

LETTER OF INTENT

February 7, 2006

Madison Plan Commission
215 Martin Luther King Jr. Boulevard, Room LL-100
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Granite City Food and Brewery
West Towne Mall
Madison, Wisconsin

ka/jn: 03051-15

To Whom It May Concern:

Please find enclosed our completed Land Use Application, Plans, and Fee for the referenced project.

The proposed project consists of the addition of a 9,531 square foot Granite City Food and Brewery to West Towne Mall. The proposed building will be adjacent, but not attached to the mall building near the southeast mall entrance (by Sears). The restaurant building will occupy a portion of the existing parking field and existing mall service court. Building service will be contained within the remaining mall service court. The restaurant building capacity is 240 seats with an additional 127 patio seats. Granite City Food and Brewery is expected to employ 150 people and will be operate from 11:00 am to 1:00 am on Monday thru Saturday and 10:00 am to 12:00 am on Sunday.

Attached is a Project Contact List for you reference. Construction is scheduled to begin in March, 2006 with opening in October, 2006.

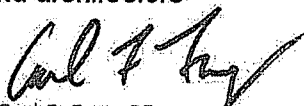
The final reconfiguration of the mall entrance and parking fields is currently being coordinated with the City Traffic Engineering Department in conjunction with proposed changes to the geometry and signalization of the Gannon Road and Odana Road intersection. The City of Madison was originally contacted October 10, 2005 to schedule a pre-application meeting for this project. At that time, staff indicated that no new development proposals for West Towne Mall would be considered until a traffic study was undertaken. On February 2, a meeting was held to discuss the results of the traffic study, which was then followed by a pre-application meeting for this project. At the traffic meeting it was agreed that intersection modifications are to be undertaken by the City of Madison. The project developer has been asked and has agreed to participate in the erection of new traffic signage on northbound Gannon Road. At the project pre-application meeting, it was agreed that the proposed project should be submitted to Plan Commission and Urban Design Commission while details of new signage, intersection and signalization modifications, and entrance are coordinated with the Traffic Engineering Department.

February 7, 2006
City of Madison Plan Commission
ka/jn: 03051-15
Page 2

Please feel free to contact the undersigned at (216) 830-1521 if you have any questions or require any additional information.

Very truly yours,

ka architecture

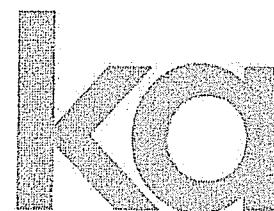


Carl F. Frey, PE
Civil Engineer

Enclosure

- c: Don Pobst - CBL
- Wade Behm - Dunham
- Tracy Brown - NS&E
- File

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The Architecture of Life

03051-15

Granite City Food and Brewery
West Towne Mall
Madsion, WI

Owner

Donald A. Pobst – Tenant Construction
Manager
CBL and Associates Properties, Inc.
CBL Center
2030 Hamilton Place Blvd., Suite 500
Chattanooga, TN 37421
Phone: (423) 510-2504
Fax: (423) 893-4272
www.cblproperties.com

Site Coordination

Carl F. Frey, PE – Civil Engineer
ka architecture
1468 West Ninth Street, #600
Cleveland, Ohio 44113
Phone: (216) 830-1521
Fax: (216) 781-6566
www.kainc.com

**Civil Engineer, Landscape Architect,
Surveyor**

Tracy J. Brown, P.E. - Group Manager
National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
16745 West Bluemound Road, Suite 200
Brookfield, WI 53005-5938
Direct: 262-317-3231
Fax: 262-781-8466
www.nsaec.com

General Site Contractor

Jerry Roach jroach@tri-north.com
Tri North Builders
717 Post Road
P.O. Box 259568
Madison, WI 53725-9568
Phone: (608) 271-8717x1113
Fax: (608) 271-3354
www.tri-north.com

Granite City Food and Brewery

Corporate Headquarters
5402 Cedar Lake Road
Suite 101
St. Louis Park, MN 55416
Phone: (952)215-0660
www.gcfb.net

Restaurant Construction Manager

Wade Behm – Construction Manager
Dunham Consulting & Construction Services
230 S. Phillips Ave., Suite 202
Sioux Falls, SD 57104-6321
Phone: (605) 330-9415
Fax: (605) 339-0537
www.dunhamcompany.com

Architect

Steve Kalkman AIA, NCARB
SJA Architects
2035 15th Street N.
St. Cloud, MN 56303
Phone 320.253.2100
Fax 320.253.2269
www.staniusjohnson.com