

# *Ohana Enterprises LLC.*

3006 Rt. 37 East

Toms River, NJ 08620

Office: (609)208-9239      Cell: (609)954-9276

Dear

The attached site plan depicts the general layout of the redevelopment project at 3006 Rt 37 East, Toms River, NJ. As mentioned during our phone conversation, there have been some refinements to the proposed plan which was submitted for approval. I would like to submit this to your office in the hope of avoiding any passable delays as a result of omissions or oversights on our part. The project has been a work in progress to bring to this location a unique and innovative service to the local community. As the result of a collaborative effort between architects, engineers, town planners, and experts in the industry we have developed a the sight plan concept which is attached to this document. The site plan as presented here doesn't depict some significant aspects of the project which we would like to incorporate as well as some minor changes. With the understanding that some additional changes or alterations may be required during the final approval process I will attempt to list those items which we have a desire to alter on the concept drawing or are simply not depicted due to the scope of the conceptual design contract.

1. incorporate a basement area to effect a faster turnaround time for the oil change service by eliminating the need to lift the vehicle, and provide a storage area for inventory.
2. lengthen the car wash tunnel from the depicted 80' to 100' and enlarging the equipment room by approximately 200 sq ft.
3. incorporate a second floor over the retail and service area for an office and storage area.
4. Maximize the use of renewable energy and incorporate high efficiency lighting and environmentally friendly systems.
  - a) Cover the entire canapé roof area with Solar Electric panels.
  - b) utilization of high efficiency LED lighting throughout.
  - c) Incorporate a water recovery and filtration system
  - d) incorporation of geo thermal for heating and air conditioning needs. (Budget Permitting)
5. Enlargement of service bays by 300 sq ft. and retail area by 200 Sq ft.

Additionally as submitted in the original plan, we contemplated the replacement of the existing UST, (Underground Storage Tanks) distribution, and dispensing system. As a result of higher costs than previously anticipated for tank replacement, and the general opinion that the existing UST could be brought to current standard by the upgrading of the fill buckets, plumbing, and containments, without replacing the storage tanks themselves, we have eliminated this cost from the project. The overall cost

has virtually remained as a result of some minor additions as described above and the refinement of some of the estimates for the work to be done.

As with any project of this scale there are many variables. It is our strongest desire to complete this project on budget and have made some allowances for cost overruns. A note about the concept site plan as depicted shows in lighter ink the existing site improvements. Should you have any further questions please feel free to contact me any time.

Sincerely,

Gilbert J. DeGeorge  
 Managing Member

