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23 April 2007

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Keith Valiquette
2508 South Stoughton Road
Madison, WI 53716

Mr. Andrew Valiquette
2508 South Stoughton Road
Madison, WI 53716

Re: Our Client: Schoepp Motors, Inc.
Commercial Building Lease By and Between Schoepp Motors, Inc.
and Keith and Andrew Valiquette at 2508 South Stoughton Road

Gentlemen:

As you are aware, we are the attorneys for Schoepp Motors, Inc. with respect to the above referenced lease.

The initial term under the commercial building lease ran from April 1, 2006 through and including March 31, 2007. There was a one year renewal provision under section 3 of the commercial building lease, however, you failed to give written notice of that extension prior to the termination of the initial term of the lease. Therefore, pursuant to section 20 of the commercial building lease, your tenancy is now on a month to month basis.

On behalf of Schoepp Motors, Inc., we are hereby giving you 30 days notice that Schoepp Motors is hereby terminating your month to month tenancy effective the end of the day on May 31, 2007. You are to have vacated the premises on or before the termination date and time.

We also assume that you have received the reissue notice from the Building Inspection Unit of the City of Madison dated April 16, 2007.

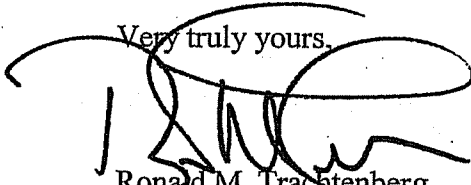
Please be advised that the City of Madison is commencing proceedings to revoke the conditional use permit for 2508 South Stoughton Road under which you are operating. We anticipate that the Plan Commission at its meeting of April 23, 2007, will commence a revocation proceeding and will authorize staff to send out the required notices. We are enclosing with this letter a copy of the Plan Commission agenda, a copy of the email of Matt Tucker, Zoning Administrator for the City of Madison, to the undersigned of April 20, 2007, and the materials that we were able to print off the internet which we understand are being provided to the Plan Commissioners at their meeting of April 23, 2007.

Mr. Keith Valiquette
Mr. Andrew Valiquette
23 April 2007
Page 2

Since the conditional use permit is for your occupancy at 2508 South Stoughton Road only (see paragraph 3 of the conditional use approval letter), since Schoepp Motors, Inc. is terminating your lease as of the end of the day on May 31, 2007, and since the basis of the revocation proceeding is your non-compliance with the conditional use permit requirements, Schoepp Motors, Inc. will not be defending any revocation of the conditional use. You may, of course, provide your own defense with respect to the revocation proceeding.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,


Ronald M. Trachtenberg

RMT:srp
060986
valiquette jt 042307
Enclosures

cc: Schoepp Motors, Inc.
Attn.: Mr. Doug Schoepp (w/enc.) VIA EMAIL ONLY dschoepp@schoeppmotors.com
Schoepp Motors, Inc.
Attn.: Mr. Jim Aubart (w/enc.) VIA EMAIL ONLY jaubart@schoeppmotors.com
City of Madison, Dept. of Planning and Development
Attn.: Mr. Matt Tucker, Zoning Inspector VIA EMAIL ONLY mtucker@cityofmadison.com
City of Madison Common Council
Attn.: Alderwoman Judy Compton VIA EMAIL ONLY district16@cityofmadison.com