



February 19, 2016

Mr. Jim Owczarski
City of Milwaukee
City Clerk
City Hall
200 East Wells Street, Room 205
Milwaukee, WI 53202

**RE: LETTER OF INTEREST:
WISCONSIN AVENUE SCHOOL**

Dear Mr. Owczarski,

Penfield Children's Center Inc. ("Penfield"), hereby submits this letter of interest, in accordance with Wis. Stats. §119.61(4)(a) or (b), as applicable, to notify the City of Milwaukee, or its agent, of Penfield's interest to purchase the former Wisconsin Avenue School building located at 2708 West Wisconsin Avenue, Milwaukee, WI 53208 (the "Property"). As outlined in the procedures to submit a letter of interest, we include the following information:

1. Name and address of the property
Wisconsin Avenue School, 2708 West Wisconsin Avenue, Milwaukee, WI 53208
2. Legal name of the entity submitting the LOI
Penfield Children's Center, Inc.
3. Mailing address, email address, and telephone number of the entity submitting this LOI
Penfield Children's Center, Inc.
833 N. 26th Street
Milwaukee, WI 53233
chrisholmes@penfieldchildren.org
414-345-6300

AGREEMENT TO PURCHASE AND LEASE PROPERTY

This Agreement to Purchase and Lease Property (the "**Agreement**") is entered into as of the 19th day of February, 2016 by and between PENFIELD CHILDREN'S CENTER, INC. or its assigns ("**PCC**"), and PENFIELD MONTESSORI ACADEMY, INC. ("**PMA**").

WHEREAS, PMA is a charter school authorized to operate a public school known as Penfield Montessori Academy pursuant to Wis. Stats. Sec. 118.40(2r).

WHEREAS, PCC wishes to purchase the Milwaukee public school building located at 2708 W. Wisconsin Avenue, Milwaukee, Wisconsin (the "**Property**") and lease the building to PMA for its charter school.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. PPC agrees to use its good faith efforts to purchase the Property and shall submit to the City of Milwaukee a letter of interest to purchase the same.
2. PPC and PMA agree that upon the successful acquisition of the Property, PMA will operate its charter school, Penfield Montessori Academy, in the Property pursuant to the terms of a long-term lease entered into between PMA and PPA or its assigns prior to the closing on the acquisition of the Property.
3. PMA understands that PPA may assign its right to purchase the Property to a single member limited liability company of which PPA is the sole member ("**LLC**"). PPA may assign its rights and obligations hereunder to the LLC without the consent of PMA.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date. February 19, 2016

PCC:
PENFIELD CHILDREN'S CENTER, INC.

By: Robert E. Mikulaj

PMA:
PENFIELD MONTESSORI ACADEMY, INC.

By: Christina P. Holmes

January 14, 2016

City Clerk
City Hall
200 E. Wells Street
Room 205
Milwaukee, WI 53202

Dear Honorable Jim Owczarski:

I am resubmitting this formal Letter of Interest for the vacant Fletcher School, located at 9520 W. Allyn Street. We intend to open our new campus in Fall 2016.

Risen Savior Lutheran School, a private school in the Milwaukee Parental Choice Program, has been educating children in Milwaukee since 2002. The current enrollment of our K4 - 8th grade school is 249. We have a high demand for our school that can only be met by expanding. Conveniently, located a few blocks from our grade school, is Fletcher Elementary School, a vacant Milwaukee Public Schools (MPS) building. We desire to purchase this building, so that we can give more Milwaukee children a better education.

As a private school in the Milwaukee Parental Choice Program, Risen Savior Lutheran School has experienced tremendous demand for our school, growing over 400% in the last decade. What makes Risen Savior unique is the diverse make-up of our students; Over the past few years roughly 45% of our student body has been Hispanic, about 45% African-American, and about 10% a combination of Nigerian, White, and Asian. Risen Savior students take the state mandated tests. In 2013-2014, Risen Savior students for the WKCE math exams performed better than the average student at Milwaukee Public Schools or in the Milwaukee Parental Choice Program.

According to Wis. Stat. 119.61(3)(b), no later than 60 days after receiving the inventory of Milwaukee Public Schools (MPS) buildings, the City Clerk must post public notice on their website, permitting education operators to submit letters of interest to purchase eligible school buildings.

As a private school, Risen Savior is an "education operator", as defined in Wis. Stat. 119.61(1)(a) and Fletcher is an "eligible school building."

An eligible school building is a "school building has been *unused* or satisfies any condition qualifying the building as an *underutilized* school building for a period of 12 consecutive months, including the 12 months preceding the effective date of July 14, 2015." (emphasis

added) Fletcher meets the definition of both an “unused” and/or an “underutilized” building in Wis. Stat. 119.61(1)(b). Fletcher has been closed since July 2010. MPS’ own inventory list, released in August 2015, identified it as not educating any students. We are confident that Fletcher has been unused for the last 12 months.

Fletcher also meets the definition of being underutilized. According to Wis. Stat. § 119.61(1)(c), an underutilized building meets any of the following:

1. Less than 40% of the capacity of the school building is used for instruction of pupils on a daily, school day basis and either:
 1. The building is not part of an active expansion plan or
 2. Pupil enrollment has declined in at least 2 of the 3 school years preceding the year where it has less than 40% capacity or
 3. The school has placed in one of the 2 lowest performance categories according to the school report cards for the year that it is less than 40% capacity and: 1) the building is located within 5 miles of another school building, 2) the other building serves the same grade levels, and 3) no more than 60% of that other school building is used for instruction.
2. The building is not staffed on a full-time basis by a principal or staff.
3. The number of hours of pupil instruction offered in the building in the previous year was less than 80% of the number of hours required under Wis. Stat. 121.02(1)(f)2.

Because Fletcher has not been used for educational purposes in the last 5 years, it easily meets one, if not all, of the tests of being underutilized.

As a result, we are submitting a letter of interest to purchase Fletcher. If no other education operator submits a letter of interest within 28 days of this date, then the Milwaukee Common Council has 60 days to “negotiate a reasonable purchase price” with us. *See* Wis. Stat. § 119.61(4)(c).

Please contact us as soon as possible and let us know how you intend to proceed.

Sincerely,



Robert Dusseau,
Principal

414.354.7320 or rdusseau@risensaviormilwaukee.com

"We Make A Difference With The Courage To Change"



Letter of Interest

1. Former 37th Street School
2. 1715 N 37th Street
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc
P.O. 241337
Milwaukee, WI 53224-9031
414-617-0021
rfitch17@gmail.com

4. Private School Operator Milwaukee Parental Choice Program

5. Intent to participate in the Milwaukee Parental Choice Program

6. Patrick Cavanaugh Brennan, Attorney At Law
River Front Plaza, Suite 200
1110 North Old World Third Street
Milwaukee, WI 53203
414 763-4200 phone
414-231-9810 fax



Letter of Interest

1. Former Carleton School
2. 4116 West Silver Spring Drive
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc

P.O. 241337

Milwaukee, WI

414-617-0021

rfitch17@gmail.com

53224-9031

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1110 North Old World Third Street

Milwaukee, WI 53203

414 763-4200 phone

414-231-9810 fax

CITY OF MILWAUKEE
2016 FEB 25 P 3:18
CITY CLERK'S OFFICE



Letter of Interest

1. Former Centro Del Nino School
2. 500 East Center Street
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc
P.O. 241337
Milwaukee, WI 53224-9031
414-617-0021
rfitch17@gmail.com

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6. Patrick Cavanaugh Brennan, Attorney At Law
River Front Plaza, Suite 200
1110 North Old World Third Street
Milwaukee, WI 53203
414 763-4200 phone
414-231-9810 fax



Letter of Interest

1. Former Phillis Wheatley School
2. 2442 North 20th
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc
P.O. 241337
Milwaukee, WI 53224-9031
414-617-0021
rfitch17@gmail.com

4. Private School Operator Milwaukee Parental Choice Program

5. Intent to participate in the Milwaukee Parental Choice Program

6. Patrick Cavanaugh Brennan, Attorney At Law
River Front Plaza, Suite 200
1110 North Old World Third Street
Milwaukee, WI 53203
414 763-4200 phone
414-231-9810 fax



February 22, 2016

Mr. Jim Owczarski
City Clerk
City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: Rocketship Education Letter of Interest
Frederick Douglass, 3409 N. 37th St., Milwaukee, WI

Dear Mr. Owczarski,

Pursuant to the City of Milwaukee request for Education Operators to submit letters of interest to purchase eligible Milwaukee Public School Buildings, I am pleased to submit this non-binding Letter of Interest on behalf of Rocketship Education Wisconsin, Inc. (hereafter "Rocketship") for the facility located at 1715 N. 37th Street in Milwaukee, Wisconsin.

Rocketship is a non-profit network of public elementary charter schools headquartered in San Jose, CA. It primarily serves low-income students in neighborhoods where access to excellent schools is limited. Currently, Rocketship operates a school at 3003 W. Cleveland Ave. in Milwaukee, WI, which it opened in 2013 after a substantial investment in the building and its neighborhood. For more information about Rocketship, please visit <http://www.rsed.org>.

The required information is highlighted as follows:

1. Name and address of the property

Frederick Douglass, 3409 N. 37th St., Milwaukee, WI

2. Legal name of the entity submitting the LOI

Rocketship Education Wisconsin, Inc.

3. Mailing address, email address, and telephone number of the entity submitting the LOI

Laura Kozel
Vice President, Facilities & Treasury
Rocketship Education
350 Twin Dolphin Drive, Ste. 109
Redwood City, CA 94065
Mobile 602-478-1789
lkozel@rsed.org

CITY OF MILWAUKEE
2016 FEB 23 AM 10:23
CITY CLERK'S OFFICE

Work 262.717.5151
Fax 262.643.4220
11801 W. Silver Spring Dr.
Suite 201 | Milwaukee, WI 53225
PARADIGMre.com



4. Category under which submitting party qualifies as an education operator

Category 3. The operator of a charter school established under s. 118.40 (2) or (2m) that is not an instrumentality of the school district, as determined under s. 118.40 (7).

5. Documentation verifying the party's status as an education operator

Attached

6. Contact information for attorney representing education operator

Maya L. Sethi
Rocketship Education
Associate General Counsel
350 Twin Dolphin Drive, #109
Redwood City, CA 94065

Buyer's Agent:
Brian Parrish, MBA
PARADIGM Real Estate, LLC
11801 W. Silver Spring Dr., Suite 201
Milwaukee, WI 53225
Mobile 414-708-5631
brian@paradigmre.com

If you have any questions, please do not hesitate to contact me.
Rocketship looks forward to hearing back from you.

Sincerely,

Brian Parrish, MBA
President & CEO
PARADIGM Real Estate LLC
Buyer's Representative

Cc: Laura Kozel, Rocketship Education

Work 262.717.5151

Fax 262.643.4220

11801 W. Silver Spring Dr.

Suite 201 | Milwaukee, WI 53225

PARADIGMre.com



February 22, 2016

Mr. Jim Owczarski
City Clerk
City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: Rocketship Education Letter of Interest
37th Street, 1715 N. 37th St., Milwaukee, WI

Dear Mr. Owczarski,

Pursuant to the City of Milwaukee request for Education Operators to submit letters of interest to purchase eligible Milwaukee Public School Buildings, I am pleased to submit this non-binding Letter of Interest on behalf of Rocketship Education Wisconsin, Inc. (hereafter "Rocketship") for the facility located at 1715 N. 37th Street in Milwaukee, Wisconsin.

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The required information is highlighted as follows:

1. Name and address of the property
37th Street, 1715 N. 37th St., Milwaukee, WI
2. Legal name of the entity submitting the LOI
Rocketship Education Wisconsin, Inc.
3. Mailing address, email address, and telephone number of the entity submitting the LOI

Laura Kozel
Vice President, Facilities & Treasury
Rocketship Education
350 Twin Dolphin Drive, Ste. 109
Redwood City, CA 94065
Mobile 602-478-1789
lkozel@rsed.org

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5. Documentation verifying the party's status as an education operator

Attached

6. Contact information for attorney representing education operator

Maya L. Sethi
Rocketship Education
Associate General Counsel
350 Twin Dolphin Drive, #109
Redwood City, CA 94065

Buyer's Agent:
Brian Parrish, MBA
PARADIGM Real Estate, LLC
11801 W. Silver Spring Dr., Suite 201
Milwaukee, WI 53225
Mobile 414-708-5631
brian@paradigmre.com

If you have any questions, please do not hesitate to contact me.
Rocketship looks forward to hearing back from you.

Sincerely,

Brian Parrish, MBA
President & CEO
PARADIGM Real Estate LLC
Buyer's Representative

Cc: Laura Kozel, Rocketship Education

Enclosure

Work 262.717.5151
Fax 262.643.4220
11801 W. Silver Spring Dr.
Suite 201 | Milwaukee, WI 53225
PARADIGMre.com



February 22, 2016

Mr. Jim Owczarski
City Clerk
City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: Rocketship Education Letter of Interest
Carleton, 4116 W. Silver Spring Dr., Milwaukee, WI

Dear Mr. Owczarski,

Pursuant to the City of Milwaukee request for Education Operators to submit letters of interest to purchase eligible Milwaukee Public School Buildings, I am pleased to submit this non-binding Letter of Interest on behalf of Rocketship Education Wisconsin, Inc. (hereafter "Rocketship") for the facility located at 1715 N. 37th Street in Milwaukee, Wisconsin.

Rocketship is a non-profit network of public elementary charter schools headquartered in San Jose, CA. It primarily serves low-income students in neighborhoods where access to excellent schools is limited. Currently, Rocketship operates a school at 3003 W. Cleveland Ave. in Milwaukee, WI, which it opened in 2013 after a substantial investment in the building and its neighborhood. For more information about Rocketship, please visit <http://www.rsed.org>.

The required information is highlighted as follows:

1. Name and address of the property
Carleton, 4116 W. Silver Spring Dr., Milwaukee, WI
2. Legal name of the entity submitting the LOI
Rocketship Education Wisconsin, Inc.
3. Mailing address, email address, and telephone number of the entity submitting the LOI

Laura Kozel
Vice President, Facilities & Treasury
Rocketship Education
350 Twin Dolphin Drive, Ste. 109
Redwood City, CA 94065
Mobile 602-478-1789
lkoz@rsed.org

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CITY CLERK'S OFFICE

Work 262.717.5151
Fax 262.643.4220
11801 W. Silver Spring Dr.
Suite 201 | Milwaukee, WI 53225
PARADIGMre.com



4. Category under which submitting party qualifies as an education operator

Category 3. The operator of a charter school established under s. 118.40 (2) or (2m) that is not an instrumentality of the school district, as determined under s. 118.40 (7).

5. Documentation verifying the party's status as an education operator

Attached

6. Contact information for attorney representing education operator

Maya L. Sethi
Rocketship Education
Associate General Counsel
350 Twin Dolphin Drive, #109
Redwood City, CA 94065

Buyer's Agent:
Brian Parrish, MBA
PARADIGM Real Estate, LLC
11801 W. Silver Spring Dr., Suite 201
Milwaukee, WI 53225
Mobile 414-708-5631
brian@paradiqmre.com

If you have any questions, please do not hesitate to contact me.
Rocketship looks forward to hearing back from you.

Sincerely,

Brian Parrish, MBA
President & CEO
PARADIGM Real Estate LLC
Buyer's Representative

Cc: Laura Kozel, Rocketship Education

Enclosure

Work 262.717.5151
Fax 262.643.4220
11801 W. Silver Spring Dr.
Suite 201 | Milwaukee, WI 53225
PARADIGMre.com

Mr. Zhoucai Fan
P.O.Box 1183
Alhambra, CA 91802
Phone: 626.758.0283
Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Centro Del Nino School at **500 East Center Street, Milwaukee, WI** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

We understand that base on State of Wisconsin Statute 119.61, only "education operators" allow to buy the school surplus buildings. After carefully evaluating ourselves and did communication with the city of Milwaukee, we believe that we are qualify in Private School category for purchase the property.

When our interest and request for the purchase has been accepted, I and all our project investors will united together to conduct the purchase in time manner.

Thank you very much for your consideration. I am looking forward to hear from you for this exciting opportunity.

Sincerely yours,

Zhoucai Fan
Investor and Investors representative

Mr. Zhoucai Fan
P.O.Box 1183
Alhambra, CA 91802
Phone: 626.758.0283
Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Wisconsin Avenue Elementary School at **2708 West Wisconsin Avenue, Milwaukee, WI 53233** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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Sincerely yours,

Zhoucai Fan
Investor and Investors representative

Mr. Zhoucai Fan
P.O.Box 1183
Alhambra, CA 91802
Phone: 626.758.0283
Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Phillis Wheatley School at **2442 North 20th Street, Milwaukee, WI 53205** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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Sincerely yours,

Zhoucai Fan
Investor and Investors representative

Mr. Zhoucai Fan
P.O.Box 1183
Alhambra, CA 91802
Phone: 626.758.0283
Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Fletcher Elementary School at **9500 West Allyn Street and 9102 North 96th Street, Milwaukee, WI 53223** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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Phone: 626.758.0283
Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Milwaukee School of Entrepreneurship at **6914 West Appleton Ave, Milwaukee, WI** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former 68th Street School at **6720 West Moltke Ave, Milwaukee, WI** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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February 23, 2015

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City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former Carleton School at 4116 West Silver Spring Drive, Milwaukee, WI that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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Email: webdaily@gmail.com

February 23, 2015

Mr. Jim Owczarski
City Clerk
City Hall of Milwaukee
200E. Wells Street, Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former F Douglass Elementary School at **3409 North 37th Street, Milwaukee, WI** that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

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Zhoucai Fan
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Dear Mr. Owczarski,

I am writing this letter to present our interest for buying City of Milwaukee owned surplus school property, Former 37th Street School at 1715 North 37th Street, Milwaukee, WI that are currently listed for sale.

With our plan, we buy the property for the purpose of housing a new **ESL (English as the Second Language) School** for international student from Asia countries, especially from China to improve and prepare English ability in speaking, listening, reading and writing for advanced study at university in state of Wisconsin and USA. If we successfully complete the purchase process, we will follow Federal, state of Wisconsin and city of Milwaukee regulations and policies to establish and park the school at the property as soon as possible.

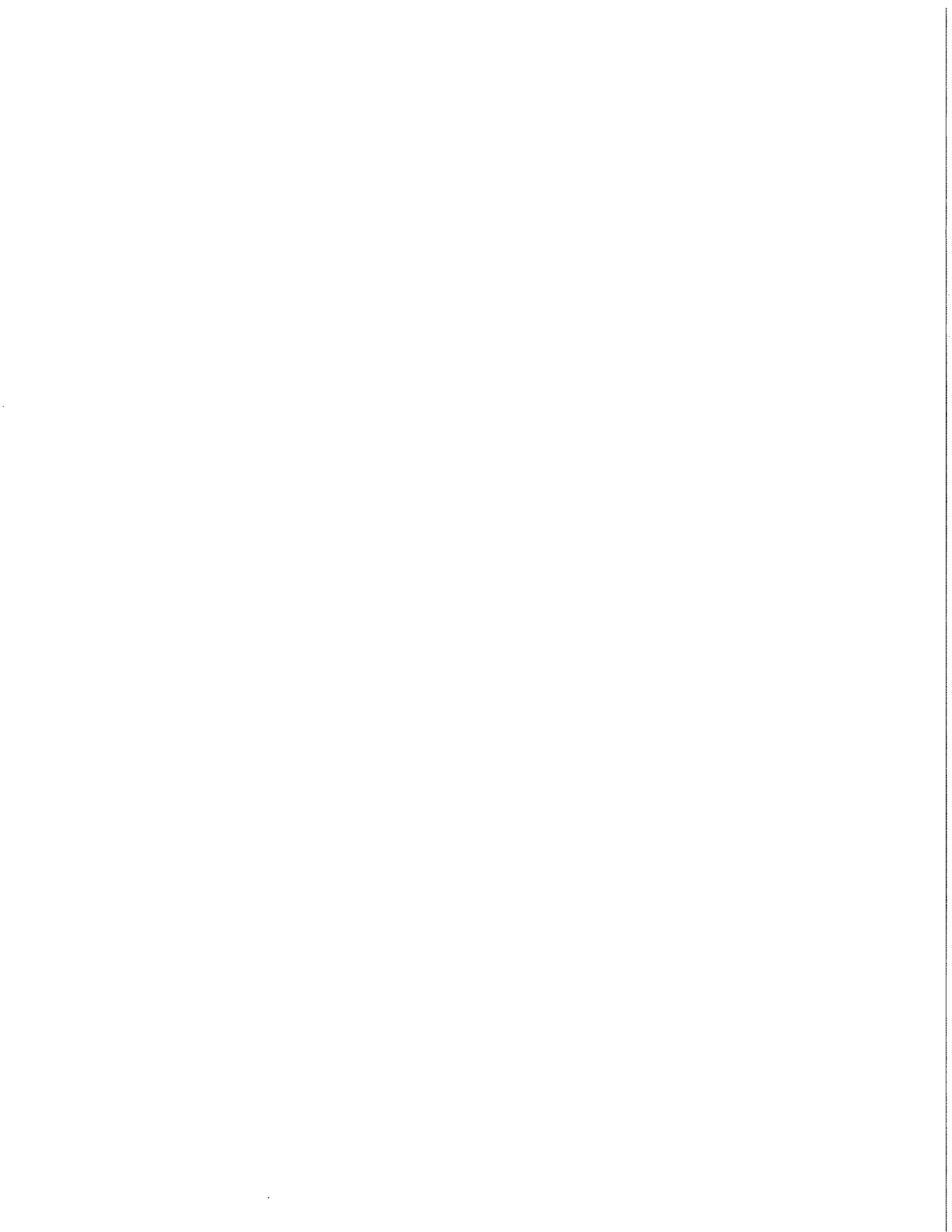
We understand that base on State of Wisconsin Statute 119.61, only "education operators" allow to buy the school surplus buildings. After carefully evaluating ourselves and did communication with the city of Milwaukee, we believe that we are qualify in Private School category for purchase the property.

When our interest and request for the purchase has been accepted, I and all our project investors will united together to conduct the purchase in time manner.

Thank you very much for your consideration. I am looking forward to hear from you for this exciting opportunity.

Sincerely yours,

Zhoucai Fan
Investor and Investors representative



Pilgrim Rest Missionary Baptist Church

3737 North Sherman Boulevard
Milwaukee, Wisconsin 53216-3053

Email: pilgchurch@sbcglobal.net

Reverend Martin Childs, Jr., D.Min, Pastor

Office (414) 873-1045
Fax (414) 873-4101

Jim Owczarski
City Clerk
City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
2016 FEB 25 A 11:04
CITY CLERK'S OFFICE

RE: Letter of Interest for Frederick Douglass property

Dear Mr. Owczarski:

Pilgrim Rest Missionary Baptist Church has been a pillar of Milwaukee's Northside community for over 65 years. We are committed to serving the community where we worship and providing services for the entire Milwaukee community through ministry, education and community development.

In October of 2015, our congregation purchased three properties spanning 3426 N. 38th Street to 3717 W. Keefe Ave. As we strive to revive that neighborhood by providing community support and resources, it is our desire to also purchase the Frederick Douglass building that is immediately adjacent to our newly purchased properties.

This letter is to formally express interest in purchasing this eligible Milwaukee Public School building. The information required for the letter of interest is as follows:

LOI Questions	Response
1. Name and address of the property	Frederick Douglass 3409 N. 37th St
2. Legal name of the entity submitting the LOI	Pilgrim Rest Missionary Baptist Church
3. Mailing address, email address, and telephone number of the entity submitting the LOI	3737 N. Sherman Blvd., Milwaukee WI 53216 pastormartin@childsmail.com (414) 873-1045
4. Category under which submitting party qualifies as an education operator	A person that is pursuing a contract with the board under s. 118.40 (2m) to operate a school as a charter school that is not an instrumentality of the school district.
5. Documentation verifying the party's status as an education operator	Please see attached documentation of activities to acquire contract approval.
6. Contact information for attorney representing education operator	Hall Legal 759 N. Milwaukee St. Milwaukee, WI 53202 (414)273-2001

Based on the information provided, you will see that we are carefully doing our due diligence to ensure alignment to Milwaukee Public Schools and state regulations. Pilgrim Rest Missionary Baptist Church has a long standing history with a strong future. We have over five hundred active and supporting members (time and resources) and will continue to grow and be a productive and integral part of the Milwaukee Northside community.

We look forward to viewing the property and formally making an offer to purchase.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Martin Childs, Jr.", written in a cursive style.

Pastor Martin Childs, Jr. D. Min.
Senior Pastor
Chairman of the Board



**MILWAUKEE
PUBLIC SCHOOLS**

Office of the Superintendent
5225 W. Vliet St., P.O. Box 2181
Milwaukee, WI 53201-2181
(414) 475-8001 • mps.milwaukee.k12.wi.us

January 12, 2016

Jim Owczarski
City Clerk
City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: *Letter of Interest for Eligible School Buildings*

Dear Mr. Owczarski:

On October 9, 2015, I submitted a general Letter of Interest for all eligible school buildings. In accordance with §119.61(3)(a), Wis. Stat., and in my capacity of Superintendent of Schools, for Milwaukee Public Schools, I am re-stating the interest in all buildings that may be deemed eligible. To the extent that the statute may require that I submit a letter of interest for specific eligible school buildings, I hereby submit this letter of interest to the Common Council of the City of Milwaukee for the following school buildings:

Assata (3517 W. Courtland) – occupied building.
88th Street (3575 S. 88th Street) – part of active expansion plan. Scheduled to open July 2016.
Happy Hill (7171 West Brown Deer Road) – part of active expansion plan
Hayes (2431 S. 10th Street) – part of active expansion plan
Lee (921 W. Meinecke Avenue) – occupied; part of active program expansion
Malcolm-X (2760 N. 1st Street) – part of active expansion plan. Scheduled to open July 2016.
Philipp (4310 N. 16th Street) – part of active expansion plan
Fletcher (9520 W. Allyn Street) – part of active expansion plan
Dover (619 E. Dover Street) – part of active City of Milwaukee development plan
Garfield (2215 N. Fourth Street) – part of active City of Milwaukee development plan
Wisconsin Avenue (2708 W. Wisconsin Avenue) – part of active expansion plan

Best,

Darienne B. Driver, Ed.D.
Superintendent of Schools

C: Gina M. Spang, MPS Chief of Staff

Start. Stay. Succeed.
Comienza. Quédate. Triunfa.



MILWAUKEE
PUBLIC SCHOOLS

Office of the Superintendent
5225 W. Vliet St., P.O. Box 2181
Milwaukee, WI 53201-2181
(414) 475-8001 • mps.milwaukee.k12.wi.us

October 9, 2015

Jim Owczarski
City Clerk
City Hall
200 E. Wells Street
Room 205
Milwaukee, WI 53202

Re: *Letter of Interest for Eligible School Buildings*

Dear Mr. Owczarski:

In accordance with § 119.61(3)(a), Wis. Stats., and in my capacity as Superintendent of Schools for Milwaukee Public Schools, I hereby submit this letter of interest to the Common Council of the City of Milwaukee. This letter of interest is submitted regarding all school buildings determined to be “eligible school buildings”, as defined by § 119.61(1)(b), Wis. Stats.

Sincerely,

Darienne B. Driver, Ed.D.
Superintendent of Schools

Cc: Gina Spang, Chief of Staff, Milwaukee Public Schools

Start. Stay. Succeed.
Comienza. Quédate. Triunfa.