

DE SOTO

KANSAS

VIA CERTIFIED MAIL

DATE: June 9, 2022

TO: **Board of County Commissioners of Johnson County, Kansas**
111 S Cherry St, #3300, Olathe, KS 66061

Board of Education of Unified School District No. 232
35200 W 91st St, De Soto, KS 66018

Sunflower Redevelopment, LLC
c/o John DeHardt
2600 Grand Blvd., Suite 700
Kansas City, MO 64108

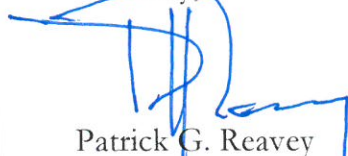
FROM: City of De Soto, Kansas

RE: Tax Increment Financing Project Plans for Sunflower
Redevelopment District

Attached please find:

- (1) Copies of the "Sunflower Redevelopment District – Tax Increment Financing Redevelopment Project Plan 1" and the "Sunflower Redevelopment District – Tax Increment Financing Redevelopment Project Plan 2" delivered to you pursuant to K.S.A. 12-1772.
- (2) A copy of Resolution 1079 scheduling a public hearing to be held on July 7, 2022 at 7:00 p.m. regarding the above-referenced Project Plans 1 and 2.

Sincerely,



Patrick G. Reavey
De Soto City Attorney

Rick Walker
Mayor

Michael D. Brungardt, P.E.
City Administrator
City Engineer

Lana R. McPherson
MMC
City Clerk

Patrick G. Reavey
City Attorney

City Council:

Rob Daniels

Kevin Honomichl

Danny Lane

Lori Murdock

Kevin Ritter

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CITY OF DE SOTO, KANSAS

**SUNFLOWER
REDEVELOPMENT DISTRICT**

**TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT PLAN 1**

TABLE OF CONTENTS

I.	Introduction	1
II.	Project Description	1
III.	Redevelopment Project Costs	2
IV.	Feasibility Study	4
V.	Relocation Assistance Plan	5
VI.	Conclusion	6

Exhibit A-1 Redevelopment District Legal Description

Exhibit A-2 Redevelopment District Map

Exhibit B-1 Project Area Legal Description

Exhibit B-2 Project Area Map

Exhibit C District Ordinance

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the “TIF Act”), Kansas municipalities are authorized to establish redevelopment districts and tax increment financing (“TIF”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created in certain eligible areas, including property determined to be a “blighted area” (as defined in the TIF Act).

On January 20, 2022, the City Council of the City of De Soto, Kansas (the “City”), after conducting a duly noticed public hearing, found that the area described in Exhibit A-1 and depicted in Exhibit A-2 hereto (hereinafter the “Redevelopment District”) is located within a blighted area. Based in part on this finding, the City established the Redevelopment District as a redevelopment district with four project areas.

In accordance with the TIF Act, Sunflower Redevelopment, LLC, a Kansas limited liability company (the “Developer”) has delivered this project plan (the “Plan”) to the City. This Plan contemplates the development of an advanced manufacturing facility within Project Area 1 of the Redevelopment District, which is described in Exhibit B-1 and depicted in Exhibit B-2 hereto.

II. PROJECT DESCRIPTION

A. The Developer

Sunflower Redevelopment, LLC
c/o John DeHardt
2600 Grand Blvd., Suite 700
Kansas City, MO 64108

B. The Property

The proposed redevelopment project (the “Project”) encompasses approximately 309 acres generally located in the northeast portion of the Redevelopment District (the “Property;” see Project area legal description and map of the Property attached as Exhibit B-1 and Exhibit B-2, respectively). The Property is planned to be rezoned in accordance with City code in anticipation of the Project.

C. The Project

The Property is included within the Redevelopment District approved by the City Council of the City on January 20, 2022, by Ordinance No. 2527 (the “District Ordinance,” attached hereto as Exhibit C). There are currently vacant buildings associated with the former Sunflower Army Ammunition Plant located on the Property that will be demolished as part of the Project.

Pursuant to the requirements of the TIF Act, the following is a restatement of the statutorily required District Plan as included within the District Ordinance which created the Redevelopment District. A description of the Project anticipated by this Plan is included in the following paragraph. In accordance with the District Ordinance, the Redevelopment District contains four project areas devoted to the construction of a mixed-use development consisting of some or all of the following uses, without limitation: manufacturing and

warehousing; general commercial uses; wholesale and retail trade; transportation; energy production; professional, scientific and technical services; administrative support; waste management; remediation services; health care and social assistance; arts, entertainment and recreation; accommodation and food services; residential and other mixed uses including but not limited to those contemplated under the City's M-1 and M-2 zoning classification, with associated amenities and infrastructure, including but not limited to, parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, other infrastructure improvements; and other items allowable under the TIF Act (the "District Plan").

The Project consists of land acquisition, demolition, utility relocations and construction, site grading and site work, road construction, parking improvements, construction of an advanced manufacturing facility comprising approximately four (4) million square feet along with supporting facilities, related amenities, utilities, landscaping, and all other related infrastructure improvements to serve the Project, along with the costs to finance the Project (the "Project Improvements"). The intended purpose of this Plan is development of an advanced manufacturing facilit(ies) and related development totaling at least 2.5 million square feet.

D. Project Schedule

Demolition of the facilities currently existing on the Property is expected to begin in 2022. Construction of the Project Improvements is expected to commence in 2022 and completion of the Project Improvements is expected by end of 2025.

III. REDEVELOPMENT PROJECT COSTS

A. Project Financial Overview

The Developer estimates that the total cost of the Project Improvements is approximately \$4 billion. Developer, along with the manufacturer which will locate within the Project facility (the "Manufacturer"), as well as other public sources, will initially finance the costs of acquiring and constructing the Project, and a portion of such costs will be reimbursed to Developer and Manufacturer through either pay-as-you-go financing or the issuance of special obligation bonds payable solely through TIF revenues (the "TIF Bonds"). The issuance of such TIF Bonds is at the sole discretion of the governing body of the City.

The Developer's projections estimate that the Project will generate approximately \$202.6 million of TIF revenues that may be used to pay eligible costs of the Project, including debt service on the TIF Bonds, the proceeds of which will be used to reimburse the Developer and Manufacturer for Project costs that are "redevelopment project costs" as defined by the TIF Act (the "Reimbursable Expenditures"). Per the TIF Act, the collection of TIF revenues for the repayment of Project costs and/or debt service on the TIF Bonds is limited to 20 years following the effective date of this Plan.

B. TIF Financing for the Project

1. TIF Act

The TIF Act allows for TIF revenues to be generated from both incremental ad valorem property taxes and sales taxes. However, the TIF revenues will only be generated from a portion the Project's incremental ad valorem property taxes. No TIF revenues will be generated by sales tax.

2. Amount of Requested Reimbursable Expenditures

The Developer and Manufacturer, in conjunction with other public sources, will advance all costs of construction of the Project. The Developer is requesting that the City reimburse the Developer and Manufacturer for certain Reimbursable Expenditures which will be more specifically described in a Development Agreement to be entered into between the Developer and the City (the "Development Agreement"). Developer and Manufacturer may be reimbursed with TIF revenues and/or the issuance of the TIF Bonds for any Reimbursable Expenditures, all subject to the terms of the Development Agreement and the documents associated with issuance of the TIF Bonds. Any reimbursement of Project costs to the Developer or Manufacturer is contingent on and subject to the terms of the Development Agreement.

3. Funding of Costs and Methodology for Reimbursement

The Developer will be reimbursed for Reimbursable Expenditures from TIF revenues and/or the proceeds of the issuance of the TIF Bonds, subject to the terms of the Development Agreement and the terms of the documents associated with issuance of the TIF Bonds. The debt service of the TIF Bonds will be paid from 100% of the eligible incremental real property taxes generated within Project Area 1 until the date which is no later than 20 years from the effective date of this Plan. The City will not pledge its credit or be in any way responsible for repayment of the TIF Bonds.

That portion of the total Project costs not reimbursed by TIF revenues will be funded by the Developer and Manufacturer through private debt, equity or other third-party sources. For the avoidance of doubt, the City's approval of this Plan does not commit the City to finance any costs of the Project, and the terms pursuant to which the City may finance or construct portions of the Project (or related infrastructure) may be set forth in the Development Agreement.

IV. SUMMARY OF FINANCIAL ANALYSIS

The City's financial advisor, Columbia Capital Management, LLC, prepared a financial analysis (the "Analysis") to meet the TIF Act's requirement that a feasibility study be completed related to the Plan. A summary of the Analysis is provided below. The complete Analysis is on file with the City Clerk.

Sunflower Redevelopment, LLC, a Kansas limited liability company (the "Developer"), requests the City of De Soto ("City") approve a tax increment financing project plan in the location described

and depicted in Exhibits B-1 and B-2 (the “Plan”). The Plan would be part of the Sunflower Redevelopment District created by the De Soto City Council in January 2022 (the “District”) and would result in the construction of an advanced manufacturing facility comprising approximately four (4) million square feet together with land acquisition, demolition, utility relocations and construction, site grading and site work, road construction, parking improvements, supporting facilities, related amenities, utilities, landscaping and financing costs (the “Project”). According to the records of the Kansas Secretary of State, the Developer is in good standing as of June 2, 2022.

The purpose of this financial analysis (the “Analysis”) is to satisfy the requirements of Kansas statutes related to the development of a tax increment financing district (KSA 12-1770 et seq.), specifically the requirement found at KSA 12-1772(a)(1).

The Plan contemplates the use of 100% of the property tax-related TIF increment generated by the Project for the full 20-year term permitted by law. The Plan does not contemplate capture of City, county or state sales taxes or other local revenue sources as TIF increment. This 20-year term would commence by the end of 2025 on a date certain to be established in the ordinance creating the Plan.

The Developer reports, based upon its estimated costs for site acquisition and preparation and its end-user’s reported vertical construction costs, the total development cost of the Project to be approximately \$4,000,000,000. The Developer expects demolition of the facilities currently located at the Project site to begin in 2022, along with completion of a portion of site preparation work. The Developer anticipates new construction to commence in 2022 with completion of the Project by the end of 2025.

The Developer reports that the costs of the Project, including the costs of land acquisition, site preparation and site work, a portion of the public infrastructure for the Project, and vertical construction of the Project will be or have been initially financed through a mix of equity and debt. The Developer further reports that in conjunction with the Development Agreement negotiated with the City (as previously referenced in this Plan), it expects that it will negotiate a development agreement with its end-user that includes an end-user guaranty to complete the vertical construction.

At or near completion of the Project (or at such time as the bond market will support such a bond issuance), the Plan contemplates the City’s issuance of “special obligation” bonds secured solely by the TIF incremental revenues (the “TIF Bonds”). Proceeds of the TIF Bonds would be used to reimburse the Developer and/or its end-user for their costs incurred to that date on TIF-eligible items and, potentially, to fund future TIF-eligible costs. In the alternative or in conjunction with the TIF Bonds, this Plan allows for the TIF revenues to be utilized on a pay-as-you-go basis to pay for Reimbursable Expenditures. The Developer produced TIF increment projections showing the generation of approximately \$203 million in TIF increment over the 20-year term of the Plan.

The Analysis includes the following findings:

- the estimated costs of the Project are \$4,000,000,000
- the costs of the Project will be initially paid through a combination of equity and private financing from the Developer and its end-user totaling an estimated \$4,000,000,000
- the Developer projects the Project will generate \$202,600,000 in TIF reimbursement to offset its development costs (or those of its end-user) and/or to pay debt service on TIF Bonds if and when issued

As such, the Plan's benefits and TIF revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the Plan's project costs. The Plan will have no effect on any outstanding special obligation bonds payable from the revenues described in K.S.A. 12-1774(a)(1)(D), and amendments thereto.

V. RELOCATION ASSISTANCE PLAN

No businesses or occupants will be relocated as a result of this redevelopment.

VI. CONCLUSION

Based on the foregoing, the Plan proposes to utilize 100% of the Increment to finance repayment of Reimbursable Expenditures of the Project and/or debt service of the TIF Bonds. More specific terms and conditions related to the City's obligation to reimburse the Developer or otherwise assist in the development of the Project shall be set forth in the Development Agreement and the documents associated with the issuance of the TIF Bonds, if any, at a later date.

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EXHIBIT A-1

LEGAL DESCRIPTION OF THE REDEVELOPMENT DISTRICT

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 12, 13 AND 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND ALL THAT PART OF SECTIONS 4, 5, 7 AND 9 AND ALL OF SECTIONS 8, 17, 18, 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE SOUTH 01°50'05" EAST ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE SOUTH 78°43'12" WEST ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10°58'53" WEST ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE SOUTH 20°27'21" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 01°43'48" EAST CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,613.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 01°52'52" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,613.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°51'29" E ON THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2,664.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 01°50'41" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,663.68 FEET TO THE SOUTHEAST CORNER OF

SAID SECTION 20; THENCE S 88°17'19" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,651.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE S 89°31'26" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,629.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 87°35'40" W ON THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 5,026.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S 89°24'30" W ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,612.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 01°58'33" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,345.92 FEET TO A POINT; THENCE S 88°56'07" W, A DISTANCE OF 2,606.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE N 01°53'39" W ON SAID WEST LINE, A DISTANCE OF 1,325.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N 01°53'28" W ON SAID WEST LINE, A DISTANCE OF 2,651.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N 02°06'16" W ON THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,293.06 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL I DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 88°41'39" E ON THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL I; THENCE N 02°05'37" W ON THE EAST LINE OF SAID PARCEL I, A DISTANCE OF 2,952.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 02°46'14" W CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,698.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I; THENCE S 88°38'49" W ON THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE N 02°47'01" W ON SAID WEST LINE, A DISTANCE OF 390.08 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL H DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 42°28'45" E ON THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 3,004.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°46'58" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING 31.82 FEET SOUTH OF THE NORTH ONE-QUARTER CORNER THEREOF; THENCE N 89°03'19" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 369.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND KNOWN AS PARCEL G DESCRIBED IN BOOK 539, AT PAGES 214 AND 215; THENCE S 05°23'10" E ON SAID WEST LINE, A DISTANCE OF 303.20 FEET TO A POINT; THENCE S 35°34'51" W CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,592.01 FEET TO A POINT; THENCE S 02°28'40" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 232.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE N 88°36'19" E ON THE SOUTH LINE OF SAID PARCEL G, A DISTANCE OF 1,213.37 FEET TO A POINT; THENCE N 02°28'40" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 693.84 FEET TO A POINT; THENCE N 87°31'18" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 1,401.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL

G; THENCE N 01°08'38" W ON THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 982, AT PAGE 299; THENCE N 88°40'50" E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2,321.00 FEET TO A POINT; THENCE N 01°30'10" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A POINT; THENCE N 88°37'24" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 610.00 FEET TO A POINT; THENCE N 01°22'36" W, A DISTANCE OF 570.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE N 88°35'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,733.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,062.40 FEET, A DELTA ANGLE OF 82°33'30", AND AN ARC LENGTH OF 2,971.74 FEET TO A POINT; THENCE N 06°08'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,210.20 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 915.40 FEET, A DELTA ANGLE OF 41°19'51", AND AN ARC LENGTH OF 660.33 FEET TO A POINT; THENCE N 49°29'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,604.70 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,472.70 FEET, A DELTA ANGLE OF 28°34'42", WITH AN ARC LENGTH OF 734.56 FEET TO A POINT; THENCE N 20°54'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.06 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A

FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

Including any and all adjacent right-of-way.

EXHIBIT A-2

MAP OF THE REDEVELOPMENT DISTRICT

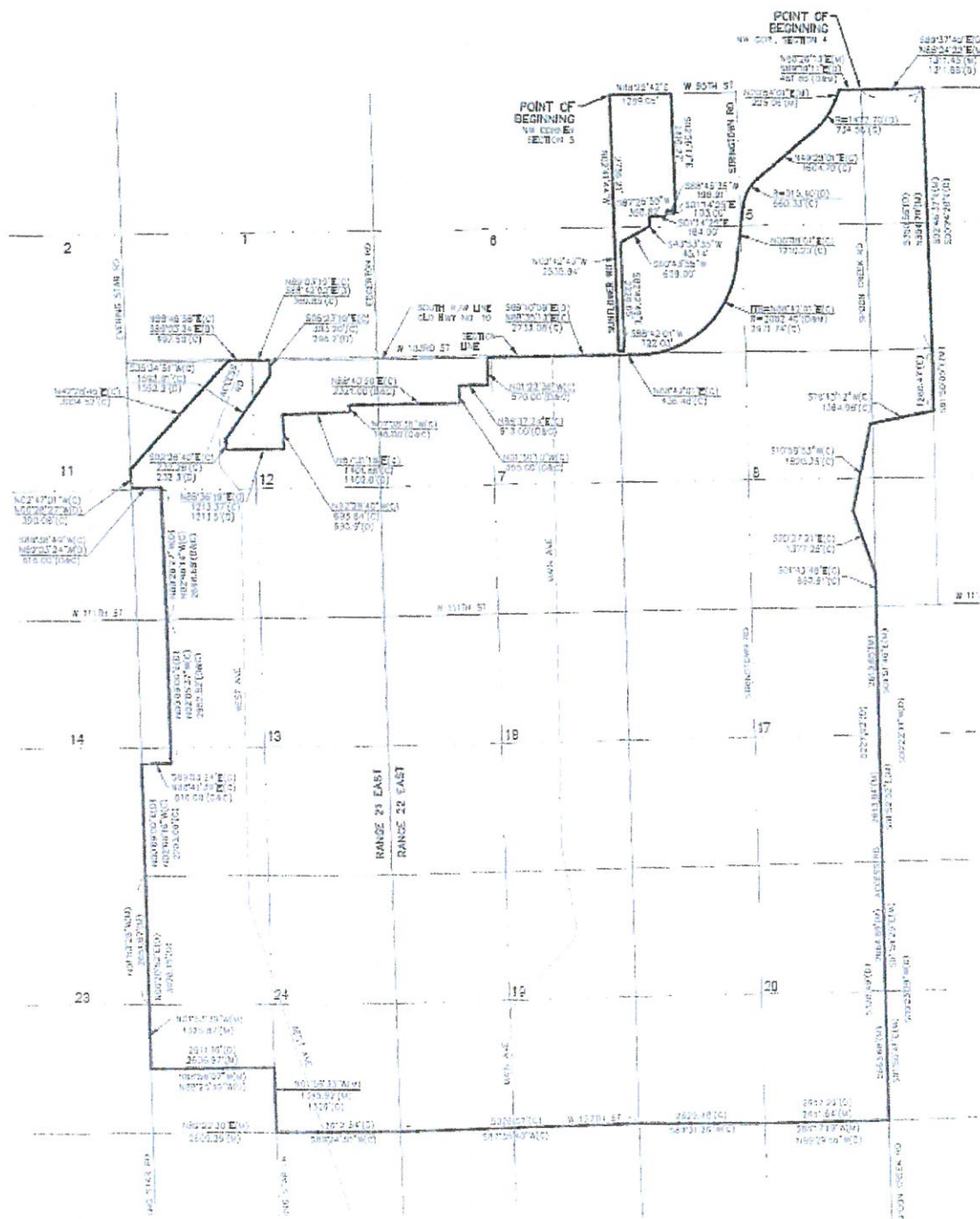


EXHIBIT B-1

LEGAL DESCRIPTION OF THE PROJECT AREA

DESCRIPTION: (PROJECT 1)

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 4, 5, 7, 8, 9, 17 AND 18, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 2ND DAY OF JUNE 2022 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°48'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE S 01°50'05" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE S 78°43'12" W ON SAID NORTH LINE, A DISTANCE OF 1,354.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE S 10°58'53" W ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE S 20°27'21" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S 01°43'48" E CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 88°43'29" W, A DISTANCE OF 1,915.62 FEET TO A POINT; THENCE N 01°57'00" W, A DISTANCE OF 2,568.28 FEET TO THE POINT OF BEGINNING; THENCE S 87°56'30" W, A DISTANCE OF 4,918.98 FEET TO A POINT; THENCE N 02°03'30" W, A DISTANCE OF 2,779.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°35'13" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,348.03 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT; THENCE S 88°53'30" E, A DISTANCE OF 412.35 FEET TO A POINT; THENCE N 88°45'39" E, A DISTANCE OF 2523.13 FEET TO A POINT; THENCE S 02°03'30" E, A DISTANCE OF 2,695.97 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 309.269 ACRES MORE OR LESS.

EXHIBIT B-2

MAP OF THE PROJECT AREA

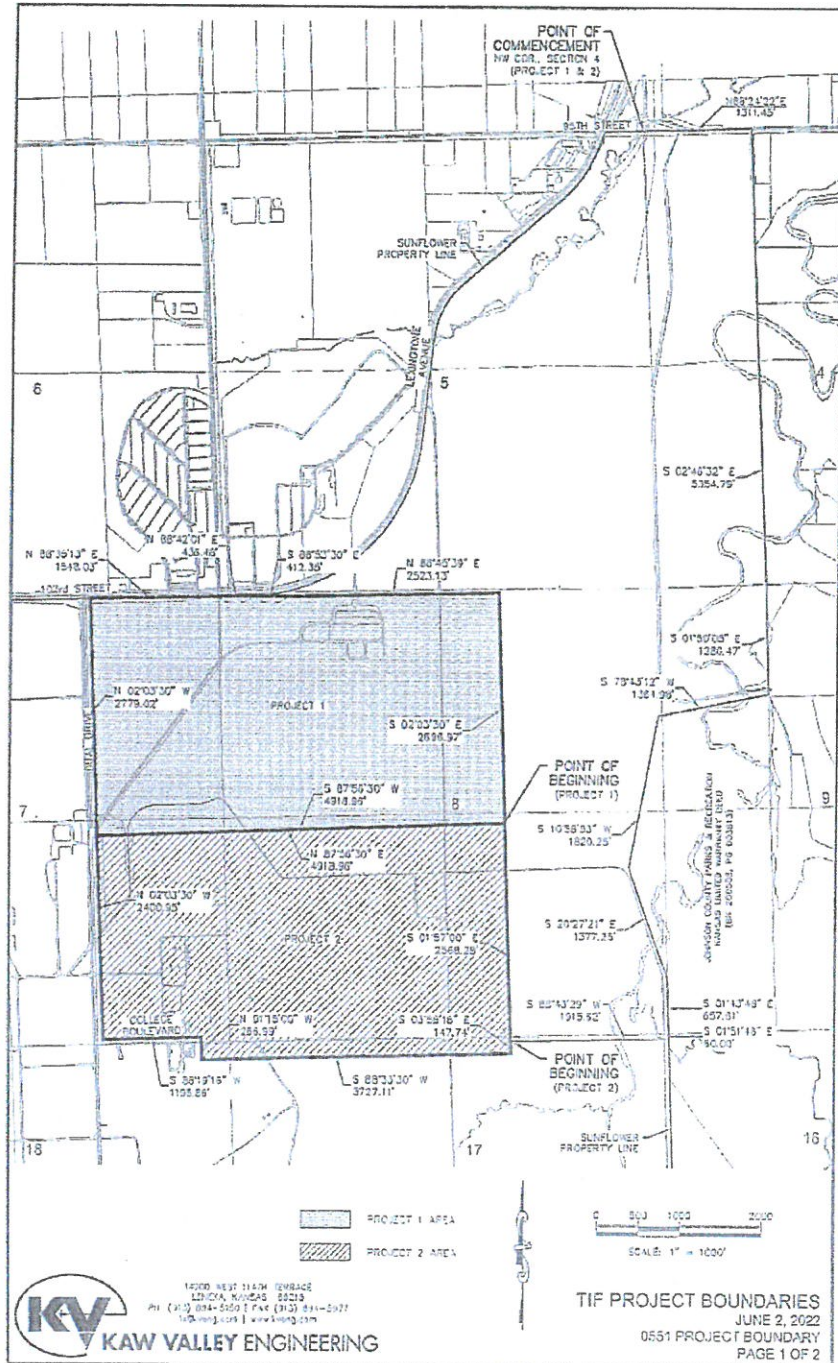


EXHIBIT C

DISTRICT ORDINANCE

(SEE ATTACHED)

(Published in *The Legal Record* on January 25, 2022)

ORDINANCE NO. 2527

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

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the City of De Soto, 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, the City Council (the "Governing Body") adopted Resolution No. 1062 on November 18, 2021 calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on January 6, 2022; and

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

WHEREAS, the public hearing was opened on January 6, 2022, and continued to and closed on January 20, 2022; and

WHEREAS, the Governing Body has been presented with a Blight Analysis dated May 2021 prepared by Polsinelli PC (the "Report") which provides factual evidence concerning the presence or absence within the proposed redevelopment district of the factors defining a "blighted area," as set forth in the Act.

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

Section 1. Findings. 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. 1062;
- (c) based 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 "blighted area" and is therefore an "eligible area" (as said terms are defined in the Act); and
- (d) the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.

Section 2. Creation of TIF District. The Governing Body hereby establishes the Redevelopment District as depicted on the map in Exhibit A and as legally described in Exhibit B, which shall consist of four (4) project areas as depicted on the map in Exhibit A. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

A mixed-use development containing at least four (4) redevelopment project areas consisting of some or all of the following uses, without limitation: manufacturing and warehousing; general commercial uses; wholesale and retail trade; transportation; energy production; professional, scientific and technical services; administrative support; waste management; remediation services; health care and social assistance; arts, entertainment and recreation; accommodation and food services; residential and other mixed uses including but not limited to those contemplated under the City's M-1 and M-2 zoning classification, with associated amenities and infrastructure, including but not limited to, parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, other infrastructure improvements; and other items allowable under the Act.

Section 3. Approval of Other Governmental Units. 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. 232 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. 232, respectively.


Section 4. Further Action. The Mayor, City Administrator, 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. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

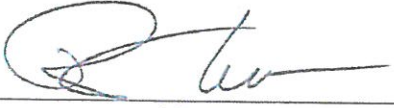
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PASSED by of the Governing Body of the City of De Soto, Kansas on January 20, 2022 and APPROVED AND SIGNED by the Mayor.






City Clerk



Mayor

Approved as to form and legality:



Gilmore & Bell, P.C.

EXHIBIT A
MAP OF REDEVELOPMENT DISTRICT

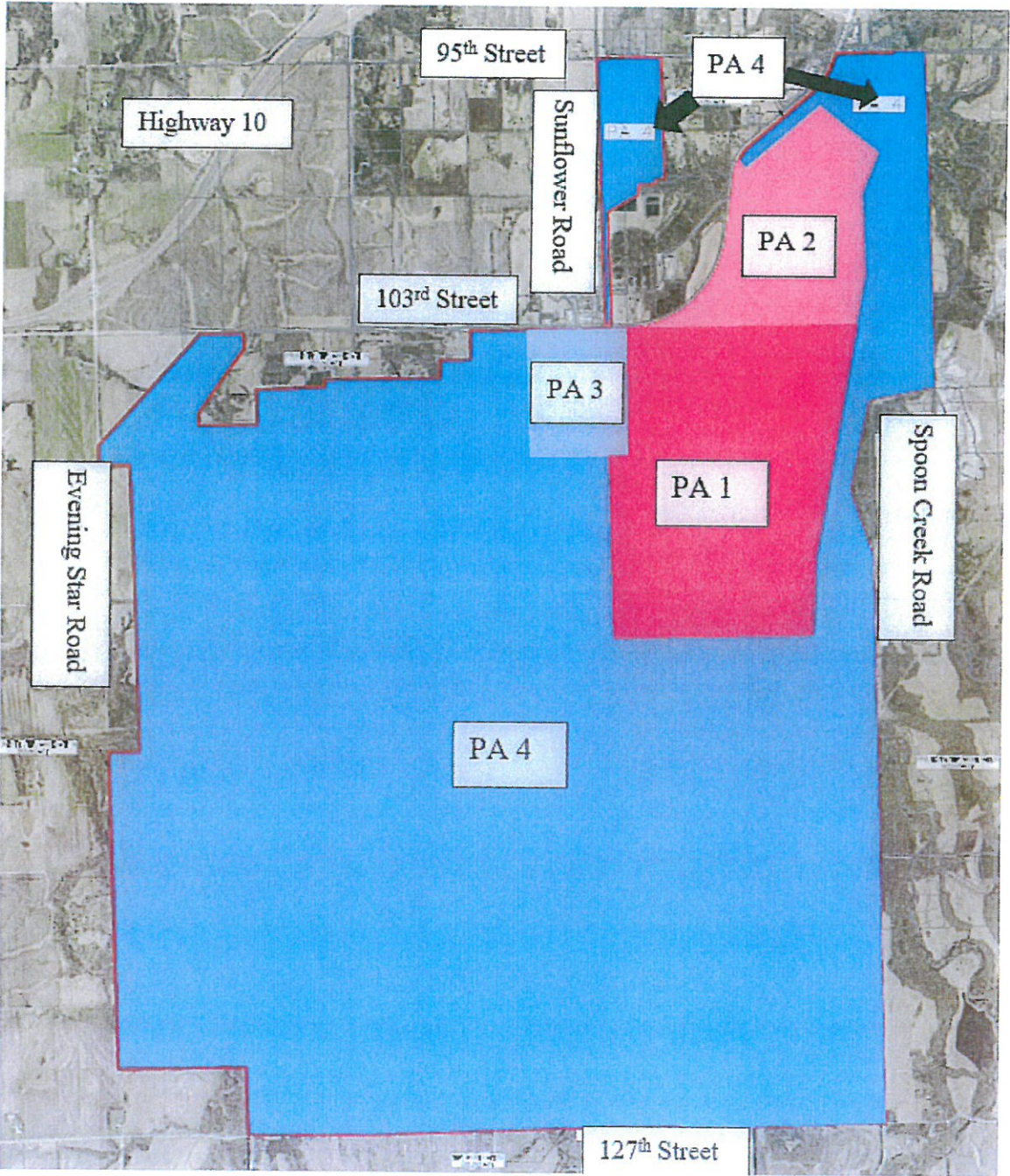


EXHIBIT B
LEGAL DESCRIPTION OF PROPOSED REDEVELOPMENT DISTRICT

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 12, 13 AND 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND ALL THAT PART OF SECTIONS 4, 5, 7 AND 9 AND ALL OF SECTIONS 8, 17, 18, 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE SOUTH 01°50'05" EAST ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE SOUTH 78°43'12" WEST ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10°58'53" WEST ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE SOUTH 20°27'21" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 01°43'48" EAST CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,613.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 01°52'52" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,613.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°51'29" E ON THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2,664.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 01°50'41" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,663.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S 88°17'19" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,651.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE S 89°31'26" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,629.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 87°35'40" W ON THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 5,026.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S 89°24'30" W ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,612.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 01°58'33" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,345.92 FEET TO A POINT; THENCE S 88°56'07" W, A DISTANCE OF 2,606.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE N 01°53'39" W ON SAID WEST LINE, A DISTANCE OF 1,325.87 FEET TO THE WEST QUARTER CORNER OF SAID

SECTION 24; THENCE N 01°53'28" W ON SAID WEST LINE, A DISTANCE OF 2,651.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N 02°06'16" W ON THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,293.06 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL I DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 88°41'39" E ON THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL I; THENCE N 02°05'37" W ON THE EAST LINE OF SAID PARCEL I, A DISTANCE OF 2,952.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 02°46'14" W CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,698.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I; THENCE S 88°38'49" W ON THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE N 02°47'01" W ON SAID WEST LINE, A DISTANCE OF 390.08 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL H DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 42°28'45" E ON THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 3,004.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°46'58" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING 31.82 FEET SOUTH OF THE NORTH ONE-QUARTER CORNER THEREOF; THENCE N 89°03'19" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 369.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND KNOWN AS PARCEL G DESCRIBED IN BOOK 539, AT PAGES 214 AND 215; THENCE S 05°23'10" E ON SAID WEST LINE, A DISTANCE OF 303.20 FEET TO A POINT; THENCE S 35°34'51" W CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,592.01 FEET TO A POINT; THENCE S 02°28'40" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 232.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE N 88°36'19" E ON THE SOUTH LINE OF SAID PARCEL G, A DISTANCE OF 1,213.37 FEET TO A POINT; THENCE N 02°28'40" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 693.84 FEET TO A POINT; THENCE N 87°31'18" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 1,401.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE N 01°08'38" W ON THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 982, AT PAGE 299; THENCE N 88°40'50" E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2,321.00 FEET TO A POINT; THENCE N 01°30'10" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A POINT; THENCE N 88°37'24" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 610.00 FEET TO A POINT; THENCE N 01°22'36" W, A DISTANCE OF 570.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE N 88°35'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,733.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,062.40 FEET, A DELTA ANGLE OF 82°33'30", AND AN ARC LENGTH OF 2,971.74 FEET TO A POINT; THENCE N 06°08'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,210.20 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 915.40 FEET, A DELTA ANGLE OF 41°19'51", AND AN ARC LENGTH OF 660.33 FEET TO A POINT; THENCE N 49°29'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,604.70 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,472.70 FEET, A DELTA ANGLE OF 28°34'42", WITH AN ARC LENGTH OF 734.56 FEET TO A POINT; THENCE N 20°54'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.06 FEET TO A

POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

Including any and all adjacent right-of-way.

CITY OF DE SOTO, KANSAS

**SUNFLOWER
REDEVELOPMENT DISTRICT**

**TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT PLAN 2**

TABLE OF CONTENTS

I.	Introduction	1
II.	Project Description	1
III.	Redevelopment Project Costs	2
IV.	Feasibility Study	4
V.	Relocation Assistance Plan	5
VI.	Conclusion	6
Exhibit A-1	Redevelopment District Legal Description	
Exhibit A-2	Redevelopment District Map	
Exhibit B-1	Project Area Legal Description	
Exhibit B-2	Project Area Map	
Exhibit C	District Ordinance	

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the “TIF Act”), Kansas municipalities are authorized to establish redevelopment districts and tax increment financing (“TIF”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created in certain eligible areas, including property determined to be a “blighted area” (as defined in the TIF Act).

On January 20, 2022, the City Council of the City of De Soto, Kansas (the “City”), after conducting a duly noticed public hearing, found that the area described in Exhibit A-1 and depicted in Exhibit A-2 hereto (hereinafter the “Redevelopment District”) is located within a blighted area. Based in part on this finding, the City established the Redevelopment District as a redevelopment district with four project areas.

In accordance with the TIF Act, Sunflower Redevelopment, LLC, a Kansas limited liability company (the “Developer”) has delivered this project plan (the “Plan”) to the City. This Plan contemplates the development of an advanced manufacturing facility and/or related development within Project Area 2 of the Redevelopment District, which is described in Exhibit B-1 and depicted in Exhibit B-2 hereto.

II. PROJECT DESCRIPTION

A. The Developer

Sunflower Redevelopment, LLC
c/o John DeHardt
2600 Grand Blvd., Suite 700
Kansas City, MO 64108

B. The Property

The proposed redevelopment project (the “Project”) encompasses approximately 296 acres generally located in the northeast portion of the Redevelopment District (the “Property;” see Project area legal description and map of the Property attached as Exhibit B-1 and Exhibit B-2, respectively). The Property is planned to be rezoned in accordance with City code in anticipation of the Project.

C. The Project

The Property is included within the Redevelopment District approved by the City Council of the City on January 20, 2022, by Ordinance No. 2527 (the “District Ordinance,” attached hereto as Exhibit C).

Pursuant to the requirements of the TIF Act, the following is a restatement of the statutorily required District Plan as included within the District Ordinance which created the Redevelopment District. A description of the Project anticipated by this Plan is included in the following paragraph. In accordance with the District Ordinance, the Redevelopment District contains four project areas devoted to the construction of a mixed-use development consisting of some or all of the following uses, without limitation: manufacturing and warehousing; general commercial uses; wholesale and retail trade;

transportation; energy production; professional, scientific and technical services; administrative support; waste management; remediation services; health care and social assistance; arts, entertainment and recreation; accommodation and food services; residential and other mixed uses including but not limited to those contemplated under the City's M-1 and M-2 zoning classification, with associated amenities and infrastructure, including but not limited to, parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, other infrastructure improvements; and other items allowable under the TIF Act (the "District Plan").

The Project consists of land acquisition, demolition, utility relocations and construction, site grading and site work, road construction, parking improvements, construction of an advanced manufacturing facility comprising approximately four (4) million square feet along with supporting facilities, related amenities, utilities, landscaping, and all other related infrastructure improvements to serve the Project, along with the costs to finance the Project (the "Project Improvements"). The intended purpose of this Plan is development of manufacturing and/or industrial facilit(ies) and related development totaling at least 2.5 million square feet.

D. Project Schedule

Construction of the Project Improvements is expected to be completed by end of 2028.

III. REDEVELOPMENT PROJECT COSTS

A. Project Financial Overview

The Developer estimates that the total cost of the Project Improvements is approximately \$4 billion. Developer, along with the manufacturer which will locate within the Project facility (the "Manufacturer"), as well as other public sources, will initially finance the costs of acquiring and constructing the Project, and a portion of such costs will be reimbursed to Developer and Manufacturer through either pay-as-you-go financing or the issuance of special obligation bonds payable solely through TIF revenues (the "TIF Bonds"). The issuance of such TIF Bonds is at the sole discretion of the governing body of the City.

The Developer's projections estimate that the Project will generate approximately \$202.6 million of TIF revenues that may be used to pay eligible costs of the Project, including debt service on the TIF Bonds, the proceeds of which will be used to reimburse the Developer and Manufacturer for Project costs that are "redevelopment project costs" as defined by the TIF Act (the "Reimbursable Expenditures"). Per the TIF Act, the collection of TIF revenues for the repayment of Project costs and/or debt service on the TIF Bonds is limited to 20 years following the effective date of this Plan.

B. TIF Financing for the Project

1. TIF Act

The TIF Act allows for TIF revenues to be generated from both incremental ad valorem property taxes and sales taxes. However, the TIF revenues will only be generated from a portion the Project's incremental ad valorem property taxes. No TIF revenues will be generated by sales tax.

2. Amount of Requested Reimbursable Expenditures

The Developer and Manufacturer, in conjunction with other public sources, will advance all costs of construction of the Project. The Developer is requesting that the City reimburse the Developer and Manufacturer for certain Reimbursable Expenditures which will be more specifically described in a Development Agreement to be entered into between the Developer and the City (the "Development Agreement"). Developer and Manufacturer may be reimbursed with TIF revenues and/or the issuance of the TIF Bonds for any Reimbursable Expenditures, all subject to the terms of the Development Agreement and the documents associated with issuance of the TIF Bonds. Any reimbursement of Project costs to the Developer or Manufacturer is contingent on and subject to the terms of the Development Agreement.

3. Funding of Costs and Methodology for Reimbursement

The Developer will be reimbursed for Reimbursable Expenditures from TIF revenues and/or the proceeds of the issuance of the TIF Bonds, subject to the terms of the Development Agreement and the terms of the documents associated with issuance of the TIF Bonds. The debt service of the TIF Bonds will be paid from 100% of the eligible incremental real property taxes generated within Project Area 1 until the date which is no later than 20 years from the effective date of this Plan. The City will not pledge its credit or be in any way responsible for repayment of the TIF Bonds.

That portion of the total Project costs not reimbursed by TIF revenues will be funded by the Developer and Manufacturer through private debt, equity or other third-party sources. For the avoidance of doubt, the City's approval of this Plan does not commit the City to finance any costs of the Project, and the terms pursuant to which the City may finance or construct portions of the Project (or related infrastructure) may be set forth in the Development Agreement.

IV. SUMMARY OF FINANCIAL ANALYSIS

The City's financial advisor, Columbia Capital Management, LLC, prepared a financial analysis (the "Analysis") to meet the TIF Act's requirement that a feasibility study be completed related to the Plan. A summary of the Analysis is provided below. The complete Analysis is on file with the City Clerk.

Sunflower Redevelopment, LLC, a Kansas limited liability company (the "Developer"), requests the City of De Soto ("City") approve a tax increment financing project plan in the location

described and depicted in **Exhibits B-1** and **B-2** (the “Plan”). The Plan would be part of the Sunflower Redevelopment District created by the De Soto City Council in January 2022 (the “District”) and would result in the construction of an advanced manufacturing facility comprising approximately four (4) million square feet together with land acquisition, demolition, utility relocations and construction, site grading and site work, road construction, parking improvements, supporting facilities, related amenities, utilities, landscaping and financing costs (the “Project”). According to the records of the Kansas Secretary of State, the Developer is in good standing as of June 2, 2022.

The purpose of the financial analysis (the “Analysis”) is to satisfy the requirements of Kansas statutes related to the development of a tax increment financing district (KSA 12-1770 et seq.), specifically the requirement found at KSA 12-1772(a)(1).

The Plan contemplates the use of 100% of the property tax-related TIF increment generated by the Project for the full 20-year term permitted by law. The Plan does not contemplate capture of City, county or state sales taxes or other local revenue sources as TIF increment. This 20-year term would commence by the end of 2028 on a date certain to be established in the ordinance creating the Plan.

The Developer reports, based upon its estimated costs for site acquisition and preparation and its end-user’s reported vertical construction costs, the total development cost of the Project to be approximately \$4,000,000,000. The Developer expects construction of the Project Improvements to be completed by end of 2028.

The Developer reports that the costs of the Project, including the costs of land acquisition, site preparation and site work, a portion of the public infrastructure for the Project, and vertical construction of the Project will be or have been initially financed through a mix of equity and debt.

At or near completion of the Project (or at such time as the bond market will support such a bond issuance), the Plan contemplates the City’s issuance of “special obligation” bonds secured solely by the TIF incremental revenues (the “TIF Bonds”). Proceeds of the TIF Bonds would be used to reimburse the Developer and/or its end-user for their costs incurred to that date on TIF-eligible items and, potentially, to fund future TIF-eligible costs. In the alternative or in conjunction with the TIF Bonds, this Plan allows for the TIF revenues to be utilized on a pay-as-you-go basis to pay for Reimbursable Expenditures. The Developer estimates the generation of approximately \$203 million in TIF increment over the 20-year term of the Plan.

The Analysis includes the following findings:

- the estimated costs of the Project are \$4,000,000,000
- the costs of the Project will be initially paid through a combination of equity and private financing from the Developer and its end-user totaling an estimated \$4,000,000,000
- the Developer projects the Project will generate \$200,000,000 in TIF reimbursement to offset its development costs (or those of its end-user) and/or to pay debt service on TIF Bonds if and when issued

As such, the Plan’s benefits and TIF revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the

Plan's project costs. The Plan will have no effect on any outstanding special obligation bonds payable from the revenues described in K.S.A. 12-1774(a)(1)(D), and amendments thereto.

V. RELOCATION ASSISTANCE PLAN

No businesses or occupants will be relocated as a result of this redevelopment.

VI. CONCLUSION

Based on the foregoing, the Plan proposes to utilize 100% of the Increment to finance repayment of Reimbursable Expenditures of the Project and/or debt service of the TIF Bonds. More specific terms and conditions related to the City's obligation to reimburse the Developer or otherwise assist in the development of the Project shall be set forth in the Development Agreement and the documents associated with the issuance of the TIF Bonds, if any, at a later date.

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EXHIBIT A-1

LEGAL DESCRIPTION OF THE REDEVELOPMENT DISTRICT

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 12, 13 AND 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND ALL THAT PART OF SECTIONS 4, 5, 7 AND 9 AND ALL OF SECTIONS 8, 17, 18, 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE SOUTH 01°50'05" EAST ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE SOUTH 78°43'12" WEST ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10°58'53" WEST ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE SOUTH 20°27'21" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 01°43'48" EAST CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,613.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 01°52'52" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,613.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°51'29" E ON THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2,664.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 01°50'41" E CONTINUING ON SAID

EAST LINE, A DISTANCE OF 2,663.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S 88°17'19" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,651.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE S 89°31'26" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,629.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 87°35'40" W ON THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 5,026.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S 89°24'30" W ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,612.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 01°58'33" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,345.92 FEET TO A POINT; THENCE S 88°56'07" W, A DISTANCE OF 2,606.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE N 01°53'39" W ON SAID WEST LINE, A DISTANCE OF 1,325.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N 01°53'28" W ON SAID WEST LINE, A DISTANCE OF 2,651.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N 02°06'16" W ON THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,293.06 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL I DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 88°41'39" E ON THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL I; THENCE N 02°05'37" W ON THE EAST LINE OF SAID PARCEL I, A DISTANCE OF 2,952.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 02°46'14" W CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,698.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I; THENCE S 88°38'49" W ON THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE N 02°47'01" W ON SAID WEST LINE, A DISTANCE OF 390.08 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL H DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 42°28'45" E ON THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 3,004.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°46'58" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING 31.82 FEET SOUTH OF THE NORTH ONE-QUARTER CORNER THEREOF; THENCE N 89°03'19" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 369.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND KNOWN AS PARCEL G DESCRIBED IN BOOK 539, AT PAGES 214 AND 215; THENCE S 05°23'10" E ON SAID WEST LINE, A DISTANCE OF 303.20 FEET TO A POINT; THENCE S 35°34'51" W CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,592.01 FEET TO A POINT; THENCE S 02°28'40" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 232.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE N 88°36'19" E ON THE SOUTH LINE OF SAID PARCEL G, A DISTANCE OF 1,213.37 FEET TO A POINT; THENCE N 02°28'40" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 693.84 FEET

TO A POINT; THENCE N 87°31'18" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 1,401.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE N 01°08'38" W ON THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 982, AT PAGE 299; THENCE N 88°40'50" E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2,321.00 FEET TO A POINT; THENCE N 01°30'10" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A POINT; THENCE N 88°37'24" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 610.00 FEET TO A POINT; THENCE N 01°22'36" W, A DISTANCE OF 570.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE N 88°35'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,733.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,062.40 FEET, A DELTA ANGLE OF 82°33'30", AND AN ARC LENGTH OF 2,971.74 FEET TO A POINT; THENCE N 06°08'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,210.20 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 915.40 FEET, A DELTA ANGLE OF 41°19'51", AND AN ARC LENGTH OF 660.33 FEET TO A POINT; THENCE N 49°29'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,604.70 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,472.70 FEET, A DELTA ANGLE OF 28°34'42", WITH AN ARC LENGTH OF 734.56 FEET TO A POINT; THENCE N 20°54'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.06 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS.

THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

Including any and all adjacent right-of-way.

EXHIBIT A-2

MAP OF THE REDEVELOPMENT DISTRICT

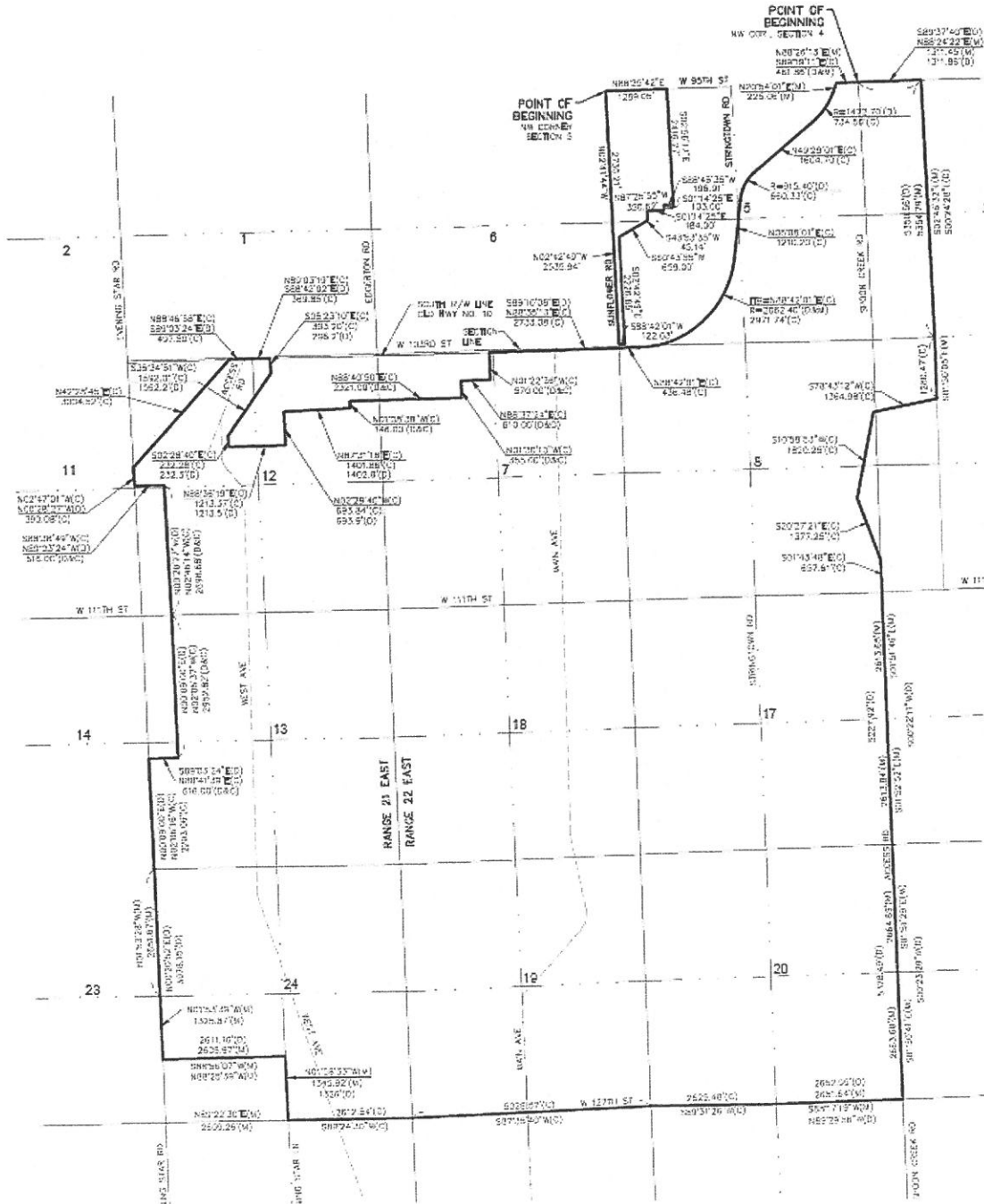


EXHIBIT B-1

LEGAL DESCRIPTION OF THE PROJECT AREA

DESCRIPTION: (PROJECT 2)

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 7, 8, 17 AND 18, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 2ND DAY OF JUNE 2022 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 01°50'05" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE S 78°43'12" W ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE S 10°58'53" W ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE S 20°27'21" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S 01°43'48" E CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.81 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'48" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 88°43'25" W, A DISTANCE OF 1,915.62 FEET TO THE POINT OF BEGINNING; THENCE S 03°55'16" E, A DISTANCE OF 147.74 FEET TO A POINT; THENCE S 88°33'30" W, A DISTANCE OF 3,727.11 FEET TO A POINT; THENCE N 01°15'00" W, A DISTANCE OF 256.99 FEET TO A POINT; THENCE S 82°19'16" W, A DISTANCE OF 1,195.85 FEET TO A POINT; THENCE N 02°03'30" W, A DISTANCE OF 2,400.95 FEET TO A POINT; THENCE N 87°56'30" E, A DISTANCE OF 4,918.96 FEET TO A POINT; THENCE S 01°57'00" E, A DISTANCE OF 2,568.28 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 296.304 ACRES MORE OR LESS.

EXHIBIT B-2

MAP OF THE PROJECT AREA

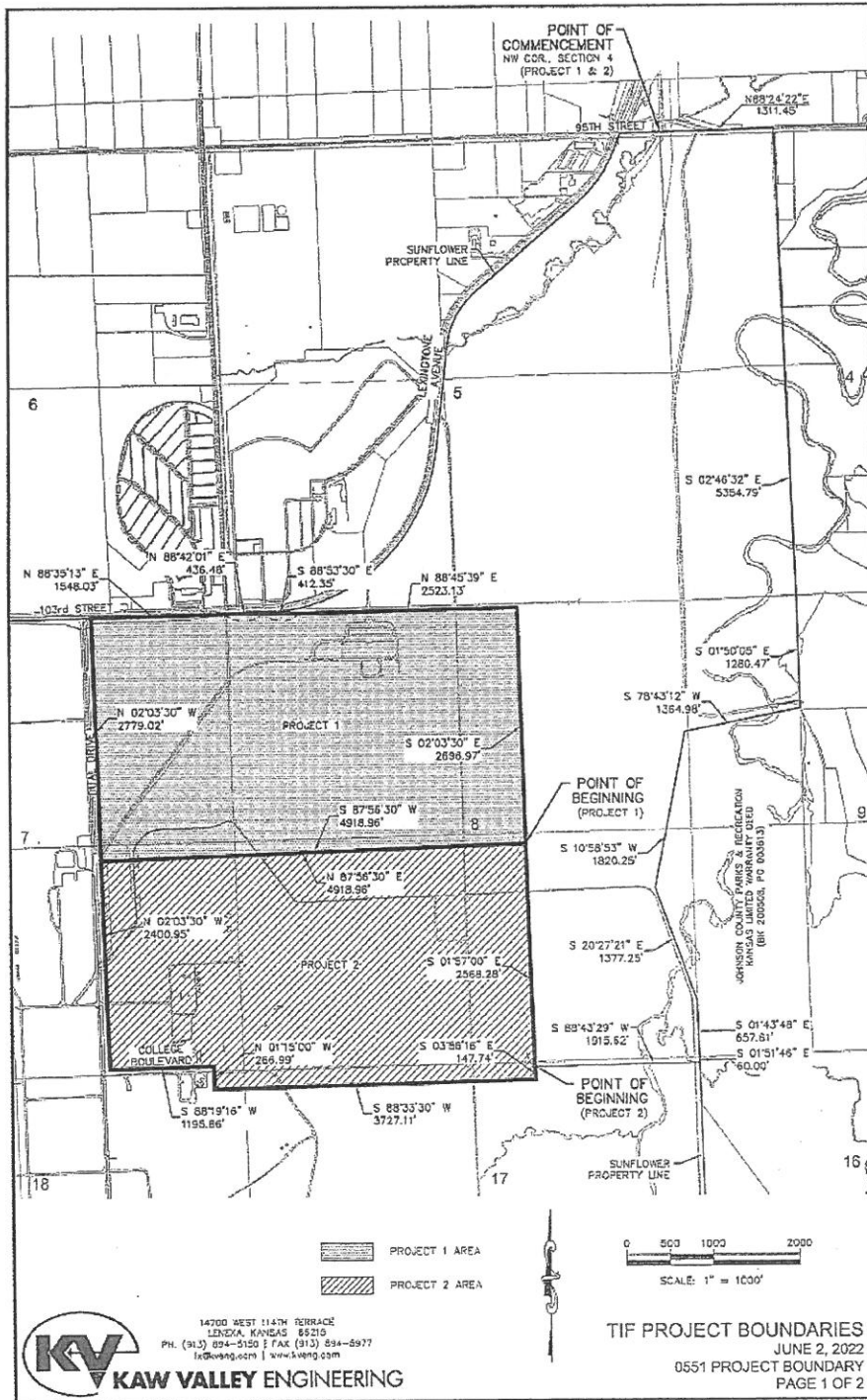


EXHIBIT C

DISTRICT ORDINANCE

(SEE ATTACHED)

(Published in *The Legal Record* on January 25, 2022)

ORDINANCE NO. 2527

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

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of De Soto, 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, the City Council (the “Governing Body”) adopted Resolution No. 1062 on November 18, 2021 calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on January 6, 2022; and

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

WHEREAS, the public hearing was opened on January 6, 2022, and continued to and closed on January 20, 2022; and

WHEREAS, the Governing Body has been presented with a Blight Analysis dated May 2021 prepared by Polsinelli PC (the “Report”) which provides factual evidence concerning the presence or absence within the proposed redevelopment district of the factors defining a “blighted area,” as set forth in the Act.

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

Section 1. Findings. 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. 1062;
- (c) based 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 “blighted area” and is therefore an “eligible area” (as said terms are defined in the Act); and
- (d) the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.

Section 2. Creation of TIF District. The Governing Body hereby establishes the Redevelopment District as depicted on the map in **Exhibit A** and as legally described in **Exhibit B**, which shall consist of four (4) project areas as depicted on the map in **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

A mixed-use development containing at least four (4) redevelopment project areas consisting of some or all of the following uses, without limitation: manufacturing and warehousing; general commercial uses; wholesale and retail trade; transportation; energy production; professional, scientific and technical services; administrative support; waste management; remediation services; health care and social assistance; arts, entertainment and recreation; accommodation and food services; residential and other mixed uses including but not limited to those contemplated under the City's M-1 and M-2 zoning classification, with associated amenities and infrastructure, including but not limited to, parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, other infrastructure improvements; and other items allowable under the Act.

Section 3. Approval of Other Governmental Units. 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. 232 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. 232, respectively.

Section 4. Further Action. The Mayor, City Administrator, 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. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

[Balance of page intentionally left blank]

PASSED by of the Governing Body of the City of De Soto, Kansas on January 20, 2022 and APPROVED AND SIGNED by the Mayor.



City Clerk

Mayor

Approved as to form and legality:

Gilmore & Bell, P.C.

EXHIBIT A
MAP OF REDEVELOPMENT DISTRICT

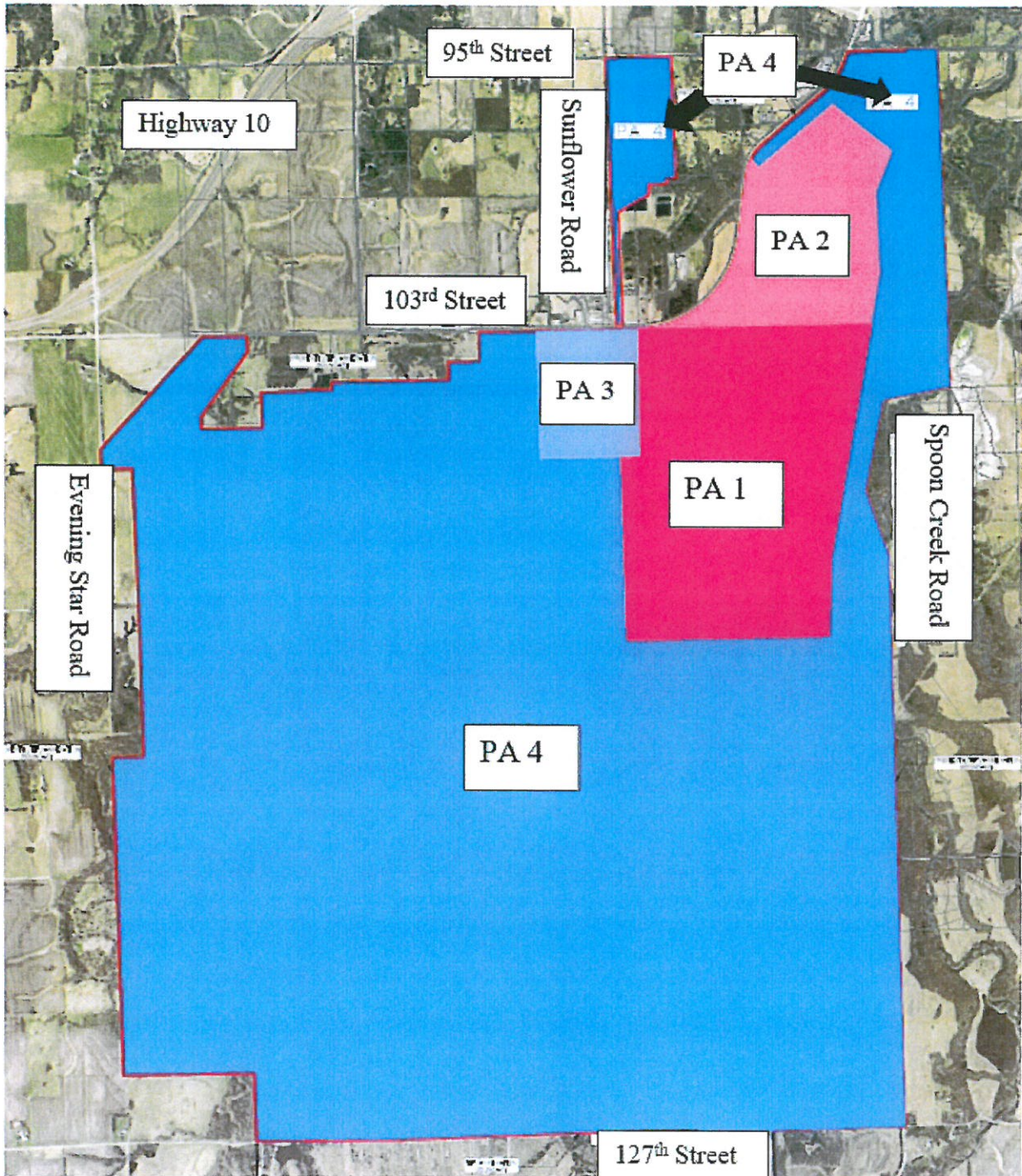


EXHIBIT B
LEGAL DESCRIPTION OF PROPOSED REDEVELOPMENT DISTRICT

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 12, 13 AND 24, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND ALL THAT PART OF SECTIONS 4, 5, 7 AND 9 AND ALL OF SECTIONS 8, 17, 18, 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.45 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE SOUTH 01°50'05" EAST ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE SOUTH 78°43'12" WEST ON SAID NORTH LINE, A DISTANCE OF 1,364.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10°58'53" WEST ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE SOUTH 20°27'21" EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 01°43'48" EAST CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 657.61 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2,613.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 01°52'52" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,613.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°51'29" E ON THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2,664.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 01°50'41" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,663.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S 88°17'19" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,651.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE S 89°31'26" W ON THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2,629.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 87°35'40" W ON THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 5,026.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S 89°24'30" W ON THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,612.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 01°58'33" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,345.92 FEET TO A POINT; THENCE S 88°56'07" W, A DISTANCE OF 2,606.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE N 01°53'39" W ON SAID WEST LINE, A DISTANCE OF 1,325.87 FEET TO THE WEST QUARTER CORNER OF SAID

SECTION 24; THENCE N 01°53'28" W ON SAID WEST LINE, A DISTANCE OF 2,651.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N 02°06'16" W ON THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,293.06 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL I DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 88°41'39" E ON THE SOUTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL I; THENCE N 02°05'37" W ON THE EAST LINE OF SAID PARCEL I, A DISTANCE OF 2,952.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 02°46'14" W CONTINUING ON SAID EAST LINE, A DISTANCE OF 2,698.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I; THENCE S 88°38'49" W ON THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12; THENCE N 02°47'01" W ON SAID WEST LINE, A DISTANCE OF 390.08 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL H DESCRIBED IN BOOK 539, AT PAGE 215; THENCE N 42°28'45" E ON THE SOUTH LINE OF SAID PARCEL H, A DISTANCE OF 3,004.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°46'58" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING 31.82 FEET SOUTH OF THE NORTH ONE-QUARTER CORNER THEREOF; THENCE N 89°03'19" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 369.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND KNOWN AS PARCEL G DESCRIBED IN BOOK 539, AT PAGES 214 AND 215; THENCE S 05°23'10" E ON SAID WEST LINE, A DISTANCE OF 303.20 FEET TO A POINT; THENCE S 35°34'51" W CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,592.01 FEET TO A POINT; THENCE S 02°28'40" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 232.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE N 88°36'19" E ON THE SOUTH LINE OF SAID PARCEL G, A DISTANCE OF 1,213.37 FEET TO A POINT; THENCE N 02°28'40" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 693.84 FEET TO A POINT; THENCE N 87°31'18" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 1,401.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE N 01°08'38" W ON THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 146.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN VOLUME 982, AT PAGE 299; THENCE N 88°40'50" E ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2,321.00 FEET TO A POINT; THENCE N 01°30'10" W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A POINT; THENCE N 88°37'24" E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 610.00 FEET TO A POINT; THENCE N 01°22'36" W, A DISTANCE OF 570.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE N 88°35'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,733.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 2,062.40 FEET, A DELTA ANGLE OF 82°33'30", AND AN ARC LENGTH OF 2,971.74 FEET TO A POINT; THENCE N 06°08'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,210.20 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 915.40 FEET, A DELTA ANGLE OF 41°19'51", AND AN ARC LENGTH OF 660.33 FEET TO A POINT; THENCE N 49°29'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,604.70 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1,472.70 FEET, A DELTA ANGLE OF 28°34'42", WITH AN ARC LENGTH OF 734.56 FEET TO A POINT; THENCE N 20°54'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.06 FEET TO A

POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

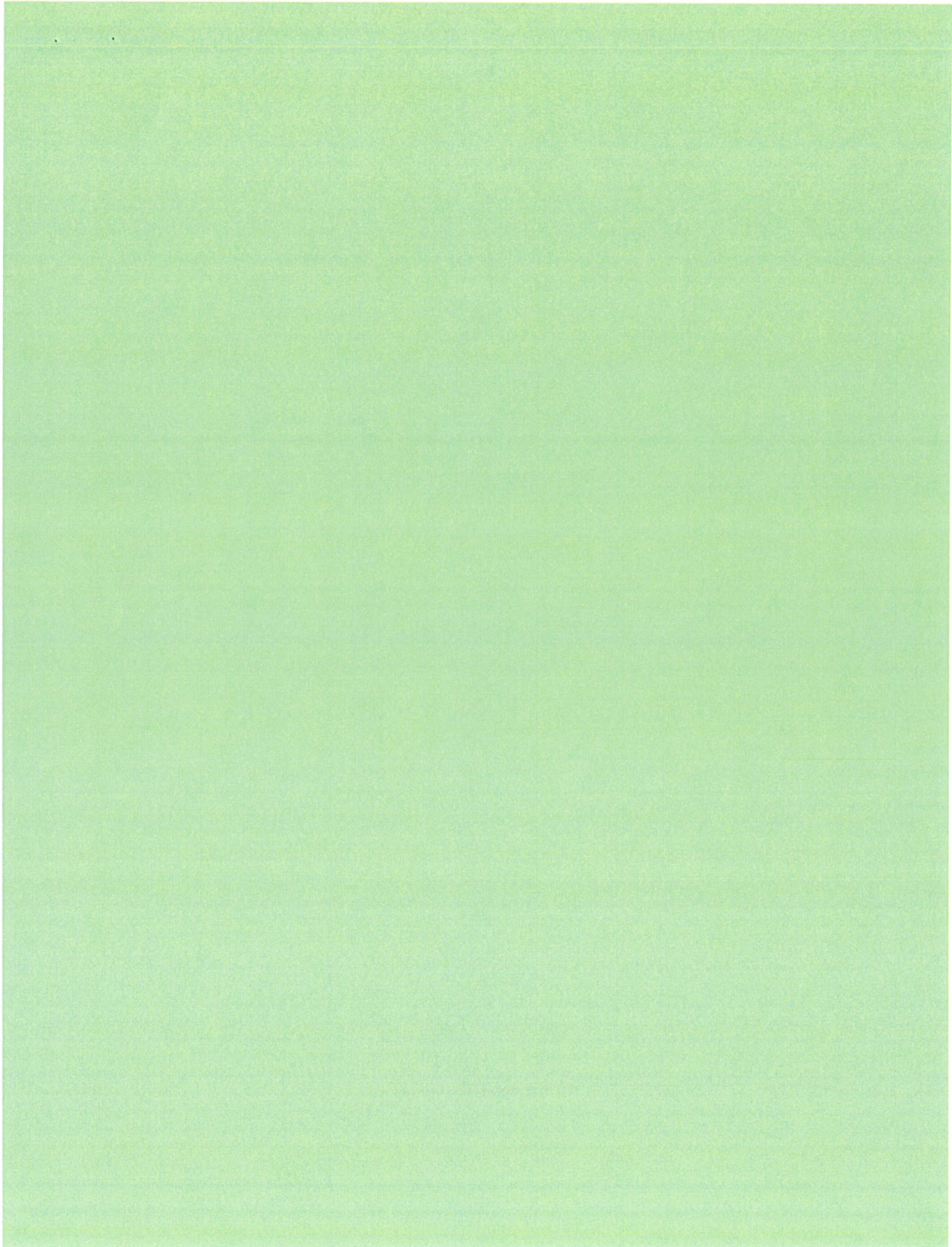
ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

Including any and all adjacent right-of-way.



(Published in *The Legal Record* on June 28, 2022)

RESOLUTION NO. 1079

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DE SOTO, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF REDEVELOPMENT PROJECT PLANS PURSUANT TO K.S.A. 12-1770 *ET SEQ.*

WHEREAS, the City of De Soto, Kansas (the "City"), by the passage of Ordinance No. 2527 on January 20, 2022, created a redevelopment district (the "Redevelopment District") consisting of four redevelopment project areas (the "Project Areas"), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"); and

WHEREAS, the City is considering the adoption of two redevelopment project plans entitled Sunflower Redevelopment District Tax Increment Financing Redevelopment Project Plan 1 ("Project Plan 1") and Sunflower Redevelopment District Tax Increment Financing Redevelopment Project Plan 2 ("Project Plan 2") both of which provide for the redevelopment of Project Areas 1 and 2 within the Redevelopment District; and

WHEREAS, on June 6, 2022, the Planning Commission of the City made a finding that Project Plan 1 and Project Plan 2 are consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, a copy of Project Plan 1 and Project Plan 2 will be delivered by the City to the Board of County Commissioners of Johnson County and to the Board of Education of Unified School District No. 232 in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF DE SOTO, KANSAS:

Section 1. Notice is hereby given that a public hearing will be held by the City to consider the adoption of Project Plan 1 and Project Plan 2 on July 7, 2022 at 7:00 p.m., or as soon thereafter as the matter can be heard, at De Soto City Hall, 32905 West 84th Street, De Soto, Kansas.

Section 2. The boundaries of the Redevelopment District are shown on Exhibit A attached hereto and incorporated herein. Project Plan 1 is for the redevelopment of the Project Area 1 and Project Plan 2 is for the redevelopment of Project Area 2, both shown on Exhibit A and legally described on Exhibit B.

Section 3. Copies of the Project Plans, including a summary of the feasibility studies, relocation assistance plans and financial guarantees of the developer, and a description and map of the Redevelopment District and the Project Areas are available for inspection in the offices of the City Clerk, De Soto City Hall, 32905 West 84th Street, De Soto, Kansas, Monday through Friday (other than holidays) between 9:00 a.m. and 5:00 p.m.

Section 4. The City Clerk shall send a copy of this Resolution via certified mail, return receipt requested, to the Board of County Commissioners of Johnson County, Kansas, to the Board of Education of Unified School District No. 232, and to each owner and occupant of land within the Project

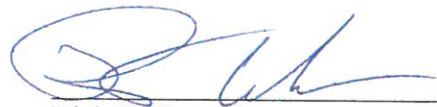
Areas. Such copies shall be sent not more than 10 days following the date of adoption of this Resolution. The City Clerk shall also cause this Resolution and all exhibits hereto to be published once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

Section 5. This Resolution shall become effective upon its adoption by the governing body of the City.

ADOPTED by the governing body of the City of De Soto, Kansas on June 6, 2022.

[SEAL]

CITY OF DE SOTO, KANSAS

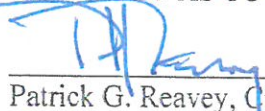

Rick Walker, Mayor

(SEAL)

ATTEST:


City Clerk, Brandon Mills

APPROVED AS TO FORM:


Patrick G. Reavey, City Attorney

MAP OF PROJECT AREAS 1 AND 2

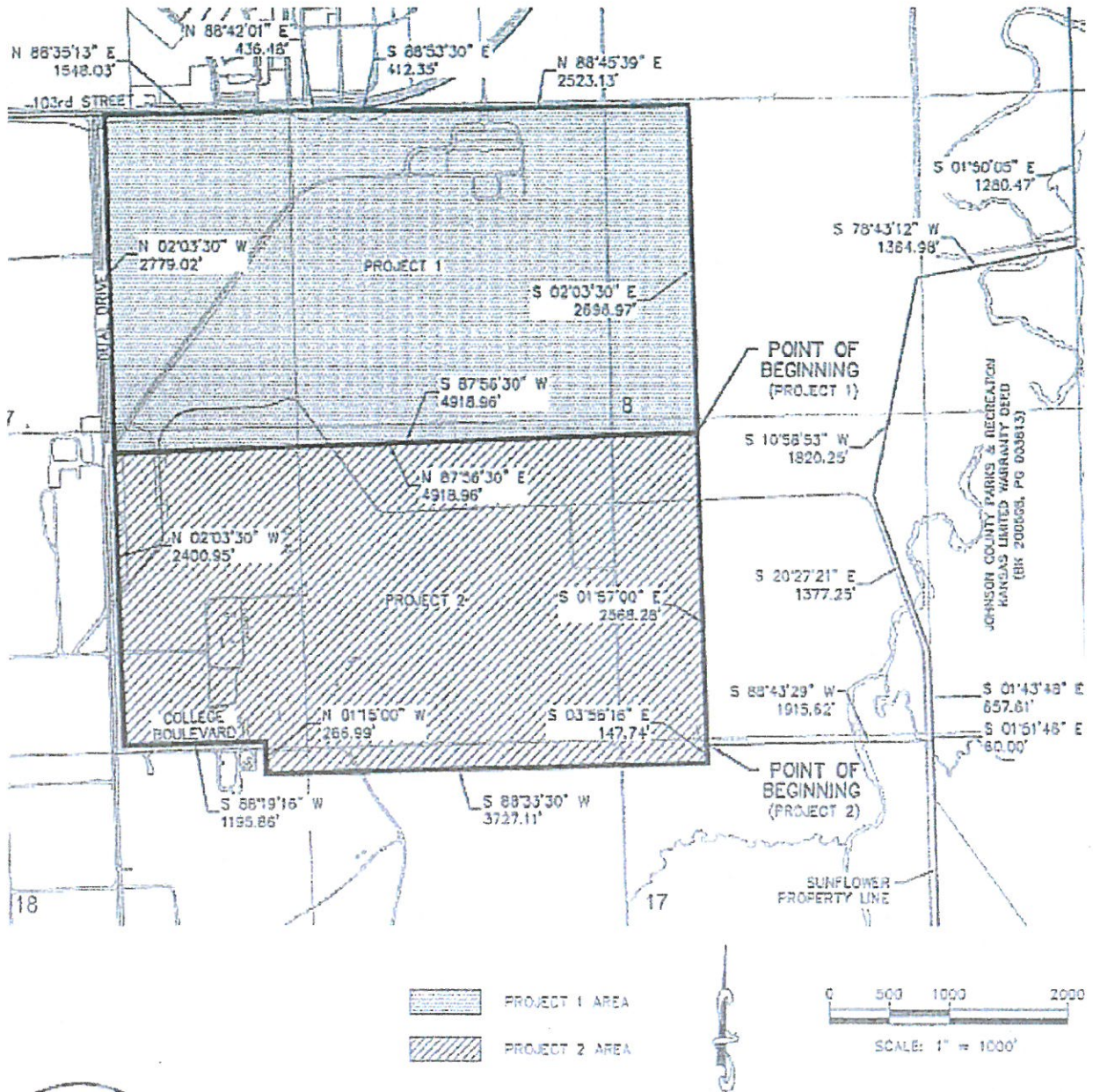


EXHIBIT B.

Legal Description of Project Area 1

DESCRIPTION: (PROJECT 1)

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTIONS 4, 5, 7, 8, 9, 17 AND 18, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 2ND DAY OF JUNE 2022 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.48 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 9; THENCE S 01°50'05" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE S 78°43'12" W ON SAID NORTH LINE, A DISTANCE OF 1,384.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE S 10°58'53" W ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE S 20°27'21" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S 01°43'48" E CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 857.81 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 80.09 FEET TO A POINT; THENCE S 88°43'29" W, A DISTANCE OF 1,915.82 FEET TO A POINT; THENCE N 01°57'00" W, A DISTANCE OF 2,568.28 FEET TO THE POINT OF BEGINNING; THENCE S 87°56'30" W, A DISTANCE OF 4,918.96 FEET TO A POINT; THENCE N 02°03'30" W, A DISTANCE OF 2,779.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANSAS STATE HIGHWAY NO. 10 AS DESCRIBED IN DEED RECORD NO. 151; THENCE N 88°35'13" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,548.03 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8 LYING 40.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE N 88°42'01" E CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.48 FEET TO A POINT; THENCE S 88°53'30" E, A DISTANCE OF 412.35 FEET TO A POINT; THENCE N 88°45'39" E, A DISTANCE OF 2523.13 FEET TO A POINT; THENCE S 02°03'30" E, A DISTANCE OF 2,655.97 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 309.269 ACRES MORE OR LESS.

Legal Description of Project Area 2

DESCRIPTION: (PROJECT 2)

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 7, 8, 17 AND 18, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 2ND DAY OF JUNE 2022 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE N 88°24'22" E ON THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1311.48 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 4; THENCE S 02°46'32" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 5,354.79 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 22 EAST; THENCE S 01°50'05" E ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF, A DISTANCE OF 1,280.47 FEET, MORE OR LESS TO THE NORTH LINE OF A PARCEL OWNED BY THE JOHNSON COUNTY PARKS & RECREATION DEPARTMENT, AS DESCRIBED IN KANSAS LIMITED WARRANTY DEED FILED IN BOOK 200508, AT PAGE 003613; THENCE S 78°43'12" W ON SAID NORTH LINE, A DISTANCE OF 1,384.98 FEET, MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE S 10°58'53" W ON SAID WEST LINE, A DISTANCE OF 1,820.25 FEET, MORE OR LESS; THENCE S 20°27'21" E CONTINUING ON SAID WEST LINE, A DISTANCE OF 1,377.25 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S 01°43'48" E CONTINUING ON SAID WEST LINE, BEING THE SAME AS THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 857.81 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 01°51'46" E ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 80.09 FEET TO A POINT; THENCE S 88°43'29" W, A DISTANCE OF 1,915.82 FEET TO THE POINT OF BEGINNING; THENCE S 03°58'16" E, A DISTANCE OF 147.74 FEET TO A POINT; THENCE S 88°33'30" W, A DISTANCE OF 3,727.11 FEET TO A POINT; THENCE N 01°15'00" W, A DISTANCE OF 268.99 FEET TO A POINT; THENCE S 88°19'16" W, A DISTANCE OF 1,193.88 FEET TO A POINT; THENCE N 02°03'30" W, A DISTANCE OF 2,400.95 FEET TO A POINT; THENCE N 87°56'30" E, A DISTANCE OF 4,918.96 FEET TO A POINT; THENCE S 01°57'00" E, A DISTANCE OF 2,568.28 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 298.304 ACRES MORE OR LESS.

POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE N 88°26'13" E ON SAID NORTH LINE, A DISTANCE OF 461.86 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 5,789.435 ACRES MORE OR LESS.

ALSO:

A TRACT OF LAND BEING LOCATED IN JOHNSON COUNTY, KANSAS, BEING ALL THAT PART OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 22 EAST ALL EAST OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS. THE INTENDED USE OF THIS DESCRIPTION IS FOR CREATING A TIF/ANNEXATION DISTRICT AND THEREFORE DOES NOT FALL UNDER K.S.A. 19-1434. IF THIS DESCRIPTION IS USED FOR THE TRANSFER OF PROPERTY OR OWNERSHIP A FIELD SURVEY AND CERTIFICATE OF SURVEY, AND NEW DESCRIPTION, MEETING THE MINIMUM STANDARDS FOR LAND SURVEYS IN KANSAS AND THE REQUIREMENTS OF K.S.A. 19-1434 WOULD NEED TO BE PERFORMED AND FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS. THIS PARCEL WAS DESCRIBED BY KENNETH J. DEDRICK, PS-1067 ON THIS 7TH DAY OF JANUARY 2022 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 88°25'42" E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,289.05 FEET TO A POINT; THENCE S 02°56'17" E, A DISTANCE OF 2,416.27 FEET TO A POINT; THENCE S 88°45'35" W, A DISTANCE OF 196.91 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 103.00 FEET TO A POINT; THENCE S 87°25'55" W, A DISTANCE OF 350.62 FEET TO A POINT; THENCE S 01°14'25" E, A DISTANCE OF 184.00 FEET TO A POINT; THENCE S 43°53'35" W, A DISTANCE OF 45.14 FEET TO A POINT; THENCE S 60°43'55" W, A DISTANCE OF 659.00 FEET TO A POINT; THENCE S 02°42'49" E, A DISTANCE OF 2,226.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KANSAS STATE HIGHWAY NO. 10; THENCE S 88°42'01" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°42'49" W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,535.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE N 02°41'44" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,736.21 FEET TO THE POINT OF BEGINNING.

NO FIELD WORK WAS PERFORMED AT THIS TIME AND THIS DESCRIPTION DOES NOT MEET THE REQUIREMENTS OF K.S.A. 19-1434, WHICH REQUIRES A SURVEY TO BE FILED WHEN CREATING A NEW PARCEL OR DESCRIPTION FOR THE TRANSFER OF REAL PROPERTY. THE ABOVE DESCRIPTION IS BASED ON A SURVEY BY DAVID J. SCHAFFER, LS-1240 FILED AT THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE, FOUND IN BOOK 200707, AT PAGE 009088 AND CONTAINS 87.318 ACRES MORE OR LESS,

Including any and all adjacent right-of-way.

EXHIBIT B