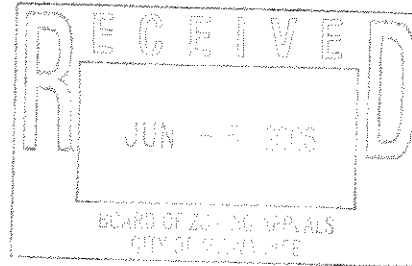


**MILWAUKEE PUBLIC SCHOOLS****OFFICE OF THE SUPERINTENDENT**  
CENTRAL SERVICES BUILDING  
5225 West Viet Street  
P O Box 2181  
Milwaukee, Wisconsin 53201-2181  
Phone: 414.475.8002  
Fax: 414.475.8585

May 11, 2006

Mr. Joel Brennan  
Department of City Development  
809 N. Broadway  
Milwaukee, WI 53202

Dear Mr. Brennan:

I am writing to express my support for the proposed relocation of Lad Lake's Synergy North School to 225 West Capitol Drive. Synergy North's relocation to such a vastly superior facility would enable Lad Lake to improve servicing and educating at-risk children.

Lad Lake forged a relationship with the Milwaukee Public Schools in 1988. We contracted with them to provide services to approximately thirty of our students. Today, that number has grown to over two hundred students, attending two schools, based on Lad Lake's willingness to work with the Division of Diversified Community Schools.

The proposed school at 225 West Capitol Drive represents more than the relocation of an existing school to another building. It would allow Lad Lake to provide service to students from a broader geographic area.

Lad Lake believes the building at 225 West Capitol Drive is ideally suited for use as a school. I urge you to do whatever you can to facilitate the redevelopment of this historic structure into the new home for Synergy North. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'William G. Andrekopoulos'.

William G. Andrekopoulos  
Superintendent of Schools

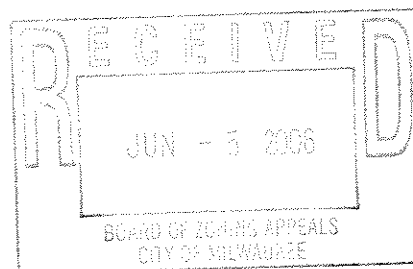
WGA/tms



James R. Popp  
President  
Wisconsin and Minnesota

April 25, 2006

Mr. Joel Brennan  
Department of City Development  
City of Milwaukee  
809 N. Broadway  
Milwaukee, WI 53202



Dear Mr. Brennan:

Williams Development Corporation has advised us of its plan to renovate the property at 225 W. Capitol Drive. As you know, Chase owns the adjoining property, a drive-through banking facility at 211 W. Capitol Drive.

The 225 property has been vacant for a number of years during which time it's owner, the City, has apparently been unable to find a suitable user. It appears that the property may now have a good chance of being remodeled and restored. In the process, it will be transformed into a valuable asset for the community.

The proposed occupant, Lad Lake School, has a long and proud tradition of service to the community and would be a welcome neighbor to Chase. We support the Williams Development proposal and look forward to seeing the property utilized more fully.

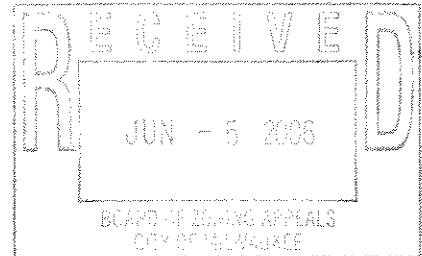
Sincerely,



Commercial Real Estate  
777 East Wisconsin Avenue  
MK-WI-J3SR  
PO Box 532  
Milwaukee, WI 53201

May 5, 2006

Mr. Joel Brennan  
Department of City Development  
809 N. Broadway  
Milwaukee, WI 53202



Dear Mr. Brennan:

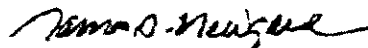
There are many reasons to support Williams Development Corporation's plans to restore and renovate the property at 225 W. Capitol Drive. Here are a few:

- 1) The property has been vacant (and seemingly abandoned) for many years. It will become a target for vandals if it has not already become one. Right now it is a blight on the neighborhood.
- 2) Williams Development's tenant, Lad Lake, has been a customer of U.S. Bank for the past six years and we enjoy an excellent banking relationship with them. They have a solid reputation both with us and with the social services world. It renders valuable service to the Milwaukee Public School system and the general community and has since the early 1900's. It can be counted upon to be a good neighbor.

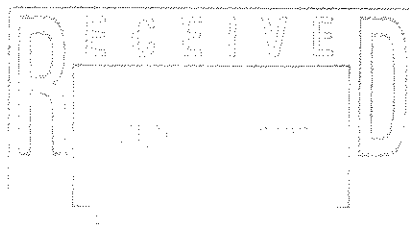
3) Williams Development has been a client of the bank for more than 25 years. We have been involved with the financing of a wide range of projects for them, including several large-scale restorations. For example, we were the construction and permanent lender for the rehabilitation of the Marshall Field building in downtown Milwaukee, a complicated project which we feel represents the best of creative collaboration. This project presented many development challenges but has turned out to be a tremendous success due to the hard work and perseverance of Williams Development.

U.S. Bank also has a vested ownership in the 225 W. Capitol neighborhood with retail banking operations in the area. The Williams Development Lad Lake proposal is a great opportunity to further rejuvenate the area, re-position a vacant property with the added benefit of the user providing much needed social programs for area residents. Based on these factors, U.S. Bank strongly supports the proposed redevelopment.

Very truly yours,



James S. Newgard  
Vice President  
Senior Relationship Manager



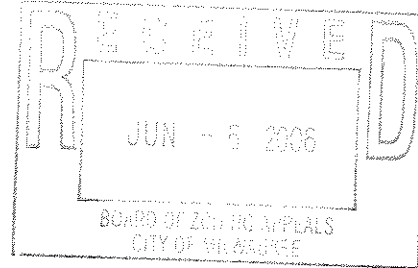
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11777 West Lake Park Drive  
Milwaukee, Wisconsin 53224-3021  
(414) 577-1177  
Fax (414) 577-1155  
(800) 248-1254

May 15, 2006

Mr. Joel Brennan  
Department of City Development  
809 North Broadway  
Milwaukee, WI 53202



Dear Joel:

I am writing in support of a new project in our Business Improvement District. CG Schmidt has been a part of this neighborhood for 86 years and still has an office building and equipment yard at 4199 North Richards. We employ people in the BID and our heritage is tied to the Riverworks neighborhood.

The project at 225 West Capitol Drive has our support because we believe it will support the growth and the diverse fabric of the neighborhood. We think it will fit well with the businesses as well as the other mixed uses along Capitol Drive and in the area immediately adjacent to the school.

We are very supportive of the work that Lad Lake has done for decades to improve the lives of inner-city youth and believe this is a win-win for everyone. Further, any of the developments that Bill Orenstein and Williams Development have undertaken are quality developments committed to the long-term health of the community.

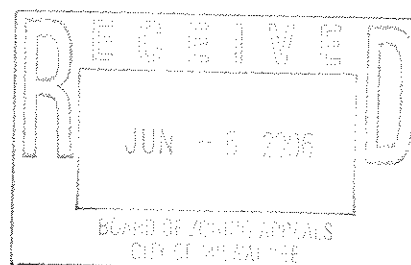
Thank you for considering our support during the rezoning of the parcel at 225 West Capitol.

Sincerely,

Steven C. Chamberlin  
President

May 23, 2006

Mr. Joel Brennan  
City of Milwaukee  
Department of City Development  
809 N. Broadway  
Milwaukee, WI 53202



RE: 225 W. Capitol Drive

Dear Mr. Brennan:

I am writing in support of the above proposed project in the Riverworks neighborhood. Our company manages two properties in the neighborhood on behalf of related owners, and I have served on the Business Improvement District Board for a number of years.

We support the proposed Williams Development redevelopment of 225 W. Capitol Drive for use by Lad Lake for a number of reasons:

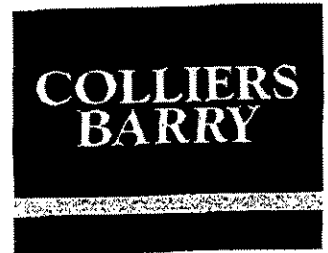
1. Lad Lake will create additional good-paying jobs with benefits.
2. The building is not well-suited for retail due to lack of access, and it is obsolete for industrial uses.
3. Lad Lake is a long-standing, quality operation that will fill a currently vacant property that currently attracts vandals and is an eyesore.
4. Both the developer and Lad Lake will be making significant investments and the City's tax base should increase from zero to at least \$40,000. It is assumed the property will also support the BID.

Thank you for considering our support for this proposed redevelopment. Please contact me with any questions you may have.

Sincerely,  
PIEPER PROPERTIES, INC.

Ann Pieper Eisenbrown  
President

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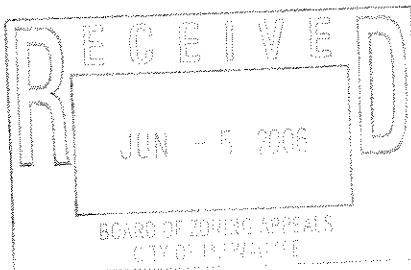


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September 19<sup>th</sup>, 2005  
Our 84<sup>th</sup> Year



Mr. Charles Biller  
Williams Development  
648 N. Plankinton, Ste. 418  
Milwaukee, WI 53203

**RE: 225 W. Capitol Drive**

Dear Chuck:

Thank you for your inquiry regarding our interest in marketing the property at 225 W. Capitol for industrial use. As you know, the Barry Company represents a significant number of industrial property owners in their leasing efforts. Based on that experience, we believe that the property at 225 has a number of deficiencies that would make it very difficult to lease as an industrial property.

First and foremost, it is a multi-story building as opposed to the single-story buildings with 20-foot clear heights or higher that industrial tenants desire. Second, its column spacing is rather tight which eliminates a substantial universe of prospective users. Third, the entrance to the property on 2<sup>nd</sup> Street makes access to the building difficult, especially for larger trucks. Last, given the cost of the work that you indicated will need to be done to renovate the property, I do not think it will be feasible for you to offer a competitive industrial lease rate relative to the competition.

We believe it would be worthwhile to evaluate whether it makes sense to lease the property as office space or for some use that generates higher rents. If you would like to meet to discuss that option further, please let me know.

Respectfully yours,

**COLLIERS BARRY, INC.**

  
David L. Barry, CCIM, SIOR

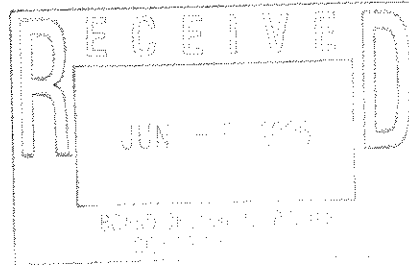




April 28, 2006

*Via Electronic Mail*

Chuck Biller  
Vice President  
Williams Development Corporation  
648 N. Plankinton Avenue, Suite 418  
Milwaukee, WI 53203

**Re: 225 W. Capitol Drive Marketing Report**

Dear Chuck:

Per your request, I am writing to summarize our efforts to procure tenants for the proposed redevelopment of the property at 225 W. Capitol Drive. Our marketing activities to date include mailings to several hundred current office tenants including those potentially displaced as a result of Columbia St. Mary's redevelopment or relocating from St. Michael's, and have placed advertisements on our website as well as Xceligent, the commercial real estate equivalent of the MLS system. We have also installed marketing signage on the building itself, which has generated just one inquiry.

The Polacheck Company is responsible for the leasing of a significant number of office properties on the east side of Milwaukee and the North Shore. Our presence in the marketplace enables us to stay abreast of which tenants are in search of office space. Often, we can direct them to other listings that more precisely meet their needs. Unfortunately, it has proven very difficult to persuade prospective tenants to give serious consideration to the building at 225 W. Capitol Drive.

The crux of the matter is that the high cost of redeveloping your property requires you to seek lease rates which are not competitive with competing office buildings in the area. For example, most prospective tenants are aware that they can lease office space, at or below the lease rate for your building, in locations that the market views as superior, such as Port Washington Road in Glendale.

We support your efforts to lease the property to Lad Lake despite the fact that they are listed as an exclusion to our listing agreement. We have certainly gotten the word out about the availability of your property and have received surprisingly little response. Your proposed redevelopment of the building will transform a blighted structure into one of the most attractive buildings in the Riverworks neighborhood. It will be a great asset to the community.

Sincerely,

Wayne Rappold  
Office Properties Group

777 E. WISCONSIN AVENUE  
MILWAUKEE, WISCONSIN 53202-5353  
414-273-0860  
TELEFAX: 414-273-4362  
www.polacheck.com