

June 21, 2006

Mr. Brad Murphy  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: 6001 Kilpatrick Lane  
Letter of Intent

Dear Mr. Murphy:

On behalf of David Simon, DJK Real Estate, LLC, we are pleased to submit the SIP and attached packet of information for the C2 Townhomes (6001 Kilpatrick Lane), within the Grandview Commons Neighborhood. This site is proposed for Neighborhood Center Mixed Use. The architectural design and scale of the townhomes has been developed to complement the surrounding neighborhood.

Owners:

DJK Real Estate, LLC

Design Team:

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Tel: (608) 255-3988  
Fax: (608) 255-0814

Mr. Brian Munson  
Mr. Chris Landerud

D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Tel: (608) 833-7530  
Fax: (608) 833-1089

Mr. Dan Day

Eppstein Uhen Architects  
222 W. Washington Ave, Suite 650  
Madison, Wisconsin 53703  
Tel: (608) 442-5350  
Fax: (608) 442-6680

Mr. Joseph Lee

Development Information:

LEGAL DESCRIPTION

Lot 3, of Certified Survey Map No. 11058  
City of Madison, Wisconsin

Project Name: C2 Townhomes  
Address: 6001 Kilpatrick Lane  
Parcel Number: 0710-112-0105-2  
Zoning: PUD-GDP Doc. # 3589157  
Grandview Commons Adopted August 9, 2002

Proposed Use: Neighborhood Center Mixed Use  
Schedule: Commencement - Fall 2006  
Completion - 2007

Lot Area: 24,654 square feet

Floor Area: 20,786 square feet  
Floor Area Ratio: 0.84

Impervious Area: 10,820 square feet  
Impervious Area Ratio: 0.44

Surface Parking: 10 stalls  
Garage Parking: 20 stalls  
Total Parking: 30 stalls

Thank you for your time in reviewing this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brian Munson', with a long horizontal line extending to the right.

Brian Munson  
Project Manager