

Exhibit 1

Agreement between the County of Monterey
and
Yanks Air Museum



Yank Air Museum
and
Recreation Area

PROJECT PERFORMANCE SCHEDULE

City of Greenfield
Monterey County California

September 26, 2008

Yanks Air Museum
13470 Dalewood Street, Baldwin Park, CA 91706
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YANKS AIR MUSEUM
PROJECT PERFORMANCE SCHEDULE
September 26, 2008

The County of Monterey approved Combined Development Permit (CDP) No. SH94002 on November 4, 1997 for the Yanks Air Museum Project. The CD P delineated the broad scope and components of the Yanks Air Museum Project.

The Yanks Air Museum and Recreational Area is to be developed in six phases as follows. The below Performance Schedule sets outside timelines:

Phase I: RV Park & On-Site Circulation System

Planning & Design 12 months after approval of planning entitlement extension

- Architects update building plans to comply with 2007 building code
- Civil Engineer to redesign the grading plan and infrastructure plans
- Traffic Engineer to prepare Caltrans Design Exception Application
- Civil Engineer to design RV Park Infrastructure Plans
- PG&E to review Phase I utility plans
- Landscape architect/Sign contractor to prepare plans
- County to check grading and infrastructure plans and RV Park Layout
- Caltrans to review street plans and issue encroachment permit
- California HCD to review RV Park plans for permit issuance

Construction 18 months after issuance of Phase I grading/building permits

- Construction bids solicited for grading and infrastructure
- Construction bids solicited for RV Park site construction
- Grading & Infrastructure construction contract awarded/grading begins
- PG&E contract awarded
- Building construction contract awarded/construction begins
- Landscaping contract awarded

Phase II: Museum, Airport & Phase II Grading

Planning & Design 24 months after beginning construction of Phase I

- Modification of the County of Monterey Airport Land Use Plan
- Federal Aviation Administration (FAA) approval for the Yanks Airport
- Caltrans approval of the Yanks Airport
- Civil Engineer to prepare Tentative Tract Map
- Civil Engineer to prepare Phase II grading & infrastructure plan
- County of Monterey to process and approve Tentative Tract Map & Grading Plan
- Design Plans for the Museum prepared for approval by County and City
- Construction Plans for the Museum prepared
- Construction Plans for the gasoline service station be prepared

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Construction 18 months after issuance of Phase II grading/building permits

- Construction bids for site grading and infrastructure solicited
- Construction bids for the Museum solicited
- Construction bids for the Airport Runway solicited
- Grading & Infrastructure construction contract awarded/grading begins
- Building construction contract to be awarded/construction begins
- PG&E contract awarded
- Landscaping contract awarded

Phase III: Winery & Aircraft Storage Hangers

Planning & Design 24 months after issuance of Phase II grading/building permits

- Caltrans Project Study Report (PSR) initiated
- Winery site marketed
- Design Plans for the Winery created for review and approval
- Design Plans for the Aircraft Hangers created for review and approval
- Construction Plans for the Winery prepared for plan check
- Construction Plans for the Aircraft Hanger prepared for plan check
- Landscape plans prepared for plan check

Construction 12 months after issuance of Phase III building permits

- Construction bids for the Winery & site improvements solicited
- Construction bids for the Aircraft Hangers solicited
- Construction contracts will be awarded/construction begins
- Landscaping contract awarded

Phase IV: Hotel/Motel & Caltrans Improvements

Planning & Design 36 months after issuance of building permits for Phase III

- Caltrans Project Study Report (PSR) completed
- Design Plans for street improvements w/in Caltrans ROW prepared for review
- Hotel/Motel site marketed to tenant/builder
- Hotel/Motel design plans prepared for review and approval
- Construction Plans for Caltrans improvements prepared for plan check
- Construction Plans for the Hotel/Motel prepared for plan check
- Landscape Plans/Sign & Advertising Plans prepared for plan check

Construction 24 months after issuance of Phase IV construction permits

- Construction bids for the Caltrans improvements solicited
- Construction bids for the Hotel/Motel solicited
- Construction contracts for the Caltrans improvements awarded/construction begins
- Construction contracts for the Hotel/Motel awarded/construction begins

- PG&E contract awarded
- Landscaping contract awarded

Phase V: Retail Commercial Facilities

Planning & Design 12 months after Phase IV construction begins

- Retail Commercial facilities marketed
- Preliminary retail commercial building plans prepared for review and approval
- Construction Plans for the retail commercial buildings prepared for plan check
- Landscape Plans/Sign & Advertising Plans prepared for plan check

Construction 18 months after issuance of Phase V construction permits

- Construction bids for the Retail Commercial Buildings solicited
- Construction contracts for the Retail Commercial Buildings awarded/construction begins
- Landscaping contract awarded

Phase VI: Large Restaurant & Amphitheater

Planning & Design 12 months after Phase V construction begins

- Large Restaurant site marketed to tenant/builder
- Restaurant design plans will be prepared for review and approval
- Restaurant plans prepared for plan check
- Construction Plans for the Amphitheater prepared for plan check
- Landscape Plans Sign & Advertising Plans prepared for plan check

Construction 18 months after issuance of Phase VI construction permits

- Construction bids for the Restaurant solicited
- Construction bids for the Amphitheater solicited
- Construction contracts will be awarded/construction begins
- Landscaping contract awarded



YANKS AIR MUSEUM
Greenfield, California

CHRONOLOGY OF EVENTS

as of
October 9, 2008

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Date	Event
1988	Charles and Judy Nichols ("Nichols") purchase the 440-acre Greenfield property.
1993/1994	Nichols adjusts Williamson Act boundary to exclude 100-acre Yanks Air Museum site. County executes new Williamson Act contract to include 400 acres of property owned by the Hahn family.
1994	Nichols submits application to County of Monterey ("County") for Combined Development Permit (CDP) for Yanks Air Museum Project ("Yanks") (Monterey County "special handling").
June 1997	Nichols, County and State of California execute agreement regarding negotiated Williamson Act boundary adjustment.

November 1997	County approves CDP for Yanks and certifies EIR
August 1998	Nichols receives letter from Caltrans (August 24, 1998) indicating that a Project Study Report (PSR) was not required for the initial phase of project. Transportation Agency for Monterey County (TAMC) recommends that Caltrans exempt the Yanks from the requirement to prepare a PSR.
April 1999	Nichols submits Highway Improvement Plans to Caltrans for review, approval and issuance of an Encroachment Permit.
October 1999	Caltrans requests additional information and plan modification.
February 2000	LAFCO approves inclusion of Yanks Property in the City of Greenfield ("City") Sphere of Influence. Nichols pays City \$7,500 for LAFCO application process.
April 2000	City and County enter into Tax Sharing Agreement.
January 2001	County/City/Nichols complete EDA grant to generate funding for extension of public sewer and water infrastructure that would, among other things, provide service to Yanks. Nichols pays City \$15,000 for grant application preparation.
May 2001	EDA approves City/County grant application.
July 2001	Nichols and City execute Memorandum of Agreement (MOA) outlining terms/fees for the Yanks project. Nichols agrees to pay City \$180,000 as his prorate share of the water/sewer mainline extension.
September 2001	Nichols records Agricultural Conservation Easement placing the easterly 300 plus acres of his property in a permanent agricultural conservation easement.
February 2002	LAFCO approves City's proposal to extend water/sewer mainline infrastructure to the Yanks' property.
May 2002	Nichols records a 200-foot wide "U" shaped Agricultural Buffer Easement surrounding the 111-acre Air Museum project location.
June 2002	Nichols completes Lot-Line Adjustment and records Record of Survey to create the 111-acre Air Museum site.
August 2002	Nichols submits request to County for an extension of the CDP.

October 2002	Nichols submits grading and building plans to County for approval of the Phase I construction and the realignment of Livingston Road.
June 2003	Nichols receives letter from Caltrans indicating that additional traffic information is required, including a Traffic Impact Study (TIS).
June 2003	Nichols retains Higgins & Associates to prepare the Traffic Study and provide Caltrans with intersection designs for review and analysis. (cost \$30,000).
July 2003	Caltrans approves construction of Phases I, II & III using existing circulation infrastructure. No Caltrans improvements needed. No Project Study Report (PSR) required. <i>See Caltrans June 30, 2003 letter signed by David M. Murray, Chief, Caltrans Regional Planning and Development Review Branch</i>
August 2004	City completes construction of water and sewer mainline extension to Yanks site. Nichols is finally assured that basic public utility services would be available to the project site.
October 2004	County approves (Board Resolution No. 04-351) a two-year extension of the Yanks CDP with nine (9) additional conditions added to the County's previous approval. The majority of the new conditions deal with the process of complying with Caltrans demands.
November 2004	Nichols retains the civil engineering firm "The Aslan Group" to prepare the Master Plan and the Phase I Grading and Infrastructure Improvement plans.
July 2005	County staff gives preliminary approval to Phase I rough grading plans.
August 2005	Nichols submits Master Plan and the Phase I development plans to the City for review and approval.
December 2005	City approves Master Grading and Development Plan.
January 2006	Nichols submits Phase I grading and utility plans (prepared by the Aslan Group) to County, City and Caltrans Nichols applies for a replacement encroachment permit from Caltrans (Permit No. 0599 6MC 0323)
March 2006	Nichols submits construction plans for Phase I buildings to County for Plan Check

April 2006	Nichols obtains preliminary bids for grading of Phase I (\$3.5M).
May 2006	Caltrans requests modification to the submitted plans and indicates that a Storm Water Pollution Prevention Plan (SWPPP) would be required.
June 2006	Caltrans requests redesign of Yanks Way. Encroachment Permit Application deemed incomplete.
July 2006	Nichols retains the services of the civil engineering firm, DMJM Aviation to redesign the street system and to obtain the Caltrans Encroachment Permit and the FAA permits needed to construct the airport.
August 2006	Nichols files a request with the County of Monterey for a second extension of the planning entitlements.
August 2006	DMJM Aviation modifies the Livingston Road right-of-way and street width to comply with comments from the City because of changes in the City's General Plan. In addition the design of Yanks Way is modified to comply with direction given by Caltrans.
September 2006	County approves construction plans for the RV Park Caretakers Unit and the Recreation Building located in Phase I of the project.
October 2006	Nichols submits preliminary Phase I Grading and Improvement Plans prepared by DMJM to City, County and Caltrans for review and comment. DMJM Aviation submits an Airport Permit Application to FAA and County Airport Land Use Commission.
November 2006	Nichols receives comments from the City regarding the Phase I Grading and infrastructure improvement plans.
December 2006	Nichols submits Final Master Grading Plan and Phase I Grading and Improvement Plans to Caltrans, City and County.
January 2007	<u>Jan. 16, 2007</u> - City approves Master Grading Plan and Phase I Grading Plan with minor corrections. <u>Jan 17, 2007</u> – Nichols provides County with seven (7) additional sets of Grading Plans (It appears that no technical review of the submitted plans had been initiated as of that date).

	<p><u>Jan 23, 2007</u> - Caltrans indicates that a Project Study Report (PSR) would be required to complete the review of the project plans.</p>
February 2007	<p><u>Feb. 9, 2007</u> – Caltrans (letter from Alan Kwong, Transportation Engineer) indicates that an updated Traffic Impact Study (TIS) is required and that it could be used to substantiate appropriateness of the proposed interim improvements to the Thorne Rd. & Highway 101 intersection.</p> <p><u>Feb. 16, 2007</u> – Caltrans (Alan Kwong) responds via email to three alternative designs prepared by DMJM for the Thorne Rd. & Highway 101 intersection. The L-1 "diamond shaped" interchange is preferred by Caltrans. This alternative requires a complete redesign of the Yanks Phase I Development.</p>
March 2007	<p>Nichols directs the project civil engineering firm, DMJM Aviation, to obtain feedback from Caltrans as to why the proposed public street system needs to be reconfigured.</p> <p>The proposed on-site public circulation system was created in 1997. The February 16, 2007 direction from Caltrans, requiring a substantial reconfiguration and reconstruction of the Thorne Road/ Highway 101 intersection, represents a significant change in the previous direction concerning street design and configuration.</p>
April 2007	<p>April 27, 2007 representatives from the County, Caltrans and Yanks meet to discuss requirements that must be complied with before Caltrans will issue an Encroachment Permit.</p> <p>Caltrans representatives indicate that a Project Study Report (PSR) is the preferred process for reviewing and analyzing design and construction alternatives for the public street system to serve Yanks, although information in the 2003 Traffic Impact Study prepared by Higgins Associates, indicates that the public street system, as proposed in the current grading plans, is acceptable for the development of Phases I through III of the Yanks Project.</p> <p>Caltrans requests an update of the Yanks 2003 Traffic Study before it would consider issuance of an Encroachment Permit.</p>
May 2007	<p>Nichols solicits proposals for the preparation of an updated Traffic Impact Study (TIS) for the Yanks project.</p>

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July 2007	Monterey County Airport Land Use Commission (ALUC) approves a notice of determination regarding the location of the Yanks Airport. Nichols will enter into an agreement with ALUC to prepare an amendment to the Monterey County Airport Land Use Plan to provide for the permitting of the proposed Yanks Airport. When construction begins on Phase I of the Yanks project, ALUC will begin the process of amending the Land Use Plan.
July 2007	Nichols retains the services of Wood Rodgers, Inc., a civil engineering and traffic engineering consulting firm to prepare the Caltrans required 2007 TIS Report. (Wood Rodgers was retained by the City of Greenfield to prepare traffic reports for the Walnut Avenue/SR 101 interchange).
September 2007	Wood Rodgers collects data and information needed to prepare the TIS. The new data supports the conclusions contained in the Higgins 2003 TIS report. Phases I through III of the Yanks project will not significantly impact the surrounding street intersections.
November 2007	Wood Rodgers submits Draft TIS Report to Caltrans, City and County for review and comment.
January 2008	Caltrans requests additional information (letter dated January 9, 2008) regarding the Draft TIS. City provides comments on Draft TIS (email dated January 10, 2008). County provides comments on Draft TIS (letter dated January 31, 2008).
February 2008	Wood Rodgers prepares the Final TIS report and provides copies to Caltrans, County and City.
March 2008	LDM Associates provides all interested parties with a recap of Yanks response to comments from the three reviewing agencies.
April 2008	Caltrans provides additional comments regarding the TIS and street plans DMJM Engineering submitted for review in December 2007. Caltrans requires the on-site public circulation system be redesigned to provide additional distance between the El Camino Real on-ramp to US Highway 100 and Livingston Road. The on-site circulation system approved by Caltrans in 1999 would no longer be acceptable. Yanks Way must be extended to 500 feet between intersections.

April 2008	<p>County advises Nichols that building permit applications for the RV Park had expired, that construction plans would have to be resubmitted under the 2007 Building Code, and that plans for the RV Park must be submitted to the State Department of Housing and Community Development for review and permit issuance.</p> <p>County returns all previously approved construction building plans to Nichols.</p>
May 2008	City Contract Engineer finds Final TIS adequate.
June 2008	LDM Associates responds to Caltrans comments of April 16, 2008.
July 2008	<p>County finds Final TIS adequate.</p> <p>Nichols requests Caltrans provide written confirmation that Final TIS Report dated February 2008 be found adequate.</p>
September 2008	September 15, 2008 Caltrans provides written confirmation that February 2008 Final TIS Report is approved, subject to the conditions contained in their January 9, 2008 letter.
September 2008	Nichols retains the services of DMJM Aviation to prepare a Caltrans Advisory Street Design Exception regarding the spacing of the intersections of Livingston Road and the El Camino Real on-ramp to US Highway 101.
October 2008	<p>DMJM completes Caltrans Advisory Street Design Application. Application submitted to County and Caltrans for review and approval.</p> <p>Design Exception must be approved by Caltrans before an encroachment permit is issued.</p>
October 2008	County to hear Yanks extension request on October 28, 2008

All



**YANKS AIR MUSEUM
AND
RECREATION AREA**

PROJECT SUMMARY
&
BUSINESS PLAN

**Greenfield
Monterey County California**

July 2001

Yanks Air Museum
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Business (626) 960-4802 * Fax (626) 962-1067

YANKS AIR MUSEUM AND RECREATION AREA

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YANKS AIR MUSEUM AND RECREATION AREA

PROJECT PROPONENT & BACKGROUND:

The subject 111-acre project site is owned by the Nichols Family Trust. The ownership of the property will be retained by the Trust. Yanks Air Museum, Inc. is a nonprofit corporation created pursuant with the provisions of Section 501(c)(3) of the Internal Revenue Code. Mr. Charles F. Nichols and Mrs. Judith A. Nichols are President/C.E.O and Secretary/C.F.O of the corporation, respectfully. Yanks Air Museum, Inc. will be a tenant on one parcel of land located within the project site. The remaining development will provide the revenue stream to support the maintenance of the Air Museum in perpetuity.

On August 11, 1988, Mr. and Mrs. Nichols purchased the subject ranch from the Paul Mason Winery. Paul Mason Winery used the site for vineyards until the late 1970's. The vineyards were subsequently removed and the ranch laid fallow for eight years until 1988 when Mr. and Mrs. Nichols purchased the property and reestablished farming of the site. The ranch was known locally as the "William (or Bill) Hansen Ranch". This Central Salinas Valley location was selected by Mr. and Mrs. Nichols for the display of their vintage aircraft collection after years of searching for just the right spot.

Mr. and Mrs. Nichols renamed the site "Yankee Ranch". After making improvements to the ranch, the Nichols have returned the ranch to agricultural production. The portion of the ranch that will not to be used for the Air Museum will continue to be devoted to agricultural purposes. The Nichols will place an agriculture preservation easement over approximately 306 acres of their land. The easement will be made in favor of a local conservancy. Shortly after the purchase of the ranch, Mr. and Mrs. Nichols prepared plans to formalize their vision of a Golden Era Aircraft Museum and Recreational facility. They have been actively pursuing their dream ever since.

During World War II, the Yankee Ranch was used as an alternative landing site for pilots training to fly military aircraft. The development of this World War II and "Golden Era" aircraft museum will recognize the significance of the use of the site for American military training programs.

PROJECT LOCATION:

REGIONAL SETTING: The subject property is located in the Central Salinas Valley in the County of Monterey, State of California at the northern corporate boundary of the City of Greenfield. The Central Salinas Valley includes all lands between the communities of Chualar in the north and San Lucas in the south. The San Benito county line forms the eastern valley boundary, while the southwest boundary is formed by the Hunter-Liggett Military Reservation and the Los Padres National Forest. Salinas Valley is approximately seven miles wide at Chualar, and nine miles wide at the City of Greenfield. The Valley floor narrows to a width of four miles at

YANKS AIR MUSEUM AND RECREATION AREA

King City. The Valley is framed by mountainous terrain to the east and west. The hillside ranges drain into tributaries that become the Salinas River. The Arroyo Seco River joins the Salinas River about midway in the Salinas Valley. The only major north-south highway through the valley is U.S. Highway 101 which generally follows the course of the Salinas River.

The Central Salinas Valley enjoys a Mediterranean climate with moderate temperatures throughout the year. The valley experiences a mild winter rainy season and cool, dry summers. Average annual precipitation varies from 10 inches at Greenfield and King City to 20 - 25 inches at Pinyon Peak. Between the months of March and October, the prevailing northwest winds funnel directly into the Salinas Valley, carrying the summer fog inland from Monterey Bay.

LOCAL SETTING: The entire Yankee ranch is level and free of any surface obstructions. It has a one percent (1%) slope in an easterly direction from Highway 101 to the Salinas River. The ranch has an underground irrigation system which is fed by two active water wells near the existing barns which can be seen from Highway 101. The Thorne Road on and off-ramps and the bridge over U.S. Highway 101 provide excellent vehicular access to the south end of the ranch. The Yanks Air Museum and Recreational facility will be located on a portion of the ranch located parallel to U.S. Highway 101 and adjacent to the most northerly corporate boundary of the City of Greenfield. The 111- acres devoted to the Air Museum facility will have over 4,000 linear feet of frontage along the easterly side of U.S. Highway 101 north of the intersection of Thorne Road (see attached Conceptual Site Plan).

PROJECT DESCRIPTION:

It is the intent of Yanks Air Museum, Inc. to construct a World War II and "Golden Era" Aircraft Museum and Recreation Facility with an associated air strip and supportive commercial facilities on approximately 111-acres of the ranch. The proposed project, when completed, will contain the following elements:

- | | | |
|----|--|---------------------------------------|
| 1. | Aircraft Museum
Hanger, Work Shop, Storage,
Theater, Cafeteria, Meeting Rooms,
Runway and Taxiway | 180,000 sf. of Bldg. Area |
| 2. | Winery | 40,000 - 80,000 sf. of Bldg. Area |
| 3. | Hotel/Motel (150 rooms)
Conference Center and Restaurant | 150,000 sf. of Bldg. Area |
| 4. | Gasoline Service Stations (2 each) | 6,000 - 7,000 sf. of total Bldg. Area |
| 5. | Specialty Retail Commercial | 60,000 sf. of Bldg. Area |
| 6. | Aircraft Storage Hangers | 73,375 sf. of Bldg. Area |
| 7. | Large Restaurant (2 ea) | 20,000 sf. of Bldg. Area |
| 8. | R.V. Park | 80 spaces |

YANKS AIR MUSEUM AND RECREATION AREA

The Yanks Air Museum will display antique World War II and "Golden Era" aircraft in a unique interactive setting. The museum and supporting facilities will be open to the public. The museum will feature the largest individually owned collection of World War II Allied fighter and dive-bomber aircraft. The visiting public will be able to see aircraft restoration in progress. The recreation area will be designed to provide the visiting public with an exciting opportunity to view historic aircraft in a leisurely and comfortable setting. Periodic special events and celebrations will be offered to attract the interest of aviation history buffs of all ages. The proposed facility will be designed to provide the entire family with an adventure into our country's recent military and Golden Era past.

PROJECT OBJECTIVES:

The vision of the Yanks Air Museum Board of Directors is to develop a quality tourist attraction. The objectives include:

1. Creation of a unique, one-of-a-kind museum of World War II and Golden Era aircraft which will preserve the historical accomplishments of the men and women who designed, constructed and operated these aircraft.
2. Provide an integrated recreational facility incorporating high quality design standards that will offer unique vacation opportunities.
3. Continue current operation of the ranch using over 300 acres for the production of row crops.
4. Provide new employment opportunities for the City of Greenfield and surrounding communities.

CONSTRUCTION PHASING AND JOB CREATION:

The County approved General Development Plan has establish the overall scope of the proposed project. Future review of detailed development plans will insure that all phases of the project will be consistent with the approved General Development Plan. Off-site and On-site improvements will be constructed to serve the needs generated by the various phases of the project. The Yanks Air Museum and Recreational Area will be developed in at least six (6) phases over a five-year time period. The anticipated construction phasing and job creation is as follows:

Phase I. includes the grading of the site, the installation of public and private roads, construction of utility infrastructure, construction of the winery and the aircraft runway; installation of supporting off-street parking areas; and the development of an eighty-space

YANKS AIR MUSEUM AND RECREATION AREA

Recreational Vehicle Park. It is anticipated that the time required to complete this phase of the project will be at least 12 months. At the completion of construction approximately **19 to 26 new permanent jobs will be created.**

Phase II. includes the construction of the Air Museum and supporting services such as off-street parking facilities, private roads and landscaping. It will take between 12 and 18 months to complete the construction of the museum and to relocate the aircraft and other memorabilia to the site. Upon opening the museum approximately **16 to 18 new permanent jobs will be created.**

Phase III. includes the construction of two gasoline service stations that will contain convenience stores and fast food restaurants. The construction of this phase of the project will take approximately 9 to 12 months. Upon completion of the construction approximately **41 to 50 new permanent jobs will be created.**

Phase IV. includes the construction of the hotel/motel and accessory service facilities. A portion of the speciality retail commercial (40,000 sq. ft.) will be constructed. The construction of the anticipated improvements will take between 12 to 18 months. Upon completion of the improvements approximately **95 to 113 new permanent jobs will be created.**

Phase V. includes the construction of the two restaurant facilities. The remaining portion of the retail commercial will be constructed. This phase of the project will take approximately 12 months to complete. It is anticipated that this phase of the project will generate approximately **50 to 67 new permanent jobs.**

Phase VI. includes the construction of aircraft hangers at the north end of the project site and the amphitheater. This phase will take approximately 9 months to construct. Upon completion it is projected that approximately **5 to 6 new permanent jobs will be created.**

DESCRIPTION OF LAND USES & NEW JOBS:

- A. **AIR MUSEUM:** The Aircraft Museum will consist of a working factory devoted to the restoration of World War II aircraft that were used by the Allied Armed Forces and "Golden Era" aircraft and memorabilia. The completed aircraft as well as the restoration facilities will be available for viewing to the general public. The presentation of the museum pieces will be in an interactive format. In conjunction with the display of the aircraft, additional memorabilia will be presented for public inspection. It is anticipated that a cafeteria style eating area and a gift shop will be located in the museum. The two-story museum will enclose approximately 180,000 square feet of gross floor area.

YANKS AIR MUSEUM AND RECREATION AREA

Jobs: The Air Museum will provide the opportunity for the following permanent jobs: aircraft mechanics, museum operational personnel, food service, specialty retail, security personnel and administration. Part-time positions will be available for promotional events, guided tours and periodic celebrations. It is anticipated that at least one employee per 9,000 to 11,000 square feet of gross floor area will be needed to operate the facility. The museum will create approximately **16 to 20 new jobs**.

- B. WINERY:** The Winery is to be operated by the local Smith and Hook Winery. A small vineyard will be planted near the facility to serve as a focal point for visitors and to supply some of the raw material for the winery. Grapes from local vineyards will be imported to the facility for wine making. The facility will consist of a production facility and it will have a wine tasting area, a delicatessen and a gift shop to meet the needs of visitors. Outdoor seating and picnic facilities will be available.

Jobs: Agricultural support services will be required to supply the production facility but these jobs have not been included in this employment projection. The winery will contain between 40,000 and 80,000 square feet of gross floor area depending on production demand. It is projected that at least one employee per 1,000 to 1,500 square feet of floor area will be needed to operate the facility. This calculation equates to approximately **23 to 35 new jobs**.

- C. HOTEL/MOTEL:** The proposed hotel/motel will be designed to cater to the needs of the motoring public. Facilities will be available for seminars, educational retreats and similar small gatherings. It is anticipated that the hotel/motel will have approximately 150 rooms, a restaurant, and associated recreational facilities such as a swimming pool and tennis courts. The size of the hotel/motel will be approximately 150,000 square feet. The hotel/motel will include retail uses that are traditionally found in quality hotel accommodations.

Jobs: It is anticipated that the hotel/motel will require management personnel, food service, maintenance personnel, and general operational employees. It is projected that **55 to 60 new jobs** will be created.

- D. GASOLINE SERVICE STATIONS:** The General Development Plan provides for at least two gasoline service stations with convenience stores and fast food restaurants. The gasoline service stations will be operated on a 24 hour-a-day schedule. The gasoline service stations will not include mechanical services.

YANKS AIR MUSEUM AND RECREATION AREA

Jobs: It is anticipated that this component of the project will require between 8 to 10 persons per station to operate on a 24 hour, seven day a week schedule. The fast food element will require three shifts per day. The gasoline service stations/convenience/fast food facilities will create approximately **41 to 50 new jobs**.

- E. SPECIALITY RETAIL COMMERCIAL:** The anticipated speciality retail commercial component of the project will be housed in at least three separate buildings. The combined total gross floor area will be approximately 60,000 square feet. The retail commercial uses will be supportive to the primary uses of land such as the Air Museum and the Hotel/Motel. The commercial uses will not represent competition to the retail facilities located in the City of Greenfield. The project is restricted to retail uses that are visitor orientated speciality shops and convenience services.

Jobs: It is projected that the retail commercial facilities will generate at least one new job for each 750 to 1,000 square feet of gross floor area. Therefore, this portion of the project is expected to generate between **60 and 80 new jobs**.

- F. AIRCRAFT STORAGE HANGERS:** The General Development Plan delineates the location of small aircraft hangers near the northerly end of the project site. The hangers will be available for rent to the general aviation public. The hangers will provide a secure location to store small privately owned aircraft. The size and number of hangers will be a function of market demand. The construction of the hangers will occur in the last phase of the project.

Jobs: The hangers will require personnel to attend to the public's need to lease aircraft storage facilities. Security and maintenance personnel will be provided. In addition, the aircraft gasoline service facility will be operated during the daylight hours. This portion of the project will generate between **5 and 6 new jobs**.

- G. LARGE RESTAURANT:** Two building pads, large enough to accommodate a total of 20,000 square feet of building structure has been indicated. It is expected that restaurants which focus on lunch and dinner trade will be constructed. Options to conduct dancing and entertainment will be explored.

Jobs: It is anticipated that the restaurant will be full service. Based on this assumption, it is expected that at least two shifts will be needed to operate the facility. In addition, part-time assistance will be required. A variety of traditional food service positions will be available. It is expected that this facility will have an entertainment component. Entertainment and beverage service personnel will be required. This element is expected to generate between **30 and 40 new jobs**.

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- H. **R.V. PARK:** The proposed overnight recreational vehicle park will occupy approximately 4 to 5 acres. Not more than 80 spaces will be provided for the overnight parking of recreational vehicles. Utility hook-ups will be provided to each space. The water and sewer services will be connected to public main-line systems. Communal facilities such as restrooms, showers, picnic areas and a children's play area will be provided in a centralized location. The facility will only be used for the purpose of accommodating short-term visitors to the Air Museum.

Jobs: The recreational vehicle park will require an on-site manager and maintenance personnel. This portion of the project is expected to generate between 4 and 6 new jobs.

- I. **AIRSTRIP:** The airstrip will be 75 feet wide and approximately 3,500 feet long. It will be constructed parallel with US Highway 101 and approximately 800 to 1,000 feet to the east of the highway. The airstrip will be designed for aircraft approach category "B" and airplane design group II. The airstrip will provide take-off and landing facilities for aircraft having a maximum wingspan of 79 feet. Small privately owned aircraft will be allowed to use the facility. The airstrip will not be used for commercial purposes. The airstrip will only be used during daylight hours.

Jobs: Because the facility will not have a control tower the jobs that may be associated with the landing and take-off of aircraft have been accounted for in the calculations of the storage hangers.

- J. **AMPHITHEATER:** The amphitheater will be used to accommodate visitors during special events such as air shows and other celebrations that will be held on-site. The proposed amphitheater is envisioned as an accessory use to the Air Museum, winery and restaurants. The amphitheater will be constructed, as part of Phase IV or V, by excavating into the natural terrain and sculpting rows of benches that may seat between 500 and 1,000 individuals.

Jobs: Because the facility will only support activities that have been previously identified it is anticipated that no new jobs will be created by this facility.

YANKS AIR MUSEUM AND RECREATION AREA

EMPLOYMENT OPPORTUNITIES:

1.	Air Museum:	16	to	18 jobs
2.	Winery:	15	to	20 jobs
3.	Hotel/Motel:	55	to	60 jobs
4.	Gasoline Stations:	16	to	20 jobs
•	Small Restaurants:	25	to	30 jobs
•	Speciality Commercial:	60	to	80 jobs
•	Aircraft Storage Hangers:	5	to	6 jobs
8.	Large Restaurant:	30	to	40 jobs
9.	R. V. Park:	4	to	6 jobs
TOTAL:		226	to	280 jobs

PROJECT PROCESSING:

On November 4, 1997, the Monterey County Board of Supervisors approved a Combined Development Permit for the Yanks Air Museum and Recreation Facility (*Resolution No. 97-445 and Ordinance No. 03943*). Yanks Air Museum was given five (5) years to initiate construction. Detailed plans of the phased development are to be reviewed for compliance with the approved General Development Plan by the County of Monterey.

As of this time the method of providing water and sewer utilities to the site has not been determined. Yanks Air Museum will continue to design the project in anticipation that public utilities will soon be available.

Phase I: The winery and the recreational vehicle park will be located on property zoned for commercial purposes. The vineyards and aircraft runway will be developed on land zoned agricultural.

Phase II through Phase V: The museum, the service stations, the hotel/motel and the restaurants will be constructed on land zoned for commercial purposes.

Phase VI: The aircraft storage hangers will be constructed on land zoned agricultural.

The airport will be designed and constructed within the guidelines for Approach Category "B" and Aircraft Design Group II in compliance with State and Federal regulations. (*To be submitted within 120 days of the commitment to construct the water and sewer infrastructure*). Yanks Air Museum will seek the following entitlements:

YANKS AIR MUSEUM AND RECREATION AREA

1. **Lot Line Adjustment:** The 111 acre site will be identified by a record of survey/lot line adjustment filed with the County of Monterey.
2. **State Highway Improvements:** Improvement plans for State Highway 101 have been submitted to CalTrans. Approval of the public works plans is anticipated within the next 90 days.
3. **Subdivision Tract Map/Aviation Permits:** A subdivision map will be prepared to establish lots for each project component to provide leasing and financing opportunities. Off-site easements will be dedicated as required. Applications for the operation of the airport will be submitted for review and approval. Applications for the airport must be processed and approved by the following agencies:
 - Monterey County Airport Land Use Commission.
 - Federal Aviation Administration (*Form 7480-1 Notice of Proposed Landing Area*)
 - State Department of Transportation Aeronautics Division.
4. **Grading Plan:** A grading plan will be submitted for the 111 acre project. The plan will include the phased construction of on-site public and private infrastructure elements. (*To be submitted with the Tentative Tract Map*).
5. **Phased Detailed Development Plans:** Detailed construction plans of the various project elements will be prepared and submitted to the governing jurisdiction for building permit issuance. (*Phase I & II to be submitted within 180 days of the approval of the final subdivision map. Detailed plans for phases III through VI will be submitted incrementally based on lease arrangements within five years of the approval of the final tract map*).

DEVELOPMENT TIME TABLE:

It is important to note that the application for building permits will depend upon the availability of the water and sewer utilities. The successful application for the grant funds to construct the public infrastructure is critical to the development program. The following development time table frame is anticipated regarding the grant process:

Grant applications submitted to the funding agencies and approved:	12 - months
Design, approval and bidding of Infrastructure Improvements:	6 - months
<u>Initial construction of Infrastructure Improvements:</u>	<u>6 - months</u>

Total: **24 months**

Yanks Air Museum is prepared to accelerate the preparation of construction plans when it can be determined with a degree of certainty that the needed public utilities will become available to the project site. We are committed to creating the project and the required jobs within the prescribed time frame.

Since the Yanks Air Museum project was approved by the Monterey County Board of Supervisors on November 4, 1997 (*Resolution No. 97445 and Ordinance No. 03943*), the site grading plan has been prepared, a lot line adjustment has been prepared, improvement plans for the state highway have been prepared, preliminary land use/site plans have been prepared. The site has been included within the City of Greenfield's Sphere of Influence.

ESTIMATED SITE CONSTRUCTION COSTS:

The following construction estimates can be used for preliminary budgetary purposes:

1.	Site grading, runway & infrastructure	4,835,160 sf x \$4/sf =	\$ 19,340,640
2.	Air Museum	180,000 sf x \$50/sf =	\$ 9,000,000
3.	Winery	80,000 sf x \$50/sf =	\$ 4,000,000
4.	Hotel/Motel	150,000 sf x \$100/sf =	\$ 15,500,000
5.	Gas Stations/Convenience Store Fast Food (2 each)	\$500,000 x 2 =	\$ 1,000,000
6.	Specialty Retail Commercial	60,000 sf x \$80/sf =	\$ 4,800,000
7.	Aircraft Storage Hangers	75,375 sf x \$40/sf =	\$ 3,015,000
8.	Large Restaurants (2 each)	20,000 sf x \$125/sf =	\$ 2,500,000
9.	R.V. Park:	470,450 sf x \$6.50/sf =	\$ 3,057,925
10.	Off-Site Improvements (CalTrans)	\$500,000 LS	\$ 700,000

Total Estimated Construction Cost: \$62,413,565

APPENDIX

Exhibit "A"
Regional Location Map

B14




 NOT TO SCALE



Site Location Map

Yanks Air Museum & Recreational Area

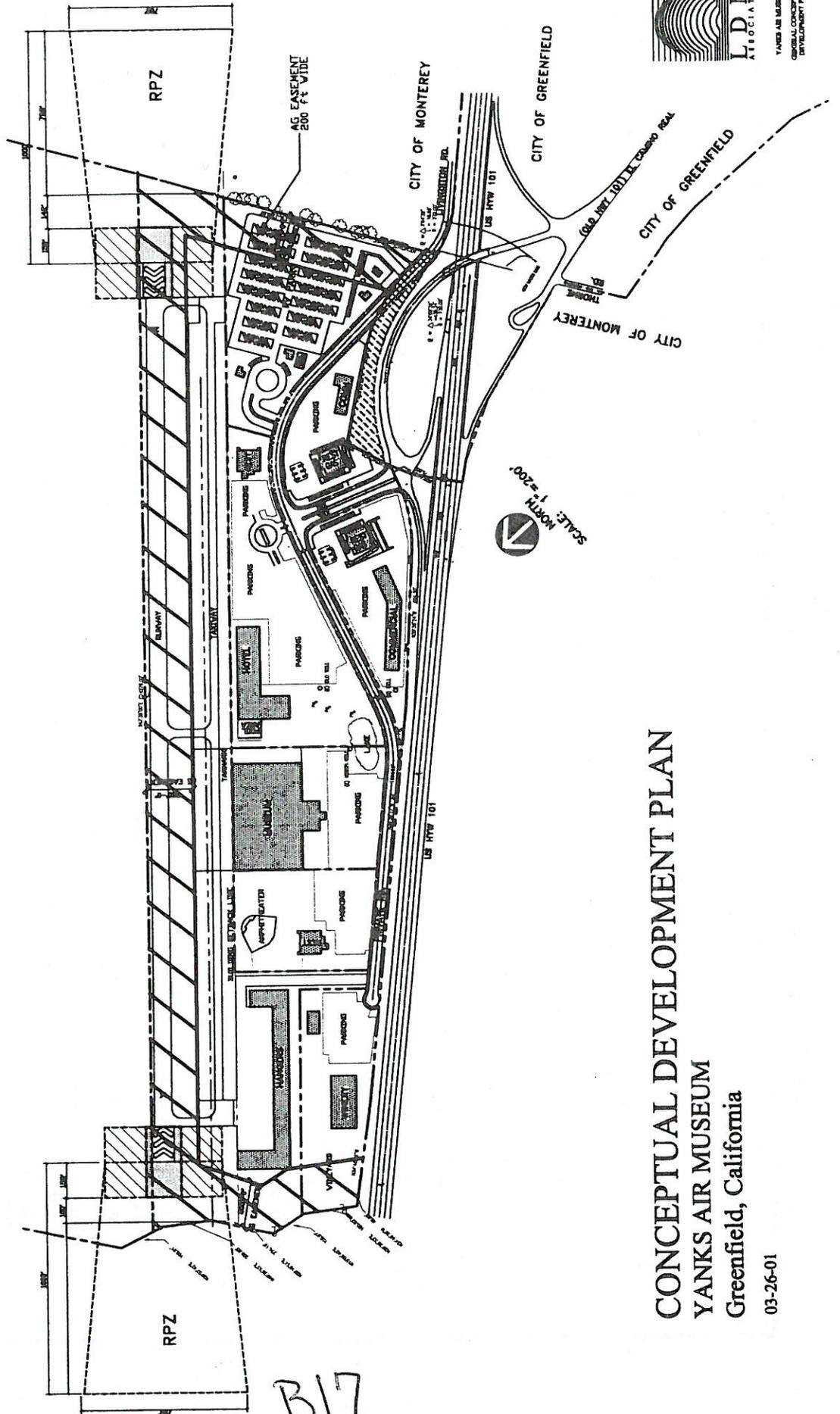
B15

Exhibit "B"
Conceptual Site Plan

B16



YANKS AIR MUSEUM
GENERAL CONCEPTUAL
DEVELOPMENT PLAN



CONCEPTUAL DEVELOPMENT PLAN
YANKS AIR MUSEUM
 Greenfield, California

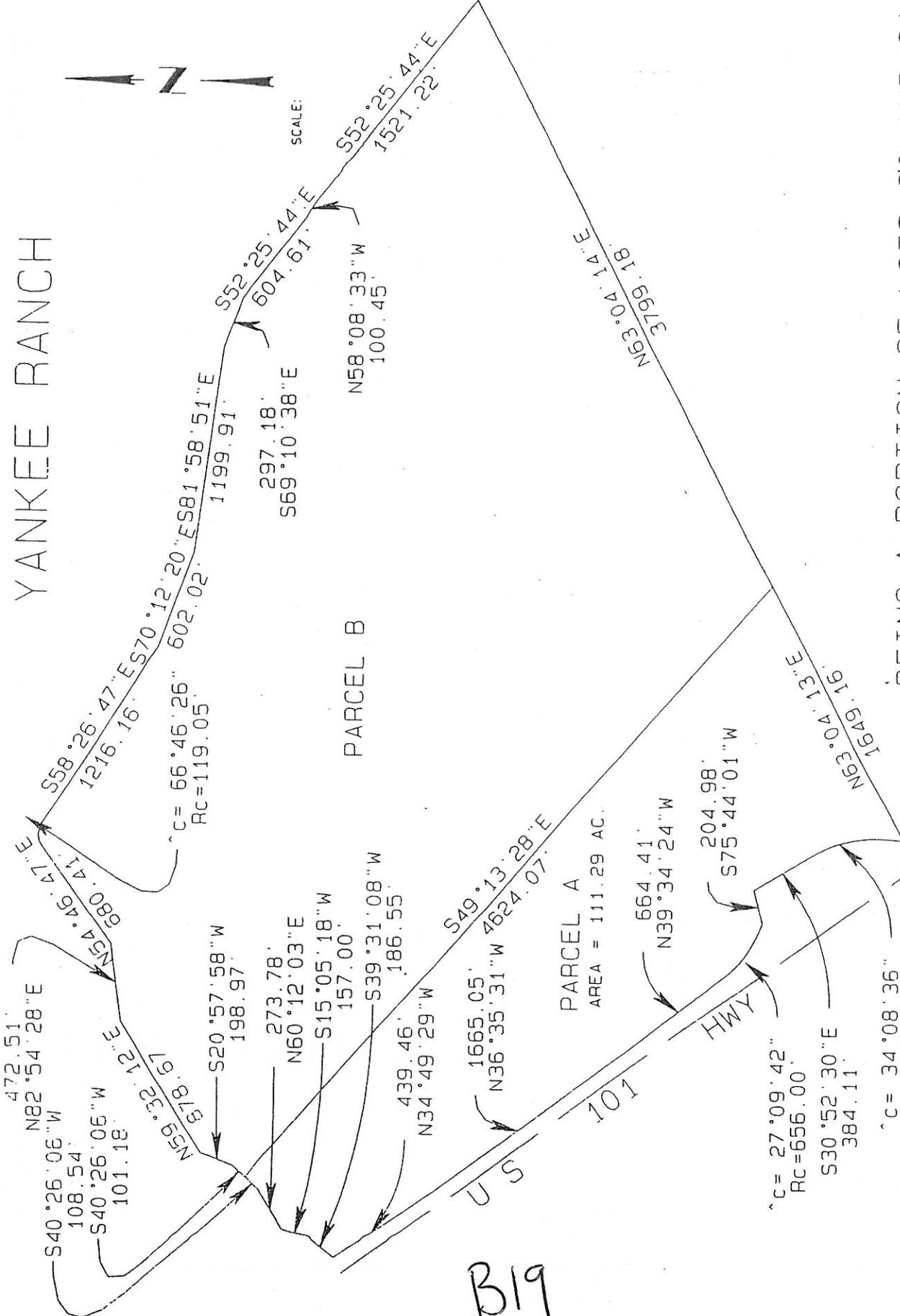
03-26-01

Exhibit "C"
Site Dimensions

YANKEE RANCH



SCALE:



BEING A PORTION OF LOTS 20 AND 21 OF THE NORTH 1/2 OF THE RANCHO ARROYO SECO IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

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