

Abbey Road Group Land Development Services Company, LLC
 PO Box 1224
 Puyallup, WA 98371
 253-435-3699

Creating the Communities of Tomorrow, Today!

- Short Plats
- Sub-Divisions
- Land Planning
- Public Hearings
- Building Permits
- Survey Services
- Site Plan Design
- TESC Inspections
- Permit Expedition
- AutoCAD Designs
- Feasibility Studies
- Landscape Design
- Residential Permits
- Commercial Permits
- Code Interpretations
- Project Management
- Environmental Reviews
- Civil Engineering Design
- Master Plan Communities
- Water Quality Inspections
- Land Development Consulting

Visit us online at: www.AbbeyRoadGroup.com

The Abbey Road Group Land Development Services Company offers a full selection of services designed to make the land development process more efficient. This year's edition of *Developments* will contain a monthly spotlight of each of the services that the Abbey Road Group offers to our clients. Read each edition for a look at our services and how they can help your project to be successful in 2009 and beyond!

March: Construction Services	Gives contractors the Survey, TESC, water quality and coordination services needed for success during the construction phase.
April: Development Design	The interactive process of working with a Design Team to create developments that meet the needs of end users.
May: Development Engineering	Provides the necessary designs, layouts and plans based on project specifications and jurisdictional requirements.
June: Development Permitting	The process of getting all necessary jurisdictional approvals needed to fulfill the project scope.
July: Feasibility Studies	Provide developers with the details and background needed to make important decision throughout their project.
August: Land Development Consulting	The expert knowledge and guidance needed for clients to stay informed in order to make key project decisions.
September: Land Planning	Focuses on creating unique solutions to utilizing land in ways that are beneficial to the community and developers.
October: Project Management	Gives clients one contact who manages all areas of a project in order to ensure consistent, on time and on budget results.
November: Public Meetings	Requires planning, preparation and presentation by industry experts who are advocates of both developers and the community.
December: Site Plan Design	Reviews every aspect of a proposed project and site in order to maximize resources while minimizing cost.
January: Survey Services	Provides the basis for projects by accurately locating and recording the site's unique characteristics for use in each step of the project.
February: TESC Services	Monitors drainage, erosion and water quality of project sites in order protect the environment and keep projects moving.



March 2009

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EXCITING DEVELOPMENTS AT ABBEY ROAD!

Abbey Road has always been dedicated to providing you with the best service and value for quality land development services. In keeping with this commitment Abbey would like to inform you of some exciting changes!

Abbey Road Group is proud to announce that VP and Director of Land Development, Gil Hulsman agreed to purchase the company and take over its operations. Gil has been involved with the company since its inception in 2001 and has led the company through its formative years, and on August 1, 2008 Gil and his wife Kathy took ownership of the company.

In Gil's new role as CEO he will maintain the consulting relationships that he has built, and expand into planning for the future growth of the company in relation to changes in the industry. Gil's leadership, land development knowledge and experience will continue to help the company hold its place as your Land Development Solution!

In addition to the change in ownership, Abbey Road Group officially changed its name, on August 1st, to Abbey Road Group Land Development Services Company, LLC. We are also excited to unveil our new logo that we feel better depicts our company. The staff and ownership of Abbey Road Group Land Development Services Company would like to thank our valued clients and partners for your continued support during this transition.



CEO'S CORNER



Photo Courtesy of Yearwood

The economy is changing, the weather is changing, but work at the Abbey Road Group Land Development Services Company, LLC continues as is has for the last eight years, "Building the Communities of Tomorrow, Today."

All of us wake up in the morning, have our coffee and check our stocks in the paper or on the internet, but how many of us monitor the properties and land that we own, and the environmental conditions of our property or the changing codes that affect our property?

It is important to look at your property as an investment similar to a 401k. Although you may not be constructing or developing your project today, your development rights and your future land plans may be changing, thus affecting your land. Changing jurisdictional codes, environmental codes, land use regulations and building codes affect your land and its future value, each and every day.

As the new owner of a company, I am actively watching over my business, investments and property I own and the codes that affect them. In the same way, I would recommend that you learn about your property and the jurisdictional codes that apply so you can protect your investment, future plans and your land/property they may be your "Land 401k Plans".

CONSTRUCTION SERVICES

What does it take to Construct Success?

When it comes to your project, success comes from planning, risk mitigation, accurate data and of course experience. It is important for builders, contractors and developers to have consultants who are committed to providing these essentials to their clients. Abbey Road Group Land Development Services Company is committed to the success of your project and will provide you with the services you need to achieve it.

Our Construction Services Department is built with developers and contractors in mind. Our experienced Construction Services team provides construction support that is tailored to each project, site and jurisdiction. By offering a wide variety of construction related services, we are pleased to be our client's choice for all of their construction service needs. Our skilled team provides services including survey, project management, TESC inspection, water quality testing, permit expediting and jurisdictional coordination.

Contact us today to find out more about our construction services and how we can help your project on its way to success!

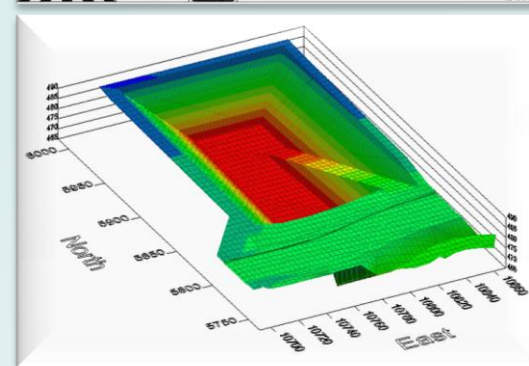


Survey Services

Before, during and after your project, our team can assist you with surveying services. Our team is committed to the success of your project and is dedicated to uphold the highest standards of accuracy and quality.

Our state of the art equipment means greater accuracy and efficiency in the surveying process leading to better value for our clients. We have the ability to survey in both 2D and 3D, which provides a higher level of survey detail and definition. Using 3D modeling in the design phase before construction and begins in an invaluable tool in visualizing and analyzing the complete site environment.

Before and during a project our team will survey the site and stake applicable locations for buildings, utilities, paving, landscape and more. These accurate locations allow contractors to perform site preparations and construction with confidence. During the construction process 3D surveying can monitor grading and other land changes, and verify building elevations and locations. Upon completion of a project, our team will return to survey the site for as-built preparation and site monitoring.



TESC and Water Quality Services

As part of our construction services we offer complete on site testing and monitoring services for storm water runoff and erosion control. We understand that keeping your project moving while controlling costs is important to the success of the project.

Our Temporary Erosion and Sediment Control (TESC) Team will develop and prepare National Pollutant Discharge Elimination Systems (NPDES) permits and Storm Water Pollution Prevention Plans (SWPPP) which are individually written for each construction site. These plans are necessary in order to document and ensure compliance.

Led by Certified Erosion and Sediment Control Leads, our TESC Team, monitors site conditions to ensure compliance with applicable regulations. Inspections include site visitation, testing for turbidity, pH levels and report preparation. Additional testing may be conducted upon request from the developer or contractor. Site inspection reports are added to the plan notebook upon completion and include applicable testing results and documentation of corrective action in accordance with Department of Ecology standards.

Our Team also provides guidance to developers and contractors in regard to storm-water laws and site discharge regulations to ensure compliance. Our Team also works with developers and contractors to help ensure cost effective Best Management Practices (BMPs) are implemented for the source control of pollutants, water quality treatment, downstream analysis and other sensitive area protections.

- ✓ Construction Survey and Staking
 - Buildings
 - Curbs
 - Fencing
 - Grades
 - Landscaping
 - Paving
 - Retaining Walls
 - Sewer Systems
 - Sidewalks
 - Storm Systems
 - Utilities
- ✓ As-Built Surveys
- ✓ Bills of Sale for Public Improvements
- ✓ Bond Preparation and Recovery
- ✓ Building Commissioning
- ✓ Clients Rep During Construction
- ✓ Condominium Survey
- ✓ Easements Preparation
- ✓ Final Plat Map Preparation
- ✓ Final Plat Permitting
- ✓ Franchise Service Coordination
- ✓ LEED Certifications
- ✓ Legal Descriptions
- ✓ Lien Releases
- ✓ Permit Expeditor
- ✓ Project Close Out
- ✓ Right of Way Use Permit and Dedication
- ✓ Sanitary Side Sewer Permit
- ✓ Site Settling and Monitoring Survey
- ✓ Soils and Materials Testing
- ✓ Street Cut Permits
- ✓ TESC Inspections
- ✓ Water Quality Testing
- ✓ Water Service and Meter Permitting