

May 31, 2019

VIA E-MAIL AND HAND DELIVERY

JStibal@westalliswi.gov

Mr. John F. Stibal, Executive Director
Community Development Authority
City of West Allis
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

Re: Southeast Corner of South 68th Street & West Mitchell Street

Dear Mr. Stibal:

As you know, this firm represents Universal Health Services (“*UHS*”) and its single purpose entity Milwaukee Behavioral Health, LLC, in connection with the above-referenced matter. Further to UHS’s letter to you dated May 29, 2019, regarding its interest in acquiring the 7.5-acre site from the City of West Allis Community Development Authority, the purpose of this letter is to transmit to you the draft proposed transaction documents for consideration by the Community Development Authority.

Accompanying this letter, please find the following draft documents:

1. Purchase and Sale Agreement;
2. Development Agreement;
3. Development Financing Agreement; and
4. Performance Guaranty.

Please do not hesitate to contact me should you, City staff, officials and legal counsel have questions or wish to discuss any aspect of these documents in detail.

Very truly yours,

Davis & Kuelthau, s.c.



Joseph E. Tierney IV
Attachments/Enclosures

cc: Kail Decker, Esq., City Attorney (via e-mail, with attachments)
Ms. Diane Henneman, Divisional Vice President, UHS (via e-mail, without attachments)
Brian C. Randall, Esq., Davis|Kuelthau, s.c. (via e-mail, without attachments)