

JLS Construction Services, L.L.C.

W8818 Meek Rd.
Lodi, WI 53555
(608) 592-3887 or 438-2087

November 20, 2013

RE: 580 Toepfer Ave. Madison, WI

“Letter of Intent”

My name is Jason Smith, owner of JLS Construction Services L.L.C., I'm in charge of design and construction for Nathan Steffenhagen who is the current owner of 580 Toepfer Ave.

Please allow this letter to act as my “letter of intent” to demolish the existing house located at 580 Toepfer Avenue, Madison WI and re-build the home on the current foundation.

Nathan unknowingly purchased a “manufactured home” at this location and has come to terms that the best way to repair the homes deficiencies will be to demolish the existing structure and build a similar sized custom home on the same foundation. Plans for the project are attached.

We have exhausted our option to repair the deficiencies. The main problems with the existing structure: $\frac{3}{4}$ ” x 2 $\frac{1}{2}$ ” exterior wall framing does not allow for proper insulation. Exterior walls have no insulation in them now. All walls are manufactured and any alterations to these walls would require replacement. Floor system is a 2x6 and does not allow for any type of open floor plan. Room sizes are very small and the manufactured walls do not allow for alterations without rebuilding affected walls.

Remodeling the existing home would cost approximately \$120,000.00. New home on the existing foundation will cost approximately \$130,000.00

My contact number is 608 438-2087.

Nathan Steffenhagen's contact number is 608 556-0006

Thank You for your time,

Jason Smith

