

EXHIBIT A

File No. 050245

Owner's Statement



The Dr. Wesley L. Scott Senior Living Community 2800 West Wright Street Milwaukee, Wisconsin

Proposed Unit Mix

One Bedroom/One Bath Units	50
Two Bedroom/One Bath Units	<u>30</u>
Total Units	80

DEVELOPMENT INFORMATION:

The development consists of an existing historic building now occupied by the Milwaukee Urban league. The building is eligible for inclusion on the National Register of Historic Places. The building consists of an original building constructed circa 1910, an addition to the north constructed circa 1920, and an addition to the west constructed in 1924-25. The building has undergone numerous renovations during its life. The current owner has outgrown the building and its inefficient design and would like to move to new offices and sell the existing building. The building occupies the southeast quarter of the block bounded by Wright Street, West Clarke Street and 28th and 29th streets. The site also includes vacant land occupying the southwest contiguous quadrant of the same block.

The three-story with basement Urban League portion of the building will be converted to 16 senior living apartments and common use spaces for the residents for those living units; 64 living units will be located in a new 4 story building addition that will be constructed on the site and connected to the existing building. The apartments within the existing building will be varied in design to fit within the existing building perimeter. Living units in the new building will be constructed to modern living unit design and construction standards.

Common amenity spaces will be shared by both the existing and new building and will include a management office, fitness center, club room with kitchenette, computer/business center for residents, laundry room(s), resident storage, reading and

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gathering areas and a chapel. All areas will be served by a new elevator. A full time resident manager will staff the project.

Underground and surface parking for the development will be included at approximately 1 space for each 1.9 living units. This includes some on site visitor parking. Additional parking is available on the surrounding streets of this residential neighborhood. The parking will be divided as follows: 6 surface stalls and 36 underground covered garage stalls with a circular drive for resident drop-off and pickup.

Interior apartment amenities include CATV and telephone wiring and jacks in each living room and the primary bedroom in each apartment, pressure balancing bath/shower controls, storage inside the living unit or storage on the resident's floor and horizontal blinds on all windows. The appliance package includes a dishwasher, garbage disposal, refrigerator, and range and range hood. All apartments will be designed with accessible and adaptable bathroom and kitchen features appropriate to the development aging in place resident profile.

Existing Building:

Interior building work within the existing building will include demolition of all interior partitions, mechanical systems and piping, and selective demolition of structure as dictated by the final design. New insulated wood stud and drywall partition walls will be constructed to create the apartment units and common use spaces. Ceilings will be a combination of cleaned, exposed structure and painted drywall/plaster over the existing framing. Interior finishes will be painted drywall and exposed ceiling and wall structures and carpet and sheet vinyl flooring in apartments with upgraded finishes in common use spaces. New interior doors and trim will be pre-finished, pre-hung wood doors and trim materials with slip on metal door frames and hollow metal doors and frames where required for security and fire ratings.

Exterior work at the existing building will include refurbishing and removal and replacement of existing windows where required with new aluminum clad wood windows. When original windows are replaced, new sashes with high efficiency insulated glass will be installed to replace the exiting interior storm window system. Exterior brick work will include repair, tuck pointing and cleaning of existing exterior brick masonry walls. Roofing work will include removal of all roofing materials and replacement with a new fully adhered EPDM membrane roof with high R-value rigid roof insulation.

Mechanical systems in the existing building will consist of a complete NFPA 13 sprinkler system and typical residential plumbing and electrical systems. The HVAC System for the existing building is to be determined and will consist of high efficiency residential furnace/condensing unit heating systems. Residents of units in the existing building will be responsible for their own gas and electric

utilities. Water and sewer and common area utilities will be a development expense.

New Building Addition

The new building will consist of concrete foundation and parking level walls and footings with a precast concrete floor/ceiling and precast concrete structural system in the parking garage. Above the garage level the structure will consist of 4 floors of living units of wood frame construction and wood-framed roof structure. The exterior walls will be brick veneer in combination with other low maintenance, durable materials. The roof will be single ply membrane or asphalt shingle roofing or a combination thereof to be determined by the final building design. Interior and exterior walls will be insulated wood stud and drywall partition walls constructed to create the apartment units and common use spaces. Interior wall and ceiling finishes will be painted drywall and carpet and sheet vinyl flooring in apartments with upgraded finishes in common use spaces. New interior doors and trim will be pre-finished, pre-hung wood doors and trim materials with slip on metal door frames and hollow metal doors and frames where required for security and fire ratings.

Mechanical systems in the new building will consist of complete NFPA 13 sprinkler systems and typical residential plumbing and electrical systems. The HVAC System for the new building will consist of a central boiler(s) and hot water heat and individual through the wall air conditioners. The tenant will be responsible for their own gas and electric utilities. Heat will be included in the rent structure for residents of the new building structure. Water and sewer and common area utilities will be a development expense.

Security features will include security locked building exits and entrances, a security camera system to monitor the building exteriors and common use interior spaces where applicable and an intercom system to limit entrance to authorized persons.