

EXHIBIT A
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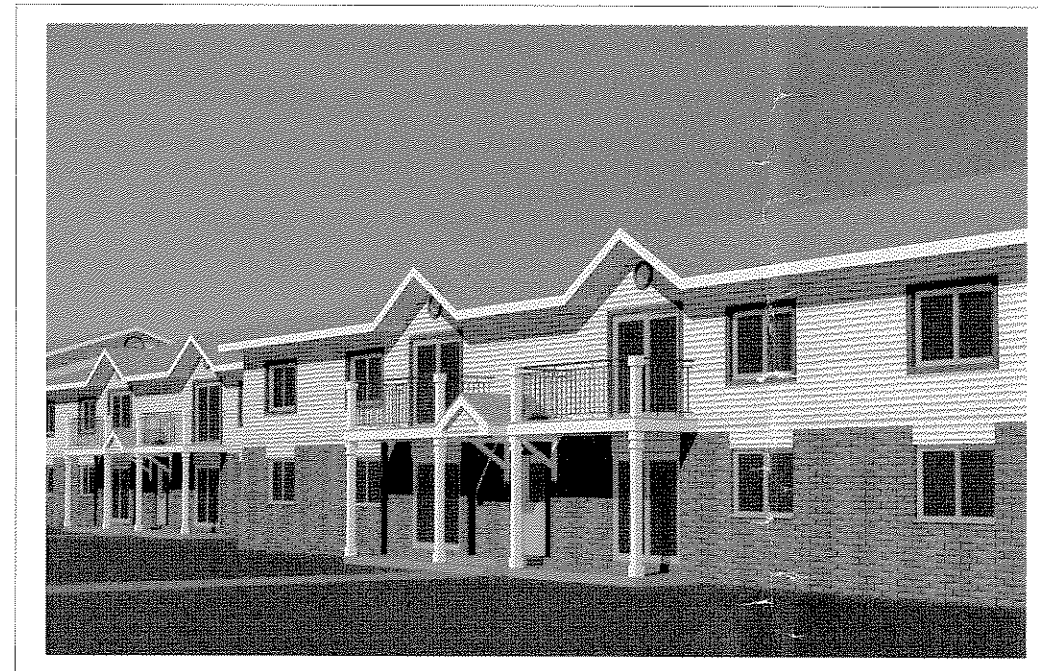
PARK CLUB FAMILY APARTMENTS

8243-8255 NORTH 107th STREET
 MILWAUKEE, WISCONSIN

BUILDING OWNER:
GORMAN & COMPANY, INC.
 1244 SOUTH PARK STREET
 MADISON, WISCONSIN 53715

PROJECT ARCHITECT:
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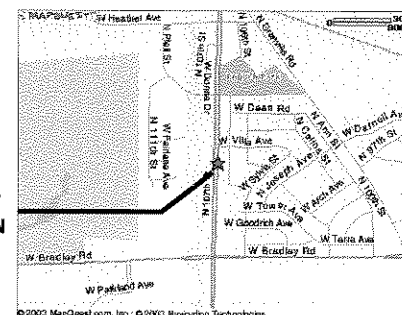


LOCATION MAP



PROJECT LOCATION

VICINITY MAP



PROJECT LOCATION

INDEX OF DRAWINGS

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PROJECT STATISTICS

GROSS LAND AREA:	157,798 SF/3.62 ACRES
LAND COVERAGE - BUILDINGS:	30,608 SF RESIDENTIAL 2,168 SF NONRESIDENTIAL 32,776 SF TOTAL - 20.8 %
LAND COVERAGE - PARKING AND DRIVE LANDSCAPED OPEN SPACE:	33,123 SF - 20.9 % 91,899 SF - 58.3 %
DWELLING UNIT DENSITY:	15.5 UNITS PER ACRE - 2,818 SF PER UNIT
AREA - NON RESIDENTIAL USES:	2,168 SF NONRESIDENTIAL
NUMBER OF BUILDINGS:	1 EXISTING RESIDENTIAL BUILDING 1 PROPOSED COMMUNITY BUILDING 56 UNITS (EXISTING)
NUMBER OF DWELLING UNITS/BLDG.:	2 BEDROOMS PER UNITS (EXISTING)
BEDROOMS PER UNIT:	UNDERGROUND PARKING - 61 CARS
PARKING SPACES PROVIDED:	SURFACE PARKING - 56 CARS EXISTING NEW PARKING 8 CARS TOTAL PARKING 125 CARS 2 CARS PER UNIT - RESIDENTIAL 1 CAR PER 167 SF NONRESIDENTIAL 6 CARS /1,000 SF

LEGAL DESCRIPTION

LOT SIX (6) IN BLOCK TWO (2) IN PARK CLUB, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION SEVEN (7), IN TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

8243-8255 NORTH 107TH STREET
 TAX KEY NO. 074-0196-1

GORMAN & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST., MADISON, WI 53715

PARK CLUB APARTMENT HOMES
 INTERIOR AND EXTERIOR REMOVATIONS
 NORTH 107th STREET
 MILWAUKEE, WISCONSIN

Drawn: CD

Checked: MEJ

Date: 04.14.04

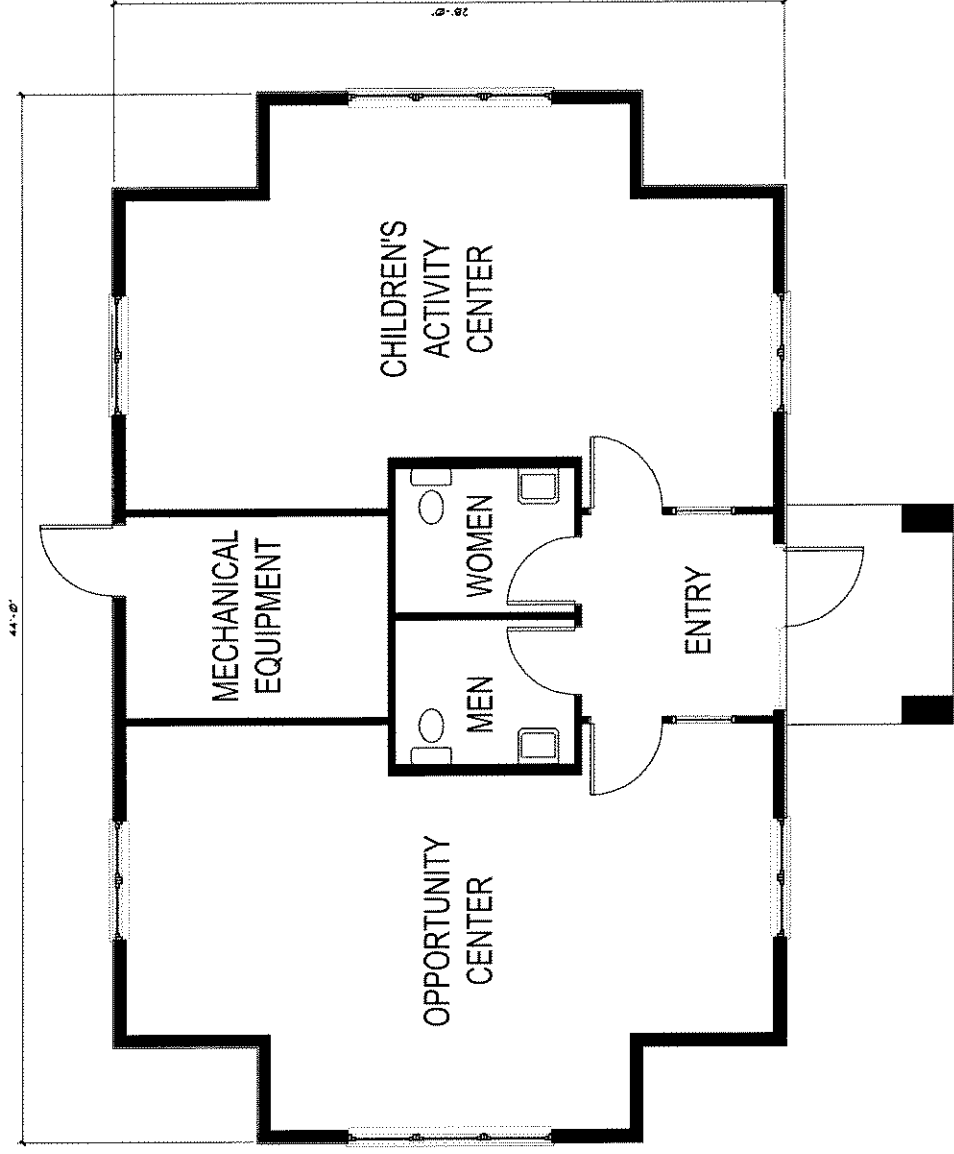
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Project No.

2004.03

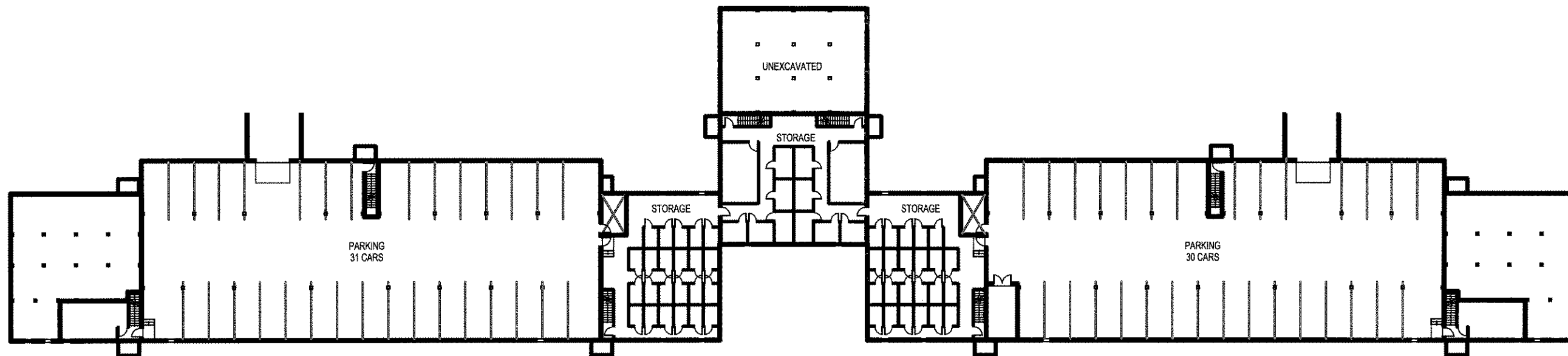
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1.01



OPPORTUNITY CENTER FLOOR PLAN
NO SCALE

GORMAN & COMPANY, INC. REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715	PARK CLUB APARTMENT HOMES INTERIOR AND EXTERIOR REMOVATIONS NORTH 10TH STREET MILWAUKEE, WISCONSIN	Drawn: <u> </u> COL Checked: <u> </u> MBL Date: <u> </u> 01/14/04	REVISIONS: <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					Project No. 2004 03 Sheet No. <u> </u>
GORMAN & COMPANY, INC.																								



OVERALL PARKING LEVEL FLOOR PLAN



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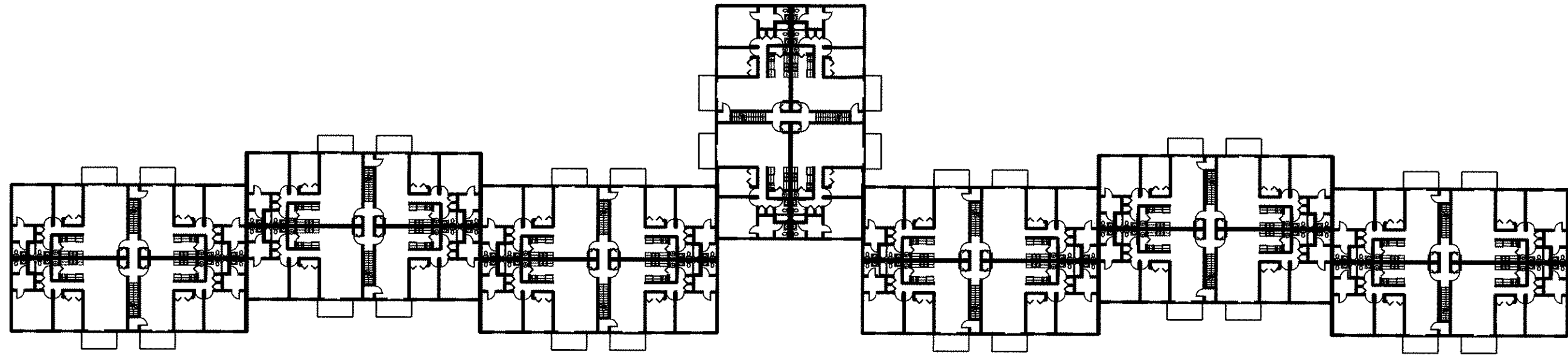
PARK CLUB APARTMENT HOMES
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 MILWAUKEE, WISCONSIN

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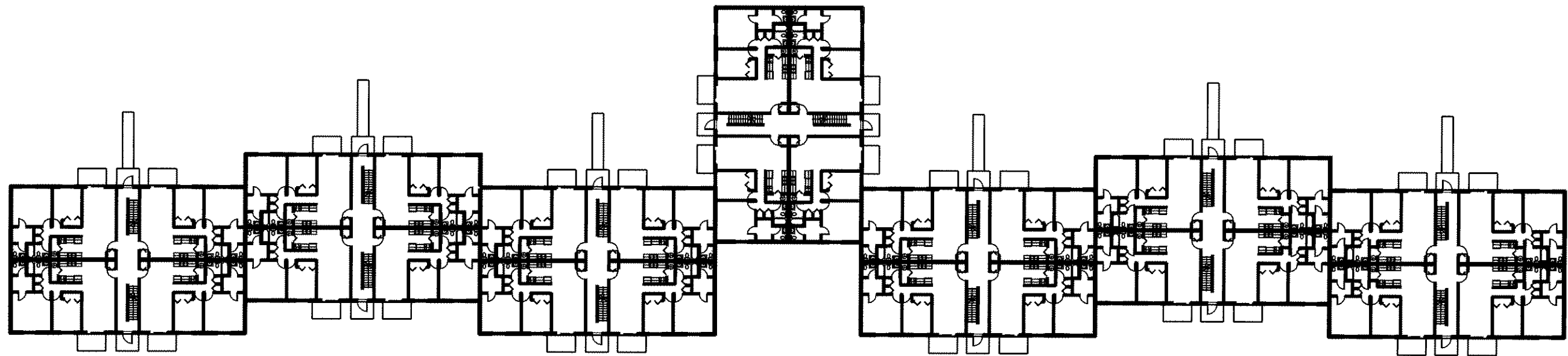
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OVERALL SECOND FLOOR PLAN



OVERALL FIRST FLOOR PLAN



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PARK CLUB APARTMENT HOMES
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NORTH 107th STREET
MILWAUKEE, WISCONSIN

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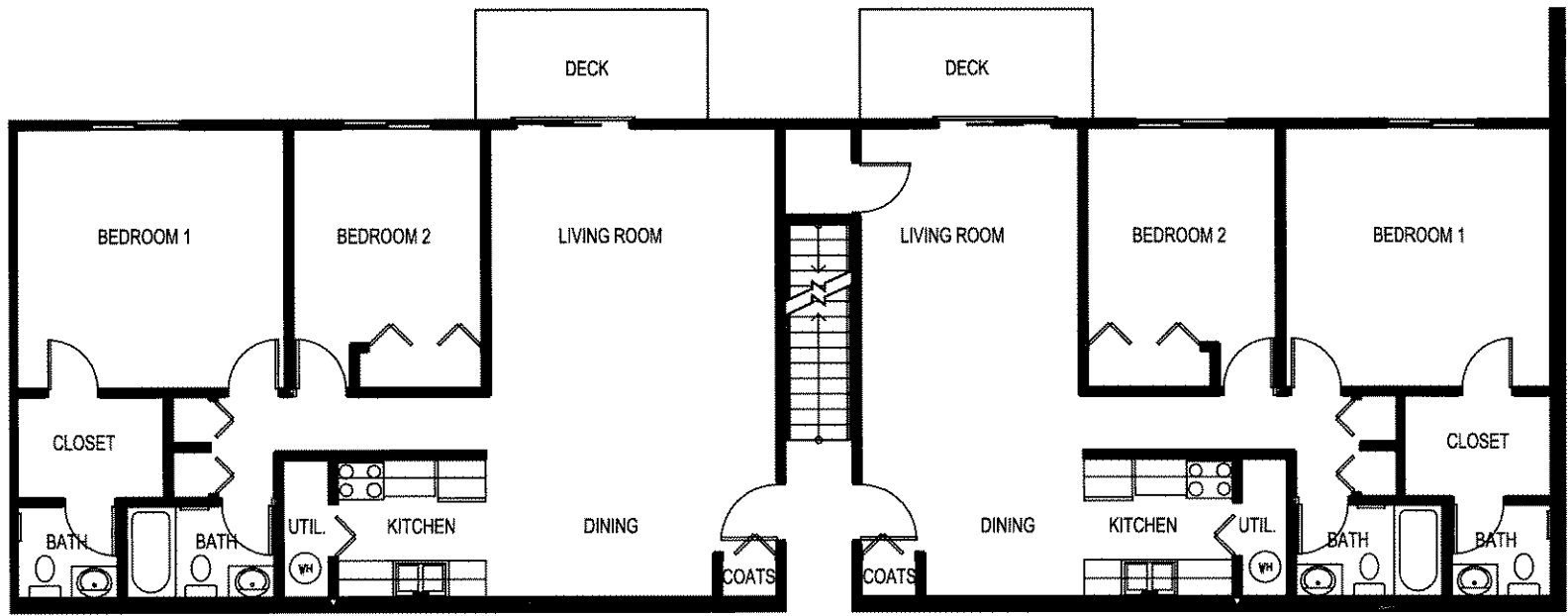
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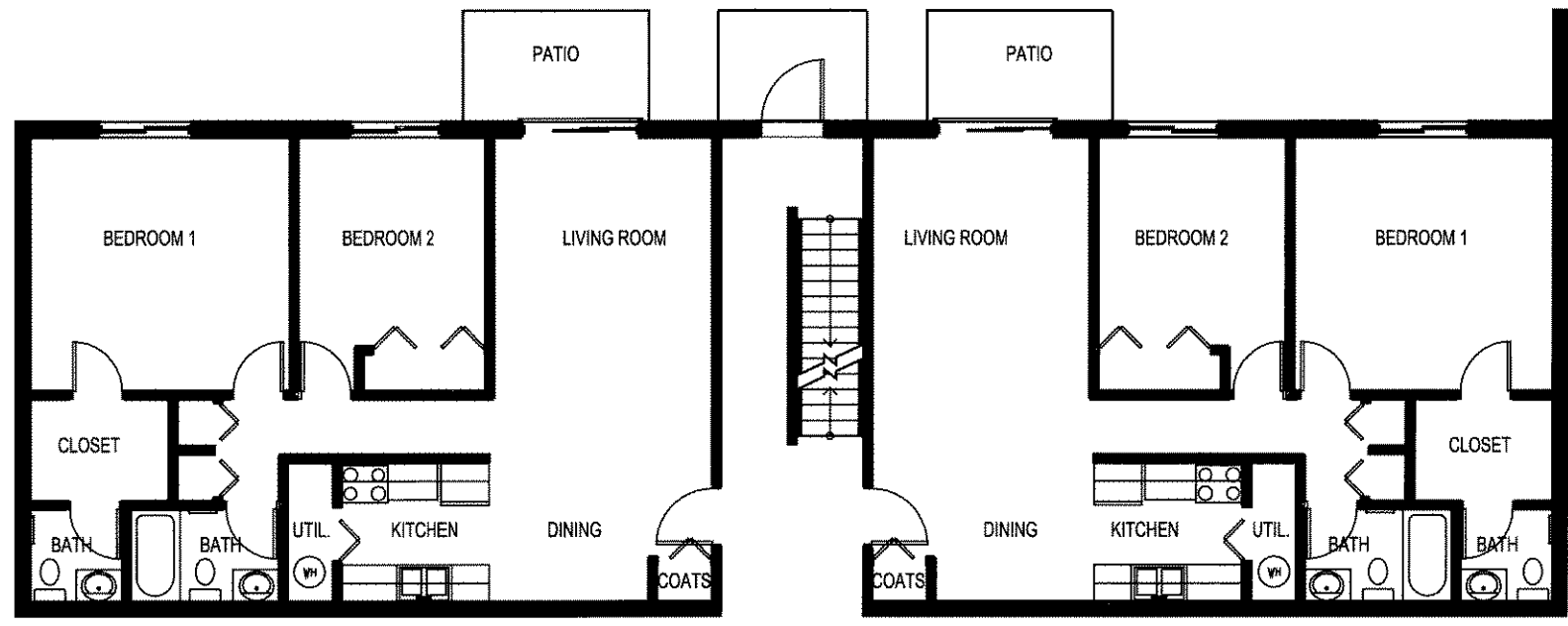
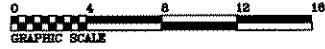
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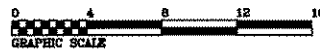
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TYPICAL SECOND FLOOR UNIT PLANS



TYPICAL FIRST FLOOR UNIT LANS



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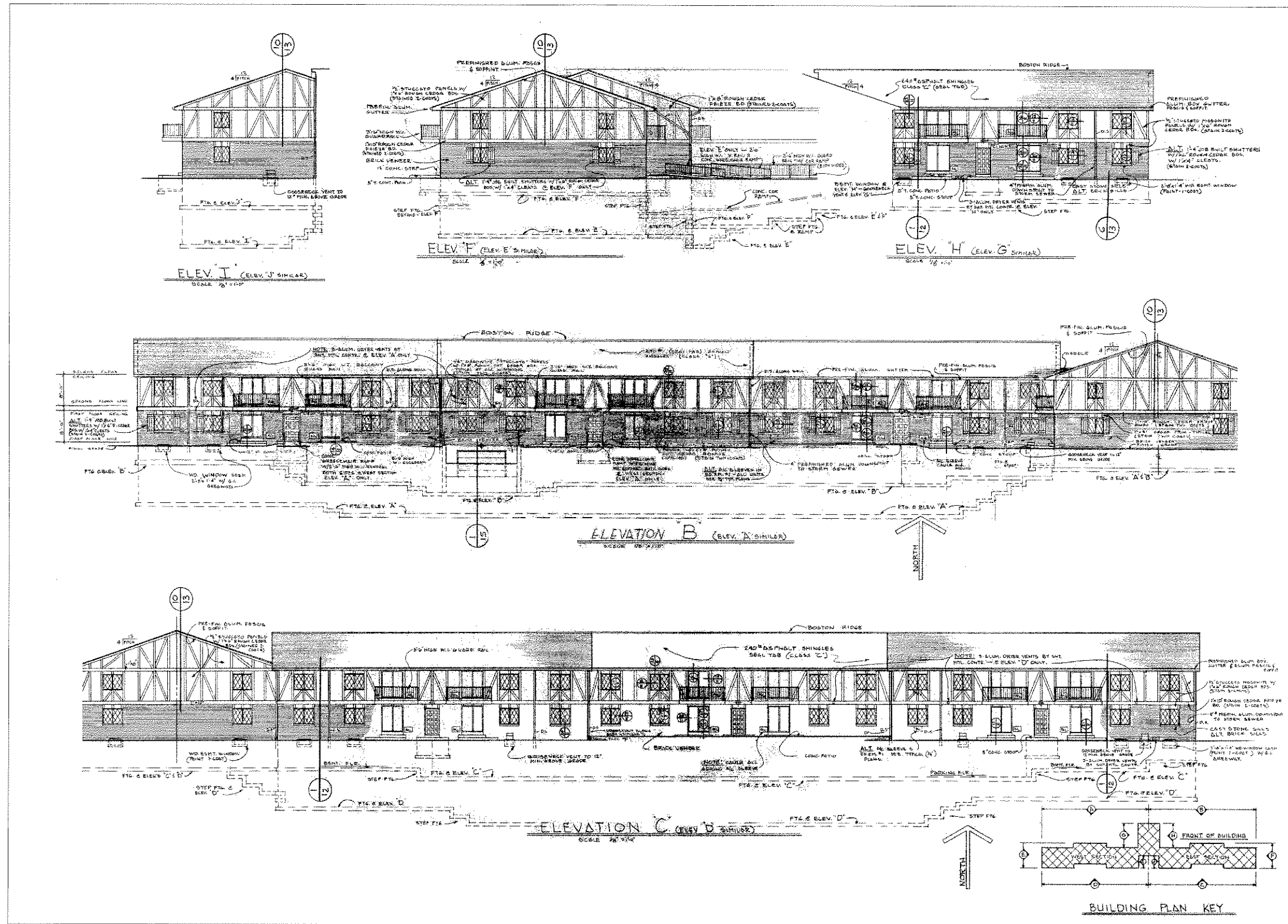
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 MILWAUKEE, WISCONSIN

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A-3



EXISTING EXTERIOR ELEVATIONS
NO SCALE

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EXISTING BUILDING EXTERIORS
NO SCALE

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INTERIOR AND EXTERIOR REMOVATIONS

NORTH 107th STREET
MILWAUKEE, WISCONSIN

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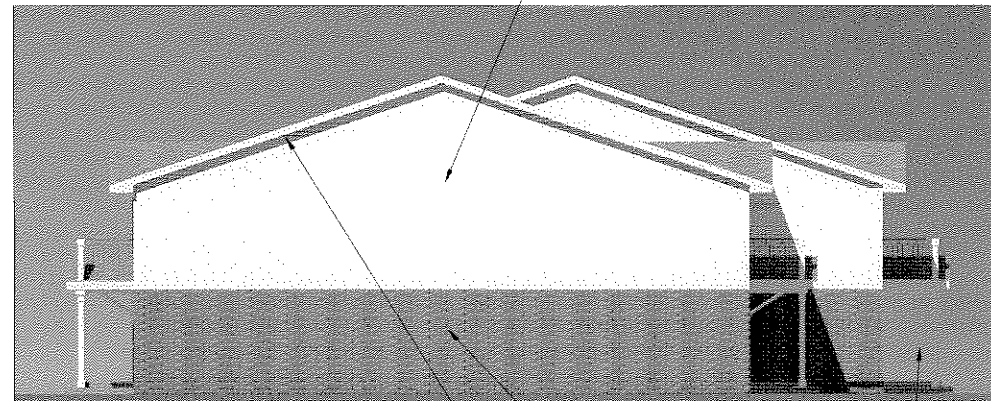
FRONT ELEVATION
NO SCALE

REPAIR AND REPAINT EXISTING DECKS AND METAL RAILINGS

REMOVE EXISTING BOARD SIDING AND TRIM AND INSTALL NEW VINYL SIDING AND TRIM

REMOVE EXISTING SLIDING PATIO DOORS AND INSTALL NEW VINYL SLIDING PATIO DOORS WITH LOW E INSULATING GLASS

POSSIBLE NEW ROOF GABLES WITH ASPHALT SHINGLE ROOFING TO MATCH EXISTING AND ACCENT LOUVERS



SIDE ELEVATION
NO SCALE

EXISTING BRICK VENEER TO REMAIN - PATCH AND REPAIR AS REQUIRED

REPAIR AND REPAINT ALL EXISTING TRIM WHERE NOTED TO REMAIN



EXISTING SIGN
NO SCALE



EXTERIOR ELEVATION CONCEPT
NO SCALE

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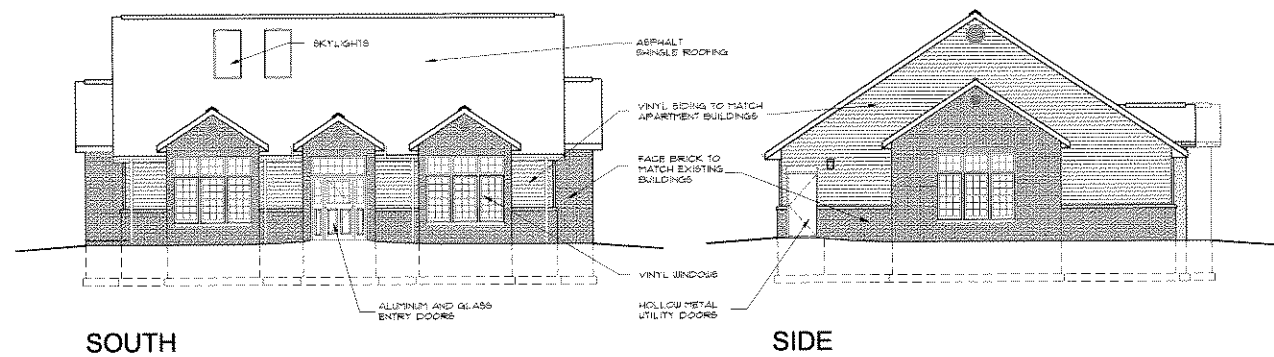
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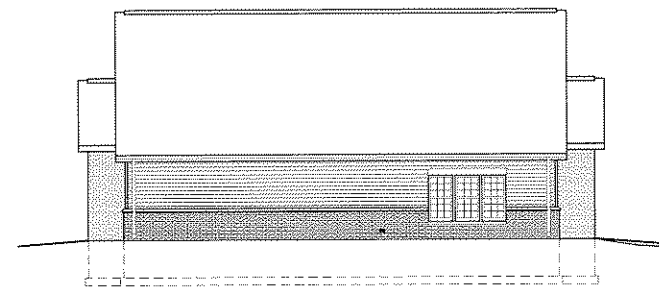
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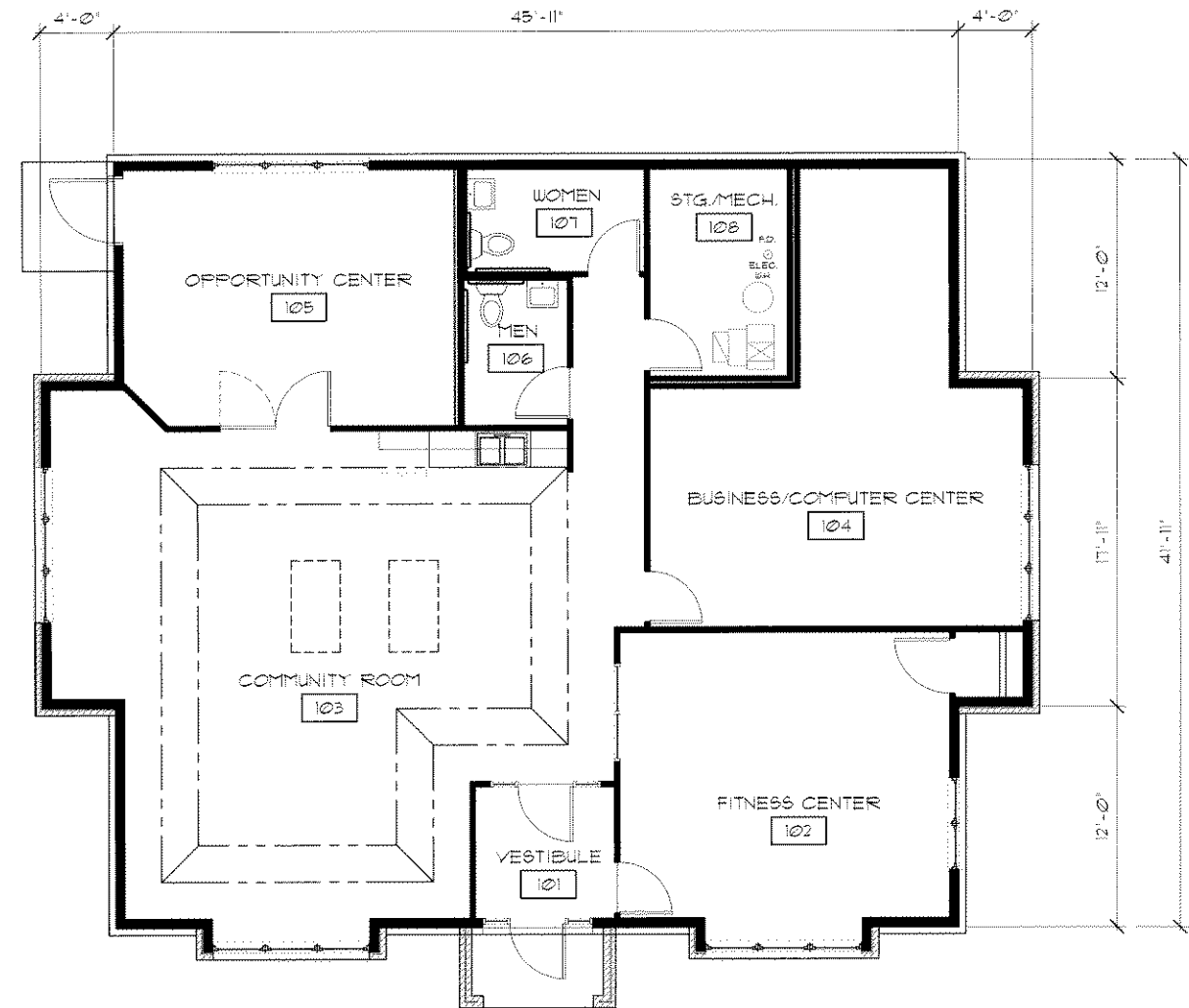
SOUTH

SIDE



NORTH

EXTERIOR ELEVATIONS



FLOOR PLAN



GORMAN
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Sheet No.

A-6

Owner's Narrative

Park Club Apartment Homes North 107th Street Milwaukee, Wisconsin

Existing Unit Mix to remain unchanged

Two Bedroom/One and one half Bath Units	56
Total Units	56

DEVELOPMENT INFORMATION:

The development consists of one building made of seven, 8-unit sections divided by two hour fire walls. The building is a two-story wood frame structure with a full basement area. The basement contains underground parking for 61 cars and space for tenant storage, laundry facilities and mechanical systems. At the present time there is no common use other than the laundry facilities.

It should be noted that some units are shown on the plans to be accessible or handicapped units, however, the only difference between those units and others in the project appears to be rough-ins for a stacked washer and dryer laundry unit. Doors, bathrooms and kitchens do not comply with current code requirements for residential accessibility.

The site is approximately 3.69 acres and includes surface parking for 57 cars, a basketball/tennis court recreation area, space for dumpster enclosures and some open space.

The project was constructed in 1977-78. The exterior design is dated and materials have a limited service life. An independent facilities needs assessment has been prepared for the project and is included in the application materials. It is the intent of this project to update the interiors of the living units and create a new exterior appearance while replacing dated materials with limited service life.

Proposed Interior Improvements:

Replace flooring

Replace cabinets and countertops

New appliances

Add dishwashers

Replace toilet stools and bathtubs

Install new marble tops at new vanity cabinets and new brass for wash basins

Install new brass at kitchen sinks

Water Heaters – review Facility Needs Assessment for recommendations

Replace baseboard in living rooms with new PTAC units – Fill AC sleeves in those rooms

Replace thermostats with setback units

Remove and replace wood base

Remove and replace closet shelving

Remove and replace metal bifold doors

Replace damaged doors

Repair metal door frames and snap on casing where required

Replace damaged hardware where required

Patio Doors to be replaced

Inspect common area entry doors and repair as required, replace weatherstripping systems

Drywall repairs and new splatter coat paint

Clean electric baseboard units – possible repaint or replace damages covers

Smoke detection and fire alarm system – review Facility Needs Assessment for recommendations

Replace thermostats with setback units

Remove and replace light fixtures

Remove and replace switches and outlets as necessary – new cover plates

Evaluate intercom system – upgrade devices

Proposed Exterior Improvements:

Add new opportunity center – Approximately 2,200 SF new building.

Amenities include:

- Educational Center/Conference Room
- Community Room
- Business/Computer Center
- Fitness Center

Update exterior design with new features, new siding

Inspect sidewalks and stoops and replaced damaged sections

Repair damaged exterior decks and supports

Inspect and prune existing landscaping – supplement with new plantings

Consolidate trash collection and construct new dumpster enclosures

Repair pavement, replace as necessary

Expand Parking to accommodate the new opportunity center

Caulking and repair as required

Inspect and repair damaged exterior deck structures

