

EXHIBIT A

File No.

030977

Honey Creek IV
Detailed Planned Development

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

Introduction - Detailed Plan

The subject site, for the Detailed Planned Development known as Honey Creek IV is approximately 3.13 acres (as defined in Exhibit "A") adjacent to the 22.5381 acres that comprised the Honey Creek Development [Phase I, II, & III]. Honey Creek IV will consist of one (1) building with three above grade levels of not more than 61,937 square feet of above grade space to be used for suggested permitted occupancies as shown on Exhibit "B". The use of landscaping and quality architecture creates an atmosphere conducive with the surroundings and the individual components of the project.

The property included in the Detailed Panned Development, as shown on Exhibit "C" Vicinity Map, is located north of the East-West Freeway (I-94) lying between South 84th west off of the existing frontage road known as Chester Street which will connect to the south of the property.

Our plans for Chester Street access shall include two 24' wide entrance drives with curb at each side (see Drawing 01). Traffic flow access to the southern entrance shall be accessible from South 92nd Street by means of Chester Street, and from South 84th Street by means of the access road from Dana Court. Both the access road from Dana Court and the access road from Chester Street were constructed as part of the Honey Creek Development [Phase I, II & III].

As outlined in the "Out of Program Agreement" between Opus North Corporation and the City of Milwaukee, during Phase II of the Honey Creek Development [Phase I, II, & III] a traffic signal at the intersection of South 84th Street and Dana Court has been installed with interconnection to the traffic signal at west Bluemound Road and Glenview Avenue including a fire department override. A southbound left turn lane has been constructed at the intersection of South 92nd Street and Chester Street.

Site Plan

Drawing 01 delineates the proposed building footprint and parking detail relating to Honey Creek IV.

Topography

The existing topography as well as planned grading is shown on Drawing 02. The site survey (see drawing 04) shows existing buildings to be raised prior to construction as to develop the Honey Creek IV development.

Landscaping

Landscaping for the Honey Creek IV development is included on the attached Landscape Drawing 06. The developer agrees to make minor modifications as necessary to arrive at a mutually acceptable plan. Landscaping work for Honey Creek IV will continue the theme established in the preceding Honey Creek Development [Phase I, II, & III].

Lighting

Lighting is shown on the attached site lighting Drawing 05. Exhibit "D" is indicative of the style of lighting fixture that was used in the adjacent Honey Creek Development [Phase I, II & III].

Signs

Honey Creek IV building identification signs is requested as follows:

Chester Street Identification Sign: The Chester Street identification sign is located along the northern edge of Chester Street. This illuminated sign is constructed of similar materials as those utilized on the building structure and site.

Building Identification Signs: The building shall have a building identification sign located directly adjacent to the building entrance as shown on Drawing 01. The sign shall be a panel sign constructed of anodized sheet metal. Individual tenants as well as building designation shall be listed on these signs.

Tenant Signage: One (1) tenant specific sign shall be mounted to the building. The sign will feature the major tenant name only and will consist of individually mounted metal letters. Each letter will be internally illuminated. The Honey Creek IV building will have 28" high letters with banding and a 41" high logo placement that will be offset to the left on the east elevation of the architectural precast at the 3rd floor level. The length of the sign depends on the number of letters in the tenants name but will in no case be longer than 23ft. The sign will not cross precast panel joints where there is a change in precast panel colors.

Plans and specification will be submitted for final approval so as to meet or exceed all city requirements. Signage shall be included with each Statement of Intent for future Detailed Planned Developments in accordance with city requirements on an individual project basis. All permanent signage shall be submitted in detail and worked out with City staff.

Traffic Impact Study

OPUS North Corporation will agree to provide the necessary proposed intersection improvements per the TIS conclusions report dated February 2002.

OPUS NORTH CORPORATION

Jay Craig
Senior Real Estate Director