

LETTER OF INTENT

4302 East Washington Avenue
Retail / Commercial Building

1. Site: 4302 East Washington Avenue
2. Existing Use: Existing Commercial / Retail Building
3. Proposed Use: Use to remain as commercial / retail. Existing building and site to be remodeled to improve appearance, add drive-thru lane, and improve building and site function.
4. Area:
 - Site: 15,000 S.F. (.344 acres)
 - Building:
 - First 3,333 S.F.
 - Basement 1,458
 - Mezzanine 161
 - Total 4,952
5. Parking:
 - Auto: 24 stalls (1 accessible)
 - Bicycle: 4 stalls

6. Project Team:

Owner: Tim Neitzel
5301 Voges Road
Madison, WI 53718
Phone: 257.2600

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
Contact: Jerry Bourquin
Phone: 608.829.4444
E-mail: jbouquin@dimensionivmadison.com

Civil / Site Design: Calkins Engineering
5010 Voges Road
Madison, WI 53718
Contact: Mike Calkins
Phone: 608.838.0444
E-mail: mcalkins@calkinsengineering.com

Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
Contact: Paul Skidmore
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7. Schedule: Construction - June 2008-November 2008