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July 12, 2006

**Letter of Intent for a new Smart Motors Toyota Dealership
5901 Odana Road**

Dear Plan Commission Members,

As Smart Motors approaches 100 years in business in 2008, they wish to construct a new 97,000 square foot Toyota facility in the same location as their existing building. In order to accomplish this goal, three buildings on the existing 6.76-acre site will need to be demolished.

In an effort to have improved traffic flow onto Odana Road, our new site plan decreases the number of driveways, or curb cuts, from six down to only three. Customers leaving Smart Motors will be directed to leave at the intersection of Odana and Tokay, which currently is a stoplight-controlled intersection. Another special feature of the new site design is a bicycle pit stop area that would be connected to the existing bike path. This would also allow someone on a bike to access the stoplights mentioned above to cross Odana Road.

The timeline for the entire project will be approximately one year, with construction to start late summer/early fall of this year.

Our Project team includes:

J.R. Smart, Jim Budinetz, and Allen Foster of Smart Motors

Architect: K.F. Sullivan Company

General Contractor: K.F. Sullivan Company

Landscape Architect: Paul Skidmore of Barnes, Inc.

Storm Water Management: Quam Engineering, L.L.C.

Smart Motors currently employs 117 full and part time people and their hours of operation are:

Sales: Summer hours (Memorial Day to Labor Day)

Monday thru Thursday: 9 a.m. - 8 p.m.

Friday: 9 a.m. - 6 p.m.

Saturday: 9 a.m. - 5 p.m.

Sunday: Closed

Sales : Winter hours (Labor Day to Memorial Day)
Monday & Thursday: 9 a.m. - 8 p.m.
Tuesday, Wednesday & Friday: 9 a.m. - 6 p.m.
Saturday: 9 a.m. - 5 p.m.
Sunday: Closed

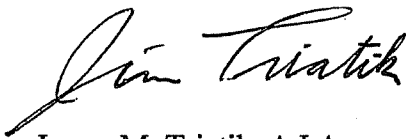
Service & Parts:
Monday & Thursday: 7 a.m. - 8 p.m.
Tuesday, Wednesday & Friday: 7 a.m. - 6 p.m.
Saturday: 7:30 a.m. - 12:00 p.m.
Sunday: Closed

They anticipate extending Saturday hours for Service & Parts (probably until 5 p.m.) in the new facility, quick lube hours would probably be the same as service unless they see a need to extend (based on customer requests).

If you should require additional information of this proposal, please contact me at 257-2289.

Sincerely,

K. F. SULLIVAN CONSTRUCTION

A handwritten signature in cursive script, reading "Jim Triatik".

James M. Triatik, A.I.A.
Vice President / Project Architect