

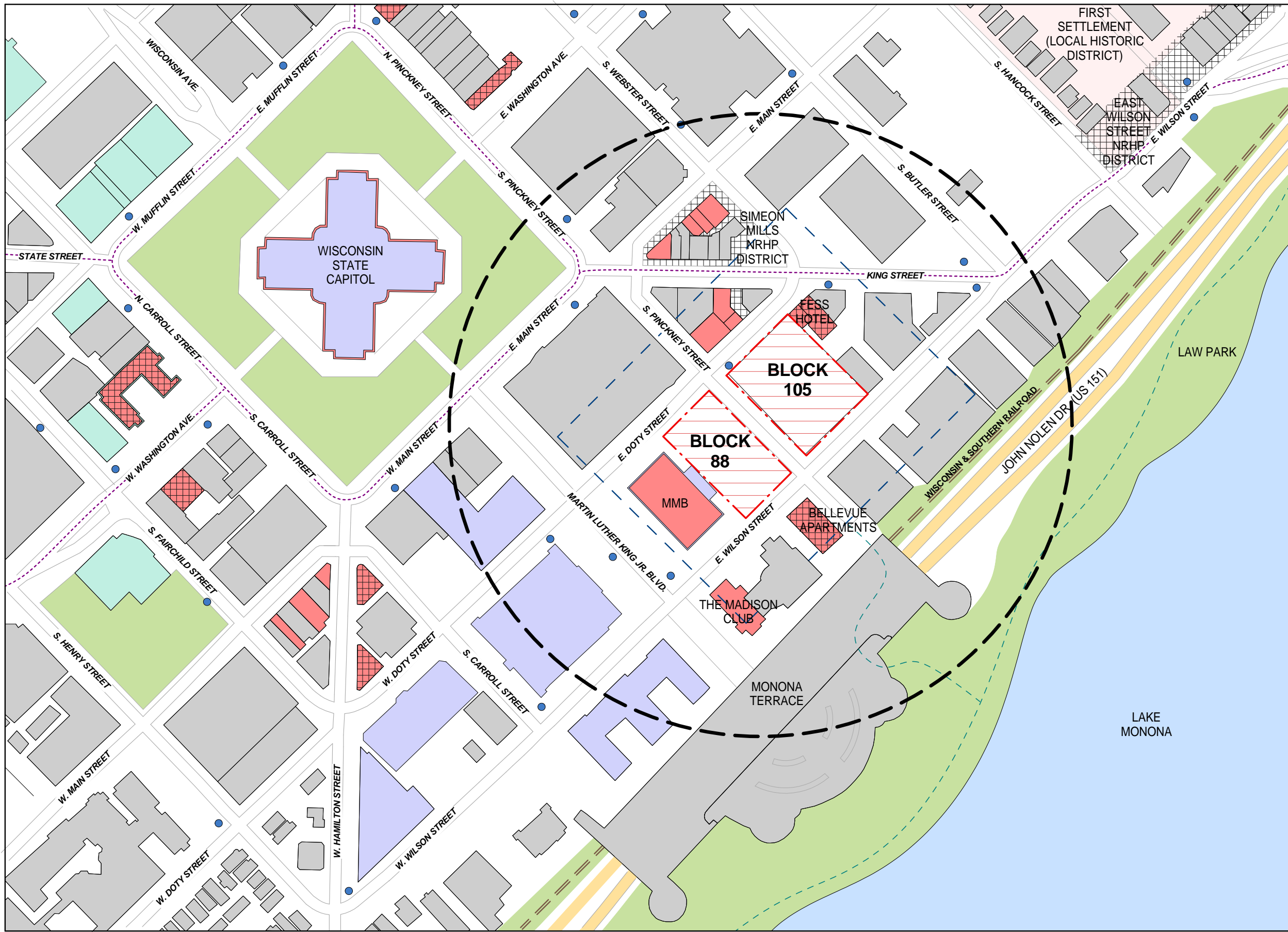
JUDGE DOYLE SQUARE - BLOCK 88 - CITY OF MADISON PARKING FACILITY

MADISON, WI

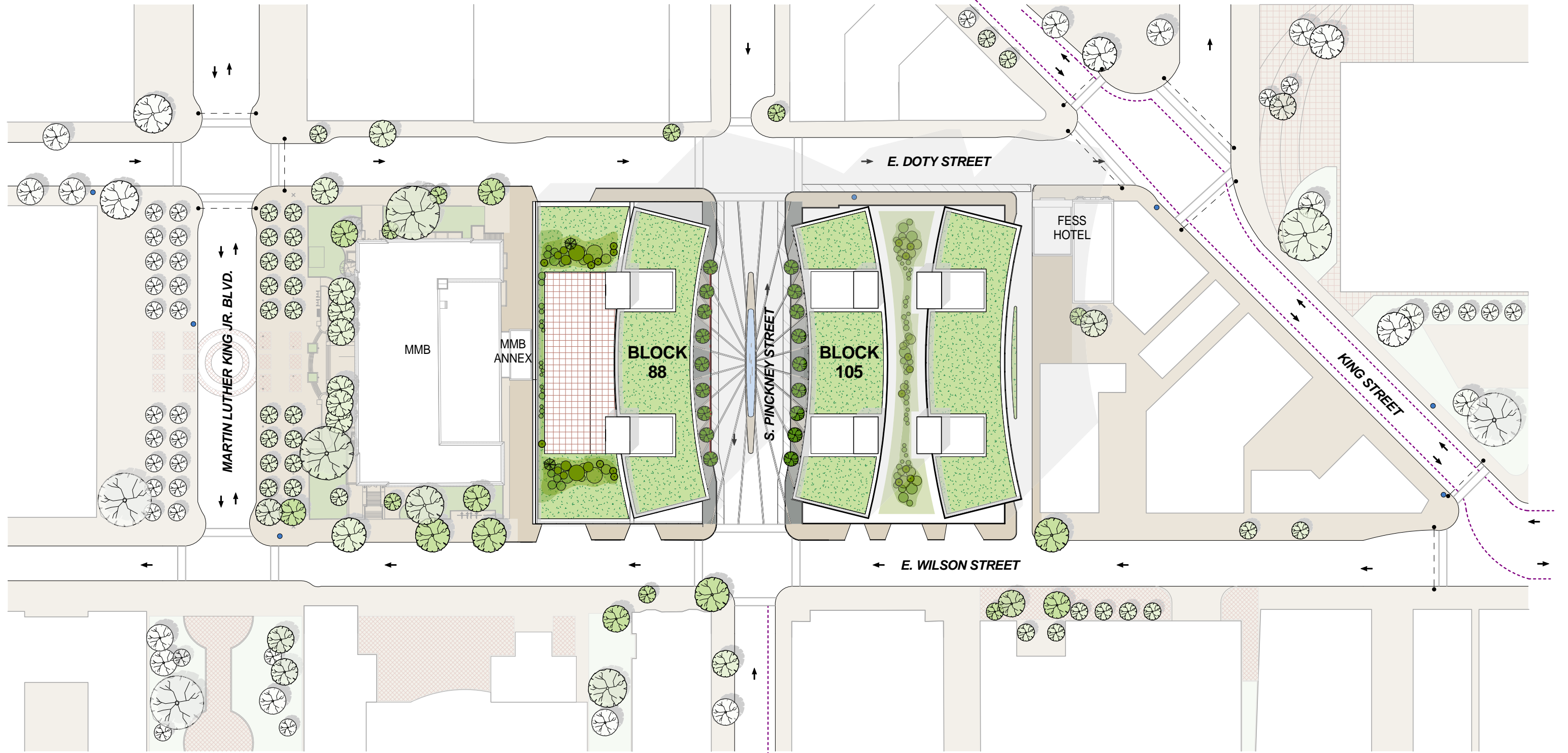
IN-PROGRESS

DECEMBER 09, 2016

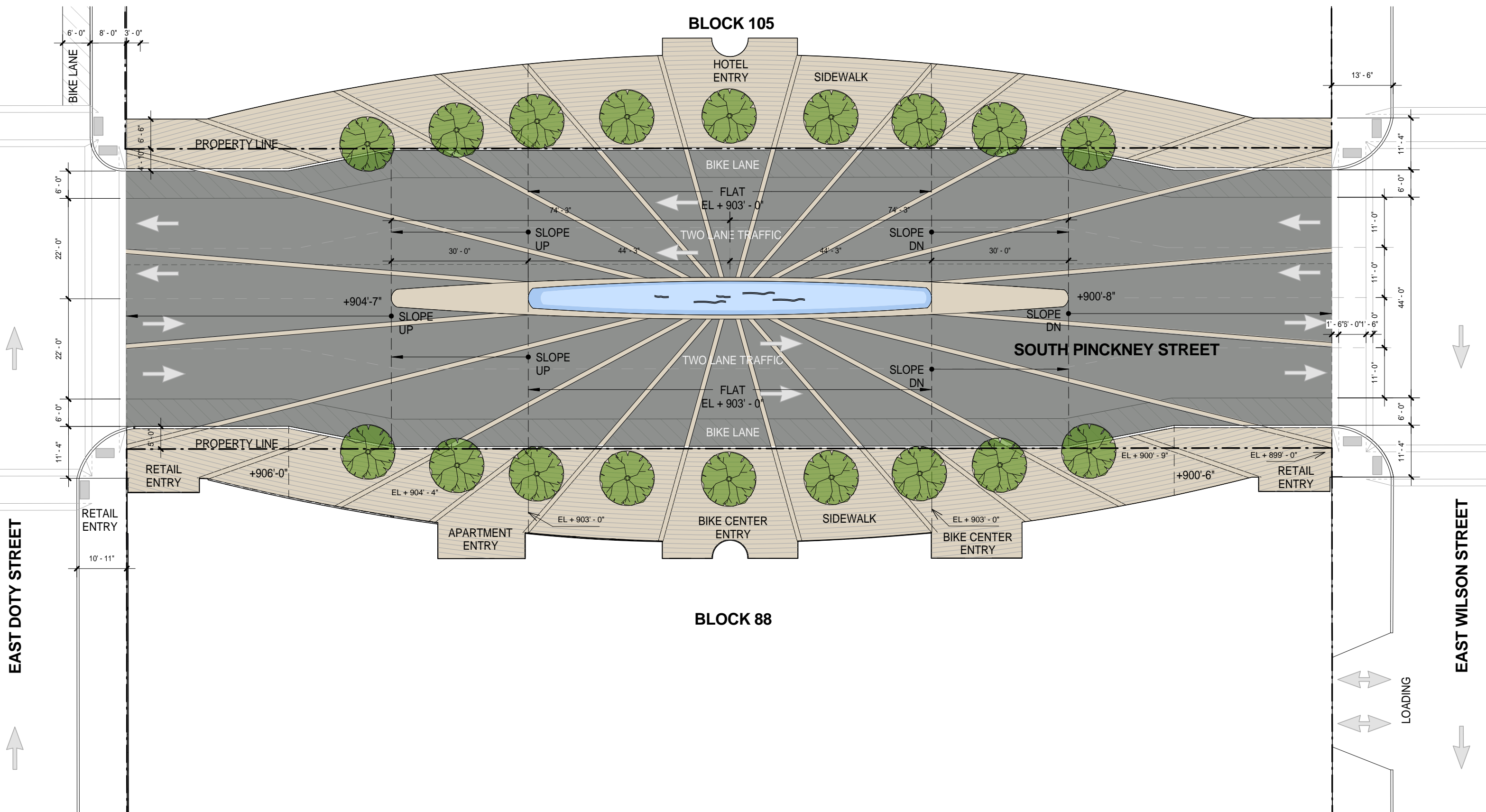




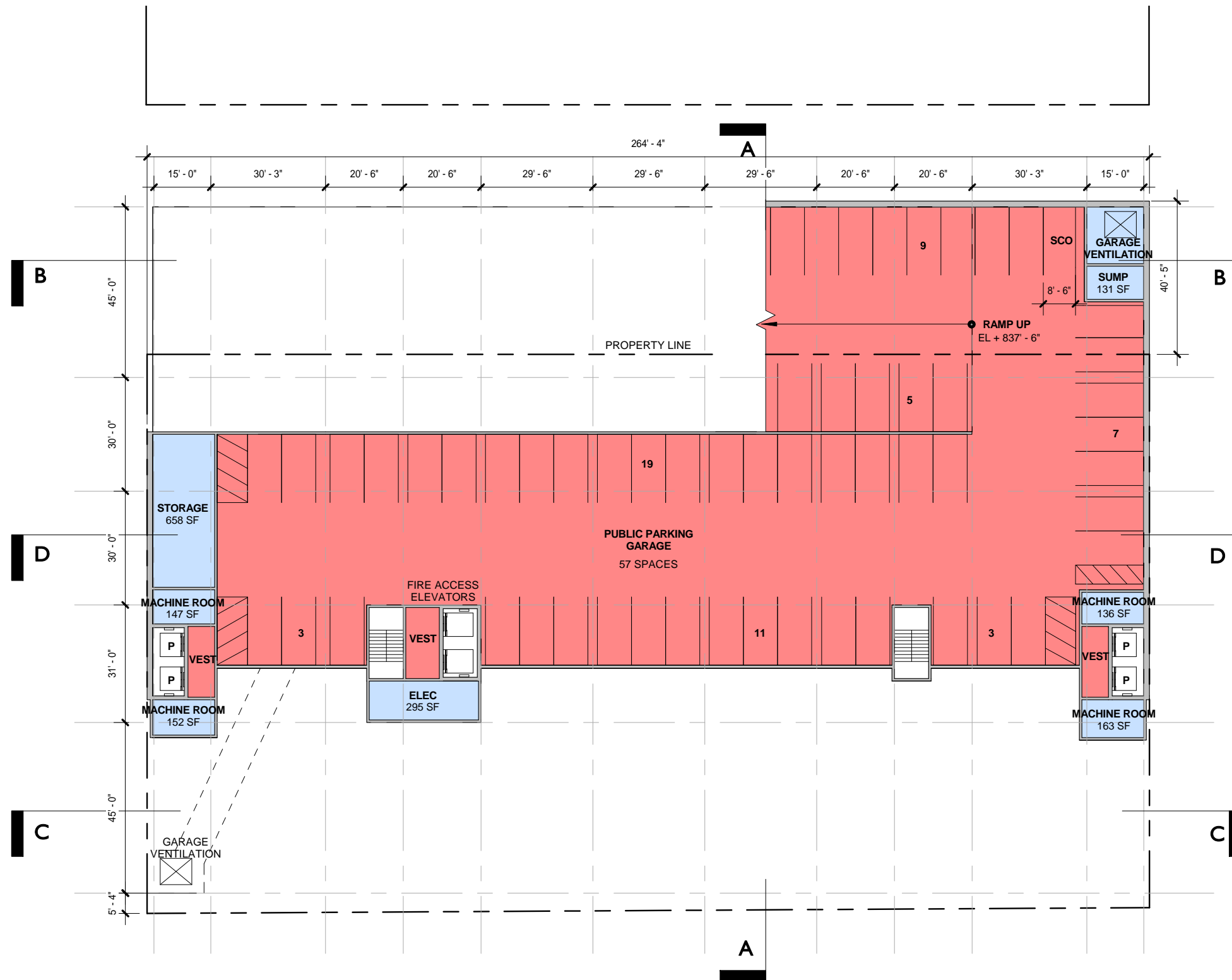
- SITE **BLOCK 88** - JUDGE DOYLE SQUARE
- CITY OF MADISON PARKING FACILITY
- SITE **BLOCK 105** - JUDGE DOYLE SQUARE
- PRIVATE DEVELOPMENT
- NATIONAL REGISTER OF HISTORIC PLACES
- MADISON LANDMARK
- GOVERNMENT BUILDINGS
- LAKE MONONA
- MAJOR INSTITUTIONS
(CULTURE - RELIGION - EDUCATION)
- JOHN NOLEN DR. (US 151)
- PARKS / GREEN SPACE
- BUS STOP
- BICYCLE ROUTE
- CYCLEWAY (PAVED, OFF-STREET)
- WISCONSIN & SOUTHERN RAILROAD
- 1/4 MILE RADIUS
(5 MIN. WALKING DISTANCE)
- 200' LANDMARKS
RADIUS OF IMPACT



NOTE: AVERAGE ELEVATION FOR BUILDING HEIGHT = 903.5'



- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



CAR COUNT PUBLIC
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL U5	57	0	0	57
D1 LEVEL U4	134	0	0	134
D1 LEVEL U3	134	0	0	134
D1 LEVEL U2	130	3	0	133
D1 LEVEL U1	118	6	2	126
D1 LEVEL U0	54	1	1	56
TOTAL	627	10	3	640

640 PARKING SPACES TOTAL w/ LONG SPAN STRUCTURE

NOTE: SHORT SPAN PARKING STRUCTURE OPTION -16 CARS FOR A TOTAL OF 624 CARS

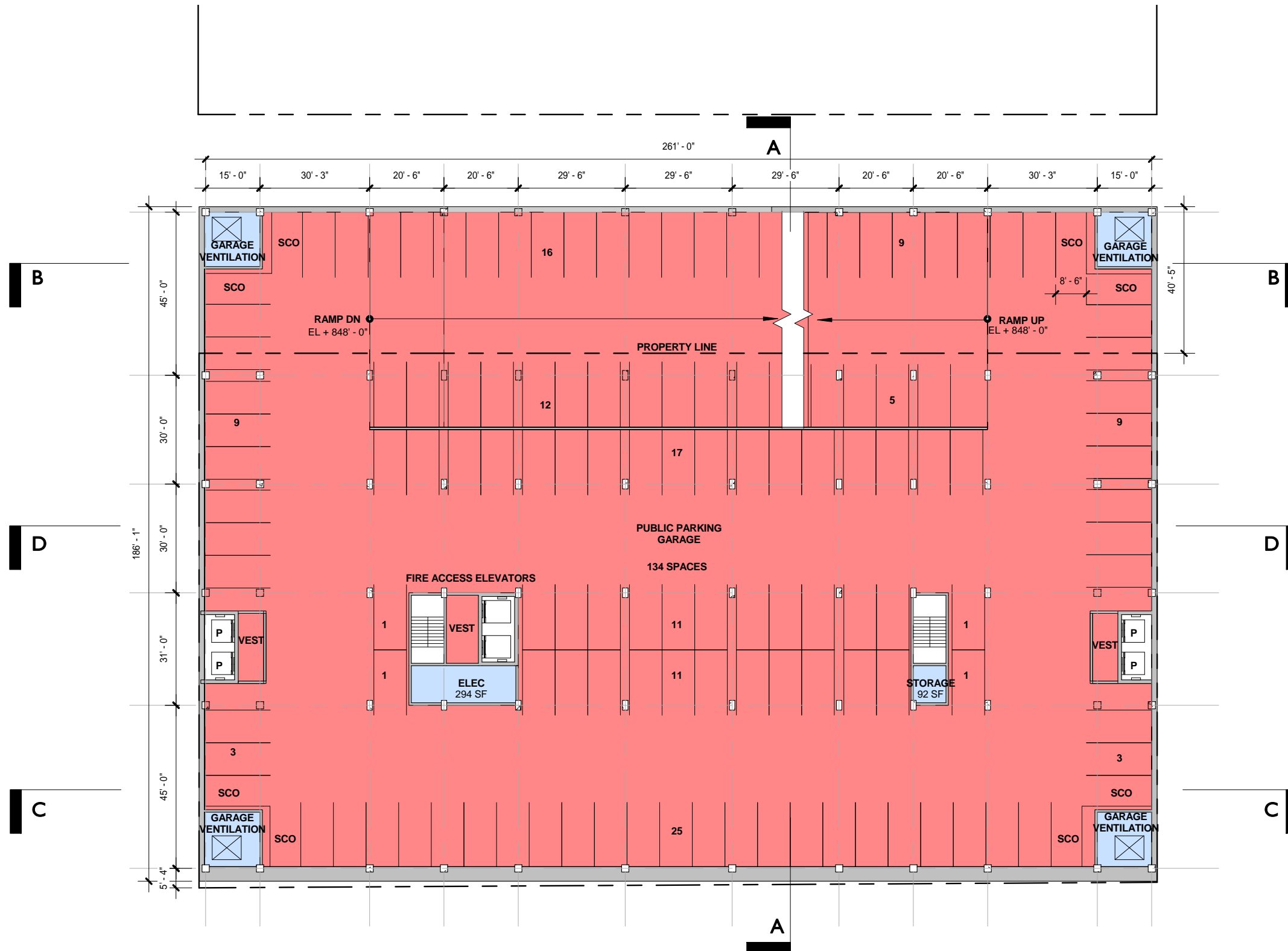
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

CAR COUNT PUBLIC
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL U5	57	0	0	57
D1 LEVEL U4	134	0	0	134
D1 LEVEL U3	134	0	0	134
D1 LEVEL U2	130	3	0	133
D1 LEVEL U1	118	6	2	126
D1 LEVEL U0	54	1	1	56
TOTAL	627	10	3	640

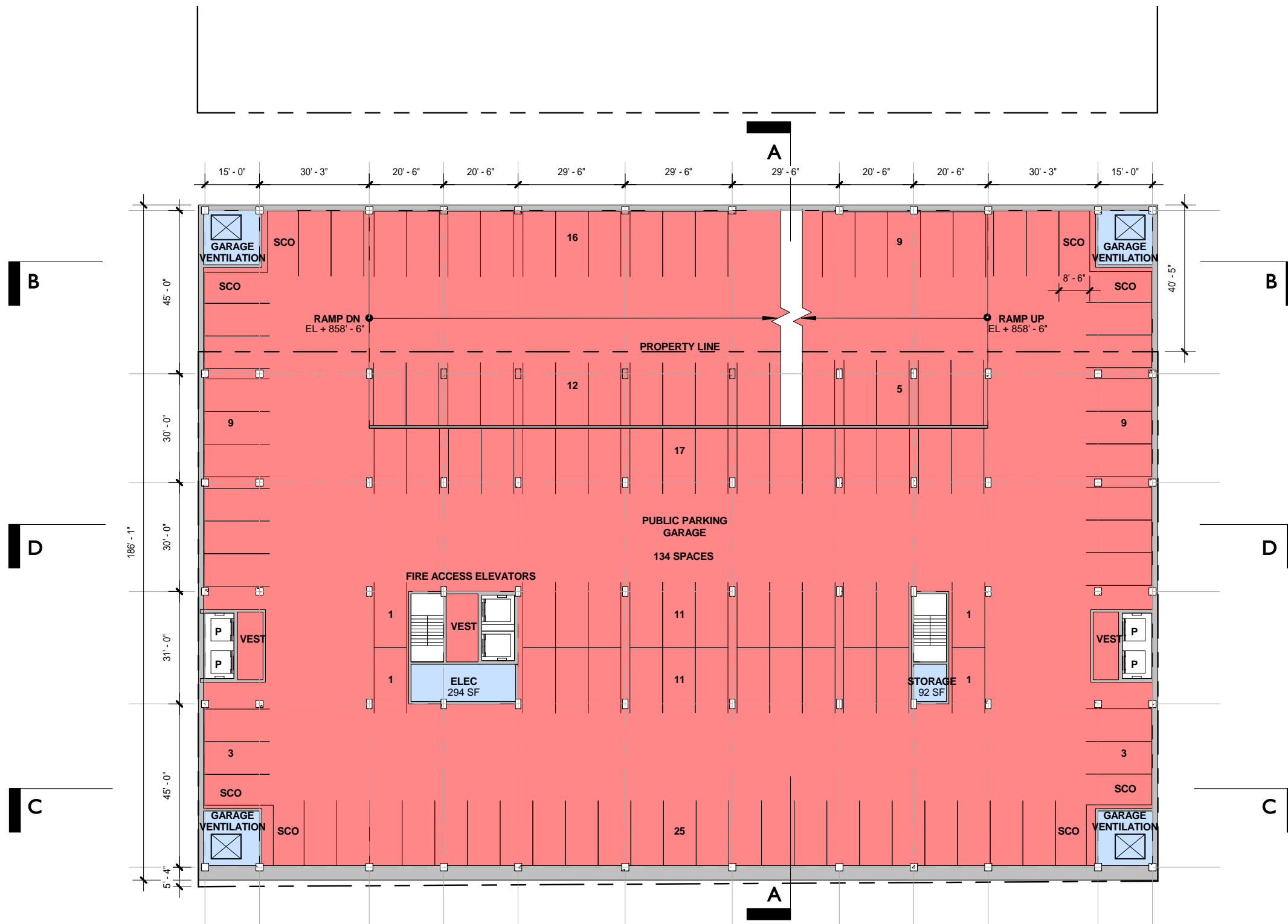
640 PARKING SPACES TOTAL w/ LONG SPAN STRUCTURE

NOTE: SHORT SPAN PARKING STRUCTURE OPTION -16 CARS FOR A TOTAL OF 624 CARS



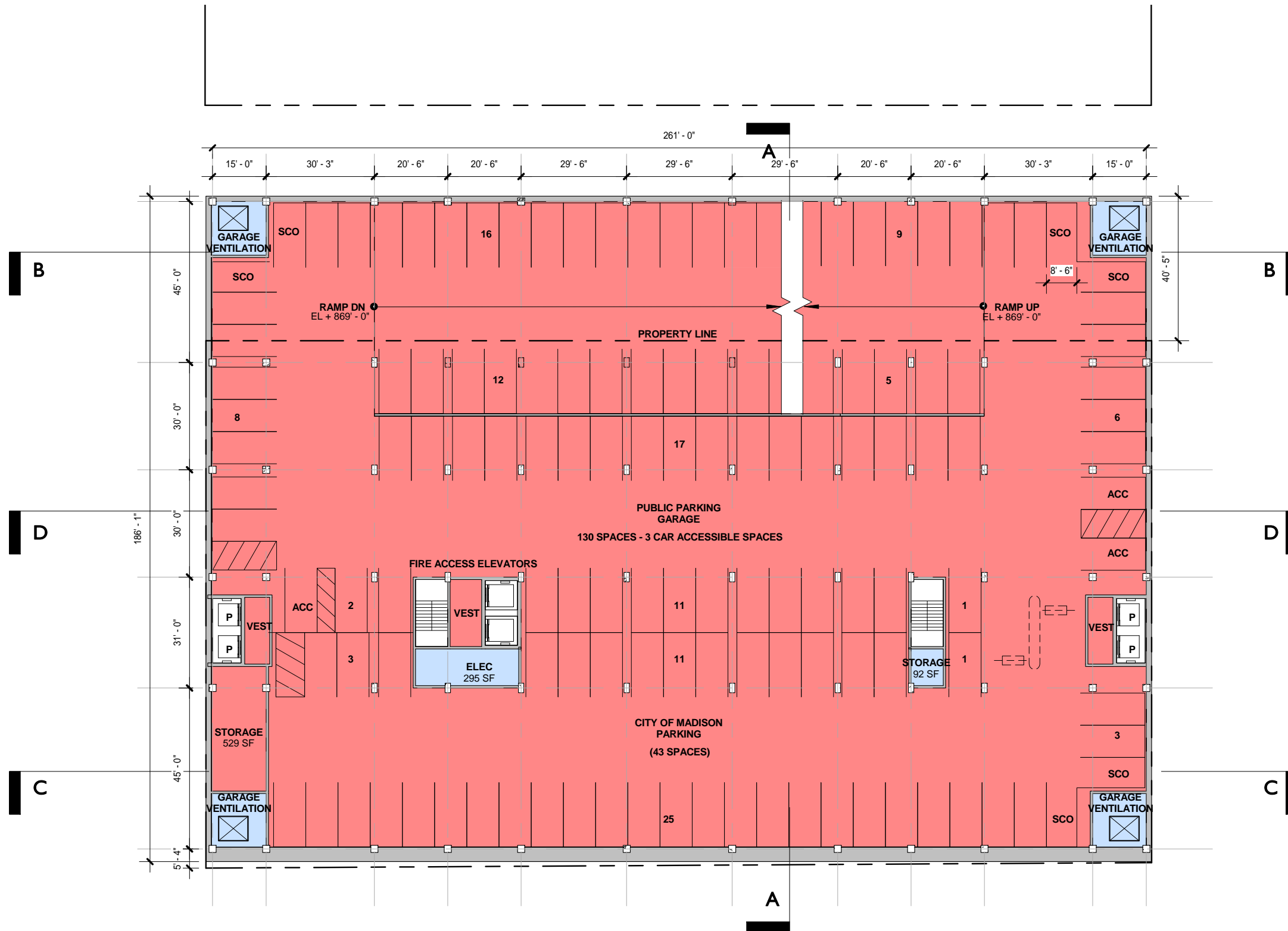
TOTAL GROSS SF: 43,127 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



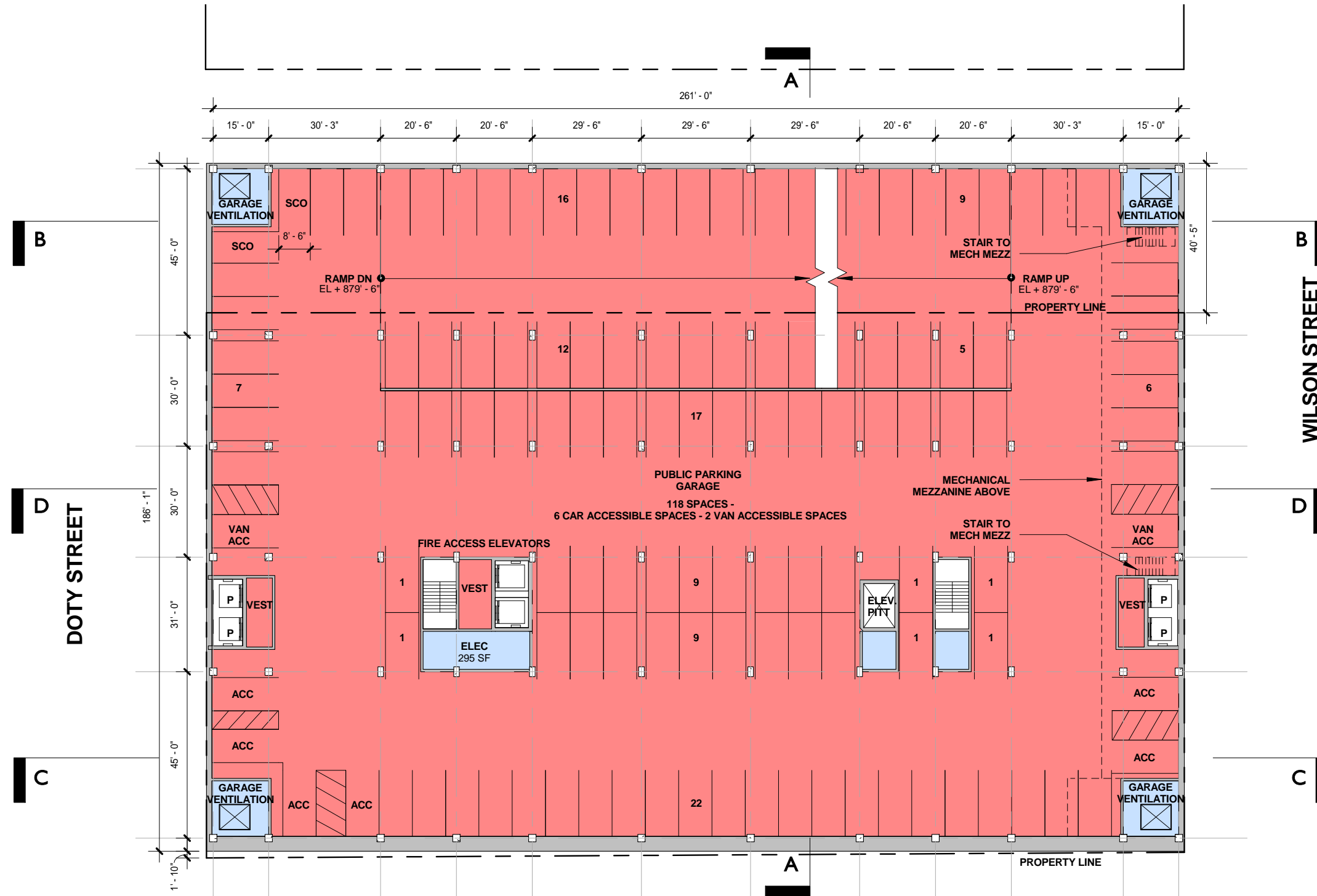
TOTAL GROSS SF: 49,250 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



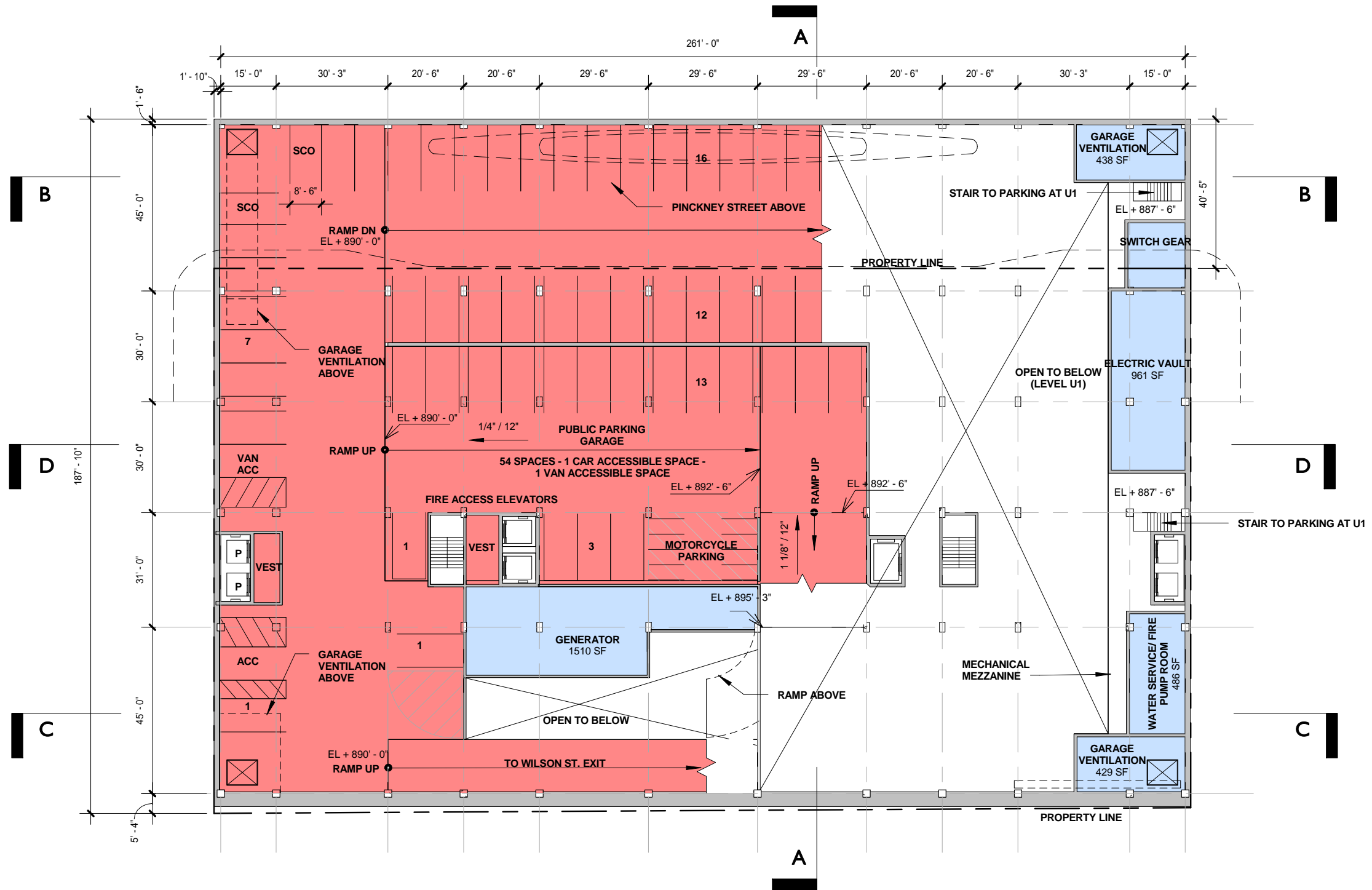
TOTAL GROSS SF: 49,250 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



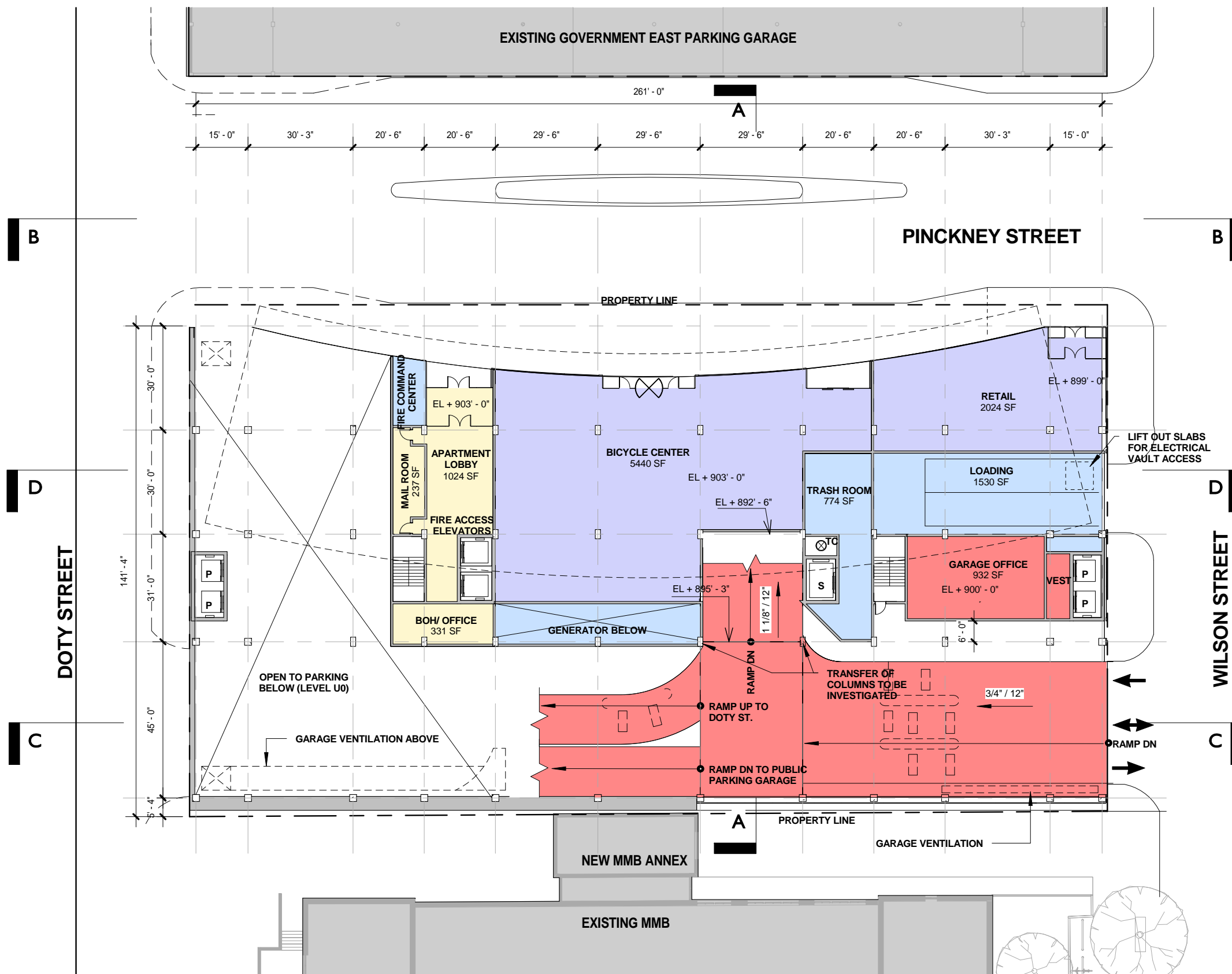
TOTAL GROSS SF: 49,250 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



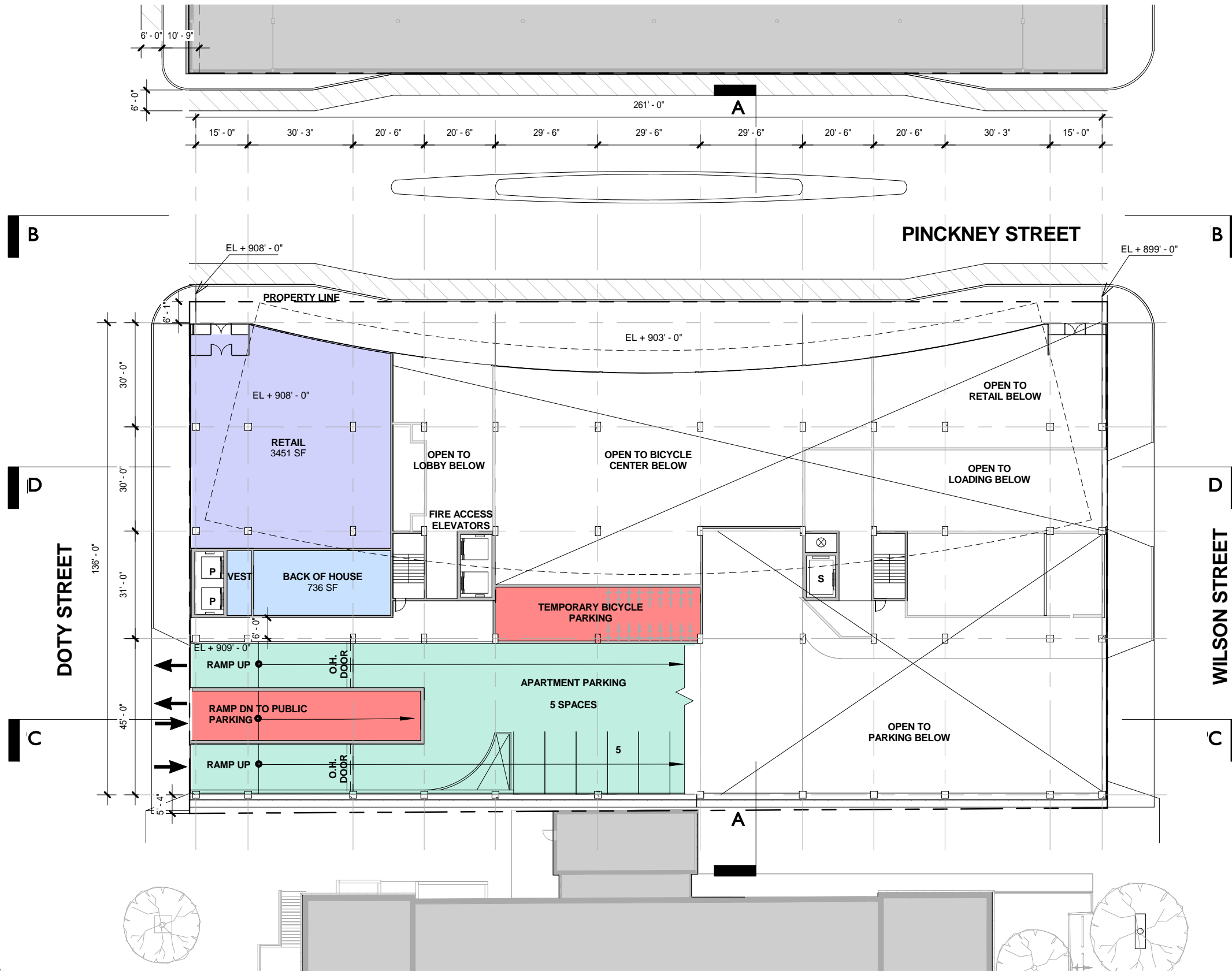
TOTAL GROSS SF: 32,915 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 21,975 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

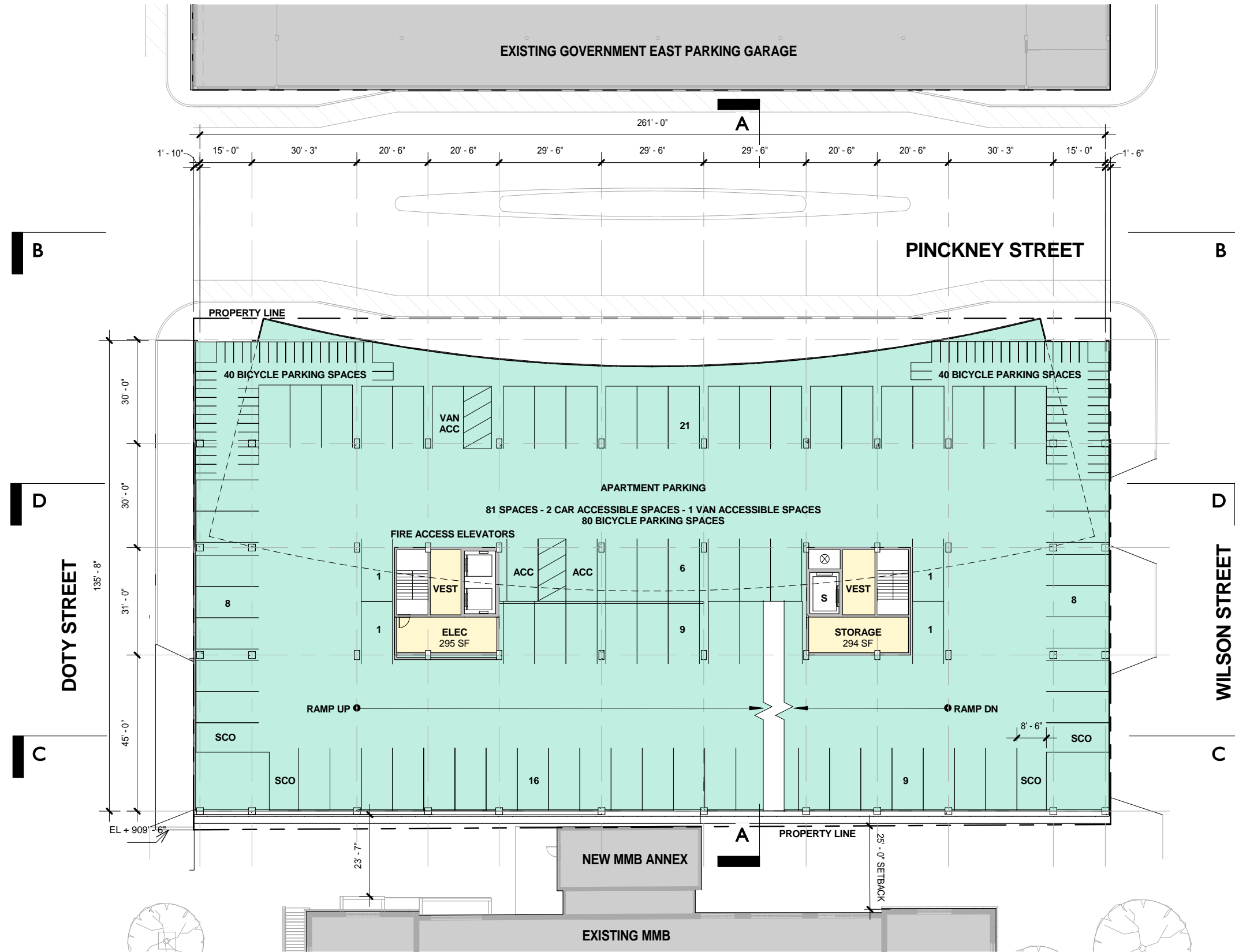


TOTAL GROSS SF: 13,455 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

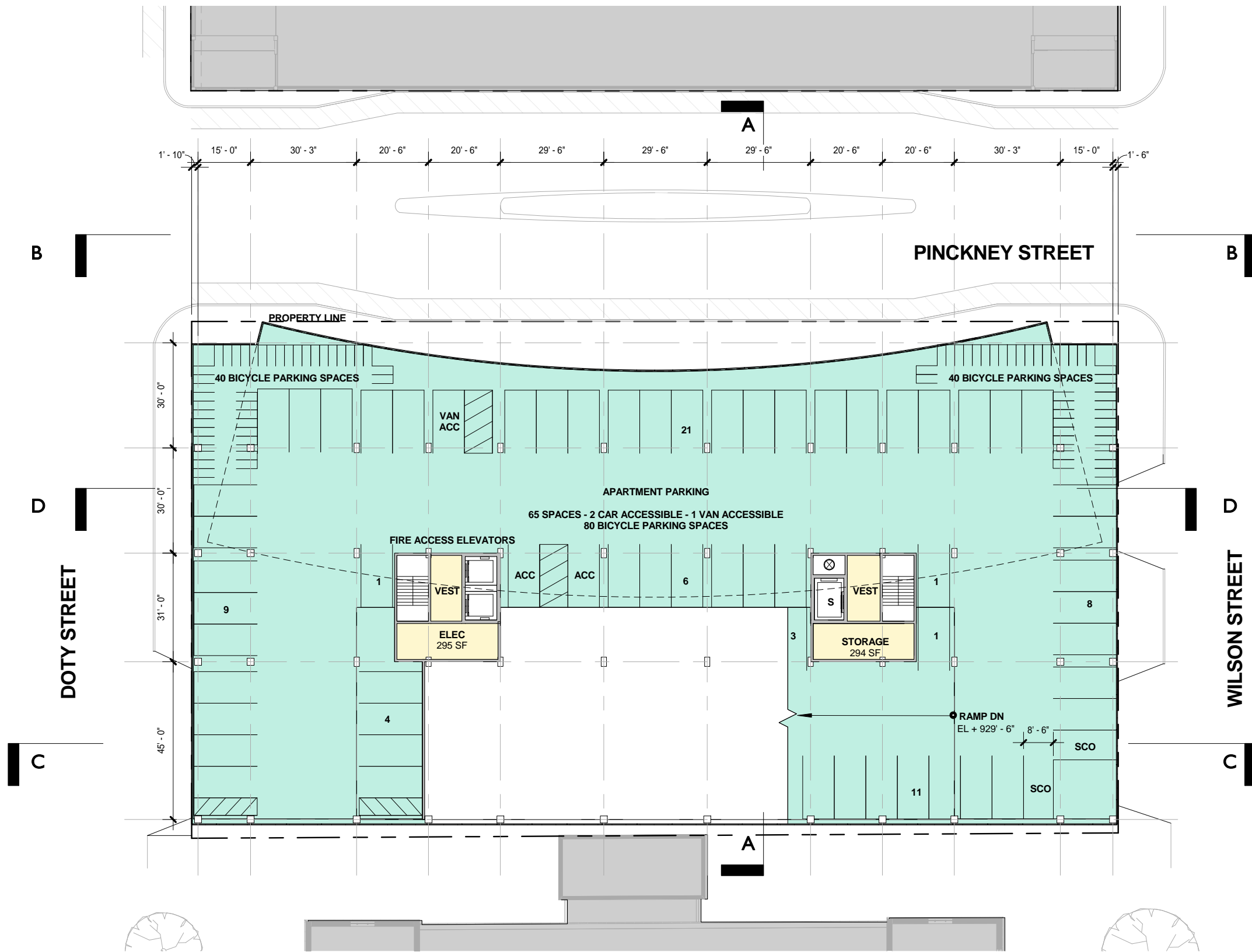
CAR COUNT RESIDENTIAL
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	5	0	0	5
D1 LEVEL 03	83	2	1	84
D1 LEVEL 04	67	2	1	68
TOTAL	155	4	2	157



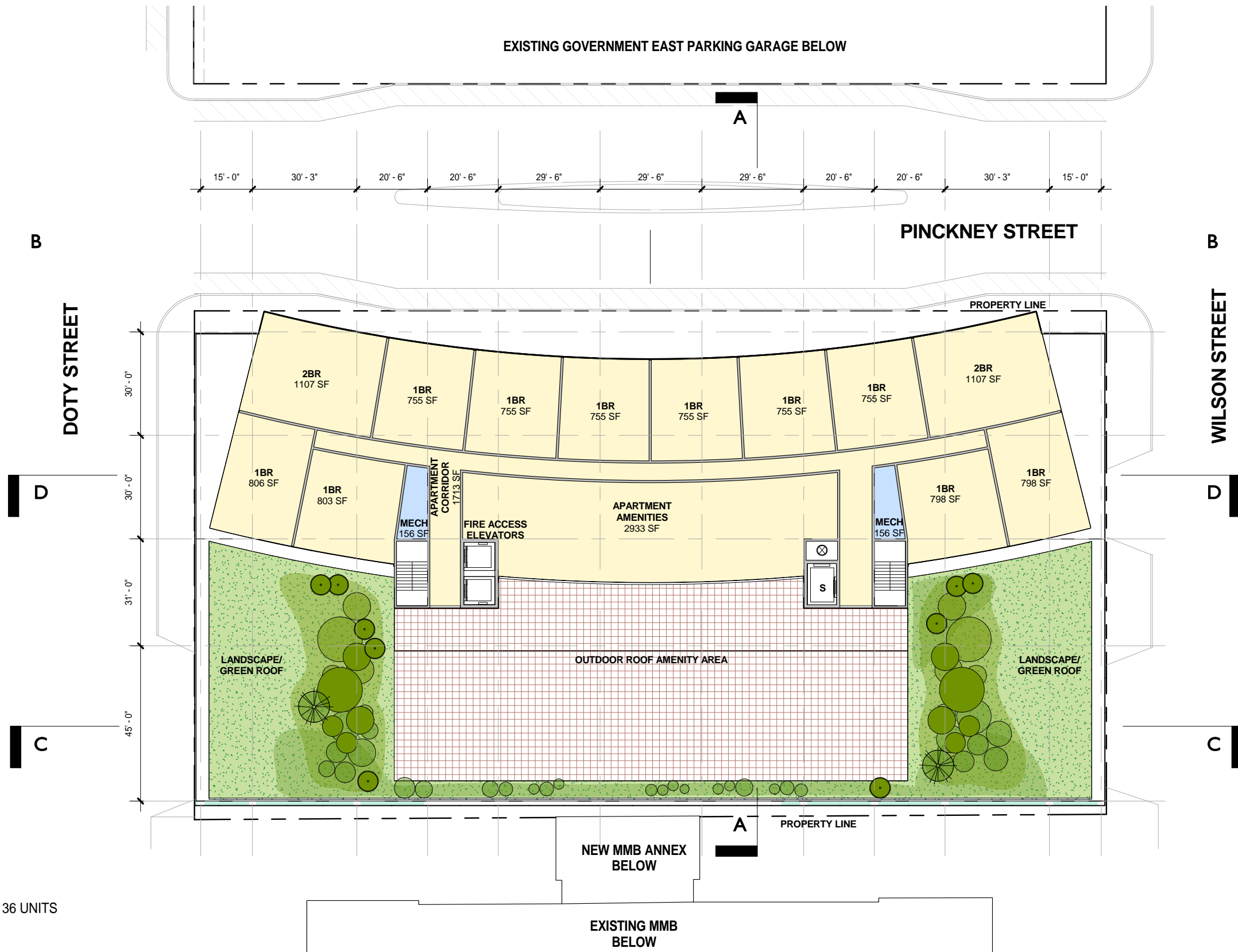
TOTAL GROSS SF: 34,985 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 34,985 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

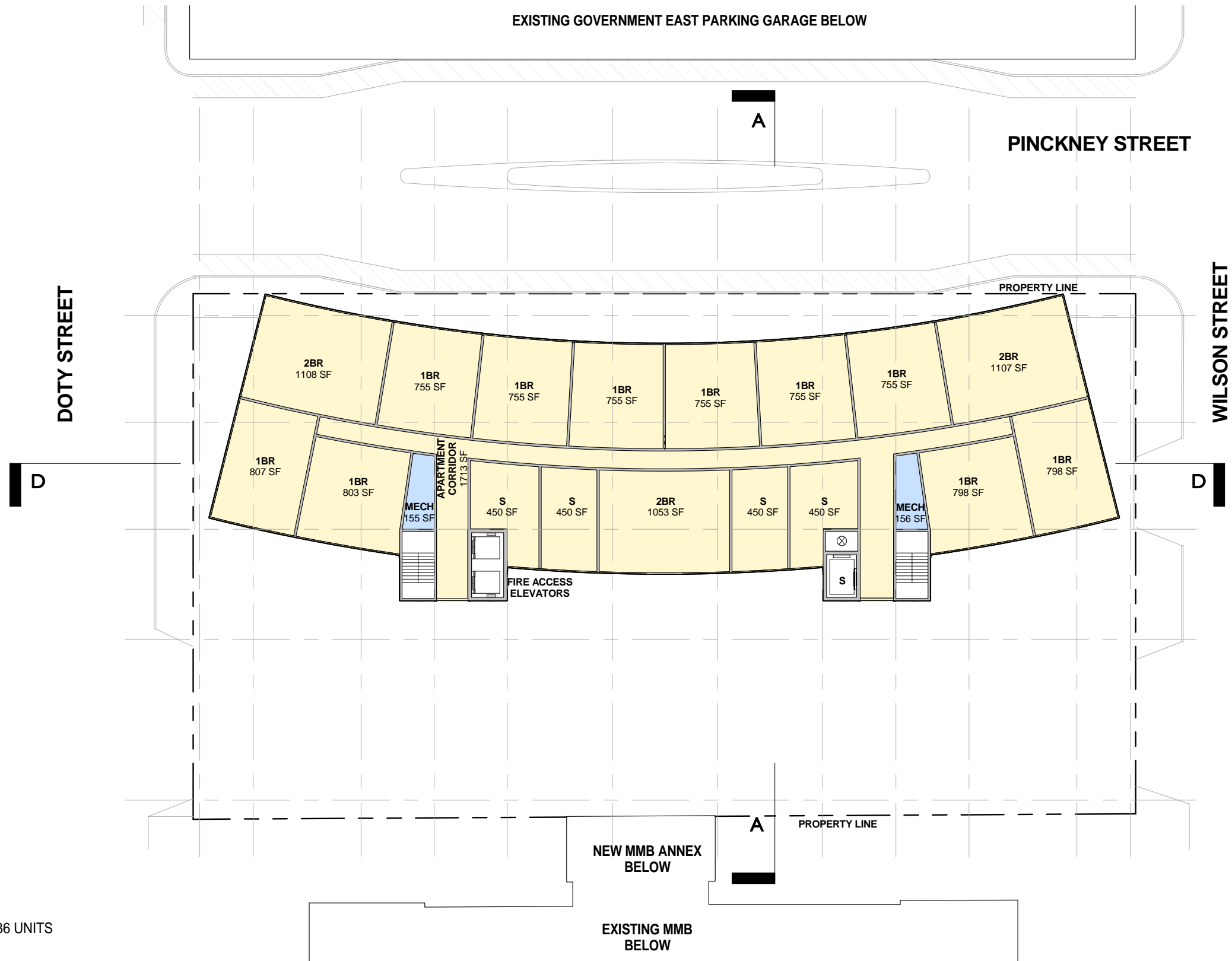


2 BR: 2 @ 1,100 SF = 2,200 SF
 1 BR: 10 @ 770.5 SF = 7,705 SF
 STUDIO: 0 SF = 0 SF
 OUTDOOR AMENITY SF = 8,150 SF
 AVG. UNIT SIZE: 825 SF

TOTAL UNITS:
 12 UNITS AMENITY FLOOR
 17 UNITS PER FLOOR X 8 FLOORS = 136 UNITS
148 UNITS TOTAL

TOTAL NET SF: 9,913 SF
TOTAL GROSS SF: 16,208 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

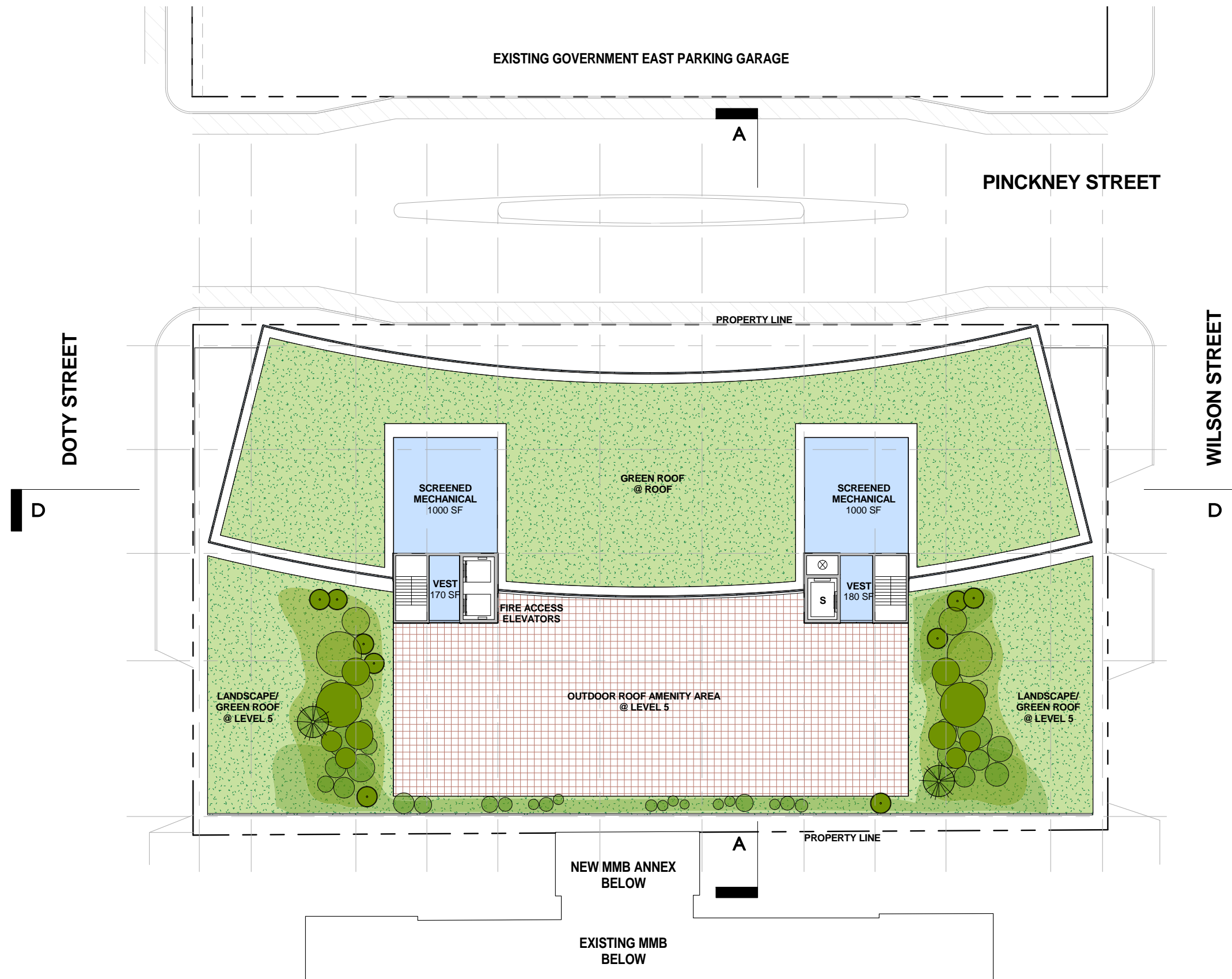


2 BR: 3 @ 1,085 SF = 3,255 SF
 1 BR: 10 @ 770.5 SF = 7,705 SF
 STUDIO: 4 @ 450 SF = 1,800 SF
 AVG. UNIT SIZE: 751 SF

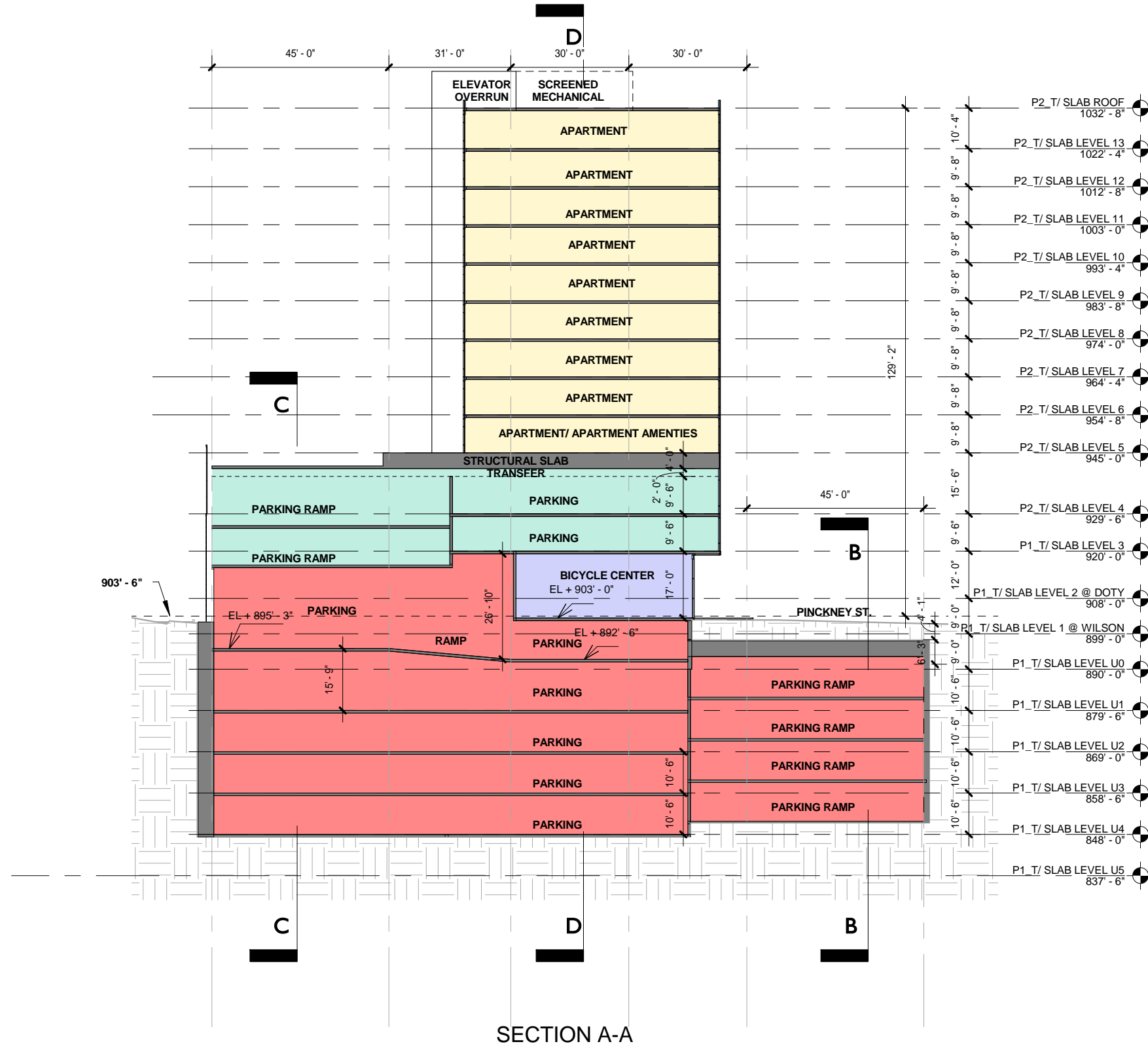
TOTAL UNITS:
 12 UNITS AMENITY FLOOR
 17 UNITS PER FLOOR X 8 FLOORS = 136 UNITS
148 UNITS TOTAL

TOTAL NET SF: 12,768 SF
 TOTAL GROSS SF: 16,208 SF

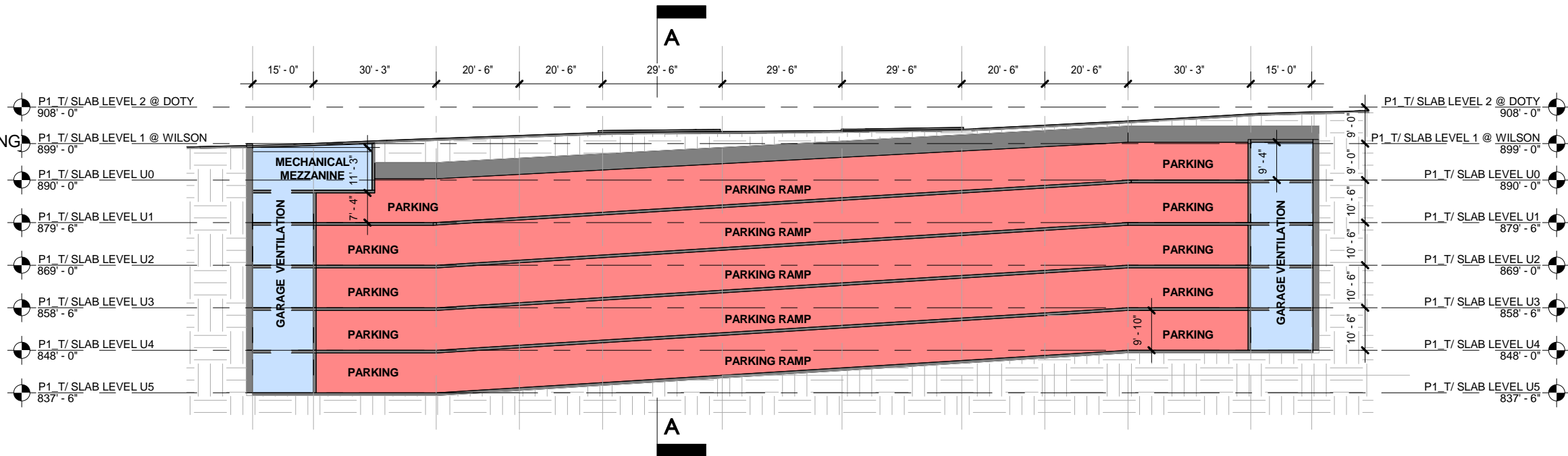
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



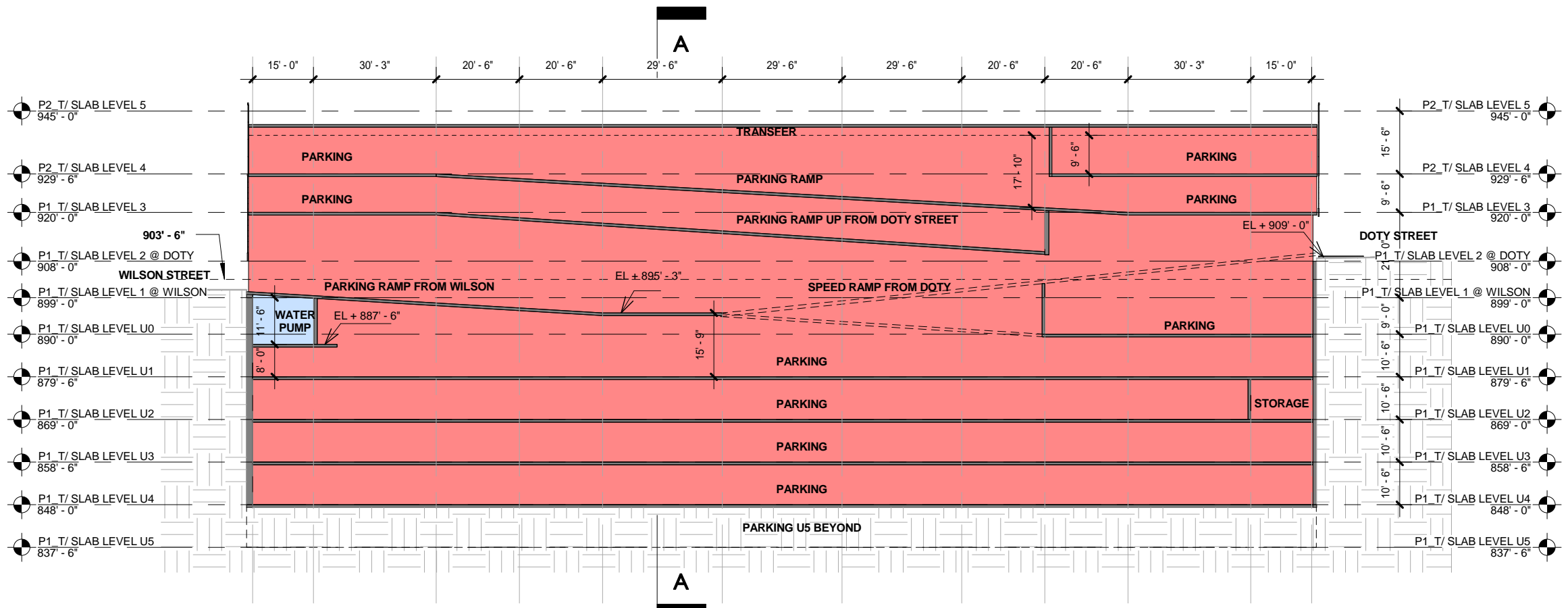
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

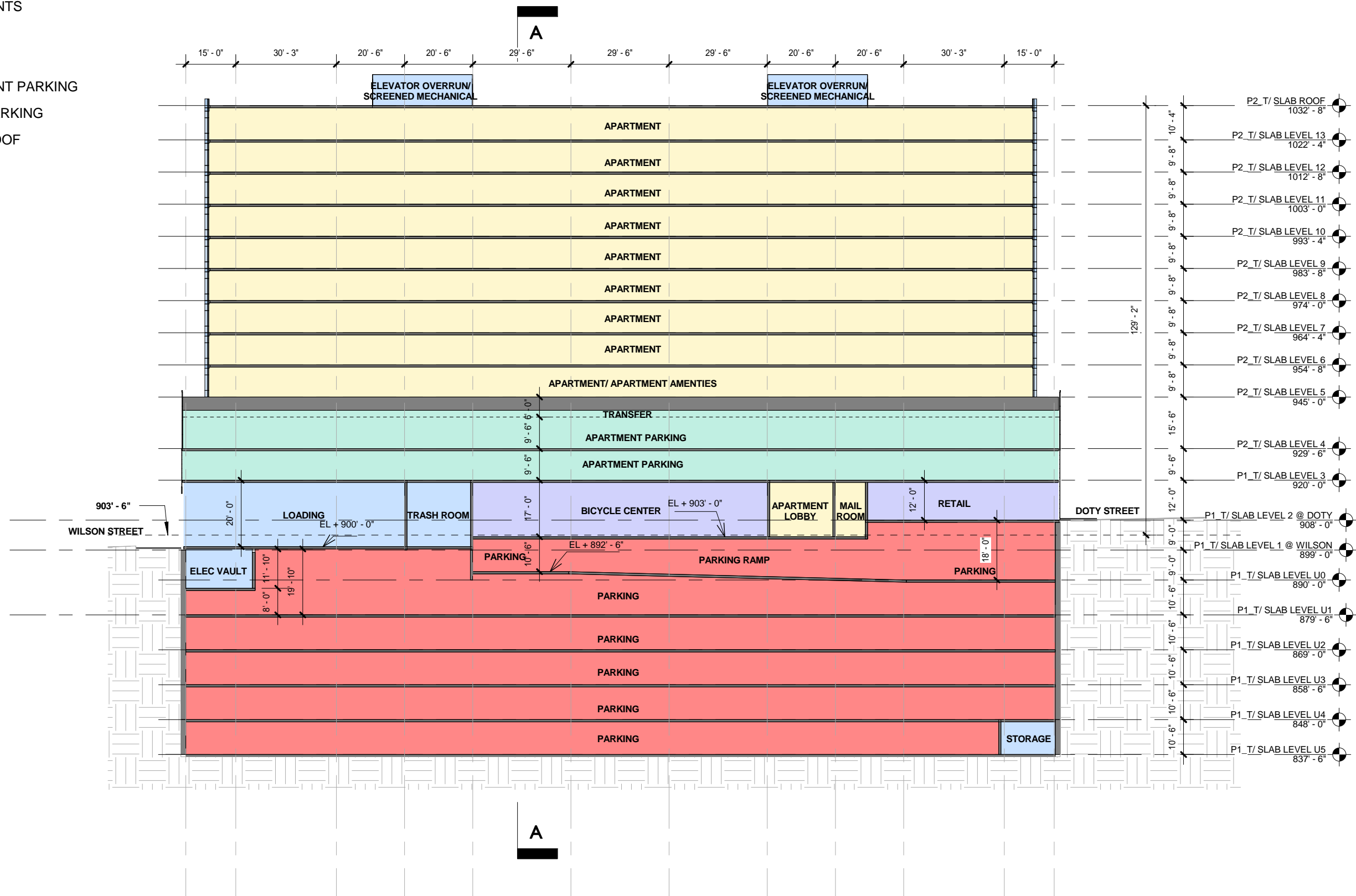


SECTION B-B

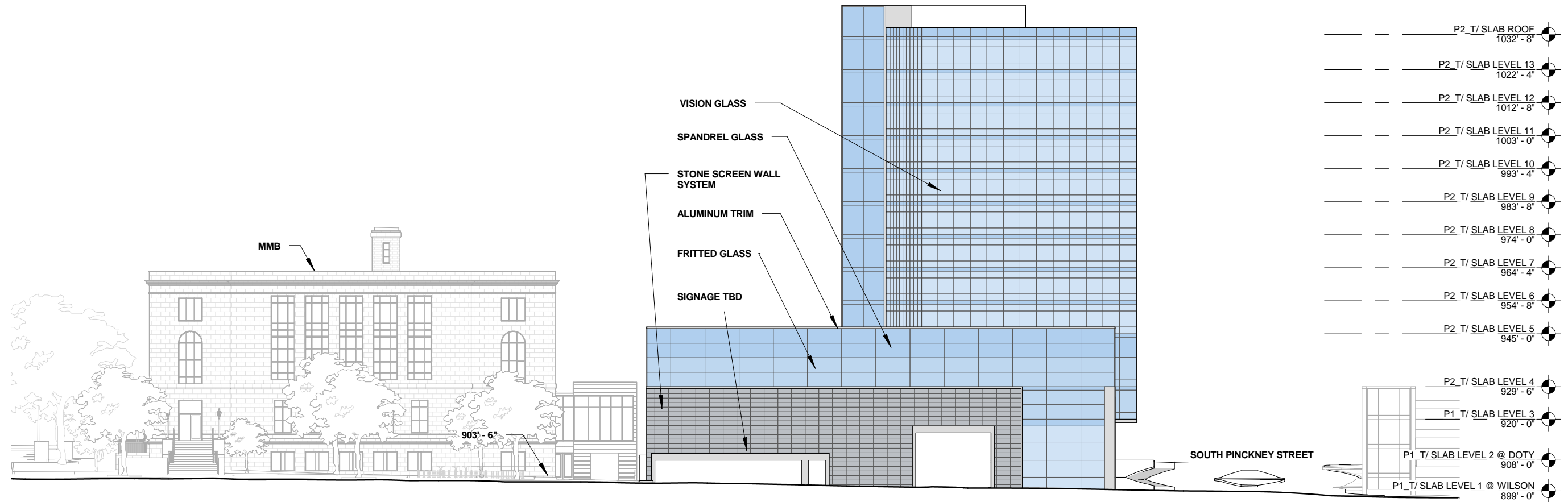


SECTION C-C

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



SECTION D-D



VISION GLASS

SPANDREL GLASS

STONE SCREEN WALL SYSTEM

ALUMINUM TRIM

FRITTED GLASS

SIGNAGE TBD

P2_T/ SLAB ROOF
1032' - 8"

P2_T/ SLAB LEVEL 13
1022' - 4"

P2_T/ SLAB LEVEL 12
1012' - 8"

P2_T/ SLAB LEVEL 11
1003' - 0"

P2_T/ SLAB LEVEL 10
993' - 4"

P2_T/ SLAB LEVEL 9
983' - 8"

P2_T/ SLAB LEVEL 8
974' - 0"

P2_T/ SLAB LEVEL 7
964' - 4"

P2_T/ SLAB LEVEL 6
954' - 8"

P2_T/ SLAB LEVEL 5
945' - 0"

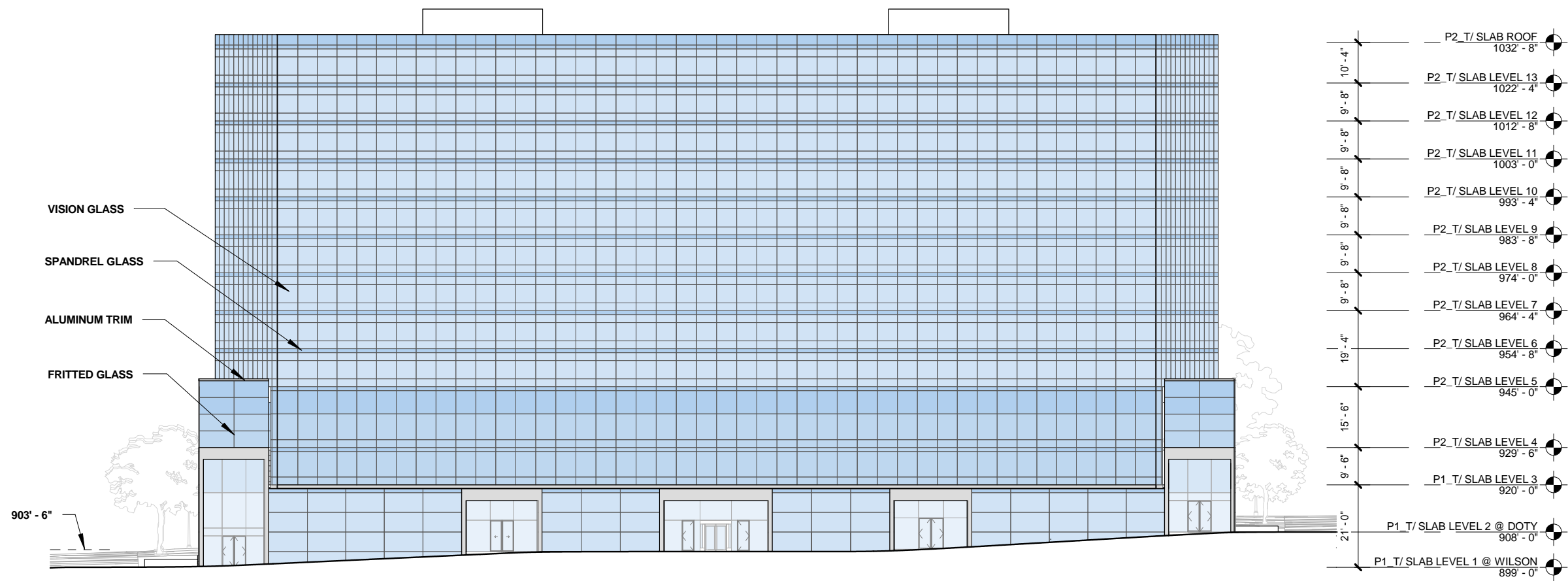
P2_T/ SLAB LEVEL 4
929' - 6"

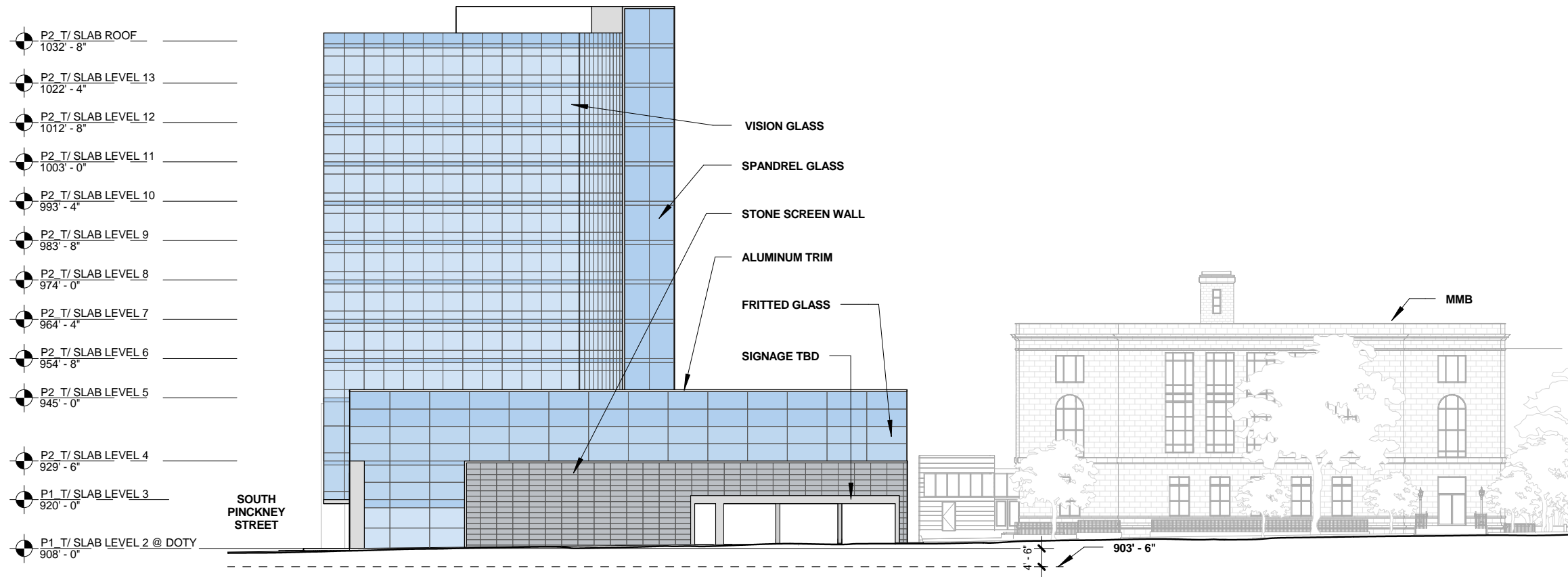
P1_T/ SLAB LEVEL 3
920' - 0"

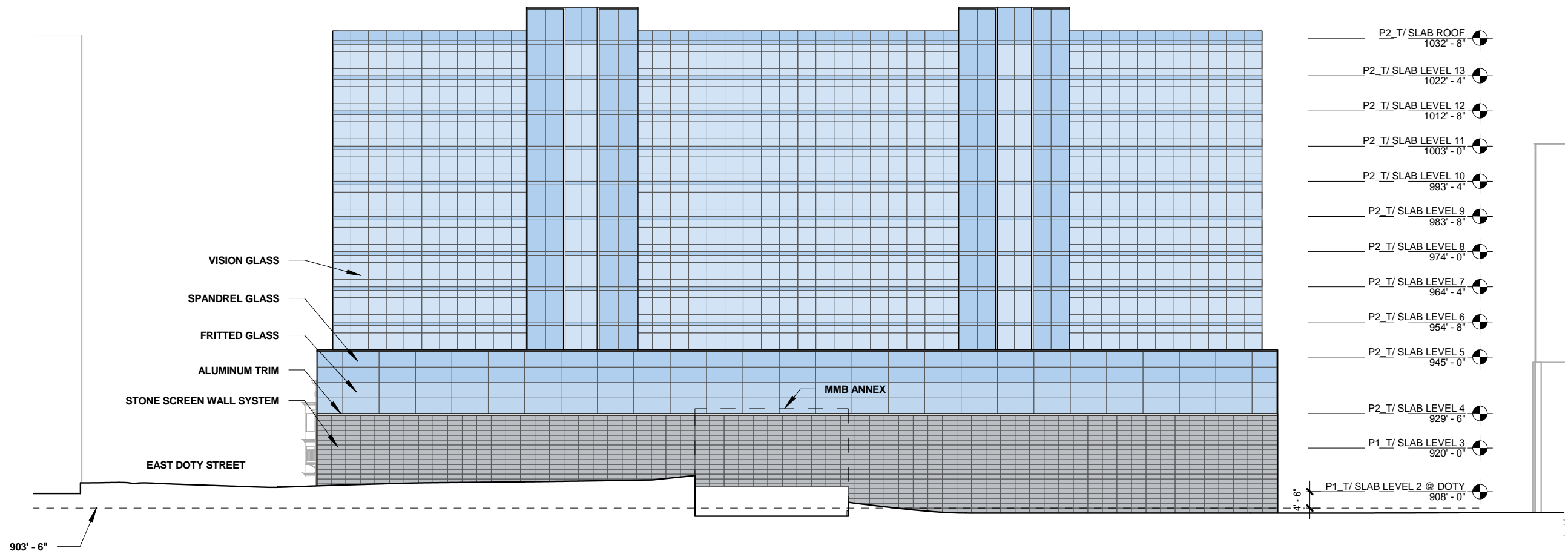
P1_T/ SLAB LEVEL 2 @ DOTY
908' - 0"

P1_T/ SLAB LEVEL 1 @ WILSON
899' - 0"

SOUTH PINCKNEY STREET







ALTA/ACSM LAND TITLE SURVEY

ALL OF BLOCK 88 AND LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH THE QUALITY AND EXPERIENCE"

CITY OF MADISON
215 MARTIN LUTHER KING, JR. BLVD
MADISON, WI 53701-2983

PROJECT:
JUDGE DOYLE SQUARE

PROJECT LOCATION:
CITY OF MADISON, DANE COUNTY, WI

JSD PROJECT NO.: 15-6867-MAD

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Midwest Area (252) 432-7010
Inland (408) 342-2258
www.Diggerstolline.com

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

MAP NO. E-245

SHEET NUMBER: 1

23

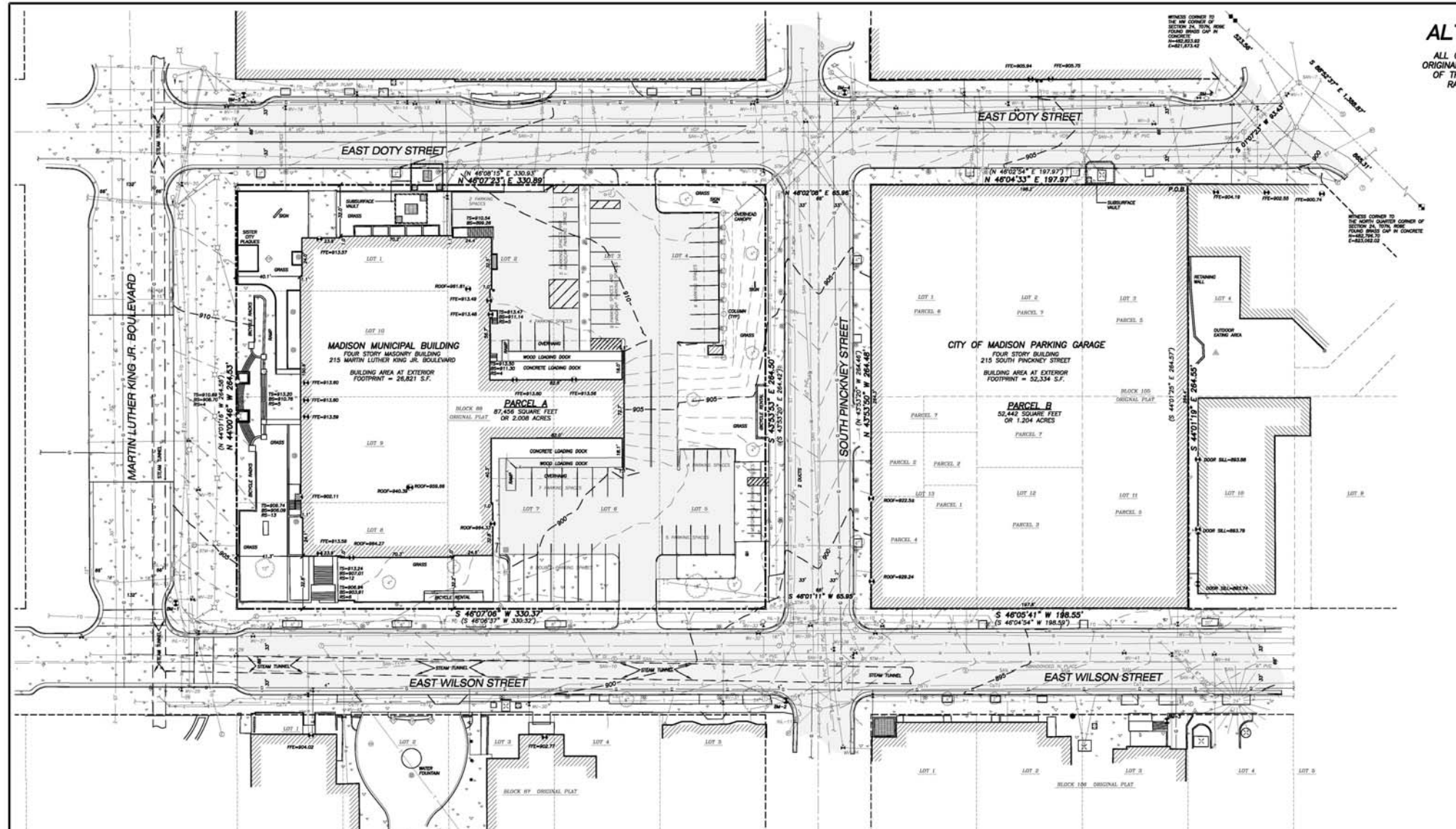


Table with columns: STRUCT. ID, RIM ELEVATION, INVERT ELEVATION, PIPE SIZE, PIPE TYPE. Lists storm sewer manholes STM-1 through STM-8.

Table with columns: INLET ID, RIM ELEVATION, INVERT ELEVATION, PIPE SIZE, PIPE TYPE. Lists storm sewer inlets INL-1 through INL-16.

Table with columns: STRUCT. ID, RIM ELEVATION, INVERT ELEVATION, PIPE SIZE, PIPE TYPE. Lists sanitary sewer manholes SAN-1 through SAN-11.

Table with columns: VALVE NO., RIM ELEVATION, INVERT ELEVATION, VALVE TYPE. Lists water valves WV-1 through WV-22.

Table with columns: BENCH. MARK, ELEVATION, DESCRIPTION. Lists benchmarks BM-1 through BM-6.

- LEGEND
Government Corner
Cheveled 'x' Found
Cheveled 'x' Set
Benchmark
Finished Floor Shot Location
Monitoring Well
Bollard
Flag Pole
Sign
Parking Meter
Sanitary Manhole
Clean Out
Vent Pipe
Hydrant
Water or Gas Valve
Curb Stop/Service Valve
Storm Manhole
Round Casted Inlet
Square Casted Inlet
Curb Inlet
Manhole - Unverified Type
Electric Manhole
Light Pole
Traffic Signal
Wall
Telephone Manhole
Deciduous Tree
Coniferous Tree
Handicap Parking
Other Parking
Parcel Boundary
Section Line
Right-of-Way Line
Centerline
Platted Lot Line
Edge of Pavement
Concrete Curb & Gutter
Sanitary Sewer
Water Line
Storm Sewer
Natural Gas
Underground Electric
Fiber Optic
Underground Telephone
Underground Cable
Building
Index Contour
Intermediate Contour
Spot Elevation
Bituminous Pavement
Retaining Wall
Concrete Pavement
Discontinuously Mapped Pipe Line
Denotes Record Data Depicting the Same Line on the Ground

- NOTES
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JUNE 22 & 27 AND JULY 06, 2015.
2. THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE SYSTEM (WCS21), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, IS 48°02'33" E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83/1983). BENCHMARK IS FIRE HYDRANT AT THE CORNER OF WILSON STREET AND MARTIN LUTHER KING, JR. BOULEVARD. ELEVATION = 906.02.
4. CONTOUR INTERVAL IS 1 FOOT.
5. SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
6. THE SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NOS. 20152519734, 20152519741, 20152519742, 20152519750 AND 20152519754, WITH A CLEAR DATE OF JUNE 25, 2015.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THESE BENCHMARKS HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY.
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8011.
9. UTILITY MARKING PROVIDED BY: CITY OF MADISON, CENTURILINK, AT&T, TDS TELECOM.
10. IS-TOP OF STAIRS; BS-BOTTOM OF STAIRS; RS- NUMBER OF RISERS.

- NOTES CORRESPONDING TO TABLE A REQUIREMENTS:
ITEM 9 THERE ARE 61 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 63 PARKING SPACES AND THERE ARE 9 MOTORCYCLE PARKING SPACES ON PARCEL A. THERE ARE 300 PARKING SPACES ON PARCEL B. THERE ARE A TOTAL OF 643 PARKING SPACES.
ITEM 10(a) THERE ARE NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.
ITEM 11(b) NOTE - WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
ITEM 20 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL A)
(12) AFFIDAVIT RECORDED IN VOLUME 1027 OF RECORDS, PAGE 128, AS DOCUMENT NO. 1603842. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREIN.
(13) A RESOLUTION APPROVING THE SOUTH SQUARE REDEVELOPMENT PLAN RECORDED SEPTEMBER 21, 1994, AS DOCUMENT NO. 2633362. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREIN.
(14) GRANT OF RIGHT OF FIRST REFUSAL RECORDED APRIL 15, 1999, AS DOCUMENT NO. 3102647.
FIRST AMENDMENT TO GRANT OF RIGHT OF FIRST REFUSAL RECORDED SEPTEMBER 9, 2014, AS DOCUMENT NO. 5098975. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREIN.
(15) LEASE BETWEEN CITY OF MADISON, WISCONSIN AND US POSTAL SERVICE RECORDED IN VOLUME 1038 OF RECORDS, PAGE 374, AS DOCUMENT NO. 1610872. AMENDMENT TO LEASE RECORDED IN VOLUME 13135 OF RECORDS, PAGE 6, AS DOCUMENT NO. 2154052. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREIN.
(16) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24819 OF RECORDS, PAGE 19, AS DOCUMENT NO. 2525524. FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120. FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045. SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 17, 2007, AS DOCUMENT NO. 4289900. SECOND AMENDMENT TO LEASE RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 4394368. THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 7, 2013, AS DOCUMENT NO. 4967634. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREIN.
(17) UNITED STATES POSTAL SERVICE LEASE RECORDED JANUARY 24, 1996, IN VOLUME 31861 OF RECORDS, PAGE 12, AS DOCUMENT NO. 2723669. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREIN.

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL A)
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: MCS-733937-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.
ALL OF BLOCK 88, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. TAX KEY NUMBER: 251/0709-242-0701-6

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL B)
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: MCS-733941-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.
AGREEMENT RECORDED IN VOLUME 143 OF MSC, PAGE 423, AS DOCUMENT NO. 628082. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREIN.

SURVEYOR'S CERTIFICATE
TO:
0) THE CITY OF MADISON,
1) FIRST AMERICAN TITLE INSURANCE COMPANY,
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DECIMAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(b), 8, 9, 10(a), 11(b), 20(a) AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 06, 2015.

JON KRIS, S-1878
PROFESSIONAL LAND SURVEYOR
DATE

