

Res 227

CONTRACT COVERSHEET

NOTE: Shaded areas are for County Executive review.

DEPARTMENT Airport	CONTRACT/APPENDUM #: 12537																								
1. This contract, grant or addendum: ^{Deed} <input checked="" type="checkbox"/> AWARDS <input type="checkbox"/> ACCEPTS	Contract Addendum																								
2. This contract is discretionary <input type="checkbox"/> YES <input type="checkbox"/> NO	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">↓</td> <td style="text-align: center;">If Addendum, please include original contract number</td> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">POS</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Co Lesse</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Co Lessor</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Intergovernmental</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Purchase of Property</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Property Sale</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Other:</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	↓	If Addendum, please include original contract number	↓	<input type="checkbox"/>	POS	<input type="checkbox"/>	<input type="checkbox"/>	Co Lesse	<input type="checkbox"/>	<input type="checkbox"/>	Co Lessor	<input 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 checked="" type="checkbox"/>
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<input type="checkbox"/>	Other:	<input checked="" type="checkbox"/>																							
3. Term of Contract or Addendum: From: <u>Present</u> To: <u>Perpetuity</u>																									
4. Amount of Contract or Addendum No consideration																									
5. Purpose: Quit Claim Deed between Dane County (Grantor) and Johnson Bank (Grantee) to clear cloud on title to improvements.																									
6. Vendor or Funding Source: Johnson Bank																									
7. MUNIS Vendor Code: 13898																									
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 \$ _____																									
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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-227</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

Initials	Ftnt	Date In	Date Out
<u>MG</u> Received	_____	<u>9-14-15</u>	_____
<u>AB</u> Controller	_____	_____	<u>9/15/15</u>
<u>Kg</u> Corporation Counsel	_____	<u>9/18/15</u>	<u>9/18/15</u>
<u>JA</u> Risk Management	_____	<u>9/15/15</u>	<u>9/18/15</u>
<u>AD</u> ADA Coordinator	_____	<u>9/15/15</u>	<u>9/18/15</u>
<u>cw</u> Purchasing Agent	_____	<u>9/21/15</u>	<u>9/21/15</u>
_____ County Executive	_____	_____	_____

VENDOR

Vendor Name & Address JOHNSON BANK 555 Main St. Suite 490 Racine WI 53403
Contact Person Robert A. MacDonald, V.P., Special Assets Group
Phone No. _____
E-mail Address _____

Footnotes:

1. _____
2. _____

Return To: Name/Title: <u>Rodney Knight, Airport Counsel</u> Dept.: <u>Airport</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: _____ Signed: _____

Telephone Number: _____ Print Name: _____

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: _____ Signature: _____

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

Date: _____ Signature: _____

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

Date: _____ Signature: _____

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

12537

Drafted by and when recorded
return to:

Daniel J. McGarry, Esq.
Whyte Hirschboeck Dudek S.C.
33 E. Main Street, Suite 300
Madison, WI 53703

**QUIT
CLAIM
DEED**

Tax Parcel No.:
(See Legal Description)

[Above space reserved for recording information]

THIS QUIT CLAIM DEED ("Deed") is made between **DANE COUNTY**, a municipal corporation ("Grantor"), and **JOHNSON BANK** ("Grantee").

Grantor quit claims to Grantee, during the entire initial term of the Ground Lease (as hereinafter defined) and any renewal term of the Ground Lease, all of Grantor's undivided interest in the buildings, structures and related improvements (collectively, the "Improvements") located on real estate situated in the City of Madison, Dane County, State of Wisconsin, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"), **subject, however,** to the reversionary interest of Grantor in and to the Improvements at the termination of the Ground Lease No. DC-RA 82-7, as supplemented by Supplemental Provision to Lease No. DC-RA 82-7, dated April 22, 1982 and recorded in the Office of the Register of Deeds for Dane County, Wisconsin as Document No. 1746263, as amended by Amendment to Ground Lease dated May 7, 1986, and as further amended by Amendment No. 2 to Lease No. DC-RA 82-7 dated effective March 1, 1998, and as further amended by Amendment of Lease and Approval of Lease Assignment dated as of even date herewith and recorded in the Register of Deeds for Dane County, Wisconsin, and as the same may be further amended (collectively, the "Ground Lease").

TOGETHER WITH all and singular, the appurtenances thereunto belonging or in anywise appertaining.

Dated as of _____, 2015.

[Signatures on following page]

DANE COUNTY,
a Wisconsin quasi-municipal corporation

By: _____
Joe Parisi
Dane County Executive

By: _____
Scott McDonell
Dane County Clerk

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally come before me this ____ day of _____, 20__, the above-named Dane County Executive to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Dane County, Wisconsin
My Commission expires: _____

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally come before me this ____ day of _____, 20__, the above-named Dane County Clerk to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Dane County, Wisconsin
My Commission expires: _____

[Signature to Quit Claim Deed]

EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 OF CERTIFIED SURVEY MAP NO. 394, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 169, AS DOCUMENT NO. 1272969, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

PARCEL 2:

LOT 2 OF CERTIFIED SURVEY MAP NO. 1275, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 205, AS DOCUMENT NO. 1377842, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

Tax Parcel Nos.: 251/0810-304-0003-0 (Improvements)
251/0810-304-0087-4 (Land)

Property Addresses: 2435 Darwin Road a/k/a 3030 International Lane and
2439 Darwin Road a/k/a 2445 Darwin Road