

GOOD NEIGHBOR POLICY and
PLAN OF OPERATION for:

SURF'S UP! CAR WASH FACILITY
and
THIRSTY SODA POP & THE CORNDOG COMPANY
DRIVE-THRU RESTAURANT

6810 E Guadalupe Road, Mesa, AZ 85209
(NE Corner of Power Road & Guadalupe Road in Mesa)

Our proposed re-development located at the NorthEast corner of Power Road and Guadalupe Road is zoned LC (Limited Commercial) and is an approximately 2.54 acre parcel which has, in the past, been operating as a gas station and adjoining auto repair facility, with a separate car wash, but which has been re-imagined into a branded soda shop drive-thru restaurant with a limited in-house, sit-down food service area called "Thirsty" Soda Pop which will also serve corndogs from "The Corndog Company" (a known-brand franchise) amongst other deep-fried treats, with a separate multi-service carwash facility called "Surf's Up!" Car Wash with a surfing-themed car wash experience will upgrade the existing car wash to the newest car cleaning technology. It's all going to be a great revitalization of the key business corner of Power and Guadalupe in Mesa!

The soda shop industry in the Mountain West has exploded over the last number of years and the number of people drinking soda and associated beverages has spurred a niche beverage market that has intensified in the last decade. One well-known soda brand founder recently stated that "[We] proved people like their soda everywhere. It may sound weird to some people who have never been, but it's happiness in a cup!" Our "Thirsty" soda shop concept will be included in this industry model growth of bringing happiness to our community—especially with the inclusion of deep-fried corndogs, cheese, candy bars, Oreos, and some waffle fries—and will be a new and exciting business concept addition to the SouthEast Mesa neighborhoods. It will have a look and feel of invitation as a new business and as a new concept in the food markets in Mesa!

The car wash/auto spa industry in Mesa is well-established in many areas, but not near our re-development site—there is only one exterior service car wash within nearly 2½ miles of our NE corner of Power Road and Guadalupe Road and our analysis of the three-mile radius market for a car wash has the population density to support 3-4 express model car wash facilities. Our proposed "Surf's Up!" carwash facility will highlight the existing car wash that is already present and has been operational for more than 20 years and will revitalize the use and visibility of the current deteriorating corner business that has been present. Our "Surf's Up!" Car Wash will rely upon the national car wash industry-leading Sonny's Car Wash brand for its design, development, and all of its equipment so that—as the newest car wash in town!—it is a state-of-the-art, quiet, quick, and easy car wash facility for neighbors to come-in and wash their cars regularly!

On site operations of the drive-thru restaurant and the car wash facility will be during reasonable industry hours of operation. Our “Thirsty” Soda Shop/”The Corndog Company” drive-thru restaurant will be open from 6:00am until close at 10:00pm, with limited in-house food service available during these same hours in a dining area. Our “Surf’s Up!” Car Wash facility will be open from 7:00am until close at 7:00pm. Hours of operation will be assessed regularly, based upon market demand.

The total building area for both on site facilities is 5,352 square feet of building area on a gross site area of 2.54 acres. The drive-thru restaurant building will include 2,178 square feet of building area and the car wash facility will include 3,174 square feet of building area. Our re-development includes a total of 45 on site parking spaces, including one van accessible space and one additional ADA accessible space. Additionally, bicycle parking spaces and equipment will be made available to all patrons. The existing site currently has access available by two (2) right-in, right-out only driveways on Power Road and one (1) right-in, right-out only driveway on Guadalupe Road—all three (3) of which will be retained in our re-development.

A minimum of three (3) employees will be on site at the drive-thru restaurant and a minimum of two (2) employees will be on site at the car wash facility during operational hours. Employees will arrive 30-60 minutes prior to opening to clean the facilities and to prepare the cooking equipment and test the car wash equipment. Employees will be required to walk the entire facility site—both inside and outside—before the opening shift and at the end of the closing shift to ensure that the entire facility site is in a clean and presentable manner, free from trash, debris, etc. Our drive-thru restaurant employees will be focused inside of the restaurant to assist patrons with point-of-sale, cooking, and window/counter service. Additional employees will assist both inside and outside as needed. Our car wash employees will be focused on assisting the patrons at the car wash pay station, in the car wash tunnel (guiding customers onto the conveyor and making sure that the equipment is operating correctly), and being available for patron issues or concerns. Additional employees will assist to maintain the equipment and to assist with operations as needed. Each parking stall at the car wash will be provided with a vacuum as well as a trash can to aid our staff in controlling litter and debris on site.

Our proposed site re-development will have the highest quality of construction and development and will be highlighted by a sustainable design that will please the eye and be inviting to all patrons for many years to come. All noise and lighting will be installed appropriately and controlled as a courtesy to the community: The noise of the car wash will be mitigated by installing the central vacuum system inside a masonry enclosure and running all main feeds to the vacuum stanchions underground, and the lighting on the entire site will be mitigated by having all light sources shielded so as not to have any footcandle spillage of light over our property lines. To prevent illegal, non-business-hours occupancy and damage, our buildings will be secured with state-of-the-art electronic security equipment, as well as commercial physical safety equipment and devices with roll-down doors at the car wash at both ends of the tunnel. Security cameras will be installed on site and within all buildings—including inside of the car wash tunnel—as well as in the surrounding outside areas of our business site. The footage from the

cameras will be made available to police, legal investigation agencies, and neighbors should such footage prove helpful to them.

Our proposed re-development with a “Thirsty” Soda Pop/”The Corndog Company” drive-thru restaurant and “Surf’s Up!” Car Wash will be a Phoenix Valley first and a new gem located in the City of Mesa. We will employ local team members, generating local community employment as well as City tax revenue. It will be an appropriate addition to the SouthEast Mesa retail development along Power Road from both the North and, as it is now developing, from the South. Our surf-themed car wash will reflect well the new “Cannon Beach” surf park development in Mesa to the South and our “Thirsty” sodas and “The Corndog Company” corndogs and treats will satisfy the hunger of the almost-across-the-street local high school/junior high school kids as well as all patrons who come to enjoy from our adjoining neighborhoods.

In the event that there is ever an issue that requires our site management attention, our on site Manager will do his/her absolute all to address such a concern on site. If, for some reason, a concern remains unresolved, it will be relegated to the Owners who will address the issue directly.

Owners’ contact information is as follows:

Ray Johnson & David Darling
4445 East Holmes Avenue
Suite 107
Mesa, Arizona 85206
480-854-2300

Complaints requiring the attention of the staff and procedural changes on site will be addressed on a daily basis during morning staff meetings, until the operations are sufficiently revised to address the complaint. Each complaint will be followed-up by a personal response to the individual filing the complaint from the Owners of the facility.

Thank you for your support of our new re-development at the NorthEast corner of Power Road and Guadalupe Road! We appreciate the opportunity to provide a GOOD NEIGHBOR POLICY and we look forward to serving the local neighborhoods and community.

Please, at any time, let us know if there are any questions or a need for additional information.