

Tenney Building

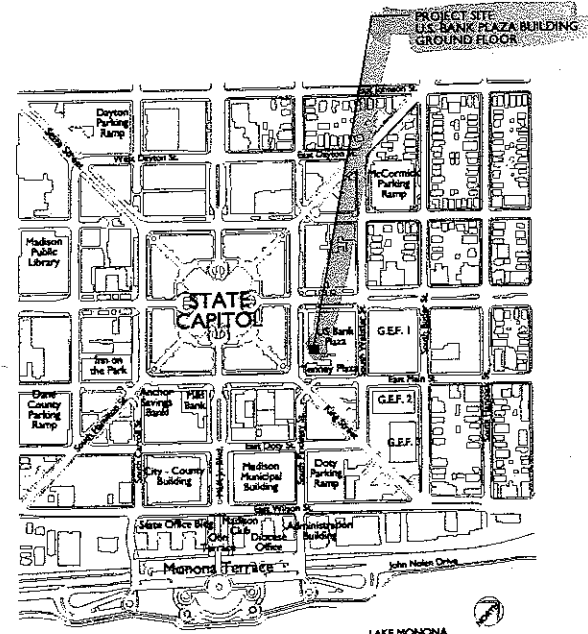
E. Main St. ←

**BID & SCOPE CLARIFICATION PLAN**

SCALE: 1/16" = 1'-0"

← S. Pinckney St. ←

**LOCATION MAP**



**PROJECT TEAM**

**OWNER**  
 URBAN LAND INTERESTS  
 10 EAST DOTY, SUITE 300  
 MADISON, WI 53703  
 (608) 251-0706 FAX (608) 251-5572

**MECHANICAL ENGINEER**  
 ENVIRONMENTAL SYSTEMS DESIGN, INC.  
 175 WEST JACKSON BLVD, SUITE 1400  
 CHICAGO, IL 60604  
 312.372.1200 FAX 312.372.1222

**TENANT**  
 DEJA FOOD LLC  
 25 N. PINCKNEY STREET  
 MADISON, WISCONSIN 53703  
 (608) 251-0500 FAX (608) 251-7577

**LIGHTING DESIGNER**  
 LIGHTING DESIGN ALLIANCE  
 2 NORTH RIVERSIDE PLAZA, SUITE 1475  
 CHICAGO, IL 60606  
 312.441.1426 FAX 312.993.0167

**ARCHITECT**  
 VALERIO DEWALT TRAIN ASSOCIATES INC.  
 500 NORTH DEARBORN, 9TH FLOOR  
 CHICAGO, ILLINOIS 60654  
 312.260.7300 FAX 312.260.7301

**ACOUSTICIAN**  
 THRESHOLD ACOUSTICS  
 53 W. JACKSON STREET  
 SUITE 1734  
 CHICAGO, ILLINOIS  
 (312) 386-1400 FAX (312) 386-1414

**STRUCTURAL ENGINEER**  
 ROBERT DARVAS ASSOCIATES, PC  
 440 SOUTH MAIN STREET  
 ANN ARBOR, MI  
 734.761.8713

**EGRESS REQUIREMENTS**

- EXIT ACCESS TRAVEL: 200 FEET
- DEAD END CORRIDOR: 20 FEET  
50 FEET IF PARTITIONS < 6' HIGH
- MIN. NUMBER OF EXITS: 2 EXIT > 50 OCCUPANTS  
2 EXIT > 75 FEET OF TRAVEL
- MIN. WIDTH OF EXIT ACCESS CORRIDOR: > 44"  
> 36" IF < 50 OCCUPANTS
- MIN. WIDTH OF EXITS DOORS: OCCUPANT LOAD X .20" OR 32" MIN.  
> 32" (ADA MIN. CLEAR)

**FIRE RESISTANT REQUIREMENTS**

- FLOOR CONSTRUCTION: 2 HOUR
- EXIT CORRIDORS: 1 HOUR
- EXIT CORRIDOR DOORS: C LABEL
- TENANT SEPARATION: 0 HOUR
- SPECIFIC USE AREAS: 1HR + STORAGE 50 > 100 SF  
1HR W/ SPRINKLER + STORAGE > 100 SF

**TWO RESTAURANTS  
 U.S. BANK PLAZA**

ONE SOUTH PINCKNEY STREET  
 MADISON, WI

NO.	ISSUED FOR	DATE
3	CONSTRUCTION	03.18.2010
2	PERMIT REVISION	03.11.2010
1	PERMIT	03.01.2010

**PROJECT TEAM**  
 DAVID JENNERJAHN  
 CHRISTINE McGRATH  
 MATT DUMICH  
 TOM DALY  
 JULIE DEPREY  
 KYLE REYNOLDS  
 LAUREN NAKLES

**PROJECT NUMBER**  
 VDTA 09159.00

**PROJECT NAME AND ADDRESS**  
**TWO RESTAURANTS  
 US BANK PLAZA  
 GROUND FLOOR**

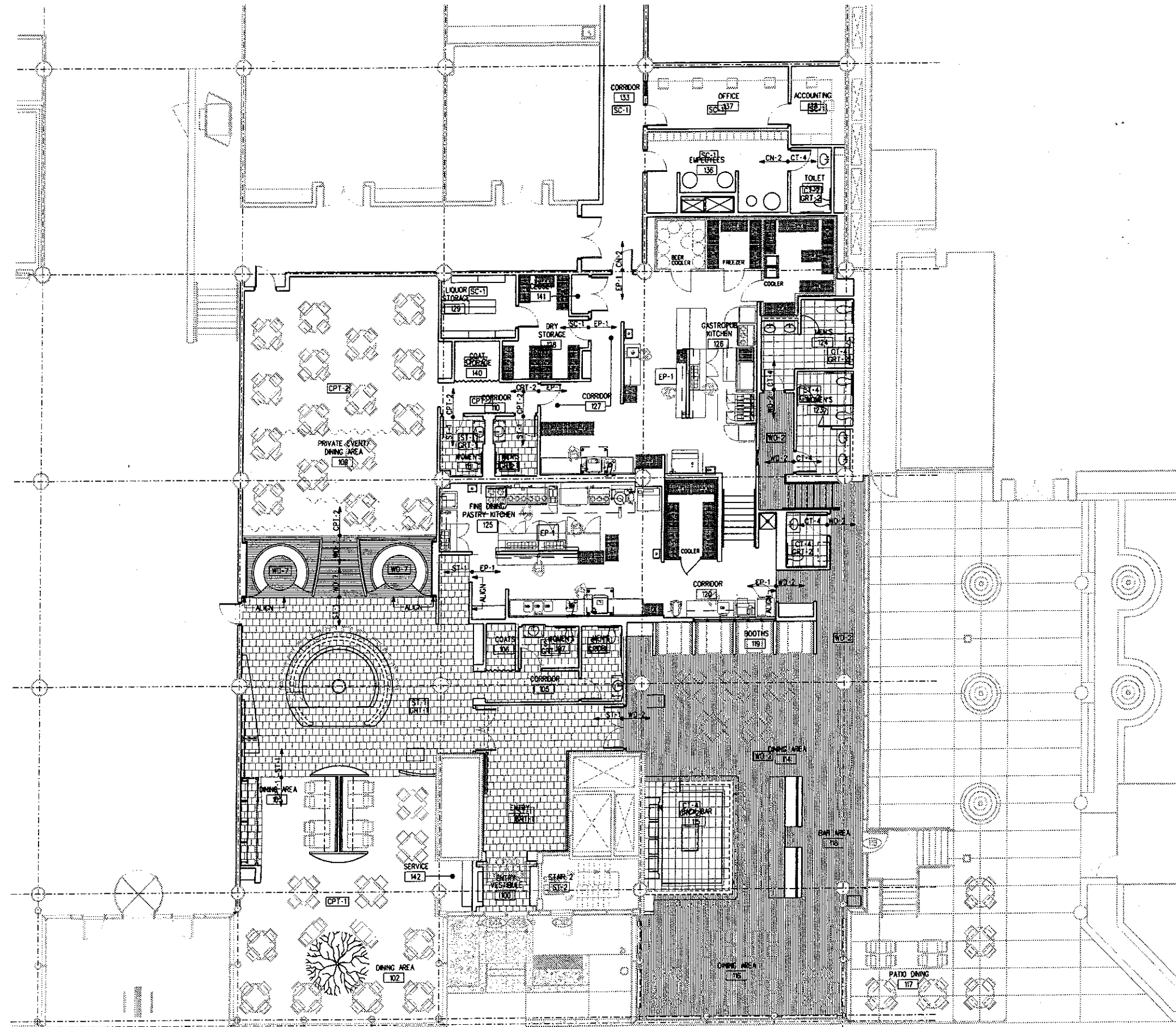
**ONE SOUTH PINCKNEY STREET  
 MADISON, WISCONSIN**

**SHEET TITLE**  
**DRAWING DISTRIBUTION  
 SCHEDULE, GENERAL NOTES,  
 CODE INFORMATION**

**SHEET NUMBER**

**GO-00**

**Exhibit 1-1**



ISSUE		
NO.	ISSUED FOR	DATE
1	CONSTRUCTION	03.18.2010
1	PERMIT	03.01.2010
	NO. ISSUED FOR	DATE

PROJECT TEAM  
 DAVID JENNERJAHN  
 CHRISTINE McGRATH  
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**TWO RESTAURANTS  
 US BANK PLAZA  
 GROUND FLOOR**

ONE SOUTH PINCKNEY STREET  
 MADISON, WISCONSIN

SHEET TITLE  
**FINISH PLAN - RESTAURANT**

SHEET NUMBER  
 1

**IE GROUND FLOOR FINISH PLAN**  
 SCALE: 1/8" = 1'-0"

**Exhibit 1.2 A9-10**

# BLOCK 102 CONDOMINIUM PLAT IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

## CONDOMINIUM NOTES

### LEGAL DESCRIPTION

THE PARCELS IDENTIFIED IN THIS DECLARATION AS THE PRINCIPAL INVESTMENT PROPERTY AND THE TENNEY PROPERTY TOGETHER CONSTITUTE THE ENTIRETY OF BLOCK 102, ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN AND ARE LEGALLY DESCRIBED AS FOLLOWS:

#### PRINCIPAL INVESTMENT PROPERTY

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND TEN (10), BLOCK ONE HUNDRED TWO (102), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT SIX (6), BLOCK ONE HUNDRED TWO (102), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE SOUTHEAST 42 FEET THEREOF AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF BLOCK 102; THENCE NORTH 45°04'21" WEST, 108.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 45°04'21" WEST, 5.34 FEET; THENCE SOUTH 44°58'06" WEST, 132.23 FEET; THENCE SOUTH 45°02'48" EAST, 5.10 FEET; THENCE NORTH 45°04'06" EAST, 132.23 FEET TO THE POINT OF BEGINNING.

LOT NINE (9), BLOCK ONE HUNDRED TWO (102), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 102 NORTH 45°01'15" WEST, 0.12 FEET; THENCE NORTH 45°03'50" EAST, 132.25 FEET; THENCE SOUTH 45°02'48" EAST, 0.13 FEET; THENCE SOUTH 45°04'08" WEST, 132.25 FEET TO THE POINT OF BEGINNING.

#### TENNEY PROPERTY

LOTS SEVEN (7) AND EIGHT (8) AND THE SOUTHEAST 42 FEET OF LOT SIX (6), BLOCK ONE HUNDRED TWO (102), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

AND A PARCEL OF LAND BEING PART OF LOT NINE (9), SAID BLOCK ONE HUNDRED TWO (102), TO-WIT: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 102, NORTH 45°01'15" WEST, 0.12 FEET; THENCE NORTH 45° 03' 50" EAST, 132.25 FEET; THENCE SOUTH 45° 02' 48" EAST, 0.13 FEET; THENCE SOUTH 45° 04' 08" WEST, 132.25 FEET TO THE POINT OF BEGINNING.


AND PART OF LOT SIX (6), SAID BLOCK ONE HUNDRED TWO (102), MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF BLOCK 102; THENCE NORTH 45° 04' 21" WEST, 108.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 45° 04' 21" WEST, 5.34 FEET; THENCE SOUTH 44° 58' 06" WEST, 132.23 FEET; THENCE SOUTH 45° 02' 48" EAST, 5.10 FEET; THENCE NORTH 45° 04' 06" EAST, 132.23 FEET TO THE POINT OF BEGINNING.

JULY 1, 2009 URBAN LAND INTERESTS SURVEY NO. S184606-CAS

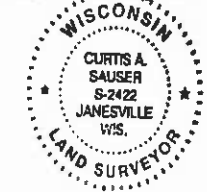
### SURVEYOR'S CERTIFICATE

I, CURTIS A. SAUSER, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE BLOCK 102 CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

  
CURTIS A. SAUSER, S-2422

8-5-2009  
DATE



### GENERAL NOTES

- AS FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM, UNITS ARE DEFINED TO INCLUDE ALL IMPROVEMENTS, BUILDING COMPONENTS AND AREAS LOCATED WITHIN THEIR RESPECTIVE BOUNDARIES (INCLUDING THE AIR AND SUBTERRANEAN RIGHTS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND GENERALLY SHOWN ON THIS PLAT), UNLESS SAME ARE OTHERWISE IDENTIFIED OR DESCRIBED ON THIS PLAT OR IN THE DECLARATION OF CONDOMINIUM AS COMMON ELEMENTS OR LIMITED COMMON ELEMENTS OF ONE OR MORE UNITS.
- ELEVATOR SHAFTS AND STAIRWELLS, AND RELATED EQUIPMENT, ROOMS AND ENCLOSURES, ARE PART OF THE UNIT IN WHICH THEY ARE LOCATED AS DESIGNATED ON THE STAIR AND ELEVATOR TABLE INCLUDED ON THIS PLAT, UNLESS SUCH FACILITIES ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNITS DESIGNATED ON THE TABLE OR ARE OTHERWISE DEFINED AS A LIMITED COMMON ELEMENT IN THE DECLARATION OF CONDOMINIUM.
- AS FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM, THE ROOFS OF ANY BUILDINGS, INCLUDING ANY ROOFTOP PATIOS, TERRACES, DECKS AND SIMILAR IMPROVED AREAS AND ATTACHMENTS THEREON, ARE PART OF THE UNIT IN WHICH THEY ARE LOCATED, IN ADDITION, THE ROOFTOP AREAS OF ANY MECHANICAL AND ELEVATOR ROOMS AND OTHER ROOFTOP ENCLOSURES ARE PART OF THE UNIT IN WHICH THEY ARE LOCATED (WHETHER OR NOT ANY OTHER STRUCTURAL COMPONENTS OF SUCH MECHANICAL AND ELEVATOR ROOMS AND OTHER ROOFTOP ENCLOSURES MAY BE DESIGNATED AS LIMITED COMMON ELEMENTS ON THIS PLAT OR IN THE DECLARATION OF CONDOMINIUM).
- THE TOTAL APPROXIMATE SQUARE FOOTAGES (SF) OF THE UNITS ARE AS FOLLOWS:
 

UNIT 1:	421,021 SF
UNIT 2:	113,747 SF
UNIT 3:	10,458 SF
UNIT 4:	2,808 SF
UNIT 5:	118,579 SF
UNIT 6:	55,014 SF
UNIT 7:	23,942 SF
- THE APPROXIMATE SQUARE FOOTAGE OF EACH LEVEL IS PROVIDED IN THE INDICATED TABLE INCLUDED ON EACH SHEET. THE APPROXIMATE UNIT AREAS PROVIDED ARE GENERALLY BASED UPON THE IMPROVED AREAS OF THE UNITS SHOWN ON EACH LEVEL (AND ARE INCLUSIVE OF ANY INDICATED ROOF AND ROOF DECK AREAS), BUT SUCH AREAS DO NOT INCLUDE ANY SQUARE FOOTAGES FOR LIMITED COMMON ELEMENTS LOCATED WITHIN THE UNITS OR THE UNIMPROVED AIR AND SUBTERRANEAN PORTIONS OF THE UNITS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND GENERALLY SHOWN ON THIS PLAT.

R.A. Smith National, Inc.

Beyond Surveying  
and Engineering

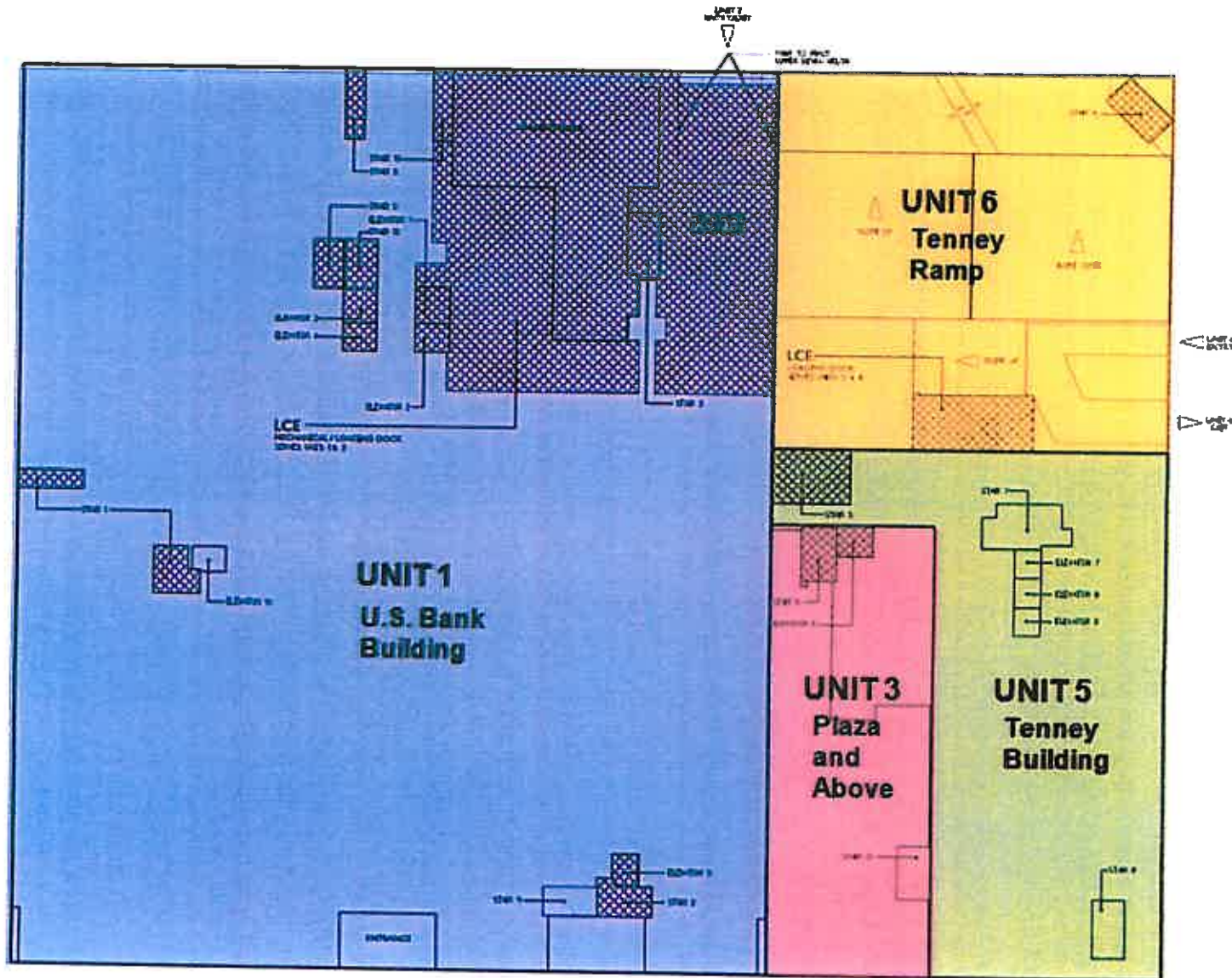
14 West Main Street, Suite 220, Madison WI 53703  
608-441-0014 Fax 608-441-1305  
www.ra-smith.com

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SHEET 2 OF 17

**SOUTH WEBSTER STREET**

**EAST WASHINGTON AVENUE**



**EAST MAIN STREET**

**SOUTH PINCKNEY STREET**

**LEVEL 01 (GROUND FLOOR)**

