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September 15, 2014

**VIA EMAIL**

Mark Binkowski  
Urban Land Interests  
10 E. Doty Street, Suite 300  
Madison, WI 53703  
mbinkowski@uli.com

Re: Baskerville Condominium

Dear Mark:

Thanks for meeting with me and other representatives of the Baskerville Condominium on Wednesday, September 10<sup>th</sup>, to discuss your Anchor Properties Redevelopment project. As we discussed at the meeting, my clients have certain major concerns about the Project. We intend to not only communicate these concerns to you, but also to Alderman Mike Verveer, the CDC and other City agencies who will be weighing in on the design and other approvals for the Project. The Baskerville remains committed to maintaining a neighborly and cooperative relationship with ULI as it goes through this process and believes that ULI will attempt to address its concerns in good faith.

The Baskerville's primary points of concern are as follows. Please note that the term "alley" refers to the proposed private space between the face of the Baskerville building and the face of the new building as shown in the plans we reviewed at the meeting.

1. That the Baskerville be granted an easement for use of the alley for substantially the same purposes as the alley has been used for these many years by the owners and occupants of the Baskerville, light and air, placement of air conditioning units, bikes and trash storage, and the like. The parties would agree on the improvements to be made to the alley which we discussed at the meeting.

2. Currently, the alley varies in width, from approximately 6 feet wide at the Doty Street end to approximately 11 feet wide at the Hamilton Street end. Light and air is a primary concern to the Baskerville residents, and accordingly, we want to explore the possibility of widening the alley at the Doty Street end and stepping back even further

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balconies which may interfere with light and air, which we understand will start at level 4 of the proposed building.

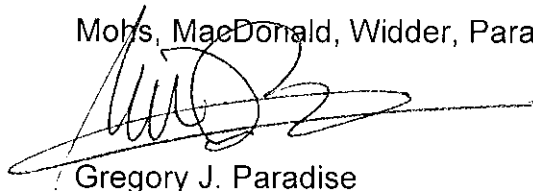
3. My client objects to the location of the entrance to the parking ramp and the location of the trash pickup area, both on Doty Street. The residents of the Baskerville know firsthand how difficult traffic is in the area, particularly coming around the curve and onto Doty Street. Having one entrance and exit into such a large parking ramp will cause significant traffic problems, and will also pose safety issues for pedestrians. They want you and the City to explore a different location for these features and/or a second entrance/exit which would be the primary entry/exit to the parking garage. The trash pickup area has the same issues, but in addition, poses noise concerns. Thirteen (13) of the twenty-three (23) bedrooms in the Baskerville are on the alley side of the building.

4. Noise is also a primary concern. We discussed the use of a solid wall bordering the alley so as to eliminate noise from the adjoining building. We also discussed no penetrations or venting from the new project into the alley.

Again, I want to reiterate the desire of the Baskerville Condominiums to work with ULI in moving this project forward. My client hopes that all parties, as well as City officials, can work through these issues and concerns in a mutually satisfactory manner that ultimately benefits the project and the downtown neighborhood surrounding the Baskerville.

Sincerely,

Mohs, MacDonald, Widder, Paradise & Van Note, LLC

A handwritten signature in black ink, appearing to read 'Gregory J. Paradise', with a long horizontal flourish extending to the right.

Gregory J. Paradise

GJP:tk

Cc: Samantha Crowover(via email)