

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 68<sup>th</sup> 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.

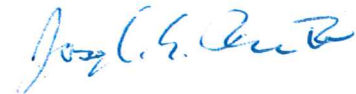
Accompanying this letter, please find the following draft documents:

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)