

July 16, 2008

Letter of Intent

5110 High Crossing Boulevard
Health Club

1. Existing Use

The approximately 4-acre site is located on the southeast side of the intersection of I-90/94 and Highway 151. The existing metal buildings are used for boat and recreational vehicle retail sales.

2. Project Schedule

Upon approval of the demolition permit, the project will proceed with construction this fall.

3. Project Team

- Owner: Tim Neitzel
Air Temperature Services, Inc.
5301 Voges Road
Madison, WI 53718

- Operator: Gold's Gym

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

- Civil Engineer: Quam Engineering
4893 Larson Beach Road
McFarland, WI 53558

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

- General Contractor: Newcomb Construction
999 Fourier Drive
Suite 200
Madison, WI 53717

4. Project Use

The Health Club will be operated by Gold's Gym. The operator has several other facilities that he operates.

- Number of Employees: 15 full-time, 35 part-time
20 at a time
- Hours of Operation: The facility will be open to serve members from early morning to late evening.

5. Project Data

- Site: 3.92 acres
- Building: 28,484 S.F. First Floor
14,006 S.F. Upper Level
42,490 S.F. Total
- Parking: 234 stalls