

December 21, 2016

Letter of Intent
4904 Tradewinds Parkway
Office Building & University Tenant
Dimension IV Madison Project No. 16113

1. Existing Use

The approximately 2.26-acre vacant lot is located on the southeast side of the intersection of I-90/94 and Highway 151.

2. Project Schedule

Upon approval, the project will proceed with construction this spring.

3. Project Team

- Owner: Alexander Li
Genesis Commons LLC
411 Orchard Drive
Madison, Wisconsin 53711

- Architect: Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

- Civil Engineer: Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558

- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717

- General Contractor: Advanced Building Corp.
3624 Pioneer Road
Verona, Wisconsin 53593

4. Project Use

Office building with leased space. One tenant will be a university.

Education Center Tenant

- Number of Employees: 10

- Number of Students: 50

- Hours of Operation: The facility will be open early morning to late evening.
Tenants may use the building any time.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

5. Project Data

- Site: 2.26 acres
- Building: 10,366 SF First Floor

- Parking Auto
47 Surface
Bicycle
30 Surface

6. Lot Coverage & Usable Open Space

- Lot Size: 98,424 Square Feet
- Lot Coverage:
 - Building 10,366 Square Feet
 - Impervious Area 24,225
 - Total 35,591 36%

7. Land Value \$490,000

8. Project Cost \$1,300,000

9. Manpower of Construction and Full Time Equivalent Jobs Created

- Construction: 15
- Full Time : 5
- Part-Time: 10

10. Public Subsidy

No public subsidy is requested.