



General Aviation Improvement Program *Construction Project Phasing*

The General Aviation Improvement Program includes two full-service and one limited-service Fixed Base Operator (FBO), limits medium and large general aviation jet aircraft to 25.6 acres on John Wayne Airport (JWA) property, and designates 35.6 acres exclusively for small general aviation aircraft.

The Orange County Board of Supervisors awarded long-term leases on September 15, 2020, to two full-service FBOs at John Wayne Airport; Clay Lacy Aviation, Inc., for the Northwest Full-Service FBO, and Aviation Consultants, Inc., doing business as ACI Jet for the Northeast Full-Service FBO.

Atlantic Aviation, one of the two Full-Service FBOs currently operating at John Wayne Airport, will cease operations on December 31, 2020.

Please see the attached maps for FBO leasehold details and airfield areas designated for small and mixed-use general aviation aircraft. The conditions under the “yellow/green” permitted aircraft usage become effective upon each FBO’s completion of a given phase of construction. Since construction will be a phased process per EIR 627, the new conditions will apply when redevelopment activity in each phase is completed.

Northwest Full-Service FBO – Clay Lacy Aviation, Inc.

Clay Lacy will provide services including aviation fuel sales, aircraft charter, flight training, aircraft sales and leasing, and management of transient parking, hangar storage, and tie-down facilities.

Clay Lacy’s development plans on the 14-acre west parcel include approximately 110,429 square feet of hangar space, 300,000 square feet of ramp space, and a state-of-the-art two-story FBO facility with over 43,000 square feet of office space.

Clay Lacy will also build and lease an Air Support Facility that the Orange County Sheriff’s Department (OCSD) and Orange County Fire Authority (OCFA) will operate together. The facility, built on the south side of its parcel in accordance with a mutually agreed upon design, will provide operations and administrative support functions, an aircraft hangar and apron area for OCSD’s and OCFA’s helicopter, and auto parking.

The pre-construction, planning, and permitting process for the development of the west parcel will commence January 1, 2021. Once pre-construction activities are complete, the construction of the proposed project is estimated to take 24 months.

Northeast Full-Service FBO – ACI Jet

ACI Jet will provide services including aviation fuel sales, aircraft charter, aircraft sales and leasing, and management of transient parking, hangar storage, and tie-down facilities. ACI Jet may build a General Aviation Facility for customs clearance of international general aviation arrivals.

ACI Jet's development plans on the 31-acre west parcel include approximately 287,480 square feet of hangar space, nearly 400,000 square feet of ramp space, and a premier FBO facility with more than 32,000 square feet of office space.

Upon completion of the Clay Lacy and Southwest Limited-Service FBO project, ACI Jet will commence its development and construction, which is estimated to take five and a half years, in addition to time for pre-construction planning and permitting.

Construction Timeline

January 1, 2021 – December 31, 2021

Pre-construction planning, permitting, and NEPA process period for the Clay Lacy Northwest Full-Service FBO parcel and the Southwest Limited-Service FBO parcel.

January 1, 2022 – December 31, 2023

Construction and development of the Clay Lacy Northwest Full-Service FBO and the Southwest Limited-Service FBO parcel.

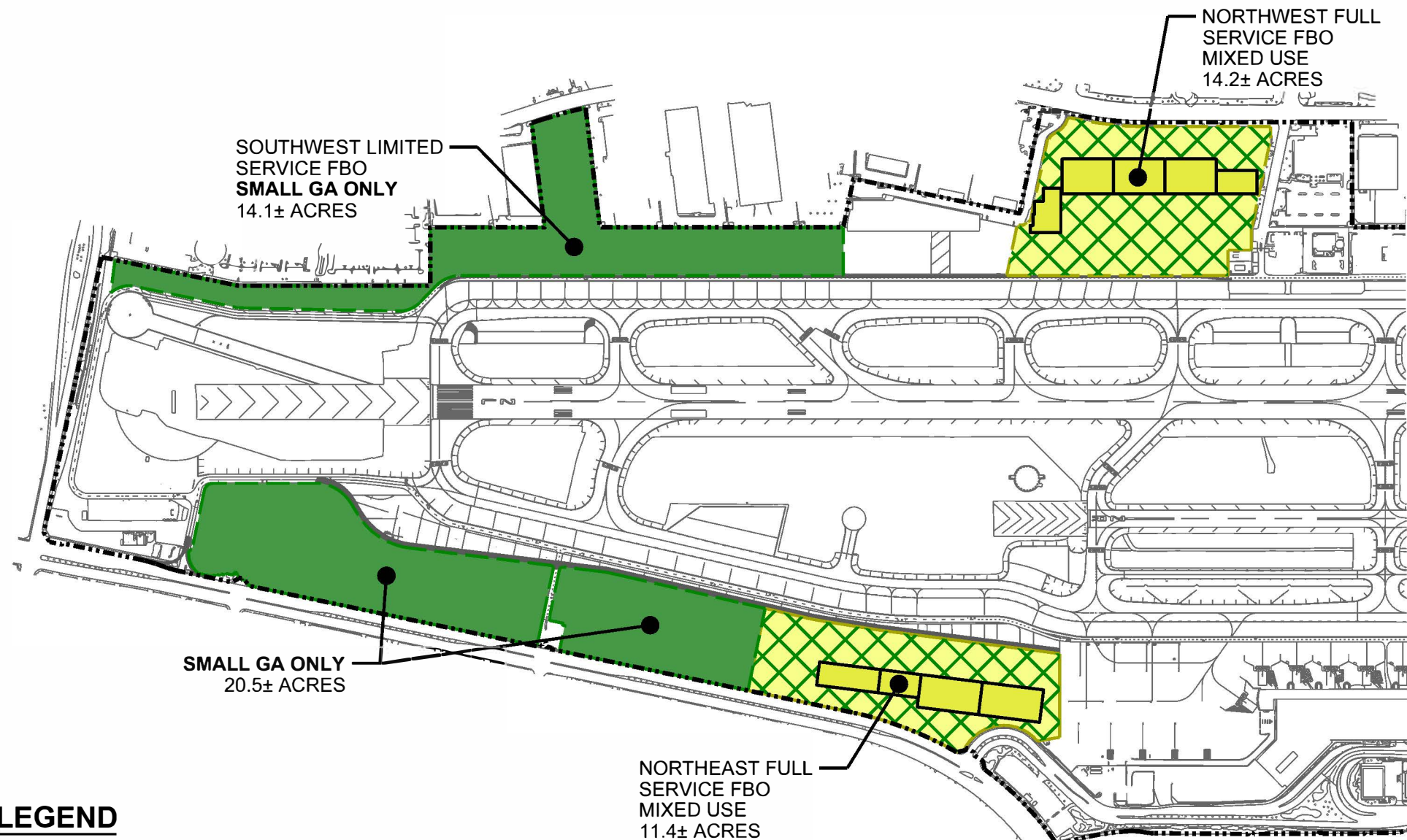
January 1, 2021 – December 31, 2022

Pre-construction planning, permitting, and NEPA process period for the ACI Jet Northeast Full-Service FBO.

January 1, 2023 – June 30, 2029

Construction and development of the ACI Jet Northeast Full-Service FBO.

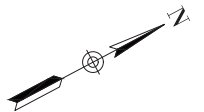
EXHIBIT C



LEGEND

-  MIXED USE
-  SMALL GA
-  AIRPORT PROPERTY LINE

NOTE: ACREAGE IS APPROXIMATE. FINAL ACREAGE TO BE DETERMINED BY A PROFESSIONAL LAND SURVEYOR.



LEASEHOLD	PARCEL
East Side Full Service FBO: ACI Jet	①
West Side Full Service FBO: Clay Lacy	②
Limited Service FBO: TBD	③

Note: Information provided within this exhibit reflects the information stated within the legal descriptions and plat maps attached to the lease agreement as of 09.11.2020.

LEASEHOLDS EFFECTIVE 01.01.2021			JOHN WAYNE AIRPORT ORANGE COUNTY
FACILITIES DEVELOPMENT - AIRPORT ENGINEERING			
NOT TO SCALE	09.21.2020	PAGE 1 OF 1	