

Letter of Intent  
6510 Watts Road  
April 12, 2005

6510 Watts Road is currently owned by Dynatron Research Foundation. Watts & Struck LLC has executed a non-contingent purchase agreement to acquire the property from Dynatron Research Foundation.

The property is bound by Watts Road to the south, Struck Street to the west, various commercial developments located in the Town of Middleton to the north, and the Rayovac corporate campus to the east. The site contains approximately 5.83 acres or 253,190 square feet.

The site is primarily vacant land, but contains two (2) small buildings near its easterly boundary. The applicant intends to subdivide the property into two (2) lots. The westerly most lot (at the corner of Watts Road and Struck Street) is intended to be developed as a pet care campus, including a full service veterinary clinic with fitness center and an animal boarding and daycare. The veterinary clinic and pet fitness center will be in a separate building from the boarding and daycare center. The applicant does not have specific plans to develop the easterly most portion of the property at this time.

The applicant intends to commence development of the pet campus in August, 2005, with a scheduled completion date in March, 2006 and occupancy in April, 2006. All of the structures constructed on the property will be for commercial use. The pet clinic and fitness center building will contain approximately 11,500 square feet of space and the pet boarding and daycare center building will contain approximately 5,875 square feet of space. It is anticipated that the pet campus development will contain at least 49 parking spaces. Other information about the proposed use of the property is as follows:

1. The approximate number of employees is as follows: \_\_\_\_\_ 15 \_\_\_\_\_
2. The hours of operation are: \_\_ 7AM to 7PM \_\_\_\_\_
3. The applicant's building contractor is: \_\_ none selected at this time \_\_\_\_
4. The applicant's architect is: Bill Montelbano
5. The applicant's engineer is: Arnold & O'Sheridan, Inc.
6. The applicant's business manager is: \_\_ Laura Bartel \_\_