

FILED  
08-01-2024  
Clerk of Circuit Court  
Eau Claire County, WI  
2020CV000522

STATE OF WISCONSIN  
CIRCUIT COURT  
EAU CLAIRE COUNTY

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CITY OF EAU CLAIRE

Plaintiff,

Case No. 20CV522

-v-

VIDHI HOSPITALITY, INC. et al

Defendants.

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**STIPULATION AND ORDER**

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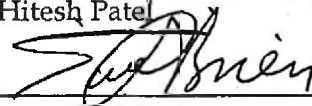
IT IS STIPULATED AND AGREED, by and between the above-named parties as follows for due consideration which the parties acknowledge:

1. The Defendants acknowledge the prior existence of a public nuisance at the Regency Hotel Property which was addressed by Eau Claire County Circuit Court Case No. 20CV522 (the "property") and other enforcement actions undertaken by the City of Eau Claire.
2. In an effort to abate the public nuisance, Defendants have sold the property to an owner committed to abate the issues that contributed to the public nuisance at the property.

3. Defendants agree not to have any role in the management or ownership of any hotels, motels, or other rental properties in the City of Eau Claire effective immediately. "Management" includes but is not limited to any of the following actions:
- a. Making any in person visits to the Property;
  - b. Collecting money for the Property;
  - c. Investigating complaints at the Property;
  - d. Placing telephone calls to or otherwise contacting tenants or renters of the Property;
  - e. Placing telephone calls to or otherwise contacting contractors or other vendors regarding potential repairs or maintenance at the Property.
4. Defendants agree to pay the City of Eau Claire liquidated damages in the amount of \$10,000.00 for each and every violation of this agreement.
5. The City of Eau Claire moves to dismiss the lawsuit filed in this matter.

Dated: 8/1/2024

City of Eau Claire

  
Douglas J. Hoffer, Deputy City Attorney  
State Bar No. 1079432  
City of Eau ClaireDated: 8/1/2024Attorney for Vidhi Hospitality, Inc. and  
Hitesh Patel  
Timothy O'Brien  
State Bar No. 1003571