



September 12, 2005

Madison Plan Commission
Re: Letter of Intent

To plan commission members concerned. Please review this letter of intent to build a 31,270 S.F. office building including a request to rezone the site from a PUD/GDP to PUD-SIP.

The name of the project will be known as 7 Fen Oak. It is a single story, steel constructed building with brick veneer of 31,270 square feet located at 5451 World Dairy Drive in the World Dairy Campus. The site is vacant of any construction.

The project construction schedule is due to start in November with completion in April of 2006.

The project will be owned by Fen Oak LLC, a partnership of Don Gardner, Mike Baker and James Frater. James Frater will occupy 50% of the building with his company known as Bit 7/ Bjorksten Labs, with future plans to occupy the entire building. The Project Architect is J.D. Ash of Waunakee with the contractor to be Advanced Building Corporation of Verona, owned by Charles Duncan and Kevin Quame.

The building is an office building of 31,270 S.F. of which Bit 7/ Bjorksten will occupy 50%. Bit 7 / Bjorksten is a product research, design, testing and development company that supports medical, commercial and consumer companies in creating and producing new products.

Bit 7 has approximately 32 full time employees working on site in their Madison office.

Bit 7 normally is open from 7 AM to 6 PM Monday through Friday; although extended hours are occasionally required to complete projects.

The remaining half (15,000 S. F.) of building will be leased to tenants that are in need of general office space.

The building will have two loading bays with docks, and two masonry trash enclosures. The site is 150,216 S. F. and will provide 106 parking stalls with the ability to provide an additional 20 stalls if required.

The site has ample areas for storage of snow. Snow removal, yard maintenance and lawn care will be contracted through private contractors.