

DONOVAN LEASING CORPORATION
dba/GOBEN CARS
1415 Pflaum Road
Madison, Wisconsin 53716

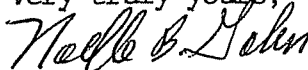
February 9, 2005

CITY OF MADISON
215 Martin Luther King, Jr. Blvd.
P. O. Box 2984
Madison, Wisconsin 53701-2984

LETTER OF INTENT

It is our intent to open an outdoor car sales lot at 1415 Pflaum Road which had previously been an Amoco Gas Station which closed over 2 years ago. There will be no changes to the existing building except clean up, paint and removal of the car wash machine. The building consists of 1675 ft., 675 ft. will be office space, 1000 sq. ft. will be the used car clean-up center.

Changes to the property will consist of removal of all gas pumps, islands and canopy's. We will also close both drive ways on Pflaum Road. There will be no outdoor loudspeaker. We will add 5 additional light poles spaced 40 ft. apart at the front of the lot with the last pole set 50 ft. from the property line. We will employ 5 people. Our hours of operation will be 9:00 AM - 8:00 PM M-F, 9:00 AM - 6:00 PM Saturday's, closed on Sundays. We have 7 customer/employee parking spots including one handicapped space. We have more landscaping then required so we are making no changes to the landscaping at this time. We hope this meets with your approval.

Very truly yours,

Noelle B Goblen
President

NBG