

LETTER OF INTENT

Vintage Brewing Co. patio addition

The existing building at 674 S. Whitney Way is currently being used as a restaurant/bar/brewery. The Vintage Brewing Co. is proposing to extend an existing retaining wall at the back of sidewalk along Whitney Way and construct a new concrete patio above the wall to provide outdoor space for dining and socializing. We will match the color, style, and material of the existing retaining wall as close as possible to create a uniform wall extension. We expect the new patio space to be primarily utilized from April to October during favorable weather conditions. We would like to receive approval for the new patio construction this winter, negotiate construction costs with a contractor, and begin construction next spring. Our goal is to have the patio open and ready for customers by early May 2011.

The patio plans were developed by Craig Weisensel, a licensed structural engineer. We have not hired a landscaping contractor at this time, since we do not have approval to construct the retaining wall or new patio. Once we receive City approval for construction, we plan to negotiate with multiple contractors and lock our price & schedule for this spring. The on-site construction manager and owner's representative will be Trent Kraemer, one of the owners of Vintage Brewing Co. He will ensure the project is completed correctly, on time, and on budget. For any additional technical questions or construction discrepancies, Craig will be available for clarifications.

Vintage Brewing Co. plans to continue the current business operations at 674 S. Whitney Way. The only change will be the addition of a patio to allow for outdoor dining and socializing during nice weather. We are not looking for a capacity increase, either inside or outside. We currently have a total approved capacity of 372, of which 33 are allowed outside. We have approximately 35 employees. The hours of operation are from 11 AM to close on weekdays and 9 AM to close on weekends with food available at all times. The building at 674 S. Whitney Way is not attached to other buildings on this parcel, but is part of a larger shopping center that shares a large parking area. The building that Vintage Brewing Co. occupies has approximately 10,500 sf of interior space. No other changes are planned for the exterior of the building or the parking areas.