



Chris Nelson
& Associates, inc.

STATEMENT OF QUALIFICATIONS

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P.L.S 6385

PRINCIPLE RESUMES

CHRIS NELSON
P.L.S. 6385
President

Chris Nelson is a Professional Land Surveyor licensed by the State of California. During the twenty five plus years in the profession, Mr. Nelson has developed an extensive background in all areas of surveying with particular emphasis on boundary control, construction control, design surveys, global positioning, aerial photogrammetric mapping and land development projects.

Mr. Nelson has a wide range of projects behind him varying from boundary determinations, residential subdivision, land movement monitoring, GPS and aerial mapping. His background and experiences have given him excellent time management skills. Throughout his career he has forged lasting relationships with his clients. From these experiences he draws the ability to rapidly establish an exceptional working relationship with both the professional community and governmental agencies.

Prior to the founding of Chris Nelson & Associates in 1995, Mr. Nelson was a senior partner at Rosecrans and Nelson and vice-president of California Engineers and Surveyors. There he served as Chief of Surveys, oversaw various governmental projects and performed survey measurements using GPS for complex land movement analysis.

Before joining Rosecrans and Nelson and California Engineers and Surveyors, Mr. Nelson gained his skills and knowledge serving as Chief of Surveys on a wide variety of projects in the Los Angeles and Ventura area. Mr. Nelson garnered an extensive background in surveying for property boundaries, architectural surveys, ALTA surveys, and surveying for the control of aerial photography and topographic mapping. He also has lent his leadership abilities to local cities that require survey services.

Chris Nelson grew up in the Conejo Valley and is a long time resident of Thousand Oaks. He is a member in a number of professional organizations including the National Society of Professional Land Surveyors, America Congress of Surveyors and Mapping and the California Land Surveyors Association.

MARIO J. QUIROS
P.L.S 5009

Senior Land Surveyor, Chris Nelson & Associates, Inc.

As the Senior Land Surveyor of Chris Nelson & Associates, Inc., Mario J. Quiros is a professional Land Surveyor licensed by the State of California.

Mr. Quiros graduated from California State University Fresno in 1980 with a Bachelor of Science Degree in Surveying and Photogrammetry.

Mr. Quiros obtained his State of California license as Licensed Surveyor No. 5009 in 1981. During his 40 years plus in the profession, Mr. Quiros has an extensive background in surveying with expertise from ALTA Land Title surveys, boundary surveys, route surveys and construction surveying. Mr. Quiros has been involved in many projects ranging from infrastructure and single-family beach residences, involved commercial projects, to sectionalized acreage, with many of these properties located in the City of Malibu.

Prior to joining Chris Nelson & Associates Inc., Mr. Quiros was partner and eventual owner Quiros Surveying, mapping many of the most challenging areas in and surrounding coastal Malibu from 1980 to 2007. In April 2007 Mr. Quiros joined Chris Nelson & Associates, Inc. as Senior Land Surveyor.

SERVICES

ALTA/ACSM SURVEYS

- A key service offered by Chris Nelson and Associates is the preparation of ALTA/ACSM surveys. These acronyms represent American Land Title Association and American Congress on Surveying and Mapping. These two agencies have jointly prepared and adopted a set of minimum standards regarding the preparation of boundary surveys and as-builts. An ALTA survey illustrates property improvements, easements, rights-of-way, and any other elements impacting the ownership of land. An ALTA Survey is most often prepared for commercial properties. The purpose is to provide the title company with the information required to insure the title to the land and improvements to the high degree that a commercial development may require. In addition to the minimum standards set forth, a table of optional elements is included in the ALTA/ACSM standards. A careful review of the elements from the optional "Table A" is helpful in delineating a clear scope of the land surveyor's services. A current title commitment is required before an ALTA Survey can be completed. The surveyor will refer to the title commitment for the legal description of the property and for the legal description of any encumbrances (exceptions). Areas of ownership, improvements and encumbrances will be shown graphically. If the survey discovers any encroachments, they should be shown graphically, and a note indicating the nature of the encroachment may also be added. The certification language of the ALTA Survey should include the names of the affected parties, including as appropriate the buyer, seller, title company, and lender. The surveyor must work in close association with the title insurance company, as the surveyor and the title company are relying on each other's work to show the matters affecting the ownership of the land and improvements in a comprehensive manner.

Topographic Mapping

- A Topographic map is a site map that illustrates both natural and manmade features of a project site depicted through the usage of contour lines. Generally these types of surveys are provided to engineers, architects, geologist, and building contractors for design and build purposes. This means that we will collect any information that might affect the site design. Some examples of natural features include drainage patterns, rock outcroppings, hills, ditches, slopes, wetlands and vegetation. Man made features can include buildings, above and below ground utilities, detention ponds, roads, drives, parking lots and more. Topographic contours can be shown at any interval that is specified by the client. In areas of steep terrain a larger contour interval can show the topography without crowding the map that would be introduced by a smaller contour interval. In areas of relatively flat terrain, a smaller contour interval is necessary to show the detailed changes in topography in a meaningful way. For smaller sites, the information may be gathered by traditional survey methods using a conventional total station, robotic total station or real-time kinematic GPS. For larger sites, it may be more appropriate and cost-effective to use aerial mapping methodology.

As-Built Surveying & Mapping

- An as-built is a survey that delineates the post construction improvements or features and verifies to a regulatory agency. It is the job of a Professional Land Surveyor to verify the facts and certify a drawing or map that accurately illustrates what was finally built. The typical As-built that is ordered by our clients includes roadways, schools, shopping centers, sub-divisions, factories, landfills, sanitary sewer collection systems and storm drain collection systems and site grading. Typically, when as-built survey is ordered we will locate not only the physical features that were built but we also verify that the property corners in the ground and in the proper location. This allows us to depict the boundary lines on our certified map. As-built surveys are also used to verify the height of structures and structure setbacks from property line.

Boundary Surveys

- If your boundary needs are for a small lot survey or a commercial ALTA/ACSM survey our team of experts can perform this service for you in a professional and timely manner. The primary purpose of a boundary survey is to re-establish or recover the property corners of for any given piece of property and to then produce a map that represents the limits of the property. This is a highly regulated process and the law requires a Professional Land Surveyor to supervise the project and to place a state authorized seal & signature on the final map. Boundary surveying is a highly detailed and intricate process that requires a variety of skills. The basic steps involved include the initial client consultation, the governmental and title research of the subject property and surrounding properties, field inspection, field measuring, collection of evidence, comparison of field evidence to governmental and title research, determination of boundary lines, re-setting missing property corners, preparation of the final survey map to the client and the submittal of maps to governmental agencies if required..

Construction Surveying

- A key service provided by Chris Nelson and Associates is various forms of construction surveying. We employ the use of robotic surveying instruments and Global Positioning Systems to insure that we stay competitive with our prices and accurate in our layout process. Construction Surveying is the translation of construction plans into physical points on the ground that can be used as a basis for the actual construction. The results of construction surveying are seen in almost any urban, suburban, and even rural setting. Almost any roadway, building, or other man-made improvement probably had some amount of construction surveying involved. Construction surveying provides not only the horizontal location of new improvements, but also the vertical information required to ensure that surfaces drain or pipes flow as required. Chris Nelson & Associates, Inc. has extensive experience in providing survey control with many private sector and governmental agencies with services completed effectively and on time, which is of utmost importance in any construction project.

Flood Elevation Certificates

- A key service offered by Chris Nelson and Associates is the certification of the location of any particular property as related to Flood Insurance Rate Maps. The FEMA (Federal Emergency Management Agency) prepares Flood Insurance Rate Maps also known as FIRMs that depict the extent of Special Flood Hazard Areas and other thematic features related to flood risk assessment. Special Flood Hazard Areas are subject to inundation by a flood having a one- percent or greater probability of being equaled or exceeded during any given year (this is also known as a 100-year flood event). This flood, which is referred to as the base flood, is the national standard on which the floodplain management and insurance requirements of the NFIP (National Flood Insurance Program) are based. The mandatory flood insurance purchase requirements of the 1973 National Flood Insurance Act apply only when a structure is located in an SFHA in a community that is participating in the NFIP. Such a structure is required to be insurable by the NFIP under their rules. Even though a portion of the land parcel upon which the structure is planned or built may be within an SFHA, the mandatory purchase of flood insurance is triggered only if the structure itself is within an SFHA. Determining whether a structure is located in an area of special flood hazard requires the examination of the location of the structure in relationship to the areas of special flood hazard as shown on the applicable FIRM. FIRMs do not include all roads within communities, nor do they depict address, property boundary, or structure location information. Additionally, the FIRMs are usually drawn at a large scale covering great areas of land, making precise determinations of flood risk difficult. As a result of these factors, determinations frequently can be made only by using an ancillary source of data, such as a land parcel map, to determine the location of a particular property on the FIRM.

GPS Surveying and Training

- A GPS (Global Positioning System) control survey utilizes high precision survey grade Global Positioning Receivers to establish horizontal and vertical values for remote locations. Measurements can be determined without the necessity of a clear line of sight between points on the ground, which enables the surveyor to work in extraordinary terrain and to cover large areas in an efficient and precise manner. GPS equipment is sometimes used to gather vertical and horizontal positions of existing features including, but not limited to, boundaries, improvements, topography and planned locations for construction. Chris Nelson and Associates offers training by experienced professionals that will train your staff in proper GPS data collection, calibration setup with local grid systems.

Utility Location Survey

- Above ground utilities on or near a property will be measured and identified and shown on a boundary survey of the subject property. Underground utilities can be identified as either marked on the surface by utility locators or as shown on plans prepared by respective utility companies. A boundary survey will need to be performed either beforehand or simultaneously with the Utility Location Survey.

Monitoring Survey

- The relative location of a structure, wall, landmass or any other object can be monitored for movement either horizontally or vertically with respect to a fixed location, Control Point or Bench Mark. This type of survey is utilized generally to determine how a foundation or other improvement moves with the expansion and contraction of the soil. Chris Nelson & Associates, Inc. will work with project engineers to determine the specifications and the duration required.

CLIENT'S

Chris Nelson & Associates, Inc. has had the privilege of working with a number of Governmental Agencies and Private Sector Companies such as;

Governmental Agencies

US Department of the Interior
US Department of Housing & Urban Dev
US Forest Service
National Park Service
Caltrans
County of Los Angeles
City of Los Angeles
City of Long Beach
City of Santa Monica
City of Malibu
City of Calabasas
City of Hidden Hills
City of Agoura Hills
City of Thousand Oaks
Las Virgenes Municipal Water District
Metropolitan Water District
Santa Monica Mountains Conservancy
Mountain Restoration Trust

Private Sector

URS
Black & Veatch
Lockheed Martin
Gulfstream
USA Petroleum
Rockwell International
D.R. Horton
KB Homes
Richmond American Homes
Vons Corp
Pinkerton Corp
Cushman & Wakefield
Almanson Land Company
Larwin Company
Baldwin Development Company
Griffin Homes
Sherwood Development
Pacific Coast Civil
Kimley-Horn & Associates, Inc.
Montage Development
The Life Group
McDonalds USA
Habitat for Humanity
Many Mansions
Pepperdine University
Los Angeles Unified School Dist.
Conejo Valley Unified School Dist.
Moorpark Unified School Dist.

SCHEDULE OF FEES AND BILLING PROCEDURES

STANDARD RATE

FOR LAND SURVEYING & MAPPING SERVICES
THROUGH JULY 1, 2009

OFFICE

Principal	175.00
Professional Land Surveyor	150.00
Senior Project Manager	110.00
Office Calculations	85.00
Drafting	75.00
Research & Deliveries	65.00

FIELD

Field Calculations	85.00
Field Supervisor	95.00
One-Man Survey Crew	140.00
Two-Man Survey Crew	175.00
Three-Man Survey Crew	210.00

Chris Nelson & Associates, Inc. shall invoice the Client on a monthly basis for services performed with payment due upon receipt. All payments extending fifteen (15) days from date of invoice shall accrue a finance charge at the rate of 1-1/2% per month, which is equivalent to 18% annum. Unless mutually satisfactory arrangements are made for delay of payment in excess of thirty days from the date of invoice, Chris Nelson & Associates, Inc. has the option of discontinuing all work until payment is made.

Expenses for other specialized technical services, printing, reproductions, and other like direct costs shall be billed in addition at standard commercial rates plus ten (\$10) dollars for administration, coordination and handling.

Chris Nelson & Associates, Inc. fees as quoted will remain in effect through July 1, 2009 at which time we reserve the right to adjust these rates for any incomplete work in accordance with signed agreements or understandings.

SCHEDULE OF FEES AND BILLING PROCEDURES

PREVAILING WAGE

FOR LAND SURVEYING & MAPPING SERVICES
THROUGH JULY 1, 2009

OFFICE

Principal	200.00
Professional Land Surveyor	175.00
Senior Project Manager	125.00
Office Calculations	95.00
Drafting	85.00
Research & Deliveries	75.00

FIELD

Field Calculations	100.00
Field Supervisor	125.00
One-Man Survey Crew	175.00
Two-Man Survey Crew	225.00
Three-Man Survey Crew	275.00

Chris Nelson & Associates, Inc. shall invoice the Client on a monthly basis for services performed with payment due upon receipt. All payments extending fifteen (15) days from date of invoice shall accrue a finance charge at the rate of 1-1/2% per month, which is equivalent to 18% annum. Unless mutually satisfactory arrangements are made for delay of payment in excess of thirty days from the date of invoice, Chris Nelson & Associates, Inc. has the option of discontinuing all work until payment is made.

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