

EXHIBIT A
File No. 021636

2ND/ce

KILBOURN SQUARE (PHASE III)

**REVISED DETAILED PLAN PROJECT DESCRIPTION
AND OWNER'S STATEMENT OF INTENT (THE "STATEMENT")**

C.O.H., Inc. (a/k/a the City of Hope) (the "Owner") owns and desires to develop the majority of the previously unused portions of the western half of the former Sinai Samaritan West Campus (collectively, the "Site"). The Site is located on either side of North 23rd Street between West State Street and West Kilbourn Avenue and includes the existing surface parking lot at the northwest corner of North 22nd and West State Streets. The Site is legally described on Exhibit A attached hereto. The Site will constitute the third phase of development for the larger 15.35-acre development known as Kilbourn Square. The City of Milwaukee Common Council adopted general planned development zoning for Kilbourn Square on March 2, 1999 pursuant to Ordinance No. 981288. The first detailed planned development phase for Kilbourn Square permitted use of Buildings F and G and the east surface parking lot as the Milwaukee Academy of Science. The second detailed planned development phase authorized use of Building C, the first floor of Building D and a small portion of the first floor of Building B connecting Buildings C and D, together with approximately 160 spaces in the surface parking areas across North 23rd and State Streets, for Christian, educational and church programming.

1. A detailed planned development vicinity map showing the boundaries of the Site, the territory within 1,000 feet of the Site, proposed access to the Site and community facilities in the surrounding area was included with previous rezoning applications. The Site is currently serviced by adequate public rights of way. North 23rd and 24th Streets and West Kilbourn Avenue abut the Site's boundaries. West Kilbourn Avenue connects the Site with Downtown Milwaukee eight blocks to the east. Access from the Site to the federal highway system is available five blocks to the south. Community facilities in the surrounding area include: public schools to the north and south, Marquette University to the south and the remainder of the Kilbourn Square General Planned Development to the east. Uses currently being operated at the Kilbourn Square Campus include the Milwaukee Academy of Science, Social Development Commission offices and food service, offices and Christian and educational programming for City of Hope and a City College offering one and two year associate degrees and certificates.

2. The Site Plan included with this Statement and labeled Detailed Planned Development Site Plan (the "Site Plan") shows the exterior boundaries

and area of the Site. The Site contains the following buildings: Building B fronting on North 23rd Street containing 2-3 stories and approximately 80,000 - 90,000 square feet; Building D, a 6-story building abutting Building B at the east which contains approximately 100,914 square feet; and Building E which fronts on West State Street and contains approximately 32,536 square feet. The Owner does not propose to change the exterior of any buildings. The Owner does intend to renovate all of the interior space in existing buildings to ready them for uses permitted under applicable Kilbourn Square plans. Renovations may range from eliminating walls and reconfiguring spaces to merely painting and carpeting.

The Site also contains approximately 440 parking spaces: 377 spaces in the surface parking lot located at the northwest corner of North 23rd Street and West Kilbourn Avenue, 57 spaces in the surface parking lot at the northwest corner of North 22nd and West State Streets and 6 spaces between Buildings B and D. Parking areas will be repaved and restriped as needed to serve the Owner and its tenants and guests who occupy and utilize the renovated buildings. Landscaping and fencing around the perimeter of the surface parking lot between 23rd and 24th Streets and Kilbourn and State Streets will also be upgraded as re-development progresses. Existing perimeter fencing around such surface lot will be removed, and a combination of wrought iron fencing and additional shrubbery will be added along the Kilbourn and State Street faces. Existing light standards will also be repaired, and any burnt out bulbs will be replaced. In addition, yellow wood pylons will be removed.

Photos showing the existing exterior elevations of the buildings and the surface parking areas are included with this Statement and separately labeled.

3. Those uses described in the Second Amended Kilbourn Square General Plan Project Description and Owner's Statement of Intent will be permitted at the Site. In this third development phase, the City of Hope proposes to expand its Christian, educational and church programming, to accommodate the expansion of an existing choice school (Mandella School of Science and Math) to supplement operations at its nearby 2200 North Dr. Martin Luther King Jr. Drive locale and to facilitate development of various office, educational and other permitted uses.

Portions of the first floors of Buildings B and D were renovated (or are being renovated) and occupied in phase II of the Kilbourn Square detailed planned development as offices, meeting rooms and a cafeteria/food preparation and food service area. The large kitchen in Building D was upgraded for food service and preparation for consumption both on- and off-site. The cafeteria will

be open for breakfast and lunch to offer on-site food service. In addition, food is prepared for off-site consumption pursuant to independent contracts, including contracts for servicing the lunch programs for the Milwaukee Academy of Science and other area schools. Deliveries for food service/preparation utilize the existing loading dock at the north side of Building D and are restricted to the hours of 6:30 a.m. to 2:00 p.m. on weekdays. In addition, the first floor of Building D may house a small retail store accessible only to specialty groups associated with the Owner and/or its tenants. All goods sold at such store shall be new; no used goods may be resold at the Site.

Additional portions of the remaining floors of Buildings B and D will be occupied and used for various office, educational and other permitted uses. An expanding choice school serving between 275 - 325 students in grades K4 through 12 at the Site and providing school and accessory programming is expanding to portions of Buildings B and D. (That school will continue to operate off-site school facilities as well to serve a total of 400 - 450 at its combined onsite and offsite facilities.) Portions of Buildings B and D not occupied by the choice school will be prepared for assorted permitted uses which may include additional offices and meeting rooms, doctor's offices and/or a health clinic, supportive parenting services and other Christian educational and church programming. Such other programming may involve urban ministry training, Christian community services not prohibited in this Statement, general equivalency diploma, technical, specialty school and/or life skills training and accessory dormitory-style residential uses.

The Owner has no immediate plans for renovation and occupancy of Building E. Uses similar to those discussed above and other office, retail and/or warehousing and storage uses are likely for the future.

Buses and other vehicles servicing the Site may be parked and stored in an existing alley surrounded on three sides by the north wall of Building D, near the existing loading dock on the north side of Building D and in other areas not visible from any public streets which may be secured by fencing. Owner shall not park or store service vehicles overnight at any other locations on the Site.

From time to time but not more often than once per month, all or portions of the Site may be used for special events sponsored by the Owner and/or its tenants. These special events may include a health and wellness fair and/or health screening and shall be consistent with the Owner's Christian and educational focus. No outdoor activities related to special events may be held after 11:00 p.m. or before 8:00 a.m.

Notwithstanding the Owner's expectations for the current uses at the Site, the Owner reserves the right, at any time, to convert uses at the Site, or any portion thereof, to any uses permitted under the Kilbourn Square Second Amended General Plan Project Description and Owner's Statement of Intent and to allow other operators and/or tenants to undertake Site operations consistent with applicable zoning restrictions. Under no circumstances, however, shall the Site be used for any of the following uses: (a) homeless shelters, (b) meal distribution programs where all activities (including waiting in line) do not occur inside a building, (c) food or clothing distribution programs where all activities (including waiting in line) do not occur inside a building, or (d) second-hand or resale stores where all activities (including waiting in line) do not occur inside a building.

4. All signage at the Site will be consistent with an integrated mixed use development and comply with the signage standards approved for the Kilbourn Square General Planned Development. At this point, Owner plans only to replace two existing pillar-mounted signs and one wall-mounted building sign at the Site entrance facing Kilbourn Avenue. These signs will be replaced with signs similar in size and character to the existing ones. The Owner also plans to add an individually-lettered identification sign for the relocating choice school. As set forth in the approved signage standards, no sign shall exceed 15 feet in height and the sign face for any directory-type sign shall not exceed 32 feet in area. The Owner agrees that any additional signs must be approved by City staff prior to installation on the Site.

5. Lighting at the Site will comply with applicable City codes and ordinances. All lighting shall minimize glare onto adjoining properties and shall not be intermittent. All damaged lighting standards and light fixtures shall promptly be replaced.

6. At this point, the Owner does not intend to significantly change any grading on the Site.

7. Storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets will either remain in their existing locations or be extended to the Site via laterals connecting to existing utility lines in abutting public streets. Any new utility lines, mains and laterals installed to serve the Site shall be buried underground.

8. The existing landscaping surrounding the building and the mature street trees and fencing surrounding the parking areas will be preserved and

continue to buffer the Site from the surrounding neighborhood. In addition, a landscape plan for the surface parking lot included in the Site will be developed and submitted to City staff as soon as all existing buildings on the Site are fully occupied and the Owner is able to develop a coordinated landscape plan.

Minor modifications may occur to the detailed plans included with this Statement.

EXHIBIT A

Kilbourn Square (Phase III) Legal Description

PARCEL III:

Parcel 2 of Certified Survey Map No. 6876, recorded in the office of the Milwaukee County Register of Deeds on October 12, 2000 as Document No. 7975519, being a redivision of Parcel 1 of Certified Survey Map No. 6830, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL V:

Lots One (1) to Forty (40) inclusive, in Block Two Hundred Thirty-Eight (238) and the vacated alleys therein in Subdivision of the North 12.918 Acres of the East 21.378 Acres of the West 100 Acres of the Northwest One-Quarter (1/4) of Section 30, Town 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL VI:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and the East 17.5 feet of Lot Thirteen (13) in Block Three (3) in Miner's Subdivision, of Part of the Northwest One-Quarter (1/4) of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

KILBOURN SQUARE (PHASE III)
DETAILED PLANNED DEVELOPMENT
STATISTICAL SHEET

STATISTICAL COMPARISONS	SQUARE FEET	ACRES	% OF TOTAL
Gross Land Area	396,000	9.1	100.0%
Land Covered by Principal Buildings	70,000	1.6	18%
Land Devoted to Parking and Drives	160,000	3.7	40%
Land Devoted to Landscaped Open Space	166,000	3.8	42%

SUMMARY INFORMATION	NUMBER
Proposed Dwelling Unit Density	Up to 10 units per acre
Proposed Number of Buildings	3 (B, D, E)
Dwelling Units Per Building	Up to approximately 100 dwelling units may be developed in Buildings B and D (none in Building E) for dormitory-style residential uses accessory to other Christian and educational uses on site.
Bedrooms Per Dwelling Unit	1
Parking Spaces Provided	Approximately 440 surface spaces
Ratio Parking Space Per 1,000 Sq. Ft. of Building Area	6.3 spaces per 1,000 square feet of building area

All square footage and acreage estimates are approximate based on previous site plans.


Aurora
HealthCare®

DATE: 3/27/03
TO: Vanessa Koster
RE: *Attached Material*

- FOR YOUR APPROVAL
- FOR YOUR INFORMATION
- FOR YOUR COMMENTS
- TAKE ACTION INDICATED
- PER YOUR REQUEST
- PER OUR CONVERSATION
- OTHER: _____

- INVESTIGATE AND REPORT
- PREPARE FOR MY SIGNATURE
- PLEASE SEE ME
- ROUTE
- FILE
- PLEASE RETURN

REMARKS: *We were pleased to receive
notice of this funding of our
parking lot improvement project
just this week. Diana DeLakos*

Signed: _____

©AHC 05384260 (3/97)

THE WINDHOVER FOUNDATION

December 23, 2002

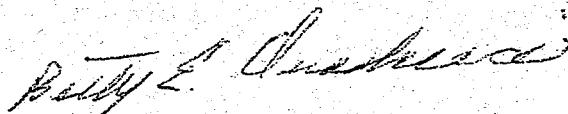
Pastor Walter Harvey
City of Hope
2200 West Kilbourn Ave.
Milwaukee, WI 53233

Dear Pastor Harvey:

We are pleased to confirm that representatives of the Windhover Foundation have approved a Windhover Foundation pledge of \$65,000.00 to cover the cost of your parking lot repair. A check in the amount of \$65,000.00 is enclosed.

We appreciate the fine services your organization provides and wish you continued success with your efforts. We would appreciate if you would keep us informed on your progress during the year.

Very truly yours,



Betty E. Quadracci
President
Windhover Foundation, Inc.

Enclosure

1127

WINDHOVER FOUNDATION, INC.

DATE

3/10/03

12-5 157
750

PAY
TO THE
ORDER OF

City of Hope

\$ 65,000.00

Sixty-four thousand 5 00/100

DOLLARS

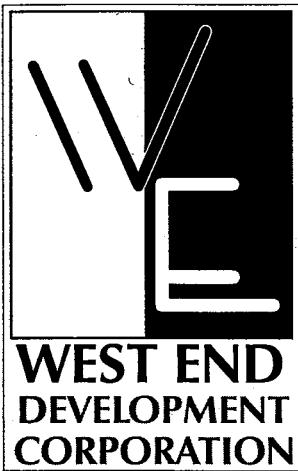


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M&P Marshall & Ilsley Bank
Milwaukee, Wisconsin 53202

FOR *Contribution*

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March 26, 2003

Vanessa Koster, Assistant Planner
Department of City Development
City of Milwaukee
809 N. Broadway, 2nd Floor
Milwaukee, Wi. 53202

Re: City of Hope Zoning

Dear Ms. Koster:

This letter is in response to the City of Hope's zoning request before the City of Milwaukee.

West End Development Corporation is interested in leasing space in the City of Hope complex, specifically in the previous laundry area located in the northwest section of the building complex. We are interested in leasing approximately 2400 sq. ft. of space to be used as a reporting site, storage area and general workshop for our housing rehabilitation programs.

West End Development Corporation is a non-profit Community Development Corporation providing housing rehabilitation services to existing owner-occupied homes in the near west side of Milwaukee. We also have recently initiated a new program of significant rehabilitation of vacant housing units to be offered for sale to first time home owners.

West End plans on using the space in the City of Hope as a base of operations for our rehabilitation programs. Our crew members will report to this site, our tools and vehicles will be stored on site and we will conduct regular training for our crew members at the site. The vast majority of our work is done at the housing locations we are working on, but we do expect to utilize part of the space as storage space for materials and supplies used on our projects and as a small carpentry shop for on site repairs and work. It is not planned to be a production type shop, but rather as a place to work in inclement weather and for overall crew training and operations.

The site offers an excellent opportunity in terms of the space and it's central geographic location. We are hopeful that the zoning process will allow such as use.

If you have any questions, please feel free to contact me.

Sincerely,
Jim Wenner
Jim Wenner
Program Director

3034 West Wisconsin Avenue
Milwaukee, WI 53208

E-mail westend@milwpc.com
Phone (414) 933-2080
Fax (414) 933-7163



3000 West Montana Street
P.O. Box 343910
Milwaukee, WI 53234-3910

T (414) 647-3000
www.AuroraHealthCare.org

March 26, 2003

Vanessa Koster, Assistant Planner
Department of City Development
City of Milwaukee
809 North Broadway, Second Floor
Milwaukee, WI 53202

Dear Ms. Koster:

As you prepare your report on the zoning submittal for Phase III of detailed planned development at the Kilbourn Square campus, I thought it would be helpful for you to know that Aurora Health Care has agreed to provide some additional support to City of Hope (soon to be renamed City on a Hill).

For a period of one year, effective April 1, Diane De La Santos, Aurora's vice president of Public Relations, will be serving as a loaned executive to City of Hope. She will serve in the capacity of Executive Director, providing administrative and funding expertise to help advance the organization's community outreach, program development, building renovation and acquisition of tenants.

Diane has 25 years experience in not-for-profit management, having worked for a smaller community-based organization before joining Aurora nearly 20 years ago. She also brings a background of service on more than a dozen community boards and in several other volunteer leadership roles. I believe she will be an asset to City of Hope.

I understand that the organization has several suitable tenants eager to move into their facility in May. I would encourage you to view favorably their zoning request, which will pave the way for additional occupancy and activity at the site.

We are anticipating that in the years ahead City of Hope will increase its positive impact on the surrounding neighborhoods, which we also serve through our Aurora Sinai Medical Center and Aurora/UW Health Clinics. As City of Hope's leaders move forward with their plans, your assistance would be greatly appreciated.

Sincerely,

A handwritten signature in black ink that appears to read "G. Edwin Howe".

G. Edwin Howe
President

MANDELLA SCHOOL OF SCIENCE AND MATH
2200 NORTH DR. MARTIN LUTHER KING JR., DRIVE
MILWAUKEE, WI 53212
(414) 374-0220 FAX (414) 374-0222

David Seppeh
PRINCIPAL

Charisse Douglas
OFFICE MANAGER

Edna Mathews
VICE PRINCIPAL

Jackie Palmer
ADMINISTRATIVE ASSISTANT

March 27, 2003

Vanessa Koster, Assistant Planner
Department of City Development
City of Milwaukee
809 North Broadway, Second Floor
Milwaukee, WI 53202

Dear Ms. Koster:

As the vice-principal of Mandella School of Science and Math, I am writing in support of the zoning request by City of Hope. Our school is currently negotiating a letter of intent to lease approximately 16,000 square feet of space in the "D Building" on the City of Hope campus.

Mandella School of Science and Math is a Milwaukee Parental Choice Program (MPCP) School located at 2200 North Martin Luther King Jr. Drive. We currently enroll 125 students, but have many more waiting to enroll. As we have reached capacity at our current site, we are in need of additional space to expand our enrollment for the 2003-2004 school year.

We have not yet finalized our decision about facility utilization, but may continue to operate at both the MLK Drive location and the City of Hope site. We are planning to invest in excess of \$200,000 to renovate sections of the first and second floors of the D Building for classroom use in the fall. The initial estimate from our contractor for the work on the first floor is attached, along with floor plans for the space. We are in ongoing discussions with contractors and our architect in anticipation of signing a lease and beginning the build out by May 1.

As the attached letter from the State Department of Public Instruction indicates, it is urgent that we obtain a certificate of occupancy by August 1 in order to participate in the MPCP for the entire 2003-2004 school year. To accomplish that we will need to begin our work at the City of Hope site in May.

We are excited about the opportunity to locate on the City of Hope campus. We urge you to support the zoning request before you, in order to pave the way for Mandella School of Science and Math to obtain occupancy in time for the next school year.

Sincerely,



Edna Mathews
Vice Principal



SELZER-ORNST CO.
BUILDING CONSTRUCTION • CONSTRUCTION MANAGEMENT

October 21, 2202

Edna Mathews
Mandella School of Science & Math
2200 N Martin Luther King Jr. Drive
Milw, WI 53212
Fax Number: 374-0239

Dear Edna,

We are pleased to provide you with this preliminary budget of \$161,800 for approximately 10,000 SF of classroom space at the City of Hope building at 2200 West Kilbourn Ave. This budget to include the following scope of work.

Patch concrete floor at Rooms C-120, C-116 & C-104A.
Patch and repair plaster walls in Rooms C-116, C-114 and C-104A
Remove drywall from one side of partially finished walls and insulate with sound batts insulation.
Re-install drywall and complete drywalling to ceiling.
Drywall, tape and finish partially completed wall.
Paint all walls in seven (7) new classrooms (interior only).
Install new 2 X 4 lay-in acoustical ceiling in seven (7) classrooms and (1) new office area (C-125A).
Patch ceiling in Room C-126.
Drywall, tape, finish and paint office C-125A.
Install two (2) new hollow metal frames and oak doors and hardware in office C-125A.
Remove wallcoverings in common corridor and install new vinyl wallcovering (1.25 SF material allowance).
Install vinyl composition tile and vinyl coved base in seven (7) class rooms and (1) one office (C-125A).
Install new 2' X 4' 3-lamp light fixture into new ceiling grid in each of the class rooms and (1) one office (C-125A). This will give suggested lighting levels. Each room with separate switching.
Install receptacles on normal 120V circumstances either fished into existing walls or use of wire mold.
Bring existing electrical closet up to current code by installing 2-new panels (2-200AMP) cabinets with 75 LF feeds.
Includes building permits, dumpster costs and other general conditions.

"Our Personal Supervision Ensures Your Satisfaction"
6222 West State Street • P.O. Box 13097 • Wauwatosa, WI 53213
414 258-9900 • Fax: 414 258-3693 • sornst@execpc.com

FOUNDED

1928

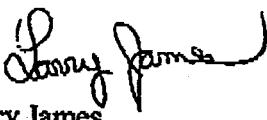
Edna Mathews
October 21, 2002
Page 2

Excluded are the following:
Final drawings
Removal of hazardous materials
HVAC
Fire protection
Plumbing
Telephone wiring
ADA updates for restrooms

The above-mentioned scope of work is based on a walk-thru of the existing space and assumptions of finishes and necessary code updates.

Please contact me at your convenience to discuss any questions you would have on this preliminary budget.

Sincerely,



Larry James
Project Manager

LJ/jmb



State of Wisconsin Department of Public Instruction

Mailing Address: P.O. Box 7841, Madison, WI 53707-7841
125 South Webster Street, Madison, WI 53702
(608) 266-3390 TDD (608) 267-2427 FAX (608) 267-1052
Internet Address: www.dpi.state.wi.us

Elizabeth Burmaster
State Superintendent

January 21, 2003

Mr. David Seppeh
Mandella School of Science-Math
2200 North Martin Luther King Jr. Drive
Milwaukee, WI 53212

Dear Mr. Seppeh:

This letter to confirm that I have received your school's registration forms for the Milwaukee Parental Choice Program (MPCP). These forms include the school's intent to participate form, the signed student rights letter and the school's random selection agreement. The forms have been correctly filled out; therefore, your school will be included on the list of schools indicating an intent to participate in the MPCP for the 2003-04 school year.

Remember if your school is changing locations or you are a new school, the DPI must receive a copy of your school's certificate of occupancy by August 1, or May 1 if your school is having MPCP summer school. Failure to meet this requirement will result in your school being ineligible to participate in the MPCP for the entire 2003-04 school year.

Below I have listed your school's information that will be used for mailings and the February press release. Please review the information below and make sure it is correct. Please contact me immediately if there are any errors (608-266-2853). Thank you for your attention to this matter.

School Name	Mandella School of Science-Math
Administrator's Name	David Seppeh
Street Address and Zip	2200 North Martin Luther King Jr. Drive 53212
Mailing Address and Zip	2200 North Martin Luther King Jr. Drive 53212
Telephone Number	414-374-0240
Fax Number	414-374-0222
Grades	K4-11
Open Application Periods	Feb Mar Apr May June July Aug Sept Oct Nov Dec

Sincerely,

A handwritten signature in cursive script that reads "Tricia Collins".

Tricia Collins, Administrator
Milwaukee Parental Choice Program