



Please remit via ACH-Valley National Bank
ABA/Routing: 021201383
Account: 1592357606
or mail to: PO Box 51106
Newark, NJ 07101-5206
accountsreceivable@verdantas.com

PCHS Investments, LLC.
Attn: Manroop Purewall, Esq.
P.O. Box 254487
Sacramento, CA 95865

January 22, 2026
Project No: MHM.0024148B01
Invoice Number: 987644
Due Date: February 21, 2026
Project Manager: Sean Minard

MHM.0024148B01 PCHS Investments, LLC. - Roop Purewal - Eastside Ranch TSTM
Professional Services Rendered Through: December 26, 2025

Fee

Billing Phase	Fee	Percent Complete	Previous Fee Billing	Current Fee Billing
Task 1 - Consulting Engineering & Survey	72,500.00	72.4681	49,672.40	2,867.00
Task 2 - Change Order 1	11,446.20	37.0918	4,245.60	0.00
Total Fee	83,946.20		53,918.00	2,867.00
Total Fee				2,867.00
Invoice Total			<u><u>\$2,867.00</u></u>	

Outstanding Invoices

Number	Date	Balance
987319	10/10/2025	2,814.00
Total		2,814.00

PCHS INVESTMENTS LLC
EASTSIDE RANCH ESTATES
JOB NO. 24-148B (TASK ORDER NO. 2 - ENTITLEMENTS AND LAFCO)
Engineering and Surveying Services
November 22, 2025 through December 26, 2025

Item No.	Budget	Item Description	Current	Previous	Total to Date	Percent Budget Used
1		Entitlement and LAFCO Process - Eastside Ranch Estates - APN 019-300-001 and 021 (240 Lots, 4 lettered lots, and 0 ADU) (53.81 acres)				
	\$ 0.00	Engineering – Geotechnical Soils Report (not part of scope) – recommend Gularde, Geocon, Engco, or Blackburn	\$ 0.00	\$ 0.00	\$ 0.00	0.0
		Engineering – Phase 1 Environmental and Phase 2 Testing (not part of scope) – recommend Marcus Bole, Engco, Geocon, or AES	0.00	0.00	0.00	0.0
		Environmental Engineering – Biological Study and Wetland Delineation (not part of scope) – recommend Marcus Boles or AES	0.00	0.00	0.00	0.0
		Environmental Engineering – Archeological Study (not part of scope) – recommend Genesis Society or AES	0.00	0.00	0.00	0.0
		Engineering – Traffic Study (not part of scope) – recommend KD Anderson or Fehr & Peers	0.00	0.00	0.00	0.0
		Engineering – SB 610 (Section 21151.9 of Public Resources Code) Water Assessment Study (not part of scope) – recommend Blackburn or AES (Should not be required)	0.00	0.00	0.00	0.0
	10,800.00	Engineering - Cost Estimates, Meetings (i.e. Owner, Developers, County, LCWD, RD 784, AT&T, Comcast, PG&E), fee analysis, Planning Commission, and Board of Supervisors Meetings (T&M budget - work as requested by owner - Assumed \$45.00/lot)	0.00	10,715.00	10,715.00	99.2
	6,200.00	Surveying - Boundary Survey, Boundary Resolution, Boundary Map (does not include ROS since final map - Need PTR) - 53.81 acres (\$115.00/acre)	0.00	6,200.00	6,200.00	100.0
	5,100.00	Surveying - Topographic Survey and Mapping for Entire Site - 53.81 acres (\$95.00/acre)	0.00	5,100.00	5,100.00	100.0
	1,076.00	Surveying - Drone Aerial Photography for Entire Site - 53.81 acres (\$20.00/acre)	0.00	1,076.00	1,076.00	100.0
	5,000.00	Engineering - Preparation of Study Plans (T&M budget - work as requested by owner - Assume two study plans. One with 55 foot lots and another with 65 foot wide lots - 2 x \$2,500.00/study plan)	0.00	3,000.00	3,000.00	60.0
	0.00	Surveying – Preparation of ALTA Survey for East Griffith Ranch -- APN 015-250-023, 070, and 071 – 53.81 acres (\$650.00/acre)	0.00	0.00	0.00	0.0
	0.00	Engineering – Due Diligence Property Assessment Report for East Griffith Ranch – 240 lots (\$55.00/lot)	0.00	0.00	0.00	0.0
	3,500.00	Engineering - CSA 52 Annexation - LAFCO Processing and Meetings (meetings, coordination with LAFCO, and prepare application) (T&M Budget - assumed to be \$3,500.00 for budget)	0.00	0.00	0.00	0.0
	5,500.00	Engineering - LAFCO Map for CSA 52 Annexation - Process and Prepare LAFCO Map in accordance with Yuba LAFCO and Board of Equalization Standards (requires boundary survey and preliminary title report) (Based on be \$5,500.00 for budget)	0.00	0.00	0.00	0.0
	3,500.00	Engineering - Linda County Water District Annexation - LAFCO Processing and Meetings (meetings, coordination with LAFCO, and prepare application) (T&M Budget - assumed to be \$3,500.00 for budget)	0.00	0.00	0.00	0.0
	5,500.00	Engineering - LAFCO Map for Linda County Water District Annexation - Process and Prepare LAFCO Map in accordance with Yuba LAFCO and Board of Equalization Standards (requires boundary survey and PTR) (Based on be \$5,500.00 for budget)	0.00	0.00	0.00	0.0
	5,490.00	Engineering - Air Quality Study (\$22.50/lot)	0.00	5,490.00	5,490.00	100.0
	4,880.00	Engineering - Modify Tentative Map to include Park Area (\$20.00/lot)	0.00	0.00	0.00	0.0
	13,420.00	Engineering - Small Lot Tentative Map (\$55.00/lot)	671.00	12,749.00	13,420.00	100.0
	3,000.00	Engineering - GPA and Rezones Maps (53.81 acres x \$55.00/acre)	0.00	3,000.00	3,000.00	100.0
	10,980.00	Engineering - Preliminary Engineering for Small Lot Tentative Map - Wet Utilities Map (i.e. water, sewer, and storm) and Drainage Calculations (does not include drainage, water, or sewer study) (\$45.00/lot)	2,196.00	6,588.00	8,784.00	80.0
	\$ 83,946.00		\$ 2,867.00	\$ 53,918.00	\$ 56,785.00	67.6



Extra Scope of Work. Drone Aerial was original on Pre-Entitlement Scope and was missed on entitlement scope of work

Extra Scope of Work. The County after the first submittal required an Air Quality Study and Park to be added to plan