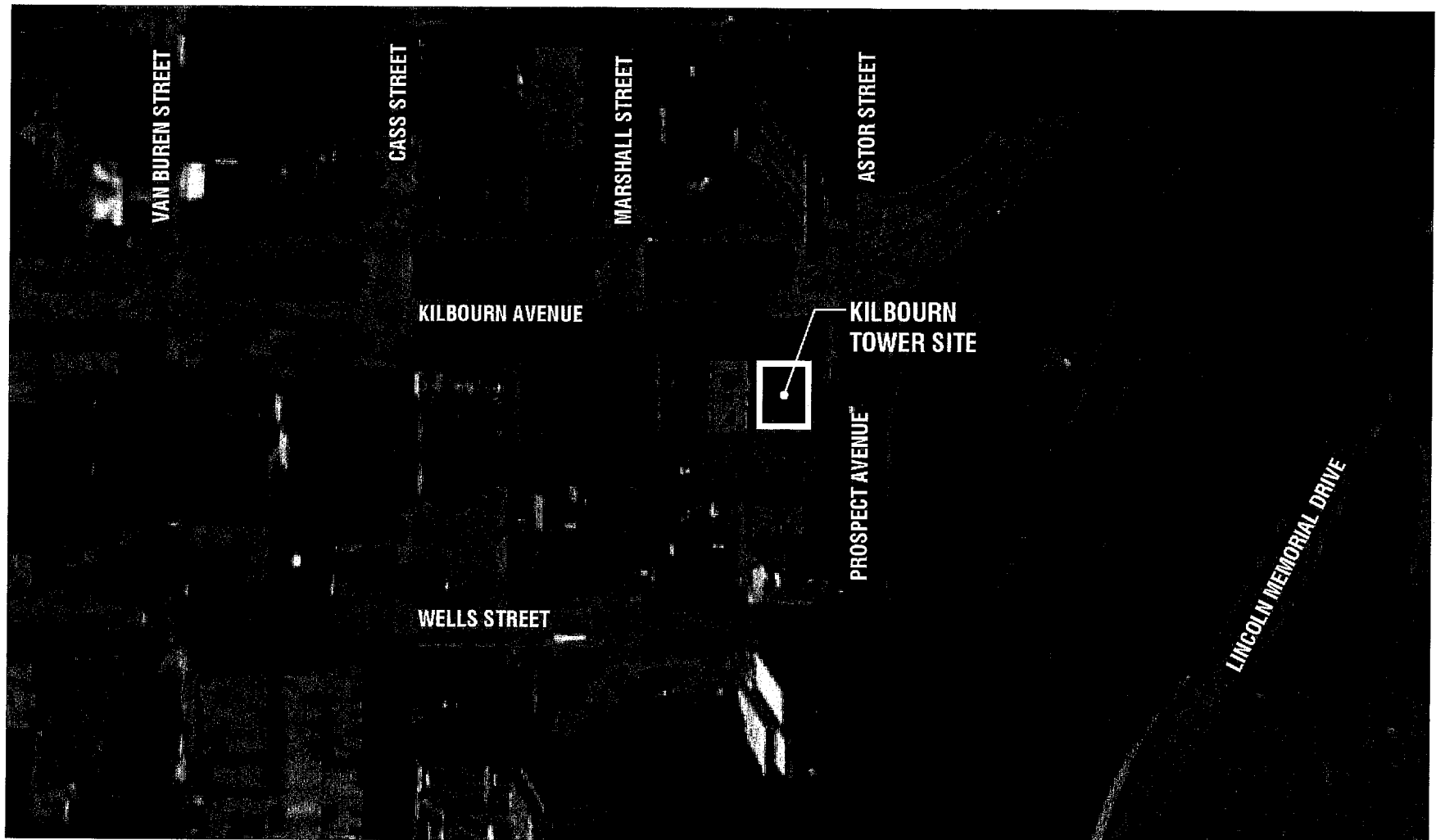
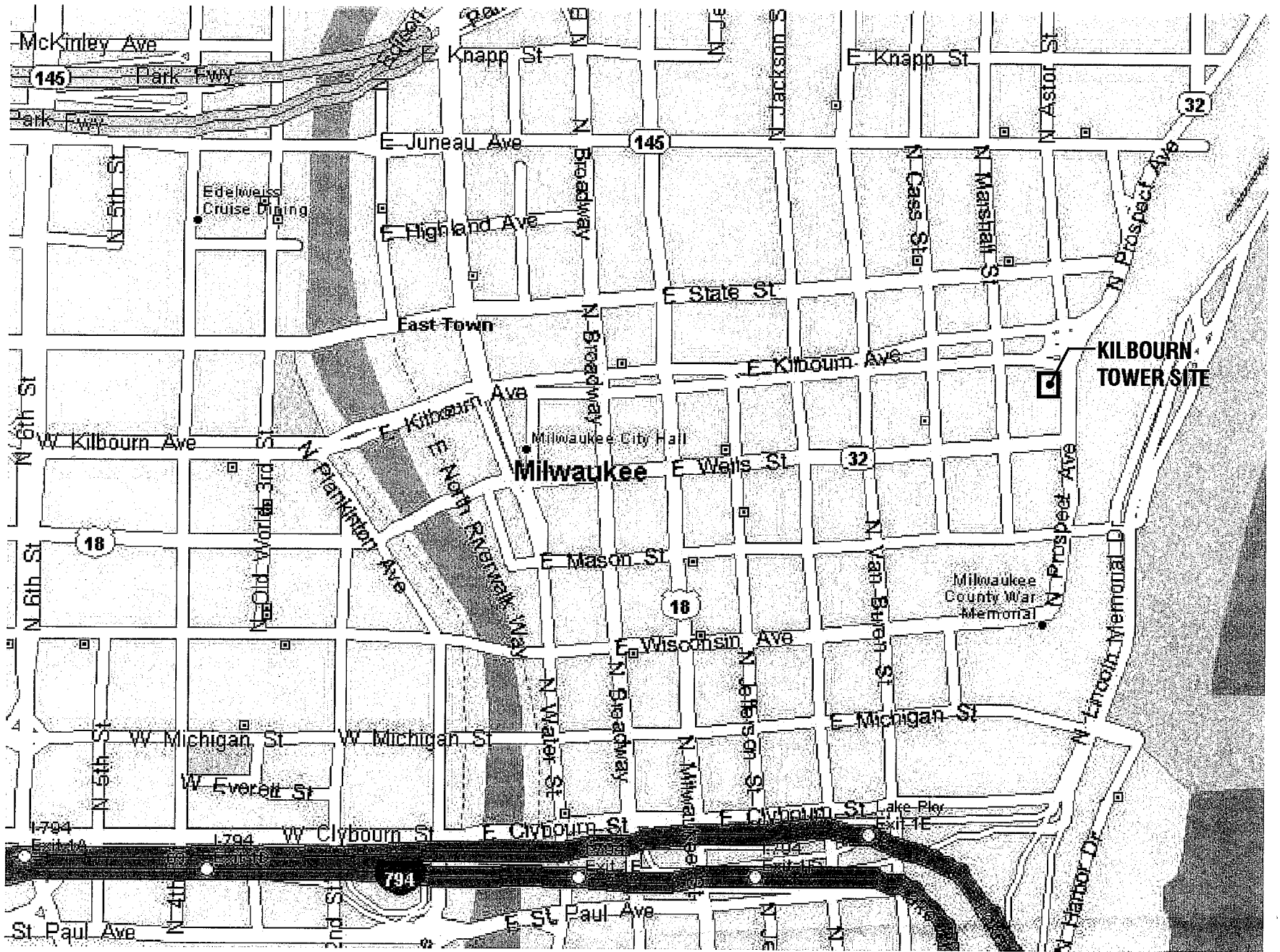
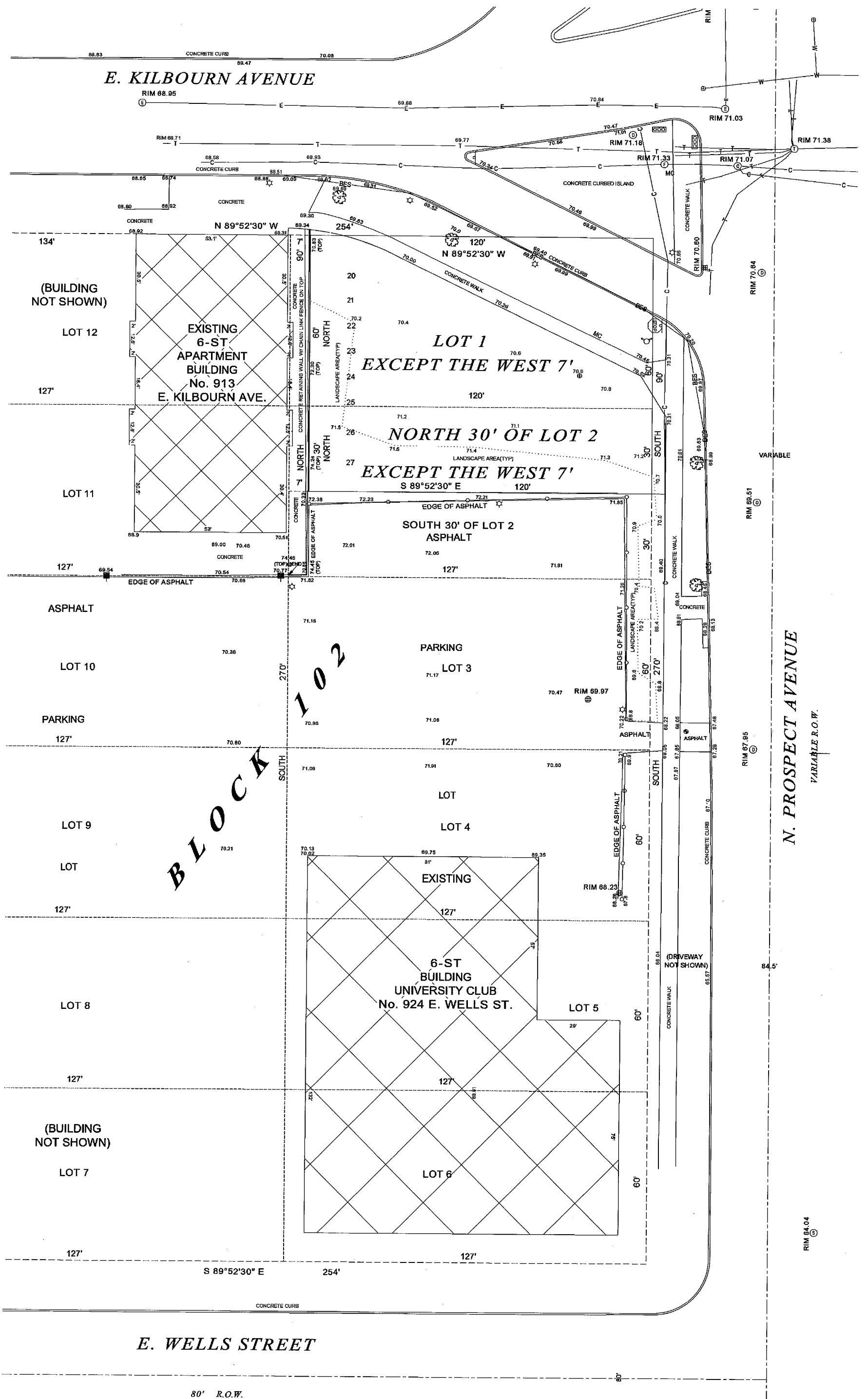


KILBOURN TOWER
DPD SUBMISSION
MILWAUKEE, WISCONSIN

02.25.2003

EXHIBIT A
File No. 021013
ZND/CC - REVISED



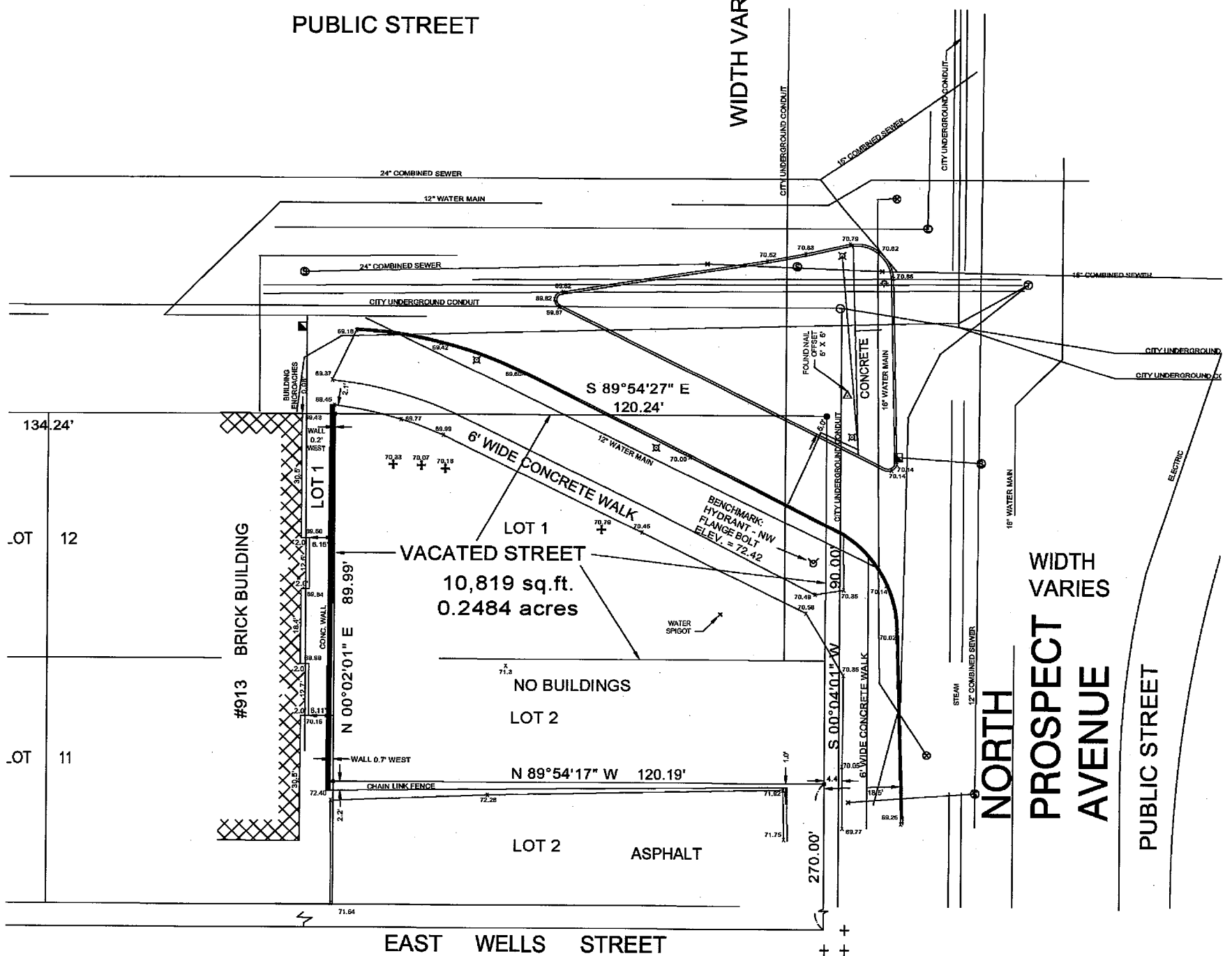


STARTING BENCHMARK:
 S.W. CORNER E. WELLS ST. AND N. PROSPECT AVE., 157.4' S. AND 12.1' W. OF CURBES
 (8.6' N. AND 16.8' E. OF N.E. CORNER OF BUILDING NUMBER 773 N. PROSPECT AVE.)
 ELEVATION = 53.762

NORTH
 80'
 ASTOR
 STREET

EAST KILBOURN AVENUE
 PUBLIC STREET

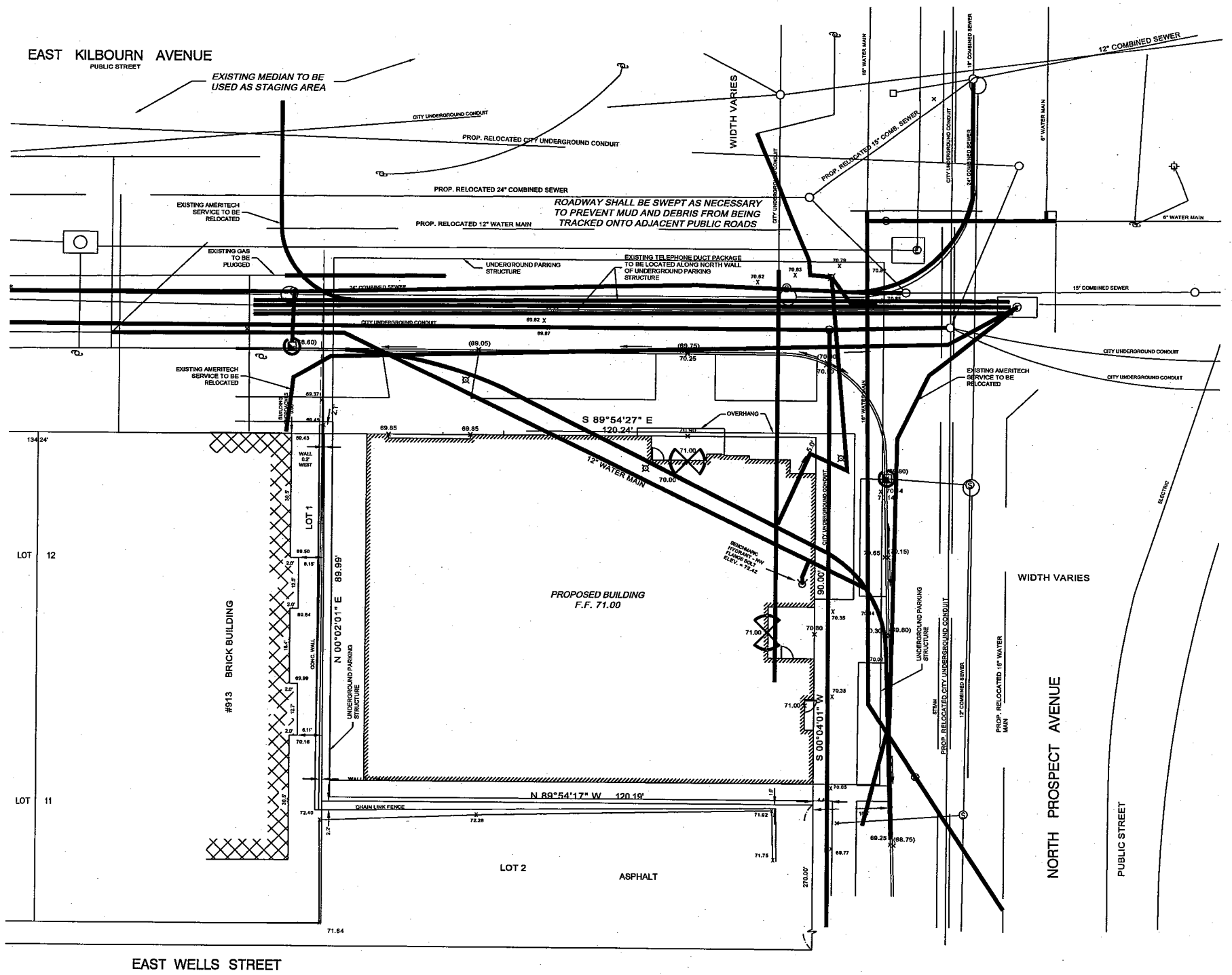
WIDTH VARIES

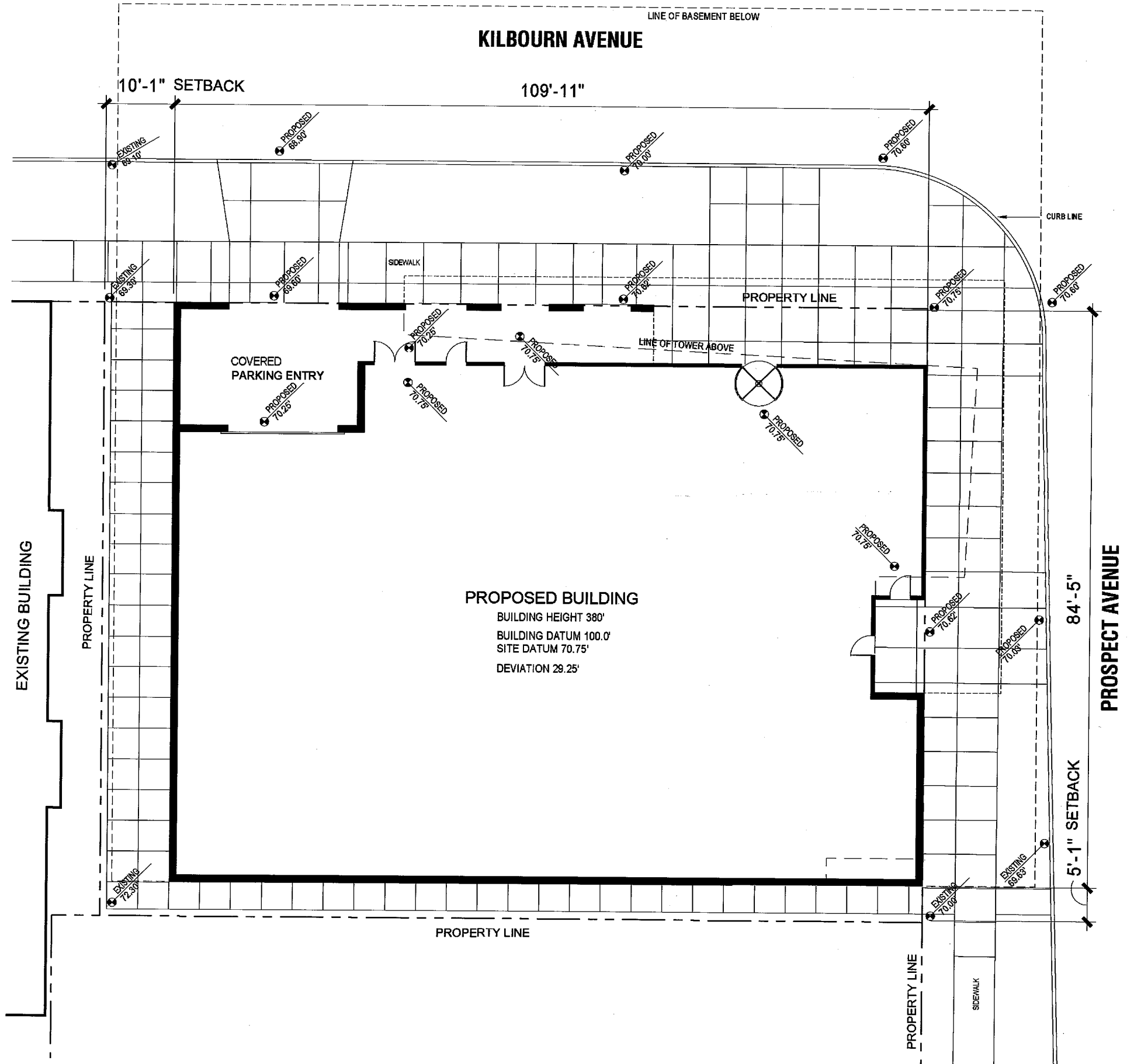


WIDTH VARIES
 NORTH
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Bldg. Height approximately 380'-0"

Thirty Third Floor - Duplex level of Penthouse & Mechanical

Dwelling units - 29 stories

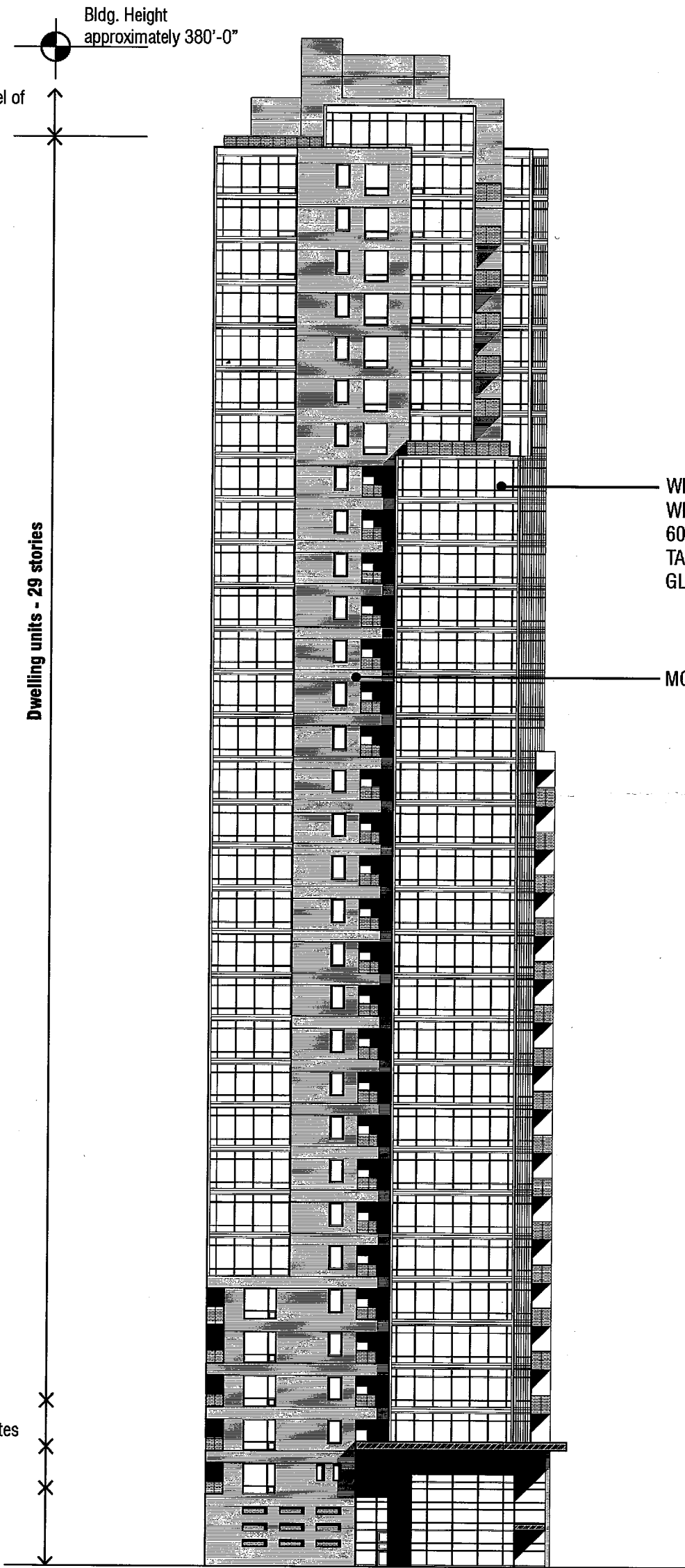
WINDOW WALL SYSTEM WITH VISION GLASS (@ 60% LIGHT TRANSMITTANCE) AND SPANDREL GLASS (NOT MIRRORED)

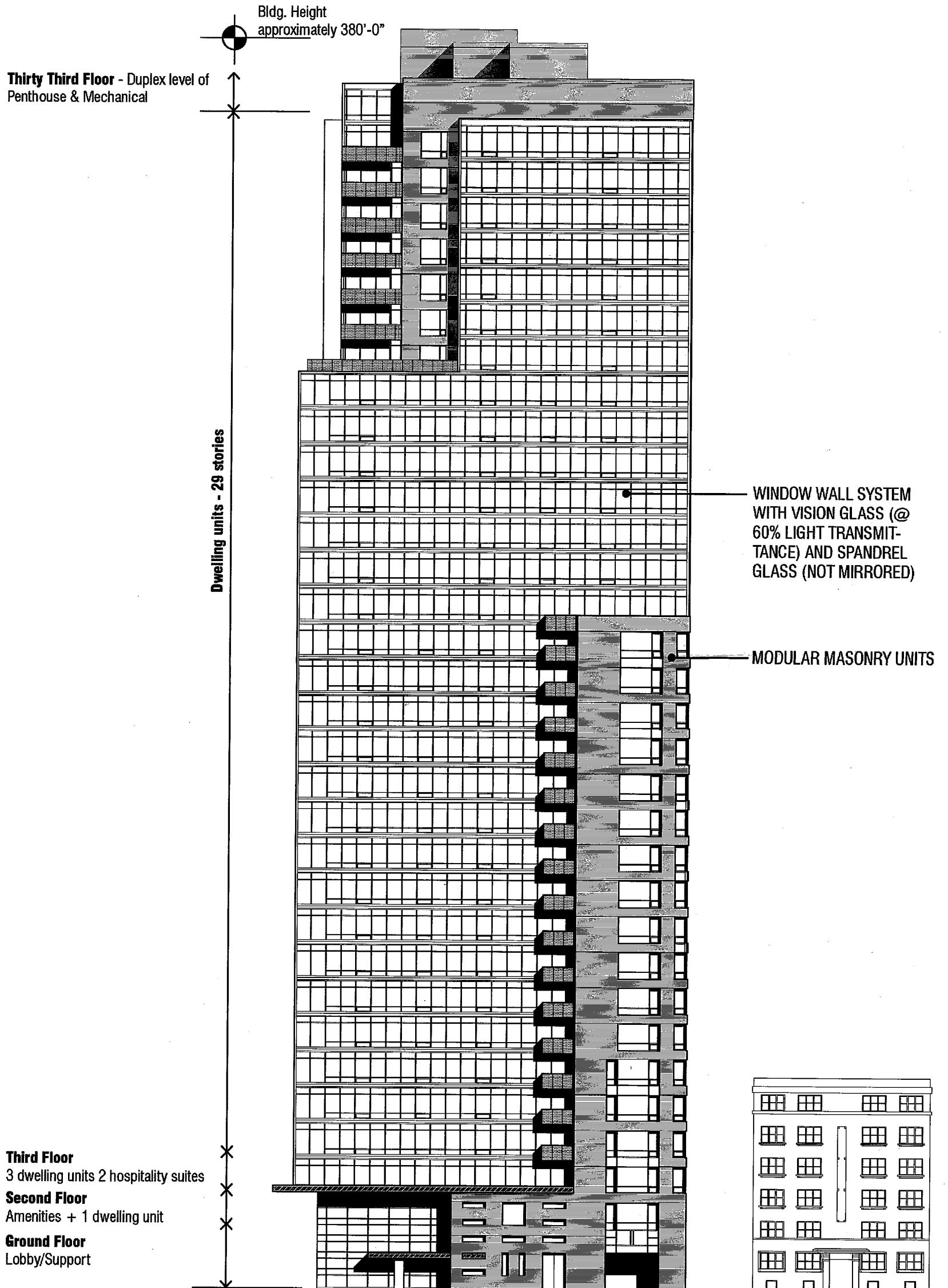
MODULAR MASONRY UNITS

Third Floor
3 dwelling units 2 hospitality suites

Second Floor
Amenities + 1 dwelling unit

Ground Floor
Lobby/Support





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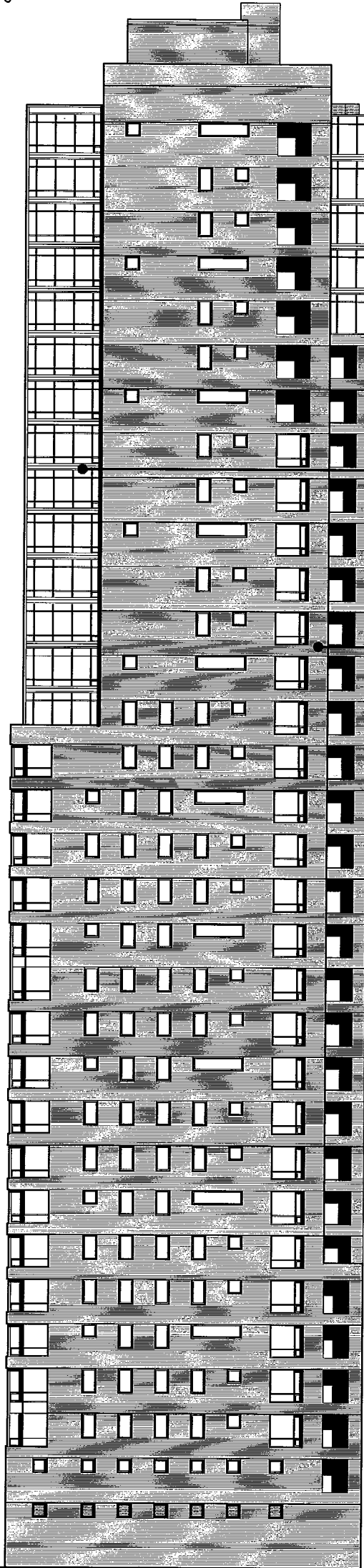
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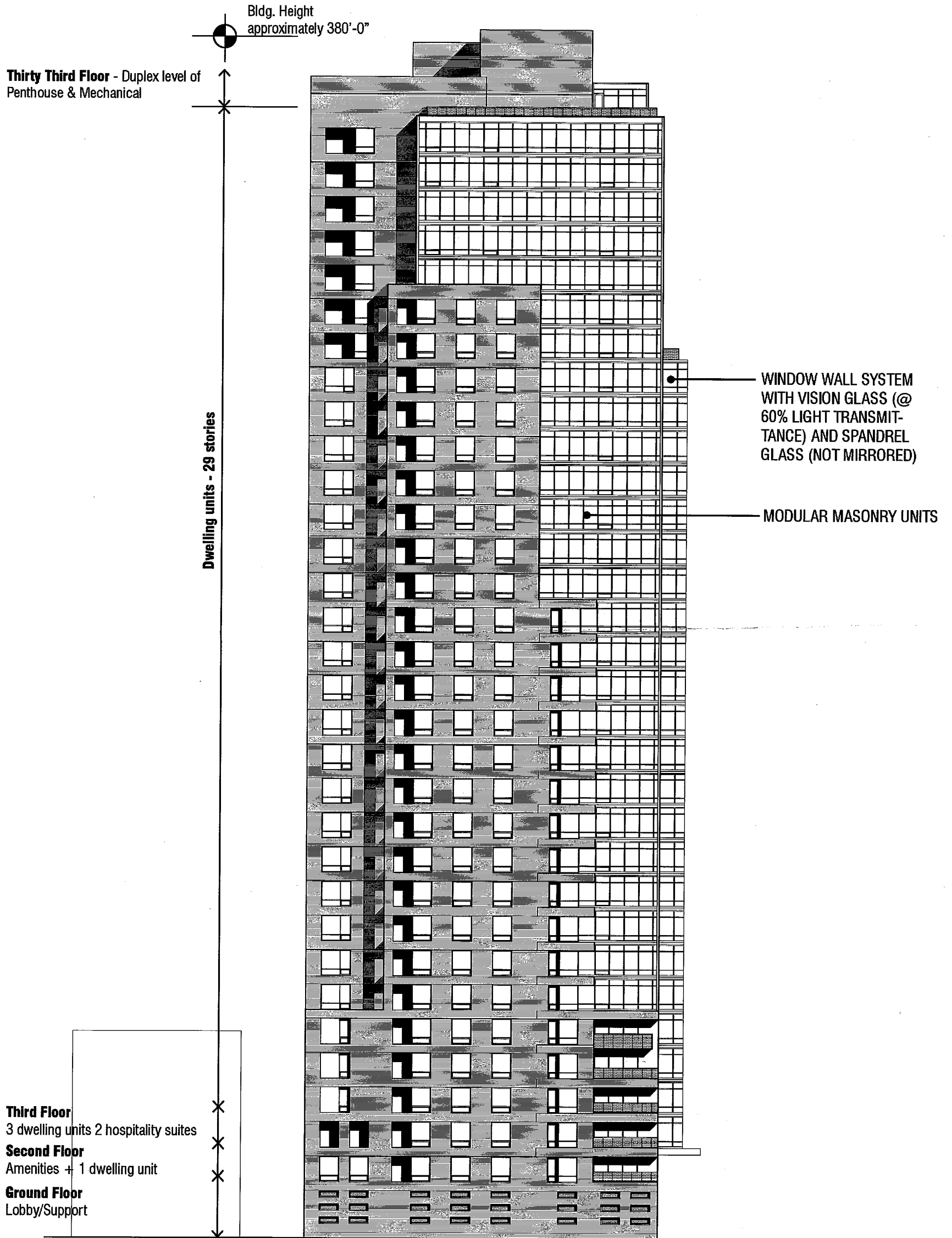
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**KILBOURN
TOWER**

923 EAST
KILBOURN
AVENUE

STATEMENT OF INTENT

Kilbourn Tower

Developer: Fiduciary Real Estate Development, Inc.

General

Kilbourn Tower is planned to start construction in the winter of 2003. Construction is expected to last approximately twenty three to twenty six months. The project will consist of a tower with no more than thirty three floors which will contain a maximum of seventy four condominium units. Project amenities include a lobby, a gathering room and lounge, a fitness center and two guest suites solely for the use of building residents. The developer also reserves the option of providing commercial space in the southeast corner of the first floor.

The building will be composed of modular masonry units and a vision and spandrel glass skin. The vision glass will be thermally insulated with a low-e coating and with a light transmission rate of at least sixty percent. The glass will not be mirrored and reflectance will be reasonably minimized. The base (lower two to three floors) will be lit in a fashion to compliment the neighborhood and to enhance the general streetscape. The main shaft of the building will be minimally illuminated. The top of the building will have accent lighting.

Dwelling units/

The floor plates will contain no more than three dwelling units and no less than one dwelling unit. The unit mix will contain a single one bedroom unit and then multiple two, three and four bedroom units. These units will range in size from approximately seventeen hundred square feet to eighty eight hundred square feet. Each unit will have a private outdoor space.

Parking

All parking will be provided for the private use of residents and housed on four underground levels containing a total of no more than one hundred and sixty four spaces. The parking ratio will be 2.21 stalls per unit. These parking stalls will extend beyond the lot line and under the sidewalk and street.

Codes

All signage on the project, both permanent and temporary will be designed to comply with all applicable standards and will be subject to review and approval by the city. All utility lines will be installed underground, per city approval. Any rooftop mechanical units will be screened from view.

Detailed Plan Project Description

Gross Land Area:	10,800 sf
Principal Building Area:	8950 sf
Parking GSF:	69,320 sf
Landscaped Area:	1,880 sf
Dwelling Unit Density:	296 units per acre (maximum) 275 units per acres (minimum)
Number of Buildings:	1 bldg.
Number of units:	68 - 74 units
Bedrooms per unit:	1 - 4 bedrooms
Total no. of parking stalls:	164 (maximum)
Ratio of stalls per units:	2.21 stalls/unit



Fiduciary
Real Estate Development, Inc.