

GOTTSACKER COMMERCIAL

March 2, 2009

Don Becker
Alpha Terra Science
1237 Pilgrim Road
Plymouth, WI 53073

Dear Don:

Per your request on February 25th I toured the Cedar Grove Fire Department building for the purpose of determining a fair market rental rate.

Based on the buildings size, amenities and location and comparing with other comparable properties it is my opinion that the space is worth \$3.25 per square foot on a triple net annual basis. Triple net is defined as net of real estate taxes, insurance and operating expenses.

In your email you also asked about adjustments for changing market conditions. Normally on a three or five year lease you will see a flat rate for the term of the lease but you could use a CPI index or an agreed upon increase i.e 2% per year if necessary to make annual adjustments.

Please call me if you have any questions.

Sincerely,

Paul Gottsacker