



March 14, 2022

David Hill  
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David,

Please see the following parking analysis of various existing K1 Speed locations as a supplement to the 2005 study for the Irvine, CA location we previously provided.

State	City	Sq. Ft.	Spaces	Per1K
California	Anaheim	69,200	107	1.55
California	Irvine	86,882	120	1.38
California	San Diego	47,940	96	2.00
California	Thousand Oaks	51,150	105	2.05
Colorado	Denver	70,200	97	1.37
Florida	Orlando	87,200	120	1.38
Illinois	Addison	99,300	142	1.43
Indiana	Indianapolis	67,962	103	1.51
Missouri	Lee's Summit	46,700	74	1.58 avg
			96	2.05 max

We collected data for four locations inside California and four locations outside California to provide a reasonable sample with various building sizes. K1 Speed uses a standard of 1.5 spaces per 1,000 sq. ft. As you can see in the highlighted section, when we apply the average of the sample locations at 1.58 per 1K to the proposed building size for your Lee's Summit, Missouri location, we come up with a requirement of 74 parking spaces. In addition, even when using the maximum sample of 2.05 per 1K, we calculate 96 required spaces. Given that you are planning for approximately 110 spaces, you should have more than sufficient parking.

Cordially,

David Danglard  
Founder/CEO  
K1 Speed, Inc.

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**LOCATIONS NATIONWIDE**