

A CAPITOL GATEWAY COMMUNITY

UNION CORNERS A and B Buildings

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

August 23, 2006

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the construction of a three-story commercial building with below grade parking and a two-story commercial building. Both buildings are also served by a surface parking lot.

B. Permitted Uses

1. Those uses permitted by the C-2 Commercial and Office Zoning Districts.
2. Accessory Uses:
 - a. Uses accessory to permitted uses as listed above.
 - b. Other uses listed in the attached Letter of Intent.
 - c. Outdoor seating associated with the commercial space is a permitted use.
 - d. Off-street parking as defined in the text below.

C. Lot Area

111,794 Sq. Ft. as stated in Exhibit A, attached hereto.

D. Yard Requirements:

Yard areas will be provided as shown on the approved plans.

E. Landscaping:

Site landscaping will be provided as shown on the approved plans.

F. Accessory Off-Street Parking & Loading:

1. Eighty-seven (87) structured garage spaces, including four (4) accessible stalls (1 van accessible).
2. Surface parking: One Hundred and sixteen (116) off-street surface parking stalls are provided.
3. Surface parking along the adjacent private streets as shown on the approved plans.
4. Bicycle parking stalls shall be provided in the structured parking garage of the building and outside at grade as shown on the approved plans.
5. Loading Zones will be provided as shown on the approved plans.

G. Lighting:

Site lighting will be provided as shown on the approved plans.

H. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C-2 district, or signage will be providing as approved on the recorded plans.

I. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Union Corners, LLC
103 Hamilton Street
Madison, WI 53703

Exhibit A

Buildings A/B/C and Future D/E
LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 11774 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 134 through 139, as Document No. 4196068; Lot 1, Certified Survey Map No. 11835 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 247 through 251, as Document No. 4206575; all of Vacated Florence Street; all of Vacated Sullivan Street, that part of Winnebago Street vacated per City of Madison Enactment No. RES-06-00599, and that part of Milwaukee Street to be vacated by City of Madison Future Enactment, all located in the Southeast quarter (SE 1/4) of Northeast quarter (NE 1/4) and in the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section Six (6), Town Seven North (T7N), Range Ten East (R10E), in the City of Madison, Dane County, Wisconsin, described more particularly as follows:

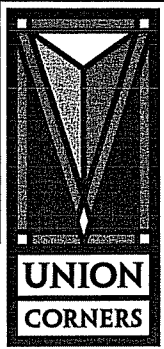
Commencing at the North 1/4 corner of said Section 6; thence along the North line of said NE 1/4 of Section 6, South 89°45'09" East, 2188.42 feet; thence South 02°01'24" 457.62 feet; thence North 88°21'21" West, 294.12 feet to the Southerly right-of-way line of Milwaukee Street and the Point of Beginning; thence along said Southerly right-of-way line for the next 4 courses: (1) South 74°06'48" East, 11.33 feet; (2) thence South 60°21'43" East, 37.91 feet to a point of curve; (3) thence 100.90 feet along the arc of a 206.00 foot radius curve to the left subtended by a long chord bearing South 74°23'39" East, 99.90 feet; (4) thence South 88°25'35" East, 43.42 feet to a point of curve on the westerly right-of-way line of Winnebago Street; thence along said westerly right-of-way line for the next 14 courses: (1) 21.10 feet along the arc of a 15.00 foot radius curve to the right subtended by a long chord bearing South 48°07'53" East, 19.40 feet; (2) thence South 07°50'12" East, 37.67 feet; (3) thence South 01°38'39" West, 178.07 feet to a point of curve; (4) thence 71.09 feet along the arc of a 95.00 foot radius curve to the right subtended by a long chord bearing South 23°04'50" West, 69.44 feet; (5) thence South 44°31'01" West, 270.50 feet to a point of curve; (6) thence 9.71 feet along the arc of a 50.00 foot radius curve to the right subtended by a long chord bearing South 50°04'47" West, 9.69 feet; (7) thence South 55°38'32" West, 21.36 feet to a point of curve; (8) thence 9.71 feet along the arc of a 50.00 foot radius curve to the left subtended by a long chord bearing South 50°04'47" West, 9.69 feet; (9) thence South 44°31'01" West, 326.00 feet to a point of curve; (10) thence 35.51 feet along the arc of a 95.00 foot radius curve to the right subtended by a long chord bearing South 55°13'33" West, 35.31 feet; (11) thence South 65°56'05" West, 47.51 feet to a point of curve; (12) thence 26.54 feet along the arc of a 52.90 foot radius curve to the right subtended by a long chord bearing South 80°18'28" West, 26.26 feet to a compound curve; (13) thence 40.87 feet along the arc of a 169.00 foot radius curve to the right subtended by a long chord bearing North 78°23'30" West, 40.77 feet to a compound curve; (14) thence 6.83 feet along the arc of a 6.00 foot radius curve to the right subtended by a long chord bearing North 38°50'02" West, 6.47 feet to a compound curve on the Northeasterly right-of-way line of Sixth Street; thence along said Northeasterly right-of-way line for the next 6 courses: (1) 31.50 feet along the arc of a 35.60 foot radius curve to the right subtended by a long chord bearing North 19°08'51" East, 30.49 feet; (2) thence North 44°29'56" East, 14.00 feet; (3) thence North 45°29'52" West, 56.41 feet to a non-tangent curve; (4) thence 105.48

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feet along the arc of a 86.10 foot radius curve to the right subtended by a long chord bearing North 81°26'45" West, 99.01 feet; (5) thence North 46°20'53" West, 122.51 feet to a point of curve; (6) thence 17.17 feet along the arc of a 11.00 foot radius curve to the right subtended by a long chord bearing North 01°04'15" West, 15.48 feet to the Southeasterly right-of-way line of East Washington Avenue; thence along said Southeasterly right-of-way line for the next 9 courses: (1) North 44°12'25" East, 271.91 feet; (2) thence North 44°53'55" East, 242.64 feet; (3) thence North 46°19'50" East, 64.08 feet; (4) thence North 44°15'22" East, 55.49 feet; (5) thence North 41°05'12" East, 24.76 feet; (6) thence North 39°10'28" East, 25.67 feet; (7) thence North 42°20'50" East, 40.76 feet to a point of curve; (8) thence 75.36 feet along the arc of a 774.50 foot radius curve to the left subtended by a long chord bearing North 32°25'30" East, 75.33 feet; (9) thence North 29°38'17" East, 55.26 feet to the Southerly right-of-way line of Milwaukee Street; thence along said Southerly right-of-way line South 88°21'21" East, 55.95 feet to the Point of Beginning.

Said parcel contains 332,204 square feet or 7.626 acres.

Said parcel is subject to all easements and agreements, recorded and unrecorded.



A CAPITOL GATEWAY COMMUNITY

UNION CORNERS Building C

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

August 23, 2006

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the construction of a four-story mixed-use building consisting of sixty-three (63) apartments over one level of ground level commercial/retail space over a below-grade structured parking garage.

B. Permitted Uses

A. Residential Dwellings: Uses as stated in the R-6 district. 63 new residential rental units, including:

1. 39 - One (1) Bedroom Units
2. 24 - Two (2) Bedroom Units

B. Commercial Space:

1. Commercial space located at the first level of the building. Uses as permitted in the C-2 district.

C. Accessory Uses:

1. Uses accessory to permitted uses as listed above.
2. Outdoor seating associated with the commercial space is a permitted use.
3. Home occupations and professional offices in a home as defined in Sec. 28.03(2), Residential Units.
4. A portion of the Commercial Space may be used as a Community Room for the use the Residential Dwelling Unit residents and their guests.
5. Other uses listed in the attached Letter of Intent.
6. Off-street parking as defined in the text below.

C. Lot Area

39,121 Sq. Ft. as stated in Exhibit A, attached hereto.

D. Yard Requirements:

Yard areas will be provided as shown on the approved plans.

E. Landscaping:

Site landscaping will be provided as shown on the approved plans.

F. Accessory Off-Street Parking & Loading:

1. Sixty-three (64) structured garage spaces, including two (2) accessible stalls (includes 1 van accessible stall).
2. Surface parking along the adjacent private streets as shown on the approved plans.
3. Bicycle parking for occupants and guests shall be provided in the structured parking garage of the building and outside at grade as shown on the approved plans.
4. Loading Zones will be provided as shown on the approved plans.

G. Lighting:

Site lighting will be provided as shown on the approved plans.

H. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C-2 district, or signage will be providing as approved on the recorded plans.

I. Family Definition:

For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R-6 zoning district.

J. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Union Corners, LLC
103 Hamilton Street
Madison, WI 53703

Exhibit A

Buildings A/B/C and Future D/E
LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 11774 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 134 through 139, as Document No. 4196068; Lot 1, Certified Survey Map No. 11835 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 247 through 251, as Document No. 4206575; all of Vacated Florence Street; all of Vacated Sullivan Street, that part of Winnebago Street vacated per City of Madison Enactment No. RES-06-00599, and that part of Milwaukee Street to be vacated by City of Madison Future Enactment, all located in the Southeast quarter (SE 1/4) of Northeast quarter (NE 1/4) and in the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section Six (6), Town Seven North (T7N), Range Ten East (R10E), in the City of Madison, Dane County, Wisconsin, described more particularly as follows:

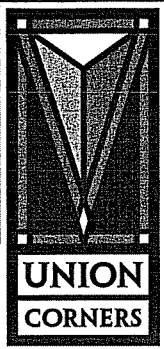
Commencing at the North 1/4 corner of said Section 6; thence along the North line of said NE 1/4 of Section 6, South 89°45'09" East, 2188.42 feet; thence South 02°01'24" 457.62 feet; thence North 88°21'21" West, 294.12 feet to the Southerly right-of-way line of Milwaukee Street and the Point of Beginning; thence along said Southerly right-of-way line for the next 4 courses: (1) South 74°06'48" East, 11.33 feet; (2) thence South 60°21'43" East, 37.91 feet to a point of curve; (3) thence 100.90 feet along the arc of a 206.00 foot radius curve to the left subtended by a long chord bearing South 74°23'39" East, 99.90 feet; (4) thence South 88°25'35" East, 43.42 feet to a point of curve on the westerly right-of-way line of Winnebago Street; thence along said westerly right-of-way line for the next 14 courses: (1) 21.10 feet along the arc of a 15.00 foot radius curve to the right subtended by a long chord bearing South 48°07'53" East, 19.40 feet; (2) thence South 07°50'12" East, 37.67 feet; (3) thence South 01°38'39" West, 178.07 feet to a point of curve; (4) thence 71.09 feet along the arc of a 95.00 foot radius curve to the right subtended by a long chord bearing South 23°04'50" West, 69.44 feet; (5) thence South 44°31'01" West, 270.50 feet to a point of curve; (6) thence 9.71 feet along the arc of a 50.00 foot radius curve to the right subtended by a long chord bearing South 50°04'47" West, 9.69 feet; (7) thence South 55°38'32" West, 21.36 feet to a point of curve; (8) thence 9.71 feet along the arc of a 50.00 foot radius curve to the left subtended by a long chord bearing South 50°04'47" West, 9.69 feet; (9) thence South 44°31'01" West, 326.00 feet to a point of curve; (10) thence 35.51 feet along the arc of a 95.00 foot radius curve to the right subtended by a long chord bearing South 55°13'33" West, 35.31 feet; (11) thence South 65°56'05" West, 47.51 feet to a point of curve; (12) thence 26.54 feet along the arc of a 52.90 foot radius curve to the right subtended by a long chord bearing South 80°18'28" West, 26.26 feet to a compound curve; (13) thence 40.87 feet along the arc of a 169.00 foot radius curve to the right subtended by a long chord bearing North 78°23'30" West, 40.77 feet to a compound curve; (14) thence 6.83 feet along the arc of a 6.00 foot radius curve to the right subtended by a long chord bearing North 38°50'02" West, 6.47 feet to a compound curve on the Northeasterly right-of-way line of Sixth Street; thence along said Northeasterly right-of-way line for the next 6 courses: (1) 31.50 feet along the arc of a 35.60 foot radius curve to the right subtended by a long chord bearing North 19°08'51" East, 30.49 feet; (2) thence North 44°29'56" East, 14.00 feet; (3) thence North 45°29'52" West, 56.41 feet to a non-tangent curve; (4) thence 105.48

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feet along the arc of a 86.10 foot radius curve to the right subtended by a long chord bearing North 81°26'45" West, 99.01 feet; (5) thence North 46°20'53" West, 122.51 feet to a point of curve; (6) thence 17.17 feet along the arc of a 11.00 foot radius curve to the right subtended by a long chord bearing North 01°04'15" West, 15.48 feet to the Southeasterly right-of-way line of East Washington Avenue; thence along said Southeasterly right-of-way line for the next 9 courses: (1) North 44°12'25" East, 271.91 feet; (2) thence North 44°53'55" East, 242.64 feet; (3) thence North 46°19'50" East, 64.08 feet; (4) thence North 44°15'22" East, 55.49 feet; (5) thence North 41°05'12" East, 24.76 feet; (6) thence North 39°10'28" East, 25.67 feet; (7) thence North 42°20'50" East, 40.76 feet to a point of curve; (8) thence 75.36 feet along the arc of a 774.50 foot radius curve to the left subtended by a long chord bearing North 32°25'30" East, 75.33 feet; (9) thence North 29°38'17" East, 55.26 feet to the Southerly right-of-way line of Milwaukee Street; thence along said Southerly right-of-way line South 88°21'21" East, 55.95 feet to the Point of Beginning.

Said parcel contains 332,204 square feet or 7.626 acres.

Said parcel is subject to all easements and agreements, recorded and unrecorded.



A CAPITOL GATEWAY COMMUNITY

UNION CORNERS Building G

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

August 23, 2006

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the construction of a 124-unit residential condominium building with underground parking.

B. Permitted Uses

- A. Residential Dwellings: Those uses that are permitted in the R-2 District 124 new owner-occupied units, including:
1. 57 - One (1) Bedroom Units
 2. 67 - Two (2) Bedroom Units
- B. Accessory Uses:
1. Uses accessory to permitted uses as listed above.
 2. Home occupations and professional offices in a home as defined in Sec. 28.03(2), Residential Units. Additionally, the units with grade-level individual entrances fronting Winnebago St. may be permitted to have one (1) employee outside the immediate family residing on the premise.
 3. Other uses listed in the attached Letter of Intent.
 4. Off-street parking as defined in the text below.

C. Lot Area

137,970 Sq. Ft. as stated in Exhibit A, attached hereto.

D. Yard Requirements:

Yard areas will be provided as shown on the approved plans.

E. Landscaping:

Site landscaping will be provided as shown on the approved plans.

F. Accessory Off-Street Parking & Loading:

1. One hundred and thirty-seven (137) structured garage spaces, including five (5) accessible stalls (includes 1 van accessible stall).
2. Seventeen (17) surface parking stalls, including one (1) accessible stall will be provided.
3. Bicycle parking for occupants and guests shall be provided in the structured parking garage of the building and outside at grade as shown on the approved plans.
4. Loading Zones will be provided as shown on the approved plans.

G. Lighting:

Site lighting will be provided as shown on the approved plans.

H. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C-2 district, or signage will be providing as approved on the recorded plans.

I. Family Definition:

For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R-2 zoning district.

J. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Union Corners, LLC
103 Hamilton Street
Madison, WI 53703

Exhibit A

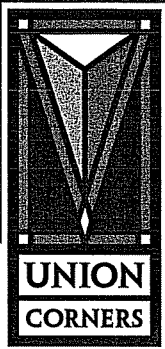
Building G

LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 11774 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 134 through 139, as Document No. 4196068.

Said Lot contains 137,970 square feet or 3.167 acres.

Said Lot is subject to all easements and agreements, recorded and unrecorded.



A CAPITOL GATEWAY COMMUNITY

UNION CORNERS French Battery Building

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

August 23, 2006

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the construction of a three-story mixed-use building consisting of sixteen (16) residential owner-occupied condominiums over eight commercial condominiums over a below-grade structured parking garage.

B. Permitted Uses

- A. Residential Dwellings: Uses as stated in the R-2 district. Sixteen residential condominium Units, including:
1. 12 - One to Two (1-2) Bedroom Units
 2. 4 - Two to Three (2-3) Bedroom Units
- B. Commercial/Retail Space:
1. Eight Commercial condominiums located at the first level of the building. Uses as permitted in the C-2 district.
 2. Depending on market conditions, the sixteen residential condominiums may be used as commercial condominiums. Uses as stated in the C-2 District.

C. Accessory Uses:

1. Uses accessory to permitted uses as listed above.
2. Home occupations and professional offices in a home as defined in Sec. 28.03(2), Residential Units.
3. Other uses listed in the attached Letter of Intent.
4. Outdoor seating associated with the commercial space is a permitted use.
5. Off-street parking as defined in the text below.

C. Lot Area

24,021 Sq. Ft. as stated in Exhibit A, attached hereto.

D. Yard Requirements:

Yard areas will be provided as shown on the approved plans.

E. Landscaping:

Site landscaping will be provided as shown on the approved plans.

F. Accessory Off-Street Parking & Loading:

1. Thirty (30) structured garage spaces, including one (1) accessible stall (van accessible).
2. Surface parking: Two off-street surface parking stalls are provided.
3. Bicycle parking for occupants and guests shall be provided in the structured parking garage of the condominium building and outside at grade as shown on the approved plans.
4. Loading Zone will be provided as shown on the approved plans.

G. Lighting:

Site lighting will be provided as shown on the approved plans.

H. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C-2 district, or signage will be providing as approved on the recorded plans.

I. Family Definition:

For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R-2 zoning district.

J. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Union Corners, LLC
103 Hamilton Street
Madison, WI 53703

Exhibit A

French Battery Building & Sales Center
LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 11835 recorded in Volume 72 of Certified Survey Maps of Dane County, Pages 247 through 251, as Document No. 4206575 and that part of Winnebago Street vacated per City of Madison Enactment No. Res-06-00599, located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Six (6), Town Seven North (T7N), Range Ten East (R10E), in the City of Madison, Dane County, Wisconsin, described more particularly as follows:

Commencing at the North 1/4 corner of said Section 6; thence along the North line of said NE 1/4 of Section 6 South 89°45'09" East, 1129.52 feet; thence South 00°00'00" West, 3147.28 feet to a point on the Southwesterly right-of-way line of Sixth Street and the Point of Beginning; thence along said right-of-way line South 43°20'53" East, 59.97 feet; thence continue along said right-of-way line South 40°22'35" East, 84.50 feet to a point of curve; thence continue along said right-of-way line 40.93 feet along the arc of a 29.50 foot radius curve to the right subtended by a long chord bearing South 00°37'39" East, 37.73 feet to the Northwesterly right-of-way line of Winnebago Street; thence along said right-of-way line South 39°07'24" West, 39.00 feet to a point of curve; thence continue along said right-of-way line 10.51 feet along the arc of a 15.00 foot radius curve to the right subtended by a long chord bearing South 59°12'06" West, 10.30 feet to a point of reverse curve; thence continue along said right-of-way line 22.37 feet along the arc of a 34.00 foot radius curve to the left subtended by a long chord bearing South 60°25'41" West, 21.97 feet to a point of compound curve; thence continue along said right-of-way line 130.07 feet along the arc of a 980.00 foot radius curve to the left subtended by a long chord bearing South 37°46'27" West, 129.97 feet to a point of reverse curve; thence continue along said right-of-way line 26.12 feet along the arc of a 15.00 foot radius curve to the right subtended by a long chord bearing South 83°51'57" West, 22.95 feet to the Northeasterly right-of-way line of Fifth Street; thence along said right-of-way line North 46°14'26" West, 77.86 feet; thence North 43°57'44" East, 56.80 feet to the Northeast line of Lot 1, Block 4, Wakeley's Subdivision; thence along said line North 46°07'28" West, 13.88 feet; thence North 44°11'39" East, 44.01 feet to the Northeast line of Lot 2, Block 4, Wakeley's Replat; thence along said line South 46°02'04" East, 13.72 feet; thence North 43°57'44" East, 39.77 feet to the Northeast line of Lot 3, Block 4, Wakeley's Replat; thence along said line North 45°59'04" West, 100.06 feet to the Southeasterly right-of-way line of East Washington Avenue; thence along said right-of-way line North 45°11'28" East, 20.14 feet; thence continue along said right-of-way line North 45°38'26" East, 79.82 feet; thence continue along said right-of-way line North 44°12'25" East, 4.33 feet to a point of curve; thence continue along said right-of-way line 17.17 feet along the arc of an 11.00 foot radius curve to the right subtended by a long chord bearing North 88°55'46" East, 15.48 feet to the point of beginning.

Said parcel contains 32,473 square feet or 0.745 acres.

Union Corners, LLC
103 Hamilton Street
Madison, WI 53703

Said parcel is subject to all easements and agreements, recorded and unrecorded.