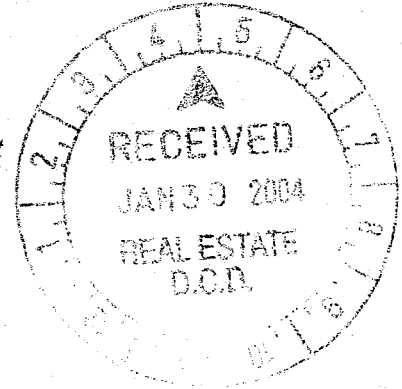


# EXHIBIT A

File No. 031444

*Amended General Planned Development  
For  
Granville Park*

**Project Description  
and  
Owner's Statement of Intent**



Highland Limited Partnership of Wisconsin, joins with Sunstarr Housing Group, LLC, in requesting an amendment to the General Planned Development previously approved for Lot 3, Block 2 within the Granville Park General Planned Development.

### **Subject Property**

The property subject to this Planned Development is described as:

*Lot Three (3), Block Two (2), in the Highlands, a Planned Development, being a subdivision of a part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Seven (7), Township Eight (8) North, Range Twenty-one (21) East, together with the area of the vacated roadway adjoining the parcel to the west, in the City of Milwaukee, Milwaukee County, Wisconsin.*

The property is a 3.501 acre tract of land generally described as 8383 N. 107th Street in the City of Milwaukee.

This parcel will be reserved for development of 65 multi-family residential units exclusively for seniors, 55 years or older, as set forth in the previously approved General Development Plan. The development will also offer optional limited supportive personal and nursing care as provided under the Wisconsin Administrative Code, Chapter HFS89.

A shared access drive with Meetinghouse and Le Parc House is provided. No access to the existing Highlands Condominiums will be provided, as agreed to by the Highlands Homeowners' Association.

### **Intended Development**

65 multi-family units exclusively for seniors, 55 years or older, will be constructed in a maximum of 2, two story buildings.

### **Planned Development Standards**

Except for the shared driveway, approval for construction will require submittal and approval of a detailed planned development per the City of Milwaukee Ordinances..

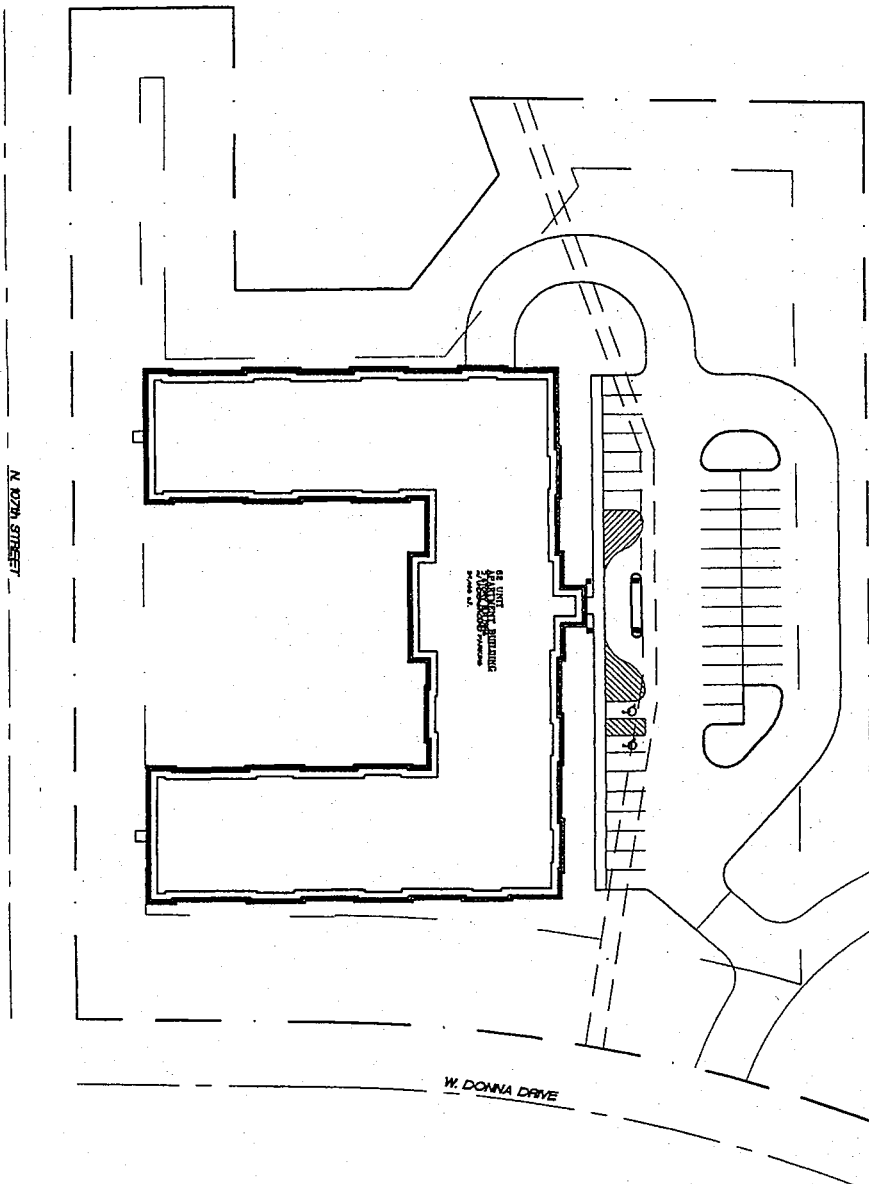
**AMENDED GENERAL PLANNED DEVELOPMENT  
FOR GRANVILLE PARK**

**Statistical Information Sheet**

	Square Feet	Acres	Percent of Total
Gross Land Area	152,495	3.50	
Building Coverage	31,779	0.73	20.9
Parking, Drives & Walkways	29,726	.068	19.6
Landscaped Open Spaces	90,336	2.07	59.5

Number of buildings	1
Total Dwelling Units	65
Studio or One Bedroom Units	50
Two Bedroom Units	15
Dwelling Unit Density	18.6 units per acre
Parking Spaces Provided	85
Indoor Parking Spaces	36
Outdoor Parking Spaces	49

SITE PLAN  
SCALE: 1" = 20'-0"



6

Project No.  
**0383B**  
Date  
**1-16-2004**  
Sheet No.  
**SI**

**design III**  
ARCHITECTS  
2000 W. WISCONSIN  
MILWAUKEE, WI 53233  
TEL: 414-224-1100 FAX: 414-224-1101

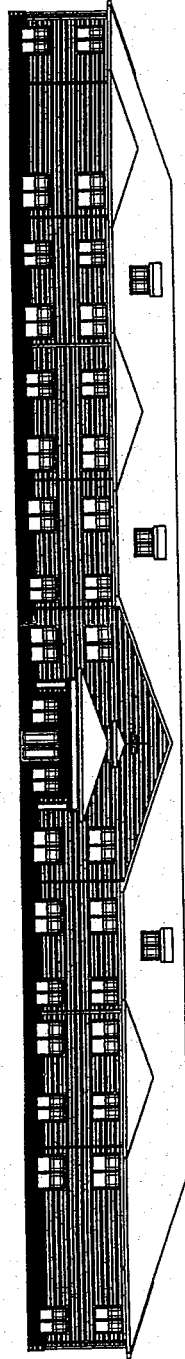
Proposed Apartment Development For  
**SunStarr**

Donna Drive  
Milwaukee, Wisconsin

**SUNSTARR**  
Construction Group, L.L.C.  
4411 South 10th Street, Suite 100  
Milwaukee, WI 53228  
TEL: 414-224-1100 FAX: 414-224-1101

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WEST ELEVATION



Project No.  
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**A1**

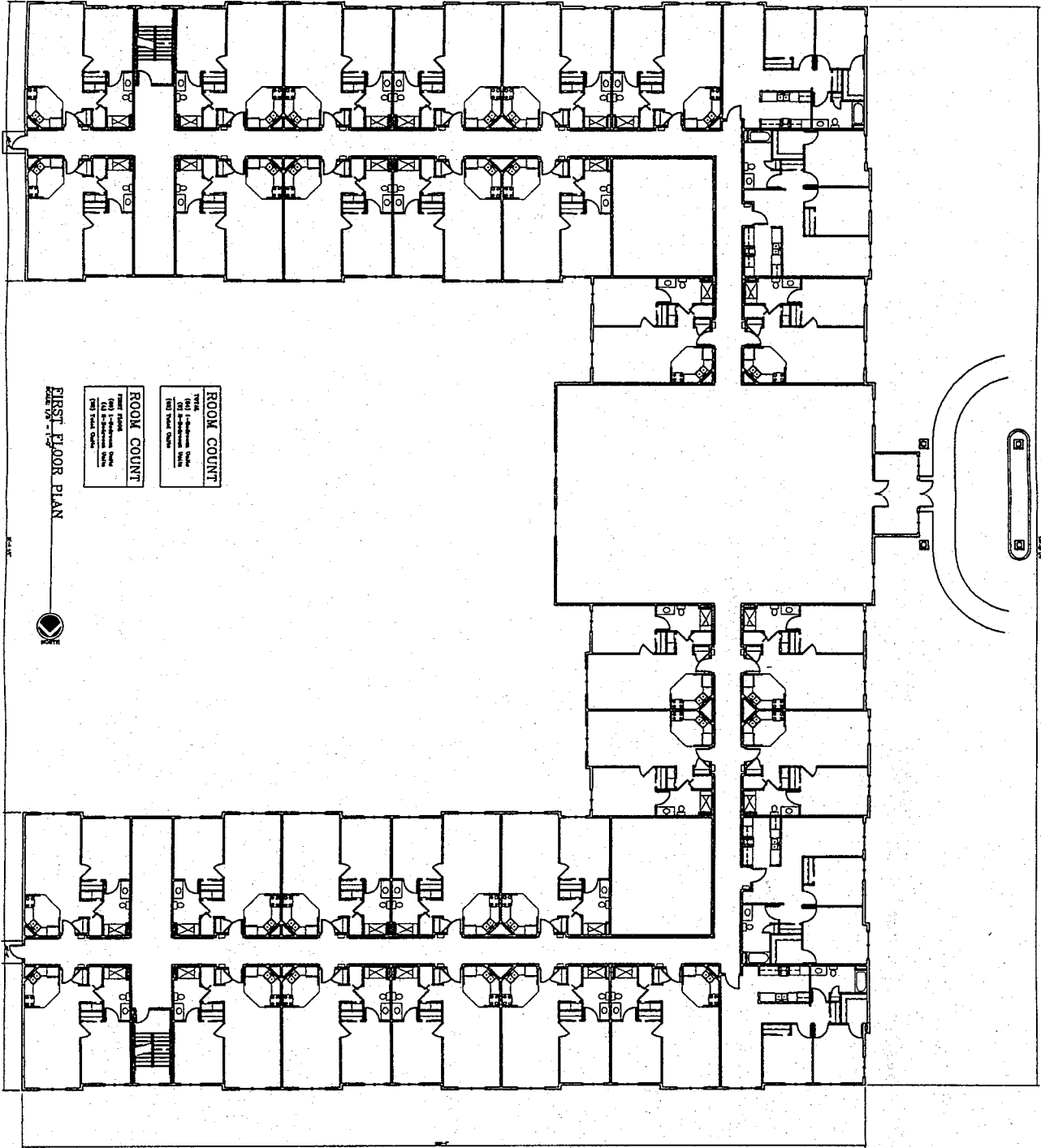
**design II** INC.  
Architectural Firm  
1000 W. Wisconsin Ave., Suite 100  
Milwaukee, WI 53233  
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Proposed Apartment Development For  
**SunStarr**

Donna Drive  
Milwaukee, Wisconsin

**SUNSTARR**  
Construction Group, LLC  
244 South 10th Street, Suite 200  
Milwaukee, WI 53233  
Tel: 414-224-1100 Fax: 414-224-1101

**NOTES**  
1. All dimensions are in feet and inches.  
2. All dimensions are to the center of the member unless otherwise noted.  
3. All dimensions are to the center of the member unless otherwise noted.



Project No.  
0383B  
Date  
1-16-2004  
Sheet No.  
A2

**design II**  
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1111 North Lincoln  
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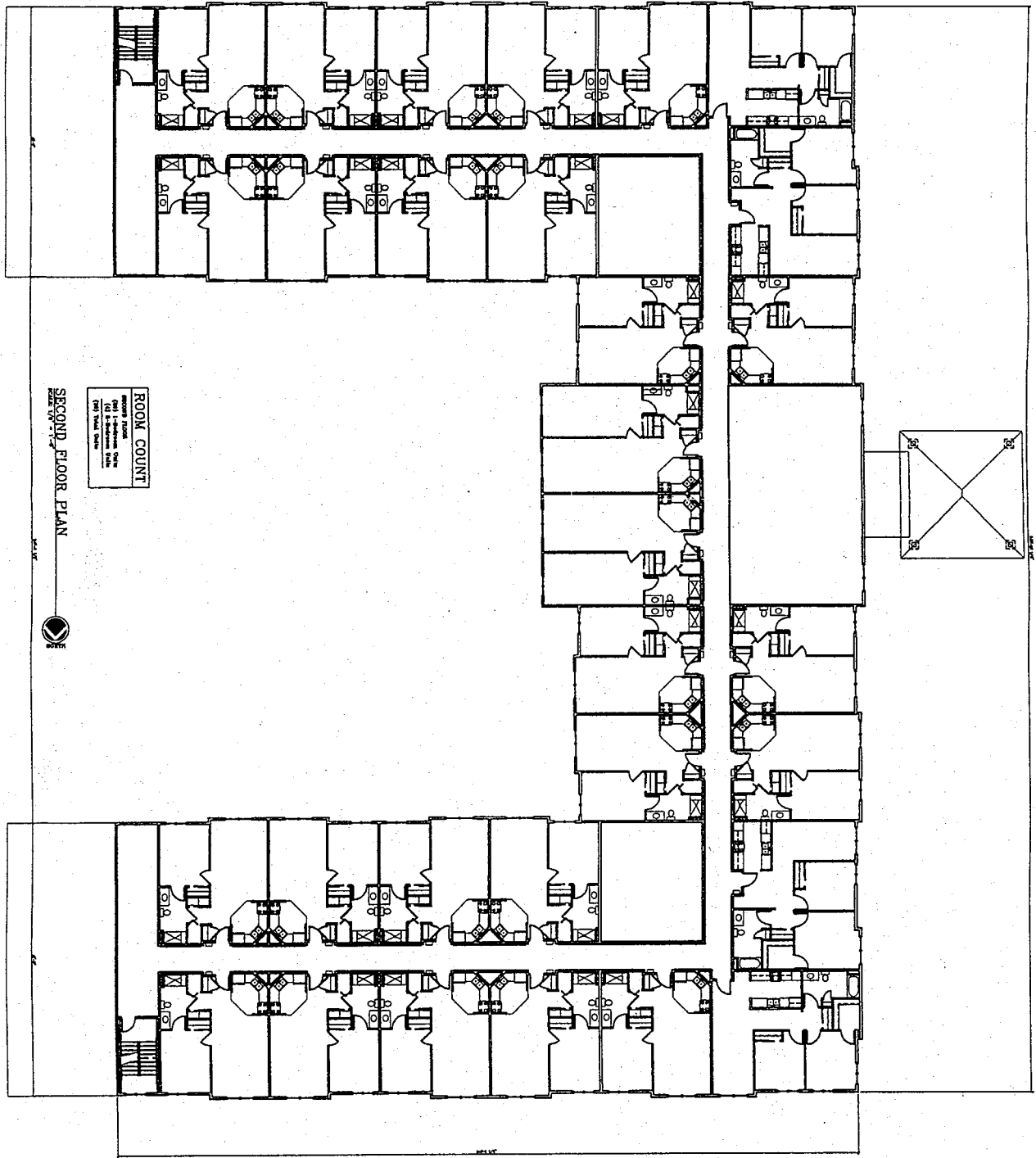
Proposed Apartment Development For  
**SunStarr**

Donna Drive  
Milwaukee, Wisconsin

**SUNSTARR**

Construction Group, L.L.C.  
244 South State Street, Suite 200  
Milwaukee, WI 53202  
Phone: 414-224-2400

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SECOND FLOOR PLAN



ROOM COUNT	
001 - 1 Bedroom Unit	12
002 - 2 Bedroom Unit	12
003 - 3 Bedroom Unit	12
004 - 4 Bedroom Unit	12
005 - 5 Bedroom Unit	12
006 - 6 Bedroom Unit	12
007 - 7 Bedroom Unit	12
008 - 8 Bedroom Unit	12
009 - 9 Bedroom Unit	12
010 - 10 Bedroom Unit	12
011 - 11 Bedroom Unit	12
012 - 12 Bedroom Unit	12
013 - 13 Bedroom Unit	12
014 - 14 Bedroom Unit	12
015 - 15 Bedroom Unit	12
016 - 16 Bedroom Unit	12
017 - 17 Bedroom Unit	12
018 - 18 Bedroom Unit	12
019 - 19 Bedroom Unit	12
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029 - 29 Bedroom Unit	12
030 - 30 Bedroom Unit	12
031 - 31 Bedroom Unit	12
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096 - 96 Bedroom Unit	12
097 - 97 Bedroom Unit	12
098 - 98 Bedroom Unit	12
099 - 99 Bedroom Unit	12
100 - 100 Bedroom Unit	12

Project No. 0383B  
 Date 1-19-2004  
 Sheet No. A3

**design III**  
 1111 1st Ave.  
 1st Floor  
 1111 1st Ave.  
 1111 1st Ave.

Proposed Apartment Development For  
**SunStarr**  
 Donna Drive  
 Milwaukee, Wisconsin

**SUNSTARR**  
 Construction Group, L.L.C.  
 444 South 4th Street, Suite 200  
 Milwaukee, WI 53204

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