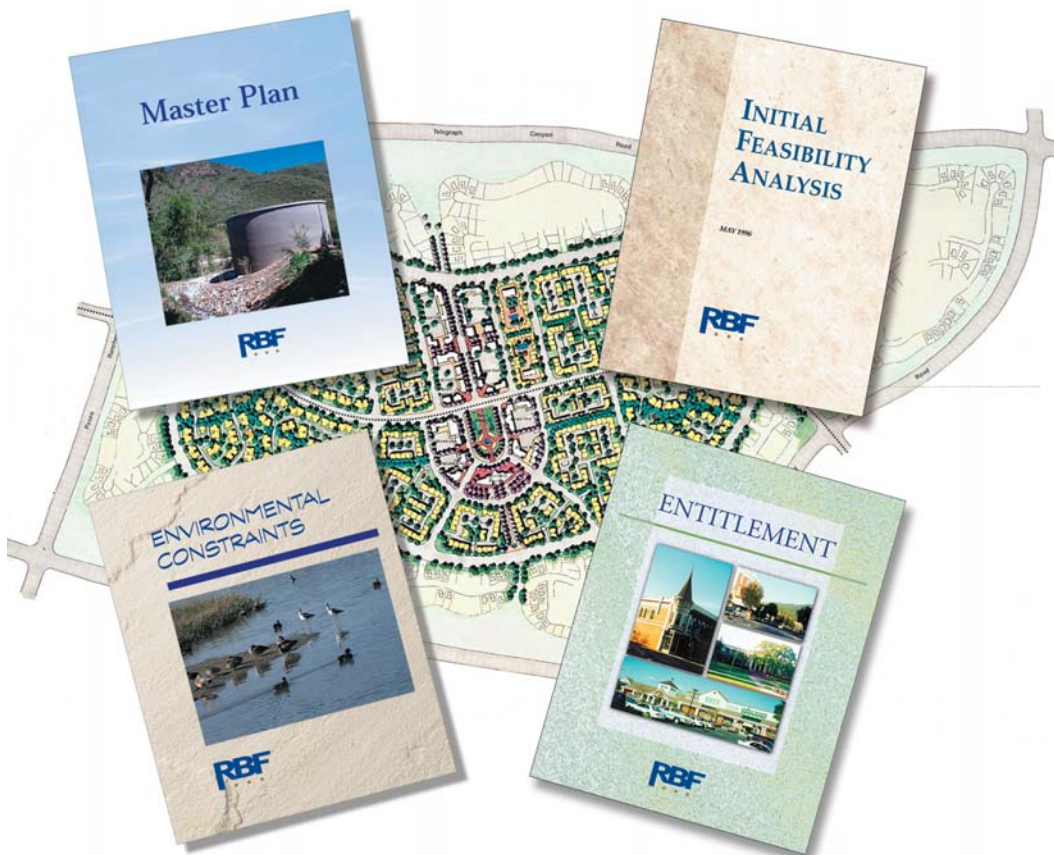
ENGINEERING & COST ESTIMATES

HIGHEST AND BEST USE

ENTITLEMENT POTENTIAL

RBF Consulting (RBF) provides comprehensive land acquisition and due diligence services for small and large scale projects throughout the United States and the Pacific Rim. Services include initial feasibility analysis for properties to identify the full range of constraints and opportunities – a key factor in deciding whether to proceed with a project. Once a decision is made, RBF prepares concept plans and cost estimates for implementation of the development. In-house expertise and services include ALTA Surveys;

Phase I Environmental; Planning and Engineering Opportunities and Constraints Reports; Engineering and Density Studies; Entitlement Status and Potential; Project Schedules; Site Reconnaissance; and Aerial Photography. Additional services include Detailed Cost Estimates; Utility Master Planning; Earthwork Quantity Estimates; Wetland Delineation; Regulatory and Agency Coordination; Preliminary Biological Walkover and NCCP; Jurisdictional Agency Meetings; CEQA and NEPA Environmental Expertise; Fee Studies and Phasing Studies; Public Participation and Meetings; Digital Imaging and Visual Simulations.



REPRESENTATIVE PROJECT EXPERIENCE

Keweenaw Land; 10,000 acres
Township of Marquette, Michigan

Otay Ranch Project; 23,000 acres
County of San Diego / City of Chula Vista, California

Rancho California Urban Land Institute Panel Study; 20,000 acres
County of Riverside, California

Moale Valley Planned Residential Community
Port Moresby, Papua New Guinea

Cabo Del Sol
Cabo San Lucas, Mexico

Green River Preliminary Feasibility Report
County of San Bernardino, California

Huntington Beach Property Feasibility Analysis
City of Huntington Beach, California

Landmark Land Company Due Diligence
Placer, Sacramento and Riverside Counties, California

Stevenson Ranch, Phase V; 1,900 acres
County of Los Angeles, California

Vista Oak Creek Business Park
County of San Diego, California

West Bluffs; 44 acres
Playa del Rey, California

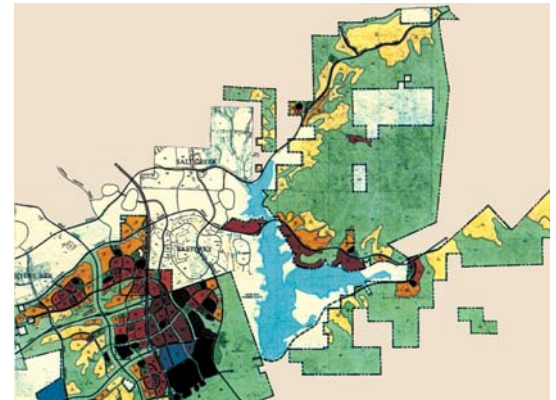
Sycamore Canyon Business Park
County of Riverside, California

Rancho Cucamonga Industrial Property
County of San Bernardino, California

Fontana Commerce Center
County of San Bernardino, California

Thousand Oaks Residential Property
County of Ventura, California

CM Ranch, 1,700 acres
County of Imperial, California



PLANNING ■ DESIGN ■ CONSTRUCTION



OFFICE LOCATIONS
THROUGHOUT
CALIFORNIA,
ARIZONA & NEVADA

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