

7350 HWY 2 -

9/28/2015

Starting upon approval this project will take 8-10 weeks of changes and modifications including equipment install.

We would like to open doors mid-December however shooting for January 1 2015.

The painting will start hopefully before October is out as weather permitting. The doors are ordered and owner has done so as he will have to regardless who leases the property. The plans are to have the painting and exterior completed before snow flies which we all know in Colorado is right around Halloween or end of October.

The interior of the building will not need much other than some updated heating and lighting changes which may require permits as we move along. The structure of building will not be modified only doors and glass work. We will be working with a company to make sure we are following all codes for EPA and OSHA requirements (GMG Eviro-safe).

Contracting a company to install spray booth which will be a brand new semi downdraft and will have required and approved chemical fire suppression system, lighting and exhaust systems.

This shop will not be operating as a mechanical retail repair shop. Our men will be mechanical capable however our goal is to be known in the neighborhood as an honest respectable collision repair facility only. We will have in house suspension capabilities along with alignment options. Our work comes with a lifetime warranty and our shop in Northglenn stands strong to the folks there. We will have a steady volume of work which will be scheduled and load leveled if needed to maintain minimal parking area congestion. There will be no train wrecks (major damage) on this property however tow trucks may drop off totals etc. this brings us to the proposition of constructing a block wall running north to south and east to west to block view from traffic flow. This wall will be proposed as 5 foot high and twenty feet in length from nth to south and along property line south side with enough parking space for 2 vehicles. These spaces will be for non-drive or no functional tow INS or direct drops. They will be processed next business day into production. All repairs will be on a man hour basis according to square footage and technician capabilities. We would also like to propose that a local graffiti artist paint a Muriel related to our business like DON'T TEXT AND DRIVE, or something public friendly. This will hopefully disrupt any mis-conduct and have some form of respect for overseers. Spring of 2016 will bring fencing and landscaping to the property and photo attached will show an idea of what we would like to adhere to premise. This would be a 36 inch high wrought iron fence along with some form of water friendly shrubs and plants. The front of building facing west be subject to some form of upgrading as well as compared to rolling glass guards. This will likely resemble the restaurant just to the south as its nice and clean looking.

We realize this is early stages and appreciate the consideration!

Sincerely, Alan Sturm

A Good Shop Inc. – cell 720-971-2643 – al@agoodshop.us - office 720-541-7697 – fax 720-328-8902

Property lease 7350 HWY 2 Commerce City Co. – Upgrades and remodel

The existing building will take very little modifications as the front of building on the bulk side of warehouse (west facing wall) we will need an overhead door to access what would be the prep area or the shop. This door will be the same size as the existing 6 bay doors that also face west which are now glass. The inside of building will be gutted as far as any remaining equipment and parts/tires etc. with paint only in most areas with an electrical inspection and modification for paint booth. A larger compressor will be needed for shop and owner states 3 phase electrical exists so no need for service upgrade.

We would like to start the paint process as soon as possible and try to get the doors open in fall of 2015. Paint to the outside of building is and will be the colors of shop logo and pictures attached. The inside will be painted a bright white and the light fixtures will be upgraded to all t12 lighting.

Changes to building structure are not needed other than an overhead door added and equipment electrical which can and will be per code by licensed electrician. We are aware of fire codes however will need to know details for placement and erection of paint booth. Water Bourne paints will be utilized as time passes however filtration and booth will be up to code as well with dry chemical fire system.

Parking area will be used during the day for customer use and by night the lot will be cleared with all vehicles inside. We would like to discuss options on partial front fence to blend in with neighbors just to the south. Just a separation from sidewalk to lot so pedestrians don't make a habit of walking through the lot. Parking lot upgrade will come as afforded however all weeds and cracks we will patch and remove as

needed. We believe we can improve this property immensely within a couple months and the appearance will be attractive to those in need of collision services.

Over flow and tow in will most likely be dropped after hours and if so the vehicles will need a specific area just toward the SE section of lot with a partial fence or wall for tows. This will give drivers a place to deliver out of public eye and will be addressed next day. Owner has included a lot for overflow however scheduling and load leveling will be our key to keeping tidy professional collision shop. Also the shop will not be used for retail mechanical repairs or alignments. The volume of this type of repair is not our goal and will be included only in collision services.

We would like to utilize the existing sign on the building and modify to our logo and service of body repair and paint. The words auto body and paint or collision may be needed on building and realize we would have to use city coding for this as well.

Overall the needs to change use on the property is mainly cosmetic and should take a maximum of 2 months once we get OK. Our goal is to provide community with good old honest affordable service and plan to expand our passion throughout several areas of north Denver.

Commerce City is an area that we are looking at and sincerely wish to open a good shop here and become part of the neighborhood.

Design and layout of possible lot upgrades attached.

Body Shop daily operations include some noise at times with metal straightening and cutting. Can be loud however with the block walls the noise will be heard at times from a very close distance. There does not appear to be any neighbors close enough to be able to hear.

Hammering is also a needed repetitive sound that can get loud

however never to long of periods. We will be using the southern section of the shop for body repairs and will not be advertising any type of retail mechanical, tires, or alignments. The shop will be collision service and paint with these operations included in repairs if needed. Off street persons will be attracted to nice clean operation with estimates free of charge. Repairs will all be scheduled into work flow as needed so there will be no cars just sitting around. Our main location will be handling most tows, however if any vehicles towed in they will be addressed within 24 hrs. (There will be no disabled cars or trucks left in parking lot for long periods). We are partners with several insurance companies and all of our work with them is scheduled and completed on a cycle time which is created through an electronic management system. This process eliminates stagnant operations and forces retail scheduling.

We will be using Sherwin Williams paints and switching to the newer ecofriendly water Bourne systems sometime in 2016. The booth install will be professional and dry chemical system as mentioned. Painting may produce slight odor at times during a complete paint or large repair however the booth is designed to remove the qualified contaminates and will not be harmful. We plan to follow all laws and city codes needed to operate and will not alter from it. We look at this as a privilege and will be an asset to your community. The building appearance will be excessively improved over the next year. The lease is agreed for 5 years and we will have first right of refusal if it's sold during this period. We intend to stay and grow with the needs of the neighbors.

Hours of operations will be 8-5 Monday through Friday and Saturday 9-1pm for estimates/deliveries only.

The expected number of employees will not exceed 10 at this store (projected) however will open with around 5 – 6.

I believe the number of parking spaces needed will be around 20 during day for employees and work in process. 5 in paint shop, 10 in body and other operations such as cleaning and assembly. This shop will not be set up for heavy collision, only slight uni-body frame repairs and moderate average repairs.

Hazardous waste materials/waste fluids will be contracted for an outside source for pick up. We do have a solvent recycle machine for separation of flammable liquids for reuse in cleaning. This waste reclamation will never exceed 10 gallons per year.

Sherwin Williams and enviro-safe will be the companies monitoring our requirements for hazard mat and EPA regulations will be followed and maintained on scheduled process.

Our purpose is to provide an honest auto body repair facility and service that will fit in the community well and provide a long lasting service as well. We believe in the best collision repair at the fairest price and a satisfied customer is our credo, please visit website for details. www.agoodshop.us

Thank you !

Alan Sturm – 720-971-2643

A good shop inc.

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