

PARK EASTLETTER OF INTENTREDEVELOPMENT OF 3540 ATWOOD AVENUEFebruary 7, 2006

3540 Atwood Avenue is another of Madison's high traffic points of entry & located adjacent to Olbrich Park Apartments, and across from the park and Lake Monona. The site is approximately 1/3 of an acre, and occupied by a non-operating convenience store, which will require demolition.

The design will show four stories out of the ground with a set back unit on the fifth floor and a symbolic tower with a hip roof on the corner. The skin is all brick with standing seam roofs over the decks. While every unit has its own outside space and lake views, there is also a green roof of approximately 1700 sq. ft. which will be a common element.

There is approximately 31,000 sq. ft. of residential floor area including halls, etc., and a 21 space parking structure. The 16 residential units range in size from 1070 sq. ft. to 2500 sq. ft. In unit types we offer nine one bedrooms with den, and seven with two bedrooms and den. We are assuming units selling from \$268,000-\$764,000.

The project is scheduled to start in April of 2006, and be completed by April of 2007.

PROJECT PARTICIPANTS

Developer: Park East LLC.
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General Contractor: Yahara Builders
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Architect: Linville Architect
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Landscape Architect: Schreiber-Anderson
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