

FN 110586
 EXHIBIT A as of
 10.25.11



EPPSTEIN UHEN
 ARCHITECTS
 milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 tel 414 271 5350 fax 414 271 7794
 madison 222 West Washington Ave., Suite 650
 Madison, Wisconsin 53703
 tel 608 442 5550 fax 608 442 6660

GENERAL PLANNED DEVELOPMENT

PROJECT
**NORTH AVENUE
 REDEVELOPMENT PROJECT**

**NORTH AVENUE
 MILWAUKEE, WISCONSIN 53212**

PROJECT TEAM

DEVELOPER

DIRECT DEVELOPMENT
 5852 North Shore Drive
 Milwaukee, WI 532317
 (414) 232-6500
CAPSTONE DIRECT
 431 Office Park Drive
 Birmingham, AL 35223
 (205) 414-6440

DESIGN ARCHITECT

DESIGN COLLECTIVE, INC.
 100 East Pratt Street, Suite 1400
 Baltimore, MD 21202
 (410) 685-6655

ARCHITECT OF RECORD

EPPSTEIN UHEN ARCHITECTS
 333 E Chicago Street
 Milwaukee, WI 53202
 (414) 271-5350

CIVIL ENGINEERS

GRAEF, ANHALT, SCHLOEMER & ASSOCIATES INC.
 125 South 84th Street, Suite 401
 Milwaukee, Wisconsin 53214-1470
 (414) 266-9270

LANDSCAPE ARCHITECT

KEN SAIKI DESIGN
 303 South Paterson Street, Suite 1
 Madison, WI 53703
 (608) 251-3600

GENERAL CONTRACTOR

KBS CONSTRUCTION, INC
 4425 West Mitchell Street
 Milwaukee, WI 53214
 (414) 383-6100

SHEET INDEX

- GPD-0 COVER SHEET / PROJECT TEAM / SHEET INDEX
- GPD-1 VICINITY MAP
- GPD-2 ALTA / LAND TITLE SURVEY - EXISTING
- GPD-3 PROPOSED SITE RE-DIVISION DIAGRAM
- GPD-4 PROPOSED PROJECT SITE DIAGRAM
- GPD-5 EXISTING SITE PHOTOS
- GPD-6 EXISTING SITE PHOTOS

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
04-04-06	GENERAL PLANNED DEVELOPMENT SUBMITAL

**GENERAL PLAN
 DEVELOPMENT**
 SHEET TITLE
**COVER SHEET / PROJECT
 TEAM / SHEET INDEX**

APPROVAL			
SPACE PLAN	DD	CD	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP
 PROJECT NUMBER 105327-CG
 DATE APRIL 19, 2006
 SHEET NUMBER

GPD-0



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PROJECT
**NORTH AVENUE
REDEVELOPMENT PROJECT**

**NORTH AVENUE
MILWAUKEE, WISCONSIN 53212**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04-04-06	GENERAL PLANNED DEVELOPMENT SUBMITAL

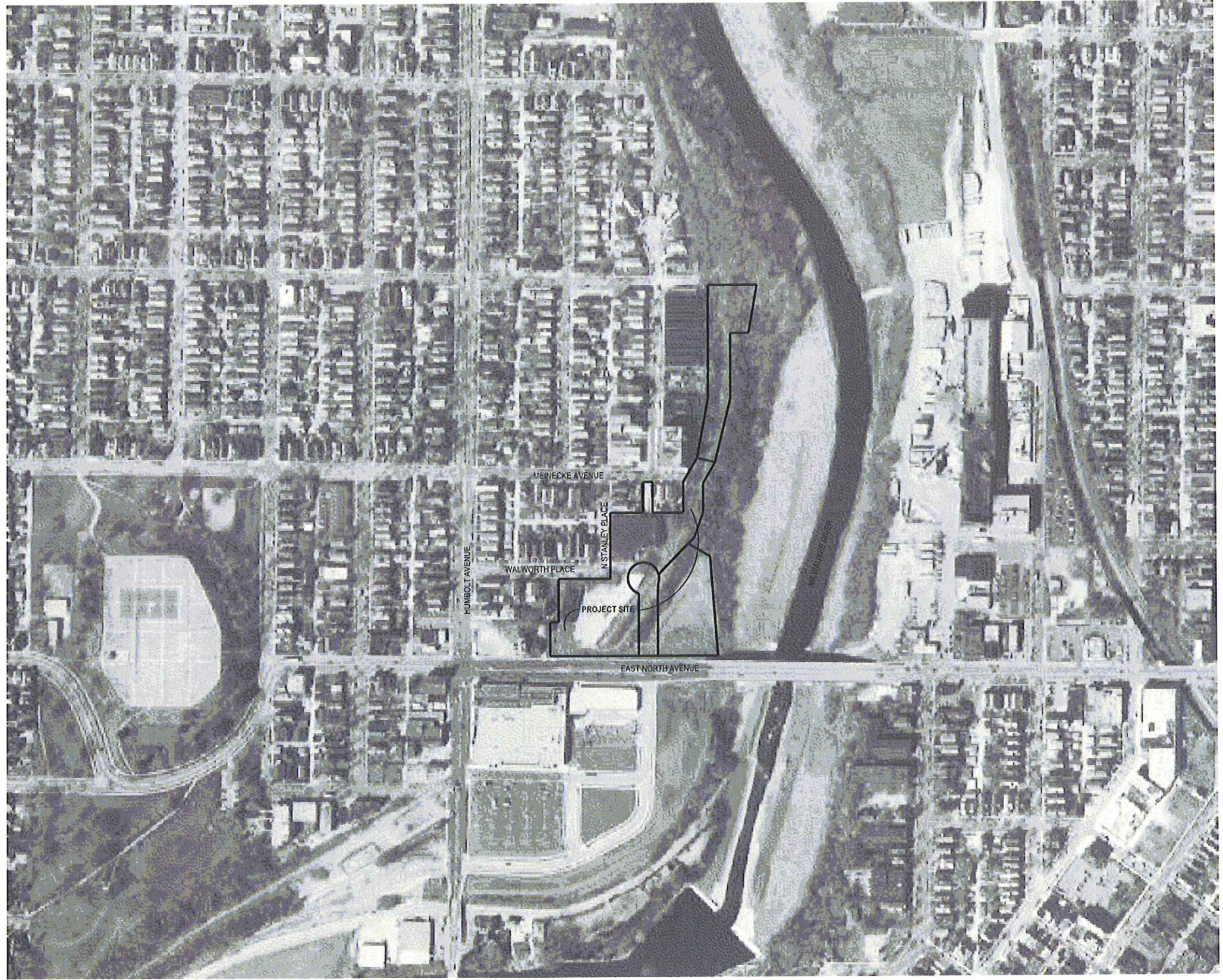
GENERAL PLAN
DEVELOPMENT
SHEET TITLE
**VICINITY MAP (AERIAL
PHOTO)**

APPROVAL			
SPACE PLAN (DATE)	DD	CO	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER **JP**
PROJECT NUMBER **105327-CG**
DATE **APRIL 19, 2006**
SHEET NUMBER

GPD-1

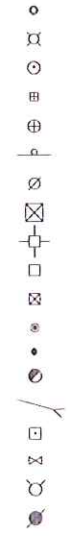
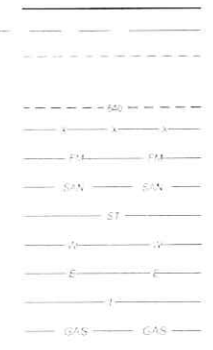
(previously approved)



HUMBOLT AVENUE

DESCRIPTION OF PROPERTY SURVEYED

PARCEL A LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 2 IN MARINER'S SUBDIVISION OF A PART OF LOT 18 IN THE SOUTHEAST 1/4 OF SECTION 16 TOWN 7 NORTH RANGE 22 EAST CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN
 ALSO ALL THAT PART OF THE LOT 18 IN SECTION 16 TOWN 7 NORTH RANGE 22 EAST CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 18 128.63 FEET WEST OF A POINT WHERE THE NORTHWESTERLY LINE OF RIGHT-OF-WAY OF CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD CROSSES SAID NORTH LINE RUNNING THENCE WEST ALONG SAID NORTH LINE 30 FEET TO A POINT THENCE SOUTH 123.49 FEET TO A POINT THENCE EAST 30 FEET TO A POINT THENCE NORTH 123.49 FEET TO THE PLACE OF BEGINNING EXCEPT THAT PART TAKEN FOR STREET PURPOSES
 NOTE TAX KEY NO. 320-0927-111-1 ADDRESS 2362 N STANLEY PLACE
 PARCEL B A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A AS SET FORTH IN EASEMENT AGREEMENT DATED MARCH 25, 1986 AND RECORDED APRIL 4, 1986 ON REEL 301 IMAGE 1269 AS DOCUMENT NO. 4246899
 PARCEL C LOTS 1 TO 8 INCLUSIVE AND LOTS 28 TO 30 EXCEPT THE SOUTH 2 FEET THEREOF INCLUSIVE IN BLOCK 1 IN WALWORTH'S SUBDIVISION OF LOT 17 IN SOUTHEAST 1/4 OF SECTION 16 TOWN 7 NORTH RANGE 22 EAST IN THE CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN
 NOTE TAX KEY NO. 320-1401-110-1 ADDRESS 1138-1146 E NORTH AVENUE
 PARCEL D ALL THAT PART OF THE FORMER CMC HEARTLAND PARTNERS RIGHT-OF-WAY RUNNING THROUGH AND ACROSS LOTS 17, 18, 19 AND 20 PLUS 31 FEET MORE OR LESS NORTH ADJOINING LOT 20 AS ORIGINALLY PLATTED IN THE SOUTHEAST 1/4 OF SECTION 16 TOWN 7 NORTH RANGE 22 EAST IN THE CITY OF MILWAUKEE COUNTY OF MILWAUKEE AND STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY SAID POINT BEING A DISTANCE OF 37.00 FEET MORE OR LESS NORTHERLY OF THE SOUTH LINE OF SAID LOT 17 THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET MORE OR LESS TO A POINT ALSO BEING THE CENTERLINE OF E WRIGHT ST THENCE EASTERLY ALONG THE CENTERLINE OF E WRIGHT STREET A DISTANCE OF 134 FEET MORE OR LESS TO A POINT THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 31 FEET MORE OR LESS TO A POINT THENCE WESTERLY A DISTANCE OF 5 FEET MORE OR LESS TO A POINT THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 249 FEET MORE OR LESS TO A POINT THENCE WESTERLY A DISTANCE OF 30 FEET MORE OR LESS ALONG THE SOUTHERLY LINE OF SAID LOT 20 TO A POINT THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT 31 FEET MORE OR LESS NORTHERLY OF THE SOUTH LINE OF SAID LOT 17 THENCE WESTERLY A DISTANCE OF 100 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT
 TAX KEY NO. 320-0927-112-X ADDRESS 1164 E NORTH AVENUE
 PARCEL E ALL THAT PART OF LOT 17 IN SECTION 16 TOWN 7 NORTH RANGE 22 EAST IN THE CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN WHICH LIES BETWEEN THE MILWAUKEE RIVER ON THE EAST AND THE EAST LINE OF THE FORMER CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY ON THE WEST EXCEPT THOSE PARTS THEREOF DESCRIBED IN QUIT CLAIM DEED RECORDED ON DECEMBER 22, 1919 IN VOLUME 806 OF DEEDS ON PAGE 628 AS DOCUMENT NO. 1013370 AND IN QUIT CLAIM DEED RECORDED ON NOVEMBER 4, 1991 ON REEL 2844 IMAGE 1053 AS DOCUMENT NO. 658753 AND THE EAST 1.33 ACRES OF LOT 18 IN THE SOUTHEAST 1/4 OF SECTION 16 TOWN 7 NORTH RANGE 22 EAST IN THE CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN ALSO DESCRIBED AS LOTS 17 AND 18 OF GOVERNMENT LOTS EXCEPT STREETS ALL EAST OF RIGHT-OF-WAY IN THE SOUTHEAST 1/4 OF SECTION 16 TOWN 7 NORTH RANGE 22 EAST IN THE CITY OF MILWAUKEE COUNTY OF MILWAUKEE STATE OF WISCONSIN



SURVEYOR'S CERTIFICATE

State of Wisconsin 135
 County of Milwaukee
 I have surveyed the above shown land and the map hereon is a true representation thereof to the best of my knowledge and belief
 Date Patrick D. Stankiewicz
 Registered Land Surveyor S 2583

GENERAL NOTES

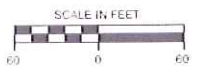
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 7 NORTH RANGE 22 EAST WAS USED AS NORTH 89°04'24" EAST (SEWRPC JANUARY 2005 DATUM).
- SURVEY BASED ON COMMITMENT NO. 1210937 COM DATED FEBRUARY 3, 2006 AT 7:00 A.M.
- UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION BY DIGGERS HOTLINE ON DECEMBER 8, 2005 PER TICKET NO. 20050702543.
- PROJECT CONVERSION FACTOR GRID 99991717 = GROUND
- HORIZONTAL DATUM NORTH AMERICAN DATUM OF 1927 SUBTRACT 550.6 TO PLACE ELEVATIONS IN CITY OF MILWAUKEE DATUM
- FIELD SURVEY PERFORMED BY TERRATEC ENGINEERING, LLC ON FEBRUARY 21-27, 2006
- UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE THE CONTRACTOR OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO CONTRACTOR OWNER SHALL CALL DIGGERS HOTLINE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES
- EASEMENT DOCUMENT NUMBER 822617 NOTED IN COMMITMENT NO. 1210937 COM CAN NOT BE LOCATED POOR COPY
- EASEMENT DOCUMENT NUMBER 424259 NOTED IN COMMITMENT NO. 1210937 COM CAN NOT BE LOCATED POOR COPY

SURVEYOR'S REPORT

PROPERTY BOUNDARY IS BASED ON THE DEED DESCRIPTION IN ALTA COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1210937 COM DATED FEBRUARY 3, 2006 AT 7:00 A.M. AND FIELD EVIDENCE BEARINGS BASES ROTATED TO MATCH CURRENT S.E.W.R.P.C. DATUM (FEBRUARY 2005) OVERLAPS AND GAPS NOTED ON DRAWING



Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1101
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



PRELIMINARY

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

"This plan represents the design based on information received from various sources. It is therefore the responsibility of the surveyor/layout personnel and contractor to field verify the information contained on this plan with the plans of other design professionals including the Architect and also with the field conditions. Any discrepancies shall be reported to the engineer prior to proceeding with the work."

DESIGNED BY	APPROVED BY	DATE
REVISION NO.	REVISIONS	DATE BY
TERRATEC PROJECT NO.		SHEET NO. OF

(Previously approved)



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PROJECT
**NORTH AVENUE
REDEVELOPMENT PROJECT**

**NORTH AVENUE
MILWAUKEE, WISCONSIN 53212**

ISSUANCE AND REVISIONS

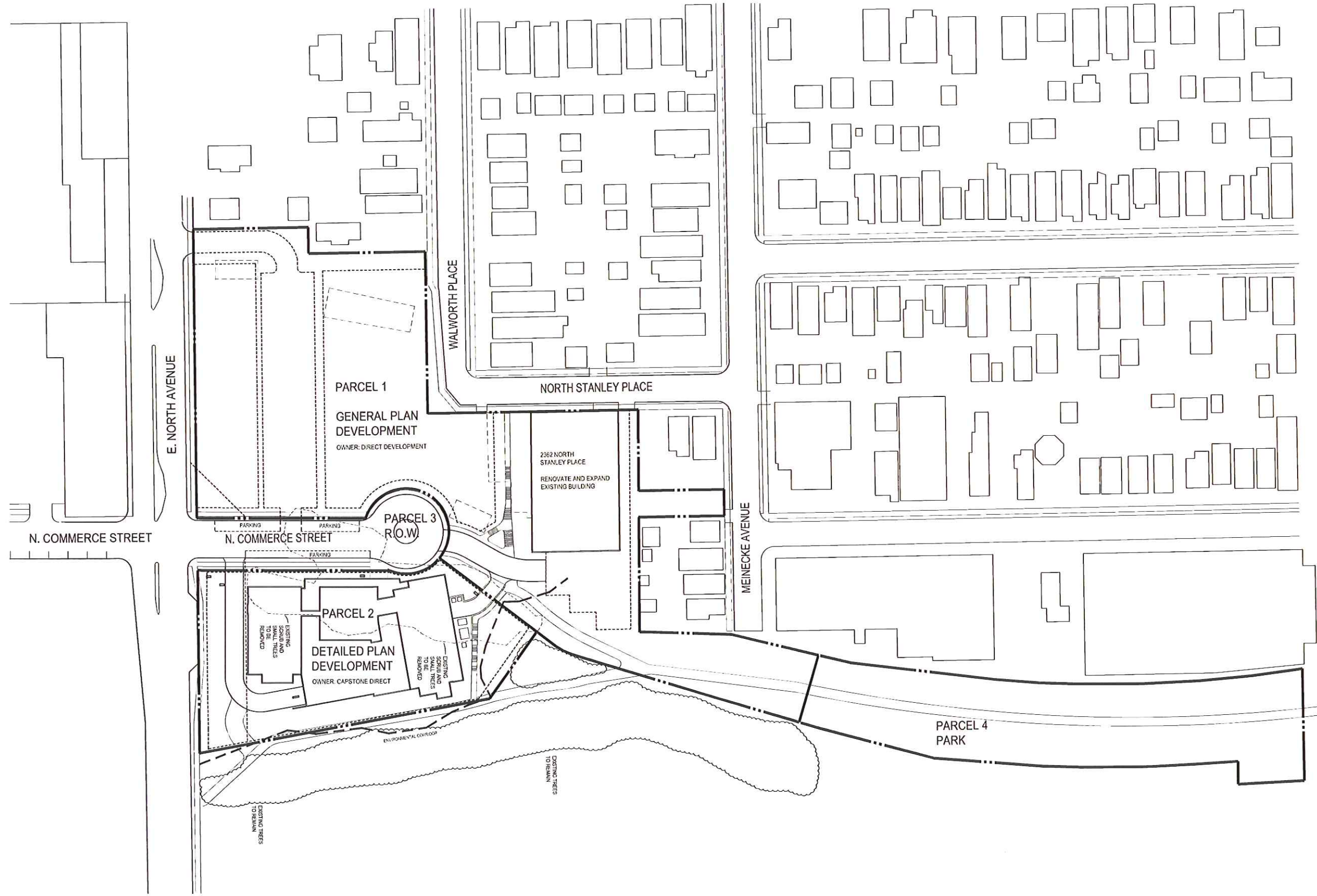
DATE	DESCRIPTION
04-04-06	GENERAL PLANNED DEVELOPMENT SUBMITAL

GENERAL PLAN
DEVELOPMENT

SHEET TITLE
**PROPOSED SITE
RE-DIVISION PLAN**

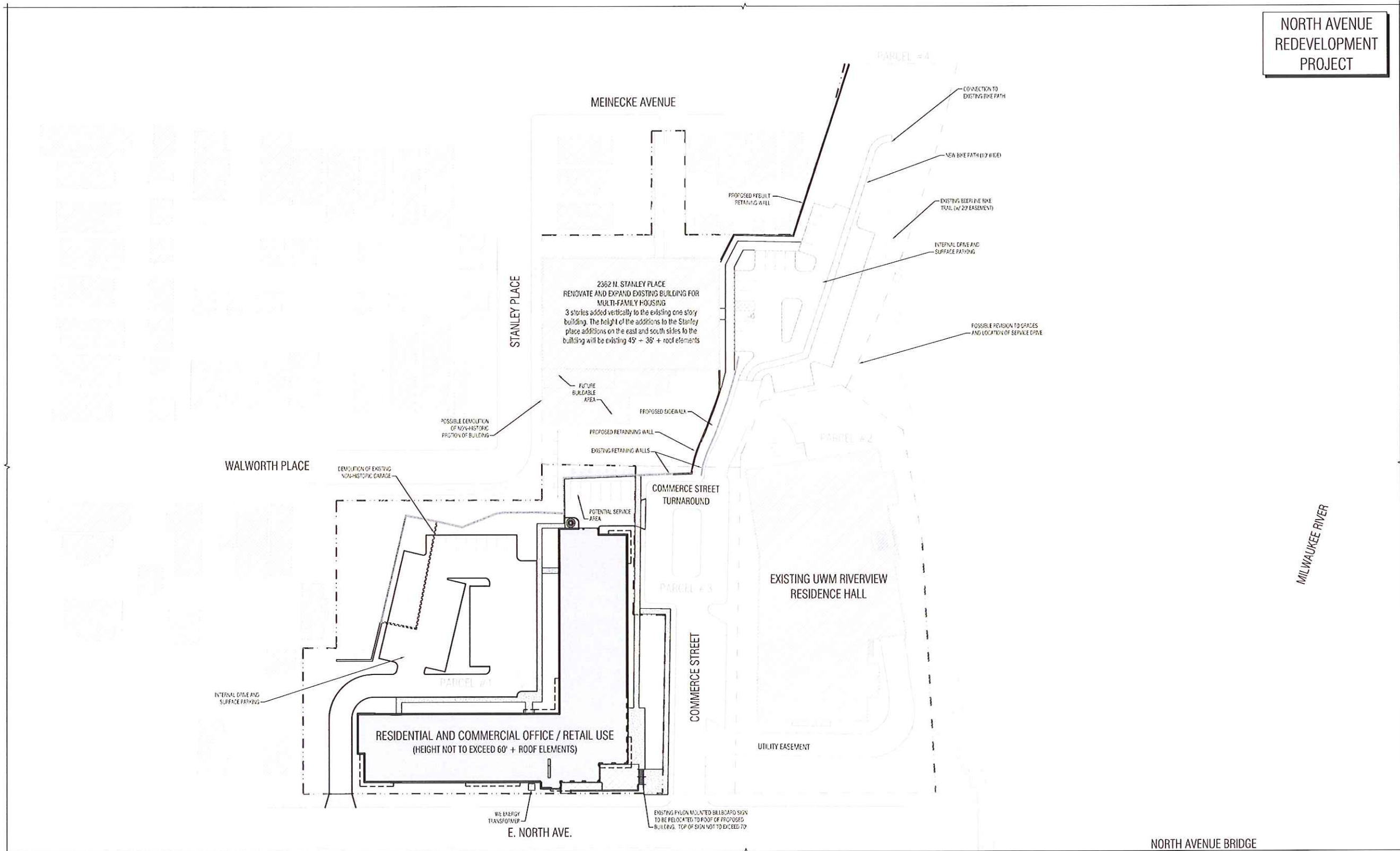
APPROVAL			
SPACE PLAN	DD	CO	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP
PROJECT NUMBER 105327-CG
DATE APRIL 19, 2006
SHEET NUMBER



Reference Project/Code: 105327-CG Source: Redevelopment Plan/Development/General Plan/Drawings/00-Plan-4/19/2006 11:28:33 AM

**NORTH AVENUE
REDEVELOPMENT
PROJECT**



SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

UPDATED as part of amendment #1

REVISION TO GENERAL DEVELOPMENT PLAN
GPD-4



EPPSTEIN UHEN
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MADISON 222 West Washington Ave. Suite 650
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tel 608 442 5350 fax 608 442 6683

PROJECT
**NORTH AVENUE
REDEVELOPMENT PROJECT**

**NORTH AVENUE
MILWAUKEE, WISCONSIN 53212**



PANORAMIC VIEW LOOKING WEST



PANORAMIC VIEW OF SITE, EAST FACADE OF 2362 N. STANLEY

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4-14-06	GENERAL DEVELOPMENT PLAN SUBMITTAL

GENERAL PLAN
DEVELOPMENT
SHEET TITLE
**SITE AND SURROUNDING
CONTEXT PHOTOS**

APPROVAL			
SPACE PLAN	CO	CO	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP
PROJECT NUMBER 105327-CG
DATE APRIL 19, 2006
SHEET NUMBER



PANORAMIC VIEW OF SITE, LOOKING WEST, NORTH AND EAST



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PROJECT
**NORTH AVENUE
REDEVELOPMENT PROJECT**

**NORTH AVENUE
MILWAUKEE, WISCONSIN 53212**



WEST FACADE, 2362 N. STANLEY



NORTH ALLEY ACCESS TO 2362 N. STANLEY



VIEW SOUTH TO EXISTING BIKE PATH



MEINECKE AVENUE LOOKING WEST



**NEIGHBORHOOD CONTEXT,
GORDON PLACE LOOKING SOUTH**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
4-19-06	GENERAL PLANNED DEVELOPMENT SUBMITAL

GENERAL PLAN
DEVELOPMENT

SHEET TITLE

**SITE AND SURROUNDING
CONTEXT PHOTOS**

APPROVAL		
SPACE PLAN (S.C. & P.D.)	DD	CD / FFE
DATE		
NAME		
DEPARTMENT		

PROJECT MANAGER JP
PROJECT NUMBER 105327-CG
DATE APRIL 19, 2006
SHEET NUMBER