



LETTER OF INTENT

Heights Properties LLP has the property known as Lot 2R, Block A of the Prestwick Park 380 Addition under contract for the development of a new Brake Masters Automotive Maintenance Facility. Brake Masters currently operates over 120 locations in the markets that they serve with this being their first store in the City of McKinney. They currently have several stores under development in the greater Dallas Fort Worth area.

Their main service involves brake replacement, but they also provide maintenance type services such as oil change and other fluid exchange services as well as alignments and undercar work, shocks, struts, and cv boots. They do not do any major engine or transmission type services. All their work is conducted indoors, and they have no outside storage. Most of the services are completed within 2 hours and they have an average daily car count of 20 customers per location. Customer vehicles left overnight are to be stored inside the building and there will be no overspill storage in the parking lot overnight. Their hours of operation are 7:30 AM to 5:30 PM Monday through Saturday and are closed on Sundays to give their employees the time to be with their families.

The building at this location will be approximately 5,850 SF with 9 service bays. The service bays are drive-in and back-out, the building is not drive-through. The building has been positioned so that the service bays are not facing any public right-of-ways. The site will have sufficient parking for employees and customers.

Deviation request:

- Request deviation to the requirement for overnight parking and screening. The business model is for minor vehicle repair and not major vehicle repairs that require more than one day to complete. Vehicles repairs and maintenance are done the same day. Customers don't drop off vehicles the day prior for work to be completed the next day.