

ANNEXATION AGREEMENT

THIS AGREEMENT is made effective and entered into this ____ day of _____, 2025 (“**Effective Date**”), by and among **STEVEN M. MACKEY, TRUSTEE OF THE STEVEN M. MACKEY REVOCABLE TRUST DATED APRIL 26, 2002** (“**Landowner**”) and the **CITY OF OLATHE**, Johnson County, Kansas, a municipal corporation duly organized under the laws of the State of Kansas (“**City**”) (collectively, the “**Parties**”, and each, individually, a “**Party**”).

WHEREAS, Landowner is the owner of record of a parcel of real estate (Parcel No. 6F231422-3002) generally located in the northwest quadrant of Lone Elm and West 171st Street comprised of approximately 80.45 +/- acres of land situated in Johnson County, Kansas, as more particularly described on **Exhibit A**, which is attached hereto and made a part of this Agreement (collectively, the “**Property**”); and

WHEREAS, the Property is located adjacent to the city limits of the City, but is not otherwise situated within the limits of any other municipality; and

WHEREAS, Landowner (or its designee or a future grantee) desire to develop the Property, which may include commercial, office, manufacturing, warehouse/distribution, business park, and other appropriate purposes approved by the City, and further desire to submit to the City applications for the issuance of industrial revenue bonds for the purpose of real property tax abatement and sales tax exemption on building materials and equipment associated with such development, rezoning, site plans, plats, and other related documents for these purposes; and

WHEREAS, City desires to annex the Property and to ensure that the development of the Property is compatible with surrounding land uses; and that, subject to the provisions of this Agreement, adequate public facilities exist concurrent with the impact of such development; and that development of the Property will be consistent with the City’s Comprehensive Plan, if applicable; and

WHEREAS, subject to and in accordance with the provisions of this Agreement, including all the conditions herein contained, Landowner consents to having the Property annexed into the City and acknowledges that adequate public services must be available at the time the development is being constructed and occupied for use; and

WHEREAS, this annexation is anticipated to provide significant benefits to the City that might otherwise be unattainable, increasing the vitality of the City’s economy, and expanding the local tax base; and

WHEREAS, the Parties desire to enter into an agreement to set the conditions of annexation of the Property pursuant to K.S.A. 12-534, prior to the act of annexation; and

WHEREAS, this Agreement sets forth the understandings and agreements of annexation between the Parties hereto, which are in accord with the annexation policy of the City; and

NOW, THEREFORE, the parties hereto agree to the annexation of the Property, subject to the following terms and conditions:

1. **Acknowledgement.** The above recitals are true and correct, are incorporated in this Agreement by reference thereto, and form a material part of this Agreement upon which the Parties have relied, including, but not limited to the assertions that the Landowner owns the Property, and that the respective Parties are each empowered to enter into this Agreement and make binding commitments.
2. **Project Approvals.** City understands that the future grantee of Landowner intends to submit applications for:

A. Land Use Approvals.

- i. Rezoning, preliminary and final development plans, and preliminary and final plats, and any changes that may be needed to the City's comprehensive plan, to develop the Property as an industrial and logistics business park, which may include commercial, office, manufacturing, warehouse/distribution, and other appropriate uses approved by the City, and for other general commercial or mixed-use purposes, as generally depicted on the concept plan attached hereto as **Exhibit B** (the "**Project**").
- ii. The Parties agree to work together to agree on design specifications for the 171st Street and Lone Elm Road improvements to be constructed by a future grantee of Landowner or its assigns as part of the Project and as requested by the future grantee of Landowner or its assigns, can be dedicated to the City as public streets owned and maintained by the City. In the event the City requires improvements to 171st Street and/or Lone Elm Road, the City will provide credits towards the required amounts of transportation improvements excise tax to be paid on a final plat pursuant to Olathe Municipal Code Section 3.35.060.

B. Public Incentives.

- i. Issuance of industrial revenue bonds ("**IRBs**") for—
 1. Entire Project: Sales tax exemption on construction materials and furniture, fixtures, and equipment; and
 2. A master resolution of intent to issue separate IRBs over time for each of the industrial buildings constructed on the Property; and
 3. 80% real estate tax abatement in the form of a 10-year fixed-PILOT payment for each phased building over time (escalating annually by 2.0%), with a methodology in accordance with the valuation process used to determine other IRB fixed PILOT schedules within the City.

- ii. **Transfer/Assignment.** Land and completed buildings on the Property, along with the IRB rights, can be transferred, leased, and assigned, as applicable, to third parties without City consent.

Collectively, Paragraphs 2(A) and (B) above are referred to herein as the “**Project Approvals**”.

3. **City Authority & Landowner Authority.** Landowner acknowledges that the Project Approvals are subject to the plenary legislative and quasi-judicial discretion of the Governing Body of the City. No assurances of Project Approvals have been made or relied upon by the Landowner, and this Agreement shall in no way inhibit or affect the ability of the City or its officials from properly performing their legislative and quasi-judicial functions, including but not limited to, the outright denial of the annexation petition described herein, or the land use approvals described herein. City acknowledges that should the Project Approvals not be obtained by Landowner or the future grantee of Landowner in accordance with the provisions of this Agreement, Landowner may cause the Property to be de-annexed in accordance with the provisions of Paragraph 23 below.
4. **Petition.** In accordance with K.S.A. 12-520 (a)(7), because the Property adjoins the City and Landowner desires to voluntarily annex the Property into the City, Landowner will file a written petition for annexation of the Property with the City, on a form substantially similar to **Exhibit C** (attached hereto and incorporated herein by reference). Landowner agrees to prepare, at Landowner and future grantee’s sole expense, all materials necessary for the annexation, including, without limitation, the annexation petition, associated legal description, and associated map for annexation.
5. **Annexation Procedure.** The City agrees to take any and all appropriate actions, at City’s expense, as are required by the annexation laws of the state of Kansas applicable to annexing cities which are necessary with respect to the subject annexation petition, including, but not limited to, the publication of all required notices and the holding of all required hearings regarding the same.
6. **City Services.** Upon annexation, the Property shall utilize all applicable City services except as otherwise provided herein or agreed to by the Parties. If the aforementioned Public Incentives are approved for the Project, the owner of the Property will use its best efforts to comply with the City’s IRB policies (but any specific terms set forth in this Agreement will control over such policies) and make use of the City’s solid waste and recycling services to serve the Property (but will not be required to use such City services (at such owner’s sole discretion) by this agreement.
7. **Applicable City Laws & Regulations.** Upon annexation the Property shall be subject to all laws, codes, ordinances, fees, assessments, taxes, usage charges, rules, policies and regulations of the City, now existing or as may hereinafter be amended, enacted, and/or enforced, as applicable to all other property presently situated within the corporate limits of the City, and nothing herein shall be interpreted to limit the enforceability or application of such, except as provided herein. The anticipated fees, assessments and taxes applicable to the Property are specified as follows:

- A. Park Excise Tax pursuant to Olathe Municipal Code 3.30.050 – payable upon building permit issuance.
 - B. Intermediate Traffic Signal Excise Tax pursuant to Olathe Municipal Code, Section 3.35.030 – payable upon plat recording.
 - C. Transportation Improvement (Street Excise) Tax of \$0.215 per square foot of platted land – payable upon plat recording.
 - D. Sanitary Sewer System Development Fee as determined by water meter size, payable upon building permit issuance.
 - E. Building Permit fees as set forth in Olathe Municipal Code 15.02.180.
 - F. Plan Review fees – as set forth in Olathe Municipal Code 15.02.180.
 - G. Stormwater Permit fee – as set forth in Olathe Municipal Code 17.12.050.
8. **Stormwater Management.** The Parties agree and acknowledge that upon annexation the Property shall be subject to the provisions of Title 17 of the Olathe Municipal Code, any amendments thereto, relating to stormwater management and the development or improvement of lands within a designated stream or stream corridor but only to the extent the Property would be subject thereto by the terms of said Title 17.
9. **Annexation Ordinance.** This Agreement is expressly contingent on the passage of annexation ordinances covering all of the Property by the City's Governing Body and conformance with Kansas annexation laws. The City will not undertake annexation of only a portion of the Property. If for any reason annexation ordinances covering the Property are not passed by the City's governing body within forty-five (45) days following the filing of the petition for annexation, any annexation application for the Property shall be considered withdrawn and this Agreement shall be terminated and shall be of no force and effect thereafter except for those provisions which by their terms survive termination. If the City does not annex all of the Property, no party will be liable to any other for any costs that the other party has incurred in the negotiation of this Agreement, or in any other matter related to the potential annexation of the Property and this provision shall survive termination of this Agreement. This Agreement is intended to be recorded, by the City, in the land records of Johnson County, Kansas at Landowner's expense, but not until after the passage of the annexation ordinance.
10. **Cooperation.** The Parties agree that the development of the Property is in the best interests of both Parties and requires their ongoing cooperation. Landowner hereby agrees to fully comply with all City requirements and to assist the City to the fullest extent possible. The City hereby states its intent to cooperate with the Landowner in the resolution of mutual problems and its willingness to facilitate the development of the Property, as contemplated by the provisions of this Agreement, including obtaining necessary off-site easements to extend any public infrastructure needed for the development of the Property, unless prohibited by law. The City shall assist the development of the Property by expeditiously processing the submission of proper plans, complete applications, and plats (to the extent applicable) as may be uniformly required under any City ordinance, resolution, regulation, or policy and not unduly hinder or delay the development of the Property. Such intention does not preclude City staff from making professional recommendations regarding the Project Approvals which are in

conflict with Landowner's requests and/or desires pertaining to any of the Project Approvals.

11. **Entire Agreement.** This Agreement reflects an understanding between the Parties concerning the major points of development of the Property after annexation. Any prior negotiations, comments, plans or understandings not expressly set forth herein are of no further force and effect to the extent they may be inconsistent with the terms hereof. However, it is intended and expected that additional details will be addressed from time to time as part of the ordinary development review and permitting processes. This Agreement is not intended to modify, limit or restrict the ordinary review authority of the City and its staff, commissions, committees, and/or governing body to impose conditions on, or deny, certain aspects of the proposed development of the Property as deemed appropriate in the City's sole discretion.
12. **Limited Beneficiaries.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party which is not a Party hereto, except as set forth below and in Paragraph 13 hereof. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties hereto and their respective designates, representatives, successors and/or assigns pursuant to Paragraph 13 hereof.
13. **Authority; Successors & Assigns.** Each Party hereby stipulates that it is duly authorized to enter into this Agreement and be bound by the terms and conditions set forth herein. The terms of this Agreement shall be binding upon the successors and assigns and legal representatives of the Parties hereto. Landowner may assign this Agreement and any right herein to an entity not a party hereto who purchases all or any part of the Property from Landowner without the consent of the City.
14. **Exhibits.** The exhibits to this Agreement are hereby incorporated into this Agreement and are an integral part of this Agreement.
15. **Breach & Enforcement.** The Parties agree and hereby stipulate that any Party may, by civil action, mandamus, injunction, specific performance, or other proceedings, enforce and compel performance of this Agreement, or declare this Agreement null and void, in addition to other remedies available. Upon breach by Landowner, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the Property.
16. **Applicable Law.** The laws of the State of Kansas shall govern the interpretation and enforcement of this Agreement. In any action to enforce or interpret the terms of this Agreement, venue shall be in Johnson County, Kansas.
17. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any Party to the Agreement or substantially increase the burden of any Party to the Agreement, shall be held to be

unconstitutional, invalid or unenforceable to any extent by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of the Agreement.

18. **Compliance with Applicable Laws.** If State or Federal laws are enacted after execution of this Agreement which are applicable to and preclude the Parties' compliance with the terms of this Agreement, this Agreement shall be modified or revoked as is necessary to comply with the relevant State or Federal laws and the intent of the Parties hereto; provided, however, that the City agrees that it shall not modify this Agreement in any manner which would in any way be inconsistent with the intent of the Parties to provide for development of the property in accordance with the terms and conditions hereof.
19. **Mutual Assent.** This Agreement is the result of bona fide arms' length negotiations between the Parties and the Parties contributed substantially and materially to the preparation of the Agreement. Accordingly, this Agreement shall not be construed or interpreted more strictly against any one Party than against any other Party.
20. **Waivers.** No waiver by either Party of any term or condition of this Agreement shall be deemed to be or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach of the same provision of this Agreement.
21. **Amendments.** This Agreement may not be amended, changed or modified, and material provisions hereunder may not be waived, except by a written document approved and executed by all Parties.
22. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same document.
23. **De-Annexation.**
 - A. For any Project Approvals submitted to the City in substantial conformance with this Agreement for formal review and approval no later than one hundred eighty (180) days after the Effective Date hereof, if the City fails to approve any of such Project Approvals under terms and conditions satisfactory to both Parties within 300 days after the Effective Date hereof, or
 - B. Landowner does not close on the sale of the Property to a future grantee within 300 days after the Effective Date hereof; then
 - C. Landowner shall have the right to make demand upon the City in writing requesting de-annexation of either part or all of the Property, whereby the City shall take all steps necessary to de-annex such Property; except that, Landowner shall have no such right with respect to any Project Approval for which

Landowner withdrew the relevant application before the City could formally consider it. If the City shall have failed to de-annex such property within one hundred twenty (120) days of the City's receipt of Landowner's written request for de-annexation pursuant hereto, Landowner shall have the right to obtain from the District Court of Johnson County, Kansas, such orders and judgments as may be required to enforce City's agreement to de-annex such property in accordance herewith, including recovery of the costs and expenses of said litigation including reasonable attorney's fees. All provisions of this Paragraph 23 shall survive termination of this Agreement.

[SIGNATURE PAGES BELOW]

IN WITNESS WHEREOF, the above parties have signed as of the date written above.

CITY OF OLATHE, KANSAS

John W. Bacon, Mayor

Brenda D. Swearingian, City Clerk

(SEAL)

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came **JOHN W. BACON**, Mayor of the City of Olathe, Kansas, and **BRENDA D. SWEARINGIAN**, City Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public

My Appointment Expires:

LANDOWNER:

**STEVEN M. MACKEY REVOCABLE TRUST
DATED APRIL 26, 2002**

By: _____
Name: Steven M. Mackey
Title: Trustee

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2025 before me appeared Steven M. Mackey, to me personally known, who being by me duly sworn, did say that he is the Trustee of, **STEVEN M. MACKEY REVOCABLE TRUST DATED APRIL 26, 2002**, and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Appointment Expires:

EXHIBIT A

Property Legal Description & Map

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED
OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.



EXHIBIT B

Conceptual Plan

[TO BE PROVIDED BY LANDOWNER]

EXHIBIT C
PETITION FOR ANNEXATION
(FORM)

TO THE CITY COUNCIL OF THE CITY OF OLATHE, KANSAS:

STEVEN M. MACKEY, the TRUSTEE of STEVEN M. MACKEY REVOCABLE TRUST
DATED APRIL 26, 2002, the undersigned, respectfully states:

1. That I am the record owner(s) of the following described land located in Johnson County, Kansas:

See attached Exhibit 1

2. That such land adjoins the City of Olathe, Kansas, as is shown on the map attached hereto and incorporated by reference herein.
3. That I respectfully request that such land be annexed and incorporated to the City of Olathe, Kansas, and do hereby consent to such annexation.

[Signature page below]

**STEVEN M. MACKEY REVOCABLE TRUST
DATED APRIL 26, 2002**

By: _____
Name: Steven M. Mackey
Title: Trustee

5651 West 180th Street
Address

Stilwell, Kansas 66085
City, State Zip Code

Phone Number

CERTIFICATION

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2025 before me appeared Steven M. Mackey, to me personally known, who being by me duly sworn, did say that he is the Trustee of, **STEVEN M. MACKEY REVOCABLE TRUST DATED APRIL 26, 2002**, and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Appointment Expires:

EXHIBIT 1

The legal description of the land that is the subject of this petition is set forth below, to-wit:

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED
OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

**APPLICATION
FOR
ANNEXATION INTO THE
CITY OF OLATHE, KANSAS**
(Please print or type.)

Case No.: ANX- _____
PC Date: _____
(Staff use only.)

PROPERTY OWNER'S NAME(S): Steven M. Mackey Rev. Trust PHONE: _____

COMPANY: Steven M. Mackey, Trustee of the Steven M. Mackey Revocable Trust FAX: _____

MAILING ADDRESS: 5651 West 180th Street Stilwell KS 66085
STREET CITY STATE ZIP

APPLICANT(S) NAME: Dan Schulte PHONE: (913) 353 - 4837
(If different than owner.)

COMPANY: Aspen Industrial Land Fund I, LLC FAX: _____

MAILING ADDRESS: 5700 West 112th Street, Suite 110 Overland Park, KS 66211
STREET CITY STATE ZIP

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Situs Address Not Available. Parcel #: 0461452201001001010

AREA OF PROPERTY IN ACRES: 80.45

LEGAL DESCRIPTION: (Please print or type or attach a description.)

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

Parcel #: 0461452201001001010 comprising of approximately 80.45 acres +/-.

General Location: Northwest quadrant of Lone Elm and West 171th Street.

IS THE PROPERTY ADJOINING THE CITY? Yes ☒ No ☐

If Yes, on how many sides? 4

IS THIS PROPERTY PLATTED? No

WHAT IS THE CURRENT COUNTY ZONING? (RUR) Rural, Agricultural uses and single family dwellings, 10-acre minimum lot size

WHAT ARE THE STREET CONDITIONS? Lone Elm Road on the eastern boundary

ARE WATER LINES CURRENTLY AVAILABLE TO THE PROPERTY? Yes ☒ No ☐

If Yes, what water district? WaterOne

ARE SEWER LINES CURRENTLY AVAILABLE TO THE PROPERTY? Yes ☒ No ☐

If Yes, what sewer district? Olathe (will be extended from the west)

WHAT IS THE PROPOSED LAND USE FOR THE PROPERTY? Industrial/Commercial

WHAT ARE THE LAND USES ADJOINING THE SITE?

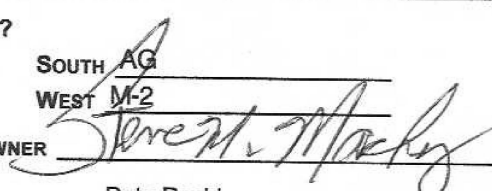
NORTH MP-2 [NWC] RUR [NEC]

SOUTH AG

EAST Lone Elm / RP-1 (softball complex)

WEST M-2

SIGNATURE OF OWNER



Attached: Copy of Warranty Deed
Annexation Petition (notarized).
Copy of the Property Survey

Date Rec'd _____
Rec'd by _____

3411417

Entered in Transfer Record
Date 5-2 20 02
rel

Exemption Number 7

John A. Bartolac, County Clerk
Johnson County, Kansas

KANSAS SPECIAL WARRANTY DEED

THIS INDENTURE is made this 26th day of April, 2002 between Steven M. Mackey and Kimberly M. Mackey, husband and wife (collectively, the "Grantors"), and Steven M. Mackey, Trustee of the Steven M. Mackey Revocable Trust U/T/A dated April 26, 2002 (the "Grantees"). The mailing address of said Grantees is 16101 Chalet Drive, Olathe, Kansas 66062.

WITNESSETH:

That the Grantors, in consideration of TEN AND NO/100 DOLLARS and other valuable consideration, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey unto the Grantees, their successors and assigns, the real property located in Johnson County, Kansas and legally described on Exhibit "A" attached hereto and incorporated herein; subject, however, to any easements, reservations restrictions, declarations, covenants, agreements and encumbrances, if any, of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the Grantees and unto their successors and assigns forever; the said Grantors hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by them; and that they will warrant and defend the title to said premises unto the Grantees and unto their successors and assigns forever, against the lawful claims and demands of all persons claiming under them.

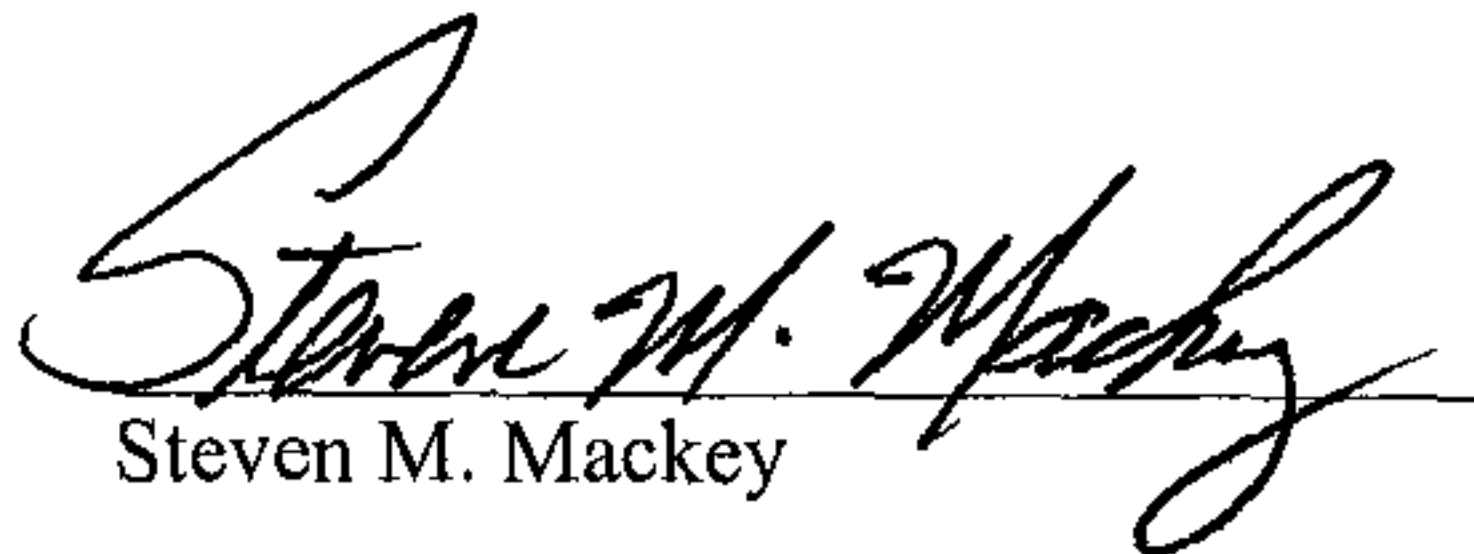
A KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE IS NOT REQUIRED DUE TO EXEMPTION NUMBER (7) BECAUSE THE TRANSFER OF TITLE IS TO A TRUST, AND WITHOUT CONSIDERATION.

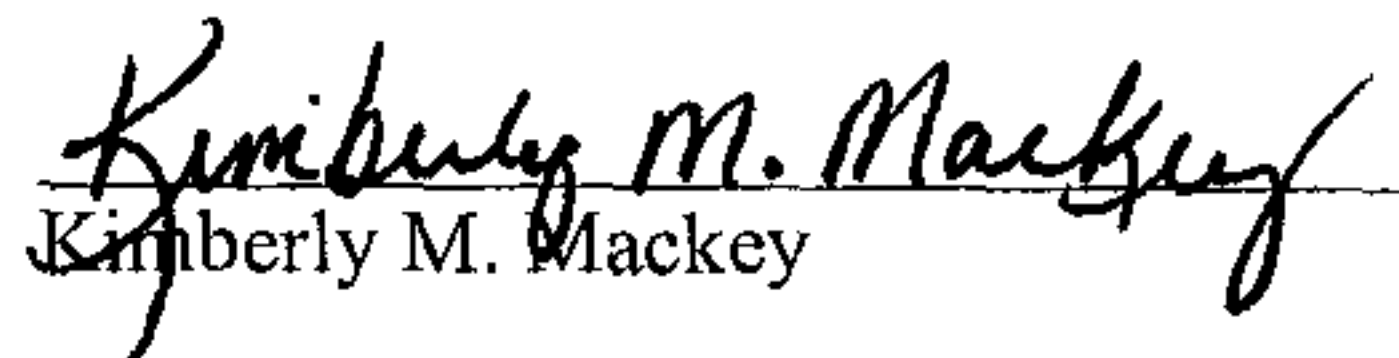
IN WITNESS WHEREOF, the said Grantors hereunto set their hands the day and year first above written.

STATE OF KANSAS }
COUNTY OF JOHNSON } SS
FILED FOR RECORD

\$10.00 2002 MAY -3 P 5:06

REBECCA L. DAVIS
REGISTER OF DEEDS


Steven M. Mackey


Kimberly M. Mackey

Env: Lathrop & Eage

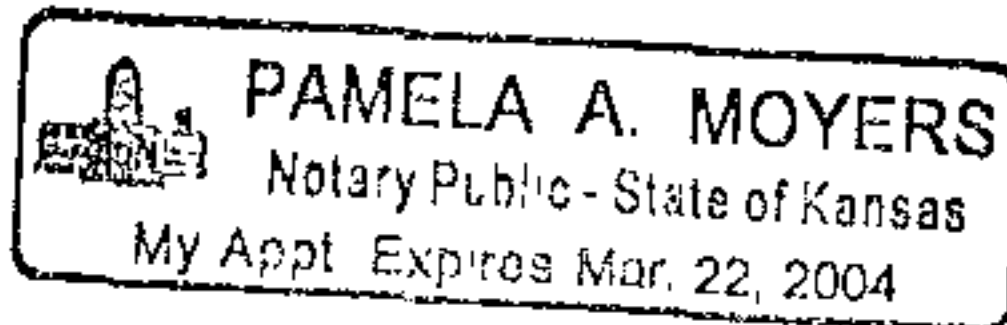
10⁰⁰
OK 1312892

BOOK 7804 PAGE 428

STATE OF KANSAS)
COUNTY OF JOHNSON) ss.

BE IT REMEMBERED, that on this 26th day of April, 2002, before me the undersigned, a Notary Public in and for said County and State aforesaid, came Steven M. Mackey and Kimberly M. Mackey, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Pamela A. Moyers
Notary Public in and for said County and State

PAMELA A. Moyers
Printed Name

My term expires: March 22, 2004

EXHIBIT A

All of the South Half of the Northeast Quarter of Section 22, Township 14,
Range 23, Johnson County, Kansas.

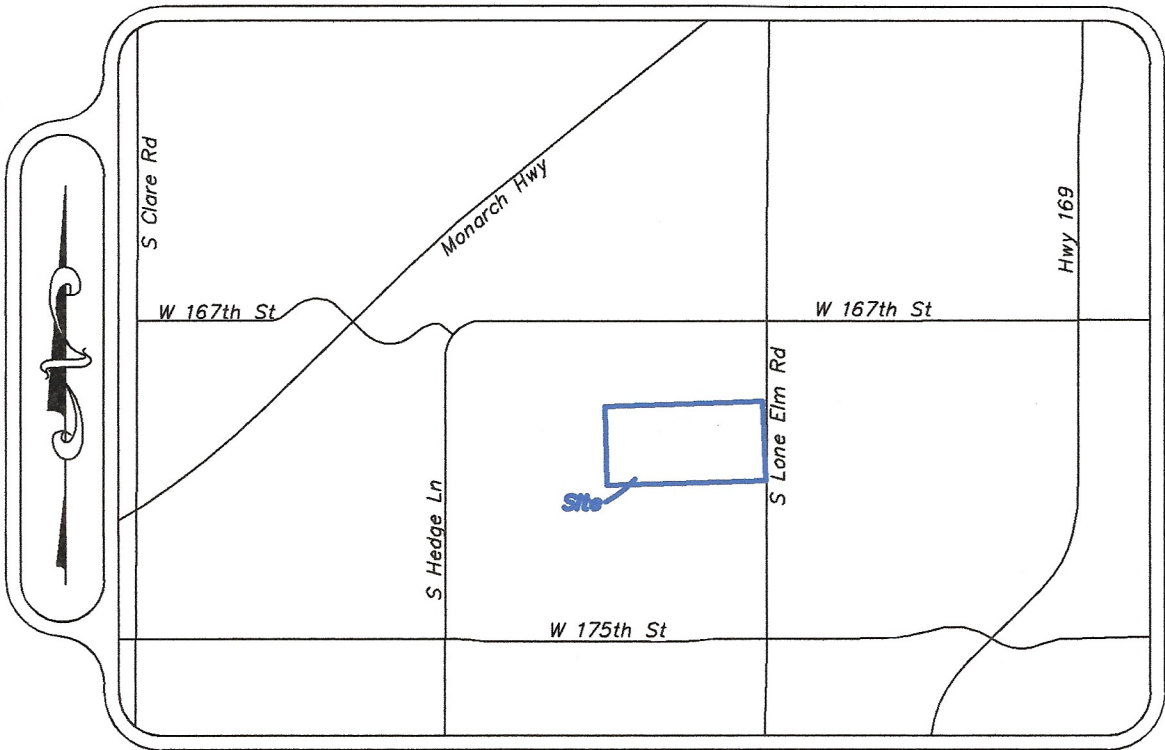
Items Corresponding to Schedule B

- 8 Deed of Dedication to Board of County Commissioners of Johnson County, State of Kansas, filed August 18, 1997, in Book 5279, Page 961. Affects, shown hereon.
- 9 Terms and provisions of Resolution No. 10-1018 for and/or creating authorizing the construction of 159th and Hedge Lane Crossing, Project Number 1-B-077-10 recorded in March 29, 2010 in Book 201003, Page 007597. Affects, not shown, is blanket in nature.

Significant Observations

None Observed At The Time Of Survey

ALTA/NSPS Land Title Survey
Lone Elm and 171st Street Olathe KS
Olathe, KS



Vicinity Map

Utility Information

1. All utility locations were determined by observation of above ground evidence.

Zoning Information

Zoning report not provided at time of survey. Zoning shown below is from Johnson County zoning regulations.

1. Height Regulations: a. Maximum height of agricultural buildings and structures: No restriction if height complies with airport overlay district and overlay zone height and hazard regulations. b. Maximum height of residences: forty (40) feet. c. Maximum height of accessory structures and uses other than agricultural buildings and structures: thirty (30) feet.
2. Yard Regulations: a. Front Yard: The depth of the front yard shall be at least fifty (50) feet. The required front yard setback shall be provided and maintained from all street frontages. A front setback of at least two hundred (200) feet is recommended for residential structures if the adjoining road does not have a dust-free surface.
3. b. Side Yard: There shall be a side yard of at least twenty-five (25) feet on each side of a lot. However, if compliance with the County-adopted Fire Code building separation requirements would require a side yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided a minimum side yard that complies with the building separation distance required by the County adopted Fire Code even if that side yard setback is larger than twenty-five (25) feet.
4. c. Rear Yard: There shall be a rear yard of at least twenty-five (25) feet. However, if compliance with the County-adopted Fire Code building separation requirements would require a rear yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided with a minimum rear yard that complies with the building separation distance required by the County-adopted Fire Code even if that rear yard setback is larger than twenty-five (25) feet.
5. 3. Minimum Lot Dimensions: a. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
6. b. Each lot shall be shall be wide enough to meet the lot-depth to lot-width requirements of Article 30, Section 3 (b) of these regulations.
7. c. The minimum width of a lot shall be one hundred fifty (150) feet.
8. 4. Lot Area and Density: Except as provided in Article 24, Nonconforming Lots and Uses, every dwelling unit hereafter erected, constructed, reconstructed, moved, or altered, shall be provided a lot area in accordance with the following subdivision requirements: Planned Rural Development. Subdivisions shall have all lots taking access from a collector or local street and shall have an overall density not exceeding (more dense than) one (1) dwelling unit per ten (10) acres of real property platted into a Planned Rural Development Subdivision, plus one bonus lot for each thirty (30) acres of real property platted into a Planned Rural Development Subdivision. Planned Rural Development Subdivisions, including bonus lots, shall provide a minimum Nominal Lot Area of four (4) acres per dwelling.
9. 5. Supplementary Height, Area and Bulk Regulations: As set out in Article 17.
10. F. Parking Regulations: Two (2) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 18, Off-Street Parking Requirements.

Observed Parking:

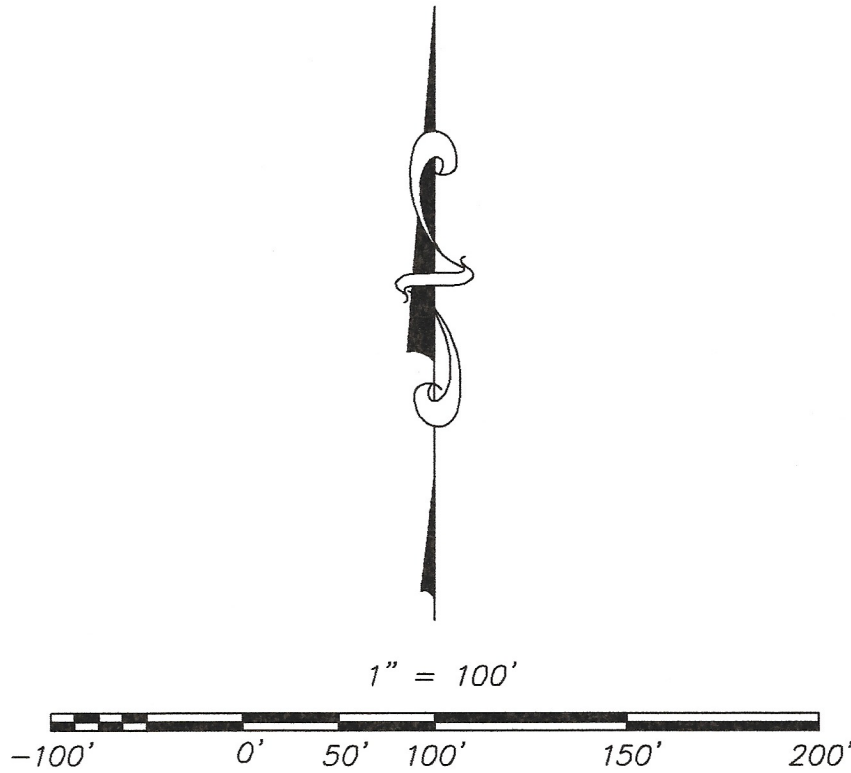
- 0 Regular parking spaces
- 0 Handicapped parking spaces
- 0 Total parking spaces

Flood Information

By scaled map location and graphic plotting only, the subject property appears to lie in Zone "X" (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Johnson Community Panel No. 20091001070, Effective Date 8/3/2009 and is NOT in a special flood hazard area.

Surveyor Notes

1. The Bearing S 02°09'54" E being the Easterly Line of Section 22-T14S-R23E was used as the Basis of Bearings for this Survey.
2. This property has an area of 3,558,977.77 square feet or 81.7 acres of land.
3. Subject property has direct access from publicly dedicated South Lone Elm Road.
4. There is no visible evidence of cemeteries on subject property.
5. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
6. There are no changes in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
7. There is no observable evidence of site use of a solid waste dump, sump or sanitary landfill.
8. Elevation Datum: NAVD88
9. Coordinate Datum: NAD83, Kansas State Plane projected to Ground.



Abbott
and
Survey

631 N. Kessler, Wichita, KS 67203
Ph. 316.262.2262 Fax 316.262.2268
survey@benchmarkis.net

Dwn By: MSV Approved By: CRA
Dwg No: A25-08-057 Scale: 1" = 100'

Record Description

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

This description describes all of the property described in the title commitment identified as First American Title Insurance Company, Commitment No. NCS-1278251-KCTY, September 30, 2025 at 8:00 A.M.

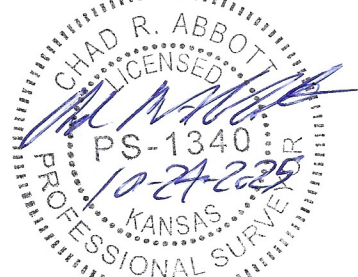
ALTA/NSPS Land Title Survey

SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, Steve M Mackey, Trustee of the Steven M. Mackey Revocable Trust Dated April 26, 2002; Aspen Industrial Land Fund I LLC; Aspen Income LLC

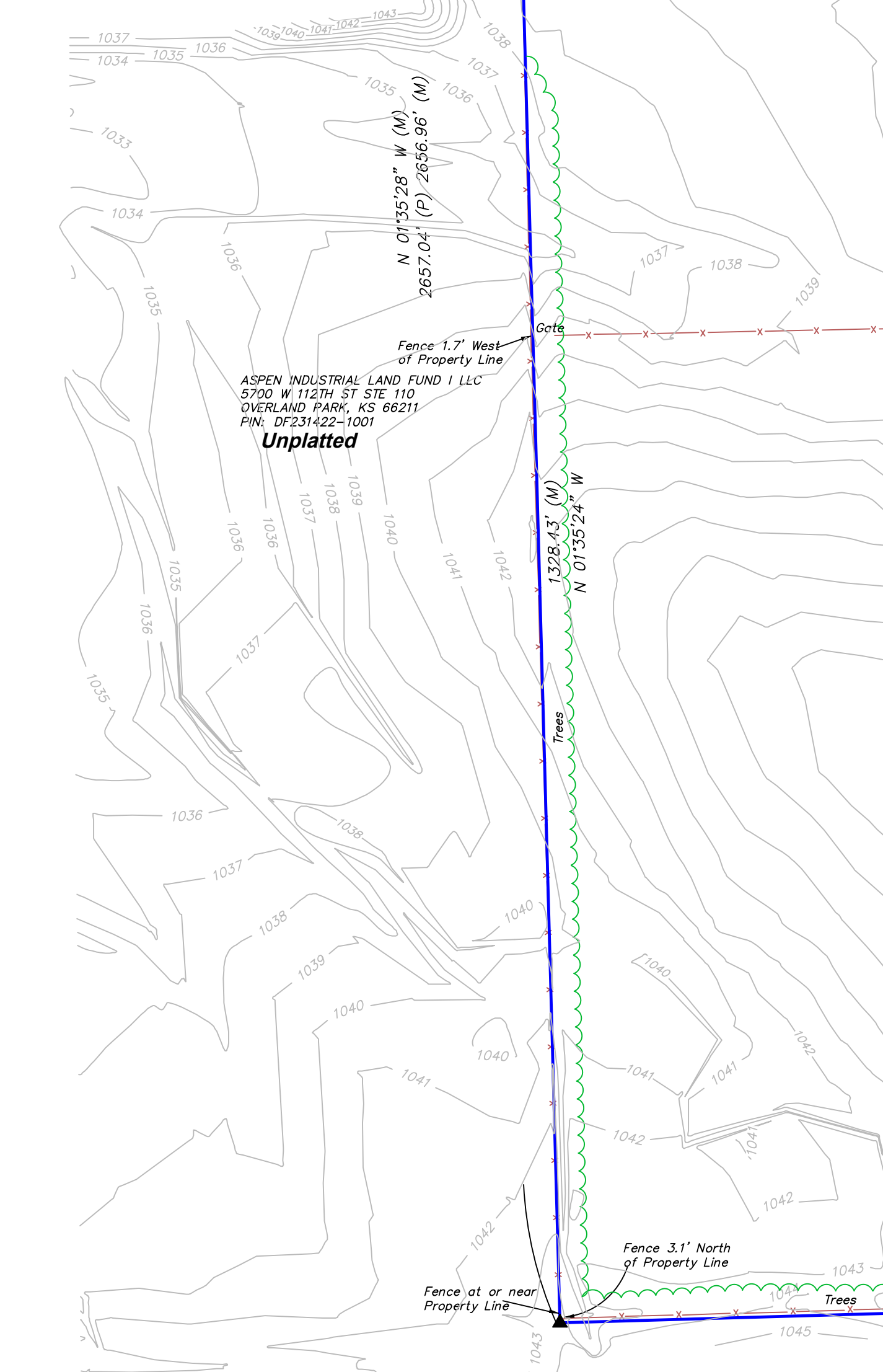
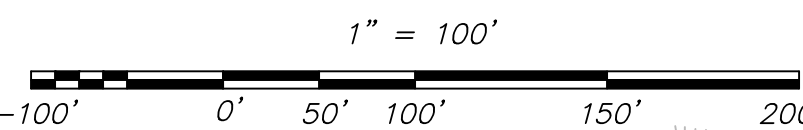
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on October 7, 2025

Date of Plat or Map: October 17, 2025
Date of Last Revision: October 24, 2025



Chad R. Abbott, P.S. #1340

VAN DUSS INDUSTRIAL PARK SECOND PLAT



Legend of Symbols & Abbreviations

- Found 1/2" Rebar (LS#908)
- Found 1/2" Rebar (Unknown)
- Found 2" Dia. Aluminum Cap (Johnson County)
- Found Cotton Spindle
- Calculated Point
- Measured
- Platted
- Calculated
- Power Pole
- Vault
- Communications Riser
- Fiber Optic Buried Cable Warning Sign
- Fence
- Overhead Electric Line
- Property Line
- Section Line
- Fiber Optic Line
- Communication Line
- Water Valve
- Water Meter
- Fire Hydrant
- Water Vault
- Manhole
- R/W = Right-of-Way
- CMP = Corrugated Metal Pipe

KH JENSEN LLC WAREHOUSE PLAT

641 X INDUSTRIAL KS LLC
575 FIFTH AVE FL 3B
NEW YORK, NY 10017
PIN: DP37440000 0001

N 88°01'58" E (M)
2651.61' (M)

NE Cor.
Sec 22-T14S-R23E

Unplatted

167TH STREET PROPERTIES LLC
16621 LOWELL AVE APT 1308
STILWELL, KS 66085
PIN: 6F231422-3001

Pasture (Grass)

STEVEN M MACKEY REVOCABLE TRUST
5651 W 180TH ST
STILWELL, KS 66085
PIN: 6F231422-3002

3,505,547.82 sq ft or 80.47 acres

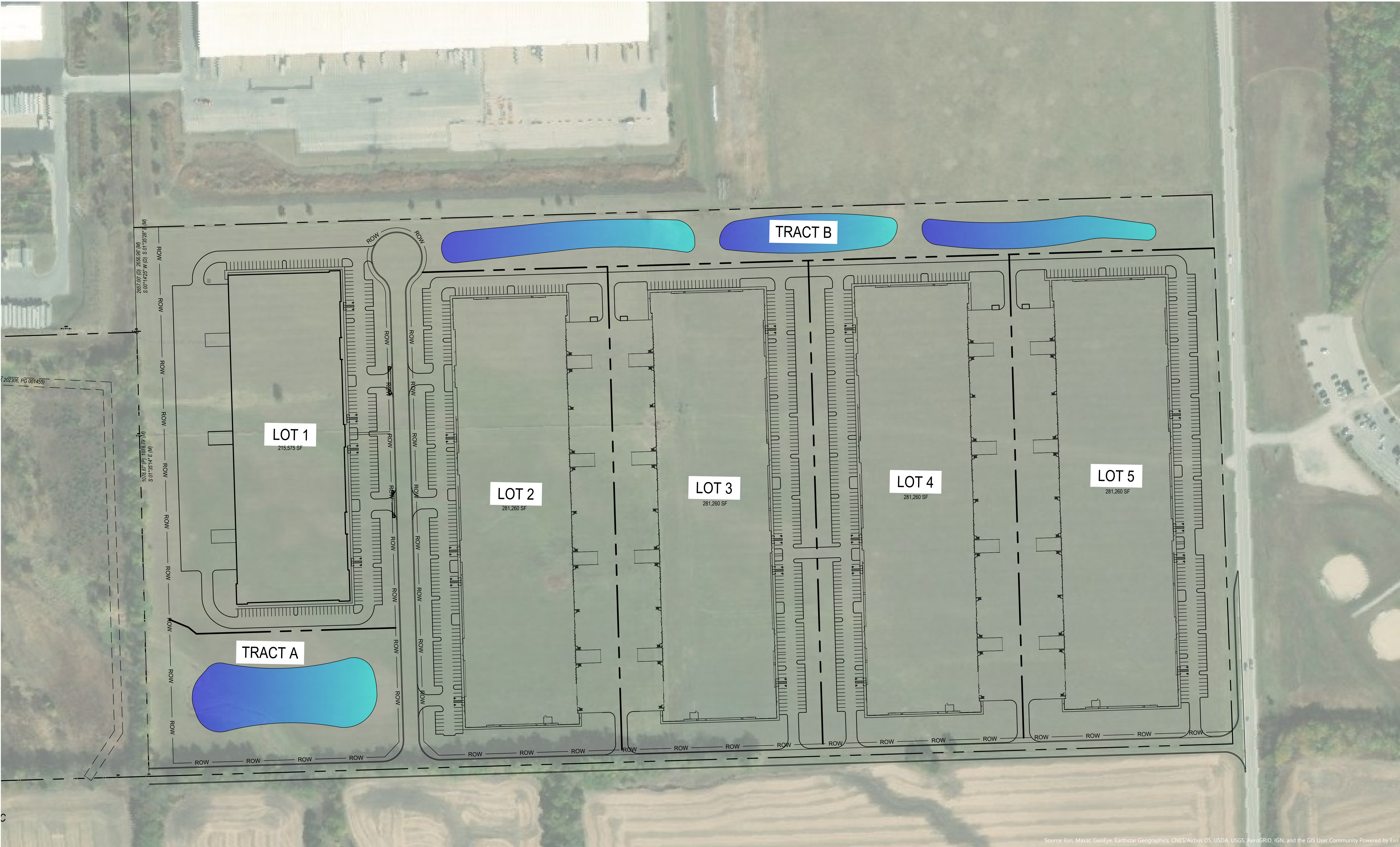
S 88°20'50" W (M)
2638.32' (M)

FOOTE LAND COMPANY, LLC
PO BOX 11
BUCHYRUS, KS 66013
PIN: DF231422-4004
Unplatted

Abbott
and
Survey

631 N. Kessler, Wichita, KS 67203
Ph. 316.262.2262 Fax 316.262.2268
surveyors@benchmarks.net

Dwn By: MSV Approved By: CRA
Dwg No: A25-09-057 Scale: 1" = 100' Sheet 2 of 2



HEDGE EAST

171ST AND HEDGE, OLATHE KS | 10.01.2025



1" = 100'

CONCEPTUAL SITE PLAN

TESSERE

SK002