

Exhibit B - Operational Plan  
& Site Plan

PDRX INC.

D.B.A. Bodyguard PDR

5013 Martin Luther King Freeway

Fort Worth Texas 76119

Operational Plan/SUP Building

4/24/2018

Location

2100 N HWY 360

Grand Prairie Texas

This facility will be targeted for a single tenant who will conduct a Paintless Dent Repair business. Paintless Dent Repair or PDR is the method of removing minor dents from the body of a motor vehicle. The most common use for PDR is the repair of hail damage, door dings, minor creases, large dents and bodyline damage. To remove hail damage a steel tool is used to bend the metal back to its original condition. To do this fluorescent lights must be used to eliminate shadowing on the vehicle so the technician can massage the metal back to its original condition. No sanding, grinding, bondo, painting nor replacement parts are used in paintless dent repair.

In each technicians work area ( approximately 10 stations ) there will be these items:

1. A variety of steel tools along with
2. A quart of microfinishing compound (for polishing scratches and minor blemishes)
3. 24oz bottle of spray wax (to clean the surface of the panels we are repairing)
4. 8oz bottle of 91% rubbing Alcohol (for removing glue used in repair)
5. 24oz bottle of windex (to remove circles on car used to note damage for insurance co)
6. 1 hot glue gun (for gluing small tabs to surface of car for repair)
7. 14.1oz tank propane torch (to slightly heat surface in rare cases of very deep dent)

All customer vehicles will be stored overnight inside the facility for safety and insurance requirements. No paintless dent repair will be performed on any vehicle outside the technician area or facility. The paintless dent repair process is very intricate. Sunlight distorts the technicians ability to see the area of repair.

Customer service and insurance company office areas will have viewing windows to the technician areas. The technician area will be a dropped ceiling area with florescent lighting. In the technician area vinyl composition tile will be installed for flooring. The facility will have a professional appearance not unlike a professional showroom or office building.

The vehicles are brought to the facility one off basis. NO car Haulers are used in our operation. The operation is not traffic intensive and no new ingress or egress points would be needed. No additional traffic would be added to the area.

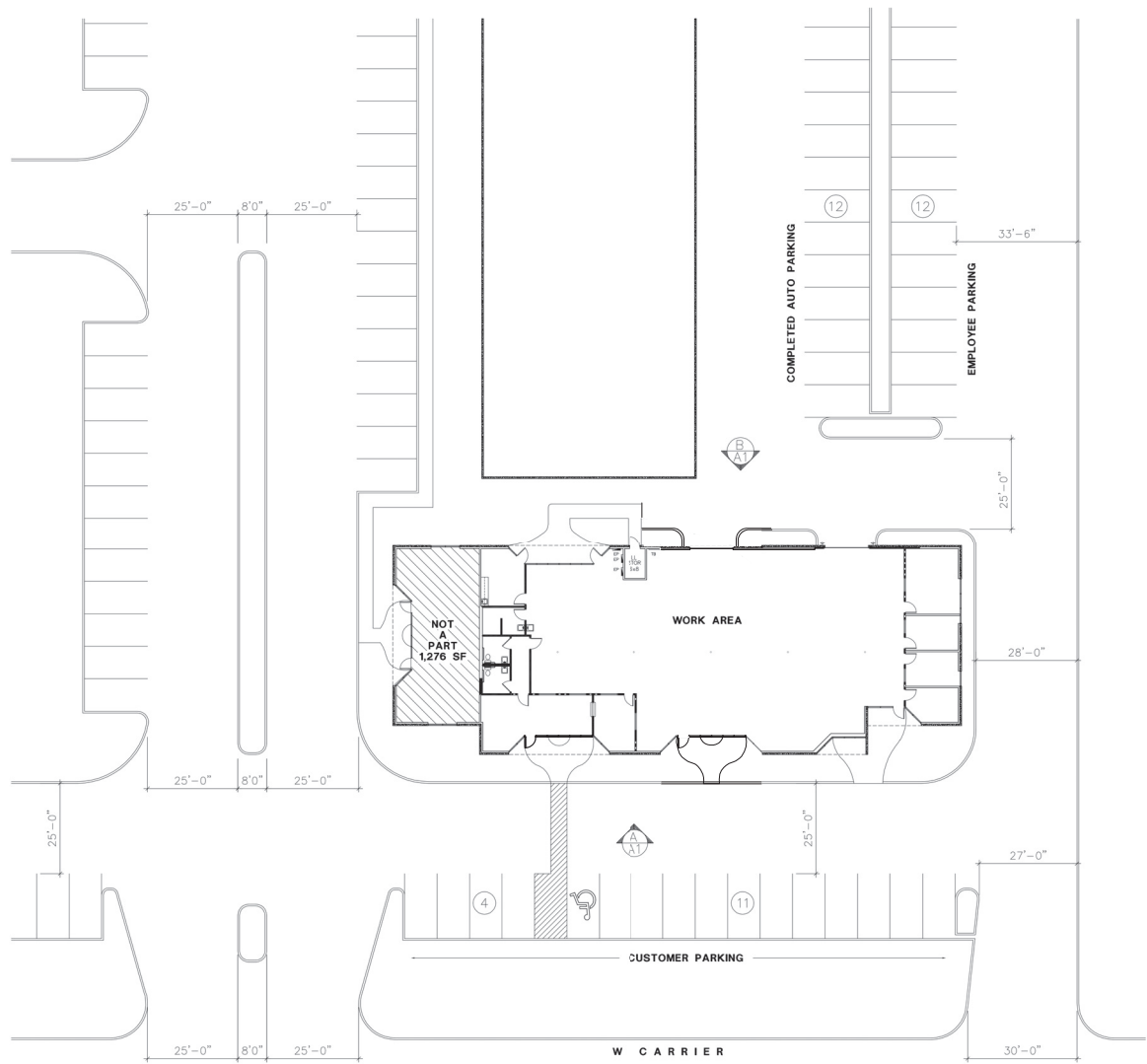
The exterior of the facility will conform to the current building standards in place. There will be no tents, banners, or "obtrusive" advertising displayed on the exterior facility or common areas.

The hours of operation will be	Monday – Friday	Saturday	Sunday
	9:00am-5:00pm	9:00am-12:00pm	Closed

Patrick Cantrell

Prospective Tenant/Applicant

EXHIBIT B



**PARKING ANALYSIS:**

LEASED SPACE	OFFICE - 1,276/100	- 12.76 PARKS REQ'D
AUTO BODY SHOP	- 7,424 SF/400	- 18.56 PARKS REQ'D
OFFICE	1,082 SF/333	- 3.25 PARKS REQ'D

TOTAL PARKS REQ'D	34.56
TOTAL PARKS PROVIDED	39

NOTE: ALL EXISTING PARKING PLACES TO REMAIN  
ALL EXISTING PARKING PLACES ARE ON CONCRETE PAVING

NOTE: ALL EXISTING CONCRETE PAVING TO REMAIN AS IS  
EXISTING FIRE LANE TO REMAIN AS IS - EXISTING FIRE LANE IS UNAFFECTED BY NEW DRIVES  
NEW CONCRETE DRIVES DO NOT EXTEND INTO THE EXISTING FIRE LANE

NOTE: THERE WILL BE NO PAINTING AT THIS FACILITY

THERE WILL BE NO WORKING ON THE CARS OUTSIDE THE WORK AREA -  
ALL WORK TO BE DONE INDOORS -

SITE IS ZONED LIGHT INDUSTRIAL

USE FOR TENANT IS PAINTLESS AUTO BODY DENT REPAIR

MAINTAIN A VALID VEHICLE REGISTER FOR VEHICLES BEING REPAIRED ON THE PROPERTY  
WITH LIMITATIONS ON HOW LONG THE VEHICLES ARE TO BE STORED

MUST MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENT REGULATIONS

MUST MAINTAIN COMPLIANCE WITH CITY ORDINANCE AUTOMOTIVE RELATED BUSINESS REGULATIONS

MUST PRACTICE ALL BEST MANAGEMENT PRACTICES LISTED IN IT'S STORM WATER POLLUTION  
PREVENTION PLAN

THERE ARE (10) EXISTING ENCLOSED DUMPSTER LOCATIONS ON THE SITE - SEE SITE PLAN  
SHEET S-1 FOR LOCATIONS

**2100 N HWY 360  
SUITE #2200  
GRAND PRAIRIE, TX**

**BUILDING SUMMARY**

OFFICE	1,959 SF
WORK AREA	5,465 SF
LL STORAGE	65 SF

TOTAL 7,489 SF

**CASE NUMBER  
SU180602**



**A SITE PLAN DETAIL**  
SCALE : 1/16" = 1'0"

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BODYGUARD PAINTLESS DENT REPAIR

**GTS**  
PLANNERS

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GRAND PRAIRIE, TX 75052  
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Date:	Revised:	Revised:	Sheet Number
5/30/18			S-2
18-112		STONE	