



**Office of
The City Manager**
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March 24, 2005

The Two:20 Project LLC
Attn: Glen Scheib
7915 North Oak
Suite 120
Kansas City, MO 64118

Dear Mr. Scheib,

On behalf of the City of Excelsior Springs, please allow me to share my enthusiasm for the Stone Crossing subdivision currently under consideration for our community. As you are aware, the development group presented the concept to city staff and without question; we are excited to welcome such a development to our city.

During the past several years, Excelsior Springs has seen resurgence in new housing construction. Our market includes an array of new homes tailored towards the first time homebuyer and on the other end of the spectrum, homes marketed towards the upper income bracket. The Stone Crossing development and the anticipated price point, target the middle of the housing market not currently served by developers in our city.

Strong retail growth in the community, excellent development location, and a school district "*accredited with distinction*" all serve as positive indicators as to the potential success of the Stone Crossing development.

On behalf of my entire staff, we stand ready to assist you and your development team as we work together to make Stone Crossing a reality.

If I can be of any assistance, please do not hesitate to call.

Respectfully,

Darren A. Hennen
City Manager