

Estimated Development Timeframe in Orange County, CA

(Lease execution / Opening of Escrow to Opening for Business)

Action Item	Responsible	Expected Timeframe (absent human errors)	Source of these Timeframe Estimates
Preliminary Title Report	Lessee	2 working days (First Am or Lawyers Title)	<p><u>First American</u>: Rick Hopcraft - Vice President-National Commercial Services Tel: 714-250-8434</p> <p><u>Lawyers Title</u>: Keith Warther - V.P. Sales/Major Accounts, National Commercial Services Tel: 949. 724-3166</p>
Soils Investigation (Environmental Assessment) - Phase I (plus Phase II, if required)	Lessee	3 weeks (+ 60 days for Phase II, if needed)	CENTEC Engineering in Newport Beach. Tel: 949.476.8922
Prepare Application for Minor C.U.P. incl. Site Plan	Lessee's Architect (TBD)	1-2 months	Chuck Persekian N/S Corporation (CW Equip. Mfgr.) Tel: 800.782.1582 x239
Complete Application Submission to Approved Minor C.U.P.	City Planning Personnel	2-3 months	2 City Planners
MEMO: Estimated Timeframe for approved C.U.P. in hand		113-233 days (note: some overlap with the Site Plan & C.U.P. exists)	
Building Plans Preparation	Lessee's Architect (TBD)	90 days	Chuck Persekian N/S Corporation (CW Equip. Mfgr.) Tel: 800.782.1582 x239
Building Plans Submission to Planning Dept. Approval	City Planning Personnel	3 weeks	City Planner
Building Plans Submission to Pub. Works Dept. Approval	City Pub. Wks. Personnel	21 business days (4 weeks, 1 day)	City Plan Check Group
Availability of Building Permits	City Pub. Wks. Personnel	Concurrent with Plan Check / Public Works Dept. Approval	City Plan Check Group
Construction of Wash Tunnel; Underground Systems; and Vacuum Stalls	Lessee's Contractor (TBD)	4-5 months	Chuck Persekian N/S Corporation (CW Equip. Mfgr.) Tel: 800.782.1582 x239
Installation & Testing of Equipment (vac, elec, plumb, controllers, erection)	Lessee's CW Equip. Mfgr.	4 weeks	Chuck Persekian N/S Corporation (CW Equip. Mfgr.) Tel: 800.782.1582 x239
Estimated Total Development Timeframe		384-555 days (note: some overlap with the Site Plan & C.U.P. exists)	