

Herrick & Kasdorf, L.L.P.

Patricia Hammel
Scott N. Herrick *Court Commissioner*
Robert T. Kasdorf
Juscha Robinson
David R. Sparer

Law Offices
16 N. Carroll, Suite 500
Madison WI 53703

Robert L. Reynolds, Jr. (1930-1994)

Peter Zarov of counsel
Roger Buffett of counsel

November 1, 2012

J. Randy Bruce
Knothe & Bruce Architects, LLC
7601 University Ave, suite 201
Middleton, WI 53562

RE: Project for 619 & 625 Henry st, and 145 & 140 Iota Court, Madison
Easement Claim

Greetings:

I represent the owner of 146 Langdon st, Madison, which borders directly upon the land which is the subject of the above referenced project, directly to the east along the lake front. From this point, until further notice, please direct all communications meant for the owners of 146 Langdon to my attention, or make sure a copy of any written notice is sent to me and them as well. Thank you.

My client, the owner of this property, is a cooperative corporation, organized under Chapter 185 WI Stats. It has owned this property since 1971 and occupied it continuously. Its members and the residents of the building have accessed the entrance to their own building, for cars, delivery vehicles, and by foot and bicycle, over this entire period by way of driving, riding or walking along Iota Court, and then crossing the paved area by 140 Iota Court, at the east end of Iota court, and then getting to their property.

They have individuals identified who can speak to this continued use for each month over the last 37 years. They claim easement rights for that purpose, and are hereby giving notice that they will defend these rights.

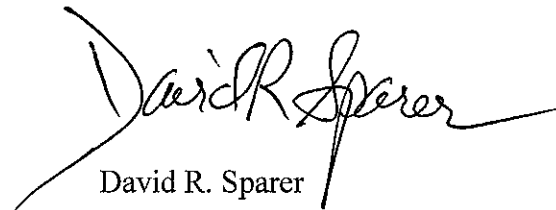
I do know that there is a possibility that your project will interfere with those easement rights. It also is quite possible that your project may be constructed in such a way that it does not interfere with those rights at all. I am writing to make sure that we will be in communication about this subject, and to create the possibility of working together to make sure that my client's easement rights are not cut off unintentionally.

As you probably know, the nature of the layout of buildings and streets in this exact location is quite haphazard and does not demonstrate any careful planning by people in the distant past who built all these

buildings. My client's property is essentially land locked without this easement access. As noted, for an uninterrupted period of no less than 37 years (and most likely for 41 years), the coop members and occupants of 146 Langdon have openly used this pathway as an easement access to their own property. They have a clear right to continued use for this limited purpose.

Please do be in touch to discuss the preservation of their easement within the plans that you have in mind.

Sincerely yours,



David R. Sparer

DRS/ms

cc: Nottingham Cooperative - Tim Morgan
Alder Bridget Maniaci
Al Martin - Madison Dept. of Planning & Development
Cliff Dwellers Apartments LLC - Jeff Houden