

T.R. MCKENZIE, INC.
CONSTRUCTION * DEVELOPMENT * MANAGEMENT

January 21, 2014

Sugar Maple LLC.
1910 Hawks Ridge Dr. Suite 322
Verona, WI 53593

RE: Letter Of Intent Sugar Maple Final Plat

Our plan for the Sugar Maple Plat is to divide the parcel containing 18.4 acres (net of street and out lot dedications) into 44 single family lots, 2 multifamily lots consisting of approximately 250 units, and 2 out lots used for storm water detention. The single family will occupy the eastern and southern parts of the plat, with the multi family in the northwest corner of the parcel bounded by Sugar Maple Lane on the west boundary and Valley View Road on the north. Further the multifamily parcel will be bisected by a public street (Ancient Oak Lane) running east to west. The parcel north of Ancient Oak will be approximately 2.02 acres in size and the multifamily parcel south of Ancient Oak will be approximately 6.55 acres in size.

The land currently has three houses on it, two of which are abandoned and are set to be demolished and a third which is being used as storage at the moment, but will also be demolished. The rest of the acreage is being farmed at the moment; there will not be any crops on it next year.

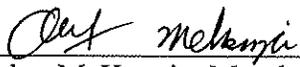
We plan to move dirt in the spring of 2014 so that the single and multi family sites are ready for building permits in the fall of 2014. It is our plan to improve the single family lots in two phases with the western part along Sugar Maple Lane. to Cherry Blossom Dr. being phase one. Then the lots east of Cherry Blossom Dr. being considered phase two.

The people involved include:

Engineer: Kevin Pape D'Onofrio, Kottke & Assoc.
Architect: Randy Bruce Knothe & Bruce Architects
Landscape: Unknown

General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

Sugar Maple Lane, LLC

By: 
Alex McKenzie, Member