

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.