

Graduate Madison Owner, LLC
621 W. Randolph Street, Suite 4
Chicago, Illinois 60661

July 15, 2014

Katherine Cornwell
Department of Planning and Development
Planning Unit – city of Madison
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701-2985

RE: Letter of Intent
The Dahlmann Campus Inn Renovation

Dear Ms. Cornwell:

This Letter of Intent is for an Alteration to an existing Planned Development located at 601 Langdon Street. Our application is to alter and expand the two existing guest room suites on the top floor into a kitchen, restaurant, sun deck, and a flex meeting space. In addition we will add a code-compliant elevator and code required secondary egress stair. Following is the required information:

Project Name:

- The Dahlmann Campus Inn Addition and Alterations

Project Information:

- Existing 46,580 s.f. building – 7 story hotel with 74 guestrooms and ground floor restaurant
- Construction of a 3,370 s.f. addition
 - Seven-story enclosed elevator and stair
 - Seventh floor suite conversion to kitchen, restaurant, sun deck, and flex meeting space
- Guestrooms after alterations: 72
- Existing parking spaces: 36 stalls
- New bicycle parking spaces: 4 stalls
- Hours of operation:
 - Hotel – 24 hours a day
 - Restaurant - Sunday through Wednesday 4:30pm to 12:00am and Thursday through Saturday 12:00pm to 2:00am

Project Team:

- Owner - Graduate Madison Owner, LLC
- Architect - Dimension IV – Madison, LLC
- MEP Engineer - Hein Engineering Group

Construction Schedule:

- Commence – December 1, 2014
- Completion – May 15, 2015

Graduate Madison Owner, LLC
621 W. Randolph Street, Suite 4
Chicago, Illinois 60661

Lot coverage and usable open space calculations:

- NA – Existing PD

Current Land Value:

- \$1,500,000

Estimated alteration cost:

- \$750,000

Estimated construction jobs:

- 100

Full time positions added after alterations:

- 20

Requested public subsidies:

- None

This Letter of Intent and the accompanying documents should accurately represent our Alteration to the existing Planned Development request. We look forward to working with you during this process.

Truly Yours,

A handwritten signature in black ink, appearing to read 'Jasin Alfaro', with a horizontal line extending to the right.

Jasin Alfaro

for:

Graduate Madison Owner, LLC