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City of Mesa, AZ
55 N. Center St.
Mesa, AZ 85201

Re: Brakes Plus Mesa, Arizona

Brakes Plus is under contract to purchase referenced facility, a single parcel unit located on the Southwest corner of the intersection of S Ellsworth Rd. and E Peterson Avenue. The site is Lot 5 of the SWC Peterson Avenue and Ellsworth Road Plat, parcel number 304-03-996. This is currently a vacant lot being mass graded with additional sites developing around Brakes Plus.

Our company is proposing to develop the location into a Brakes Plus. Brakes Plus specializes in the following:

- Brake Pads
- Rotors
- Minor Auto Services
- Oil Changes
- Alignments
- Other ancillary auto services specialties.

Our company strives to have customers in and out of the facility within a 2 hour window. Vehicles are not typically kept overnight for repairs, the facility does not service major repairs, only minor automotive work. The average car count per day for a Brakes Plus is 19.6 cars, which Brakes down to an average of +/- 2 cars per hour. In the case that a vehicle needs to be kept in, Brakes Plus, always stores vehicles inside the bays, locked and secured, with cameras monitoring.

We believe our proposal supports the Mesa Gateway Strategic Development Plan. With an anticipated increase in transportation in the 32 square mile area, Brakes Plus provides a logistical and necessary service at a convenient location. Brakes Plus brings with it a prominent national brand and reputation that we believe embodies the planned growth promoted by the Phoenix-Mesa Gateway Airport. By including Brakes Plus into this development customers will have a full array of retailers and service providers at their disposal which in turn will increase traffic and revenue to the city.

We acknowledge that sound attenuation will be reviewed during permitting. For this proposed project, all sound equipment is placed inside the store and should not negatively impact the surrounding area.

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Brakes Plus is based in Denver, CO provides an upscale experience for the customer, with 135 locations nationwide. Hours of operation are M-Sat 8-6, closed on Sunday. We look forward to presenting to your community and bringing a Brakes Plus to Mesa.

Kindest regards,

Tyler Hendon