

EXHIBIT A  
File No. 030746

# Columbia St. Mary's Hospital

2323 North Lake Drive  
Milwaukee, Wisconsin 53202

 Columbia St. Mary's  
A Passion for Patient Care

Project Scope  
COLUMBIA ST. MARY'S HOSPITAL  
ST. MARY'S HOSPITAL  
2323 NORTH LAKE DRIVE  
MILWAUKEE, WI 53202

## Lake Drive Campus

### General Plan Development

June 24, 2005

Rev. July 14, 2005

#### Key Plan



SITE

7/14/05

# General Plan Development

Columbia St. Mary's  
A Passion for Patient Care

IGENS  
DEVELOPMENT  
Partners, LLC

Project Site:  
COLUMBIA ST. MARY'S HOSPITAL  
ST. MARY'S HOSPITAL  
2323 NORTH LAKE DRIVE  
MILWAUKEE, WI 53201

## Project Team

### Owner

 **Columbia St. Mary's**  
A Passion for Patient Care  
Columbia St. Mary's Hospital  
2323 North Lake Drive  
Milwaukee, WI 53201

### Primary Architect / Landscape Architect

 **HGA**  
1000 North Lake Drive  
Milwaukee, WI 53201  
Phone: 414.224.1000  
Fax: 414.224.1001

### Local Architect for Design

#### **Kahler Slater**

111 West Wisconsin Avenue  
Milwaukee, WI 53201  
Phone: 414.272.2300  
Fax: 414.272.2301

### Local Architect for Construction

#### **Plunkett Raysich Architects**

Two Park Plaza, 915, 300  
1200 North Park Place  
Milwaukee, WI 53224  
Phone: 414.224.3000  
Fax: 414.224.3000

### M / E Engineer of Record

#### **AEI Affiliated Engineers**

Affiliated Engineers, Inc.  
8022 Wisconsin Park Boulevard  
Madison, Wisconsin 53717  
Phone: 608.278.2819  
Fax: 608.278.2819

### M / E Associate Engineer

#### **RING & DUCHATEL**

10101 Industrial Drive, Suite 200  
Milwaukee, WI 53226  
Phone: 414.778.1700  
Fax: 414.778.1700

### Civil / Structural Engineer

#### **DAVID HENSON CONSULTANTS**

120 South 5th Street, Suite 401  
Milwaukee, WI 53204-1470  
Phone: 414.224.4800  
Fax: 414.224.2007

### Parking Consultant

#### **WALKER CONSULTANTS**

2000 Park Drive  
500 North 5th Street  
Milwaukee, WI 53201  
Phone: 414.224.2000  
Fax: 414.224.2000

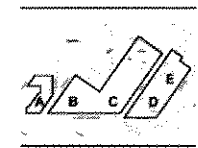
### Way-finding Consultant

#### **Steve Neumann & Friends**

2410 Woodland Drive  
Houston, Texas 77058  
Phone: 713.899.1824

## Sheet Index

GPD - 0	Cover Sheet / Vicinity Map
GPD - 1	Project Team / Sheet Index
GPD - 2	ALTA / ACSM Land Title Survey - Existing
GPD - 3	Proposed Project Boundary Description
GPD - 4	Existing Facilities Site Plan
GPD - 5	Make Ready Site Plan
GPD - 6A	Proposed Building and Parking Site Plan- Phase 1
GPD - 6B	Proposed Building and Parking Site Plan- Future Phase
GPD - 7A	Proposed Campus Perimeter Facade Standards- Phase 1
GPD - 7B	Proposed Campus Perimeter Facade Standards- Future Phase

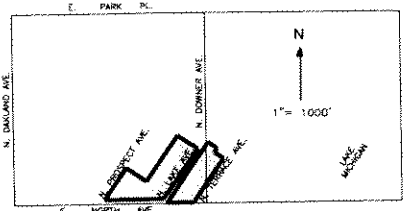


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**LAKE DRIVE CAMPUS  
GENERAL PLAN DEVELOPMENT**

PROJECT TEAM/  
SHEET INDEX

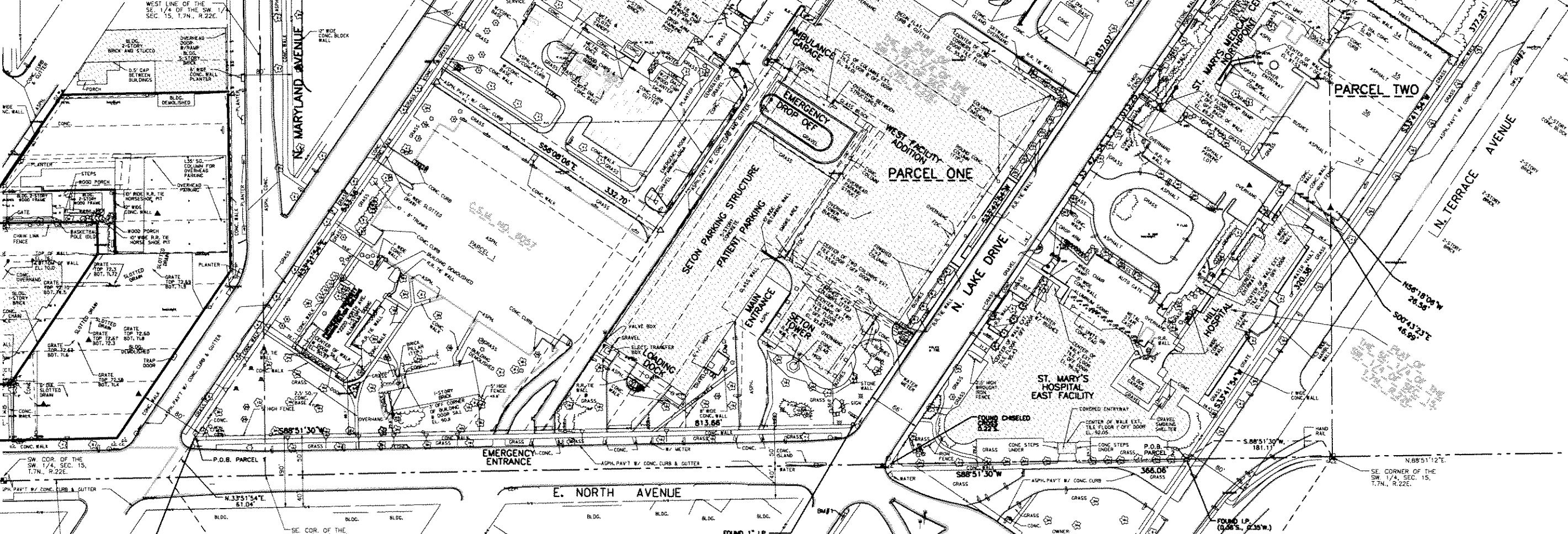
GPD 1



**LOCATION MAP**

**LEGEND**

- FOUND CONCRETE MONUMENT W/BRASS CAP
- FOUND CHISELED CROSS
- FOUND PK NAIL
- FOUND 1" IRON PIPE
- SET MAG NAIL
- SET 1" IRON PIPE
- SET CHISELED CROSS
- POWER POLE
- LIGHT POLE
- MANHOLE
- STORM INLET
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- CONTROL BOX
- TRAFFIC SIGNAL
- CLEANOUT
- SIGN
- HAND HOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GAS MANHOLE
- WATER MANHOLE
- CATCH BASIN
- SPRINKLER
- YARD LIGHT
- PARKING METER
- WATER SERVICE
- WATER MAIN
- ELECTRIC TRANSFORMER
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- TREE LINE
- GUARD POST
- BURIED GAS
- BURIED ELECTRIC
- BURIED CABLE T.V.
- BURIED TELEPHONE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- BURIED FIBER OPTIC
- COMBINED SANITARY / STORM SEWER
- SANITARY SEWER
- SANITARY LATERAL
- CHAIN LINK FENCE
- WOOD FENCE
- PROPOSED BUILDING
- EXISTING BUILDING



**BENCHMARKS**

B.M. #1 TOP OF CHISELED CROSS ON NW TOP FLANGE BOLT OF FIRE HYDRANT, SE CORNER E. NORTH AVE. & N. LAKE DR. ELEV. 51.77

B.M. #2 TOP OF CHISELED CROSS ON NW TOP FLANGE BOLT OF FIRE HYDRANT IN FRONT OF HOUSE #2380 ON E. SIDE OF N. TERRACE AVE. ELEV. 87.57

**REFERENCE BEARING**

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4, SECT. 15, T.7N, R.22E WHICH BEARS S.88°51'30"W AND IS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- NOTES**
- THIS SURVEY IS BASED IN PART ON TITLE COMMITMENT POLICY NO. 1180859 PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND DATED, JUNE 15TH, 2003.
  - ALL ELEVATIONS ARE BASED ON CITY OF MILWAUKEE DATUM AND CAN BE CONVERTED TO MEAN SEA LEVEL, 1929 ADJUSTMENT BY ADDING 580.60.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - THE PARCELS DO NOT FALL WITHIN THE 100 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP PANEL NUMBER 500472000B, DATED MAY 3, 1982.
  - SEE SHEET 2 OF 3 FOR EASEMENT LOCATIONS.
  - SEE SHEET 3 OF 3 FOR AS-BUILT INFORMATION.

**LEGAL DESCRIPTIONS**

**PARCEL ONE**

All of Parcel One of Certified Survey Map Number 6057, being part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 15, T.7N, R.22E, and part of the Plot of the Southeast 1/4 of the Southwest 1/4 of Section 15, T.7N, R.22E, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of said Southwest 1/4; thence South 88°51'30" West, on and along the south line of said Southwest 1/4, 1,441.46 feet; thence North 33°51'54" East, 61.04 feet to the southwest corner of Parcel One of Certified Survey Map number 6057 and the point of beginning; said point of beginning also being the intersection of the north right of way line of East North Avenue and the eastern right of way line of North Prospect Avenue; thence continuing North 33°51'54" East, on and along the west line of said Parcel One and said eastern right of way line, 533.36 feet to the northwest corner of said Parcel One; thence South 56°08'06" East, on and along the north line of said Parcel One, 332.70 feet to the northeast corner of said Parcel One; thence North 33°51'54" East, on and along the east line and extension thereof of Parcel Two of Certified Survey Map Number 6057, 770.48 feet to a point 125 feet south of the centerline of vacated Sherman Ave.; thence South 56°08'06" East, 125 feet south of and parallel to said centerline, 331.57 feet to the westerly right of way line of North Lake Drive; thence South 33°42'54" West, on and along said westerly right of way line, 837.07 feet to the north right of way line of East North Avenue; thence South 88°51'30" West, on and along said north right of way line, 813.66 feet to the point of beginning.

Said Parcel containing 456,162 square feet (10.47 acres), more or less.

**PARCEL TWO**

Part of the Plot of the Southeast 1/4 of the Southwest 1/4 of Section 15, T.7N, R.22E, and Lots 32 through 37 inclusive, Lots 72 through 75 inclusive, part of Lot 71, in Block 3 of Gorman's Subdivision, being part of the west 1/2 of the Southeast 1/4 of Section 15, T.7N, R.22E, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of said Southwest 1/4; thence South 88°51'30" West, on and along the south line of said Southwest 1/4, 1,811.11 feet to the point of beginning; thence continuing South 88°51'30" West, on and along the south line of said Southwest 1/4, 356.06 feet to the eastern right of way line of North Lake Drive; thence North 33°42'54" East, on and along said eastern right of way line, 101,325 feet to the north line, of the south 8.56 feet of said Lot 71; thence South 56°11'29" East, on and along said north line, 150.08 feet to the east line of said Lot 71; thence South 33°42'24" West, on and along said east line of said Lot 71 and 72, 67.19 feet to the northwest corner of said Lot 32; thence South 56°11'41" East, on and along the north line of said Lot 32, 150.08 feet to the westerly right of way line of North Terrace Avenue; thence South 33°41'54" West, on and along said westerly right of way line, 372.23 feet to the southeast corner of said Lot 37; thence North 56°18'05" West, on and along the south line of said Lot 37, 25.68 feet to the east line of said Southwest 1/4; thence South 0°43'23" East, on and along said east line, 46.69 feet to the westerly right of way line of North Terrace Avenue; thence South 33°41'54" West, on and along said westerly right of way line, 320.39 feet to the point of beginning.

Said Parcel containing 282,176 square feet (6.02 acres), more or less.

**SURVEYORS CERTIFICATE**

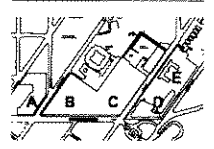
STATE OF WISCONSIN  
COUNTY OF MILWAUKEE } SS

To: Columbia St. Mary's  
Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 8, 10, and 11(b), of Table A thereof. Reasonable Accuracy Standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

DATE: \_\_\_\_\_ SURVEYOR: BURT J. NAUMANN, R.L.S. NO. 1950

**COLUMBIA ST. MARY'S HOSPITAL  
GENERAL PLAN DEVELOPMENT**



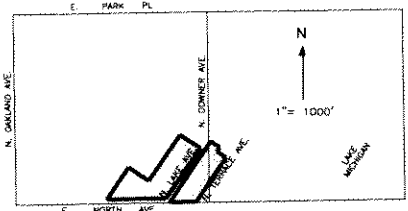
No.	Issue Description	Date
1	SUBVISION 1	4/27/20

ALTA/ACSM  
LAND TITLE  
SURVEY -  
EXISTING

GPD-2

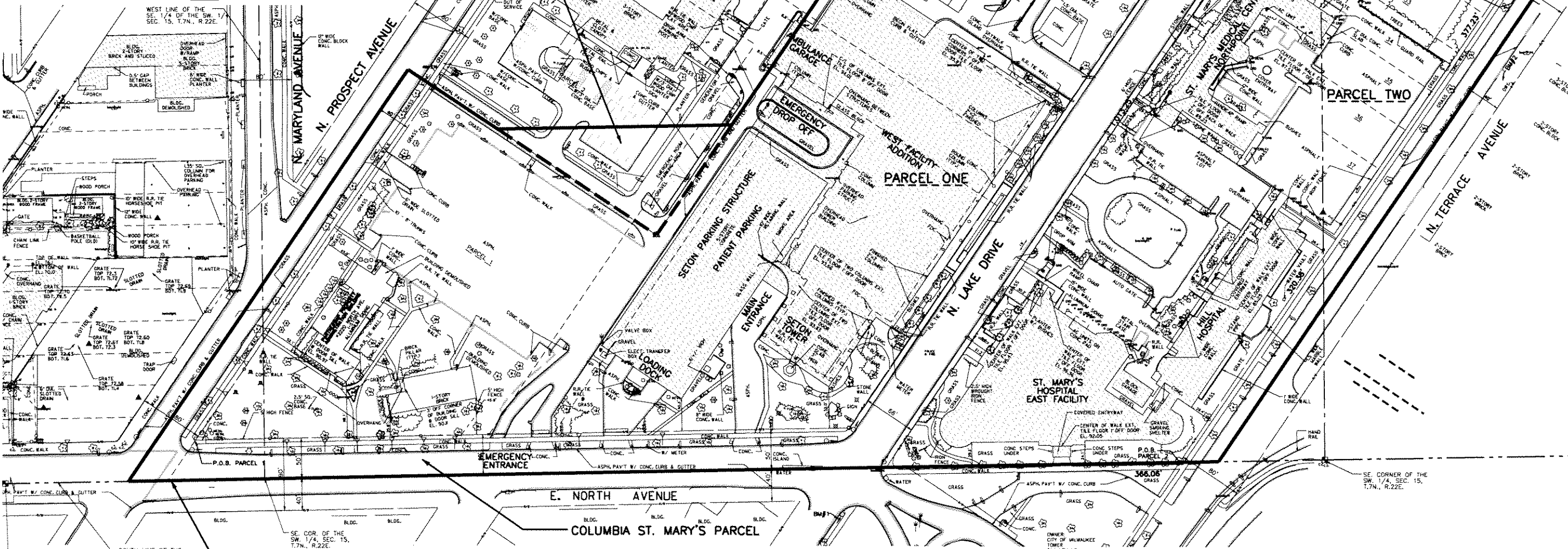
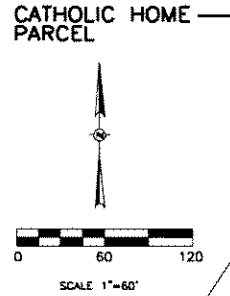
**REFERENCE BEARING**

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4, SECT. 15, T.7N., R.22E. WHICH BEARS S.88°51'30"W. AND IS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



**LOCATION MAP**

- |                                     |                      |                                 |
|-------------------------------------|----------------------|---------------------------------|
| FOUND CONCRETE MONUMENT W/BRASS CAP | TRAFFIC SIGN         | TREE LINE                       |
| FOUND CHISELED CROSS                | HAND HOLE            | GUARD POST                      |
| FOUND PK NAIL                       | ELECTRIC MANHOLE     | BURIED GAS                      |
| FOUND 1" IRON PIPE                  | GAS MANHOLE          | BURIED ELECTRIC                 |
| SET MAG NAIL                        | WATER MANHOLE        | BURIED CABLE T.V.               |
| SET 1" IRON PIPE                    | CATCH BASIN          | BURIED TELEPHONE                |
| SET CHISELED CROSS                  | SPRINKLER            | OVERHEAD TELEPHONE              |
| POWER POLE                          | YARD LIGHT           | BURIED FIBER OPTIC              |
| LIGHT POLE                          | PARKING METER        | COMBINED SANITARY / STORM SEWER |
| MANHOLE                             | WATER SERVICE        | SANITARY SEWER                  |
| STORM INLET                         | WATER MAIN           | SANITARY LATERAL                |
| WATER VALVE                         | ELECTRIC TRANSFORMER | CHAIN LINK FENCE                |
| GAS VALVE                           | DECIDUOUS TREE       | WOOD FENCE                      |
| FIRE HYDRANT                        | CONIFEROUS TREE      | PROPOSED BUILDING               |
| CONTROL BOX                         | BUSH                 | EXISTING BUILDING               |



**LEGAL DESCRIPTION FOR CATHOLIC HOME GPD PARCEL**

That part of Parcel Two of Certified Survey Map No. 6057 in the Southeast 1/4 of the Southwest 1/4 of Section 15, T.7N., R.22E., in the City of Milwaukee, Milwaukee County, Wisconsin more particularly described as follows:  
Commencing at the southeast corner of said Southwest 1/4; thence South 88°51'30" West on and along the south line of said Southwest 1/4, 1441.46 feet; thence North 33°51'54" East, on and along the east right of way line of East Prospect Avenue, 594.40 feet to the southwest corner of said Parcel Two; thence South 56°08'06" East, on and along the south line of said Parcel Two, 93.90 feet to the point of beginning; thence North 88°51'36" East, 291.54 feet to the east line of said Parcel Two; thence South 33°51'54" West, on and along said east line, 167.24 feet to the southeast corner of said Parcel Two; thence North 56°08'06" West, on and along the south line of said Parcel Two, 238.80 feet to the point of beginning. Said Parcel containing 19,968 square feet (0.46 acres), more or less.

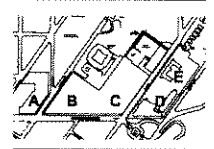
**LEGAL DESCRIPTION FOR COLUMBIA ST. MARY'S GPD PARCEL**

All of Parcel One of Certified Survey Map Number 6057, being part of the Southwest 1/4 of the Southwest 1/4 of Section 15, T.7N., R.22E., part of the Plat of the Southeast 1/4 of the Southwest 1/4 of Section 15, T.7N., R.22E. and Lots 32 through 37 inclusive, Lots 72 through 75 inclusive, part of Lot 71, in Block 3 of Gilman's Subdivision being part of the west 1/2 of the Southeast 1/4 of Section 15, in the City of Milwaukee, Milwaukee County, Wisconsin more particularly described as follows:

Commencing at the southwest corner of said Southwest 1/4; thence North 88°51'30" East, on and along the south line of said Southwest 1/4, 1,152.88 feet to the centerline of North Prospect Avenue and the point of beginning; thence North 33°51'54" East, on and along said centerline, 622.43 feet; thence South 56°08'06" East, 372.70 feet; thence North 33°51'54" East, 770.48 feet; thence South 56°08'06" East, 364.57 feet to the centerline of North Lake Drive; thence South 33°42'54" East, on and along said centerline, 161.36 feet; thence South 56°11'29" East, 183.08 feet; thence South 33°42'24" West, 67.19 feet; thence South 56°11'41" East, 190.08 feet to the centerline of North Terrace Avenue; thence South 33°41'54" West, on and along said centerline, 708.45 feet to the south line of said Southwest 1/4; thence South 88°51'30" West, on and along said south line, 1,357.92 feet to the point of beginning.

Said Parcel containing 875,843 square feet (20.11 acres), more or less.

**COLUMBIA ST. MARY'S HOSPITAL  
GENERAL PLAN DEVELOPMENT**



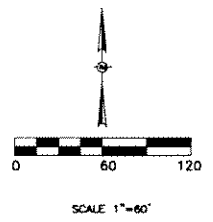
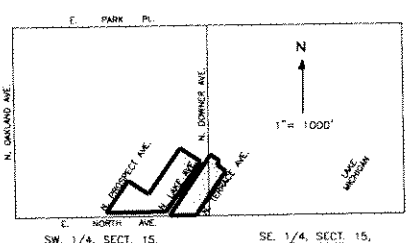
No.	Issue Description	Date
1	SUBMISSION 1	8.27.05

Drawn by	Reviewed by

Project No: 03-0102-30  
GPD-3.dwg

**PROPOSED  
PROJECT  
BOUNDARY  
DESCRIPTION**

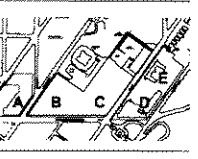
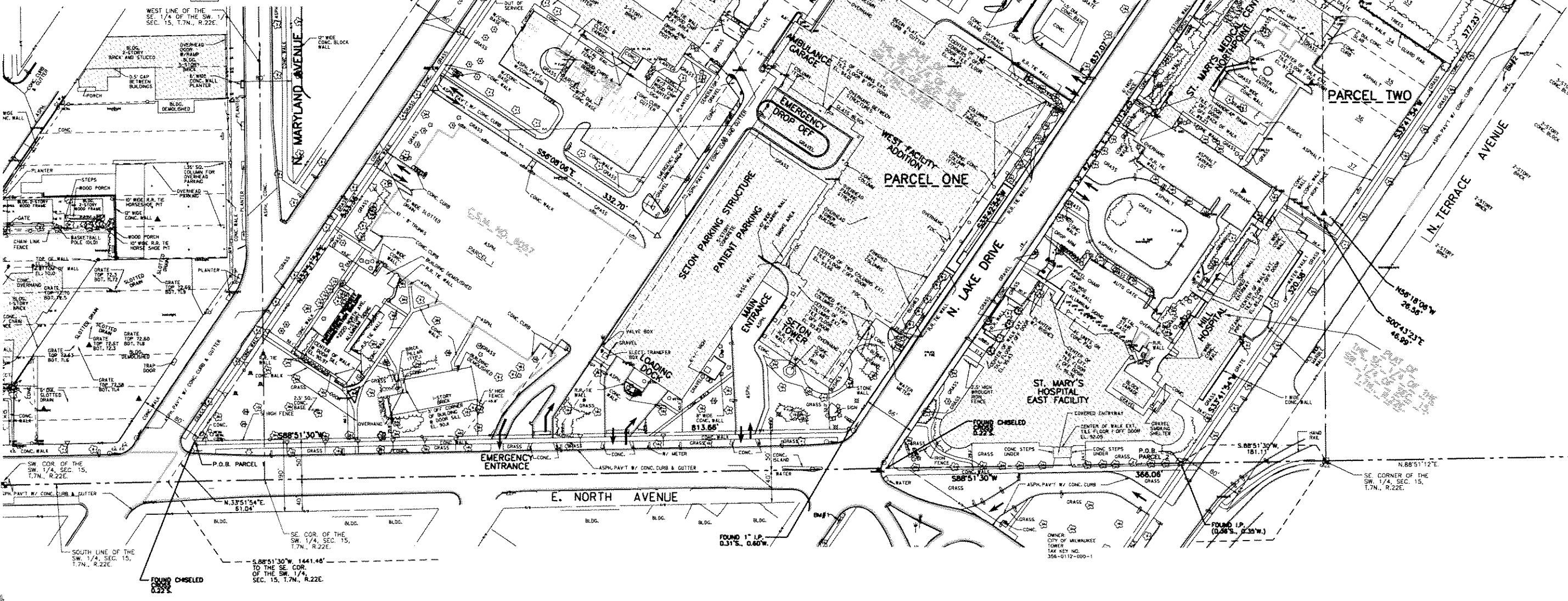




**LOCATION MAP**

**LEGEND**

- |                                      |                      |                                 |  |
|--------------------------------------|----------------------|---------------------------------|--|
| FOUND CONCRETE MONUMENT W/ BRASS CAP | TRAFFIC SIGNAL       | TREE LINE                       | EXISTING SITE ENTRANCE AND EXIT POINTS |
| FOUND CHISELED CROSS                 | CLEANOUT             | GUARD POST                      |  |
| FOUND PK NAIL                        | SIGN                 | BURIED GAS                      |  |
| FOUND 1" IRON PIPE                   | HAND HOLE            | BURIED ELECTRIC                 |  |
| SET MAG NAIL                         | ELECTRIC MANHOLE     | BURIED CABLE T.V.               |  |
| SET 1" IRON PIPE                     | TELEPHONE MANHOLE    | BURIED ELECTRIC                 |  |
| SET CHISELED CROSS                   | GAS MANHOLE          | OVERHEAD TELEPHONE              |  |
| POWER POLE                           | WATER MANHOLE        | BURIED FIBER OPTIC              |  |
| LIGHT POLE                           | CATCH BASIN          | COMBINED SANITARY / STORM SEWER |  |
| MANHOLE                              | SPRINKLER            | SANITARY SEWER                  |  |
| STORM INLET                          | YARD LIGHT           | SANITARY LATERAL                |  |
| WATER VALVE                          | PARKING METER        | CHAIN LINK FENCE                |  |
| GAS VALVE                            | WATER SERVICE        | WOOD FENCE                      |  |
| FIRE HYDRANT                         | WATER MAIN           |                                 |  |
| CONTROL BOX                          | ELECTRIC TRANSFORMER | PROPOSED BUILDING               |  |
|                                      | DECIDUOUS TREE       | EXISTING BUILDING               |  |
|                                      | CONIFEROUS TREE      |                                 |  |
|                                      | BUSH                 |                                 |  |

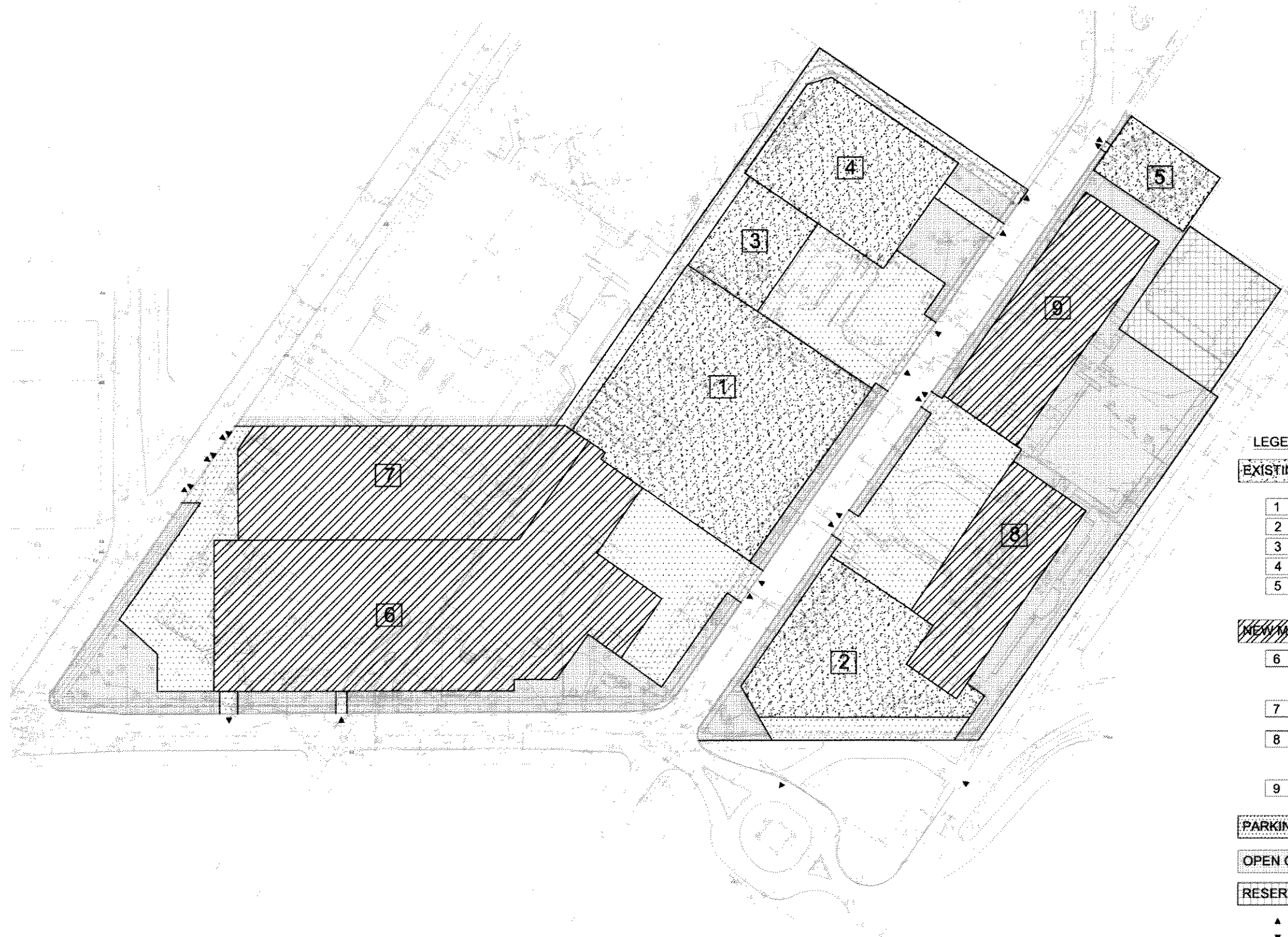


No.	Issue Description	Date
1	SUBMISSION 1	8.27.08

**COLUMBIA ST. MARY'S HOSPITAL  
GENERAL PLAN DEVELOPMENT**

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**LEGEND**

**EXISTING MEDICAL FACILITIES TO REMAIN**

- 1 BED TOWER (WEST FACILITY)
- 2 ADMINISTRATIVE & SUPPORT (EAST FACILITY)
- 3 CENTRAL UTILITY PLANT
- 4 PARKING GARAGE - 628 SPACES
- 5 SISTERS HOME

**NEW MEDICAL FACILITIES & PARKING**

- 6 NEW MAIN HOSPITAL - MEDICAL FACILITIES  
750,000-850,000 GSF  
4-9 STORIES  
ENTRIES FROM LAKE DR., NORTH & PROSPECT AVE.
- 7 PARKING GARAGE - 750-850 SPACES  
ENTRIES FROM LAKE DR. AND PROSPECT AVE.
- 8 MEDICAL FACILITIES  
150,000-165,000 GSF  
4-6 STORIES TALL  
ENTRY FROM LAKE DR.
- 9 PARKING GARAGE - 650-750 SPACES  
ENTRY FROM LAKE DR.

**PARKING & CIRCULATION**

- OPEN GREENSPACE
- RESERVED FOR RESIDENTIAL ZONE

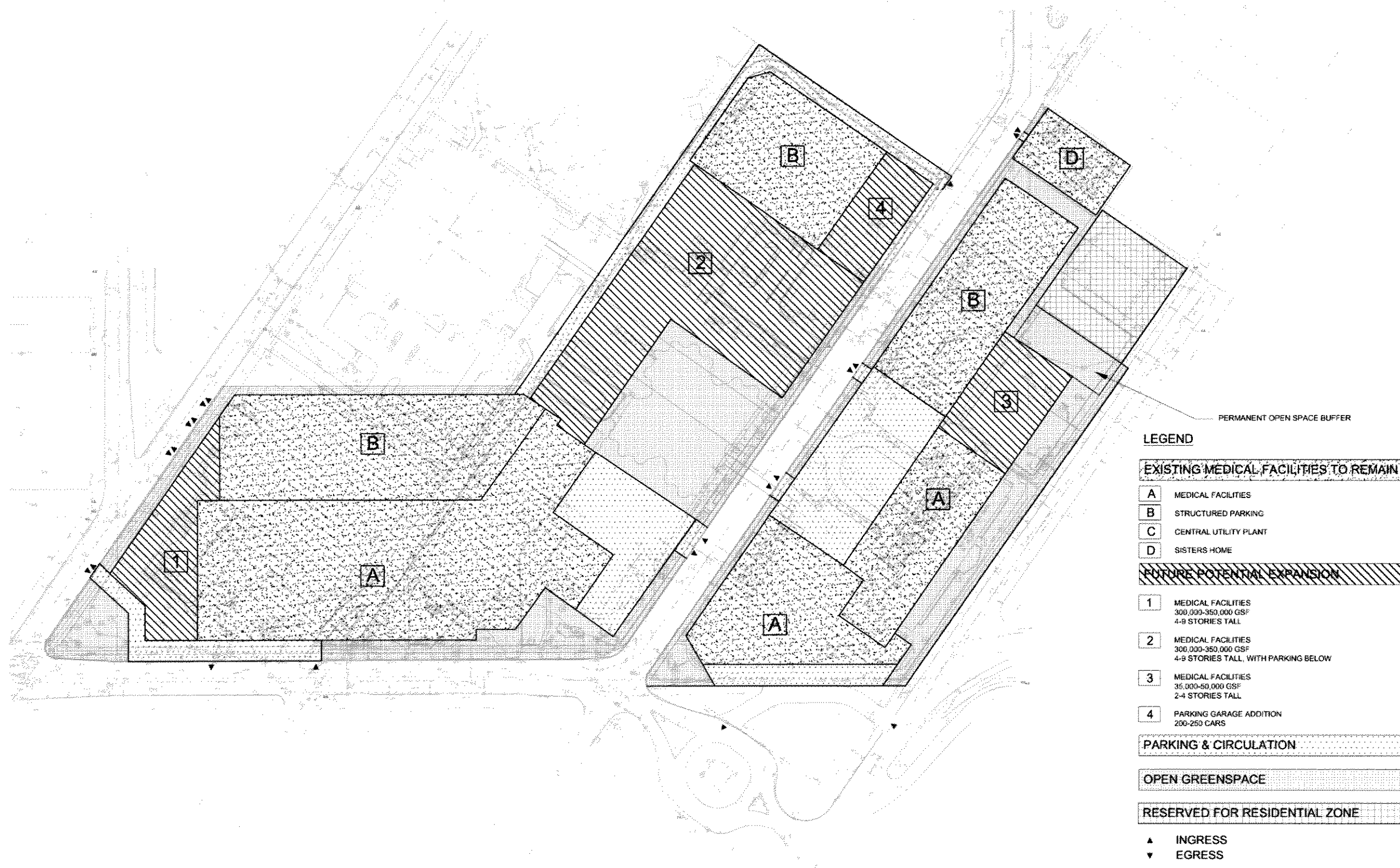
- ▲ INGRESS
- ▼ EGRESS



**PHASE ONE  
LAKE DRIVE CAMPUS  
GENERAL PLAN DEVELOPMENT**

7 SUBMISSION 2 1/4/18

PROPOSED BUILDING & PARKING SITE PLAN - PHASE I



PERMANENT OPEN SPACE BUFFER

**LEGEND**

**EXISTING MEDICAL FACILITIES TO REMAIN**

- A MEDICAL FACILITIES
- B STRUCTURED PARKING
- C CENTRAL UTILITY PLANT
- D SISTERS HOME

**FUTURE POTENTIAL EXPANSION**

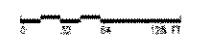
- 1 MEDICAL FACILITIES  
300,000-350,000 GSF  
4-8 STORIES TALL
- 2 MEDICAL FACILITIES  
300,000-350,000 GSF  
4-8 STORIES TALL, WITH PARKING BELOW
- 3 MEDICAL FACILITIES  
35,000-50,000 GSF  
2-4 STORIES TALL
- 4 PARKING GARAGE ADDITION  
200-250 CARS

**PARKING & CIRCULATION**

OPEN GREENSPACE

RESERVED FOR RESIDENTIAL ZONE

- ▲ INGRESS
- ▼ EGRESS



**FUTURE PHASE  
LAKE DRIVE CAMPUS  
GENERAL PLAN DEVELOPMENT**

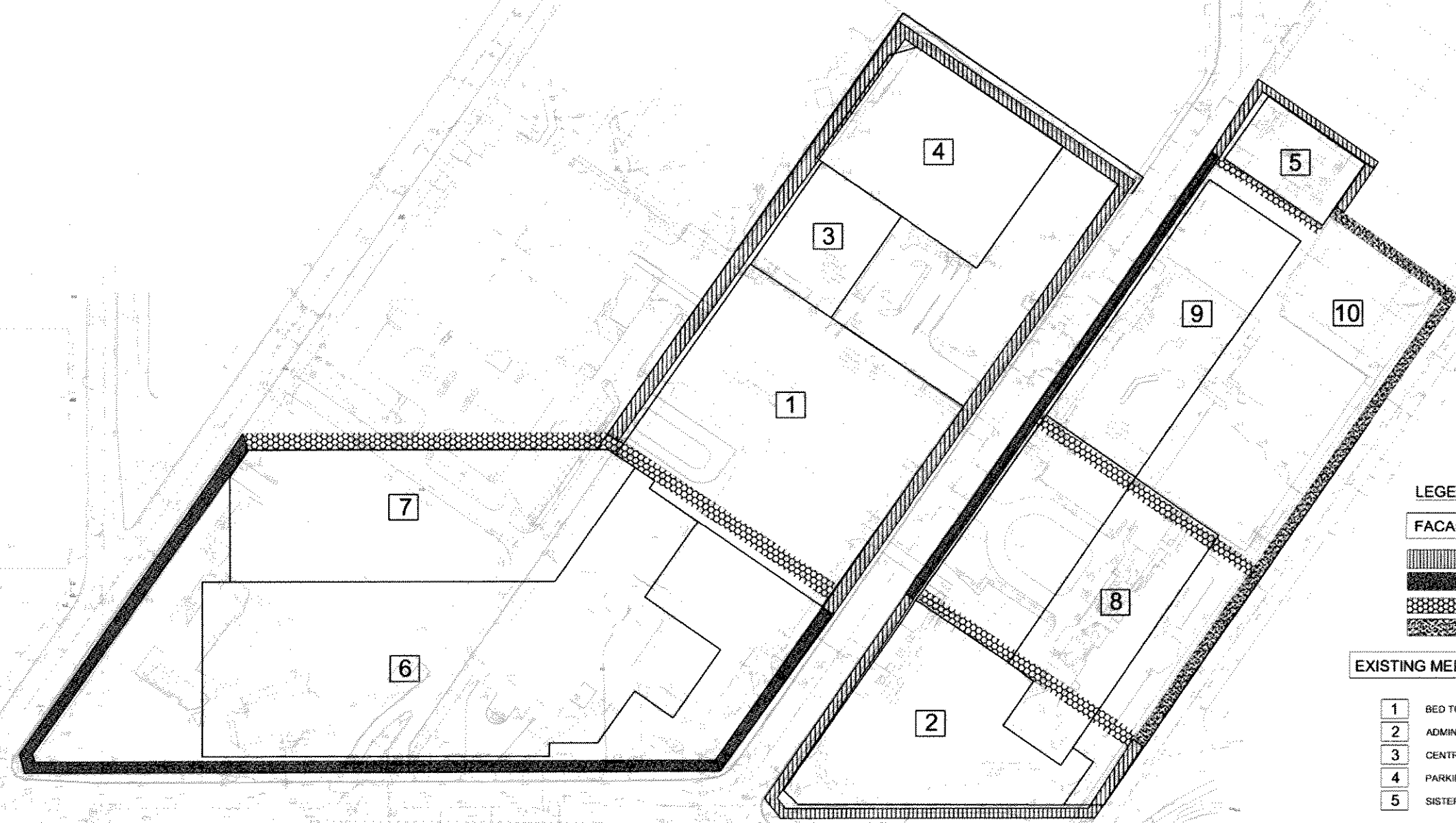
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93-0102-02

PROPOSED BUILDING &  
PARKING SITE PLAN-  
PHASE 2

GPD-6B





**LEGEND**

**FACADE TREATMENT**

- EXISTING TO REMAIN
- PRINCIPAL
- SECONDARY
- RESIDENTIAL

**EXISTING MEDICAL FACILITIES TO REMAIN**

- 1** BED TOWER (WEST FACILITY)
- 2** ADMINISTRATIVE & SUPPORT (EAST FACILITY)
- 3** CENTRAL UTILITY PLANT
- 4** PARKING GARAGE - 628 SPACES
- 5** SISTERS HOME

**NEW MEDICAL FACILITIES & PARKING**

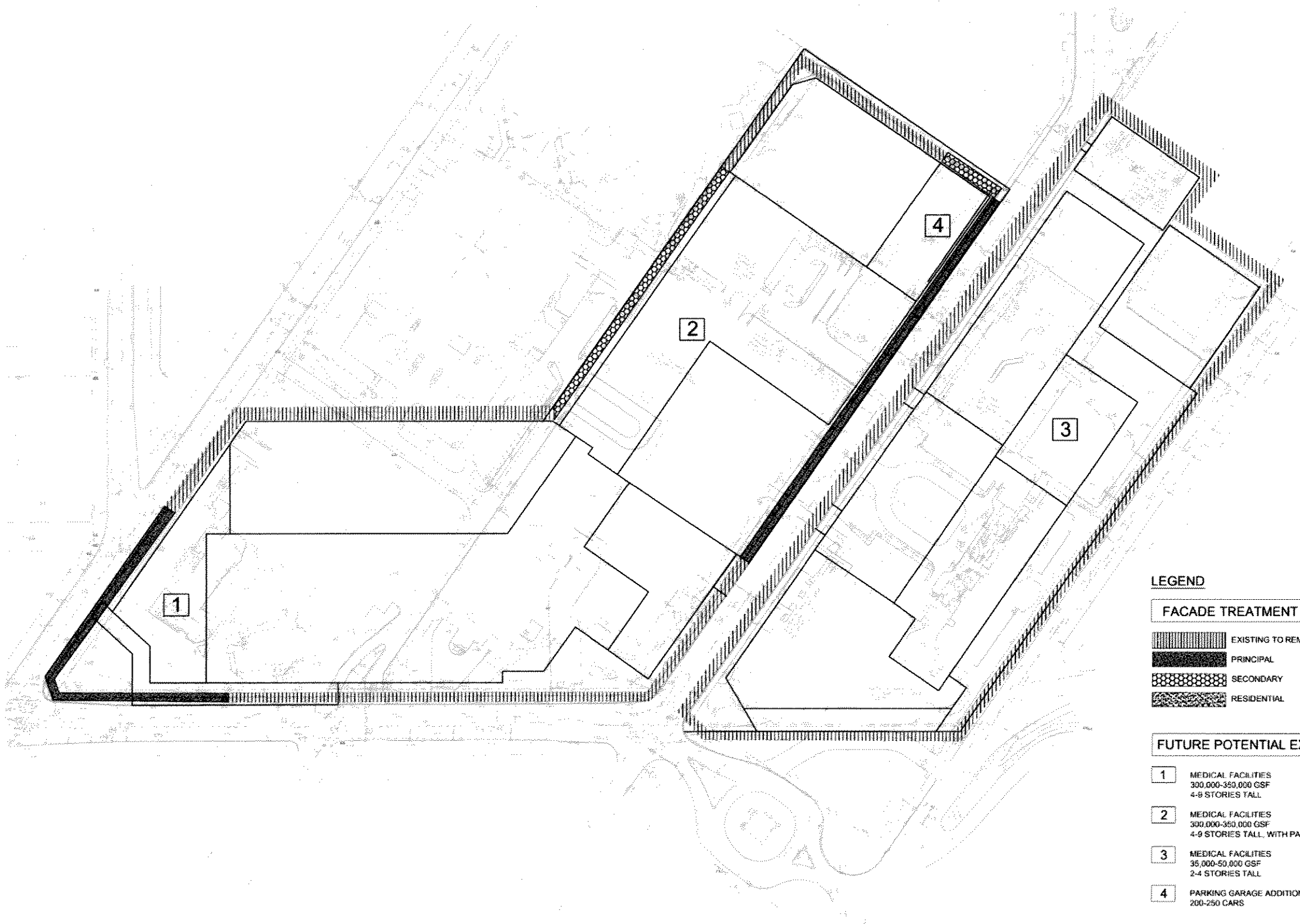
- 6** NEW MAIN HOSPITAL - MEDICAL FACILITIES  
750,000-850,000 GSF  
4-9 STORES
- 7** PARKING GARAGE - 750-850 SPACES
- 8** MEDICAL FACILITIES  
150,000-165,000 GSF  
4-6 STORES TALL
- 9** PARKING GARAGE - 650-750 SPACES
- 10** RESERVED FOR RESIDENTIAL ZONE

0 32 64 128 FT







**PHASE ONE  
LAKE DRIVE CAMPUS  
GENERAL PLAN DEVELOPMENT**

PROPOSED CAMPUS  
PERIMETER FACADE  
STANDARDS - PHASE I



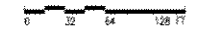
**LEGEND**

**FACADE TREATMENT**

-  EXISTING TO REMAIN
-  PRINCIPAL
-  SECONDARY
-  RESIDENTIAL

**FUTURE POTENTIAL EXPANSION**

- 1** MEDICAL FACILITIES  
300,000-350,000 GSF  
4-8 STORIES TALL
- 2** MEDICAL FACILITIES  
300,000-350,000 GSF  
4-9 STORIES TALL, WITH PARKING BELOW
- 3** MEDICAL FACILITIES  
35,000-50,000 GSF  
2-4 STORIES TALL
- 4** PARKING GARAGE ADDITION  
200-250 CARS



**FUTURE PHASE  
LAKE DRIVE CAMPUS  
GENERAL PLAN DEVELOPMENT**

PROPOSED CAMPUS  
PERIMETER FACADE  
STANDARDS- PHASE 2