

EXHIBIT A

#020856

12-16-03

*Amended General Planned Development
For Le Parc House*

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

Finlay Interests 19, Ltd ("Finlay"), joins with Highland Limited Partnership of Wisconsin ("Highland"), in requesting an amendment to the General Planned Development previously approved for Le Parc House.

Subject Property

The property subject to this Planned Development is described as:

Lot Five (5), 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 7.783 acre tract of land generally described as 10847 West Donna Drive adjacent to the City of Milwaukee's Granville Park General Planned Development. The size of this tract has increased by approximately .75 acres as a result of the vacation of North 110th Street.

Intended Development - Highland

The property to be retained by Highland will be developed in a later phase as a 100-unit independent living facility for seniors ages 55 years and older. The facility will be situated in a 2 and 3-story building, with a maximum height of 39 feet. With the exception of the change in parcel size and residential unit count, the development will be in general accord with the Detailed Planned

Development submitted and approved as *Le Parc House*. An amendment to the Detailed Planned Development for *Le Parc House* is submitted separately. The development will also be in general accord with the amended plans for the first phase of *Le Parc House* now to be known as the *Meetinghouse*.

Intended Development – Finlay

The Finlay property - Phase One of *Le Parc House* - will be developed as *Meetinghouse*, a three-story building including 96 independent living units. The colonial-style building will be finished in brick and vinyl siding with multiple key lock entrances providing access to two elevators. The building will have a maximum height of 39 feet and will have a roof pitch of 4 in 12.

The building will include 54 one-bedroom and 42 two-bedroom residential units with full kitchen and laundry facilities. The building will also provide a central kitchen and common dining area, activity rooms, and beauty salon available for residents of *Meetinghouse*. Residents will enjoy use of an exercise room and a ground level screened porch overlooking the parcel's landscaped pond.

Traffic access will be off of Donna Drive. A combination of 82 indoor and 48 outdoor parking spaces will be provided, of which four outdoor spaces will be designated for handicapped use.

A single, low profile monument sign identifying the development will be located in close proximity to the main entrance and shall be in full compliance with applicable City codes and design standards.

Planned Development Standards

Use:

The residential use of *Meetinghouse* is consistent with the General Planned Development of Granville Park and the prior approved Detailed Planned Development of this site as *Le Parc House*.

Design Standards:

Design elements and standards are set forth in the conceptual plans submitted herewith.

Density:

The overall parcel density of 25 units per acre is a reduction from the prior approved density of 34 units per acre for *Le Parc House*.

Setbacks:

Setbacks are in accordance with City of Milwaukee Code requirements, but in no case will setbacks be less than 32 feet. In most cases, setbacks will be significantly greater than 32 feet.

Open Spaces:

See conceptual plans submitted herewith.

Circulation, Parking and Loading:

Parking capacity and location will be consistent with City codes and planning requirements. Adequate access is provided to the building entrances. The *Meetinghouse* development includes pedestrian walkways through its open space and near the landscaped pond.

Landscaping and Screening:

See plans submitted with this filing, consistent with City Code requirements.

Lighting:

Conceptual plans will be submitted after this filing.

Utilities:

All utility lines will be underground. Any exterior utility facilities will be screened.

Signs: Temporary & Permanent

Temporary signs pertaining to the construction of the building and the rental of units will be compliant with §295-907-3 L-4.

A single, development identification monument sign will be compliant with §295-907-3 L-1.

The permanent identification monument sign will be illuminated. The source of illumination will not be visible and will not be intermittent.

**AMENDED GENERAL PLANNED DEVELOPMENT
FOR LE PARC HOUSE**

Statistical Information Sheet

	Square Feet	Acres	Percent of Total
Gross Land Area	339,053	7.7836	
Building Coverage	65,478	1.5032	19.31
Parking, Drives & Walkways	45,295	1.0398	13.36
Landscaped Open Space	228,280	5.2406	67.33

Number of Buildings	2
Total Dwelling Units	196
One Bedroom Units	110
Two Bedroom Units	86
Dwelling Unit Density	25 units per acre
Parking Spaces Provided	244
Indoor Parking Spaces	166
Outdoor Parking Spaces	78

AMENDED GENERAL PLANNED DEVELOPMENT FOR LE PARC HOUSE MILWAUKEE, WISCONSIN

OWNER / DEVELOPER
MR. GRAY T. JELP - V.P. ACQUISITIONS
 FINLAY PROPERTIES, INC.
 4300 MARSH LANDING BLVD., SUITE 101
 JACKSONVILLE, FL 32250
 PH: 904-280-1000
 FAX: 904-280-9983

ENGINEER:
NATIONAL SURVEY & ENGINEERING
 CONTACT: JOHN L. FLATT, P.E.
 16745 W. BLUEMOUND ROAD, SUITE 200
 BROOKFIELD, WI 53005-5938
 PH: 262/781-1000
 FAX: 262/781-8466
 DATA: 262/787-4582

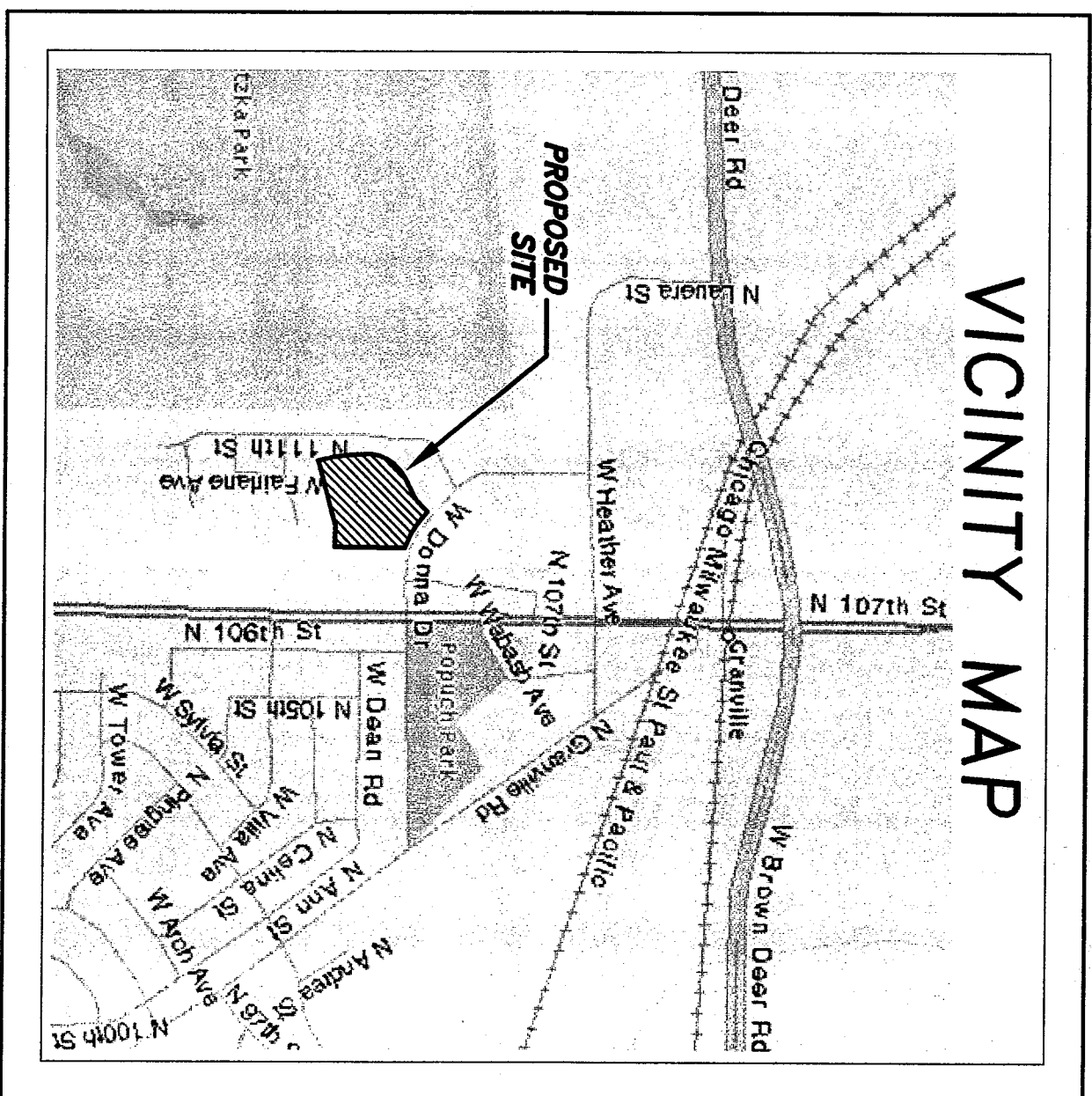


EXHIBIT 2

PLAN	INDEX
EXHIBIT NO.	DESCRIPTION
1	GENERAL STATEMENT OF INTENT
2	PROPERTY MAP
3	PLAN OF SUBDIVISION
4	SITE PLAN

	SQUARE FEET	ACRES	PERCENT OF TOTAL
GROSS LAND AREA	390,033	7.7939	
BUILDING COVERAGE	66,478	1.5032	18.31
PARKING DRIVES & WALKWAYS	45,200	1.0390	11.30
LANDSCAPED OPEN SPACE	258,350	6.5499	67.33

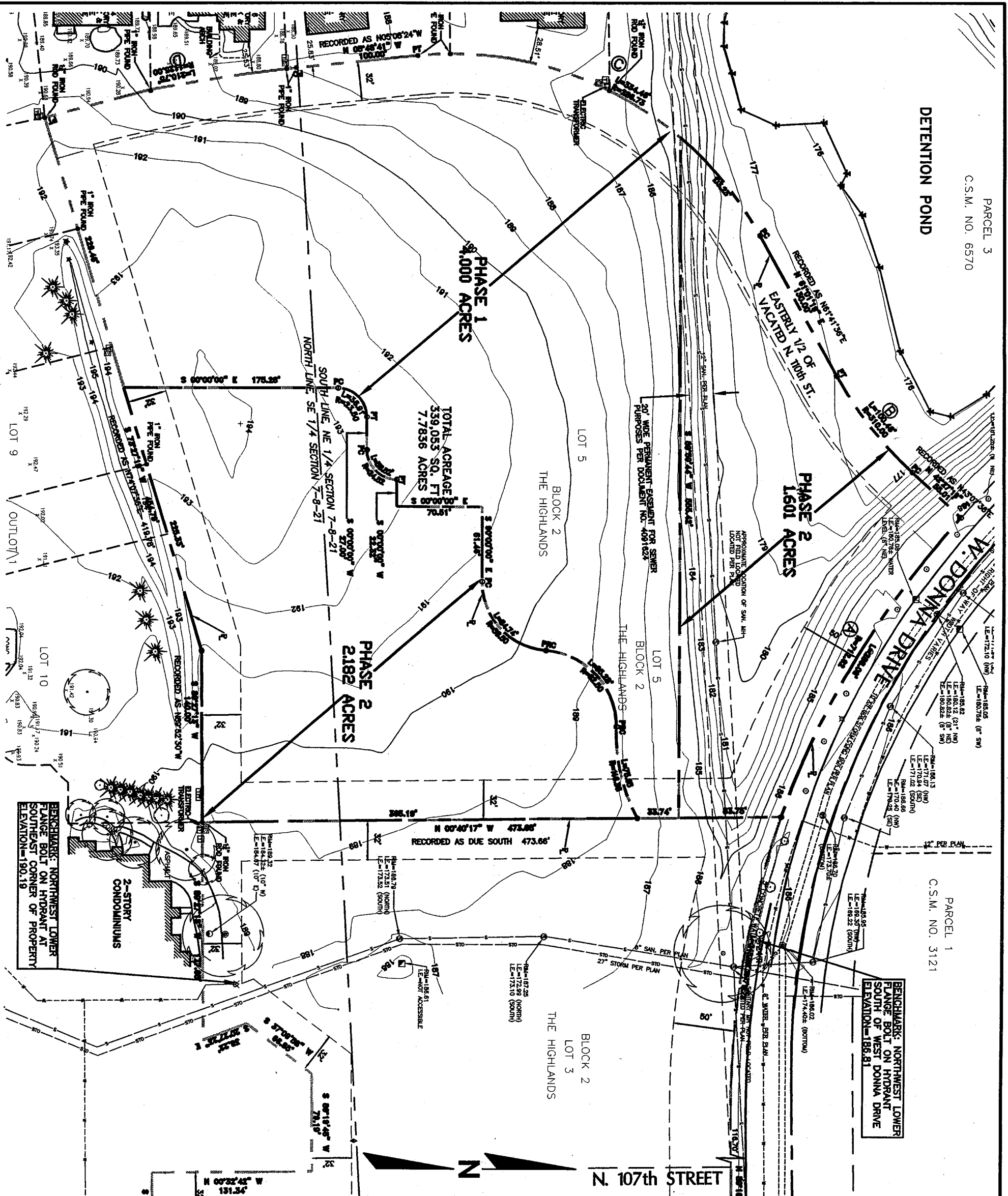
NUMBER OF BUILDINGS		2
Dwelling Units for Buildings	ONE BEDROOM UNITS	196
Dwelling Unit Density	TWO BEDROOM UNITS	110
Dwelling Unit Density	30 UNITS/ACRE	96
Parking Spaces Provided	INDOOR PARKING SPACES	244
Outdoor Parking Spaces	INDOOR PARKING SPACES	166
Outdoor Parking Spaces	OUTDOOR PARKING SPACES	78

PLAN DATE: SEPTEMBER 13, 2002
 REVISION: OCTOBER 25, 2002
 REVISION: NOVEMBER 13, 2002
 REVISION: JANUARY 28, 2003

DETENTION POND

PARCEL 3
C.S.M. NO. 6570

PARCEL 1
C.S.M. NO. 3121



BENCHMARK: NORTHWEST LOWER
FLANGE BOLT ON HYDRANT AT
SOUTH OF WEST DONNA DRIVE
ELEVATION=186.81

BENCHMARK: NORTHWEST LOWER
FLANGE BOLT ON HYDRANT AT
SOUTHEAST CORNER OF PROPERTY
ELEVATION=190.19

DIGITAL HOTLINE
The Free 800 800-3636
Toll Free 1-800-363-3636
Mpls. Area (612) 255-1181
Heating Implants TDD (600) 842-2289
www.digitalhotline.com

NATIONAL SURVEY & ENGINEERING ASSURES NO
RESPONSIBILITY FOR DAMAGES OR COSTS
RESULTING FROM CHANGES OR ALTERNATIVE LAWS
TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN
CONSENT OF NATIONAL SURVEY & ENGINEERING.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS
SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY
BE OTHER UNIDENTIFIED UTILITIES LOCATED
BETWEEN THE PROJECT AREA THAT ARE NOT SHOWN.

LEGEND

- 1. BENCHMARK
- 2. EXISTING CONCRETE
- 3. EXISTING CURB
- 4. EXISTING DRIVE/STREET
- 5. EXISTING EASEMENT
- 6. EXISTING FENCE
- 7. EXISTING FURNACE
- 8. EXISTING GARAGE
- 9. EXISTING GRASS
- 10. EXISTING HILLS
- 11. EXISTING HOLE
- 12. EXISTING LIGHT
- 13. EXISTING MAIL
- 14. EXISTING MOUND
- 15. EXISTING POND
- 16. EXISTING SAND
- 17. EXISTING SANDSTONE
- 18. EXISTING SANDSTONE
- 19. EXISTING SANDSTONE
- 20. EXISTING SANDSTONE
- 21. EXISTING SANDSTONE
- 22. EXISTING SANDSTONE
- 23. EXISTING SANDSTONE
- 24. EXISTING SANDSTONE
- 25. EXISTING SANDSTONE
- 26. EXISTING SANDSTONE
- 27. EXISTING SANDSTONE
- 28. EXISTING SANDSTONE
- 29. EXISTING SANDSTONE
- 30. EXISTING SANDSTONE
- 31. EXISTING SANDSTONE
- 32. EXISTING SANDSTONE
- 33. EXISTING SANDSTONE
- 34. EXISTING SANDSTONE
- 35. EXISTING SANDSTONE
- 36. EXISTING SANDSTONE
- 37. EXISTING SANDSTONE
- 38. EXISTING SANDSTONE
- 39. EXISTING SANDSTONE
- 40. EXISTING SANDSTONE
- 41. EXISTING SANDSTONE
- 42. EXISTING SANDSTONE
- 43. EXISTING SANDSTONE
- 44. EXISTING SANDSTONE
- 45. EXISTING SANDSTONE
- 46. EXISTING SANDSTONE
- 47. EXISTING SANDSTONE
- 48. EXISTING SANDSTONE
- 49. EXISTING SANDSTONE
- 50. EXISTING SANDSTONE
- 51. EXISTING SANDSTONE
- 52. EXISTING SANDSTONE
- 53. EXISTING SANDSTONE
- 54. EXISTING SANDSTONE
- 55. EXISTING SANDSTONE
- 56. EXISTING SANDSTONE
- 57. EXISTING SANDSTONE
- 58. EXISTING SANDSTONE
- 59. EXISTING SANDSTONE
- 60. EXISTING SANDSTONE
- 61. EXISTING SANDSTONE
- 62. EXISTING SANDSTONE
- 63. EXISTING SANDSTONE
- 64. EXISTING SANDSTONE
- 65. EXISTING SANDSTONE
- 66. EXISTING SANDSTONE
- 67. EXISTING SANDSTONE
- 68. EXISTING SANDSTONE
- 69. EXISTING SANDSTONE
- 70. EXISTING SANDSTONE
- 71. EXISTING SANDSTONE
- 72. EXISTING SANDSTONE
- 73. EXISTING SANDSTONE
- 74. EXISTING SANDSTONE
- 75. EXISTING SANDSTONE
- 76. EXISTING SANDSTONE
- 77. EXISTING SANDSTONE
- 78. EXISTING SANDSTONE
- 79. EXISTING SANDSTONE
- 80. EXISTING SANDSTONE
- 81. EXISTING SANDSTONE
- 82. EXISTING SANDSTONE
- 83. EXISTING SANDSTONE
- 84. EXISTING SANDSTONE
- 85. EXISTING SANDSTONE
- 86. EXISTING SANDSTONE
- 87. EXISTING SANDSTONE
- 88. EXISTING SANDSTONE
- 89. EXISTING SANDSTONE
- 90. EXISTING SANDSTONE
- 91. EXISTING SANDSTONE
- 92. EXISTING SANDSTONE
- 93. EXISTING SANDSTONE
- 94. EXISTING SANDSTONE
- 95. EXISTING SANDSTONE
- 96. EXISTING SANDSTONE
- 97. EXISTING SANDSTONE
- 98. EXISTING SANDSTONE
- 99. EXISTING SANDSTONE
- 100. EXISTING SANDSTONE

LEGAL DESCRIPTION FOR ENTIRE SITE

LOT 5, BLOCK 2 THE HIGHLANDS, TOGETHER WITH THE EASTERLY 1/2 OF VACATED NORTH
110TH STREET, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND
THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 21
EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE
NORTHEAST CORNER OF LOT 10, BLOCK 2, PARKWAY PLACE, A RECORDED SUBDIVISION;
THENCE SOUTH 89°27'15" WEST ALONG THE NORTH LINE OF SAID BLOCK 2 A DISTANCE
OF 140.00 FEET TO A POINT; THENCE SOUTHWEST 210°79'19" WEST ALONG SAID NORTH LINE
454.79 FEET TO A POINT; THENCE NORTHEAST 210°79'19" WEST ALONG SAID NORTH LINE
SAID BLOCK 2 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE
RADIUS IS 1125.00 FEET AND WHOSE CHORD BEARS NORTH 11°10'41" WEST 210.44 FEET
TO A POINT; THENCE NORTHEAST 09°48'41" WEST ALONG SAID EAST LINE, THE EAST LINE OF
PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8070 AND THE ARC OF A CURVE WHOSE
CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 226.75 FEET AND WHOSE CHORD
BEARS NORTH 27°26'19" EAST 315.42 FEET TO A POINT; THENCE NORTH 61°01'19" EAST
ALONG SAID EAST LINE OF PARCEL 3 OF SAID CERTIFIED SURVEY MAP 1500.00 FEET TO A
POINT; THENCE NORTHEAST 100.48 FEET ALONG SAID EAST LINE AND THE ARC OF A
CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 510.00 FEET AND
WHOSE CHORD BEARS NORTH 51°44'19" WEST 100.02 FEET TO A POINT; THENCE NORTH
42°27'19" EAST ALONG SAID EAST LINE 65.01 FEET TO A POINT ON THE SOUTHERLY LINE
OF WEST DONNA DRIVE, THENCE SOUTHWEST 228.09 FEET ALONG SAID SOUTHERLY
LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS
IS 712.82 FEET AND WHOSE CHORD BEARS SOUTH 09°07'44" EAST 286.13 FEET TO A
POINT; THENCE SOUTH 09°07'44" EAST ALONG THE WEST LINE OF LOT 3, BLOCK 2 THE
HIGHLANDS 473.66 FEET TO THE POINT OF BEGINNING.

PREPARED BY: JOHN P. CASLUCCI, RLS
DATE: OCTOBER 18, 2002
SCALE: AS SHOWN

**EXHIBIT 3
AMENDED GENERAL PLANNED
DEVELOPMENT**

PROJECT NUMBER: John Park, P.L.C.
**LE PARC HOUSE
MILWAUKEE, WI**

**PLAT OF SURVEY
& TOPOGRAPHY**

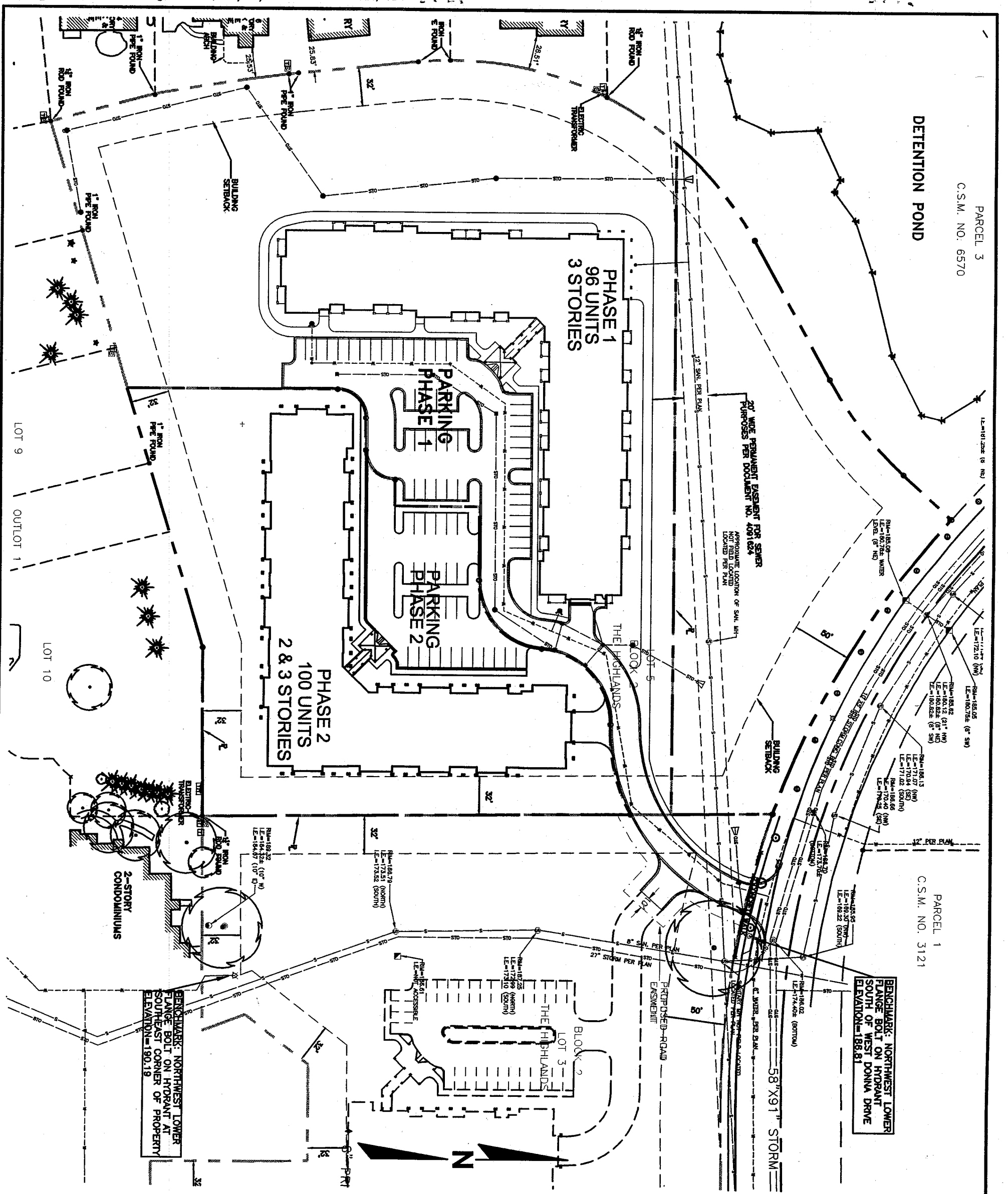
National Survey & Engineering
7000 W. Wisconsin Ave., Suite 200
Milwaukee, WI 53235
Tel: 414-255-1181
Fax: 414-255-1182
www.nse.com

REVISIONS	DATE	BY	TAC
	11/16/02	TAC	
	01/28/03	TAC	

PROJECT NO.	3020202
DATE PLAT OF SURVEY	11/02/02
SHEET NO.	1 OF 1

PARCEL 3
C.S.M. NO. 6570

DETENTION POND



PARCEL 1
C.S.M. NO. 3121

BENCHMARK: NORTHWEST LOWER
FLANGE BOLT ON HYDRANT
SOUTH OF WEST DONNA DRIVE
ELEVATION=188.81

DIGESTERS HOTLINE
The River Group LLC
4155 W. Capitol Blvd.
Milwaukee, WI 53248
Phone: (414) 254-3100
Fax: (414) 254-2288
www.digesters.com

NATIONAL SURVEY & ENGINEERING ASSOCIATES HAS NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

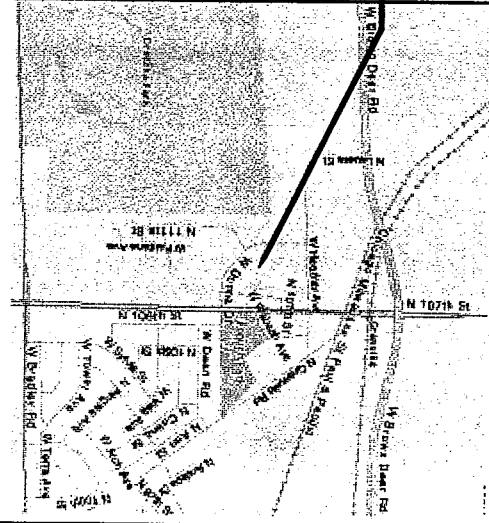
CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MILWAUKEE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THE PLANS MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

LEGEND

- 1. DETENTION POND
- 2. 18" R.O. FLOOD
- 3. 18" R.O. ST. ELEV.
- 4. 18" R.O. EXIST./PROPOSED SLOPE
- 5. 18" R.O. EXIST./PROPOSED SLOPE
- 6. 18" R.O. EXIST./PROPOSED SLOPE
- 7. 18" R.O. EXIST./PROPOSED SLOPE
- 8. 18" R.O. EXIST./PROPOSED SLOPE
- 9. 18" R.O. EXIST./PROPOSED SLOPE
- 10. 18" R.O. EXIST./PROPOSED SLOPE
- 11. 18" R.O. EXIST./PROPOSED SLOPE
- 12. 18" R.O. EXIST./PROPOSED SLOPE
- 13. 18" R.O. EXIST./PROPOSED SLOPE
- 14. 18" R.O. EXIST./PROPOSED SLOPE
- 15. 18" R.O. EXIST./PROPOSED SLOPE
- 16. 18" R.O. EXIST./PROPOSED SLOPE
- 17. 18" R.O. EXIST./PROPOSED SLOPE
- 18. 18" R.O. EXIST./PROPOSED SLOPE
- 19. 18" R.O. EXIST./PROPOSED SLOPE
- 20. 18" R.O. EXIST./PROPOSED SLOPE
- 21. 18" R.O. EXIST./PROPOSED SLOPE
- 22. 18" R.O. EXIST./PROPOSED SLOPE
- 23. 18" R.O. EXIST./PROPOSED SLOPE
- 24. 18" R.O. EXIST./PROPOSED SLOPE
- 25. 18" R.O. EXIST./PROPOSED SLOPE
- 26. 18" R.O. EXIST./PROPOSED SLOPE
- 27. 18" R.O. EXIST./PROPOSED SLOPE
- 28. 18" R.O. EXIST./PROPOSED SLOPE
- 29. 18" R.O. EXIST./PROPOSED SLOPE
- 30. 18" R.O. EXIST./PROPOSED SLOPE

VICINITY MAP



BENCHMARK: NORTHWEST LOWER
FLANGE BOLT ON HYDRANT AT
SOUTHEAST CORNER OF PROPERTY
ELEVATION=180.19

REVISIONS

DATE	BY	TR
11/18/02	TJC	TJC
01/28/03	TJC	TJC

PROJECT MANAGER: JOHN TRULL, P.E.
LE PARC HOUSE
MILWAUKEE, WI

EXHIBIT 4
AMENDED GENERAL PLANNED
DEVELOPMENT

SITE PLAN

National Survey & Engineering
7200 W. Wisconsin Ave.
Milwaukee, WI 53222
Phone: (414) 254-3100
Fax: (414) 254-2288
www.digesters.com

PROJECT NO.: 3020202
DATE: 09/18/02 SCALE: 1" = 8'

SHEET NO. 1 OF 1