

## SETTLEMENT AGREEMENT

This Agreement is between H&K Partners, LLC ("H&K"), a corporation organized and existing under the laws of the State of Wisconsin, and the City of Racine, Wisconsin (the "City"), a municipal corporation organized and existing under the laws of the State of Wisconsin.

1. Definitions. In this Agreement:

(a) The "Properties" means the land and improvements located at 2090 S. Green Bay Road ("Green Bay Road Property") and 3212 Douglas Avenue ("Douglas Avenue Property") and are identified as parcel numbers 23926002 and 17811000, within the City.

(b) "Case" means the action pending in the circuit court for Racine County, Wisconsin titled *H&K Partners, LLC v. City of Racine*, Case No. 16-CV-1499.

(c) "Court" means the Circuit Court for Racine County.

(d) A "tax year" means a year in which an assessment is made as of January 1, with taxes based on the assessment payable in the year following the tax year.

2. Refund of Taxes. The City shall issue a refund payable to Reinhart Boerner Van Deuren S.C. Trust Account, or to another account designated by H&K in writing, pursuant to Wis. Stat. § 74.37, in the amount of \$2,663 for 2016 as a refund of property taxes previously paid by or billed to H&K based on the property tax assessments of the Properties for the tax year 2016. The parties agree that no portion of this amount constitutes interest.

3. 2017 Assessment. The parties agree that the 2017 assessment of the Douglas Avenue Property will reflect an assessed value not to exceed \$623,900. As long as the 2017 assessment does not exceed this amount, H&K shall not file a claim for refund for any taxes paid with respect to the 2017 assessment of the Douglas Avenue Property. In the event the 2017 assessment exceeds this amount, then H&K shall have the right to file a claim for refund for the amount of taxes paid on the 2017 value in excess of the amount and the City shall grant any such claim for refund. H&K agrees that it will withdraw the 2017 objection for the Green Bay Road Property.

4. Waiver of Costs. Each party waives all claims for costs.

5. Time of Payments. The City shall pay the refund of taxes for the 2016 tax year in full, as provided in Section 2 of this Agreement, within 30 days of the date this Agreement is signed by both parties.

6. Stipulation for Dismissal. No later than ten days after H&K receives payment in full of the refund of taxes provided in section 2 of this Agreement, the parties shall (a) enter into a stipulation, attached hereto as Exhibit A, signed by their respective attorneys, for the dismissal of the Case (including, but not limited to, all claims asserted in the Complaint in the Case) on the merits, with prejudice, and without costs to either party; and (b) file the stipulation with the Court.

7. Responsibility for Fees and Expenses of Attorneys and Experts. Each party shall be solely responsible for the fees of its attorneys and experts.

8. No Representations. Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the opposing party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

9. Binding on Successors. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, successors, and assigns.

10. Governing Law. This Agreement shall be governed and interpreted by the laws of the State of Wisconsin.

11. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement: (a) neither party shall be deemed the drafter of this Agreement for purposes of its interpretation; and (b) the parties shall attempt in good faith to resolve the dispute. The parties agree that the Court retains jurisdiction to enforce this Agreement and that a party may ask the Court to enforce this Agreement by filing a motion in the Case and serving the same on the other party.

12. Representation By Counsel; Reliance. Each party acknowledges that it has been represented throughout all negotiations leading up to this Agreement by attorneys of its choice and that its attorneys have approved this Agreement. Each party represents that in entering into this Agreement, the party has relied on its own judgment and on the advice of its attorneys, and that no statements or representations made by the other party or any of its agents, except statements or representations expressly made in this Agreement, have influenced or induced the party to sign this Agreement.

13. No Assignment or Transfer. H&K represents and warrants that it has not assigned or transferred to anyone and will not assign or transfer to anyone any of the claims in the Case.

14. Entire Agreement. This Agreement states and constitutes the entire agreement of the parties concerning its subject matter and supersedes all prior or contemporaneous agreements (written or oral), representations, negotiations, and discussions concerning its subject matter, including but not limited to, all agreements (written or oral), representations, negotiations, and discussions made in the course of mediation of the Case.

15. Use of this Agreement. This Agreement shall not be filed with the Court in this Case or in any other case or proceeding, except for the purpose of enforcing this Agreement. This Agreement and any part of this Agreement shall not be admissible in the lawsuit or in any future judicial or administrative proceeding and shall not be offered as evidence or presented by any Party in the Lawsuit or any future judicial or administrative proceeding, except for the purpose of enforcing this Agreement.

16. No Admissions of Liability or Concerning Assessments or Fair Market Value.

This Agreement is the settlement of disputed claims. By entering into this Agreement, the City does not admit any liability to H&K for any of the claims asserted in the Case or H&K' objections to the assessments, and the payments made under this Agreement shall not be construed as an admission of any such liability. Except as explicitly provided herein, neither Party makes an admission about the assessments or the fair market value of the Properties as of and January 1, 2016 or any other date nor any other admission concerning the assessment of H&K's property. In addition, none of the agreed upon values or assessments as of January 1, 2016 shall be admissible in any proceeding or assessment challenge in any subsequent year.

17. Waiver. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

18. Amendments or Modifications. This Agreement may not be amended, modified or altered in any manner whatsoever, except by a further written agreement duly authorized and signed by the parties.

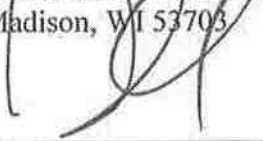
19. Authorization to Sign Agreement. Each person signing this Agreement on behalf of either party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the party. Each party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the party is bound.

20. Reading of Agreement. Each person signing this Agreement on behalf of either party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of this Agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

Dated: 9/5, 2017.

**H&K PARTNERS, LLC**

BY: Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street Suite 600  
Madison, WI 53703



---

Don M. Millis  
State Bar ID 1015755  
Jessica Hutson Polakowski  
State Bar ID 1061368

Dated: 9-11-17, 2017.

**APPROVED AS TO FORM**

BY: Seibel Law Offices LLC  
11512 N Port Washington Road  
Mequon, WI 53092




Amy R. Seibel  
State Bar ID No. 1006166

Dated: 09/22, 2017.

**CITY OF RACINE**

By:

  
Deputy City Attorney

37196475