



August 2, 2010

Letter of Intent for Conditional Use Application and Concurrent Variance Request

Dear Sirs/Madam:

AIKG, LLC. dba Andretti Indoor Karting and Games intends to build and operate 2 outdoor go-kart tracks in the south parking lot of our property located at 11000 Alpharetta Highway in Roswell.

Each track will be professionally designed in conjunction with the manufacturer of the go-karts and engineers to ensure safety and enjoyment for all guests. Additionally, the two tracks will have the capability of being connected to create one large track, further enhancing the experience of outdoor go-kart racing. The tracks will be wholly contained on our existing property with little need for permanent or invasive construction.

In the center of the track area, we intend to build a structure to provide cover and security for the go-karts as well as a safe point of entry for our guests. We will also construct a canopy or a covered walkway to add comfort and convenience for our guests in queue to ride the karts.

Through our application, we will be asking for approval from Mayor and City Council for the conditional use of this space. We will also be requesting a concurrent variance to reduce the minimum landscape area from 20% to 17%.

These outdoor tracks will provide additional unique and exciting outdoor recreational activities for the citizens of Roswell and the Greater Atlanta Metropolitan area. Additionally, the operation of these tracks will generate additional revenues for the city of Roswell in the form of tax dollars.

We have employed the services and representation of AEC and AKA Architects to assist us with the application and construction process.

We are excited to begin this project and are looking forward to a successful and collaborative experience with the City of Roswell.

Regards,

AIKG, LLC.