



Outlook Development Group, LLC
W124 S9482 Prairie Meadows Dr.
Muskego, WI 53150

March 7, 2007

Department of Planning & Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd
P.O. Box 2984
Madison, WI 53701-2984

RE: Letter of Intent – City Center Junction Mixed Use Development
located at 530 & 610 Junction Road Madison, WI.

To Members of the Planning Dept,

Please find outlined below detailed descriptions of our intended mixed use development project located at 530 & 610 Junction road.

Description of Indented Development: Outlook Development Group desires to develop two mixed use buildings consisting of ground floor retail space and second story office space. High quality design elements and materials will be used in design of both buildings. Additional amenities such as underground parking are part of the plan.

Existing Conditions: Currently the proposed site is a mixture of raw land and a parking lot.

Development Schedule: Outlook Development Group, LLC plans to retain ownership of the property in September 2007. Construction is expected to commence in the spring of 2008. Once construction commences the project should take approximately seven months to complete.

Contractors Involved in Project:

General Contractor – Mike Michalski Pinnacle Construction of WI, Inc.

Architect – Steve Esser Wellman Architects

Landscaper – TBD

Business Manager – Matt Stamborski Outlook Development Group, LLC.

Types of Businesses: Businesses targeted will be general retail and office users that would typically be found in Class A high end mixed use developments.

Number of Employees: TBD depending on uses in the project.

Hours of Operation: TBD depending on uses in project.

Square Footage / Acreage of Site: 530 & 610 Junction road consists of 121,532.40 square feet or 2.79 Acres.

Number of Dwelling Units: N/A

Sale or Rental Price for Dwelling Units: N/A

Gross Square Footages of the Buildings: 530 Junction building consists of 24,974 gross square feet and 610 Junction consists of 25,892 gross square feet.

Parking Spaces: 173 surface lot spaces for general use and an additional 65 underground parking spaces for the exclusive use of the office tenants. Total parking for the development is 238 spaces.

Thank you for your time and consideration of our project. We look forward to working with the city of Madison. If there are any other items that you require, please don't hesitate to contact me directly at 262-679-1496.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Stamborski', with a long horizontal flourish extending to the right.

Matt Stamborski
Outlook Development Group, LLC – Member