April 15, 2025

Land Bank
City Commission Room, 701 N. Jefferson, Junction City KS 66441

Pat Landes
Al Gordon
Ronna Larson
Richard Pinaire
Ricardo Gutierrez

1. **6:40 P.M. - CALL TO ORDER:**
2. **CONSENT AGENDA:**
   a. Consideration of the Land Bank Minutes for the March 18th, 2025 meeting. (p.2)
   b. Consideration of the Land Bank Minutes for the April 1st, 2025 meeting. (p.3)
3. **NEW BUSINESS:**
   a. Consideration of the offer from Loveresza Robinisky for Lot 3, Block 4; Deer Creek Addition No. 2 in the amount of $1.00, due to the Development Agreement with CAMSO Manufacturing. (p.5)
4. **ADJOURNMENT:**

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

March 18, 2025 6:40 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, March 18th, 2025 with Chairman Pat Landes presiding.

The following members of the Land Bank were present: Pat Landes, Al Gordon, Ronna Larson, Richard Pinaire & Ricardo Gutierrez. Staff present was: Kim Zimmerman, Britain Stites, Ariana Diaz Lorenzo, & Jamel Wilcox.

SPECIAL PRESENTATION

Lance Custer gave an update on the Land Bank Lots that have been sold and what is still available for sale.

CONSENT AGENDA

Commissioner Larson moved to approve the consent agenda, seconded by Commissioner Gutierrez. Ayes: Landes, Larson, Gordon, Gutierrez, & Pinaire. Nays: None. Motion carried.

Consideration of Land Bank Minutes for the January 21st, 2025 meeting.

Consideration of Land Bank Minutes for the February 18th, 2025 meeting.

NEW BUSINESS

The offer from Chinh Vu to purchase Lot 25 & 26, Block 4: Deer Creek Addition Unit No. 3 in the amount $10,000 was presented. Trustee Gordon moved to approve the offer from Chinh Vu to purchase Lot 25 & 26, Block 4; Deer Creek Addition Unit No. 3 in the amount $10,000, seconded by Trustee Larson. Ayes: Gutierrez, Landes, Pinaire, Gordon, & Larson. Nays: None. Motion Carried.

ADJOURNMENT

Trustee Gordon moved, seconded by Trustee Larson to adjourn at 6:58 p.m. Ayes: Landes, Larson, Gordon, Gutierrez, & Pinaire. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 15TH DAY OF APRIL AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR MARCH 18TH, 2025.

_____

Ariana Diaz Lorenzo, Secretary Pat Landes, Chairman

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

April 1, 2025 6:40 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, April 1st, 2025 with Chairman Pat Landes presiding.

The following members of the Land Bank were present: Pat Landes, Al Gordon, Ronna Larson, & Ricardo Gutierrez. Staff present was: Kim Zimmerman, Britain Stites, Ariana Diaz Lorenzo, & Jamel Wilcox.

NEW BUSINESS

The offer from William and Melissa Elliot to purchase Lots 1-3, Block 1; Deer Creek Addition Unit No. 3 in the amount of $15,000 was presented. Trustee Gordon moved to approve the offer from William and Melissa Elliot to purchase Lots 1-3, Block 1; Deer Creek Addition Unit No. 3 in the amount of $15,000, seconded by Trustee Gutierrez. Ayes: Gutierrez, Landes, Gordon, & Larson. Nays: None. Motion Carried.

The offer from Diman Nuth to purchase Lot 1, Block 1; Deer Creek Addition in the amount of $5,000 was presented. Trustee Gordon moved to approve the offer from Diman Nuth to purchase Lot 1, Block 1; Deer Creek Addition in the amount of $5,000, seconded by Trustee Larson. Ayes: Gutierrez, Landes, Gordon, & Larson. Nays: None. Motion Carried.

The offer from Junghans Agency, Inc. is offering to purchase Lots 10-16, Block 10; Sutter Woods Subdivision in the amount $17,500 was presented. Trustee Larson moved to approve the offer from Junghans Agency, Inc. is offering to purchase Lots 10-16, Block 10; Sutter Woods Subdivision in the amount $17,500, seconded by Trustee Gordon. Ayes: Gutierrez, Landes, Gordon, & Larson. Nays: None. Motion Carried.

The offer from Joan Jamison to purchase Lot 27, Block 4; Deer Creek Addition Unit No. 3 in the amount of $5,000 was presented. Trustee Gordon moved to approve the offer from Joan Jamison to purchase Lot 27, Block 4; Deer Creek Addition Unit No. 3 in the amount of $5,000, seconded by Trustee Larson. Ayes: Gutierrez, Landes, Gordon, & Larson. Nays: None. Motion Carried.

ADJOURNMENT

Trustee Gordon moved, seconded by Trustee Larson to adjourn at 6:43 p.m. Ayes: Landes, Larson, Gordon, & Gutierrez. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 15TH DAY OF APRIL AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR APRIL

1ST, 2025.

Ariana Diaz Lorenzo, Secretary Pat Landes, Chairman

City of Junction City

Land Bank Agenda Memo

April 11, 2025

From: Britain D. Stites, City Attorney

To: Land Bank Trustees

Subject: Sale of Property to Michelin Employee

Background: Offer made on land bank lot. The buyer is an employee of Michelin. In 2018, the City entered into a Development Agreement with CAMSO Manufacturing. One term was that the City/Land Bank would reserve up to forty-five (45) lots for CAMSO employees. Since then two things have happened. First, Michelin acquired CAMSO, its facilities, its employees, and secured IRB(s) through the City. Second, the parties entered into a second Development Agreement in 2023, which is attached and extended the original clause concerning Land Bank lots to 2029.

Discussion of Issue: It is an agreement between CAMSO/Michelin and the City/Land Bank. This is the first time a CAMSO/Michelin has worked to use the option to buy a Land Bank lot. Per the Agreements, the only monies to be paid are the closing costs.

Recommendation: Staff recommends approval of the sale.

Possible Motions: I move to approve the sale of Lot 3, Block 4; Deer Creek Addition No. 2 to Loveresza Robinsky.

FLINT HILLS ASSOCIATION OF REALTORS®

VACANT LAND REAL ESTATE SALE CONTRACT

THIS CONTRACT is made between:

SELLER: Junction City Land Bank (State marital status)

BUYER: Loveresza Robinsky

BUYER TAKING TITLE AS: ☐ JTWROS **OR** ☐ Tenants in Common

1. PROPERTY: BUYER agrees to purchase and SELLER agrees to sell the real property and the improvements **(the "Property")** commonly known as:

R10950 Ecord Dr	Junction City	KS	66441	Geary
Street Address (if available)	**City**	**State**	**Zip**	**County**

LEGAL DESCRIPTION: (As described in the Legal Description Addendum or as described below)
Lot 3, Block 4, Deer Creek Addition #2

(Subject to easements, rights of way and restrictions of record)

There are no leasehold interests or tenant's rights in the subject property except as follows: _____

ZONING: Buyer takes the property subject to the current zoning classification.

2. PURCHASE PRICE: The **purchase price** for the **property** is $ 0.00
which BUYER agrees to pay as follows:

a. Earnest Money in the form of: ***(check one)***
☐ Personal check **OR** ☐ Other _____
in the amount of $ _____
Deposited with:
☐ _____ Listing Broker
☐ _____ Escrow/Closing Agent
☒ If no earnest money deposit or if earnest money deposit is paid directly to SELLER or Listing Broker, escrow/closing agent shall be Junction City Abstract and Title

b. Total amount financed by BUYER $ 0.00

c. Balance of purchase price to be paid on or before closing $ _____

3.CLOSING AND POSSESSION: By May 30, 2025 ("Closing Date") SELLER shall execute and deliver into escrow with the escrow/closing agent a general warranty deed or special warranty deed, if applicable, and all other documents and funds necessary to satisfy SELLER'S obligations under this Contract. By the closing date, BUYER shall execute and deliver to the escrow/closing agent all documents (including any documents required by BUYER'S lender) and funds (including loan proceeds) necessary to satisfy BUYER'S obligations under this Contract. **SELLER AND BUYER ACKNOWLEDGE THAT ALL FUNDS REQUIRED FOR CLOSING MUST BE IN THE FORM OF CASHIER'S CHECK, WIRE TRANSFER OR OTHER CERTIFIED FUNDS.** When all documents and funds have been executed and delivered to the escrow/closing agent, the closing shall be completed. SELLER shall deliver possession of the Property to BUYER on _____ at _____, _____.M., (if left blank, the Closing Date at 5:00 P.M.) **BUYER shall not place personal property on the property prior to completion of the Closing.**

4. ADDENDA/CONTINGENCIES: The following Addenda (riders, supplements, etc.) are attached and are a part of this Contract ***(Check Applicable):***

☐ **Contingency for Sale and/or Closing Addendum**
☐ **Seller's Land Disclosure and Condition Addendum**
☒ **Other:** Addendum
☐ **Other:** _____

5. CASH SALE: ☐ **Check if Cash Sale.** BUYER shall provide written verification of sufficient funds available to close within _____ days (5 days if left blank) of the effective date of the contract. Buyer may, within _____ days of the effective date of the contract, at BUYER'S expense, obtain an appraisal of the Property by an independent licensed appraiser.

Serial#: **005061-300174-3454946**
Prepared by: Lance Custer | Coldwell Banker Patriot Realty | lance@cbpatriotrealty.com |
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6. FINANCING TERMS. NEW MORTGAGE: This contract is contingent upon Buyer being approved for a mortgage loan on the subject property in an amount of up to $_____ from _____ at an interest rate of not more than _____% per annum, for a term of _____ years. If Buyer is disapproved for said loan then this contract shall be null and void and the earnest money shall be returned to Buyer, subject to the provisions of this contract. Approval/disapproval of financing shall be in writing from Buyer's lender, and Buyer shall make application for said financing within five (5) days of the Effective Date of this contract, immediately pay all application fees required by the lender and promptly submit any documentation or information requested or required by the lender.

7. APPRAISED VALUE CONTINGENCY: If the final appraised value of the Property, as determined by BUYER'S appraiser, is not equal to or greater than the purchase price, BUYER may cancel this Contract by written notice to SELLER, which notice shall be accompanied by a copy of the appraisal. If within five (5) days after receipt of BUYER'S notice of intent to cancel SELLER does not agree in writing to reduce the purchase price to an amount equal to the final appraised value of the Property, as determined by BUYER'S appraiser; or BUYER and SELLER fail to agree in writing on an acceptable sale price, this Contract shall be canceled and BUYER'S earnest money and any additional deposits shall be returned to BUYER subject to the provisions of Paragraph 9 of this Contract.

8. MAINTENANCE: Until possession or closing, whichever occurs earlier, SELLER shall: maintain the Property in its present condition, remove all possessions, trash, debris and perform ordinary and necessary maintenance to the property.

9. EARNEST MONIES AND ADDITIONAL DEPOSITS: Any Earnest Money or Additional Deposits shall be deposited within five (5) business days of the Effective Date, in an escrow account maintained by Listing Broker or Escrow Agent. BUYER and SELLER agree that the Listing Broker or Escrow Agent may retain any interest earned on escrowed funds. If this Contract is terminated by the express provisions of this Contract or by either party pursuant to a right expressly given in this Contract, the Earnest Money and Additional Deposits shall be returned to BUYER, and neither party shall have any further rights or obligations under this Contract, except as otherwise stated. **Provided, notwithstanding any other terms of this Contract providing for the forfeiture or refund of Earnest Money and Additional Deposits, the parties understand that neither the Listing Broker nor the Escrow Agent can distribute the Earnest Money and Additional Deposits without the written consent of all parties.** If BUYER and SELLER can't agree upon the disposition of the Earnest Money and Additional Deposits or any other funds, Listing Broker or Escrow Agent may commence an inter-pleader action. BUYER and SELLER agree that Listing Broker or Escrow Agent shall be entitled to reimbursement of its costs incurred in connection with the inter-pleader proceeding including, without limitation, reasonable attorneys' fees and expenses. In the absence of a dispute or written consent to distribution, the failure by either to respond in writing to a certified letter from Listing Broker or Escrow Agent within 7 days of receipt or failure to make written demand for return or forfeiture of the Earnest Money and Additional Deposits within thirty (30) days of notice of cancellation of this Contract shall constitute consent to distribution of the Earnest Money and Additional Deposits as suggested in such certified letter.

10. SURVEY: BUYER may, at BUYER'S expense, obtain a legal survey of the property from an engineer/surveyor licensed in the State of Kansas before the closing date to assure that there are no defects, encroachments, overlaps, boundary line or acreage disputes, or other matters, that would be disclosed by a survey. Prior to the closing date, BUYER shall notify SELLER of any encroachments of any improvements upon, from, or onto the property or any building setback line, property line, or easement, which encroachment shall be deemed to be a title defect. If SELLER does not remedy the defects in title, BUYER shall have the option of (a) completing this purchase and accepting the title SELLER is able to convey without adjustment in the purchase price, or (b) canceling this Contract.

11. EVIDENCE OF TITLE: Prior to the Closing Date, SELLER, at SELLER'S expense, agrees to deliver to BUYER a title insurance commitment from a company authorized to insure titles in Kansas. The title commitment shall commit to insure a marketable fee simple title to BUYER. However, title to the Property shall be subject to the conditions in this Contract and to customary covenants, declarations, restrictions, zoning laws, easements, party wall agreements, special assessments, and community contracts of record as of the effective date of the title commitment (the "Permitted Exceptions"). If BUYER notifies SELLER in writing of any objections to title, SELLER shall then make a good faith effort to remedy the defects in title. If SELLER does not remedy the title defects before the closing date, BUYER may elect to waive the objections, extend the closing date a reasonable time for SELLER to remedy the defects or cancel this contract.

12. TAX PRORATION, REASSESSMENT AND CLASSIFICATION: The parties agree that all of the following which become due and accrue during the calendar year in which SELLER'S warranty deed is delivered shall be prorated between the parties as of the Closing Date and, for all years thereafter, all of the following, to the extent permitted by applicable law, shall be assumed and paid by BUYER, interest on

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existing loans to be assumed by BUYER, all general/state/county/school and municipal real estate taxes, homes association dues and fees, special assessments and any other Contractual obligations of SELLER to be assumed by BUYER. If the amount of any item to be prorated for the current year cannot be ascertained from the public record, the amount of the item for the preceding year will be used for the current year's amount. However, if the preceding year's taxes were based on a lesser improved property, taxes will be computed and prorated based on the preceding year's mill levy at the current assessed value, if ascertainable. The parties agree that if the Property has been re-appraised or reclassified within the preceding year and the taxes based on the new value are not available, they will agree to a reasonable estimation of the current year's taxes based on the information available on the Closing Date. BUYER understands that the amount of taxes on the Property may change as a result of reassessment or classification, and the parties agree that neither SELLER nor the Broker shall be responsible for any adjustment or payment of the taxes to either SELLER or BUYER as a result of reassessment or classification.

13. SPECIAL ASSESSMENTS: In accordance with Kansas law, BUYER hereby acknowledges that, if applicable, SELLER has disclosed to BUYER that the subject property is located in an improvement district created pursuant to Kansas law and is or may be subject to a special assessment or fee pursuant to Kansas law. Furthermore, SELLER has disclosed to BUYER the amount of any applicable special assessment or fee or, if the amount of such special assessment or fee is unknown to SELLER, has given to BUYER a good faith estimation of such special assessment or fee. ***(Check one):***

☐ THE SELLER DISCLOSES the estimated annual special assessment tax is _____.
☐ THE SELLER DISCLOSES the actual annual special assessment tax is _____.

14. THIRD PARTY INTEREST. SELLER and BUYER acknowledge that Broker may have a financial interest in third parties providing specialized services required by this Contract including, but not limited to, lender, title insurance company, escrow agent, Closing Agent, and inspectors. **SELLER and BUYER agree that Broker shall not be responsible for the conduct of third parties providing specialized services whether those services were arranged by SELLER, BUYER, or Broker.**

15. NOTICES. Any notice or other communication required may be delivered in person, by facsimile, United States Postal Service, courier service or email to the address set forth in this Contract or such other address or number as shall be furnished in writing by any such party. Such notice or communication shall be deemed to have been given as of the date and time so delivered. Delivery to or receipt by a party's licensee shall constitute delivery to the party.

16. ENTIRE AGREEMENT AND MANNER OF MODIFICATIONS. This Contract and all attachments, amendments and addenda constitute the complete agreement of the parties, supersede all previous agreements, and may be modified or assigned only by written agreement.

17. DEFAULTS AND REMEDIES. SELLER or BUYER is in default if either fails to comply with any material covenant, agreement or obligation within any time limits required. Following a default by either SELLER or BUYER, the other party shall have the following remedies, subject to the provisions of Paragraph 12:

a. If SELLER defaults, BUYER may (i) specifically enforce this Contract and recover damages suffered by BUYER as a result of the delay in the acquisition of the Property; or (ii) terminate this Contract by written notice to SELLER and, at BUYER'S option, pursue any remedy and damages available by law or inequity. If BUYER elects to terminate this Contract, the Earnest Money shall be returned to BUYER subject to the provisions of Paragraph 12.

b. If BUYER defaults, SELLER may (i) specifically enforce this Contract and recover damages suffered by SELLER as a result of the delay in the sale of the Property; or (ii) terminate this Contract by written notice to BUYER and, at SELLER'S option, either retain the Earnest Money as liquidated damages as SELLER'S sole remedy and not as a penalty or pursue any other remedy and damages available at law or in equity.

If as a result of a default under this Contract, either SELLER or BUYER employs an attorney, the defaulting party shall, unless prohibited by law, reimburse the non defaulting party for all reasonable attorney's fees, court costs and other legal expenses incurred by the non defaulting party in connection with the default.

18. SEXUAL PREDATOR NOTICE. Kansas law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the BUYER, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at http://www.kansas.gov/kbi or by contacting the local sheriff's office.

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19. RADON. Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas department of health and environment recommends all home-buyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information go to **www.kansasradonprogram.org**.

20. DISCLAIMER. BUYER acknowledges property is being sold without warranties and guarantees of any kind by SELLER or any broker or agent concerning the condition or value of the property. There are no representations or warranties concerning the condition or value of the property made by SELLER or Broker on which BUYER is relying except as may be fully set forth in writing and signed by them.

21. INSPECTIONS. BUYER may, at BUYER'S expense, verify the existing zoning is appropriate for BUYER'S use, conduct environmental or other inspections within _____ days (14 if left blank), the inspection period, of the effective date of this contract. If BUYER'S inspections reveal unacceptable conditions, BUYER may cancel this contract and all earnest money shall be returned to BUYER. Or, BUYER and SELLER may negotiate an acceptable resolution of said conditions. If negotiations are not completed successfully within _____ days (5 if left blank) after SELLER'S receipt of BUYER'S offer to renegotiate, either may cancel this contract with written notice to the other. If BUYER fails to conduct inspections and provide a written report from a qualified third party inspector within the inspection period, BUYER shall have waived any rights provided by this inspection clause.

SELLER and BUYER jointly and severally agree to indemnify and hold the listing and selling brokers harmless any and all claims, actions, damages, liability and expense including, but not limited to, attorneys and professional fees incurred in connection with any preventative, remedial or other clean-up action necessary to comply with all applicable federal, state, and local environmental laws, rules, regulations or ordinances. SELLER warrants that to the best of SELLER'S knowledge and belief after due inquiry, the property complies with and SELLER is not in violation of and has not violated any applicable federal, state and local environmental laws, rules, regulations or ordinances.

Subject to any inspections permitted by the terms hereof, and cancellation of this agreement as allowed herein, BUYER agrees to purchase the property in its present condition only, without representations, warranties or guaranties of any kind by SELLER or any real estate licensee concerning the condition or value of the property. BUYER understands it has been suggested that inspections be performed, that it is important for BUYER to independently investigate conditions at the property and that neither the SELLER nor real estate licensees involved, are experts at detecting or advising on conditions existing at the property. Any express warranty or representation by SELLER or the real estate licensees is specifically set out herein:

_____

_____

22. AGENCY DISCLOSURE. SELLER AND BUYER HEREBY ACKNOWLEDGE THAT THE REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE HAS BEEN FURNISHED TO THEM, AND THAT THE BROKERAGE RELATIONSHIPS WERE DISCLOSED TO THEM OR THEIR RESPECTIVE AGENTS AND/OR TRANSACTION BROKERS NO LATER THAN THE FIRST SHOWING, UPON FIRST CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF ANY CHANGE TO THAT RELATIONSHIP.

SELLER AND BUYER CONFIRMATION OF BROKERAGE AGENCY RELATIONSHIPS:

A. Licensee assisting SELLER is functioning as:

☐ SELLER'S Agent
☐ Designated SELLER'S Agent **(Supervising Broker acts as a Transaction Broker)**
☒ Transaction Broker and SELLER agree, if applicable, to sign a Transaction Broker Agreement. SELLER is not being represented.
☐ BUYER'S Agent and SELLER is not being represented.
☐ Designated BUYERS'S Agent **(Supervising Broker acts as a Transaction Broker.)** SELLER is not being represented.

B. Licensee assisting BUYER is functioning as:

☐ BUYER'S Agent
☐ Designated BUYER'S Agent **(Supervising Broker acts as a Transaction Broker)**
☒ Transaction Broker and BUYER agree, if applicable, to sign a Transaction Broker Agreement. Buyer is not being represented.
☐ SELLER'S Agent and Buyer is not being represented.
☐ Designated SELLER'S Agent in BUYER Purchase of the Property **(Supervising Broker acts as a Transaction Broker.)** BUYER is not being represented.

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Prepared by: Lance Custer | Coldwell Banker Patriot Realty | lance@cbpatriotrealty.com |
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23. BUYER AGENT COMPENSATION. SELLER shall pay to BUYER'S Brokerage (Selling Company) compensation of ___0___% of sales price or $0.00 at Closing.

Broker commissions are not set by law and are always fully negotiable. Compensation to the BUYER'S Brokerage paid by Listing Broker and/or SELLER, if any, shall not exceed the compensation negotiated between BUYER and the Selling Company.

24. ADDITIONAL TERMS AND CONDITIONS. Loveresza Robinsky is an employee of Michelin and is redeeming this lot as part of the agreement between Michelin and the Geary County EDC for a lot at no cost. Buyer understands that buyer is responsible for any 3rd party fees from the title company. There is no brokerage fee involved in this transaction.

25. EXPIRATION. This offer shall expire on _____, at _____ o'clock ____.m. (5:00 p.m. if left blank) unless accepted by SELLER or withdrawn by BUYER before that time.

IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING. TIME IS OF THE ESSENCE OF THIS CONTRACT.

All parties agree that this transaction can be conducted by electronic means according to the Uniform Electronic Transaction Act as adopted in Kansas.

	Loveresza Robinsky 04/01/2025
SELLER **DATE**	**BUYER** **DATE**
SELLER **DATE**	**BUYER** **DATE**
Name of Listing Brokerage (Please Print)	Name of Selling Brokerage (Please Print)
Name of Licensee Assisting Seller (Please Print)	Name of Licensee Assisting Buyer (Please Print)
_____/ _____	_____/ _____
Listing Licensee Phone # Fax #	Selling Licensee Phone # Fax #
Listing Licensee Email Address	Selling Licensee Email Address
Listing Agent License #	Selling Agent License #
Supervising Broker License #	Supervising Broker License #

The **Effective Date** shall be the date of final acceptance by the last party to sign this agreement.

FORM CERTIFICATION:*(To be completed by Licensee preparing this form.)*
The undersigned Licensee assisted in completing the blanks in the foregoing form and confirms, to the best of his/her knowledge, that the printed form contains the language approved by Legal Counsel for the Flint Hills Association of REALTORS®, Inc. The undersigned Licensee further confirms that no additions or deletions to the approved language have been made, except such changes as may appear hereon made by hand or computer generation and signed and/or initialed by the party submitting this offer. Licensee's signature below is not an opinion as to the legal validity or meaning of any provisions contained in this form, but merely confirms that, to the best of the Licensee's knowledge, no changes have been made to the approved form.

(CHECK ONE)

☐ Licensee Assisting Seller ☐ Licensee Assisting Buyer

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ADDENDUM 1

Addendum to contract dated _____ between:
Junction City Land Bank (Sellers) and
Loveresza Robinsky (Buyers) on property located
at R10590 Ecord Dr

Buyer agrees to pay for the owner title policy, all title company settlement fees and any closing fees associated with the transaction.

Buyer assumes all responsibility for verifying with the appropriate authorities the suitability of the lot for buyer's intended building purposes. Buyer further acknowledges that buyer has verified with the appropriate providers of utilities that all utilities exist for buyer's intended purpose prior to signing this offer/contract.

Seller warrants that there are not and will not be special assessments associated with the lot. Buyer does acknowledge that each lot purchase has storm water fees associated with the lot. Once the water meter is installed, the storm water fees become assessed on the water bill. In the absence of a water bill, storm water fees are currently assessed at approximately $80 per lot per year and appear as special assessments on the yearly tax bill.

Buyer understands that the seller will not mow or clear lot of debris prior to or after closing. Buyer further acknowledges that buyer is responsible for mowing and maintenance of the lot in accordance with city ordinance after closing.

_____	_____	Loveresza Robinsky	04/01/2025
SELLER	DATE	BUYER	DATE
_____	_____	_____	_____
SELLER	DATE	BUYER	DATE

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EXPANSION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**"), is made and entered into this 20th day of June, 2023 (the "**Effective Date**") by and between the CITY OF JUNCTION CITY, KANSAS, a municipal corporation duly organized under the laws of the State of Kansas (the "**City**"), and Camso Manufacturing USA, LTD., a Delaware corporation (the "**Company**").

WHEREAS, the Company desires to expand its business operations (the "**Project**") to a leased facility located at 2925 Industrial Street, Junction City, KS (the "**Facility**") and to make certain improvements to the Facility;

WHEREAS, the Company anticipates that its operation of the Project at the Facility will result in 155 new full-time equivalent employees being employed within the City;

WHEREAS, the City finds that the Company's location of the Project in the City will benefit the City by increasing business and employment within the City;

WHEREAS, the City is authorized to make economic development grants from funds available to promote economic development initiatives that benefit the City;

WHEREAS, the Company already entered into and fulfilled a majority, not all, of its prior goals and obligations contained within a prior Development Agreement with the City dated July 19, 2018. This is not an addendum but a new Development Agreement; and

WHEREAS, the City and the Company now desire to enter into this Agreement to formalize their respective obligations with respect to the implementation of the Project.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE I.
OBLIGATIONS OF CITY AND DEVELOPER WITH RESPECT TO PROJECT

Section 1.01 Company's Obligations. In exchange for the City's commitment as set forth in **Section 1.02**, the Company hereby agrees to do the following:

(a) The Company will improve the Facility and locate the Project at the Facility.

(b) The Company will use reasonable business efforts to continuously operate the Project within the City for the foreseeable future.

(c) The Company represents to the City that it anticipates that the Project will result in the creation on or before the dates set forth below of the number of new full-time equivalent employees (each a "**Project FTE**") being employed by Company at the Facility in addition and above the previous Project FTE numbers set forth in the June 2018 Development Agreement, set forth in the table below:

Minimum Projected Number Project FTEs	**Accounting Period**
Additional 60 (total of 253)	Effective Date through December 2024
Additional 75 (total of 328)	2025
Additional 20 (total of 348)	2026

(d) The parties agree that the FTEs referenced in (c) shall be in addition to the 193 FTEs employed by the Company as of May 24, 2023.

(e) The following terms govern the determination of the creation and maintenance of new Project FTEs under this Agreement:

(i) The term "**Accounting Period**" means (A) the period ending June 30, 2023 for purposes of qualifying for the Grant described under Condition (1) of Section 1.02(a) and the Junction City First Grants described under Section 1.02(b) hereof, and (B) calendar years 2023 through and including 2028 for the purposes of qualifying for the Grants described under Conditions (2) and (3) of Section 1.02(a) and the incentives described in Sections 1.02(d), (e), and (f).

(ii) A Project FTE is an employee, or a combination of employees, employed in a position located at the Facility, who have worked during the period required herein of the applicable Accounting Period. No Project FTE position shall be used more than once in calculating entitlement for the grants described in **Section 1.02**. If a combination of employees is used to establish a Project FTE, the total hours worked by the combination shall equal, or exceed, that number of hours when divided by the number of months within the applicable Accounting Period is equal to the same ratio of 2080/12.

(iii) "**FTE Deficiency Ratio**" means the ratio determined pursuant to the following formula:

FTE Deficiency Ratio = 100% – (Project FTEs certified on FTE Certification/Projected Project FTEs)

(f) On July 31, 2023, January 31, 2024, and each January 31 thereafter while this Agreement is in effect, an authorized officer of the Company shall provide the City with a certification ("**FTE Certification**"), under oath, of the number of Project FTEs during the prior Accounting Period. The certification shall include, for each Project FTE, the title of the position, the dates during which such position was filled, the wages or salary that was paid for the position, and such other documentation reasonably required by the City which supports the determination. The City, upon reasonable notice to the Company, shall have the right to inspect the records of the Company in order to confirm the documentation supporting the FTE Certification. Except as otherwise required under Sections 1.02(a) and (b), the number of Project FTEs during an Accounting Period shall be measured by determining the actual number Project FTEs on that last day of each month on each of the immediately preceding 12 months ending on the last day of each Accounting Period and then calculating the 12-month average.

(g) The Company will improve the Facility and operate the Project in conformance with all applicable federal, state, and local laws and regulations ("**Applicable Laws**").

(h) The Company agrees to be responsible for and to pay all costs for the Facility, that are under its responsibility that are under the lease for the facility, improvements to the Facility, the operation of the Project and related improvements, including attorneys fees', engineering, architecture, and other design fees related thereto, other than the costs the City expressly agrees to pay or donate in-kind as set forth in **Section 1.02** of this Agreement.

(i) Subject to **Sections 1.02(d), (e)** and **(f)** hereof, the Company agrees to pay all real estate tax bills, including bills for taxes and installments of special assessments, affecting the Facility in accordance with the terms and conditions of the

Company's lease for the Facility, and any other property owned by Company within the City, promptly on or before the due date of such tax bills. Company shall have the right to protest property valuation in accordance with applicable law. The Company shall promptly notify the City in writing of any protest of valuation of the Company's property.

(j) The Company agrees to defend, indemnify and hold the City, its elected officials, officers, agents and employees, harmless from and against all liability for damages, costs and expenses, including attorney fees, arising out of any claim, suit, judgment or demand arising from the negligent or intentional acts or omissions of the Company, its contractors, subcontractors, agents or employees relating to the Project and the activities of the Company and its contractors, subcontractors, agents and employees under this Agreement, including, but not limited to, claims for loss or damage to any property or injury to or death of any person, asserted by or on behalf of any person, firm, corporation or governmental authority arising out of or in any way connected with any property of the Company, or the conditions, occupancy, use, possession, conduct or management of, or any work done in or about the Facility by the Company or its agents. The Company shall give the City immediate written notice of any claim, suit or demand which may be subject to this provision.

Section 1.02 City's Obligations. In exchange for the Company's commitment as set forth in **Section 1.01**, the City hereby agrees to do the following:

(a) **Aid with Land Acquisition**. Upon securing a land transaction for qualified real property, the City will make the following grant ("**Land Acquisition Grant**") to the Company upon satisfaction of the following conditions:

Condition (1): the land or real property shall be adjacent or within a reasonable proximity to the current real property located within the municipal boundaries of the City.

Condition (2): Reasonable Proximity includes land acquired by the Company within half-a-mile of the current land located at or near 2925 Industrial Street, Junction City, Kansas 66441. The real property must be south of United States Interstate Highway 70 ("I-70") and west of United States Highway 77 ("US-77").

Condition (3): the Company shall inform the City of the land transaction prior to the closing date.

Upon all conditions being met and satisfied, the City shall remit $200,000 to the Company solely for the purposes of land acquisition within the City of Junction City, Kansas and for no other purpose(s).

(b) **Building Permit Fees Waived**. The City will waive building permit fees in connection with the improvements to the Facility.

(c) **IRBS**. The City shall advance and consider, subject to all Applicable Laws and to a vote of the City Commissioners in their sole discretion, the issuance of industrial revenue bonds ("**IRBs**") to facilitate: (a) an exemption on sales taxes for construction materials, equipment and furnishings for the Facility improvements, (b) subject to an Agreement for Payment in Lieu of Taxes ("**PILOT Agreement**") to be entered into between the Company and the City, a one-hundred percent (100%) real property tax abatement (excluding the property tax attributable to the capital outlay levy of the local school district which is not eligible for abatement) for a term of ten (10) years as provided by the laws of the state of Kansas. The PILOT Agreement will require an annual payment in lieu of taxes in the amount of the property taxes levied against the Facility in 2017 ("**Base Pilot Payment**"). The PILOT Agreement will also provide that an "**Additional PILOT Payment**" shall be required in every Accounting Period that the number of Project FTEs employed during the applicable Accounting Period as shown on an annual FTE Certificate is less than the projected minimum Project FTEs for the applicable Accounting Period. The Additional PILOT Payment shall equal the Job Deficiency Ratio multiplied by the actual property taxes (above the Base Pilot Payment) that would have otherwise been payable on the Facility, but for the tax abatement described herein. For example, if, for Accounting Period 2021, the FTE Certificate indicates that the actual Project FTEs = 39, the Job Deficiency Ratio for that Accounting Period is calculated as follows: 100% - (39/41)% = 5%. If the Company would owe $100,000 of property taxes on the Facility for that Accounting Period (above the Base Pilot Payment), but for the tax abatement described herein, then the Company would owe an Additional PILOT Payment of $5,000 for 2021 (i.e., $100,000 * 5% = $5,000).

The Company shall pay all costs in connection with the issuance of the IRB financing, including without limitation, bond counsel fees and other costs of issuance.

(d) **Housing Lots and Waiver of Special Assessments**. The City shall continue to endeavor with the Junction City Land Bank to provide 45 lots as was originally contemplated in the original Development Agreement. Both parties understand that the special pricing contemplated shall only be a single lot per FTE. Any additional lots shall be purchased at fair market value or as otherwise set by the Land Bank.

The City will work with the Junction City Land Bank to make available for conveyance forty-five (45) substantially build-ready residential lots (but excluding lots in the Olivia Farms subdivision) with an agreed value of $5,000 per lot (each a "**Housing Lot**"), at the Company's option, to be conveyed in "**as is**" condition to Project FTEs for housing sites. The City will abate all installments of the current 20 years of

installments of special assessments in the approximate amount of $2000 per Housing Lot per annum. The following conditions apply to the Company's option rights and the City's obligations under this subparagraph (e):

(i) Subject to subsection (iii) below, the donation of real property pursuant to this paragraph shall be at no cost to the Company or the Project FTE designated by Company to receive such housing site, (other than all costs relating to the closing of the real estate transfer, including inspections, surveys, other due diligence, title insurance and other closing costs, which shall be borne by Company or its FTE).

(ii) The Company must exercise the options to designate its FTEs to receive one or more of such Housing Lots by providing written notice to the City within six (6) years after the date of this Agreement. The options provided for in this paragraph (f) shall expire if not exercised by the Company within said period.

(iii) If one or more options are exercised, the City shall arrange for the Junction City Land Bank to convey the site elected to the FTEs designated by the Company as soon as reasonably possible, but no later than sixty (60) days after the date of the Company's exercise of the option. As a condition to such conveyance, the FTE will be required to execute a contract with the Junction City Land Bank which acknowledges that the conveyance is "as is" and contains other provisions customarily required by the Junction City Land Bank for conveyances and obligating the FTE to build a home on the Housing Lot within three years of the date of the conveyance.

(iv) Under no circumstances shall the City or the Junction City Land Bank have any claims against the Company relating to any housing lot conveyed to a Project FTE or in relation to the contracts between a Project FTE and the Junction City Land Bank.

ARTICLE II.
ASSIGNMENT OF AGREEMENT

No party shall delegate or assign this Agreement or any rights or duties hereunder (including by the merger or consolidation of a party with any third person) without the prior, written consent of the other, which shall not be unreasonably withheld. This Agreement shall be binding upon and shall inure to the benefit of the City, the Company, and their respective successors and permitted assigns upon execution by the City and the Company. This Agreement creates no rights as a third party beneficiary or otherwise in any person not a party.

ARTICLE III.
DEFAULTS AND REMEDIES

Section 3.01 Defaults - General. The following events shall constitute an Event of Default under this Agreement:

(a) Subject to the extensions of time set forth in **Section 3.06** below (Enforced Delay), failure or delay by any party to perform any term or provision of this Agreement, after receiving written notice and failing to cure, as set forth in paragraph (b) below, constitutes a default under this Agreement. A party claiming a default (claimant) shall give written notice of default to the other parties, specifying the default complained of.

(b) The claimant shall not institute proceedings against a party, nor be entitled to damages if the other party within fourteen (14) days from receipt of such written notice, with due diligence, commences to cure, correct or remedy such failure or delay and shall complete such cure, correction or remedy within thirty (30) days from the date of receipt of such notice or if such cure, correction or remedy by its nature cannot be effected within such thirty (30) day period, such cure, correction or remedy is diligently and continuously prosecuted until completion thereof.

Section 3.02 Remedies on Default. Whenever any Event of Default by Company shall have occurred and be continuing, subject to applicable cure periods, the City may (1) refuse any further performance of City's obligations hereunder until such Event of Default is cured by the Company and/or (2) terminate this Agreement, in which City's further obligations under this Agreement shall terminate.

Section 3.03 Legal Actions.

(a) Institution of Legal Actions. Any legal actions related to or arising out of this Agreement must be instituted in the District Court of Geary County, Kansas or, if federal jurisdiction exists, in the Federal District Court in the District of Kansas, Topeka, Kansas.

(b) Applicable Law. The laws of the State of Kansas shall govern the interpretation and enforcement of this Agreement.

(c) Acceptance of Service of Process.

(i) In the event that any legal action is commenced by the Company against the City, service of process on the City shall be made by personal service upon the City Clerk or in such other manner as may be provided by law.

(ii) In the event that any legal action is commenced by the City against the Company, service of process on the Company shall be made by personal service upon an officer or agent of the Company and shall be valid whether made within or without the State of Kansas or in such other manner as may be provided by law.

Section 3.04 Rights and Remedies Are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by a party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

Section 3.05 Inaction Not a Waiver of Default. Any failures or delays by a party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any action or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

Section 3.06 Enforced Delay; Extension of Times of Performance.

(a) In addition to specific provisions of this Agreement, performance by a party hereunder shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where the party seeking the extension has acted diligently and delays or defaults are due to default of the other party; war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; market conditions; quarantine restrictions; freight embargoes; lack of transportation; or unusually severe weather.

(b) Times of performance under this Agreement may also be extended in writing by the mutual agreement of City and the Company.

ARTICLE IV.
GENERAL PROVISIONS

Section 4.01 No General Obligation. The obligations of the City to make any payments or in-kind donations set forth in this Agreement shall constitute current expenses of the City, are from year to year, and do not constitute mandatory payment obligations of the City in any ensuing fiscal year beyond the then current fiscal year of the City, and shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. The City, subject to the

provisions of this section, intends to make the disbursement. The City reasonably believes that legally available funds, in an amount sufficient to make such disbursement, will be obtained by the City. The City further intends to do all things lawfully within the power of the City to obtain and maintain funds from which such payment may be made.

Section 4.02 Effective Date and Termination. This Agreement shall be effective on the Effective Date set forth herein, and unless sooner terminated in writing by the parties, shall remain in full force and effect until the earlier date (the "**Termination Date**") of (1) the effective date of termination by the City in accordance with **Section 3.02**, and (2) December 31, 2034. The City and the Company agree that each is excused as of the Termination Date from any further obligations hereunder, except for any outstanding an unperformed obligations of the City under **Section 1.02** hereof for which the conditions were satisfied prior to the Termination Date.

Section 4.03 Time of Essence. Time is of the essence of this Agreement. The City and Company will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

Section 4.04 Amendment. This Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the parties, upon official action of the City's governing body approving said amendment, and by the execution of said amendment by the parties or their successors in interest.

Section 4.05 Immunity of Officers, Employees and Members of the City. No personal recourse shall be had for any claim based thereon or upon any representation, obligation, covenant or agreement in this Agreement against any past, present or future elected official, officer, employee or agent of the City, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and any liability of any such elected officials, officers, employees or agents is hereby expressly waived and released as a condition of and consideration for the execution of this Agreement. Furthermore, no past, present or future elected official, officer, employee or agent of the City shall be personally liable to the Company, or any successor in interest, for any default or breach of this Agreement by the City.

Section 4.06 Right to Inspect. The Company agrees that the City, with reasonable advance notice and during normal business hours, shall have the right and authority to review, inspect, audit, and copy, from time to time, all of the Company's books and records relating to the Project FTEs as pertinent to the purposes of this Agreement.

Section 4.07 No Other Agreement. Except as otherwise expressly provided herein, this Agreement and all documents incorporated herein by reference supersedes all prior agreements, negotiations and discussions, both written and oral, relative to the subject matter of this Agreement and is a full integration of the agreement of the parties.

Section 4.08 Severability. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid or unenforceable in whole or in part, this Agreement shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Agreement in order to render the same valid and enforceable. In no such event shall the validity or enforceability of the remaining valid portions hereof be affected.

Section 4.09 Amendment to Carry Out Intent. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, the parties shall take such reasonable measures including, but not limited to, reasonable amendment of this Agreement to cure such invalidity where the invalidity contradicts the clear intent of the parties in entering into this Agreement.

Section 4.10 Notice. All notices and requests required pursuant to this Agreement shall be in writing and shall be sent as follows:

To the Company:	Camso Manufacturing USA, LTD. 2925 Industrial Street Junction City, KS Camso, Inc. 2633 MacPherson Street Magog Quebec, Canada J1X 0E6 Attn: Vice President, Legal and General Counsel Fax No. 819-869-8282 Email: Legal.Notices@camso.co
With copies to:	Site Selection Group – Attn: Kelley Rendziperis 3736 Bee Cave Road #1-239 West Lake Hills, TX 78746
To the City	City Manager

City of Junction City
700 North Jefferson
Junction City, KS 66441
(785) 238-3103

With copies to: City Attorney
City of Junction City
700 North Jefferson
Junction City, KS 66441
(785) 238-3103

or at such other addresses as the parties may indicate in writing to the other either by personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

Section 4.11 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

IN WITNESS WHEREOF, the City and the Company have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

CITY OF JUNCTION CITY, KANSAS

_____
Pat Landes, Mayor

ATTEST:

_____
Tammy Melton, City Clerk

Camso Manufacturing USA, LTD.

.

_____
Printed Name:
Title:

RESOLUTION NO. 08-2025

A RESOLUTION APPROVING CONTRACT OF PURCHASE, DIRECTING NOTICE OF SALE AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF TRUSTEES OF THE JUNCTION CITY LAND BANK TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING PROPERTY TO LOVERESZA ROBINSKY.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE JUNCTION CITY LAND BANK, THAT:

1. The Contract of Purchase between the Junction City Land Bank and Loveresza Robinsky in the form presented to the Board on this date is hereby approved.

2. The Secretary of the Land Bank is directed to publish a notice of sale in the form presented to the Board on this date.

3. The Chairman of the Board of Trustees of the Junction City Land Bank is hereby authorized to sign, and the Secretary attest and deliver the Special Warranty Deed Lot Three (3), Block Four (4), Deer Creek Addition Unit No. 2 to the City of Junction City, Geary County, Kansas.

4. The Chairman and other officials of the Junction City Land Bank are authorized and directed to execute and deliver such other documents and agreements as such officials deem necessary or appropriate to carry out the foregoing resolutions.

PASSED AND ADOPTED BY THE BOARD OF THE JUNCTION CITY LAND BANK THIS 15TH DAY OF APRIL 2025.

_____
Pat Landes, Chairman

ATTEST:

_____
Ariana Diaz Lorenzo, Secretary

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 15th day of April, 2025, by and between the Junction City Land Bank, an independent agency and instrumentality of the City of Junction City, Kansas, as Grantor, and Loveresza Robinsky as Grantee.

WITNESSETH, that Grantor, in consideration of the sum of One and no/100 Dollar ($1.00), the receipt of which is hereby acknowledged, does by these presents SELL AND CONVEY unto Grantee, and to its successors and assigns, with special warranty covenant, all of Grantor's interest in the following-described lot, tract, or parcel of land, lying, being and situate in the County of Geary and State of Kansas, to-wit:

Lot Three (3), Block Four (4), Deer Creek Addition Unit No. 2 to the City of Junction City, Geary County, Kansas

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And Grantor, for Grantor's heirs, executors or administrators, do hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents, said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except as set forth above, by, through, or under Grantor, and that Grantor will warrant and forever defend said interest unto Grantee and Grantee's successors and assigns against Grantor, and Grantor's successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this document the day and year first above written.

GRANTOR

JUNCTION CITY LAND BANK

By: _____
Pat Landes

Chairman, Land Bank Board of Trustees

ATTEST:

_____
Ariana Diaz Lorenzo
Secretary, Land Bank Board of Trustees

STATE OF KANSAS)
) ss.
COUNTY OF GEARY)

On this 15th day of April, 2025, before me, a Notary Public in and for said state, personally appeared Pat Landes, who stated that he is the Chairman of the Junction City Land Bank Board of Trustees, known to me to be the person who executed the within instrument on behalf of said Junction City Land Bank and acknowledged to me that he executed the same for the purposes therein stated.

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

_____
Notary Public in and for said
County and State

My Commission Expires:

_____

CITY OF JUNCTION CITY LAND BANK

NOTICE OF SALE

Notice is hereby given that the Board of Trustees of the Junction City Land Bank have conditionally accepted an offer to purchase the following lots:

Lot Three (3), Block Four (4), Deer Creek Addition Unit No. 2 to the City of Junction City, Geary County, Kansas

with the sale of such lots to be on a date which is not sooner than 30 days after the date of publication of this notice.
/s/ Ariana Diaz Lorenzo
Land Bank Secretary
April 15, 2025