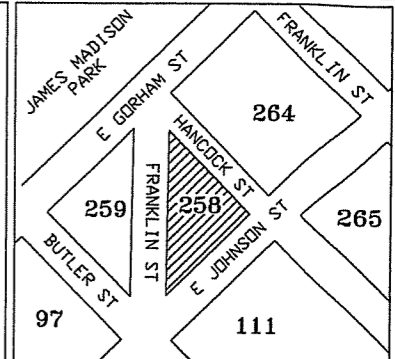
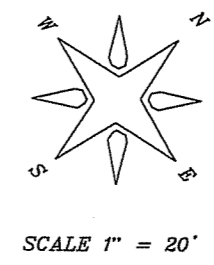


**NOTES:**

- 1.) THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON JULY 25TH AND 26TH AND COMPLETED ON AUGUST 1ST, 2007. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 1ST, 2007 ARE NOT REFLECTED BY THIS SURVEY.
- 2.) ASSUMED DATUM  
BENCHMARKS AS SHOWN ON SURVEY.
- 3.) CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-272-8511
- 4.) PREPARED FOR: THE MCBRIDE COMPANY  
P.O. BOX 131  
MADISON, WI., 53701
- 5.) TOTAL AREA = 23,520 SQ.FT. OR 0.54 ACRES.
- 6.) PUBLIC UTILITIES  
STORM SEWER - CITY OF MADISON  
SANITARY SEWER - CITY OF MADISON  
WATER - CITY OF MADISON  
NATURAL GAS - MADISON GAS AND ELECTRIC  
ELECTRIC - MADISON GAS AND ELECTRIC
- 7.) CURRENT ZONING AND BUILDING SETBACKS PER CITY OF MADISON  
ENTIRE BLOCK IS R-6 ZONING  
20.0 FEET MIN. FRONT YARD SETBACK  
30 FOOT MIN REAR SETBACK OR 45% OF BUILDING HEIGHT WHICH EVER IS GREATEST.  
5 FOOT MIN. SIDE YARD FOR SINGLE STORY AND AN ADDITIONAL 2 FEET FOR EVERY STORY.
- 8.) WETLANDS IF PRESENT HAVE NOT BEEN DELINEATED OR SURVEYED.
- 9.) PER FEMA FLOOD MAP PANEL NO. 55025C0405F ON JUNE 17TH, 2003, SAID PARCEL IS IN ZONE "X" AND IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
- 10.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY OF MADISON, ENGINEER AND OTHER LOCAL ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTRUCTION MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES.
- 11.) EASEMENTS REFERRED TO IN THE TITLE COMMITMENTS HAVE BEEN SHOWN ON THIS SURVEY.
  - A.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.NCS-718055MAD  
COMMITMENT DATE: ON JANUARY 30, 2004, AT 7:00 A.M.
  - B.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.1073951 AMEND A  
COMMITMENT DATE: ON MARCH 06, 2005, AT 7:00 A.M.
  - C.) THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NO.217350  
COMMITMENT DATE: ON MARCH 3, 2004, AT 5:30 A.M.
  - D.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.03005155-630  
COMMITMENT DATE: ON AUGUST 2, 1999 AT 5:30 A.M.
- 12.) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 6, 1977, AS DOC. NO. 1521202 AND REPEATED IN INSTRUMENT RECORDED AS DOC. NO. 1559335.
- 13.) STIPULATION AND AGREEMENT FOR COMPLIANCE WITH WISCONSIN DILHR RENTAL UNIT ENERGY STANDARDS, RECORDED AS DOC. NO. 3009393.
- 14.) TERMS AND CONDITIONS OF THE WEATHERIZATION STIPULATION AGREEMENT RECORDED AUGUST 2, 1999, AS DOC. NO. 3140823.
- 15.) BOUNDARY IRONS WERE NOT TO BE SET AS NOTED IN SERVICES REQUESTED PER PHIL HEES, OF THE MCBRIDE COMPANY, OWNER.
- 16.) PRIVATE SEWER LATERALS WERE NOT MARKED IN THE FIELD AND ARE NOT SHOWN ON UTILITY PLANS. UNABLE TO MAP THEIR LOCATION.

**EAST GORHAM STREET**

**EAST JOHNSON STREET**



**LEGEND**

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE
- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- RECORDED AS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVER-HEAD UTILITIES

**BLOCK 264**

LEGAL DESCRIPTION AS PER TITLE COMMITMENT NO. NCS-256534-MAD  
LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF A PRINCIPAL BUILDINGS THEREOF, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AND THAT SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREOF WITHIN ONE YEAR FROM DATE HEREOF.

WILLIAMSON SURVEYING CO., INC.  
BY: RONALD E. WILLIAMSON

DATE: \_\_\_\_\_  
RONALD E. WILLIAMSON R.L.S.-1264  
PRESIDENT

WILLIAMSON SURVEYING COMPANY  
104A WEST MAIN STREET WAUNAKEE WISCONSIN 53597  
PHONE 1 - (608) - 256 - 5705

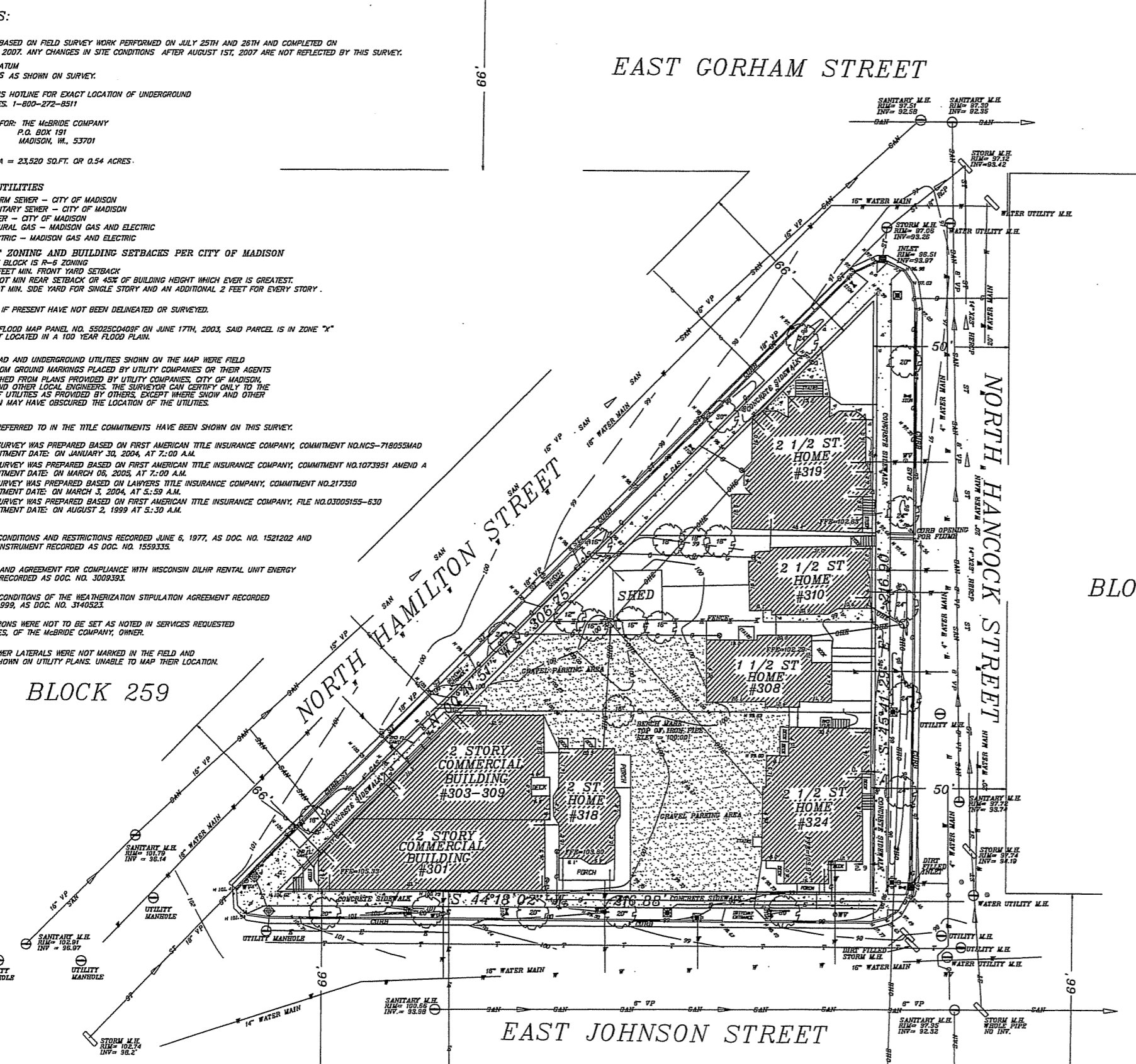
**PLAT OF SURVEY**  
LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

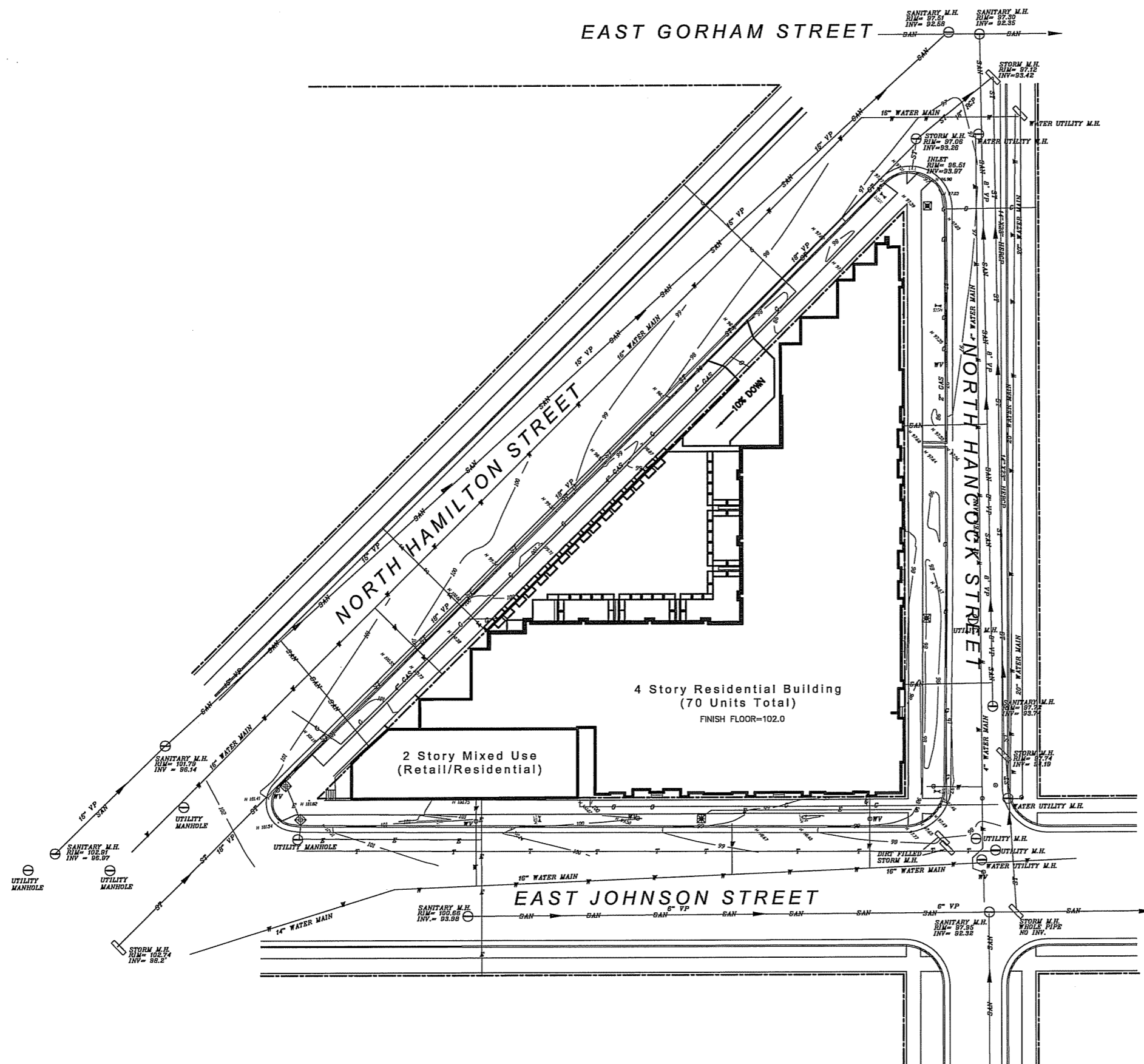
DATE	JULY 30TH, 2007	CHECK BY	R.E.W.
REV. DATE	AUGUST 9TH, 2007	DRAWING NO.	07W-174
DRAWN BY	NOA PRIEVE	SHEET	1 OF 1

**BLOCK 259**

**NORTH HAMILTON STREET**

**NORTH HANCOCK STREET**





- LEGEND**
- HYDRANT
  - WATER VALVE
  - MANHOLE
  - STORM SEWER VAULT
  - POWER POLE
  - STREET SIGN
  - LIGHT POLE/STOP LIGHT
  - GRAVEL SURFACE
  - CONCRETE SURFACE
  - BUILDING
  - DECIDUOUS TREE
  - SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
  - RECORDED AS
- |  |                       |
|--|-----------------------|
|  | SANITARY SEWER        |
|  | STORM SEWER           |
|  | UNDERGROUND TELEPHONE |
|  | WATER MAIN            |
|  | UNDERGROUND ELECTRIC  |
|  | GAS MAIN              |
|  | OVER-HEAD UTILITIES   |

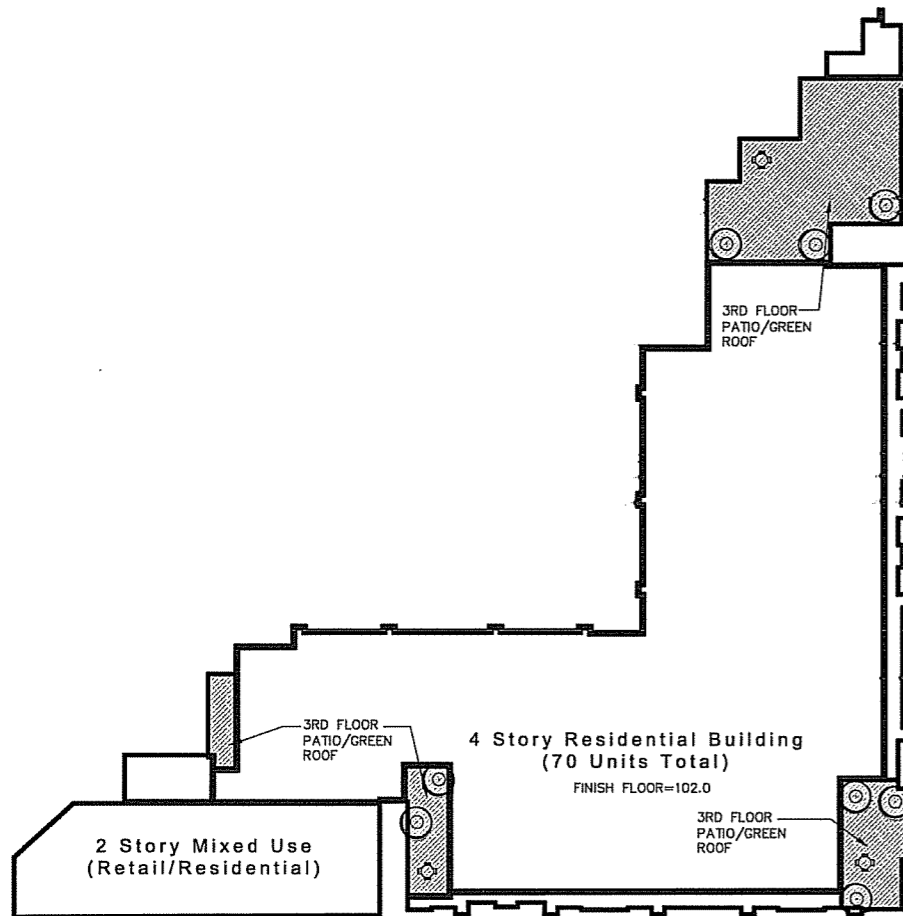
Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
 145 E. BADGER ROAD, SUITE 200  
 MADISON, WISCONSIN 53718  
 TELEPHONE 608-258-5580  
 FAX 608-258-5599

**PRELIMINARY**  
 FOR INFORMATION  
 PURPOSE ONLY  
**NOT FOR CONSTRUCTION**

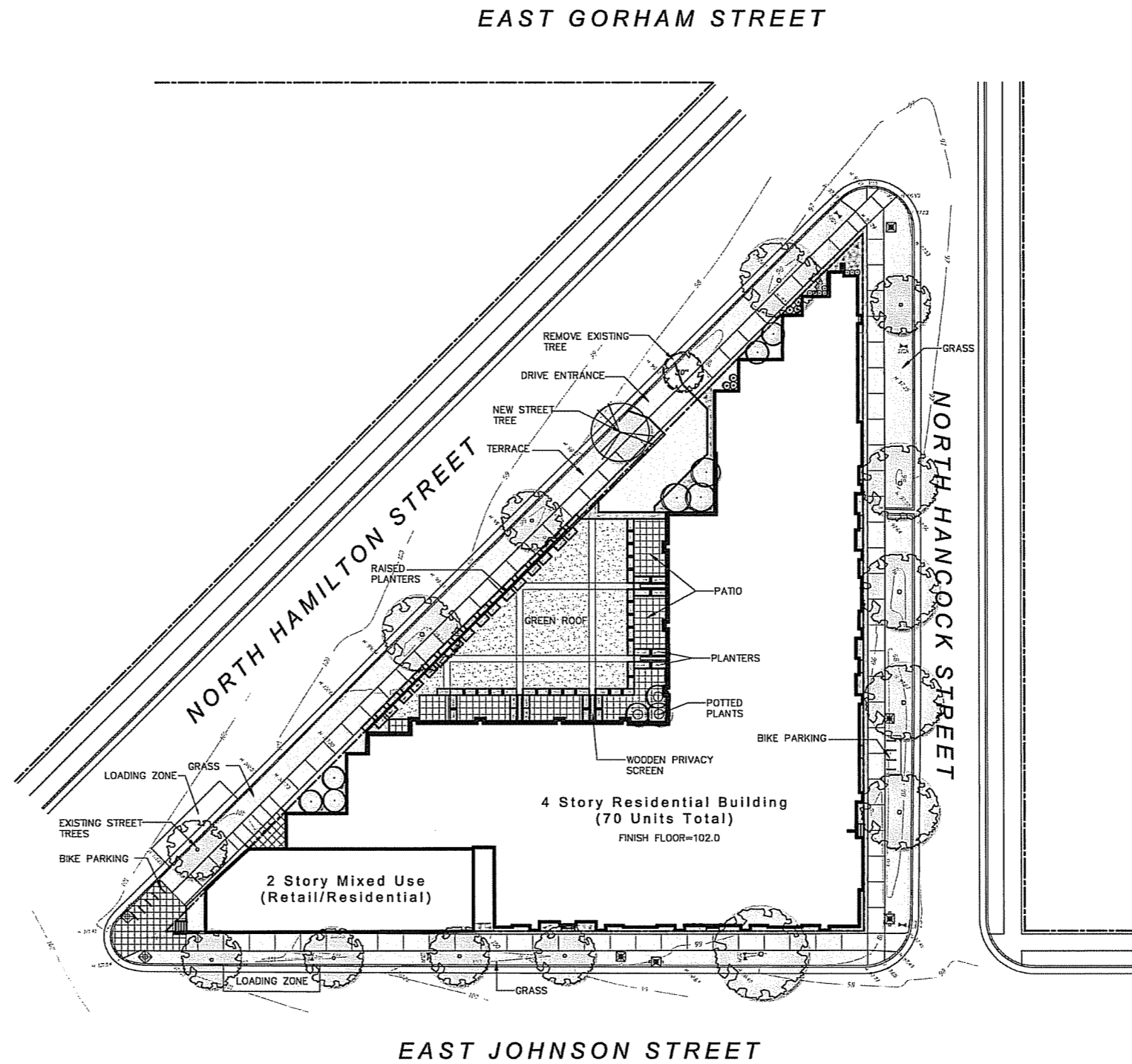
BLOCK 258  
 GDP SUBMITTAL  
 NORTH HAMILTON STREET  
 MADISON, WISCONSIN

CONCEPTUAL UTILITIES/GRADING PLAN  
 DRAWN: DINK APPER  
 GDP SEPTEMBER 6, 2007

SHEET NO.  
**C1.0**



2 ROOF PLAN  
L1.0 SCALE: 1" = 20'



1 CONCEPTUAL LANDSCAPE PLAN  
L1.0 SCALE: 1" = 20'

LEGEND

- CANOPY TREE
- NEW STREET TREE
- ORNAMENTAL TREE
- SHRUB

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
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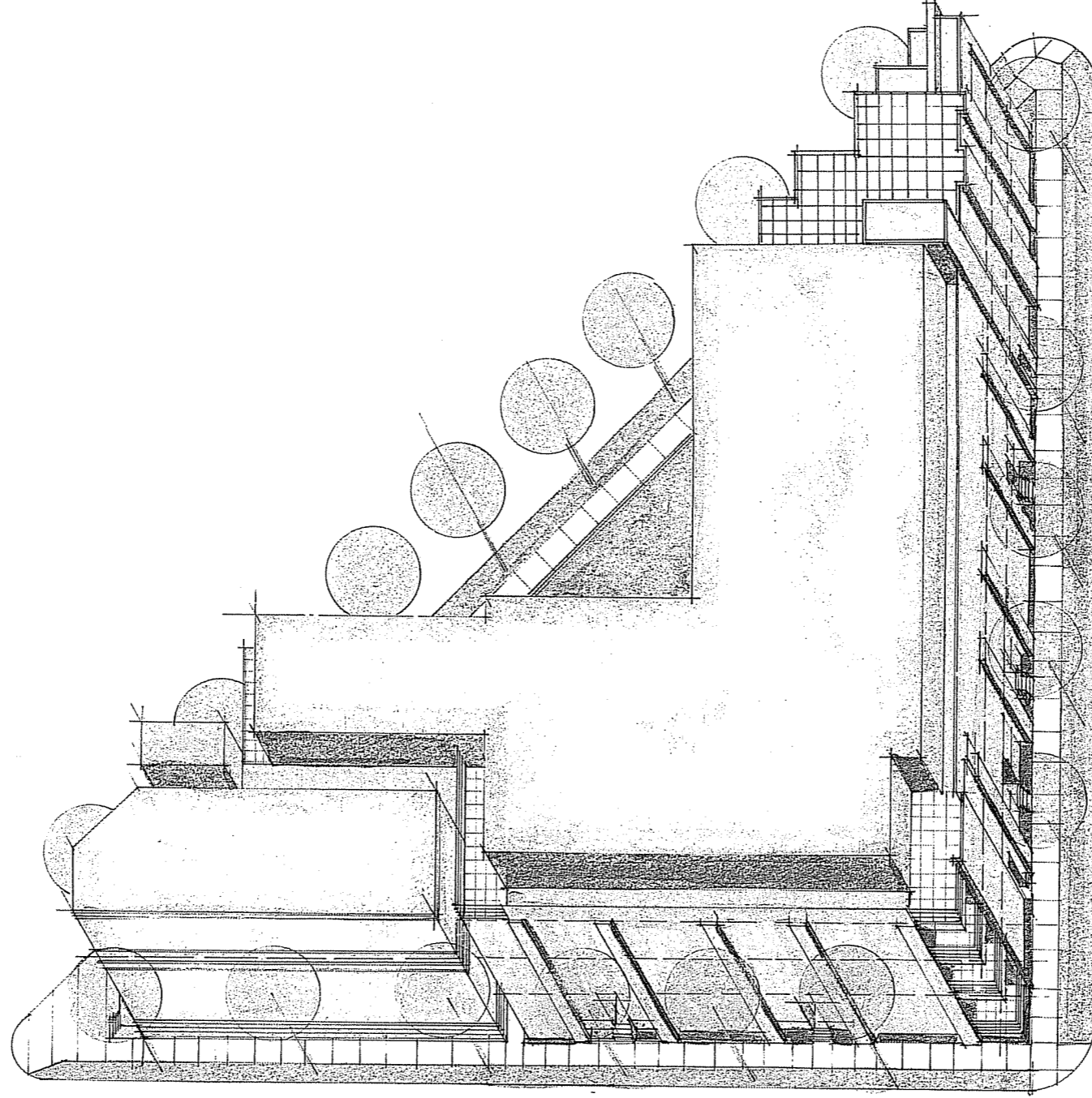
BLOCK 258  
 GDP SUBMITTAL  
 NORTH HAMILTON STREET  
 MADISON, WISCONSIN

CONCEPTUAL LANDSCAPE PLAN

DRAWN: DDK | APPR.:  
 GDP | SEPTEMBER 8, 2007

L1.0 CONCEPT  
 LAND

SHEET NO.  
**L1.0**



1 MASSING STUDY

MASSING STUDY  
 DRAWN: GDP  
 APPR.: GDP  
 SEPT. 5 2007

PROJECT NO.  
 07-642

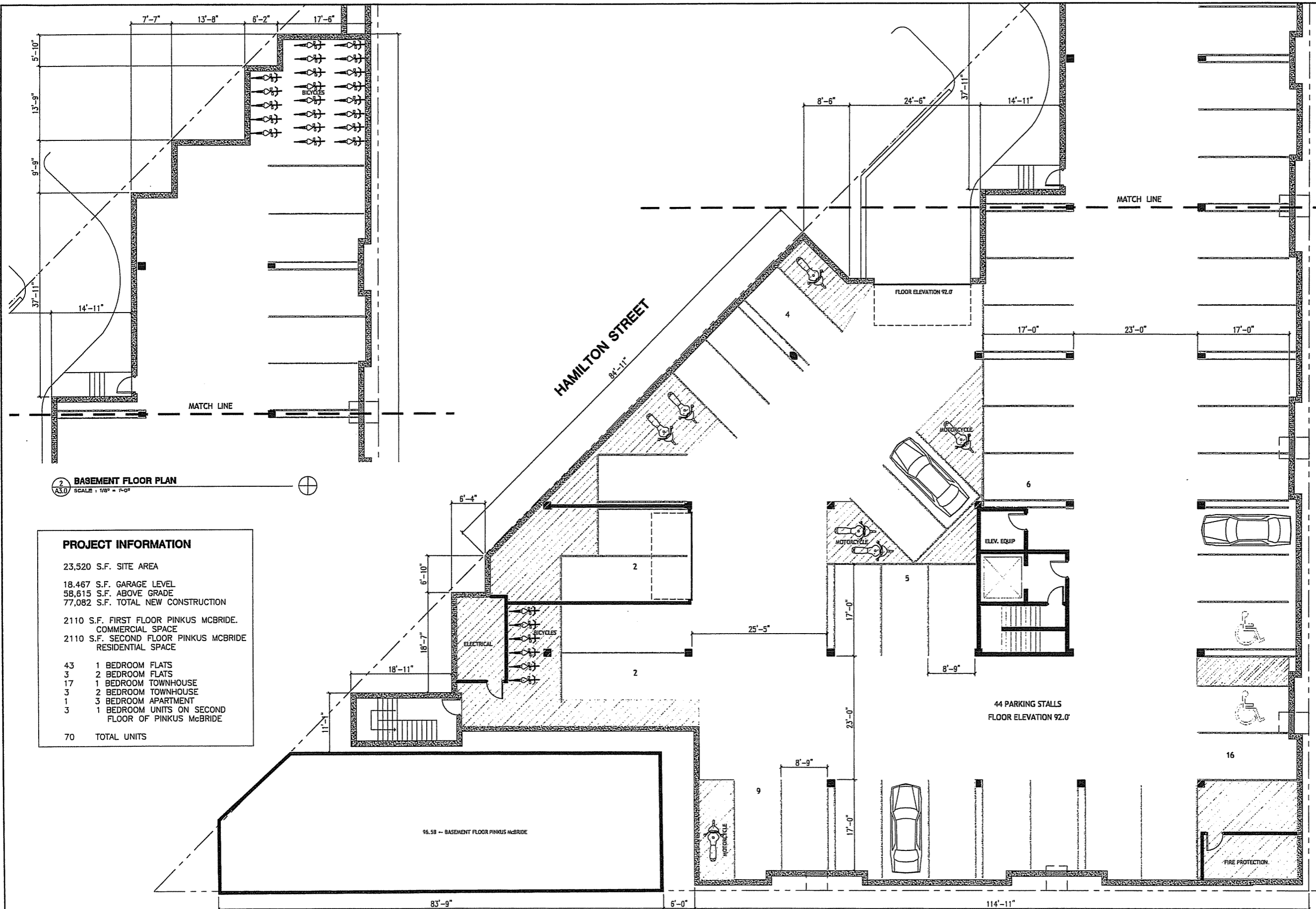
SHEET NO.

**L2.0**

BLOCK 258  
 GDP SUBMITTAL  
 NORTH HAMILTON STREET  
 MADISON, WISCONSIN

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 PURPOSE ONLY  
**NOT FOR CONSTRUCTION**

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
 145 E. BADGER ROAD, SUITE 200  
 MADISON, WISCONSIN 53713  
 TELEPHONE 608-258-5580  
 FAX 608-258-5599



2 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION**

- 23,520 S.F. SITE AREA
- 18,467 S.F. GARAGE LEVEL
- 58,615 S.F. ABOVE GRADE
- 77,082 S.F. TOTAL NEW CONSTRUCTION
  
- 2110 S.F. FIRST FLOOR PINKUS MCBRIDE. COMMERCIAL SPACE
- 2110 S.F. SECOND FLOOR PINKUS MCBRIDE RESIDENTIAL SPACE
  
- 43 1 BEDROOM FLATS
- 3 2 BEDROOM FLATS
- 17 1 BEDROOM TOWNHOUSE
- 3 2 BEDROOM TOWNHOUSE
- 1 3 BEDROOM APARTMENT
- 3 1 BEDROOM UNITS ON SECOND FLOOR OF PINKUS MCBRIDE
  
- 70 TOTAL UNITS

1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION 18,467 S.F.

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
145 E. BADGER ROAD, SUITE 200  
MADISON, WISCONSIN 53713  
TELEPHONE 608-258-5580  
FAX 608-258-5599

**PRELIMINARY**  
FOR INFORMATION  
PURPOSE ONLY  
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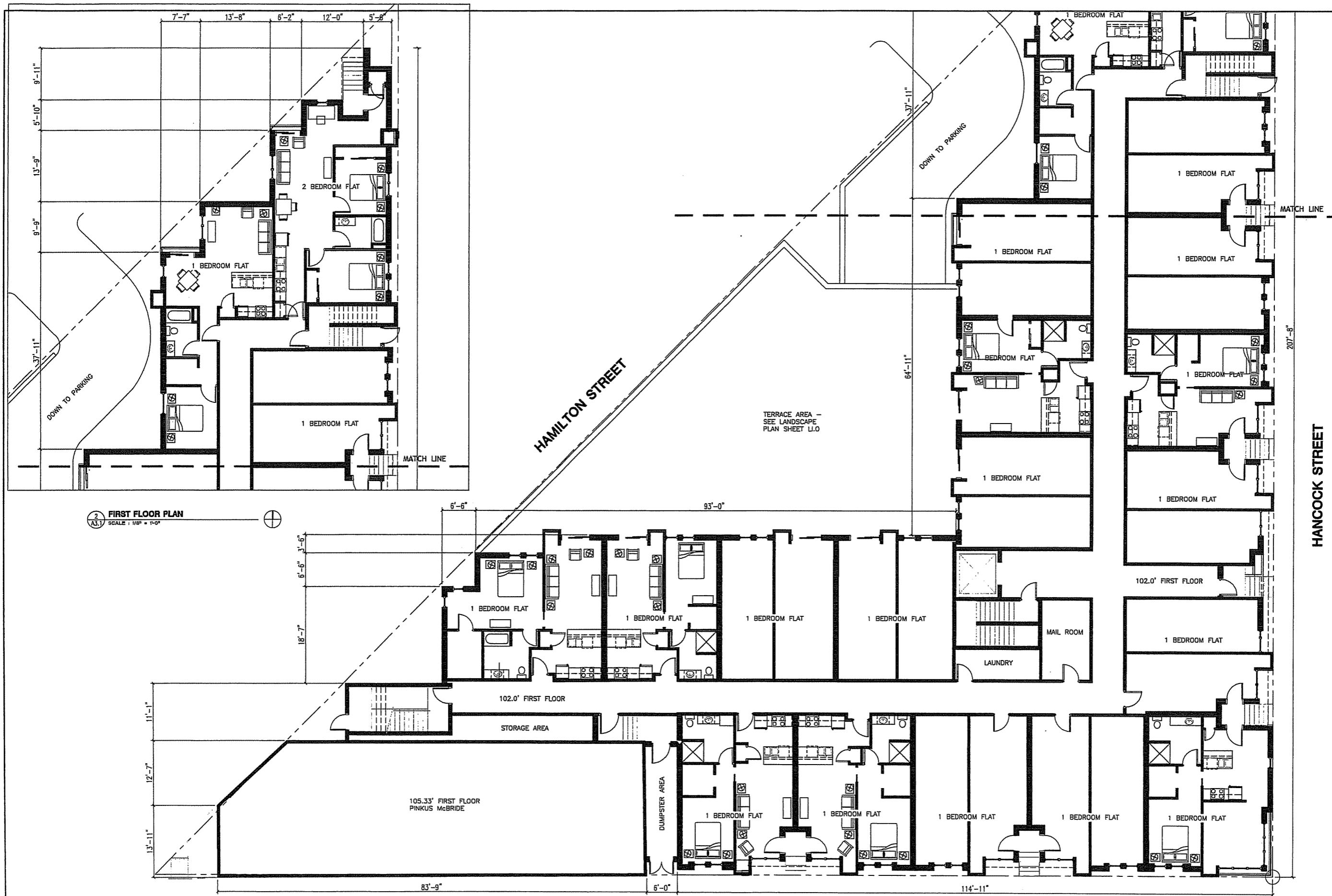
BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

BASEMENT FLOOR PLAN  
DRAWING: DINK APPR.:  
GDP SEPT. 6 2007

PROJECT NO.  
07-642

SHEET NO.

**A3.0**



2 FIRST FLOOR PLAN  
 A3.1 SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN  
 A3.1 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION  
 18-1 BEDROOM UNITS 15,433 S.F.  
 1-2 BEDROOM UNIT 620 S.F. AVG.  
 940 S.F.

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
 145 E. BADGER ROAD, SUITE 200  
 MADISON, WISCONSIN 53713  
 TELEPHONE 608-258-5580  
 FAX 608-258-5599

**PRELIMINARY**  
 FOR INFORMATION  
 PURPOSE ONLY  
**NOT FOR CONSTRUCTION**

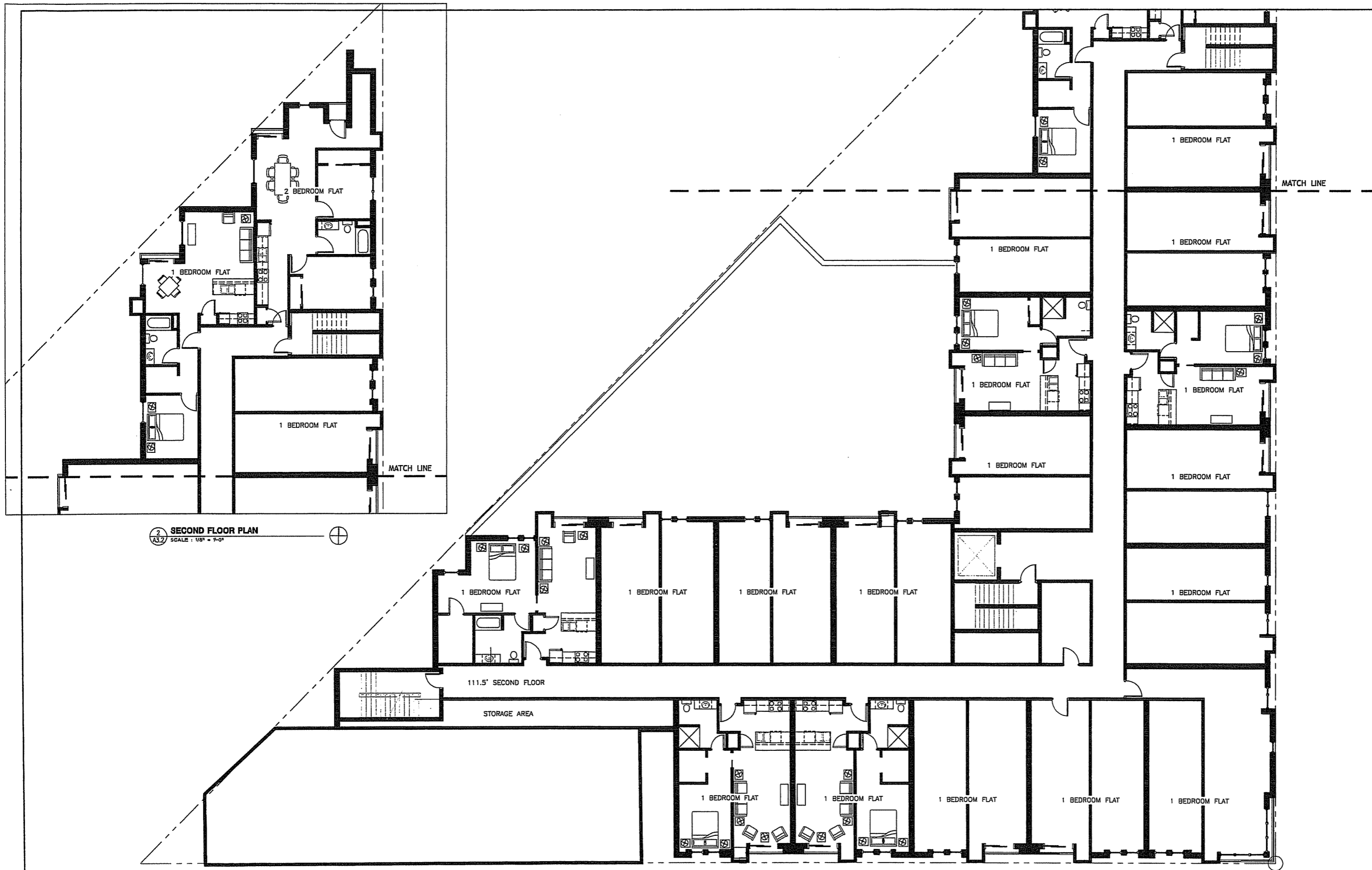
BLOCK 258  
 GDP SUBMITTAL  
 NORTH HAMILTON STREET  
 MADISON, WISCONSIN

FIRST FLOOR PLAN  
 DRAWN: DINK / APPR.:  
 GDP / SEPT. 6 2007

PROJECT NO.  
 07-642

SHEET NO.

**A3.1**



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION  
18-1 BEDROOM UNITS 15,670 S.F.  
1-2 BEDROOM UNIT 640 S.F. AVG.  
940 S.F.

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
145 E. BADGER ROAD, SUITE 200  
MADISON, WISCONSIN 53713  
TELEPHONE 608-258-5580  
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**PRELIMINARY**  
FOR INFORMATION  
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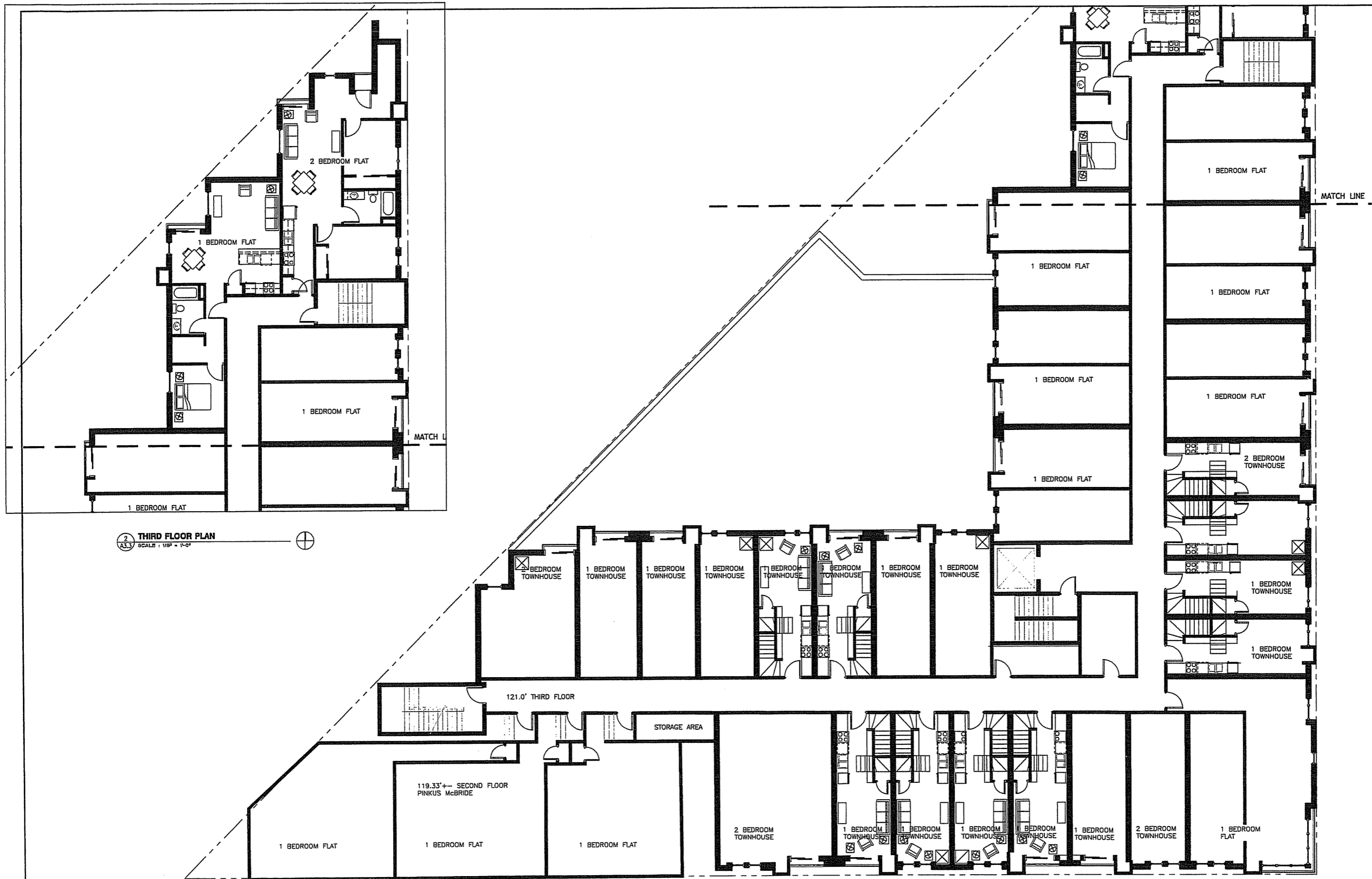
BLOCK 25B  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

SECOND FLOOR PLAN  
DRAWN: DNK APPR.:  
GDP SEPT. 5 2007

PROJECT NO.  
07-642

SHEET NO.

**A3.2**



**2 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**1 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION	15,670 S.F.
7- 1 BEDROOM FLATS	640 S.F. AVG.
1- 2 BEDROOM FLAT	940 S.F.
3- 2 BEDROOM TOWN HOUSES	950 S.F. AVG.
17- 1 BEDROOM TOWNHOUSES	650 S.F. AVG.
PINKUS McBRIDE SECOND FLOOR REMODEL:	
3-1 BEDROOM FLATS	650 S.F. AVG.

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
 145 E. BADGER ROAD, SUITE 200  
 MADISON, WISCONSIN 53713  
 TELEPHONE 608-258-5580  
 FAX 608-258-5599

**PRELIMINARY**  
 FOR INFORMATION  
 PURPOSE ONLY  
 NOT FOR CONSTRUCTION

BLOCK 25B  
 GDP SUBMITTAL  
 NORTH HAMILTON STREET  
 MADISON, WISCONSIN

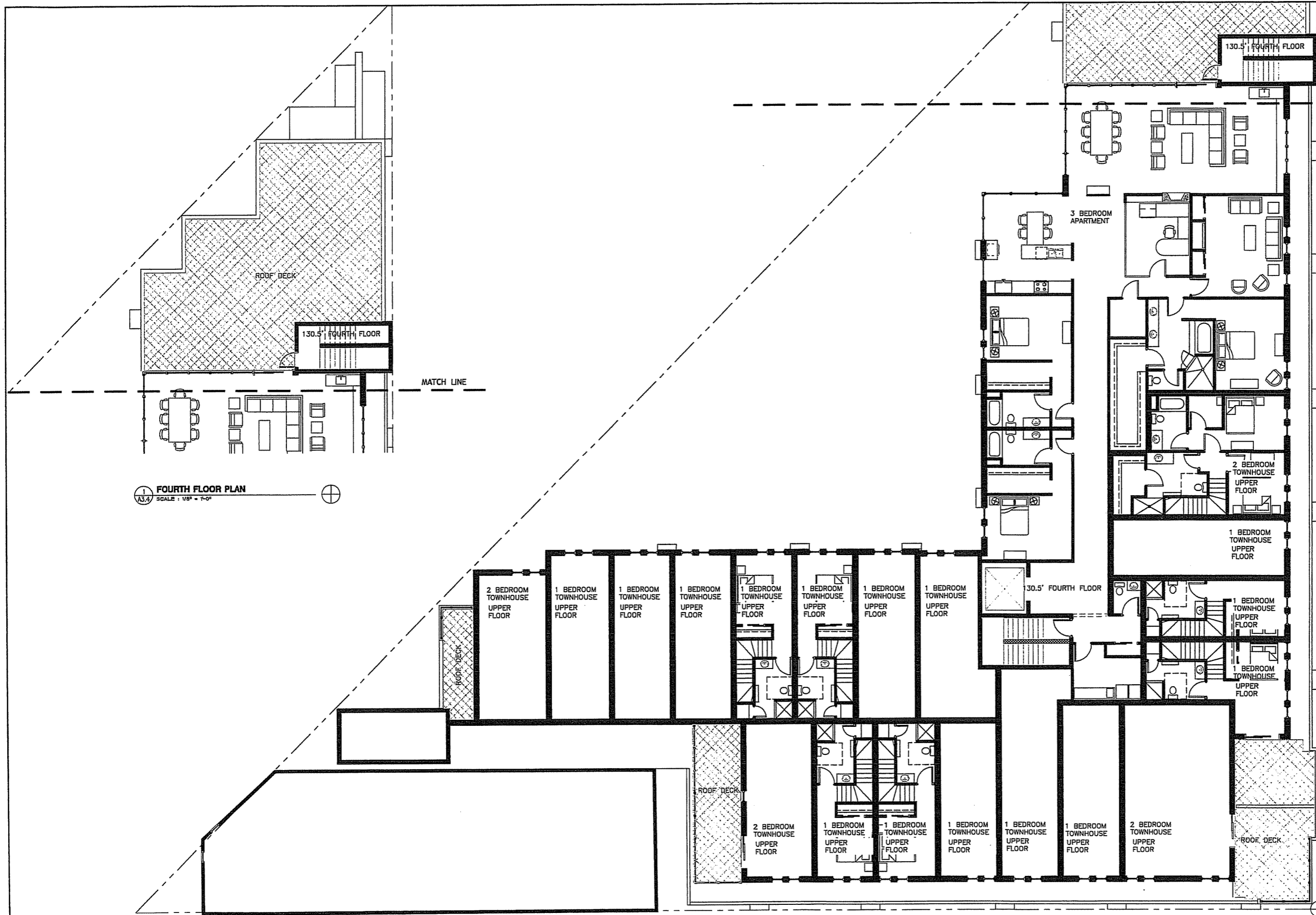
THIRD FLOOR PLAN  
 DRAWN: DINK LAPPRETT  
 GDP SEPT. 5 2007

PROJECT NO.  
 07-642

SHEET NO.

**A3.3**





1 FOURTH FLOOR PLAN  
A3.4 SCALE: 1/8" = 1'-0"

1 FOURTH FLOOR PLAN  
A3.4 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION 11,842 S.F.  
3 BEDROOM APARTMENT 5492 S.F.

MATCH LINE

MATCH LINE

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
145 E. BADGER ROAD, SUITE 200  
MADISON, WISCONSIN 53713  
TELEPHONE 608-258-5580  
FAX 608-258-5599

**PRELIMINARY**  
FOR INFORMATION  
PURPOSE ONLY  
**NOT FOR CONSTRUCTION**

BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

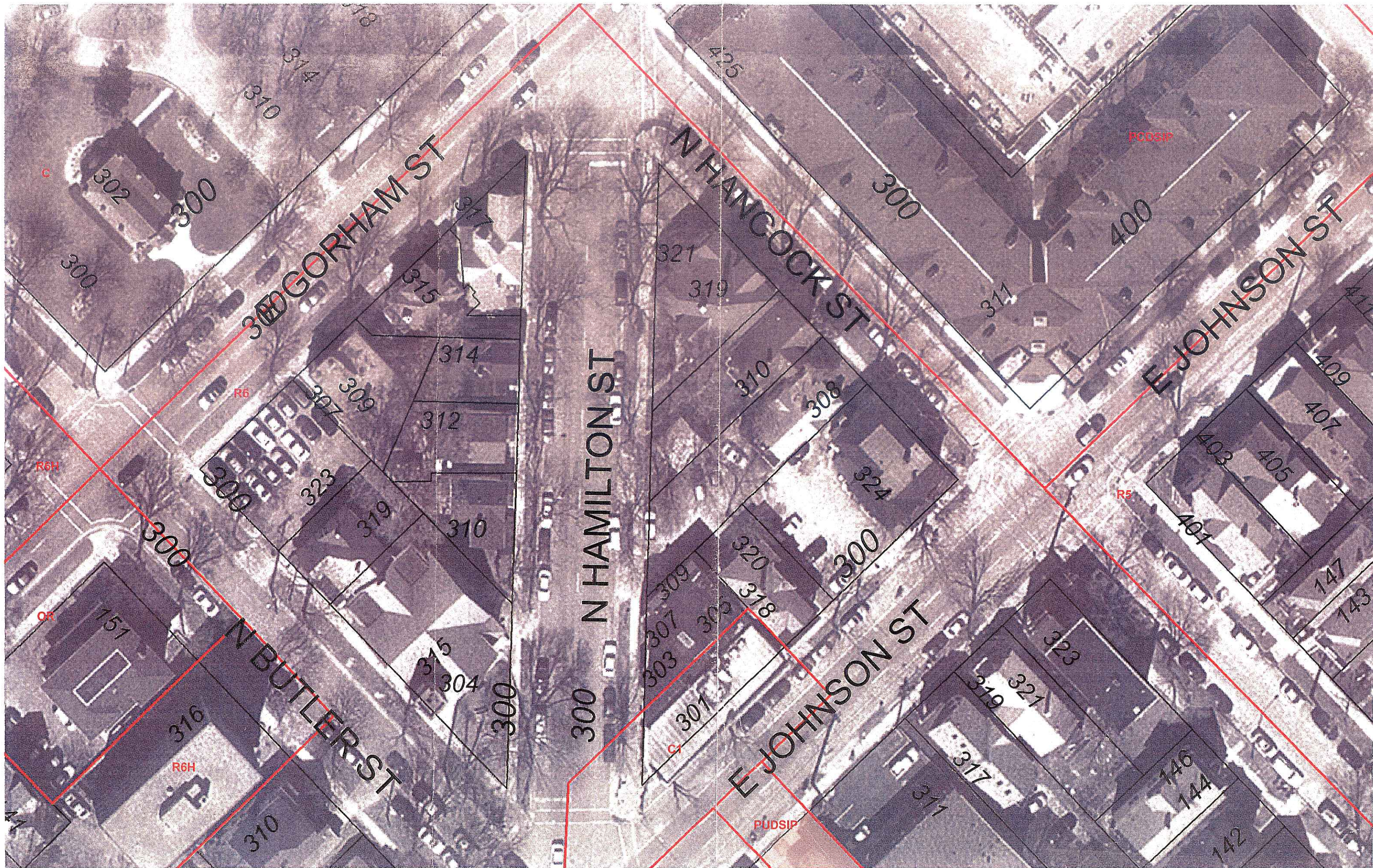
FOURTH FLOOR PLAN

DRAWN: DNK | APPR.:  
GDP | SEPT. 5, 2007

PROJECT NO.  
07-642

SHEET NO.

**A3.4**



Block 258 PUD-GDP

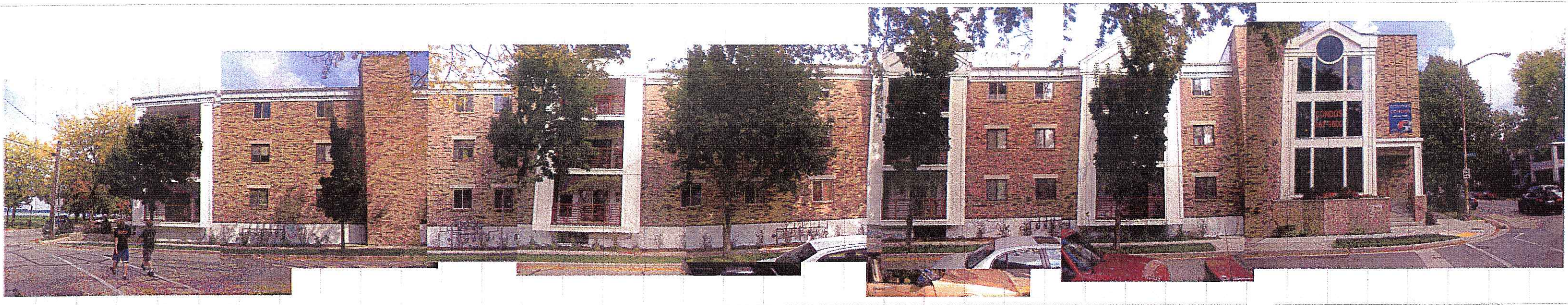


View of Massing, View of Step Back and Elevation Concept at E. Johnson and N. Hancock Streets

Block 258 PUD-GDP



Adjacent Block Context    N. Hamilton Street



Adjacent Block Context N. Hancock Street



Adjacent Block Context      E. Johnson Street