

INDIAN CREEK CROSSINGS

**TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT PLAN DATED AS OF OCTOBER 4, 2024**

SUBMITTED TO THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS
PURSUANT TO K.S.A. §§ 12-1770 *et seq.*

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I. INTRODUCTION

In accordance with the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.* (the “**Act**”) the City of Olathe, Kansas (the “**City**”) created a redevelopment district (the “**Redevelopment District**”) on September 17, 2024, by passage of Ordinance No. 24-36, a copy of which is attached hereto as **Exhibit F**. The Redevelopment District consists of approximately 13.78 acres and one redevelopment project area (the “**Project Area**”) that is coterminous with the Redevelopment District, depicted in **Exhibit A** and legally described in **Exhibit B** (the “**Property**” and “**Redevelopment District**”).

The approved district plan (the “**District Plan**”) for the Redevelopment District is as follows:

Acquisition of real property, demolition of certain existing improvements thereon, and the development and redevelopment thereof to consist of some or all of the following uses and improvements, without limitation: the redevelopment and improvement of certain real property within the City generally located at the northeast corner of the intersection of 135th Street and S. Mur-Len Road, to consist of a retail development containing of approximately 115,000 square feet of retail/commercial uses, including entertainment, restaurant, retail, office, medical office, and/or other similar, related or appurtenant uses, along with all associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, and any other items allowable under K.S.A. §§ 12-1770 *et seq.*, as amended.

This redevelopment project plan (the “**Project Plan**”) proposes renovation, reconstruction, and construction of approximately 115,000 square feet of retail and commercial facilities, as well as related public infrastructure and related site improvements, as generally set forth herein and as detailed in the budget attached as **Exhibit E** (collectively, the “**Project**”).

Rosebud Partners, LLC, a Kansas limited liability company (the “**Developer**”) presents this Project Plan for approval by the City in accordance with the Act.

II. TAX INCREMENT FINANCING REDEVELOPMENT PROJECT PLAN

A. Description and Map of Project Area

This Project Plan covers the coterminous Redevelopment District and Project Area, which are depicted in **Exhibit A** and legally described in **Exhibit B**.

B. Reference to District Plan

This Project Plan is consistent with the approved District Plan as described above.

C. Description of Buildings and Facilities

This Project Plan provides for the acquisition of certain real property within the Project Area, the demolition of certain existing improvements thereon, and the development and redevelopment thereof consistent with the District Plan. Specifically, the Developer plans to develop and redevelop approximately 115,000 square feet of retail and commercial uses, including a new-to-market sports/entertainment facility, a national all-inclusive physical fitness facility, a regional hardware store, and a regional convenience store. The preliminary site plan for the Project is attached hereto as **Exhibit C**.

The foregoing description of uses, and the buildings and other structures Developer plans to construct for such uses within the Project Area, is not intended to be inflexible. This Project Plan contemplates reasonable variations from the descriptions above in accordance with the Act.

D. Feasibility Study

Pursuant to the Act, a feasibility study has been performed to determine whether the Project's estimated benefits will exceed its cost, and that the income therefrom will be sufficient to pay the costs of the Project. Various consultants and members of the development team with experience and expertise in the actual design, development, financing, management and leasing of projects of similar scope and nature were utilized for the feasibility study. Outside resources were consulted to compare and verify the cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this evaluation are as follows:

1. Project Costs

Developer estimates the total cost to complete the Project is \$26,419,580. The Developer's budget is attached as **Exhibit E**.

2. Eligible Costs

Only "redevelopment project costs" (as defined in the Act) (referred to herein as "**Reimbursable Project Costs**") are eligible for tax increment financing and reimbursement with TIF Revenues (as defined herein). Of the total costs of the Project, Developer estimates that approximately \$12,685,040 will qualify under the Act as Reimbursable Project Costs. The estimated Reimbursable Project Costs are set forth by type and amount in **Exhibit E**.

The Developer is requesting reimbursement under the Act on a pay-as-you-go-basis, and no bonds secured by the TIF Revenues will be issued by the City.

3. Project Revenues

Tax increment revenues ("**TIF Revenues**") will be generated only from up to 100% of the eligible ad valorem property tax revenues generated during the term of this Project Plan from that portion of the assessed valuation of Property in excess of the assessed valuation of such Property as of the date the Redevelopment District was established (excluding ad valorem taxes not allowed to be captured pursuant to the Act).

No sales taxes will be captured by the Redevelopment District.

4. TIF Revenues

Developer estimates that the gross TIF Revenues generated over a period of 20 years following the commencement of this Project Plan will be \$5,651,900. Developer's estimate of TIF Revenues is attached as **Exhibit D**.

5. Significant Contribution to Economic Development in the City

The development contemplated in this Project Plan will provide significant economic development for the City, including by, among other things, providing increased future tax revenues to the City, redeveloping the Project Area into a much higher and better use, and remedying blight.

6. Sufficiency of TIF Revenues Compared to Project Costs

The total of the Reimbursable Project Costs that can be financed under the Act is limited by the amount of TIF Revenues generated within the Project Area. Thus, by operation, the TIF Revenues will always equal or exceed the amount of the Reimbursable Project Costs. Based on this Project Plan's (1) Reimbursable Project Costs and (2) projected TIF Revenues, the TIF Revenues are expected to pay for any Reimbursable Project Costs as contemplated under the TIF Act when supplemented by sufficient private debt and equity and community improvement district financing pursuant to K.S.A. §§ 12-6a26 *et seq.*

7. Effect on Outstanding Special Obligation Bonds

It is anticipated that any TIF Revenues will be disbursed on a pay-as-you-go basis, and no bonds repayable from the TIF Revenues have been issued. Thus, the costs of the Project Plan are not anticipated to have any effect on any outstanding bonds payable from the revenues described in K.S.A. § 12-1774(a)(1)(D), and amendments thereto.

E. Relocation Plan

The Developer either owns or will own all of the Property involved in the Project Plan in fee simple. The Developer acquired these properties through negotiated arms-length transactions; thus, any funds required for relocation were included in the purchase price. Thus, no relocation plan is necessary.

F. Meetings and Minutes

Following approval of this Project Plan, the clerk of the City will attach as **Exhibit G** hereto a copy of the minutes of all City meetings where this Project Plan was discussed.

III. CONCLUSION

Based on the foregoing, this Project Plan proposes to utilize TIF Revenues from the Redevelopment District to finance Reimbursable Project Costs. Details concerning the amount of TIF Revenues available to the Project, the terms and term of reimbursement, Project costs eligible for reimbursement, City costs eligible for reimbursement and other matters will be set forth in the development agreement to be entered into between the City and Developer. The Developer hereby submits this Project Plan for public hearing and due consideration in accordance with the Act.

EXHIBIT A

MAP OF THE REDEVELOPMENT DISTRICT AND PROJECT AREA



EXHIBIT B

LEGAL DESCRIPTION OF THE REDEVELOPMENT DISTRICT AND PROJECT AREA

Tract 1

Lots 15, 16 and 17, and Tracts C and E, Mur-Len Commercial Park Second Plat, a subdivision in the City of Olathe, Johnson County, Kansas.

Locator Numbers: DP48200000 0015; DP48200000 0016; DP48200000 0017; DP48200000 OTOC; DP48200000 OTOE; DP48200000 OTOD

Tract 2

Tract I:

Lot 1, MUR-LEN COMMERCIAL PARK, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof.

Tract II:

Lot 1, THE BANK SPOT, a subdivision in the City of Olathe, Johnson County, Kansas, except that part in street and roads.

Locator Numbers: DP48200000 0001; DP73700000 0001

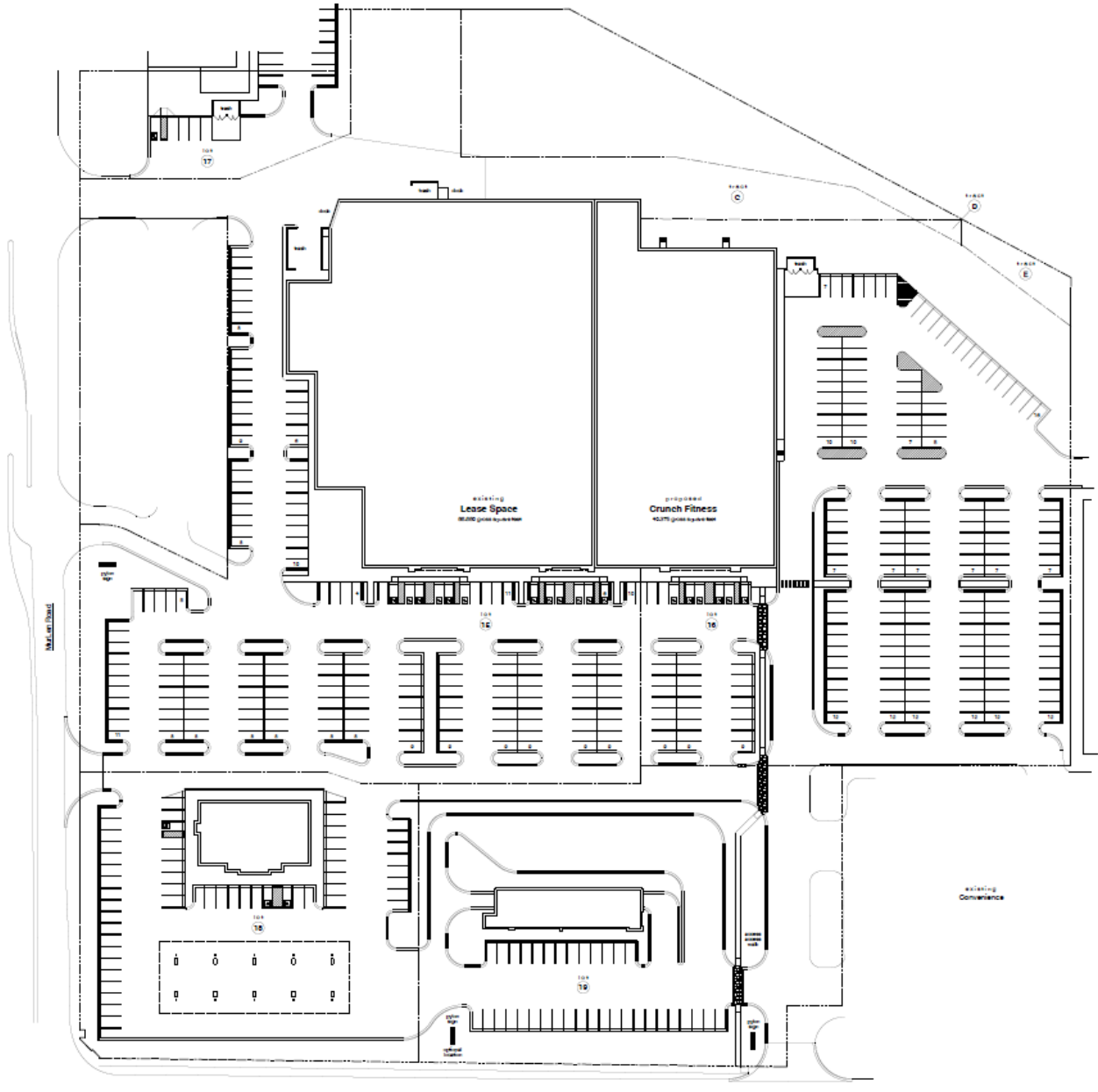
Tract 3

Lot 1 Mur-Len Commercial Park, Third Plat, a subdivision in Olathe, Johnson County, Kansas.

Locator Number: DP48220000 0001

EXHIBIT C

PRELIMINARY SITE PLAN



NOTE: Preliminary Site Plan does not include Flash Petro parcel (Johnson County Tax ID DP48220000 0001A). Site Plan will be updated prior to beginning of redevelopment.

EXHIBIT D

PROJECTED TIF REVENUES

Real Property Increment Revenue										
Period	Year	Base Year Appraised Value	Base Year Assessed Value	Post-Redevelopment Appraised Value	Post-Redevelopment Assessed Value	Real Property Assessed Value Increment	Total Incremental Real Property Taxes	City Administrative Fee 2.5%	Net Incremental Real Property Taxes	
1	2025	\$ 5,929,800	\$ 1,482,450	\$ 5,929,800	\$ 1,482,450	\$ -	\$ -	\$ -	\$ -	\$ -
2	2026	\$ 5,929,800	\$ 1,482,450	\$ 9,715,210	\$ 2,428,803	\$ 946,353	\$ 86,428	\$ (2,161)	\$ 84,267	
3	2027	\$ 5,929,800	\$ 1,482,450	\$ 14,565,243	\$ 3,641,511	\$ 2,158,861	\$ 197,162	\$ (4,929)	\$ 192,233	
4	2028	\$ 5,929,800	\$ 1,482,450	\$ 15,075,026	\$ 3,768,757	\$ 2,286,307	\$ 208,802	\$ (5,220)	\$ 203,581	
5	2029	\$ 5,929,800	\$ 1,482,450	\$ 15,602,052	\$ 3,900,693	\$ 2,418,213	\$ 220,948	\$ (5,521)	\$ 215,327	
6	2030	\$ 5,929,800	\$ 1,482,450	\$ 16,148,745	\$ 4,037,186	\$ 2,554,736	\$ 233,316	\$ (5,833)	\$ 227,483	
7	2031	\$ 5,929,800	\$ 1,482,450	\$ 16,713,951	\$ 4,178,488	\$ 2,696,038	\$ 246,221	\$ (6,156)	\$ 240,066	
8	2032	\$ 5,929,800	\$ 1,482,450	\$ 17,298,939	\$ 4,324,735	\$ 2,842,285	\$ 259,577	\$ (6,489)	\$ 253,088	
9	2033	\$ 5,929,800	\$ 1,482,450	\$ 17,904,402	\$ 4,476,100	\$ 2,993,650	\$ 273,401	\$ (6,835)	\$ 266,566	
10	2034	\$ 5,929,800	\$ 1,482,450	\$ 18,531,056	\$ 4,632,794	\$ 3,150,314	\$ 287,709	\$ (7,193)	\$ 280,516	
11	2035	\$ 5,929,800	\$ 1,482,450	\$ 19,179,643	\$ 4,794,911	\$ 3,312,461	\$ 302,517	\$ (7,563)	\$ 294,954	
12	2036	\$ 5,929,800	\$ 1,482,450	\$ 19,850,911	\$ 4,962,733	\$ 3,480,263	\$ 317,844	\$ (7,946)	\$ 309,898	
13	2037	\$ 5,929,800	\$ 1,482,450	\$ 20,545,713	\$ 5,136,428	\$ 3,653,978	\$ 333,707	\$ (8,343)	\$ 325,364	
14	2038	\$ 5,929,800	\$ 1,482,450	\$ 21,264,813	\$ 5,316,203	\$ 3,833,753	\$ 350,125	\$ (8,753)	\$ 341,372	
15	2039	\$ 5,929,800	\$ 1,482,450	\$ 22,009,082	\$ 5,502,270	\$ 4,019,820	\$ 367,118	\$ (9,178)	\$ 357,940	
16	2040	\$ 5,929,800	\$ 1,482,450	\$ 22,779,399	\$ 5,694,850	\$ 4,212,400	\$ 384,706	\$ (9,618)	\$ 375,088	
17	2041	\$ 5,929,800	\$ 1,482,450	\$ 23,576,678	\$ 5,894,170	\$ 4,411,720	\$ 402,909	\$ (10,073)	\$ 392,836	
18	2042	\$ 5,929,800	\$ 1,482,450	\$ 24,401,862	\$ 6,100,466	\$ 4,618,016	\$ 421,750	\$ (10,544)	\$ 411,206	
19	2043	\$ 5,929,800	\$ 1,482,450	\$ 25,255,927	\$ 6,313,982	\$ 4,831,532	\$ 441,249	\$ (11,031)	\$ 430,218	
20	2044	\$ 5,929,800	\$ 1,482,450	\$ 26,139,883	\$ 6,534,971	\$ 5,052,523	\$ 461,432	\$ (11,536)	\$ 449,896	
								TOTAL (GROSS)	\$ 5,651,900	
								TOTAL (NPV)	\$ 2,484,143	

EXHIBIT E PROJECT BUDGET

Project Costs					
	Total	CID Eligible (Per Satute)	CID Request	TIF Eligible (Per Statute)	TIF Request
Land Acquisition (3)					
Retail 1-3: Hardware, Fitness, Recreation Building	\$ 4,680,000	\$ -	\$ -	\$ 4,680,000	\$ 3,178,000
Retail 4: Convenience Store Pad	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	\$ -
Land Acquisition Subtotal	\$ 5,980,000	\$ -	\$ -	\$ 5,980,000	\$ 3,178,000
Sitework					
Total					
Sitework Retail 4 Convenience Store Pad	\$ 500,000	\$ 500,000	\$ 428,000	\$ 500,000	\$ 72,000
Contingency (10%)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Sitework Subtotal	\$ 550,000	\$ 550,000	\$ 478,000	\$ 550,000	\$ 72,000
Building Costs					
Total					
HVAC	\$ 367,570	\$ 367,570	\$ -	\$ -	\$ -
Roof	\$ 311,500	\$ 311,500	\$ -	\$ -	\$ -
Asphalt - Parking lots	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ -
Building Demolition, Sidewalks, Pylon Sign, Lighting, Etc. - Retail 1-3	\$ 2,666,400	\$ 2,666,400	\$ 500,000	\$ 2,666,400	\$ -
Public Art	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ -
Landscaping	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Streetlights, Curbs	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ 200,000
Tenant Allowance - Retail 1-3	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -
Contingency (10%) Asphalt, Art, Landscaping, Streetlights	\$ 152,000	\$ 152,000	\$ 152,000	\$ 152,000	\$ -
Contingency (10%) HVAC, Roof, Bldg Improvements, Tenant Allowance	\$ 474,547	\$ 334,547	\$ 50,000	\$ 266,640	\$ -
Building Costs Subtotal	\$ 6,892,017	\$ 5,352,017	\$ 1,522,000	\$ 4,605,040	\$ 200,000
Soft Costs					
Financing / Carry Costs					
Total					
Loan Fees / Appraisal / Environmental / Title	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 150,000
Construction Interest Carry	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ 750,000
Real Estate Taxes	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Financing / Carry Costs Subtotal	\$ 1,000,000	\$ -	\$ -	\$ 900,000	\$ 900,000
A / E Construction Management					
Total					
Architecture	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 100,000
Structural	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 75,000
Mechanical, Electrical, Plumbing	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000
Civil Engineering	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000
Geotech Special Inspections	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Construction Management	\$ 100,000	\$ -	\$ -	\$ -	\$ -
A / E Construction Management Subtotal	\$ 400,000	\$ 25,000	\$ -	\$ 300,000	\$ 300,000
Legal / Consultants					
Total					
Legal	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 150,000
City of Olathe Incentives Review	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Legal / Consultants Subtotal	\$ 250,000	\$ 100,000	\$ -	\$ 250,000	\$ 250,000
Permits / Fees / Misc					
Total					
Building Permit	\$ 25,000	\$ -	\$ -	\$ -	\$ -
City's Fees (Max \$100,000)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Developer Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Commissions	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Chamber of Commerce, EDC, Community Foundation Contribution	\$ 77,330	\$ -	\$ -	\$ -	\$ -
Contingency (10%) Permits / Fees / Misc	\$ 95,233	\$ -	\$ -	\$ -	\$ -
Permits / Fees / Misc Subtotal	\$ 1,047,563	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Project Costs Summary					
Total					
Land Acquisition Subtotal	\$ 5,980,000	\$ -	\$ -	\$ 5,980,000	\$ 3,178,000
Sitework Subtotal	\$ 550,000	\$ 550,000	\$ 478,000	\$ 550,000	\$ 72,000
Building Costs Subtotal	\$ 6,892,017	\$ 5,352,017	\$ 1,522,000	\$ 4,605,040	\$ 200,000
Soft Costs Subtotal	\$ 2,697,563	\$ 225,000	\$ -	\$ 1,550,000	\$ 1,550,000
Total Project Costs	\$ 16,119,580	\$ 6,127,017	\$ 2,000,000	\$ 12,685,040	\$ 5,000,000
Total Project Costs Including Third Party Development Costs					
Construction/Rehabilitation - Retail 1-3 - Crunch Buildings	\$ 1,500,000				
Additional Site Work and Construction - Convenience Store Pad - Retail 4	\$ 4,800,000				
Personal Property / Equipment - Crunch Building	\$ 2,500,000				
Flash Petro Improvements	\$ 1,500,000				
Total Project Costs Including Third Party Costs	\$ 26,419,580				
Incentive Revenues / Public Participation Percentage					
Public Revenue Source		CID Eligible (Per Satute)	CID Request	TIF Eligible (Per Statute)	TIF Request
Revenues and Public Participation (Applicant & Third-Party Private Investment)		\$ 6,127,017	\$ 2,000,000	\$ 12,685,040	\$ 5,000,000
				Public Participation (\$7M Cap)	
				26.50%	
NOTES					
1. Where a project cost is eligible for both CID and TIF reimbursement, the incentive revenues are fungible for reimbursement purposes between the two revenue sources. Developer is not seeking reimbursement of project costs totaling all of the TIF- and CID- eligible costs, but rather only up to the \$7M reimbursement cap.					
2. Private Equity / Debt equals Total Project Costs (\$16,119,580) less Developer's cap on public funding (\$7,000,000) = \$9,119,580.					

EXHIBIT F
ORDINANCE

(see attached)

JO CO KS BK:202409 PG:005235
20240925-0005235
Pages: 10 F: \$0.00
Register of Deeds
9/25/2024 3:13 PM
T20240039964

COVER SHEET

TITLE OF DOCUMENT: Ordinance 24-36

ORIGINAL DATE OF DOCUMENT: 9/17/2024

GRANTOR (S):

GRANTEE (S):

DESCRIPTION: Mur-Len Crossings TIF Plan

(Published in *The Legal Record* on September 24, 2024)

ORDINANCE NO. 24-36

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Olathe, Kansas (the “City”) is authorized to establish redevelopment districts within a defined area of the City which is an “eligible area” as said term is defined in the Act; and

WHEREAS, pursuant to the Act, on August 6, 2024, the City Council (the “Governing Body”) adopted Resolution No. 24-1035 calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on this date; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was held and closed on this date;

WHEREAS, the Governing Body has been presented with a “Qualifications Analysis – Mur-Len Crossings Tax Increment Financing (TIF) Plan – Olathe, Kansas” dated February 16, 2024, prepared by Development Initiatives (the “Report”) which provides factual evidence concerning the presence or absence within the proposed redevelopment district of the factors defining a “conservation area,” as set forth in the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION 1. The Governing Body hereby finds that:

- (a) due notice of the public hearing was made in accordance with the Act.
- (b) the real property described in **Exhibits A and B** (the “Redevelopment District”) does not contain any real property that was not designated in the notice of public hearing given as required by the Act and Resolution No. 24-1035.
- (c) based in part on the Report, the Redevelopment District is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is in an area within the City that constitutes a “conservation area,” and therefore an “eligible area” (as said terms are defined in the Act), because (i) the Redevelopment District comprises less than 15% of the land area within the corporate limits of the City; (ii) at least 50% of the structures within the Redevelopment District have an age of 35 years or more; and (iii) the Redevelopment District is not yet blighted, but may become blighted, due to the existence of (A) dilapidation, obsolescence or deterioration of the structures; (B) the presence of structures below minimum code standards; (C) building abandonment; and (D) excessive vacancies.
- (d) the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.

SECTION 2. The Governing Body hereby establishes the Redevelopment District consisting of one redevelopment project area as depicted in **Exhibit A** and as legally described in **Exhibit B**. The approved redevelopment district plan for the Redevelopment District is described in a general manner as follows:

Acquisition of real property, demolition of certain existing improvements thereon, and the development and redevelopment thereof to consist of some or all of the following uses and improvements, without limitation: the redevelopment and improvement of certain real property within the City generally located at the northeast corner of the intersection of 135th Street and S. Mur-Len Road, to consist of a retail development containing approximately 115,000 square feet of retail/commercial uses, including entertainment, restaurant, retail, office, medical office, and/or other similar, related or appurtenant uses, along with all associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, and any other items allowable under K.S.A. 12-1770 *et seq.*, as amended.

SECTION 3. No privately-owned property subject to ad valorem taxation within the Redevelopment District shall be acquired and redeveloped pursuant to the Act if the Board of County Commissioners of Johnson County, Kansas or the Board of Education of Unified School District No. 233 determines by resolution adopted within thirty days following the public hearing held this date that the Redevelopment District will have an adverse effect on Johnson County or Unified School District No. 233, respectively.

SECTION 4. The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney, City consultants, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.


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PASSED by the Governing Body and SIGNED by the Mayor this September 17, 2024.




[John W Bacon \(Sep 18, 2024 08:24 CDT\)](#)

John Bacon, Mayor



Brenda Swearingian, City Clerk

EXHIBIT A

MAP OF REDEVELOPMENT DISTRICT



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

Tract 1

Lots 15, 16 and 17, and Tracts C and E, Mur-Len Commercial Park Second Plat, a subdivision in the City of Olathe, Johnson County, Kansas.

Locator Numbers: DP48200000 0015; DP48200000 0016; DP48200000 0017; DP48200000 OTOC; DP48200000 OTOE; DP48200000 OTOD

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Tract I:

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Tract II:

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Locator Numbers: DP48200000 0001; DP73700000 0001

Tract 3

Lot 1 Mur-Len Commercial Park, Third Plat, a subdivision in Olathe, Johnson County, Kansas.

Locator Number: DP48220000 0001

EXHIBIT G

MEETING MINUTES

(to be attached by City)