

EXHIBIT B4

TIMEFRAME AND PROFESSIONAL FEES

We estimate a draft report can be completed within approximately 8-10 weeks of receipt of your written authorization to proceed, assuming that the information and data needed are readily available. If data provided by you change during the course of the project, these factors will be included in the analysis. However, this could delay report completion and result in extra professional fees.

Our fee for these services will be based upon our actual time expended, billed at our current hourly rates. This rate is \$260 for Amy L. Herman, Principal of ALH Urban & Regional Economics. More junior level staff will be billed at a lower hourly rate. Based upon our current understanding of the engagement, we anticipate the fees will total approximately \$17,500, plus reimbursable expenses, primarily for transportation (e.g., airfare and car rental, hotel), and data acquisition, including Environics Analytics for demographic and housing data acquisition. We anticipate a likely budget up to \$1,200 for expenses, thus bringing the total fee estimate to \$18,700. This fee estimate is valid for 90 days. If contract execution occurs after 90 days the cited fee may need to be revised.