

MONTEREY AT MOUNTAIN VIEW II HOMEOWNERS ASSOCIATION

March 28, 1997

Mr. Danny Hendon
Danny's Family Carousel
12621 N. Paradise Village Pkwy W.
Scottsdale AZ 85032

Re: Danny's Family Car Wash
74th Street & Shea Blvd.

Dear Danny:

On behalf of the Monterey at Mountain View II Homeowner's Association, I would like to thank for presenting your proposal to us for a Danny's Family Carousel Carwash facility at the former Cozymel's site at 74th & Shea. We are pleased that you have selected this location for one of your sites.

We appreciate your assurances that you can design your facility to preserve the ambiance of our neighborhood, and to erect your buildings and provide the landscaping that will act as a sound baffle while screening your facility from view by our community.

We have reviewed the proposed building, site plans and artist rendering depicting the screening, via additional walls and landscaping we requested. The plans meet with the approval of the MMVII HOA to help insure "Quiet Enjoyment" of our neighborhood.

The MMVII HOA understands that the proposed project will meet all City of Scottsdale zoning requirements as well as pay close attention to providing a high quality appearance and clean operation.

With all of the aforementioned taken care of we, at MMVII HOA, offer you our complete support for your project.

Welcome to the neighborhood! We look forward to your ultimate business success!

Sincerely,

Monterey at Mountain view II Homeowners Association



Craig Seitz, President

La Cuesta Home Owner's Association

May 21, 1997

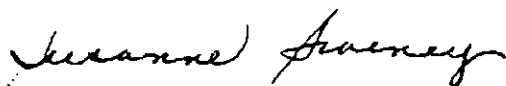
Danny Hendon
Danny's Family Car Wash
12621 N. Paradise Village Parkway W.
Phoenix, AZ 85032

Dear Danny:

Thank for you for your time presenting the plans for the car wash on the corner of Shea and 74th Street at our meeting on May 20, 1997.

La Cuesta is not a bordering community for your proposed site but we have no objections to the car wash at that location

Sincerely,



Susanne Sweney
Secretary
La Cuesta HOA