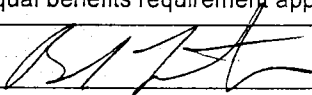


RES 343

Significant






CONTRACT COVERSHEET

NOTE: Shaded areas are for County Executive review.

DEPARTMENT AIRPORT		CONTRACT/ADDENDUM #: 12536A	
1. This contract, grant or addendum: <input type="checkbox"/> AWARDS <input checked="" type="checkbox"/> ACCEPTS		Contract Addendum	
2. This contract is discretionary <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		↓ If Addendum, please include original contract number ↓	
3. Term of Contract or Addendum: From: <u>Execution</u> To: <u>Dec. 31, 2086</u>		<input type="checkbox"/> POS <input type="checkbox"/>	
4. Amount of Contract or Addendum Present rent of \$897.60/mo. with Annual CPI Adjustment		<input type="checkbox"/> Co Lesse <input type="checkbox"/>	
5. Purpose: Approves assignment of Lease (DCRA 78-13) from Johnson Bank to DBG Properties, LLC		<input type="checkbox"/> Co Lessor <input checked="" type="checkbox"/>	
		<input type="checkbox"/> Intergovernmental <input type="checkbox"/>	
		<input type="checkbox"/> Purchase of Property <input type="checkbox"/>	
		<input type="checkbox"/> Property Sale <input type="checkbox"/>	
		<input type="checkbox"/> Other: <input type="checkbox"/>	
6. Vendor or Funding Source: DBG Properties, LLC			
7. MUNIS Vendor Code: 26393			
8. Bid/RFP Number: n/a			
9. If grant: Funds Positions? <input type="checkbox"/> YES <input type="checkbox"/> NO Will require on-going or matching funds? <input type="checkbox"/> YES <input type="checkbox"/> NO			
10. Are funds included in the budget? <input type="checkbox"/> YES <input type="checkbox"/> NO			
11. Account No. & Amount, Org. & Obj. _____		Amount \$ _____	
Account No. & Amount, Org. & Obj. _____		Amount \$ _____	
Account No. & Amount, Org. & Obj. _____		Amount \$ _____	
12. Is a resolution needed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "YES," please attach a copy of the Resolution. If Resolution has already been approved by the County Board, Resolution No. & date of adoption <u>2015 RES-343 SUB 1</u>			
13. Does Domestic Partner equal benefits requirement apply? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
14. Director's Approval 			

CONTRACT REVIEW/APPROVALS

VENDOR

Initials	Ftnt	Date In	Date Out
 Received	_____	<u>1-26-15</u>	_____
 Controller	_____	_____	<u>2/2/16</u>
 Corporation Counsel	_____	<u>2-3-16</u>	<u>2-3-16</u>
 Risk Management	_____	<u>2/3/16</u>	<u>2/3/16</u>
_____ ADA Coordinator	_____	_____	_____
 Purchasing Agent	_____	_____	<u>2/2/16</u>
_____ County Executive	_____	_____	_____

Vendor Name & Address	
DBG Properties, LLC 9026 Royal Oaks Circle Madison WI 53593	
Contact Person Greg Dombrowski	
Phone No. 608.575.3480	
E-mail Address gdombrowski@tds.net	

Footnotes:

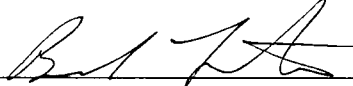
- _____
- _____

Return To: Name/Title: <u>Rodney Knight, Airport Counsel</u>	Dept.: <u>Airport - Admin.</u>
Phone: <u>(608) 246-3388</u>	Mail Address: <u>4000 International Lane</u>
E-mail: <u>knight@msnairport.com</u>	<u>Madison, WI 53704</u>

CERTIFICATION

The attached contract: *(Check as many as apply)*

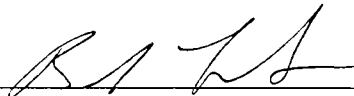
- conforms to Dane County's standard Purchase of Services Agreement form in all respects
- conforms to Dane County's standard Purchase of Services Agreement form with modifications and is accompanied by a revision copy¹
- is a non-standard contract which has been reviewed or developed by corporation counsel which has not been changed since that review/development
- is a non-standard contract previously reviewed or developed by corporation counsel which has been changed since that review/development; it is accompanied by a revision copy¹
- is a non-standard contract not previously reviewed by corporation counsel; it is accompanied by a revision copy
- contains non-standard/indemnification language which has been reviewed or developed by risk management and which has not been changed since that review/development
- contains non-standard insurance/indemnification language which has been changed since review/development or which has not been previously seen by risk management; it is accompanied by a revision copy
- contains non-standard affirmative action/equal opportunity language which has been reviewed or developed by contract compliance and which has not been changed since that review/development
- contains non-standard affirmative action/equal opportunity language which has been changed since the earlier review/development by contract compliance or which has not been previously seen by contract compliance; it is accompanied by a revision copy¹

Date: 1-25-16 Signed: 
 Telephone Number: (608) 246-3390 Print Name: AIRPORT DIRECTOR

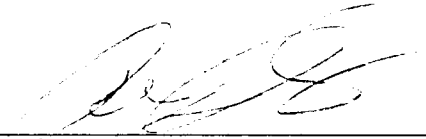
MAJOR CONTRACTS REVIEW (DCO Sect. 25.20) This review applies only to contracts which both exceed \$100,000 in disbursements or receipts and which require county board review and approval.

EXECUTIVE SUMMARY *(Attach additional pages, if needed).*

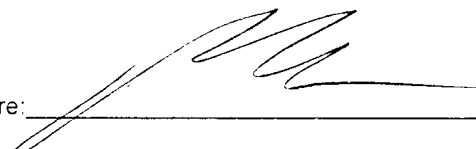
1. **Department Head** Contract is in the best interest of the County.
 Describe any deviations from the standard contracting process and any changes to the standard Purchase of Services Form Agreement.

Date: 1-25-16 Signature: 

2. **Director of Administration** Contract is in the best interest of the County.
 Comments:

Date: 2/3/16 Signature: 

3. **Corporation Counsel** Contract is in the best interest of the County.
 Comments:

Date: 2/3/16 Signature: 

¹A revision copy is a copy of the contract which shows the changes from the standard contract or previously revised/developed contract my means of overstrikes (indicating deletions from the standard language) and underlining (showing additions to the standard language).

APPROVAL OF LEASE ASSIGNMENT

Lease No. DC-RA 78-13

This instrument was drafted by
and should be returned to:

Attorney Rodney Knight
Airport Counsel
Dane County Regional Airport
4000 International Lane
Madison, WI 53704

Parcel I.D. Nos:
251/0810-304-0196-3
251/0810-304-0107-0

THIS APPROVAL OF LEASE ASSIGNMENT is entered into by and among Dane County, a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704, and Johnson Bank, a national banking association whose principal offices are located at 555 Main Street, Suite 490, Racine, Wisconsin 53403, and DBG Properties LLC, a Wisconsin limited liability company ("DBG"), with an address at 133 S. Butler, Suite 106, Madison, WI 53703, and shall be effective upon full execution by the authorized representatives of both parties hereto.

WITNESSETH:

WHEREAS, on October 22, 1979, Dane County, Wisconsin, as Lessor, entered into that certain Ground Lease identified as Lease No. DC-RA 78-13 with The Madsen Corporation, a Wisconsin corporation, as Lessee, as evidenced by Affidavit dated January 1, 1997 and recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 7, 1997 as Document No. 2824421, as amended by Amendment to Ground Lease dated May 7, 1986, and as amended by that certain Amendment of Lease and Approval of Lease Assignment dated October 21, 2015 and recorded in said Register's Office as Document No. 5195359 (collectively, the "Ground Lease"), affecting that certain land located in the City of Madison, Dane County, Wisconsin adjacent to the Dane County Regional Airport, more particularly described on **Exhibit A** attached hereto (the "Demised Premises");

WHEREAS, by mesne Assignments and by Warranty Deed dated August 14, 2015, and recorded in said Register's Office on August 25, 2015 as Document No. 5179120, Johnson Bank is the current holder of the Lessee's interest under the Ground Lease.

WHEREAS, Johnson Bank has entered into that certain WB-15 Commercial Offer to Purchase and Addendum dated January 13, 2016, for the conveyance and assignment of its interest in the Demised Premises pursuant to the Ground Lease to DBG; and

WHEREAS Dane County has determined that it is in its best interest to approve and recognize DBG as the assignee of the rights and obligations set forth in the Ground Lease.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged by each party, Dane County, Johnson Bank and DBG agree as follows:

A. The Ground Lease shall remain in full force and effect unchanged in any manner by this Approval of Lease Assignment except for those changes expressly set forth herein.

B. The County hereby approves and recognizes DBG as the valid assignee of the rights and obligations of the lessee under the Ground Lease, commencing on the effective date of this Approval of Lease Assignment and expiring on December 31, 2086.

C. At the time of submission of this Approval of Lease Assignment, Johnson Bank will pay Dane County a \$300 Administrative Fee for processing the request.

D. The fully executed Approval of Lease Assignment is to be recorded in the Office of the Register of Deeds for Dane County, Wisconsin.

IN WITNESS WHEREOF Dane County, Johnson Bank and DBG, by their respective authorized agents, have caused this Approval of Lease Assignment to be executed on the dates indicated below.

[SIGNATURE PAGES FOLLOW]

FOR DANE COUNTY:

Joe Parisi
Dane County Executive

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, the above-named Joe Parisi, Dane County Executive, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

Scott McDonell
Dane County Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, the above-named Scott McDonell, Dane County Clerk, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

[Signature page to Approval of Lease Assignment]

FOR JOHNSON BANK:

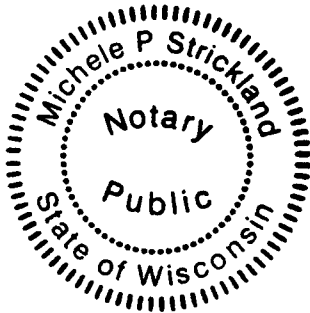
Robert A. MacDonald
Robert A. MacDonald
Vice President – Special Assets Group

Date: 1-15-16

STATE OF WISCONSIN)
 Racine) ss.
COUNTY OF ~~DANE~~)

Personally came before me this 15 day of January, the above-named Robert A. MacDonald, the Vice President – Special Assets Group, to me known to be an authorized representative of Johnson Bank, who executed the foregoing instrument and acknowledged the same on behalf of Johnson Bank.

Michele P Strickland
Notary Public, State of Wisconsin
My Commission expires: 06/18/19



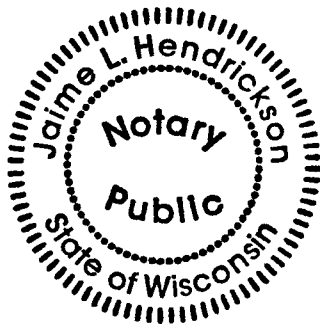
[Signature page to Approval of Lease Assignment]

FOR DBG PROPERTIES LLC:

[Signature] Date: 1/15/16
Name: GREG DOMBROWSKI
Title: Member

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 15 day of January, the above-named Joseph A. Braunger, the Member of DBG Properties LLC, a Wisconsin limited liability company, to me known to be an authorized representative of DBG Properties LLC, who executed the foregoing instrument and acknowledged the same on behalf of DBG Properties LLC.



Jaime L. Hendrickson
Notary Public, State of Wisconsin
My Commission expires: Aug 31, 2017

[Signature page to Approval of Lease Assignment]