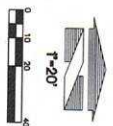


PRELIMINARY SITE PLAN



Preliminary Not For Construction



PROJECT DATA

LOCATION: SEC HIGHWAY 101 & MT PLEASANT RD
PORT ANGELES, WASHINGTON
LOT AREA: 222,001 S.F. (5.03 AC)

DEVELOPMENT

DEVELOPMENT: OFFICE BUILDING
TOTAL FLOOR AREA: 1400 SF
TOTAL LOT AREA: 222,001 S.F.
TOTAL LOT AREA: 5.03 AC

LANDSCAPE

LANDSCAPE: 100% TREE CANOPY
100% TREE CANOPY
100% TREE CANOPY
100% TREE CANOPY

FINANCING

FINANCING: 100% TREE CANOPY
100% TREE CANOPY
100% TREE CANOPY
100% TREE CANOPY

No.	Date	By	Chd.	Appr.	Revision
1					

Title: PRELIMINARY SITE PLAN
SEC HIGHWAY 101 AND MT PLEASANT RD
PORT ANGELES, WASHINGTON

For: THE FIVE INVESTMENT LLC

Designed: _____
Drawn: _____
Checked: _____
Approved: _____
Date: _____

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kamhi, WA 98032
425.251.6222
barghausen.com

Job Number: 21481
Sheet: SP-1

Summary of scenarios and results

Category	Gas		Diesel		C-Store		Prices	
	Brand	Projected Volume	Brand	Projected Volume	Brand	Projected Volume	Gas Price	Diesel Price
Simulation								
NR5845 Base Case	Shell	88	Shell	16	Shell	85	394.90	394.90
NR5845 Case 2	Chevron	91	Chevron	16	Chevron	85	394.90	394.90
NR5845 Case 3	Marathon	73	Marathon	14	Marathon	73	394.90	394.90
NR5845 Case 4	7-Eleven	76	7-Eleven	14	7-Eleven	105	394.90	394.90

In total, 4 simulations have been carried out to project gasoline, diesel and c-store. The simulations chosen were the result of thorough consultation with the site contact, **Hardeep Goraya**. These simulations are run within Kalibrate Planning®, utilizing detailed gas, diesel, car wash, quick service restaurant and c-store data across the US and specifically, in the Port Angeles area.

BASE CASE:

- Build a Shell branded station with 2 pumps / 4 fueling positions of gasoline, sharing space with 2 pumps / 4 fueling positions of diesel
- Set the fuel prices to match the 76 (#10002) branded station located at 3010 E Hwy 101 & Mount Pleasant Rd in Port Angeles
- Build a Shell branded convenience store in a 1,400 sq. ft. building, with 8 dedicated parking spaces and 12 cooler doors
- Set the hours of operation to 24 hours a day, 7 days a week

CASE 2: Adopt the site characteristics and assumptions of the Base Case, except:

- Change the fuel and c-store brand to Chevron

CASE 3: Adopt the site characteristics and assumptions of the Base Case, except:

- Change the fuel and c-store brand to Marathon

CASE 4: Adopt the site characteristics and assumptions of the Base Case, except:

- Change the fuel and c-store brand to 7-Eleven
- In the convenience store, add a 7-Eleven branded quick service restaurant

Detailed findings and analysis can be found throughout this report

* Gasoline & Diesel Volumes: Gallons (000s)/Month. Convenience store & QSR Volumes: \$ (000s)/Month. Distances: Miles. Prices: \$

The Five Investment LLC

1611 Pleasant Rd & E Hwy 101, Port Angeles East, WA

Subject site details

The Five Investment LLC

MT Pleasant Rd & E Hwy 101, Port Angeles East, WA



The Five Investment LLC
Mt Pleasant Rd & E Hwy 101, Port Angeles East, WA



Date Survey	12-15-21
District	Port Angeles
Excess Trash	x
Local Number	0
Operation Type	Independent
Site Direction	SE
Site Location	Corner
Site Name	Study Site

Bad Paint	
Has Canopy	
Hi Rise Sign	
Hypermarket Type	
Landscaping	
Location Type	
Lot Depth (m)	
Lot Front (m)	
Low Small Sign	
Oasis	
Physical Damage	
Stains/Bad Paint	
Stop Fuel Or Truck	
Total Curb Cuts	

Access to 3rd Street	x
Motorway Proximity	
Primary St Barrier	
Primary St Number of Thru Lanes	
Primary St Traffic Count	
Primary St Remote Access	
Secondary St Barrier	
Secondary St Number of Thru Lanes	
Secondary St Remote Access	
Secondary St Traffic Count	

Access to 3rd Street	x
Motorway Proximity	
Primary St Barrier	
Primary St Number of Thru Lanes	
Primary St Traffic Count	
Primary St Remote Access	
Secondary St Barrier	
Secondary St Number of Thru Lanes	
Secondary St Remote Access	
Secondary St Traffic Count	

Access to 3rd Street	x
Motorway Proximity	
Primary St Barrier	
Primary St Number of Thru Lanes	
Primary St Traffic Count	
Primary St Remote Access	
Secondary St Barrier	
Secondary St Number of Thru Lanes	
Secondary St Remote Access	
Secondary St Traffic Count	

Fuel

Prices/Service/Hours

Store

Carwash

Other

Diesel Offered
Gas Offered
Diesel Brand Name
Gas Brand Name
Layout of Forecourt
GasBlend
Bypass Lanes
GasStreet Signs

✓
✓
Shell
Shell
Linear
E10
2
1

Attend Service
Average Discount
Company Cards
Diesel Price
Diesel Price Posted
GasAttD Price
GasAttD Posted
GasSelf-Service Price
Open Saturdays
Open Sundays
Opening Hours (Mon-Fri)
Self Service

x
0
✓
394.9
✓
0
x
394.9
✓
✓
24
✓

Cash Registers
Cooler Doors
Dedicated Park. Spaces
Hypermarket
Inside Appearance
Shop Brand
Shop Building Size
Shop Offered
Shop Type

2
12
8
x
Superior
Shell
1400
✓
C-Store

Wash Offered
Wash Brand Name
Short Tunnel
Long Tunnel
In Bay/Whouse

x
N/A
x
x
x

Wash Distance to Nearest Competitor
Wash Competitors
Shop Competitors
QSR Distance to Nearest Competitor
Number of QSR Competitors
GasCompetitors
Distance to Nearest GasOffer (kms)
Distance to Nearest Diesel Offer (kms)
Distance to Nearest C-Store Offer (kms)
Auto Repair Bays

2.24
0
0
3
3.03
0
4
0.06
0.06
0.06
4
0

Pumps/Fueling Positions

Diesel Pumps
Diesel SFP
Fueling Position Penalty
GasAttend Pumps
GasAttend SFP
GasSelf-Service Pumps
GasSelf-Service SFP
MPD Pumps
Pump Islands (info only)

2
4
4
x
0
0
2
4
4
✓
1

Attend Service
Average Discount
Company Cards
Diesel Price
Diesel Price Posted
GasAttD Price
GasAttD Posted
GasSelf-Service Price
Open Saturdays
Open Sundays
Opening Hours (Mon-Fri)
Self Service

x
0
✓
394.9
✓
0
x
394.9
✓
✓
24
✓

Cash Registers
Cooler Doors
Dedicated Park. Spaces
Hypermarket
Inside Appearance
Shop Brand
Shop Building Size
Shop Offered
Shop Type

2
12
8
x
Superior
Shell
1400
✓
C-Store

Wash Offered
Wash Brand Name
Short Tunnel
Long Tunnel
In Bay/Whouse

x
N/A
x
x
x

Wash Distance to Nearest Competitor
Wash Competitors
Shop Competitors
QSR Distance to Nearest Competitor
Number of QSR Competitors
GasCompetitors
Distance to Nearest GasOffer (kms)
Distance to Nearest Diesel Offer (kms)
Distance to Nearest C-Store Offer (kms)
Auto Repair Bays

2.24
0
0
3
3.03
0
4
0.06
0.06
0.06
4
0

Products

Bakery
Cold Beer
Deli

✓
✓
✓

Number of parking spaces dedicated to QSR
QSR Building Area
QSR Facility Type
QSR Brand Name
Catering

0
0
0
N/A
x

Prices/Service/Hours

Open Saturdays
Open Sundays
Shop Opening Hours (Mon-Fri)

✓
✓
24

Diesel Volume
Gas Volume
Shop Volume

16
88
85

Main competitor sites in the local area

The Five Investment LLC

MT Pleasant Rd & E Hwy 101, Port Angeles East, WA

Site ID	Distance	Fuel Logo	Fuel Name	Store Logo	Store Name	QSR Logo	QSR Name	Wash Logo	Wash Name	Gas Pumps	Gas Self Price	Gas Volume	Diesel Volume	CStore Volume
10002	0.07		76		Quick Stop					4	\$3.95	121	17	54
10003	0.42		Safeway		Safeway					5	\$3.90	268	23	47
10004	0.70		Mobil		Liberty					4	\$3.80	72	9	59
10005	2.07		Shell		Roadrunner					3	\$4.00	76	11	61
10007	2.24		76						76	4	\$3.90	43	4	
10006	2.53		Chevron		Chevron					4	\$3.96	74	9	51
12102	2.98		Safeway		Safeway					4	\$3.90	144	12	36
12103	3.03		Mobil		Mobil		Mobil			4	\$3.80	66		78

Comments:

The two nearby competitive fuel sites are the 76 (#10002) located 0.07 miles away and the Safeway (#10003) located 0.42 miles away. The Mobil branded stations (#12103 & #10004) are the lowest priced among the competitors in the trade area at \$3.80. Additionally, the pricing posture for the subject site in the base case scenario (\$3.95) is above the market average which is \$3.80.

* Gasoline & Diesel Volumes: Gallons (000s)/Month. Convenience store & QSR Volumes: \$(000s)/Month. Distances: Miles. Prices: \$