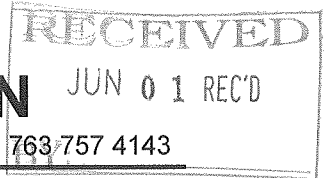


Lakeview Development Inc. of MN

12967 Crooked Lake Lane

Coon Rapids, MN 55448



City of Ramsey
Attn: Chris Anderson
Associate Planner
7550 Sunwood Dr NW
Ramsey, MN 55303

May 29, 2012

Subject: Commercial Property at 6740 Hwy 10 NW, Ramsey, MN

1. Lakeview Development Inc of MN is the fee owner or real estate and improvements at 6740 NW Highway 10.
2. At some time in the past year or so, Lakeview and Tris Star Enterprise entered into discussions regarding Tris Star's possible lease a portion of subject property from which to operate an auto dealership business.
3. Tris Star did not complete the required "Commercial Rental Application", nor follow up to enter into a lease agreement with Lakeview.
4. In view of Item 3 above, Lakeview now considers Tris Star's inquiry and application closed, void, and having no farther effect.
5. Lakeview is now willing to enter into a mutually agreeable lease agreement for a portion of subject property with MSM Auto LLC, pursuant to recent discussions with Susan Mechache.
6. Lakeview understands that this subject has a number of "moving parts": City approval, State Auto dealer license, etc., in addition to our own lease, and is generally agreeable to cooperate..

Feel free to contact the undersigned if questions on the above should arise.

A handwritten signature in black ink, appearing to read "Bill Dubats".

Bill Dubats

President, Lakeview Development Inc of MN 763 757 4143 bdubats@q.com



Lakeview Development Inc. of MN

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Coon Rapids, MN 55448

763 757 4143

City of Ramsey
Attn: Chris Anderson
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7550 Sunwood Dr NW
Ramsey, MN 55303

June 19, 2012

Subject: Conditional use permit at 6740 Hwy 10 NW, Ramsey, MN

Further to the Lakeview Development letter of May 29 to you, Lakeview is agreeable to assigning the Conditional Use Permit, which was originally approved on July 26, 2011 and identified Tris Star Enterprises as the Permittee, to MSM Auto LLC.

In addition, Lakeview has entered into a Lease agreement relative to a part of subject property.

Feel free to contact the undersigned if questions on the above should arise.

Bill Dubats
President, Lakeview Development Inc of MN 763 757 4143 bdubats@q.com