

October 26, 2018

To whom it may concern:

We are looking to develop a full-service car wash with lube and inspection center on the northwest corner of Falcon View Drive and S Custer Road. The location of property is approximately 1,056 feet north of Falcon View Drive, 1,056 feet south of Virginia Parkway, 240 feet west of S Custer Road, and 2,112 feet east of S Virginia Hills Drive. The legal description is **WATER TOWER ADDITION (CMC), BLK A, LOT 10; (REPLAT)**. The estimated lot acreage is 1.97. With our research, the demographics of the area supports an upscale full-service car wash. We noticed there is a shortage of full-service models in our area. The only one close-by is Masters Car Wash near Highway 121 and Custer Road. We want to provide a luxurious and customer-oriented experience for the neighborhood. As a society, many businesses have steered away from customer service to accommodate quick service. As operations manager, I have plans to meet with local car clubs, local schools, and local charities to do fundraisers. I also would love to extend our gratitude to our military current and past members a percentage discount off their ticket. Our goal is to be great members of the community and give back in any ways to can.

We will be working with Big Man Washes with this build. They are the leading car wash builder and supplier for Texas and Oklahoma. Big Man Washes has been a part of several other car washes in the city. Using their site criteria formulas, this site grades very well for a full-service car wash. We will install a water purification system to recycle up to 50% of the water. We will only wash vehicles with reclaimed water and only use fresh water to rinse. The car wash industry constantly develops eco-friendly chemicals and has social awareness of the environment. We will apply the same faith responsibility for this site.

To preserve the natural surroundings and create a welcoming site, we would like to seek a variance of living screen walls instead of masonry columns and wrought iron fence. Our goal is to create a site that can decrease the amount of our carbon footprint with the living screen walls.

We are looking forward for the opportunity to service this community. With this business plan, this location will be a destination location. The members of this community can drop their vehicles off for an oil change, state inspection, and car wash while they go shopping at Sprouts or grab a coffee and donut at Dunkin' Donuts.

Below is a list of people who will be involved in this venture. We are excited to help be a part of the growth and expansion of this wonderful city.

Owner:

Phoc Cau Ly

8716 Denstone Drive

McKinney, TX 75070

Phone: (626) 757-0659

Email: [phoccauly@gmail.com](mailto:phoccauly@gmail.com)

Operations Manager:

Binson Ly

8716 Denstone Drive

McKinney, TX 75070

Phone: (626) 807-1969

Email: [binsonly8@gmail.com](mailto:binsonly8@gmail.com)

Architect

Vincent Jarrard, AIA

Eurythmic Design Group Architects

Phone: (214) 361-1934

Email: [vincent@edg-architects.com](mailto:vincent@edg-architects.com)

Developer:

Keith Stewman Big

Man Washes, Inc.

BMG Commerical, Inc.

3421 S. Briery

Irving, TX 75060

Phone: (214) 536-5881

Email: [keith@bigmanwashes.com](mailto:keith@bigmanwashes.com)

Sincerely,

Binson Ly