



## Landretti & Company, LLC

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April 8, 2024

City of Sheboygan  
C/O Amy Seibel, Seibel Law Offices, LLC  
828 Center Avenue, Suite 004  
Sheboygan, WI 53081

Dear Ms. Seibel:

It is my understanding that you have agreed to hire Landretti & Company, LLC to perform an appraisal review of the three appraisals completed by Valbridge Property Advisors of the Walmart property at 3711 S. Taylor Drive, Sheboygan, Wisconsin for the 2020, 2021, and 2022 assessment year dated December 10, 2021, June 15, 2022, and June 30, 2023, respectively.

The services and the terms of the engagement will include:

1. An appraisal review completed for litigation purposes in a property tax assessment dispute considering the Wisconsin Property Assessment Manual, Wisconsin statutes and case law, and the Uniform Standards of Professional Appraisal Practice
  - a. The client will be the City of Sheboygan and the intended users will be the client and Seibel Law Offices, LLC
2. An electronic version of the appraisal review will be delivered on or before April 30, 2024.
3. The fee for the appraisal review will be billed at \$10,000 with payment to be made no later than 30 days from delivery of the completed appraisal review.
4. The maximum damages recoverable from the appraiser and from the firm of Landretti & Company, LLC, relative to this engagement shall be the amount of money's actually collected by the firm of Landretti & Company, LLC for this assignment and under no circumstances shall any claim for consequential damages be made. In addition, there is no accountability for liability to any third party.
5. Any issues, concerns, or discrepancies with the appraisal review(s) must be disclosed to Landretti & Company, LLC within six months of the report date otherwise it is assumed the client accepts the appraisal review and the client does not have any further rights for legal action against Landretti & Company, LLC after said period.
6. Additional services outside the scope of the appraisal review(s), including but not limited to testimony, testimony preparation and travel, or other consulting services, will be charged at \$500 per hour. If overnight accommodations are necessary, an additional overnight stay fee of \$500 per night will be billed.

If you agree to the services, please sign below and return a copy of this engagement letter. Please contact me with any questions.

Best Regards,

Dominic Landretti, MAI, AI-GRS  
Owner – Valuation Consultant  
Landretti & Company, LLC

I, \_\_\_\_\_, approve the services above.

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Signature

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Date

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