

January 18th, 2011

Letter of Intent
4120 – 4208 East Washington Ave. Frontage Road
Commercial Redevelopment

1. Site Location: North side of East Washington Avenue on the Frontage Road across from East Towne.
2. Existing Structure / Use: A 6,445 square foot wood frame building that is currently being used as a restaurant (to be demolished).
3. Project Schedule: Upon approval of the demolition permit and receipt of all necessary governmental permits and approvals for construction, the project is scheduled to start in the spring (2011).
4. Project Team to Date:
 - a. Owner: Scott Faust and / or assigns
Boardwalk Investments
210 N. Bassett Street, Ste 100
Madison, WI 53703
 - b. Architect: Dimension IV
6515 Grand Teton Plaza
Suite 120
Madison, WI 53719
 - c. Civil Engineer: Quam Engineering
4893 Larson Beach Rd
McFarland, WI 53719
 - d. Landscape Architect: Dimension IV
6515 Grand Teton Plaza
Suite 120
Madison, WI 53719
 - e. Project Contact Person: Tom Sanford
Sanford Enterprises, Inc
210 N. Bassett Street, Ste 100
Madison, WI 53703
5. Project Use: Commercial development with approximately six (6) individual tenant spaces in two buildings. In general, rents will range from \$15 - \$25 / square foot. It is anticipated that tenants may include a coffee shop, restaurant, home furnishing store and other retail and commercial uses. The number of employees is unknown at this time. The hours of operation are estimated to be from 5:30 AM until 4:00 AM.
6. Project Data:
 - a. Site: Approximately 1.52 acres (326 feet of frontage x 204 feet deep).
 - b. Buildings:
 - i. West Building: 7,345 square feet
 - ii. East Building: 5,265 square feet
 - iii. Total: 12,610 square feet
 - c. Conditional Use: is required for two (2) drive-thru end-caps and two (2) outdoor eating areas.
 - d. Parking: 87 Stalls
 - e. Legal Description: Lots Fifty-nine (59), Sixty (60), Sixty-one (61) and Sixty-two (62), First Addition to Norman Acres in the City of Madison, Dane County, Wisconsin.