

- A. Fitness/Spa Center, approximately seven hundred (700) square feet, available to hotel guests only.
 - B. Conference Facilities, approximately twelve hundred (1200) square feet, divisible into smaller spaces and available to hotel guests, and the general public for private use on a rental basis.
 - C. Lobby Lounge and Bakery, approximately thirty-five hundred (3500) square feet, primarily to serve hotel guests, but open to the general public. No food or beverages shall be served or consumed in any outdoor areas, except for the decks off private rooms.
 - D. The balance of the first floor (Monroe Street level), approximately eighty five hundred (8500) square feet, shall be used for office, reception, restroom, and service purposes.
2. The hotel shall have fifty-one (51) on-site parking stalls, including eight (8) tandem stalls that will be available for employee and valet parking.
 3. All guest drop-offs, access to parking, and deliveries, shall be from the alley entrance.
 4. Traffic signage relating to ingress and egress from the Property shall be as approved by the City Traffic Engineer, including signage for left turn movement from the alley onto Regent Street.
 5. The hotel shall operate three hundred sixty-five (365) days a year, twenty-four (24) hours a day.
 6. The following special policies shall be in force on Badger Football game days and other days with comparable events at Camp Randall Stadium or the Field House, such as but not limited to: the UW Spring Football Game, Crazylegs Classic, WIAA State High School Championships and concerts.
 - A. The hotel will provide security at each entry to the hotel and the entry to each guest room floor, three (3) hours prior to, during, and three (3) hours after these events.
 - B. Guest room balconies shall be monitored by security for safety, occupancy, and disruptive behavior.
 - C. The Property, including the outside entrance plaza and the parking area, shall be closed to the general public.

- D. No outdoor performance music or loud speakers shall be permitted on the Property.
7. Any changes to the approved plans or restrictions 1-6 above, or complaints regarding these plans or restrictions shall be subject to the conditional use procedures in Sec. 28.12(11)(h) and (i), Madison General Ordinances.

Executed this _____ day of _____, 2008.

WISCONSIN AVENUE ASSOCIATES,
a Wisconsin general partnership

Robert J. Sieger, Partner

Debra A. Sieger, Partner

1509 MONROE STREET PARTNERSHIP, LLP,
a Wisconsin limited liability partnership,

Robert J. Sieger, Partner

Debra A. Sieger, Partner

AUTHENTICATION

Signatures of Robert J. Sieger and Debra A. Sieger,
authenticated this _____ day of _____,
2008.

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TITLE: MEMBER STATE BAR OF WISCONSIN