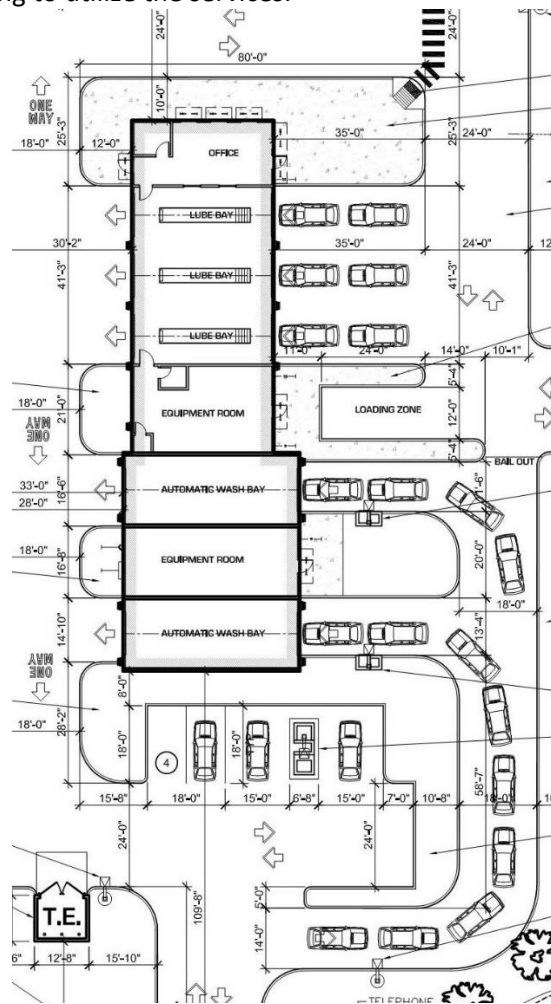


➔ Discuss the use of the property and the scope of the project:

The operation will be a Grease Monkey and Monkey Shine Franchise. The business will be focused on car care including oil changes, transmissions, radiators, and brake services, performed in specifically designed bays. In addition, the business will include 2 touch free, in-bay automatic car washes.

➔ Describe the site layout and circulation:

Traffic flow and the planning thereof is critical to our plan to both facilitate the operation of the business, and to minimize any adverse effect on the operations of both Taco Bell and Walgreens. The Grease Monkey business requires a flow of vehicles into and exiting the business. Stacking for both the lube and the car wash operation is critical to allow a position for customers waiting to use the various services provided. This business plan requires ample square footage to both services provided, and to those customers waiting to utilize the services.



The illustration is the layout of the facility as proposed in our Development Permit. There is ample stacking. And staging areas to allow customers access to the various service offered. Also, we have two ingress and egress points to facilitate the operational needs and to reduce traffic to both Taco Bell and Walgreens.

➔ Identify the anticipated number of employees:

The number of employees is estimated at 7 to 12.

➔ Identify the hours of operation:

The hours of operation will be Monday through Saturday 8 am to 6 pm for the lube center, and 24/7 for the car wash.

➔ Highlight the anticipated number of vehicles or deliveries:

Deliveries will occur weekly with no more than two trucks per week. The number of cars in the lube center will approach 25, and up to 100 cars per day in the car wash.

➔ Discuss any buffering of neighboring land uses:

To the west, the site shares a common boundary with Walgreens, but with no shared access planned at this time. The landscaping along the shared boundary will include various types of vegetation to facilitate the architectural blending of the two business types.

To the east, the business will share a private access road with Taco Bell, and the ingress to the business will be directly opposite to Taco Bell's access.

The design and layout of the property will complement the architectural designs and attributes of both Taco Bell and Walgreens.

The uses for all the properties mentioned are commercial, therefore the offsite impacts will be minimal.

➔ Discuss any phasing of the project, construction timelines, and the anticipated time frame for opening the development:

The project will consist of three phases, 1) excavation and site preparation, 12 weeks, 2) Placement of pre-engineered building, 1 week, and 3) installation of equipment and tenant finish, 2 weeks. Total anticipated build time, including inspections is 16 weeks.

The opening of the project development is anticipated to be between July 15th and August 15th with completion targeted for December 1st, 2017.