

August 19, 2011

Mr. Craig Dillmann  
Manager of Real Estate Services—Milwaukee County  
2711 West Wells Street, Suite 339  
Milwaukee, WI 53208

Re: Milwaukee Regional Medical Center  
Campus Child Care Facility  
8624 W. Watertown Plank Rd.  
Wauwatosa, WI 53226

Dear Mr. Dillmann:

For the past two years I have been working with Mr. Bill Hatcher, the Executive Director of the Milwaukee Regional Medical Center (“MRMC”), on the acquisition of the Campus Child Care facility and daycare operation. As you are aware, MRMC currently has a ground lease on the underlying 1.748 acre parcel with Milwaukee County. During the prior two years my organization (Premier Development Group) worked with MRMC members to evaluate the daycare center and see where improvements could be made. I arranged for different child care organizations to present to MRMC members for their consideration and review. After mutually agreeing on Bright Horizons Family Solutions to be the new child care center operator, I would like to express my interest in having Premier Development Group enter into a ground lease for the underlying Milwaukee County parcel.

Over the last few months I have worked with the City of Wauwatosa to obtain the required land division by means of a certified survey map. The City has also endorsed Bright Horizons Family Solutions as the child care center operator by granting the required conditional use approval. Attached please find background information of Premier Development Group and Bright Horizons Family Solutions. I look forward to the opportunity to enter into a ground lease with Milwaukee County.

Sincerely,



Matthew J. Mehring  
President  
Premier Development Group, LLC.

**Premier Development Group**

1100 Buena Vista Ave  
Waukesha, WI 53188

Phone: (262) 613-4009  
Fax: (262) 569-8620

# Campus Child Care

## BUSINESS PARTNERSHIP

Premier Development Group, LLC is a real estate holding company that has extensive experience in the construction and real estate industry. The company is comprised of three partners Matthew Mehring, Michael Mehring Sr. and Robert Hultquist. Each partner has their own individual expertise and the attached resumes provide a more detailed description of their experience. Premier Development Group, LLC has entered into a strategic partnership with Bright Horizons Family Solutions for the daycare operations.

Bright Horizons Family Solutions is the world's leading provider of employer-sponsored child care, early education and work/life consulting services. Bright Horizons Family Solutions manages more than 700 early care and education programs across the U.S., UK, Ireland and Canada for more than 800 of the world's leading employers. Bright Horizons clients include more than 120 of the *Fortune* 500 and more than 90 employers that appear on *Working Mother* magazine's list of the "100 Best Companies for Working Mothers."



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## COMMUNITY INVOLVEMENT

The Bright Horizons community is a vibrant tapestry made of children, families, employees, and suppliers who represent many different cultures, backgrounds, and experiences. We strive to create a culture that values and includes every individual and celebrates unique differences. Our commitment to diversity is fundamental to supporting the success of our company, so that we may understand and respond to the challenges of our clients, the needs of the families whom we serve, and the evolving goals of our employees. Our commitment to diversity is part of our HEART principles, which support our mission to provide the highest-quality early care and education so that we may make a difference in the lives of children, families, and communities.

Bright Horizons supplier diversity initiative is committed to building a portfolio of products and suppliers for our centers that mirror the demographics of the global community we serve. Bright Horizons Diversity Supplier Grant enables a certified minority supplier to participate on our e-commerce site, The Mall @ Bright Horizons. The Mall @ Bright Horizons is a unified shopping cart experience that our 700+ centers use daily to procure approved products for their centers. These products range from office supplies, to art work, to furniture, computer and paper goods. In 2010, total sales through The Mall @ Bright Horizons exceeded \$10.5 Million and over 80,000 orders were processed. Our Diversity Grant Supplier will receive a year of free participation on our site, technology support, and ongoing support from the Supply Management Department throughout the year. This selected supplier will also have the opportunity to work with our marketing team to feature and market their products to our centers.



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## BRIGHT HORIZONS FAMILY SOLUTIONS

Bright Horizons manages child care centers for many of the world's leading corporations, hospitals, universities, and government agencies. All of our child care centers are designed to meet high standards of excellence. We are proud to help children worldwide develop the skills they need to prepare for academic excellence and success in life, while we partner with employers to support their employees.

One reason for the company's success is its uncompromising commitment to excellence, the single most important company value. The company operates each of its centers according to the highest standards of excellence as defined by the National Association for the Education of Young Children (NAEYC) and has the best record of accreditation from the NAEYC of any multi-site workplace services provider in the United States. Bright Horizons' parent satisfaction rating is 98%. The company places an equally high priority on responsiveness and close working relationships with clients and enjoys a 99% client retention rate.

Bright Horizons has so much experience in early education and managing child care centers, and that experience has enabled us to have a very healthy program.

To put it simply, Bright Horizons was the best fit for our organization. The atmosphere Bright Horizons has created is one of genuine warmth.

*Terra Siller  
Work/Life Specialist  
Henry Ford Health System  
Transitioned to Bright Horizons*

Operating under similar high standards for itself in order to become the employer of choice for professionals in its field, Bright Horizons has been recognized twelve times by *Fortune* magazine as one of the "100 Best Companies to Work For" and by *Working Mother* as one of the "100 Best Companies for Working Mothers."

To achieve its vision of "building a better world by helping children, families and companies work together to be their very best," Bright Horizons Family Solutions focuses on partnerships with employers to provide child care, early education and enrichment programs, and strategic work/life consulting services.



### Premier Development Group

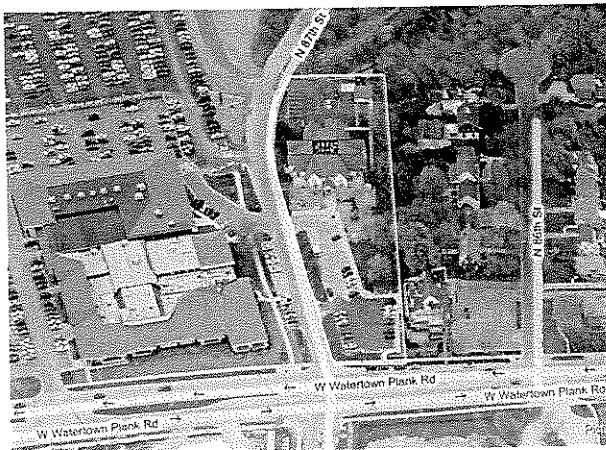
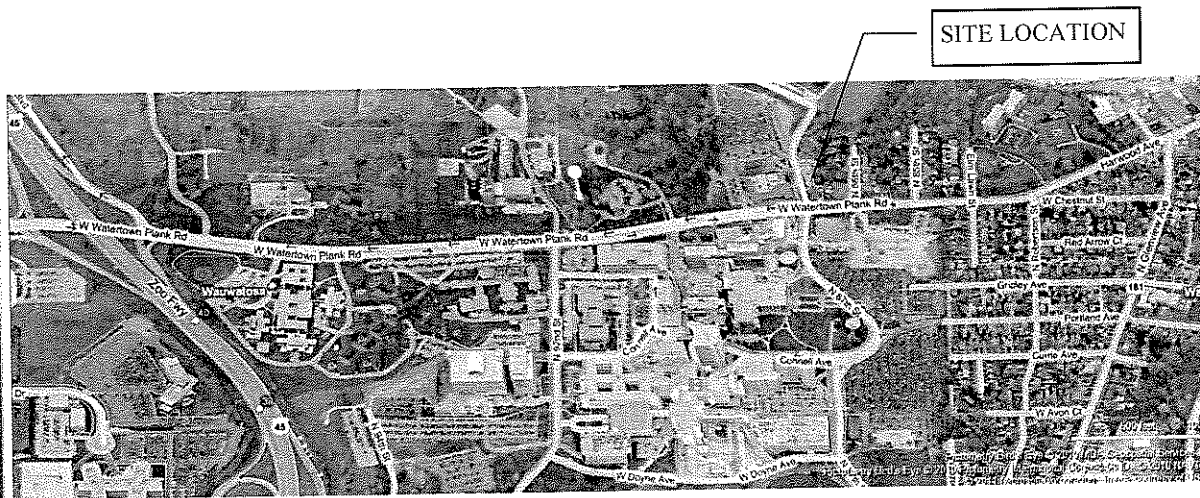
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## PROPERTY DESCRIPTION

The subject property is located at 8624 Watertown Plank Road in Wauwatosa, Milwaukee County, Wisconsin. The site is situated on the north side of Watertown Plank Road, east of US Highway 45 in a mixed-use area dominated by the Milwaukee Regional Medical Center complex. The building was constructed in 1991 and totals 13,670 square feet. The building is a daycare center with fourteen classrooms, multiple restrooms, office space, and two exterior fenced play areas. The building sits on a 1.748 acre site.



## BUSINESS SUMMARY

**Building Size: 13,670 square feet**

**Age range: 6 months to 6 years old**

**Hours of Operation: 6am to 6pm**

**Capacity: 176 children**

**Number of Employees: 35**

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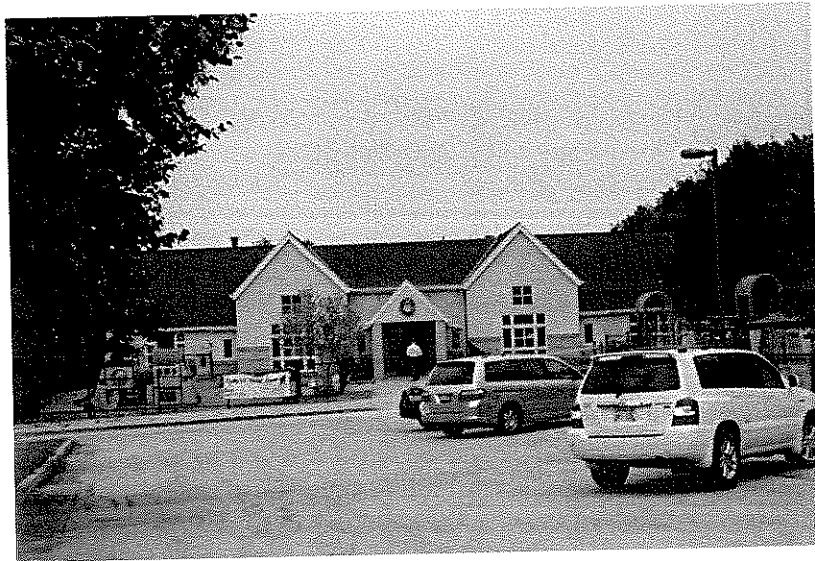
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## PROPERTY PHOTOS



NORTH ELEVATION



SOUTH ELEVATION

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## **Matthew Mehring, LEED AP**

*President*

Matthew Mehring provides the overall leadership and strategic direction of the company's development projects and services. Mr. Mehring ensures that financial and operational objectives for each project are met. He is responsible for all site acquisition and planning, development services, civic relationships, entitlements and major tenant negotiations

### **Education**

B.S., Structural Engineering, Milwaukee School of Engineering, 2004

B.S., Construction Management, Milwaukee School of Engineering, 2004

### **Experience**

#### **Centex Rodgers Inc.**

- Project Engineer at Clear Lake Regional Medical Center – Webster, TX (\$80,000,000) (Healthcare)
- Quality Control Manager at Washington Regional Medical Center – Fayetteville, AK (\$124,000,000) (Healthcare)
- Project Engineer at Broward General Medical Center – Fort Lauderdale, FL (\$95,000,000) (Healthcare)

#### **Anderson Ashton Inc.**

- Project Manager on Milwaukee Regional Medical Center – Flight for Life Headquarters & Aircraft Hanger – Waukesha, WI (\$2,750,000) (Healthcare / Office / Aviation)
- Project Manager on Abundant Life Lutheran School – Oconomowoc, WI (\$3,500,000) (Church School & Daycare)
- Project Manager on Zion Ev. Lutheran Church— Menomonie Falls, WI (\$900,000) (Daycare)
- Project Manager on Key to Life Daycare—Wausau, WI (\$1,300,000) (Daycare)
- Project Manager on Little Lambs Child Care—West Bend, WI (\$900,000) (Daycare)
- Project Manager at WE Energies Power Plant - RMAN & Warehouse project – Oak Creek, WI (\$3,600,000) (Office & Industrial)
- Project Manager at WE Energies Power Plant - Raw Water / Waste Water Building – Oak Creek, WI (\$3,000,000) (Waster Water Treatment)
- Project Manager at Wisconsin Electric Power Plant - Oak Creek, WI (\$13,000,000) (Industrial / Power Generation)
- Project Manager on Grant Park Plaza – South Milwaukee, WI (\$9,000,000) (Retail)
- Project Manager on Capital Plaza – Brookfield, WI (\$6,000,000) (Retail)
- Project Manager on Elmbrook Plaza – Brookfield, WI (\$5,000,000) (Retail)
- Project Manager on Foran Spice Company – Oak Creek, WI (\$4,000,000) (Industrial)

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## **Michael Mehring Sr.**

*Vice President*

Michael Mehring Sr. is the vice president of Premier Development, LLC. In his role he has overall responsibility for all construction activities. He oversees the field operations, coordinates sub-contractors and scheduling of all construction related activities, providing technical direction and quality control for executed work. He has over 36 years of experience in construction and has provided these services for many different clients.

### **Education**

Civil Engineering, Milwaukee Area Technical College

### **Daycare Experience**

#### **Mehring Construction Inc. (1974-Present)**

- Carpentry contractor on Abundant Life Lutheran School – Oconomowoc, WI (\$3,500,000) (Church School & Daycare)
- Carpentry contractor on Zion Ev. Lutheran Church— Menomonee Falls, WI (\$900,000) (Daycare)
- Carpentry contractor on Key to Life Daycare—Wausau, WI (\$1,300,000) (Daycare)
- Carpentry contractor on Little Lambs Child Care—West Bend, WI (\$900,000) (Daycare)

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## **Robert C. Hultquist** *Secretary*

Robert Hultquist is the secretary of Premier Development Group, LLC. His oversight of all legal aspects for the company's projects has helped establish its track record of successful development ventures.

### **Education**

Preparatory Education—Loyola University, Chicago  
Juris Doctorate—Loyola University School of Law—1957

### **Experience**

- 1957-1959—William T Kirby & Associates, Chicago, Illinois
- 1959-1963—Sole practitioner and head of legal department for Royal Globe Insurance Companies and London-Lancashire Insurance Company, Chicago, Illinois
- 1963-1989—Hultquist & Hudzik, P.C., Downers Grove, Illinois
- 1989-1995—Hultquist, Wedel, Hudzik & Russ, P.C., Downers Grove, Illinois
- 1995-1997—Robert C. Hultquist, P.C., Downers Grove, Illinois
- 1997-Present—Robert C. Hultquist, P.C., Oconomowoc, WI
- Former General Counsel and Secretary Treasurer of the Plastic Shipping Container Institute (1972-1998)
- Former member of the Development Committee of the Marquette University Executive Senate
- Former President (1970-1971), Executive Secretary (1963-1970) and Treasurer (1961-1963) of Southwest Bar Association of Chicago.

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