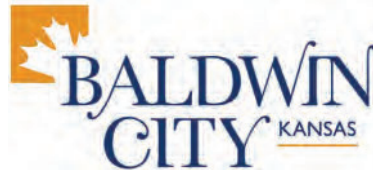


**City of Baldwin City  
PO Box 86  
Baldwin City, Kansas 66006  
Council Meeting Agenda**

**Baldwin City Community Center  
712 Chapel St  
Baldwin City, KS 66006**

**TUESDAY  
June 2nd, 2026  
7:00 PM**



---

**A. Call to Order-Mayor Gerald Cullumber**

**B. Approval of Agenda**

**C. Consent Agenda**

1. Minutes 5.19.2026
2. Scheduled Claims List
3. Firework Stand-Pyro Papas
4. Firework Stand-Knights of Columbus
5. Firework Stand-Triebs Fireworks
6. Firework Stand-Garrett's Worldwide Enterprise

**D. Public Comment:**

*Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.*

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

**E. Special Reports or Presentations**

**F. Old Business**

1. Leases
2. Conditional Use Permit-Mobile Home Park

**G. New Business**

1. Court Fines

**H. Council Committee Reports**

**City of Baldwin City  
PO Box 86  
Baldwin City, Kansas 66006  
Council Meeting Agenda**

**Baldwin City Community Center  
712 Chapel St  
Baldwin City, KS 66006**

**TUESDAY  
June 2nd, 2026  
7:00 PM**



- 
1. Budget and Finance - Scott Lauridsen/Peter Wentz
  2. Community Development - Cory Venable/Peter Wentz
  3. Public Safety -Jay King/Cory Venable
  4. Public Works and Utilities - Julie Constantinescu/Jay King
  5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
  6. Lake Advisory Committee-Jay King/Julie Constantinescu

**I. City Administrator and Staff comments**

**J. Council and Mayor comments**

**K. Executive Session**

**L. Adjourn**

*City Council meets every first and third Tuesday of each month at 7:00 p.m. at the Baldwin Community Center. Council work sessions are held the last Tuesday of each month at 7:00 p.m. at the Baldwin Community Center.*

**City of Baldwin City  
Minutes  
Tuesday, May 19, 2026  
Regular Council Meeting**

**A. Call to Order**

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Community Center, 712 Chapel Street, with Mayor Gerald Cullumber presiding.

Present were Council Members: Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; Pat Toth-Community Development; and Chief Patrick-Police Department.

**B. Approval of Agenda**

Cory Venable moved and Julie Constantinescu seconded to approve the agenda as presented. Motion passes 3-0.

**C. Consent Agenda**

Julie Constantinescu moved and Scott Lauridsen seconded to approve the consent agenda as presented. Motion passes 3-0.

1. Minutes 5.05.2026
2. Scheduled Claims List
3. Special Event-Baker University-Move In
4. Special Event-Baker University-Family Residential Camp
5. Special Event-Third Fridays

**D. Public Comment**

**E. Special Reports or Presentations**

1. Presentation from the Garden Connection  
Donna Gratts gave the council an overview of what the Garden Connection does, and how they originated. This group has been in existence since 2006. They have taken on the pool planter and the downtown flowerbeds and planters. They have monthly meetings where they have a presenter on different gardening topics.
2. Proclamation for the Garden Connection  
Mayor Cullumber read a proclamation for the Garden Connection, celebrating 20 years.

**F. Old Business**

1. Lease Template

Two council members were absent, and Council member Venable recused himself on this agenda item, so there are not enough council members to vote on this item. Council will table this item until the next meeting.

2. Conditional Use Permit-Mobile Home Park

Ordinance 1536 is for the mobile home park located at 3rd and Baker south of the car wash. The trailer park has come into compliance with ordinance 1413. This is the second reading of this ordinance.

Scott Lauridsen moved and Cory Venable seconded to approve ordinance number 1536 as presented. Motion passes 3-0.

**G. New Business**

**H. Committee Reports**

1. Budget and Finance - Scott Lauridsen/Peter Wentz

Next meeting 5/22/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz

- Discussed topics, or opportunities that the CDC can take on for upcoming meetings.

Next meeting 6/22/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable

Next meeting will be 5/21/2026 at 9:00am, second floor of City Hall

4. Public Works and Utilities - Julie Constantinescu/Jay King

- New Substation:
  - The fiber company is completing the mapping and testing our fiber system. They will also be repairing a broken fiber termination at the solar site.
  - Pat's crew continue to work on the lines running from 6th and Orange to the new substation and on conduits coming out of the new building.
  - Mid States continues to work on terminations inside the switchgear.
- Evergy solar site:
  - Evergy crews continue working on the inverter replacements.
  - A second disconnect was completed for Evergy to install some more equipment at the new metering location. The power plant carried the town for 7 hours while this work was being done. This project has been completed.
  - There are currently two different companies watching for additional used generators that could be placed at either substation. Neither are aware of any that fit our criteria presently. These units are getting hard to find, and when they do become available, they don't last long.
  - Jeff would like to have the council give a pre-approval for the purchase of any units that may become available. Jeff is gathering info regarding costs and preset limits to present to the council at a future meeting.

- A full-time employee was hired and started April 27. Two part time employees were hired to help with mowing and watering flowers downtown.
- A new “Slow children playing” sign was installed on the south entrance of the trailer park on the north side of Wesley St.
- The pool has been filled and shocked with chlorine. Hawkins will come back and start up the new chlorine injection system.
- 3rd St park playground equipment was power washed, giving it a brighter look.
- Fountain and splash pad are up and running.
- 6 new water meters have been installed.
- Purple Wave Auction brought in a total \$18,200. \$11,000 was for the street sweeper.
- There were 170 non-reads this month.

Next meeting 6/11/2026 at 9:00am, Public Works Conference Room

5. Strategic Planning-Scott Lauridsen/Julie Constantinescu

Next meeting TBD at 10:00am, second floor of City Hall

6. Lake Advisory Committee-Jay King/Julie Constantinescu

- Committee members have been working on the trails and cleaning up.

Next meeting TBD at 6:00pm, Executive Room at the Community Center

**I. City Administrator and Staff Comments**

There will be a forum for cities in Eudora tomorrow over lunch to give recommendations on new laws coming out.

At this point, there have not been any businesses that have opted in for the common consumption area, so there will not be any common consumption areas for any of the special events coming up.

**J. Council & Mayor Comments**

Mayor Cullumber thanked the council members for taking their time to be at the meetings.

Mayor Cullumber told the council that he spent half of a day with Rob and Kevin from Public Works while they took him and Russ Harding on a tour of all of the city facilities, drove the water lines, and pump stations.

He also touched base on needing to look at succession planning for employees planning to retire in the next couple of years.

Julie Constantinescu said there are approximately 9 city staff retiring within the next 5 years.

**K. Executive Session**

**L. Adjourn**

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 3-0. Time: 7:27 p.m.

Attest:

---

Amara M. Packard  
City Clerk

**CLAIMS BY VENDOR**

**6/02/2026 THRU 6/02/2026**

INVOICE NUMBER	VENDOR NAME		AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE	GL ACCOUNT #		AMOUNT			
	AMAZON CAPITAL SERVICES						
11YQ-PWK9-CKRD	COMPUTER BATTERY BACKUP	01.02.3110		164.95			
	CDL TRAINING BOOK	01.02.2140		27.99			
					192.94	41482829	6/02/26
13KM-PHV3-FFPH	OIL DRAIN SPLASH PAD	01.02.3680		35.50			
					35.50	41482829	6/02/26
141Q-W4X6-6N1J	POOL BASE REAGENT	01.06.3800		11.78			
					11.78	41482829	6/02/26
177M-C3G4-6MT4	1" BINDERS	18.22.3800		35.99			
					35.99	41482829	6/02/26
1979-7TJR-GN9P	AA BATTERIES	01.02.3110		16.87			
	PLASTIC FORKS	01.02.3110		17.21			
					34.08	41482829	6/02/26
1979-7TJR-GNGF	COMPUTER BATTERY BACKUP	01.02.3800		166.80			
					166.80	41482829	6/02/26
19QM-4NM3-LMVD	8 FEBREZE PLUG IN REFILLS	01.01.3680		27.97			
					27.97	41482829	6/02/26
1NY1-7K6M-FJGW	PAPER PLATES	01.02.3110		13.42			
	COMPUTER BATTERY BACKUP	01.35.3110		164.95			
	PAPER BOWLS	01.02.3110		17.06			
	TOILET CLEANER	01.02.3800		6.96			
	COFFEE	01.02.3110		41.95			
	PAPER TOWELS - PARKS	01.03.3800		169.04			
	TOILET PAPER - PARKS	01.03.3800		226.88			
					640.26	41482829	6/02/26
1P1G-TXTL-GHNT	AIR FILTER	18.23.2530		14.39			
	AIR FILTER CLEANER	18.23.2530		15.89			
	TIRE SPOONS	18.23.2530		15.89			
	TUBES	18.23.2530		17.99			
	LEAK DETECTION	18.23.2530		28.00			
	FLOAT SWITCH	18.23.2530		39.96			
					132.12	41482829	6/02/26
1T36-6RNH-FFYF	TIRES - 24X12X12 6 PLY	01.03.3350		131.99			
					131.99	41482829	6/02/26
1T9P-1KRC-F7FF	CLOCK	01.02.3800		14.98			
					14.98	41482829	6/02/26
6734633-00	ANIXTER INC						
	CLEVIS	40.24.2204.1120		10,531.70			
					10,531.70	69338	6/02/26
17201	ARLAN COMPANY I						
	AZONE/SULF ACID/CYAN STABILIZR	70.01.2520		5,527.40			
					5,527.40	69339	6/02/26
LG-26-000327	ATTORNEY GENERAL						
	GO SERIES 2026-A REVIEW	29.01.2854.0141		14.91			
	GO SERIES 2026-A REVIEW	29.01.2854.0139		143.73			
	GO SERIES 2026-A REVIEW	29.01.2854.0140		14.77			
	GO SERIES 2026-A REVIEW	72.01.2854		20.29			
	GO SERIES 2026-A REVIEW	29.01.2854.0133		5.35			
	GO SERIES 2026-A REVIEW	29.01.2854.0136		25.95			
					225.00	69340	6/02/26
25-08	BENNETT BEAM CONSULTING						
	DIG COMMUNICATION 4/11-5/10/26	01.01.2850		1,572.50			
	DIG COMMUNICATION 4/11-5/10/26	01.02.2850		65.00			

**CLAIMS BY VENDOR**

**6/02/2026 THRU 6/02/2026**

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	BENNETT BEAM CONSULTING					
	DIG COMMUNICATION 4/11-5/10/26	01.05.2850		430.00		
	DIG COMMUNICATION 4/11-5/10/26	11.26.2850		735.00		
					2,802.50	6/02/26
LWR/005632	CITY ELECTRIC SUPPLY 6" RIGID 2 HOLE STRAP	11.25.4131		2,002.20		
					2,002.20	6/02/26
LWR/005645	6" ADAPTER	11.25.4131		427.39		
					427.39	6/02/26
201773	COMPANION ANIMAL HOSPITAL MAR/APR 2026 SVS CONTRACT&OBS	01.05.3891		1,158.75		
					1,158.75	6/02/26
Y827411	CORE & MAIN - 084041 (EX) BONNET	12.12.3800		28.00		
					28.00	6/02/26
Z015058	ANG BALL METER VALVE	12.12.3800		229.41		
					229.41	6/02/26
Z015085	COPPERSETTER	12.12.3800		1,996.48		
					1,996.48	6/02/26
Z035750	BLUE MARKING PAINT	12.12.3800		71.40		
					71.40	6/02/26
Z066844	CORE & MAIN - 253851 (TX) ELECTRIC METERS	11.25.4235		1,925.75		
					1,925.75	6/02/26
EMS3531	FRANKLIN COUNTY KS EMS CPR TRAINING	01.05.2140		195.00		
					195.00	6/02/26
144-25-1	GORDON CPA LLC 2025 AUDIT INVOICE #1	01.01.2852		3,325.00		
	2025 AUDIT INVOICE #1	11.26.2852		3,325.00		
	2025 AUDIT INVOICE #1	12.11.2852		1,425.00		
	2025 AUDIT INVOICE #1	18.21.2852		1,425.00		
					9,500.00	6/02/26
9920584068	GRAINGER-PW 255: EXEMPT ANTI SIEZE COMPOUND	11.24.2530		53.09		
	STEEL PLUGS	11.24.2530		29.62		
					82.71	6/02/26
12158	KANSAS CITY FIRST AID LLC TRAUMA BAGS X 2	01.05.3006		401.40		
					401.40	6/02/26
BALD-2026-04	KMGA GAS SUPPLY APR 2026	11.24.3540		37.00		
					37.00	41482830 6/02/26
55879616	LINDE GAS-0365: EXEMPT WELDING SUPPLIES	01.02.3320		291.57		
					291.57	6/02/26
26789	LK COMMUNICATIONS TEST & DOCUMENT FIBER PLANT	11.24.2850		6,100.00		
					6,100.00	6/02/26
34063	MIDWEST CARD & ID SOLUTNS 1 BRACELET, 1 WRISTBAND	01.02.3110		233.20		
					233.20	6/02/26
	OLATHE WINWATER WORKS					

**CLAIMS BY VENDOR**

**6/02/2026 THRU 6/02/2026**

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT	
	REFERENCE				AMOUNT	CHECK #
214103 01	OLATHE WINWATER WORKS MANHOLE SEALANT		18.23.2530	160.00		
					160.00	69353 6/02/26
36399	PENNY'S AGGREGATES, INC WASH OUT SUMMIT - AB-3 1/2"		18.23.3800	108.16		
	AB-3 1/2"		18.23.3800	96.24		
					204.40	69354 6/02/26
P15815	VERMEER EQUIPMENT OF KANS STR TRIGGER		11.25.2530	75.54		
	HANDLE		11.25.2530	41.54		
	NOZZLE		11.25.2530	403.36		
	59" INSULATED WW		11.25.2530	55.75		
					576.19	69355 6/02/26
200657	WEIS FIRE AND SAFETY EQUI 2 ENERGY COATS FOR BUNKER GEAR		01.04.4810	4,589.00		
	2 ENERGY PANTS FOR BUNKER GEAR		01.04.4810	3,055.00		
	SHIPPING ON BUNKER GEAR		01.04.4810	107.70		
					7,751.70	69356 6/02/26
					=====	
	REPORT TOTAL				53,883.56	



PO Box 86, 803 8<sup>th</sup> St, Baldwin City, KS

66006

(785)594-6427

FIREWORKS STAND APPLICATION

PRIOR TO OPENING THE FIREWORKS TENTS AND BUILDINGS, THEY WILL BE INSPECTED TO ENSURE THAT THEY MEET CHAPTER VII, ARTICLE 3 OF THE CODE OF THE CITY OF BALDWIN CITY, ARTICLE #9 OF THE UNIFORM FIRE CODE AND STATE STATUE K.A.R 22-6-1 THROUGH K.A.R 22-6-16. ALL INSPECTIONS WILL BE COMPLETED BY THE CITY OF BALDWIN CITY AND THE OPERATOR WILL CORRECT ANY DISCREPANCIES' PRIOR TO THE OPENING OF THE BUSINESS FAILURE TO COMPLY MAY RESULT IN CLOSING THE FIREWORKS SALES. THE SALE OF THE FIREWORKS BEGINS JUNE 28<sup>TH</sup> THRU JULY 4<sup>TH</sup>.

Name: Julie Young Federico Castagnini

Address: 501 Olson Dr

City: Papillion State: NE Zip Code: 68046

Phone #: 913-208-6929 - Julie Application Date: 720-938-4183

Email: Pyropapas@AOL.com / Fede@bellinofireworks.com  
Bellino Fireworks Kansas Inc.

D.B.A: PyroPapas Fireworks

Insurance Company: Acord

Insurance Policy # H0220 PK000057-00 Policy Valid From: 11/4/25 to 11/4/26

Policy Must Be Attached

Sales Tax Registration #: 004-834670866F-01

Fireworks Stand Location: 719 Ames & 56 Hwy Baldwin City, Kc

Storage Location for Fireworks: Same as above

Applicant's Signature: Julie Young

BILL NO	CUST #	CUSTOMER ID	CALENDAR	5/2026,	FISCAL	5/2026						
BILL CODE	LN	BILL DESCRIPTION	TYPE	POST DATE	REFERENCE	UNIT PRICE	QUANTITY	TOT PRICE	TOTAL TAX	TOT AMOUNT	EXP	GL
1982	1	315 PYRO PAPAS FIREWORK STAND	4THJULY	5/22/26		100.00	2.00	200.00	.00	200.00	1	BILLED LICS
INVOICE TOTAL								200.00	.00	200.00		
TOTAL BILLED								200.00	.00	200.00		

BILLING TYPE	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
4THJULY FIREWORK STANDS	1	200.00	0	.00

CATEGORY	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
RECURR RECURRING	1	200.00	0	.00

TOTALS CODE	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
NONE NONE	1	200.00	0	.00

CITY OF BALDWIN CITY  
 803 EIGHTH STREET  
 P O BOX 86  
 BALDWIN CITY KS 66006-0086

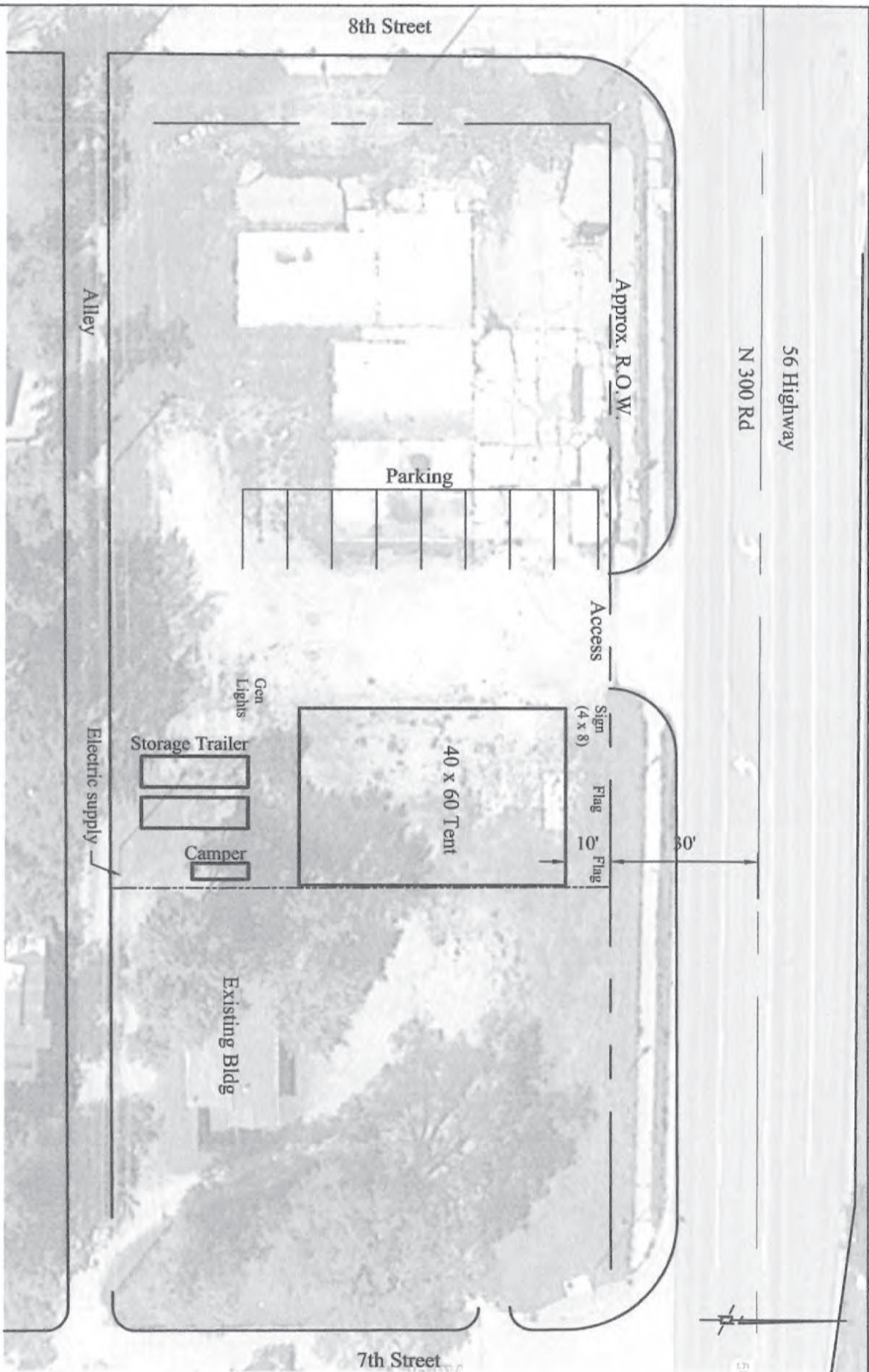
CITY OF BALDWIN CITY  
 803 EIGHTH STREET  
 P O BOX 86  
 BALDWIN CITY KS 66006-0086

Description	Amount
ACCOUNT #	315
YOUNG AUBREY	
SA	
FIREWORK STAND	200.00
CHCK Received	200.00
Change	.00

Description	Amount
ACCOUNT #	999999901
PYRO PAPAS FIREWORKS	
UTILITY PAYMENT	25.00
ACCOUNT BAL	25.00-
CHECK #	566
CHCK Received	25.00
Change	.00

BHA 5/22/26 10:11 Rcpt# 663809

BHA 5/22/26 10:17 Rcpt# 663818

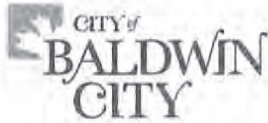


**Address:** 715 Aimes st  
 (SE Corner of 8th and 56 Highway)  
 Baldwin City, Ks. 66006

**Property Owner:** Doris Sage and Sara White

**Bellino Fireworks Kansas, Inc.**  
**Db a - Pyro Papas Fireworks**  
**Baldwin City, Ks**  
**Site Layout**





PO Box 86, 803 8<sup>th</sup> St, Baldwin City, KS 66006

(785)594-6427

## FIREWORKS STAND APPLICATION

PRIOR TO OPENING THE FIREWORKS TENTS AND BUILDINGS, THEY WILL BE INSPECTED TO ENSURE THAT THEY MEET CHAPTER VII, ARTICLE 3 OF THE CODE OF THE CITY OF BALDWIN CITY, ARTICLE #9 OF THE UNIFORM FIRE CODE AND STATE STATUE K.A.R 22-6-1 THROUGH K.A.R 22-6-16. ALL INSPECTIONS WILL BE COMPLETED BY THE CITY OF BALDWIN CITY AND THE OPERATOR WILL CORRECT ANY DISCREPANCIES' PRIOR TO THE OPENING OF THE BUSINESS FAILURE TO COMPLY MAY RESULT IN CLOSING THE FIREWORKS SALES. THE SALE OF THE FIREWORKS BEGINS JUNE 28<sup>TH</sup> THRU JULY 4<sup>TH</sup>.

Name: \_\_\_Kevin Pyle

Address: \_607 E 1714 Rd

City: Baldwin City \_\_\_\_\_ State: \_KS\_\_\_\_\_ Zip Code: \_\_66006

Phone #: \_316-737-2701\_\_\_\_\_ Application Date: \_6 May 2026

Email: \_\_kjpyle1954@gmail.com

D.B.A: \_Annunciation Knights of Columbus #11853\_\_ (Annunciation Catholic Church)

Insurance Company: \_\_Texas Insurance Company

Insurance Policy # BESGLPTMO011501\_171196\_01

Policy Valid From: 12/31/2025 to 12/31/2026

### Policy Must Be Attached

Sales Tax Registration #: \_\_004-xxxxx5476F-01

Fireworks Stand Location: approx 700 Ames

(lot between Kansas State Bank and Baldwin City Market)

Storage Location for Fireworks: \_\_same

Applicant's Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Kevin Pyle", written over a horizontal line.

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

KNIGHTS of COLUMBUS  
FIREWORKS TENT LOCATION



P.O Box 86, 803 Eighth St., Baldwin City, KS 6600

(785) 594-6427 FAX: 594-6586

### FIREWORKS STAND APPLICATION

PRIOR TO OPENING THE FIREWORKS TENTS AND BUILDINGS, THEY WILL BE INSPECTED TO ENSURE THAT THEY MEET CHAPTER VII, ARTICLE 3 OF THE CODE OF THE CITY OF BALDWIN CITY, ARTICLE #9 OF THE UNIFORM FIRE CODE AND STATE STATUE K.A.R 22-6-1 THROUGH K.A.R 22-6-16. ALL INSPECTIONS WILL BE COMPLETED BY THE CITY OF BALDWIN CITY AND THE OPERATOR WILL CORRECT ANY DISREPARANCIES PRIOR TO THE OPENING OF THE BUSINESS FAILURE TO COMPLY MAY RESULT IN CLOSING THE FIREWORKS SALES. THE SALE OF THE FIREWORKS BEGINS JUNE 28 THRU JULY 4.

Name: Steve Trieb

Address: 204 S. main

City: Tonganoxie State: Ks Zip Code: 666086

Phone # 913.238.0374 Application Date: May 8, 2026

D.B.A.: Trieb's T-Town Fireworks

Insurance Company: Ryder, Rosacker, McCue & Houston

Insurance Policy #: #0320PK000262-00 Policy Valid From: 4.22.26 To: 4.22.27

(Policy Must Be Attached)

Sales Tax Registration #: 004-812163000 F-01

Fireworks Stand Location: 301 Ames St

Storage Location of Fireworks: no storage

Applicant's Signature: 

Billing Detail



TRIEB T TOWN FIREWORKS  
204 S MAIN

TONGANOXIE KS 66086

Customer Number	804
Bill Date	5-19-2022
Bill Number	1704
Billing Type	4THJULY

Bill Code	Line Description	Journal #	Quantity	Price	Tot Price	Tot Tax
4THJULY	FIREWORK STAND	2250	1.00	200.00	200.00	

Reference	Billing Description	Due Date	Amount Due
		5-19-2022	200.00

Date	Receipt #	Journal #	Reference	Amount	New Balance
5-18-2022	553668	3698		200.00	

Print

Cancel

CITY OF BALDWIN CITY  
803 EIGHTH STREET  
P O BOX 86  
BALDWIN CITY KS 66006-0086

0.00

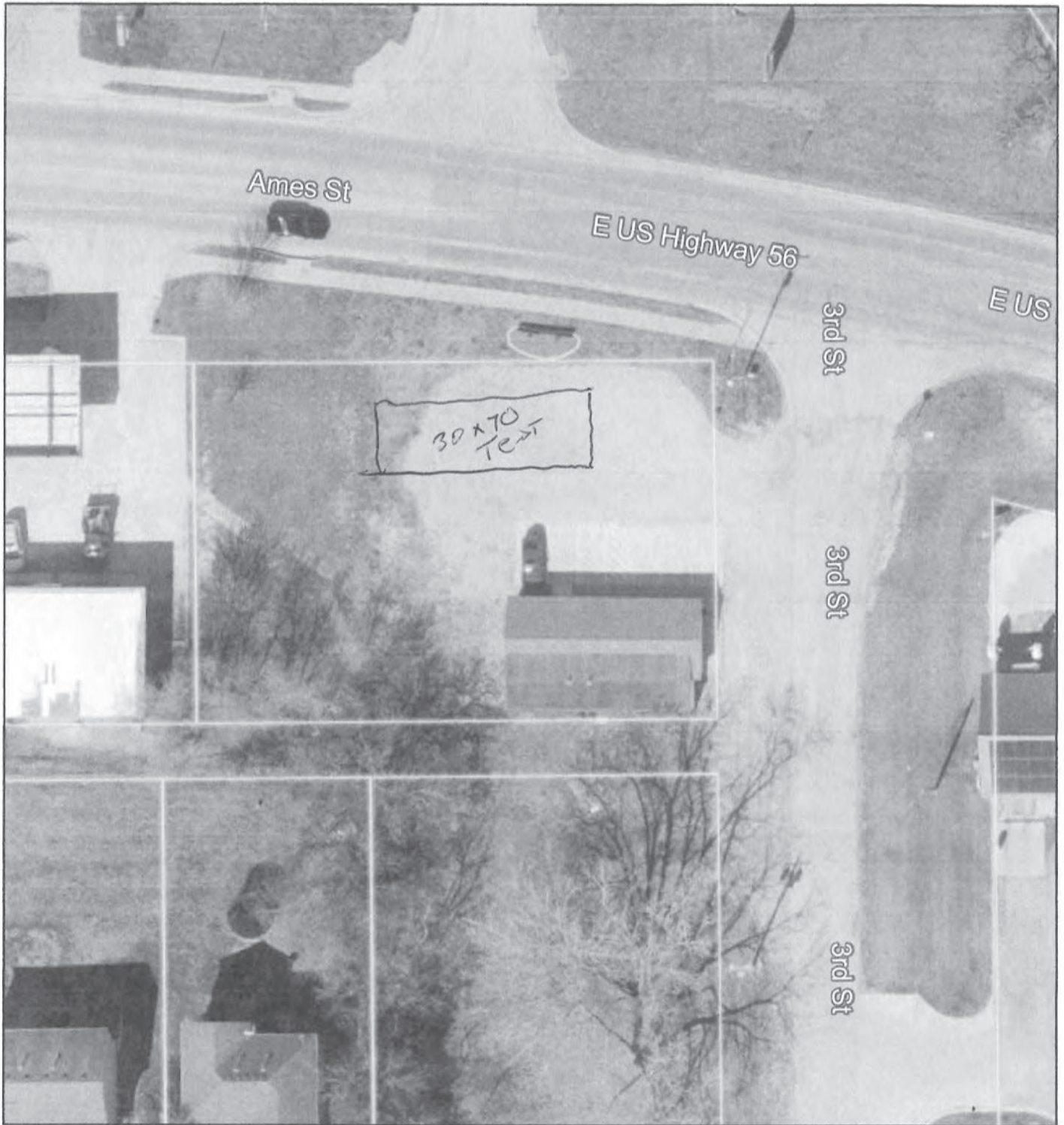
```

-----
Description                               Amount
-----
ACCOUNT #                                804
TRIEB STEVE
SA
FIREWORK STAND                           200.00
ACCOUNT BAL                               ,00

CHECK #      1400

CHK Received                200.00
Change                      ,00
-----
    
```

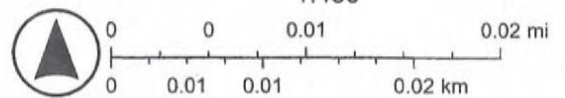
# Douglas County KS Property Viewer



5/11/2026, 9:32:58 PM

1:486

Tax Parcel	Douglas.sid
Lawrence_South.sid	Red: Band_1
Red: Band_1	Green: Band_2
Green: Band_2	Blue: Band_3
Blue: Band_3	





P.O. Box 86, 803 Eighth St., Baldwin City, KS 66006  
(785) 594-6427 FAX: 594-6586

**FIREWORKS STAND APPLICATION**

*PRIOR TO OPENING THE FIREWORKS TENTS AND BUILDINGS THEY WILL BE INSPECTED TO INSURE THAT THEY MEET CHAPTER VII, ARTICLE 3 of the CODE OF THE CITY OF BALDWIN CITY, ARTICLE #9 OF THE UNIFORM FIRE CODE AND STATE STATUTE K.A.R. 22-6-1 THROUGH K.A.R. 22-6-16. ALL INSPECTIONS WILL BE COMPLETED BY THE CITY OF BALDWIN CITY AND THE OPERATOR WILL CORRECT ANY DISCREPANCIES PRIOR TO THE OPENING OF THE BUSINESS FAILURE TO COMPLY MAY RESULT IN CLOSING THE FIREWORKS SALES. THE SALE OF FIREWORKS BEGINS JUNE 29 THRU JULY 4.*

Name: Garrett's Worldwide Enterprise

Address: PO Box 601

City: Lyndon State: KS Zip Code: 66451

Phone #: 7852218258 Application Date: \_\_\_\_\_

D.B.A.: Garrett's Fireworks

Insurance Company: Lyder Rosacker McCue & Huston

Insurance Policy #: \_\_\_\_\_ Policy Valid From: 11-10-23 To: 11-10-26  
(Policy Must Be Attached)

Sales Tax Registration # 004-251923765F-01

Fireworks stand Location: 310 Ames St Baldwin City, KS 66006

Storage Location of Fireworks: 120 Barclay Oseag City, KS 66523

Applicant's Signature: Cindy Musick

BILL NO	CUST #	CUSTOMER ID	UNIT PRICE	QUANTITY	TOT PRICE	TOTAL TAX	TOT AMOUNT	EXP	CL
1983	1	317 GARRETT'S FIREWORKS FIREWORK STAND	200.00	1.00	200.00	.00	200.00	1	BILLED LICS
INVOICE TOTAL					200.00	.00	200.00		
TOTAL BILLED					200.00	.00	200.00		

BILLING TYPE	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
4THJULY FIREWORK STANDS	1	200.00	0	.00

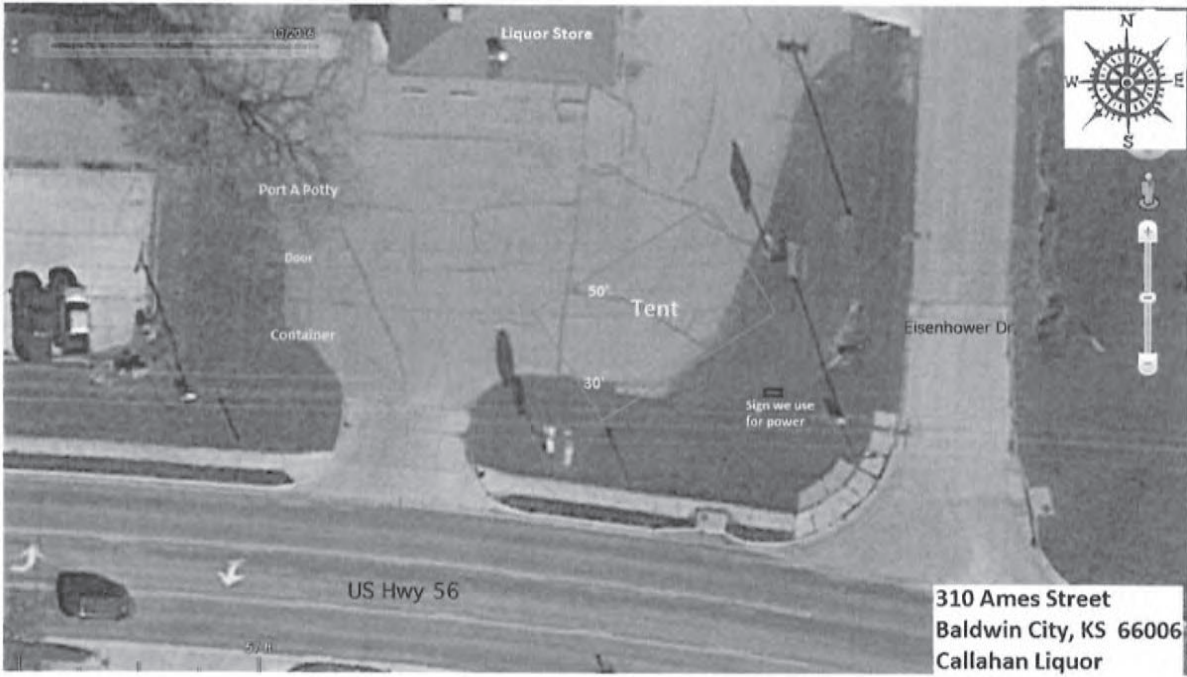
CATEGORY	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
RECURR RECURRING	1	200.00	0	.00

TOTALS CODE	BILLING COUNT	TOTAL AMOUNT	PAID COUNT	TOTAL PAID
NONE NONE	1	200.00	0	.00

CITY OF BALDWIN CITY  
 803 EIGHTH STREET  
 P O BOX 86  
 BALDWIN CITY KS 66006-0086

Description	Amount
ACCOUNT # 317	
GARRETT ERIC	
55	
FIREWORK STAND	200.00
ACCOUNT BAL	.00
CHECK # 6115	
CHK Received	200.00
Change	.00

SHA 5/28/26 08:41 Rcpt# 665129



10/2013

Liquor Store

Port A Potty

Door

Container

50'

30'

Tent

Sign we use for power

Eisenhower Dr.

US Hwy 56

310 Ames Street  
Baldwin City, KS 66006  
Callahan Liquor

# EDC Building

609 High St, Baldwin City, KS 66006



**Effective Date**  
April 30, 2026

**Date of the Report**  
May 12, 2026

**Report Type**  
Appraisal Report

**Prepared For**  
Mr Russ Harding  
City Administrator  
City of Baldwin City

**Client File Number**  
N/A

**Internal File Number**  
26-778B

PREPARED BY:



# Table of Contents

Transmittal Letter	3
Certification - Denton Keller	5
Certification - Brian A. Klahr, MAI	6
Summary of Salient Facts	7
Purpose of the Appraisal	8
Scope of Work	9
Approaches Performed	9
Assumptions and Conditions	11
Extraordinary Assumptions and Hypothetical Conditions	11
Area and Neighborhood	12
Area Overview	12
Neighborhood Overview	13
Demographics	15
Site Description	19
Zoning	25
Main Site	25
Improvement Description	26
Ratios	27
Taxes and Assessment	28
Subject Photos	30
Highest and Best Use	34
Highest and Best Use (Site as if Currently Vacant)	34
Highest and Best Use (Site as Currently Improved)	34
Income Approach	35
Existing Contract Leases	35
Market Rent	35
Reconciliation	39
Final Estimate of Market Rent	39
Exposure Time and Marketing Period	39
Addenda	40
Appraiser Qualifications	40
Appraiser Qualifications	42
Glossary	44
Letter of Engagement	48
Area Data	51

# Transmittal Letter



6701 W 64th Street, Suite 310  
Overland Park, KS 66202

www.kellercraig.com  
P: 913-362-3222

May 12, 2026

Mr Russ Harding  
City Administrator  
City of Baldwin City  
PO Box 86  
Baldwin City, KS 66006

RE: Appraisal Report for the property located at 609 High St, Baldwin City, KS 66006

Dear Mr Harding:

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable market data, the results of the investigation, and the reasoning leading to the conclusions set forth. The report that follows is considered to be a summary of our analysis and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for unauthorized use of this report. Please take special note of any assumptions used in this assignment as they may have affected the results of the assignment.

Per conversations with the client and the intended user of the report, the scope of work in this report is intended to be consistent with industry standards and has been performed so as to develop a credible report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,750.00	3,360	\$21,000.00	\$6.25

Sincerely,  
Keller Craig & Associates, LLC



Denton Keller  
State Certified General, KS No. G-5016  
dkeller@kellercraig.com



Brian A. Klahr, MAI  
State Certified General , KS No. G-1308  
bklahr@kellercraig.com

# Certification - Denton Keller

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Denton Keller performed the following type of inspection of the subject property: Interior and Exterior Inspection
- No one provided significant real property appraisal assistance to Denton Keller.
- Denton Keller has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.



Denton Keller

State Certified General, KS No. G-5016

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

# Certification - Brian A. Klahr, MAI

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Brian A. Klahr, MAI did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Brian A. Klahr, MAI.
- Brian A. Klahr, MAI has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this agreement.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Brian A. Klahr has completed the continuing education program for Designated Members of the Appraisal Institute.



Brian A. Klahr, MAI

State Certified General , KS No. G-1308

Effective Date of Appraisal: April 30, 2026

Date of Report: May 12, 2026

# Summary of Salient Facts

Prepared for City of Baldwin City

## EDC Building

### Property Overview

Property Class/Type

**Commercial & Retail, General Purpose**

Property Owner

**City of Baldwin City**



609 High St, Baldwin City, Douglas County, KS 66006

### Site Characteristics

Site Characteristics			
MSA	Lawrence	Legal Description	HIGH STREET LTS 79 THRU 83 INCL;ALSO N 1/2 VAC ALLEY ADJ TO SD LTS PER CORRECTIVE ORDER OFVACATION FILED 06/07/2000 BK 677/193
Parcel Identifier	023-202-04-0-40-01-002.01-0	SF / Acres	20,276 / 0.4655
Shape	Square	Topography	Basically Level
Flood Zone	X	Available Utilities	Electricity, Gas, Sewer, Trash, and Water

## Zoning Characteristics

Zoning Characteristics			
Zoning Jurisdiction	Baldwin City, KS	Zoning Codes	CP-3
Zoning Description	The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CP-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the City of Baldwin City. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.	Conformity Conclusion	Conforming

## Improvement Characteristics

Improvement Characteristics			
Gross Building Area (SF)	3,360	Rentable Area (SF)	3,360
# of Bldgs	1	# of Stories	1
# of Units	6	Year Built (Weighted Average)	1940
Land to Bldg Ratio (x:1)	6.03		

## Sales History

There have been no sales in the past three years. In addition, the subject is not currently listed for sale.

## Scope of Work

Scope of Work Information	
Client Name	City of Baldwin City
Report Type	Appraisal Report
Intended Use	Fair market rent analysis
Intended User	This appraisal report was prepared for the exclusive use of Client Company. No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

### Purpose of the Appraisal

The purpose of the appraisal is to estimate the fair market rent of the subject property.

### Property Inspection

Appraiser	Extent of Inspection	Date Inspected
Denton Keller	Interior and exterior	4/30/2026
Brian A. Klahr, MAI	Did not inspect	N/A

## Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

Note that the subject of this rent analysis, is located on a larger parcel with two buildings; however, the scope of work for this analysis includes estimating market rent for only the EDC (west) building on the parcel.

## Property Identification

The property has been identified using the following sources:

- Postal Address
- Public Records
- Legal Description

## Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood Zone Status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data
- Proprietary Company Database
- Lease

## Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

## Approaches Performed

The appraisers have performed a fair market rent analysis for the subject property herein. Given the scope of the assignment, this is the only applicable approach to value.

## Data Sources

Item	Source (s)
Site Size	County
Zoning	City
Tax Data	County
Gross Building Area	County
Rentable Area	County
Year Built	County
Parking Spaces	Appraiser

**Definitions**

Pertinent definitions, including the definition of market value, are included in the Glossary, located in the Addenda to this report.

# Assumptions and Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All outstanding taxes, liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in this report are intended to be visual aids and should not be construed as surveys or engineering reports.
4. All information in this report has been obtained from reliable sources. We cannot, however, guarantee or be responsible for the accuracy of information furnished by others.
5. Unless otherwise stated, this opinion of value applies to land and improvements only; the value of trade fixtures, furnishings and other equipment has not been included.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Subsurface rights (minerals, water, and oil) were not separately evaluated in making this appraisal.
8. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely upon information furnished by others as to said data, therefore, the value conclusions are subject to the correctness and verification of said data.
9. We inspected, as far as possible, by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Likewise, no tests were made on the roof, mechanical, plumbing or electrical systems. Unless otherwise stated, no representations are made as to geotechnical conditions of the land or the quality and condition of the roof, heating, cooling, ventilating electrical and plumbing equipment.
10. Unless otherwise stated in this report, the existence of hazardous substances were not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such materials on or in the property unless otherwise stated. However, we are not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field or environmental impacts upon real estate if so desired.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.

## Extraordinary Assumptions and Hypothetical Conditions

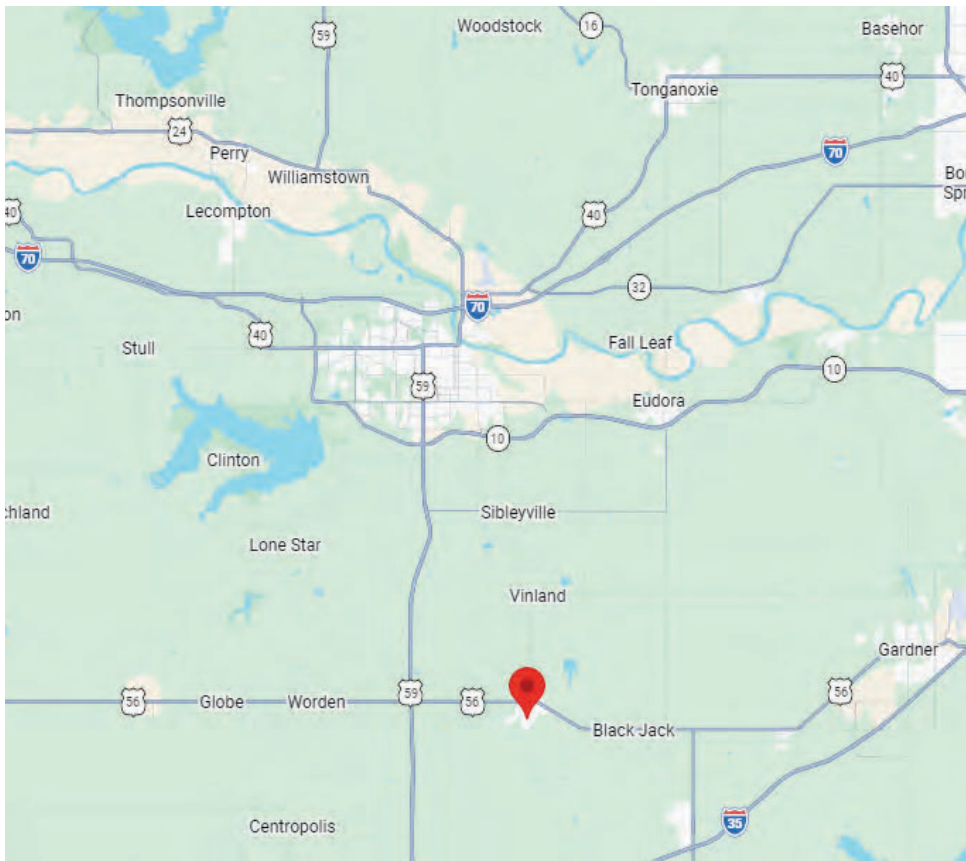
This appraisal is subject to the following assumptions and limiting conditions that are specific to the subject property or to this report. Any assumptions used may have affected assignment results.

1. None.

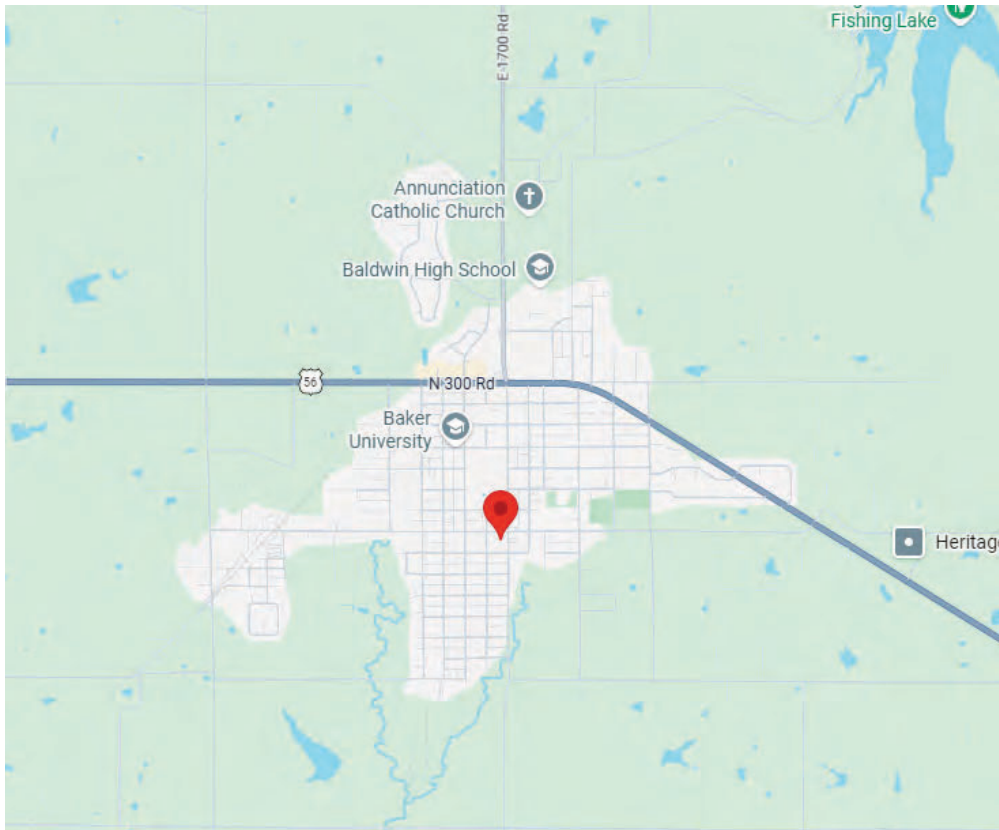
# Area and Neighborhood

## Area Overview

The subject is located in Baldwin City, Douglas County, Kansas, south of Lawrence. Lawrence is located roughly 25 miles east of Topeka, the state capital, and 40 miles west of the Kansas City Metropolitan Area. Lawrence is the home to the University of Kansas, the state's largest post-secondary institution. The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes have led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.



## Neighborhood Overview

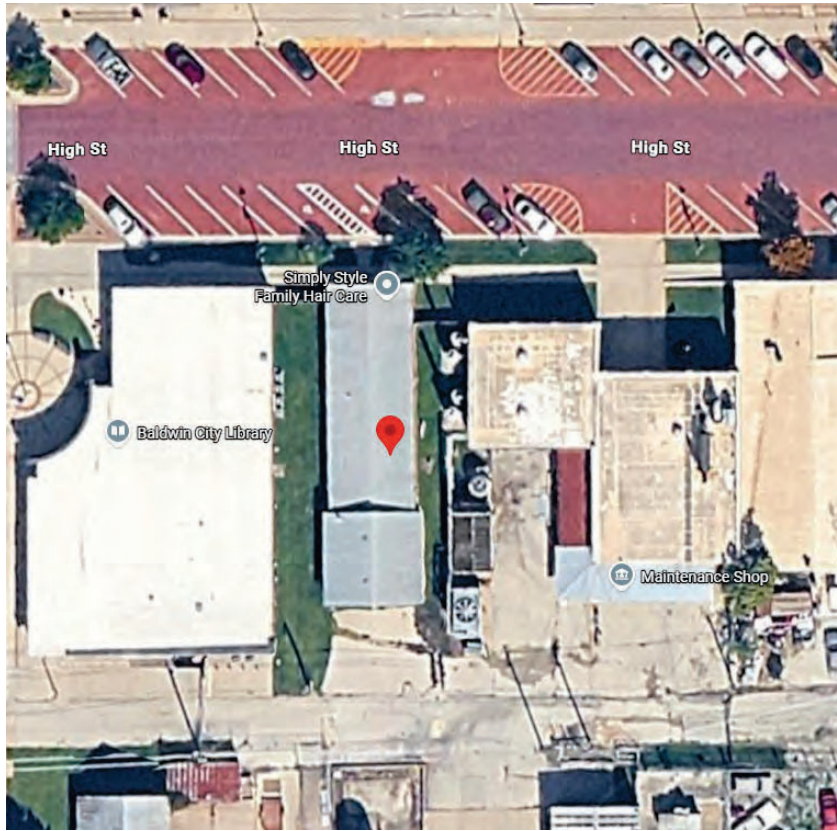


For purposes of this report, the neighborhood boundaries are best described as the city limits of Baldwin City.

The neighborhood is primarily influenced by U.S. Highway 56/Ames Street, the main commercial corridor for Baldwin City. To the east, U.S. Highway 56 leads to Gardner/Edgerton, about 10 miles east, and eventually Interstate 35, which provides access to the Kansas City Metropolitan Area. To the west, U.S. Highway 59 provides access to Lawrence and Ottawa and connects with U.S. Highway 75 and I-70, which provides access to Topeka.

Neighborhood land uses include a healthy mix of commercial and residential. There is industrial use located along U.S. Highway 56 to the east, on the outskirts of town. There is also a small industrial park on East High Street just east of U.S. Highway 56. Residential use is located to the north and south of High Street. The newer residential development has occurred to the north of Ames Street.

Access to the area is primarily via U.S. Highway 56. As mentioned previously, U.S. Highway 56 connected Baldwin City to Interstate 35 and the Greater Kansas City Metropolitan area. It also provides access to other communities like Lawrence, Ottawa, and Topeka.



Properties immediately adjacent to the subject are summarized below:

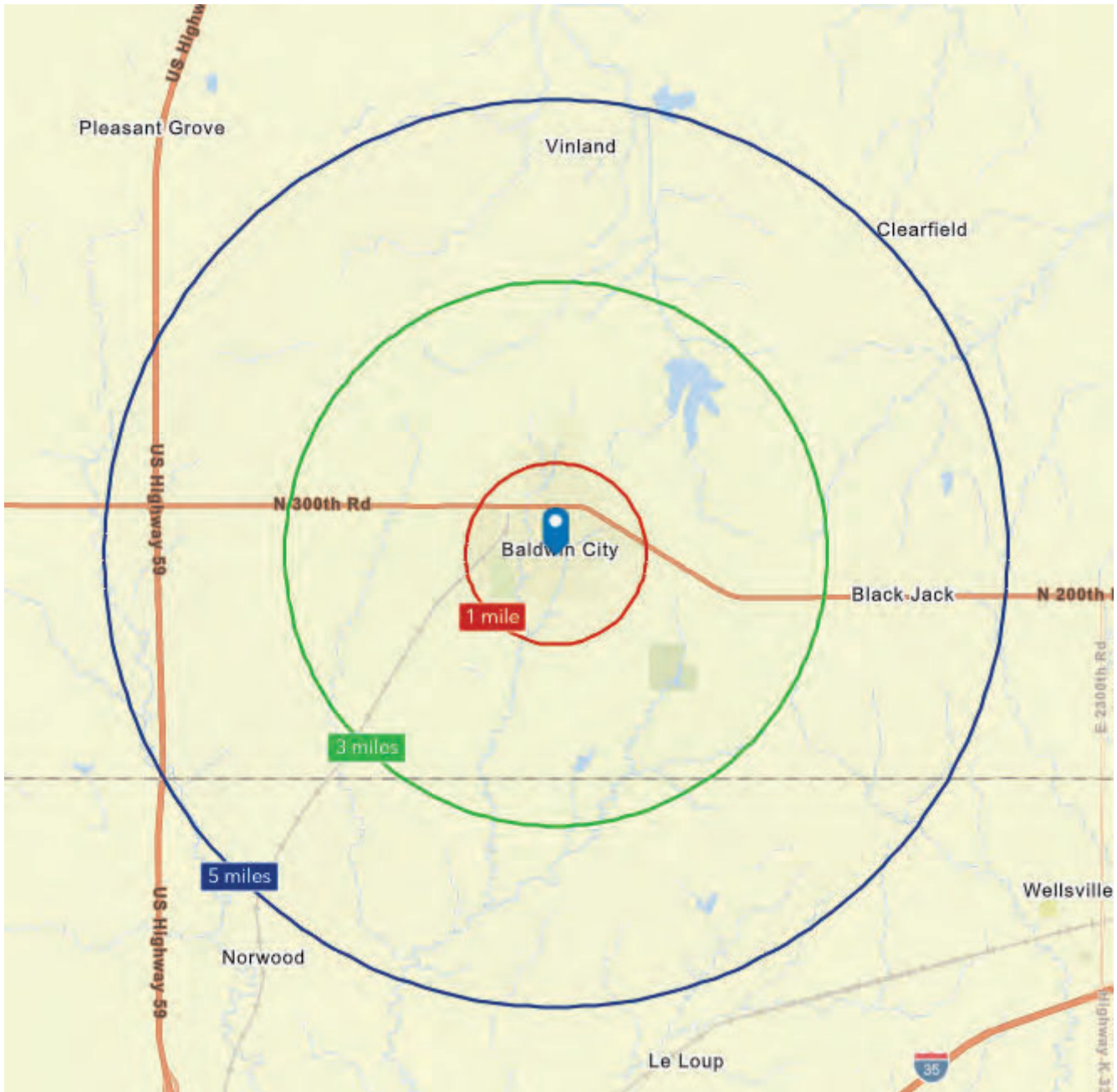
Direction	Zoning	Use
North	CP-3	Fire Department; Mixed Use Building
South	CP-3	Storage Building
East	CP-3	Automobile Service Garage
West	CP-3	City Library

Recent development includes a new car wash at 3rd & Ames completed in 2021. A new Casey's gas station is located at 511 Ames Street. A redeveloped single-family house into 133 Coffee Shop located at 112 6th Street. OmGrown Yoga & Wellness Collective located at 816 High St was recently renovated. The renovation costs totaled roughly \$400,000. Sullivan Square is a city park and event space that opened downtown in 2020. Baldwin City Beer Company recently opened at 520 High Street. Also, several downtown row buildings are currently being remodeled. Redevelopment of 618 High Street with retail on the main level and apartments upstairs was recently completed. New single-family construction is actively underway.

The neighborhood appears to be in the revitalization stage of its life cycle. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is positive.

# Demographics

The appraisers have performed a 3-ring analysis, which shows demographic information in 1, 3, and 5-mile rings surrounding the subject. The supporting data is retained in the appraisers' work file. A summary of the demographic data is shown on the following page.



# 1-Mile Ring

Site: © 609 High St, Baldwin City, Kansas, 66006

1 mile

## KEY FACTS

4,077

Population

32.1

Median Age



Average Household Size

\$82,126

Median Household Income

## EDUCATION

1%

No High School Diploma



24%  
High School Graduate



29%  
Some College



46%  
Bachelor's/Grad/Pr of Degree

## BUSINESS



152

Total Businesses



1,342

Total Employees

## EMPLOYMENT



White Collar

64.0%



Blue Collar

23.4%



Services

12.8%



Unemployment Rate

## INCOME



\$82,126

Median Household Income



\$32,849

Per Capita Income



\$234,061

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (26.1%)

The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	-3.9%
\$15,000 - \$24,999	2.3%	-4.4%
\$25,000 - \$34,999	8.0%	+0.2%
\$35,000 - \$49,999	11.8%	+0.6%
\$50,000 - \$74,999	11.7%	-4.5%
\$75,000 - \$99,999	26.1%	+13.0%
\$100,000 - \$149,999	19.2%	+0.3%
\$150,000 - \$199,999	8.0%	+0.5%
\$200,000+	6.7%	-1.8%

Bars show deviation from Douglas County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

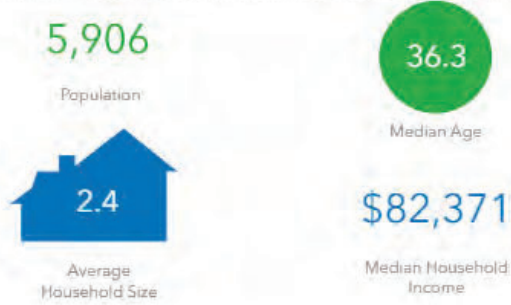
© 2026 Esri

### 3-Mile Ring

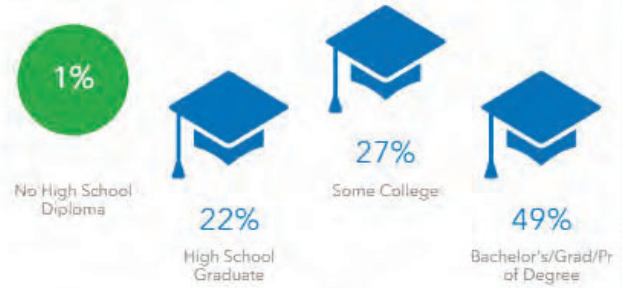
Site: © 609 High St, Baldwin City, Kansas, 66006

3 miles

#### KEY FACTS



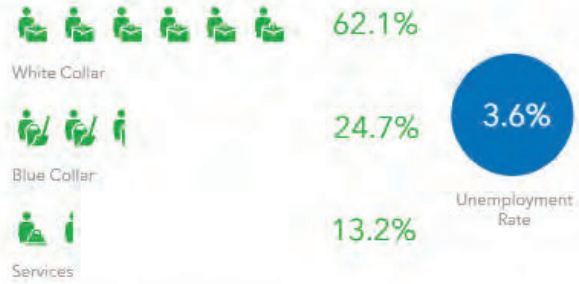
#### EDUCATION



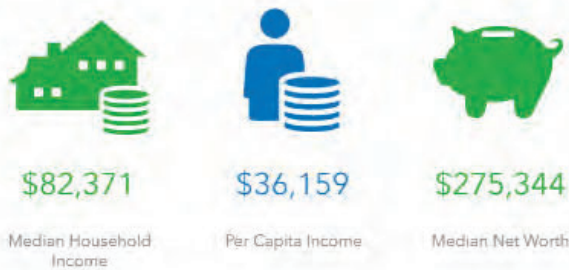
#### BUSINESS



#### EMPLOYMENT



#### INCOME



#### 2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (21.7%)  
The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	6.5%	-3.6%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	6.0%	-1.8%
\$35,000 - \$49,999	10.3%	-0.9%
\$50,000 - \$74,999	16.1%	-0.1%
\$75,000 - \$99,999	21.7%	+8.6%
\$100,000 - \$149,999	17.6%	-1.3%
\$150,000 - \$199,999	10.4%	+2.9%
\$200,000+	8.5%	0

Bars show deviation from Douglas County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

© 2026 Esri

## 5-Mile Ring

Site: © 609 High St, Baldwin City, Kansas, 66006

5 miles

### KEY FACTS

7,191

Population



2.5

Average Household Size

38.5

Median Age

\$83,268

Median Household Income

### EDUCATION

1%

No High School Diploma



22%  
High School Graduate



27%  
Some College



50%  
Bachelor's/Grad/Pr of Degree

### BUSINESS



231

Total Businesses



1,842

Total Employees

### EMPLOYMENT



62.3%

White Collar



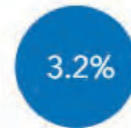
24.7%

Blue Collar



Services

13.1%



3.2%

Unemployment Rate

### INCOME



\$83,268

Median Household Income



\$37,878

Per Capita Income



\$297,464

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (20.0%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.4%	-3.7%	<div style="width: 6.4%;"></div>
\$15,000 - \$24,999	2.8%	-3.9%	<div style="width: 2.8%;"></div>
\$25,000 - \$34,999	5.4%	-2.4%	<div style="width: 5.4%;"></div>
\$35,000 - \$49,999	9.8%	-1.4%	<div style="width: 9.8%;"></div>
\$50,000 - \$74,999	17.4%	+1.2%	<div style="width: 17.4%;"></div>
\$75,000 - \$99,999	20.0%	+6.9%	<div style="width: 20.0%;"></div>
\$100,000 - \$149,999	18.0%	-0.9%	<div style="width: 18.0%;"></div>
\$150,000 - \$199,999	11.0%	+3.5%	<div style="width: 11.0%;"></div>
\$200,000+	9.2%	+0.7%	<div style="width: 9.2%;"></div>

Bars show deviation from Douglas County

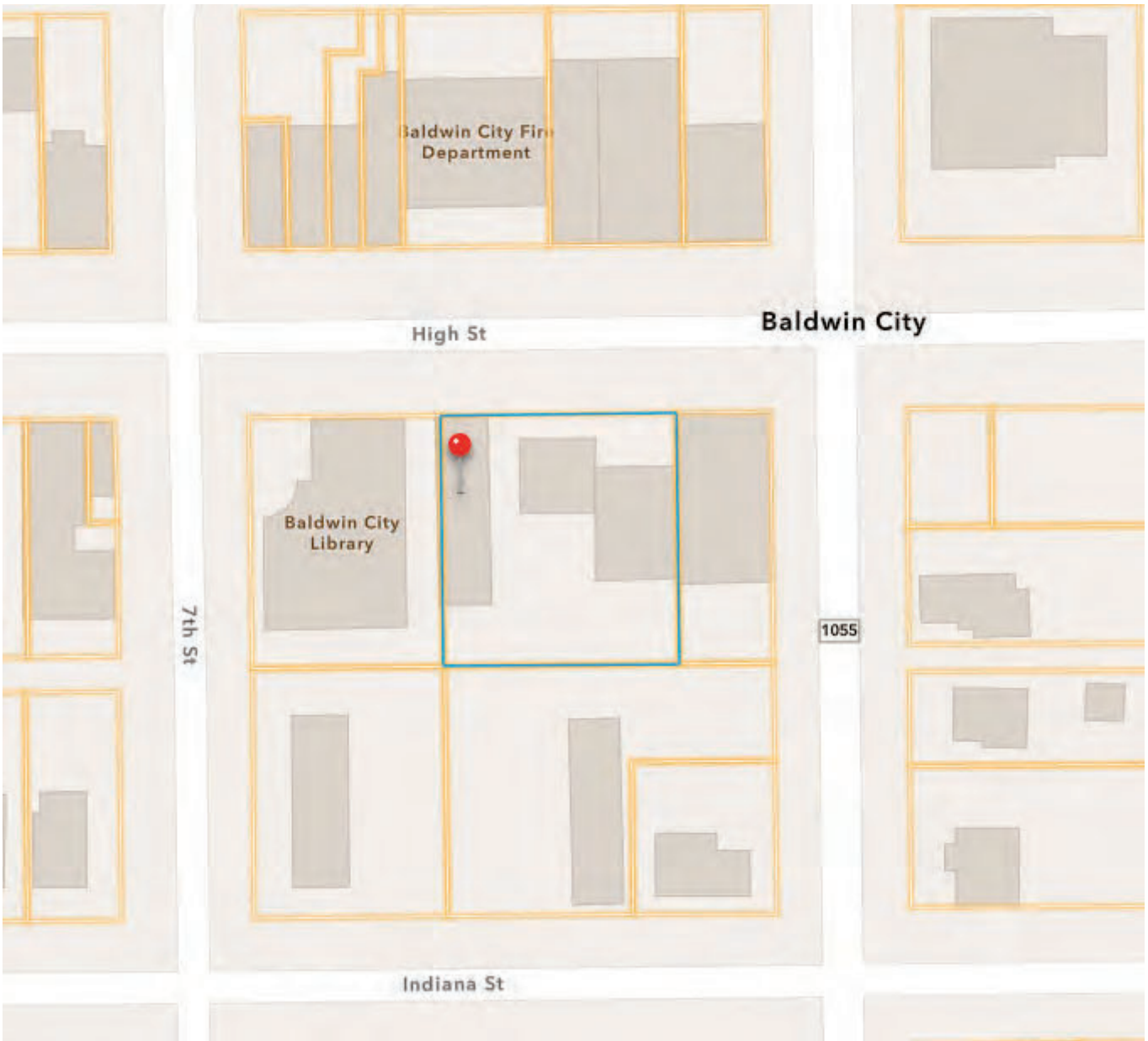
This infographic contains data provided by Esri, Esri Data Axle. The vintage of the data is 2025, 2030.

© 2026 Esri

# Site Description

Location	
MSA	Lawrence
Market Type	Small
Legal Description	HIGH STREET LTS 79 THRU 83 INCL;ALSO N 1/2 VAC ALLEY ADJ TO SD LTS PER CORRECTIVE ORDER OFVACATION FILED 06/07/2000 BK 677/193
Location Description	Central Business District
Parcel Identifier	023-202-04-0-40-01-002.01-0
Location of Parcel	Mid-Block
Size	
SF / Acres	20,276 / 0.4655
Land Description	County
Access	
Traffic Counter Description	Minimal traffic per KDOT
Frontage Description	High St
Access Classification	Average
Access Description	There are multiple access points via High Street and alleyway
Encumbrances	
Flood Zone	X
Flood Map Number	20045C0318E
Flood Map Effective Date	06/01/2022
Flood Plain Description	Zone X: Area of minimal flood risk
Environmental Description	As referenced in the Assumptions and Limiting Conditions to this report, we are not considered experts nor competent to assess environmental issues. Given this limitation, it is noted that our physical inspection of the subject property did not reveal any indication of an environmental hazard.
Encumbrances Easements Description	We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the use of the site. However, we recommend a title search be completed to determine whether any adverse conditions exist.
Site Characteristics	
Shape	Square
Topography	Basically Level
Grade	At Grade
Drainage	Appears Adequate
Available Utilities	Electricity, Gas, Sewer, Trash, and Water
Utilities Description	All public utilities serve the site.
Site Improvements	Concrete paving

Note that the preceding Site information reflects a larger parcel with two buildings; however, the scope of work for this analysis includes estimating market rent for only the EDC (west) building on the parcel.



High St

Baldwin City

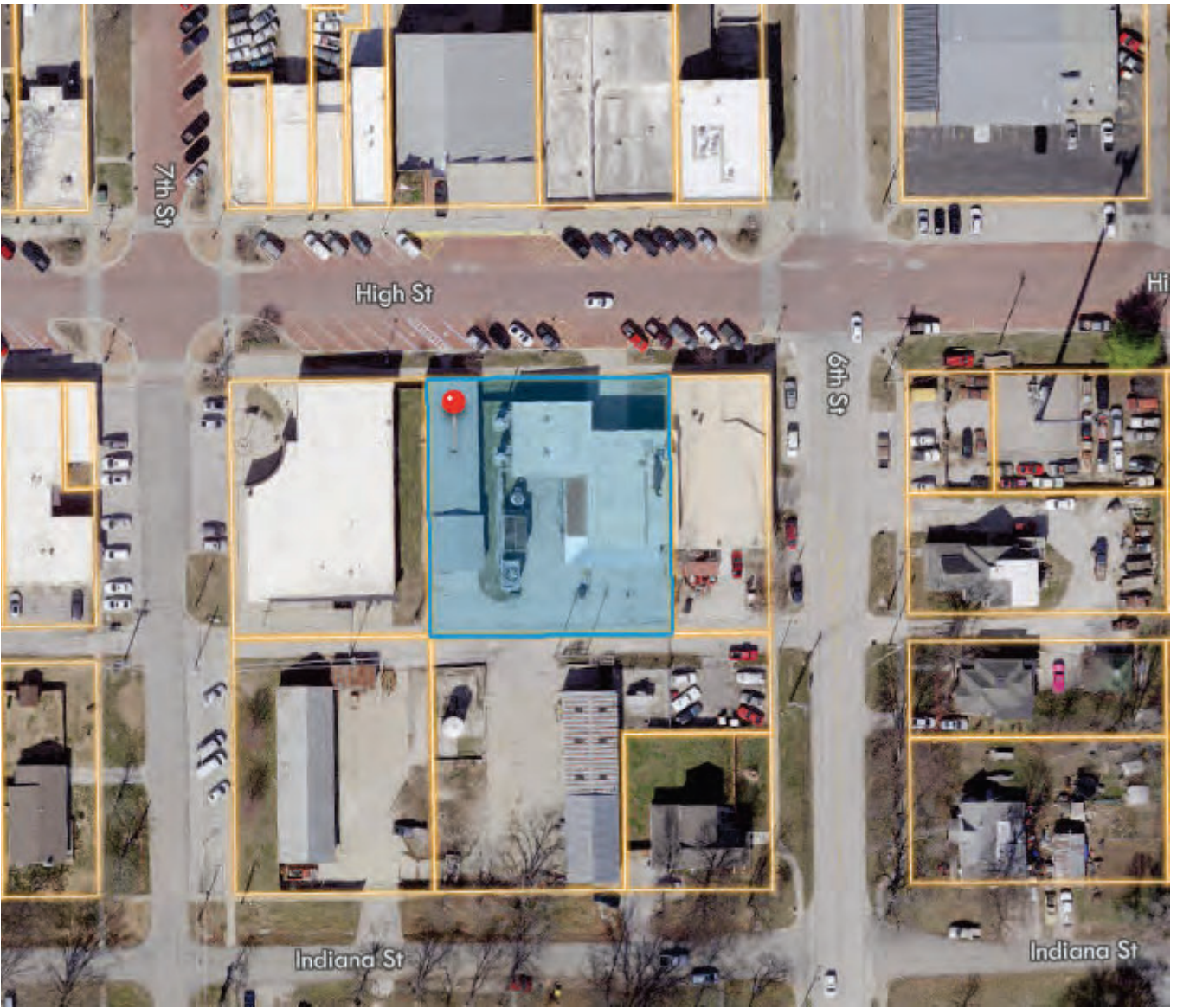
Baldwin City Library

Indiana St

7th St

1055

Parcel Map



Parcel Map Aerial

The parcel with the highest risk is located at 605 HIGH ST BALDWIN CITY, KS 66006-5003

605 HIGH ST BALDWIN CITY, KS 66006-5003

LOCATION ACCURACY: ✔ Excellent

**Flood Zone Determination Report**

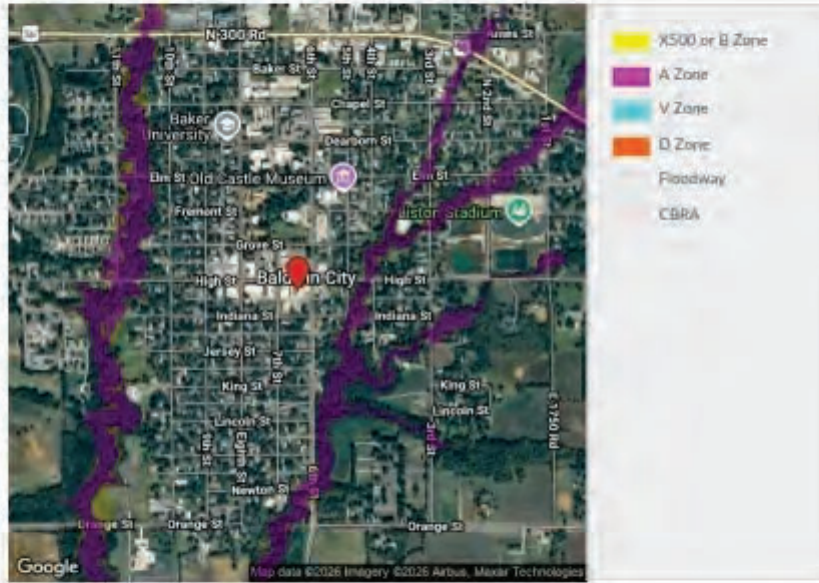
Flood Zone Determination: **OUT**

PANEL DATE:

June 01, 2022

MAP NUMBER:

20045CD318E



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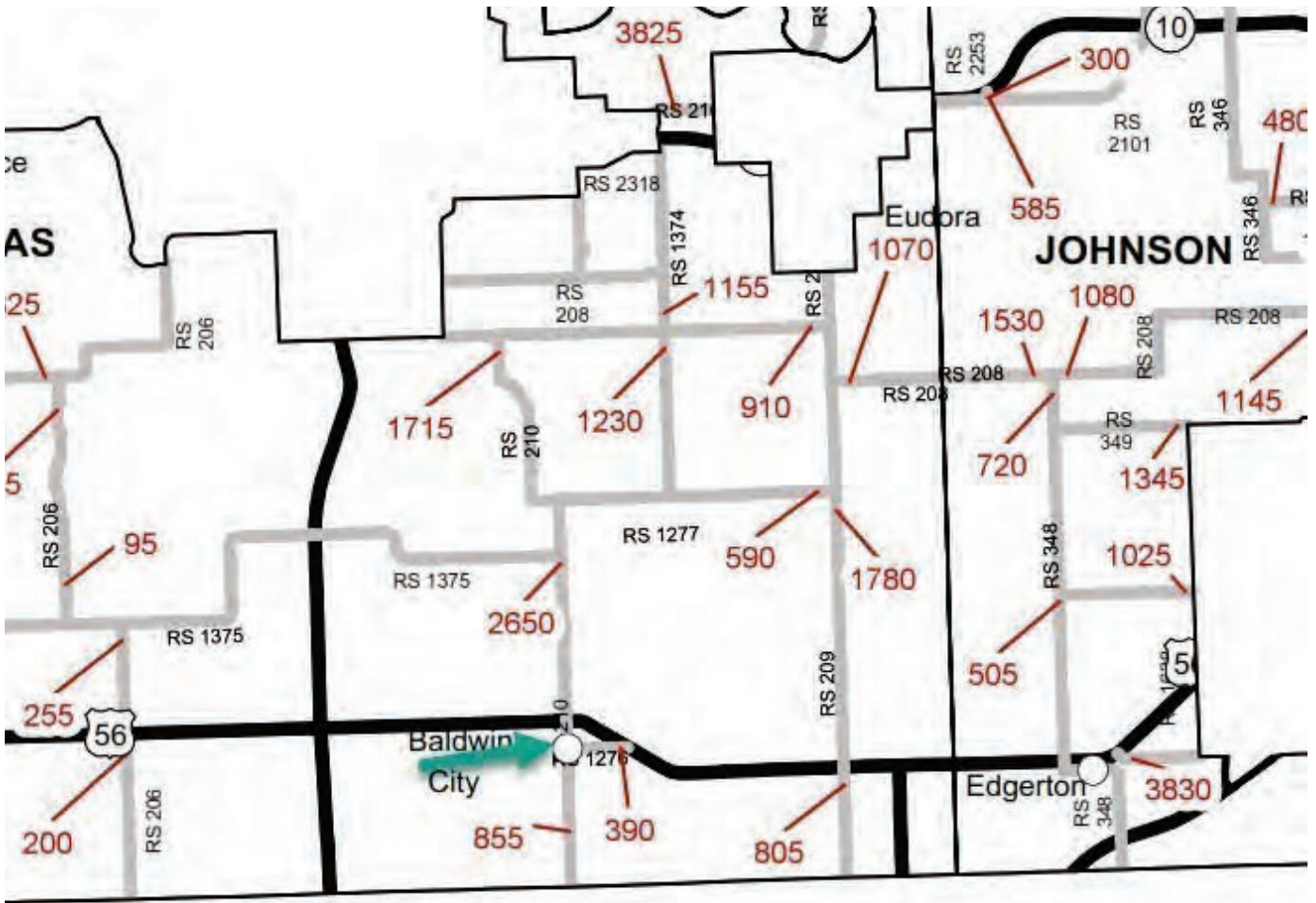
Report generated April 17, 2024 by bsk@keller-craig.com

Page 2 of 3

Floodplain Map



Zoning Map



Traffic Count Map

# Zoning

## Main Site

General Zoning Information	
Current Use	Multi-tenant office/retail
Zoning Jurisdiction	Baldwin City, KS
Zoning Code	CP-3
Zoning Description	The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article, are the regulations in the "CP-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the City of Baldwin City. Appropriate uses are the same as for the "CP-2" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district.
General Plan Designation	Any use permitted in the CP-2 District that includes most commercial uses, however that automotive sales, service, repairs or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

### Conformity Conclusion

Conforming

### Conformity Comments

The improvements appear to be legally conforming.

# Improvement Description

CLASS: Commercial & Retail		PUCS TYPE: General Purpose	
<b>Size</b>			
Gross Building Area	3,360		
GBA Source	County Records		
Rentable Area	3,360		
Rentable Area Source	County Records		
Efficiency	100.00		
# of Buildings	1		
# of Stories	1		
# of Units	6		
# of Tenants	6		
% Office	64.29%		
Office Area SF	2,160		
<b>General</b>			
Year Built	1940		
Tenancy Type	Multi		
Occupancy Type	Local		
Current Use	Multi-tenant office/retail		
<b>Structural</b>			
Construction Quality	Average		
Building Condition	Average		
Construction Class	C		
Exterior Walls	Masonry and hardboard siding		
Building Frame	Concrete block and wood frame		
Foundation Type	Concrete Slab		
Basement Type	None		
Roof Type	Gable		
Roof Material	Composition Shingle		
Roof Description	Fair condition. Limited life remaining		
Floor Structure	Concrete		
Window Type	Anodized Aluminum Framing		
Glass Type	Insulated		
<b>Interior</b>			
Interior Wall Type	Combination of drywall and plywood walls		
Interior Wall Cover	Painted drywall in office and plywood in warehouse		
Ceiling Height	10'		
Ceiling Description	Acoustic tile in office and plywood ceiling in warehouse		
Lighting	LED		
Floor Cover	Combination of LVP and polished concrete		
Basement Finish Description	None		

M.E.P.	
Fire Sprinkler Type	None
Fire Sprinkler Description	N/a
Heating Type	Gas
Cooling Type	Central
HVAC Comments	Warm and cooled air
Electrical Metering	The subject is designed with one electrical meter for the property.
Electrical Supply	Appears adequate to meet code requirements.
Plumbing	Appears adequate to meet code requirements.
Restrooms Description	Shared restrooms inside
Security	Cameras
Site Improvements	
Parking Description	Street-side parking
Landscaping Description	The subject property includes typical landscaping.
Drainage and Retention	Appears adequate to meet code requirements.

## Ratios

Improvements Ratios	
Land to Bldg Ratio (x:1)	6.03

The subject was originally constructed in 1940, with the warehouse addition added in the late 1990s or early 2000s, resulting in a total building area of approximately 3,360 SF. The property currently consists of six suites available for lease. The north portion of the building includes office spaces located along the exterior walls with a shared reception area. The warehouse component consists of approximately 1,200 SF, or roughly 35% of the gross building area, and includes a drive-in door and full HVAC service. The improvements consist of both Class C concrete block construction and Class D wood-frame construction. Overall, the building is considered to be in average condition for its age and utility.

Based on our review of the property, the effective age and economic life are summarized below:

Effective Age	30
Economic Life	50
Remaining Economic Life	20

With proper upkeep and maintenance, or remodeling, it is possible to extend the remaining economic life of the property.

# Taxes and Assessment

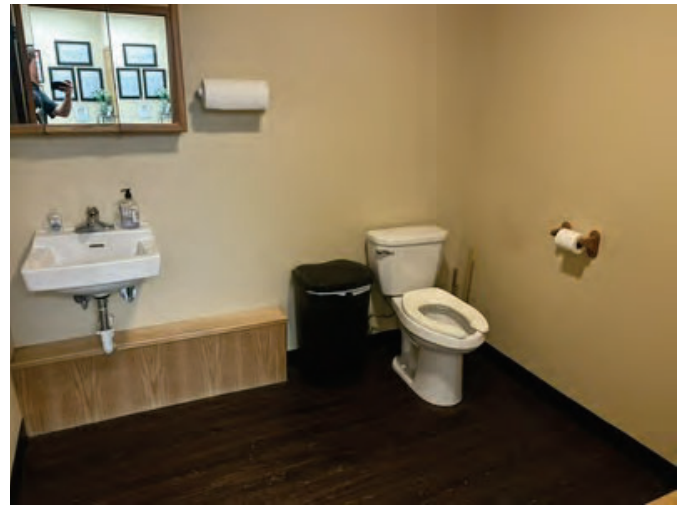
2023 Real Estate Taxes	
Total Tax Value	\$544,450
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2024 Real Estate Taxes	
Total Tax Value	\$556,640
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2025 Real Estate Taxes	
Total Tax Value	\$560,260
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0
2026 Real Estate Taxes	
Total Tax Value	\$574,170
Tax Assessed Value	\$0
Mill Levy/Tax Rate	---
Real Estate Taxes	\$0
Special Assessments	\$0
Total Taxes	\$0

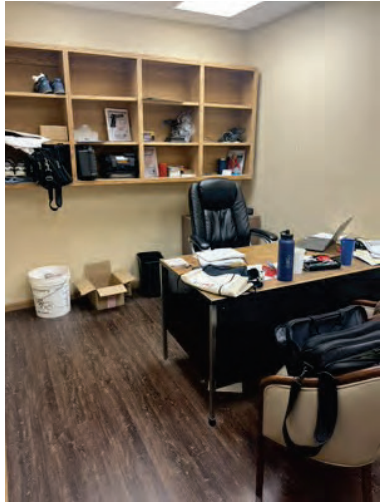
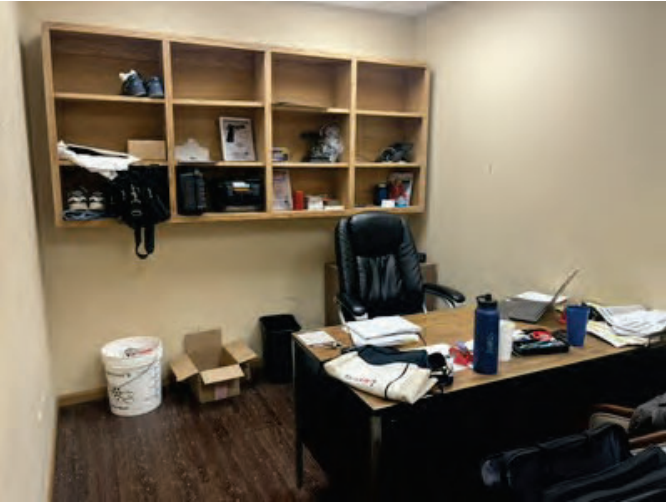
For the subject, the county has assigned a parcel identification number of 023-202-04-0-40-01-002.01-0. As the subject is owned by the City of Baldwin City, a municipal entity, the property is exempt from taxes. There are no active or pending special assessments.

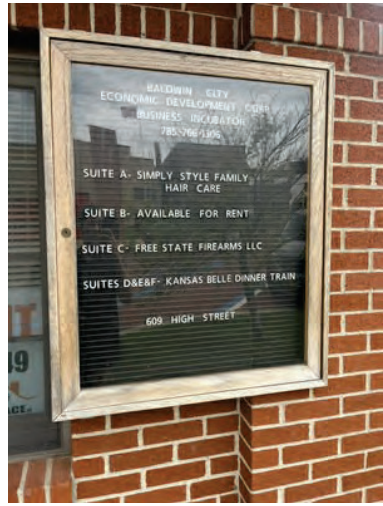
Our analysis assumes that the subject building is subject to ad valorem real estate taxes. We have estimated the taxes for the subject building based on the 2026 valuation as follows.

<b>Estimated Real Estate Taxes</b>		
2026 County Appraised Value (Two Buildings & Entire Site)		\$574,170
Total Parcel GBA (Two Buildings)	/	8,156 SF
2026 County Appraised Value per SF (Two Buildings & Entire Site)		\$70.40 per SF
Subject Building GBA	x	3,360 SF
Estimated Appraised Value (Subject Building & Site)		\$236,539
Assessment Ratio of 25.0%:	x	25.00%
Assessed Value for Tax Purposes (Subject Building & Site)		\$59,135
Mill Levy / 1000:	x	142.468 mills
Ad Valorem Taxes (Subject Building & Site)		\$8,425
Special Assessments	+	\$0
Real Estate Taxes (Subject Building & Site)		\$8,425
<b>Estimated Taxes per SF (Subject Building &amp; Site)</b>		<b>\$2.51 per SF</b>

# Subject Photos









# Highest and Best Use

Process – The highest and best use of the property must be determined for both the subject site as though vacant and for the property as currently improved (if applicable). The highest and best use is:

1. Physically possible for the site.
2. Permitted or reasonably probable under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use that will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

## Highest and Best Use (Site as if Currently Vacant)

*Physically Possible Use* - The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

*Legally Permissible* - The site is zoned CP-3 Planned Central Business District. Permissible uses include but are not limited to any use permitted in the CP-2 District that includes most commercial uses; however, automotive sales, service, repairs, or assembly shall not be permitted; residential uses are permitted, but not on the ground floor.

*Feasible Use* - The subject is located in the downtown district of Baldwin City. Surrounding land uses primarily include row buildings with ground-floor commercial uses and upper-floor commercial or residential uses. The immediate district is essentially fully developed, given that this is the oldest area of Baldwin City. There have been some renovations completed in recent years of nearby row buildings. New construction of 618 High Street was recently completed. Typically, renovations are completed through the use of special financing mechanisms such as grants or other government incentives. The development of the subject site toward a multi-story mixed-use is the most likely and feasible development scenario, although not under purely speculative means.

*Maximum Profitability* - A development similar to the subject is the only use that meets the previous three tests. Accordingly, it is concluded to be maximally profitable, and the highest and best use of the site as if vacant.

## Highest and Best Use (Site as Currently Improved)

The subject is currently master-leased to the City's economic development entity, which then subleases individual suites within the building to multiple tenants. The improvements contribute significant value to the site and cannot be easily converted to another use. Accordingly, the existing use is concluded to be feasible. The typical buyer for the subject property would be a local investor.

There are no alternative uses that could reasonably be expected to provide a higher present value than the current use. The value of the subject under the existing use exceeds the potential value associated with the alternatives. Furthermore, the value produced by the existing improvements exceeds the value of the site, as if vacant. For these reasons, the existing use is concluded to be maximally productive, and the highest and best use of the site as improved.

# Income Approach

The Income Approach determines the value of a property based on the anticipated economic benefits. The principle of “anticipation” is essential to this approach, which recognizes the relationship between an asset’s potential future income and its value. To value the anticipated economic benefits of a property, potential income and expenses must be projected, and the most appropriate capitalization method must be selected.

## Operating Income

The first step in the income approach is to estimate the operating income attributable to the subject property. The subject’s potential gross income is a function of rental payments under the terms of current and anticipated leases. This can include base rent as well as expense reimbursements and escalations.

## Existing Contract Leases

The current rent roll is shown below.

The subject operates as a business incubator consisting of six suites. The tenant master-leases the property from the City and subsequently subleases the individual suites. Suite B was recently leased for \$500 per month on a full-service basis, with the landlord covering all expenses. The square footage of the individual suites is unknown.

The subject’s current lease structure is a modified gross lease, with the tenant responsible for base rent, utilities, and interior maintenance; the landlord is responsible for property taxes - which are nonexistent due to a tax exemption, property insurance, and exterior maintenance. The base rental rate has remained unchanged since 2020.

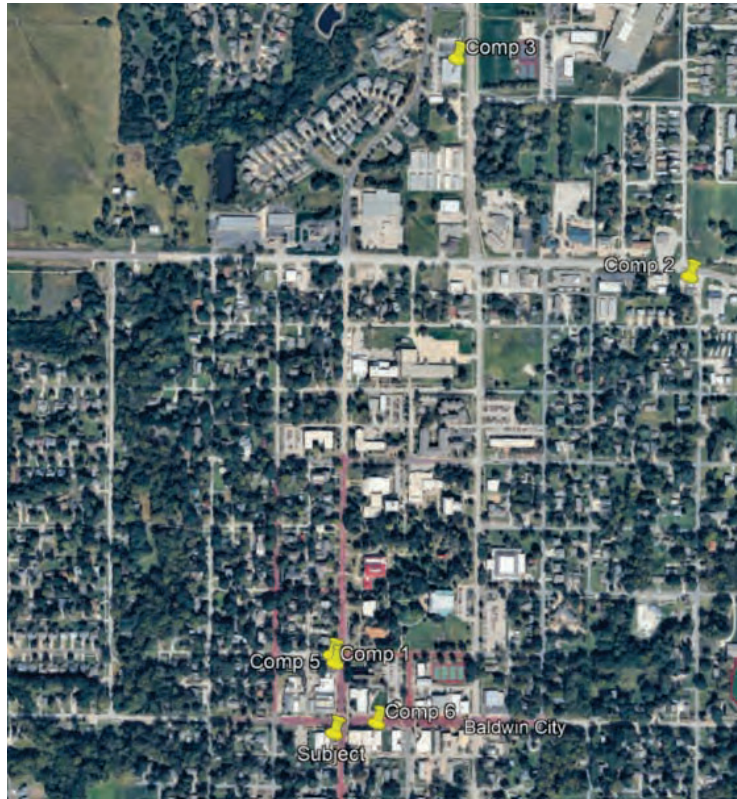
The purpose of this assignment is to determine a fair market rental rate and an appropriate expense structure. As such, the rent comparables have been adjusted to reflect a net lease structure, with the tenant responsible for base rent, as well as a pro-rata share of property taxes and property insurance. No common area maintenance expense was estimated, as the comparable properties are located in downtown settings with minimal site area, and the building improvements occupy the majority of each parcel. Tenants are also assumed to pay for their own utilities and interior maintenance directly.

Rent Roll										
Lessee	Start Date	Expiration Date	Leased SF	Percent Finish	Initial Rent per SF	Current Rent per SF	Eff. Rent per SF	LCE Rent per SF	Lease Structure	TI by Lessor
Baldwin City Economic Development Corp	08/01/2024	07/31/2026	3,360	0.00%	\$3.57	\$3.57	\$3.57	\$3.57	Modified Gross	\$0.00
<b>Total</b>			<b>3,360</b>		<b>\$3.57</b>	<b>\$3.57</b>	<b>\$3.57</b>	<b>\$3.57</b>		

## Market Rent

In order to determine an opinion of market rent, the appraisers have reviewed both recent leases and current listings. A map of the comparables, as well as a brief summary of the comparable leases, follows.

We have included both current leases and recent listings herein, given the limited depth of the downtown Baldwin City market and the constrained supply of available rental properties.



Comp #	Address	Basis	Type	Size(SF)	Rent/Mo.	Rent/SF/Yr	Adjust to NNN (Est.)	Adjusted NNN Rent- \$/SF/YR
Subject	609 High St	Modified Gross	Office/Retail	3,360	\$1,000	\$3.57	-\$3.75	-\$0.18
1	703 8th St	N	Restaurant/Retail	2,168	\$1,500	\$8.30	-\$1.25	\$7.05
2	303 Ames St	Full Service	Office/Retail	600	\$950	\$19.00	-\$7.50	\$11.50
3	318 Crimson Ave	NNN	Hardware Store	15,050	\$7,725	\$6.16	N/a	\$6.16
4	714 Main St (Eudora)	Modiifed Gross	Retail	1,250	\$1,200	\$11.52	-\$2.50	\$9.02
5	707 8th St (Expired)	Modiifed Gross	Office/Retail	742	\$750	\$12.13	-\$6.50	\$5.63
6	715 High St (Former Listing)	Full Service	Office/Retail	700	\$1,000	\$17.14	-\$4.00	\$13.14
<b>Average</b>					<b>\$2,188</b>	<b>\$12.38</b>		<b>\$8.75</b>

Private suites in downtown Baldwin City are leasing between \$500 and \$675 per month at 608 and 609 High Street. These represent full-service gross leases, with the landlord covering all expenses; the suites' square footage is unknown.

Adjusting the subject's in-place lease to a NNN structure, with the tenant responsible for base rent, taxes, insurance, interior maintenance, and utilities, results in an effective rate of  $-\$0.18/\text{SF}/\text{YR}$  NNN. Meaning, if the tenant had to pay all expenses directly (NNN), the current contract rent would effectively be below zero because the current rent is too low to cover the landlord-paid expense load. In addition, the subject's rent has not increased since 2020.

The expense comparables below were utilized to estimate market operating expenses for purposes of converting the rent comparables to a net lease equivalent basis. The most recent available real estate tax amount for each rent comparable was used to estimate the applicable property tax deduction. Based on the expense comparables, insurance expenses range from  $\$0.33$  to  $\$1.18$  per square foot; an expense of  $\$0.75$  per square foot was utilized herein. Utility expenses range from  $\$0.17$  to  $\$2.02$  per square foot, supporting a concluded estimate of  $\$1.50$  per square foot. Repairs and maintenance expenses range from  $\$0.03$  to  $\$0.63$  per square foot, with an estimated expense of  $\$0.50$  per square foot.

	Comparable #1	Comparable #2	Comparable #3	Comparable #4
City	Fort Scott	Derby	Basehor	Gardner
Year Built	1863	2012	2001	2005
Size (SF)	8,840	7,466	9,018	5,290
12-Month Period Ending	12/31/2023	12/31/2023	12/31/2024	12/31/2025
	Per SF	Per SF	Per SF	Per SF
<b>Fixed Expenses</b>	<b>\$0.99</b>	<b>\$10.42</b>	<b>\$4.11</b>	<b>\$7.13</b>
Real Estate Taxes	\$0.48	\$10.09	\$3.27	\$5.95
Insurance	\$0.51	\$0.33	\$0.85	\$1.18
<b>Variable Expenses</b>	<b>\$2.65</b>	<b>\$10.14</b>	<b>\$0.72</b>	<b>\$6.26</b>
Management Fees	\$0.00	\$0.56	\$0.00	\$1.02
Administrative	\$0.00	\$0.00	\$0.10	\$0.96
Utilities	\$2.02	\$0.00	\$0.59	\$0.17
Repairs & Maintenance	\$0.63	\$0.00	\$0.03	\$0.58
CAM Expenses	\$0.00	\$9.58	\$0.00	\$3.53
<b>Total Operating Expenses</b>	<b>\$3.64</b>	<b>\$20.56</b>	<b>\$4.83</b>	<b>\$13.40</b>

Comparable 3 represents the low end of the range, but is a significantly larger hardware store and not directly comparable. Comparable 1, a recently executed lease, reflects an adjusted rate of  $\$7.05/\text{SF}/\text{YR}$  NNN.

The subject consists of approximately 1,200 SF (35%) of warehouse space with a drive-in door and full HVAC, with the remainder being office. Considering the subject's age, condition, design, and location, a rental rate towards the lower end of the range is considered appropriate.

A market rent of  $\$1,750$  per month, or  $\$6.25/\text{SF}/\text{YR}$  NNN, is concluded herein.

Under this structure, the tenant would also be responsible for reimbursement of taxes, insurance, and common area maintenance (CAM), as additional rent. Estimated additional net charges above the base rent for the subject were  $\$3.75/\text{SF}/\text{YR}$  herein, or  $\$12,600/\text{year}$ .

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	$\$/\text{SF}/\text{Yr}$
<b>\$1,750.00</b>	<b>3,360</b>	<b>\$21,000.00</b>	<b>\$6.25</b>

# Reconciliation

## Indicated Values

Description	Indicated Value
Land Value	N/A
Cost Approach	N/A
Sales Comparison Approach	N/A
Income Approach	\$1,750

## Final Estimate of Market Rent

### Reconciliation Conclusion

The appraiser analyzed a series of comparable lease data in Baldwin City and one lease in Eudora to develop a credible opinion of market rent for the subject. The analysis included multiple lease comparables consisting of current leases, recent leases, and available listings, which bracket the subject in terms of location, condition, utility, and overall quality. The comparables are considered reflective of the competitive market for similar downtown spaces. Collectively, the data provides a reliable basis for the concluded market rent.

### Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12 months, respectively, is considered reasonable and appropriate for the subject property assuming aggressive professional marketing.

### Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Market Rent - Monthly Basis (NNN)	Current	Fair Market Rent	As Is	Fee Simple	04/30/2026	\$1,750

## Appraiser Qualifications

**Brian A. Klahr, MAI**  
bklahr@kellercraig.com

### Work Experience

Keller, Craig & Associates, Lawrence/Topeka, Kansas  
Director, Lawrence/Topeka Market  
January 2016 to present

Martens Appraisal  
Fee Appraiser  
October 1993 - December 2015

### Geographic Experience

Appraisal experience throughout the Midwest United States; including Kansas, Missouri and Oklahoma.

### Property Types Appraised

Experienced in appraising a wide variety of commercial properties; including office, retail, restaurants, lodging facilities, multi-family, churches/religious facilities, agricultural and development land, etc.  
Specializing in hotel/motel properties and industrial properties, including manufacturing and warehousing; particularly large facilities located in smaller, rural communities.

### Organizations & Licenses

Member Appraisal Institute, Member Number 12535  
Currently certified under the Appraisal Institute Continuing Education Program.  
Certified General Real Property Appraiser - Kansas (No. G-1308)  
Certified General Real Property Appraiser - Missouri (No. 2003025245)

### Education

Bachelor of Business Administration, B.B.A.  
Wichita State University - December 1993

### Representative Clients

Clients include local and national lenders, attorneys, and various government entities. Have also done portfolio appraisals for estate purposes, investment analyses for holdings of individuals and corporations, condemnation appraisal, and work for litigation proceedings. A list of clients is available upon request.



# Appraiser Qualifications

## DENTON KELLER

dkeller@kellercraig.com

Cell: (620) 765-0566

Real Estate Appraiser

## RELATED WORK EXPERIENCE

Keller, Craig & Associates, Overland Park, Kansas  
June 2019- Present

Keller Properties, Lawrence, Kansas  
Property Manager  
May 2018 to Present

Called to Greatness Ministries, Lawrence, KS  
June 2016 to June 2019

## REAL ESTATE EDUCATION

USPAP – 2019  
Basic Appraisal Principles – 2019  
Basic Appraisal Procedures – 2019  
General Appraiser Sales Comparison Approach – 2020  
General Appraiser Site Valuation and Cost Approach – 2020  
General Appraiser Income 1– 2020  
General Appraiser Income 2– 2020  
General Appraiser Report Writing and Case Studies – 2021  
General Appraiser Market Analysis and Highest & Best Use – 2021  
Real Estate Finance, Statistics, and Valuation Modeling 2021

## EDUCATION

University of Kansas, BS in Business Marketing, 2016

## CERTIFICATIONS

Kansas State Certified Appraiser - General Classification #G-5016



## Glossary

Unless otherwise noted, the following definitions are taken from The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute in 2022.

### Appraisal

The act or process of developing an opinion of value; an opinion of value. (p. 9)

### Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. (p. 51)

### Effective Date

The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (p. 60)

### Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP)

### Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

### Furniture, Fixtures and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (p. 80)

### Gross Living Area (GLA)

The total area of finished, above-grade residential space; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) (p. 86)

### **Highest and Best Use**

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reahistoric district 89 sonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (p. 88)

### **Hypothetical Condition**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

### **Investment Value**

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS) (p. 99)

### **Leased Fee Interest**

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (p. 128)

### **Leasehold Interest**

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (p. 105)

### **Liquidation Value**

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.

8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (p. 109)

### **Market Rent**

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs). (p.116-117)

### **Marketing Time**

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal. (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation address the determination of reasonable exposure and marketing time.) (p. 116)

### **Market Value**

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (p. 118)

### **Neighborhood**

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance. 3. A geographic area around a property that influences that property, i.e., its environment. (p. 130)

**Personal Inspection**

A physical observation performed to assist in identifying relevant property characteristics in a valuation service. Comment: An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator). (USPAP)

**Replacement Cost**

Estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (p. 163)

**Reproduction Cost**

The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (p. 163)

**Prospective Opinion of Value**

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (p. 149-150)

**Retrospective Value Opinion**

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (p. 166)

**Use Value**

The value of a property based on a specific use, which may or may not be the property's highest and best use. If the specified use is the property's highest and best use, use value will be equivalent to market value. If the specified use is not the property's highest and best use, use value will be equivalent to the property's market value based on the hypothetical condition that the only possible use is the specified use. (p. 199)



www.KellerCraig.com  
913-362-8222

April 13, 2026

Russ Harding  
City Administrator  
City of Baldwin City  
785.594.6427  
rharding@baldwincity.gov

Re: Appraisal Services Agreement  
811 8th Street and 609 High Street

Dear Mr. Harding:

Keller Craig & Associates is pleased to present this agreement for appraisal services to the City of Baldwin City. Please sign and return a copy to indicate acceptance of these terms and conditions for the engagement. We look forward to being of service to you.

**Specifications of the Appraisal**

<b>Subject Property:</b>	811 8th Street, Baldwin City, KS 609 High Street, Baldwin City, KS
<b>Intended Use of Appraisal:</b>	To assist Client and Intended Users in estimating the fair market rent for each property. Appraiser does not intend or authorize any other use of the appraisal.
<b>Intended User(s):</b>	City of Baldwin City. Appraiser does not intend, authorize or anticipate that any other parties will use or rely on the appraisal.
<b>Interest to be Valued:</b>	Fee Simple
<b>Type of Value:</b>	As Is Fair Market Rent
<b>Date of Value:</b>	Date of Inspection. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
<b>Scope of Work:</b>	Appraiser's anticipated scope of work for developing the appraisal will include: A property inspection, as well as an analysis of comparable rents to determine an estimate of market rent. Individual reports will be completed for each of the two properties.
<b>Report Option and Format:</b>	Appraisal Reports
<b>Appraisal Fee:</b>	\$1,500 per Report. \$3,000 total.
<b>Delivery Date:</b>	3-4 weeks. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. In the event of an anticipated delay beyond that date, the Appraiser will inform the Client promptly. Delay in Appraiser's receipt of property documentation from Client or other parties may delay completion of the appraisal.
<b>Interest In or Prior Services Regarding Subject Property:</b>	The appraiser who will perform the appraisal has no knowledge of having any current or prospective

interest in the subject property and has not performed any prior services regarding the subject property within the last three years, as an appraiser or in any other capacity.

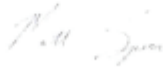
**Appraisal Standards:**

The appraisal shall be prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.

**Payment Terms:**

Appraiser will invoice Client upon completion. Any amount not paid within 30 days after the date of this invoice shall bear simple interest at an annual rate of eighteen percent (18%), or one-and-one-half percent (1.5%) monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans.

Sincerely,



Matt Speer, MAI  
Partner

 4/14/26  
Signature Date

**Appendix A: Information Request**

**CONTACT FOR PROPERTY ACCESS, IF APPLICABLE**

Russ Harding  
Name

785-813-3264  
Phone #

r.harding@kellercraig.com  
Email

**ADDITIONAL DOCUMENTATION**

To the extent that it is available and relevant to the subject, Client or their designee agrees to provide Appraiser with the following information prior to or during the Site Visit.

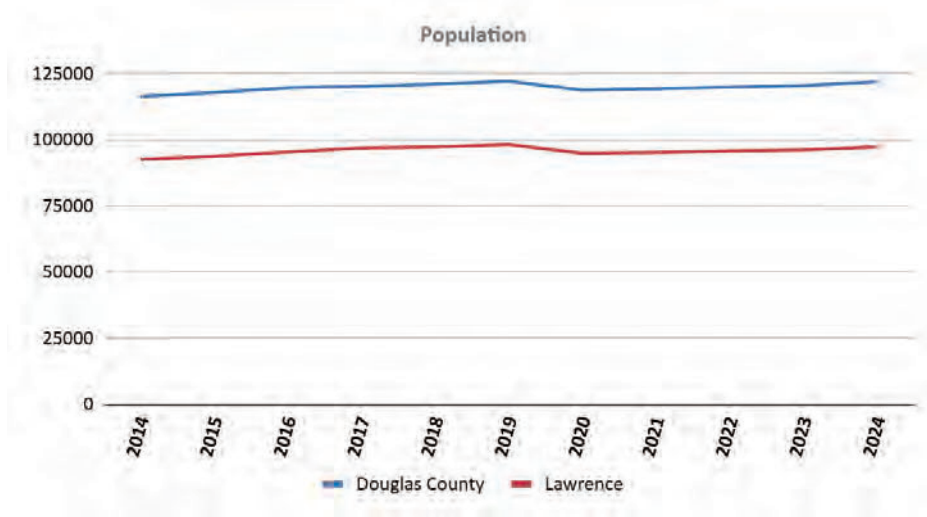
- Current Rent Roll
- Copies of Any Leases In Place including Amendments
- List of any known Items of deferred maintenance
- List of any capital improvements completed in past three years

# Area Data

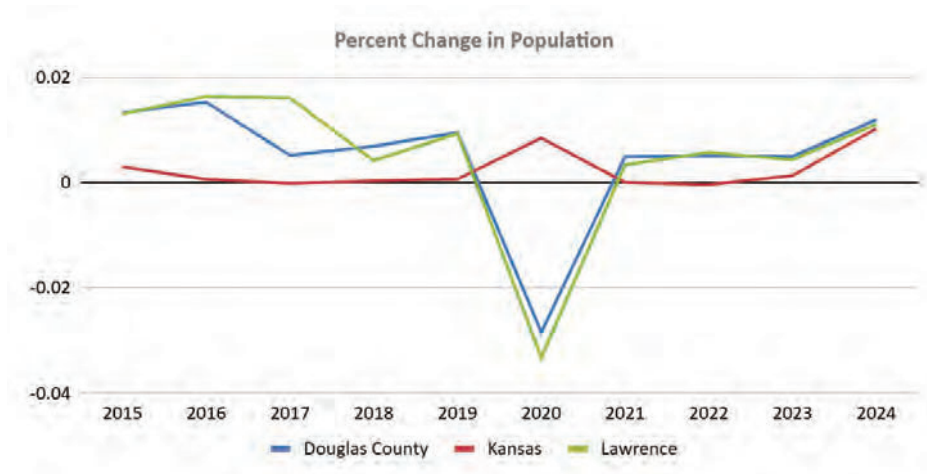
## Area Defined

The subject is located in Lawrence, in northeastern Kansas. Lawrence is the largest city and county seat of Douglas County and is situated 40 miles west of Kansas City and 25 miles east of Topeka. Highway I-70 and US-59 run through Lawrence.

## Demographics



Source: U.S. Census Data



Source: U.S. Census Data

Lawrence has averaged a population increase of 0.50% per year from 2015-2024. Douglas County has averaged a population increase of 0.48% annually for the same period. As of 2024, the estimated population in Lawrence was 97,721 people which is about 80% of the Douglas County population, per the US Census Bureau.

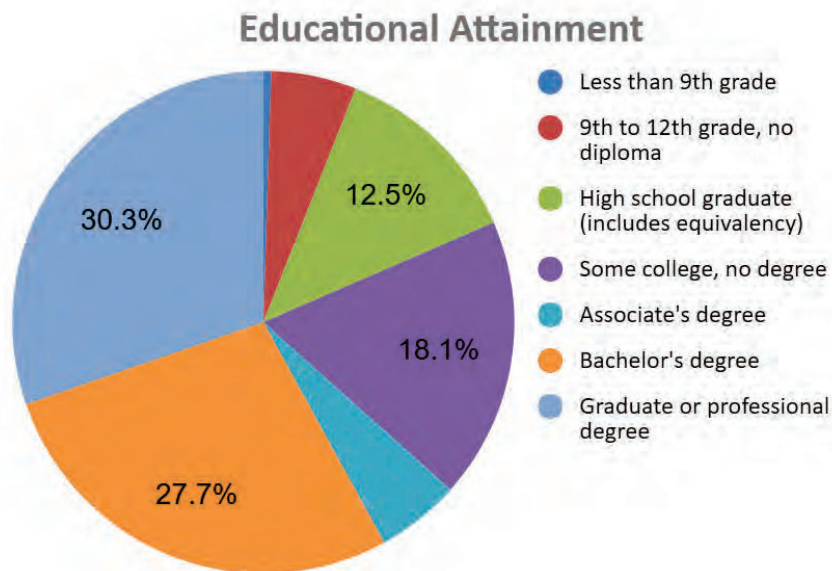
## Education

Lawrence is home to three universities: The University of Kansas, Haskell Indian Nations University, and Peaslee Tech. The University of Kansas offers degrees in Liberal Arts and Sciences, Architecture, Business, Education, Engineering, Fine Arts, and Journalism. The University of Kansas reported its fall 2025 total enrollment as 27,212 students. This was a 1.2% increase from the previous year. Over the last five years, the university has had a 13% increase in enrollment.

Haskell Indian Nations University is the nation's only tribal inter-tribal university for Native Americans. Haskell's students represent more than 150 tribes from all across the country. The Haskell Indian Nations University derives much of its support from the federal government. According to the most recent data from Haskell Indian Nations University, total enrollment is 901 for spring 2024, compared to 701 for fall 2021.

Peaslee Tech is located just east of the 31st Street and Haskell Avenue interchange, next to the Lawrence school district's College and Career Center. The school received sanctioning by the Kansas Board of Regents in November 2017, according to the Lawrence Journal-World. Additionally, Baker University, a private institution, is located in Baldwin City, in southern Douglas County. Baker University had an enrollment of approximately 1,944 students in fall 2023, compared to 2,364 in fall 2021.

Lawrence Public School District No. 497, accredited by the North Central Accreditation Association, includes 11 elementary schools, four middle schools, and two high schools.

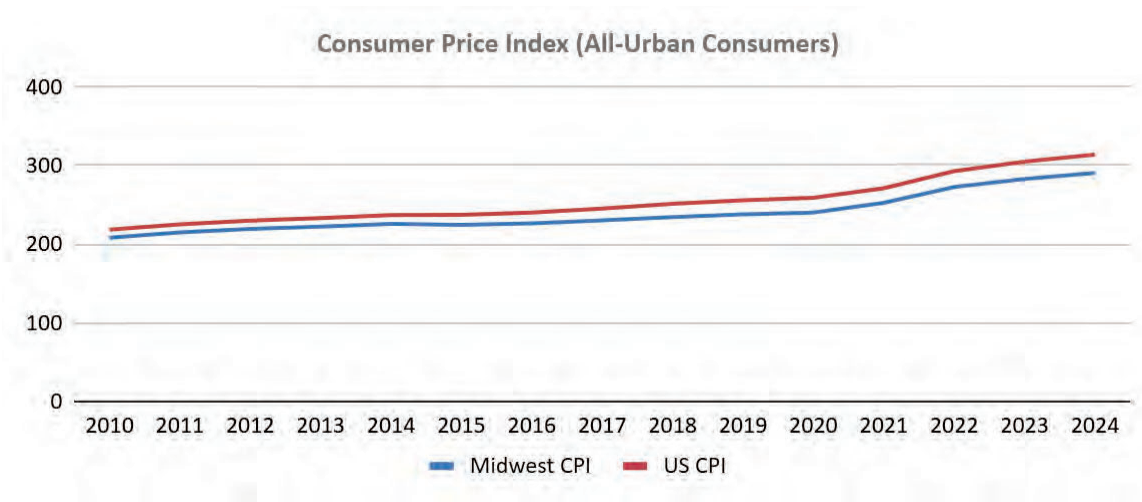


Source: American Community Survey

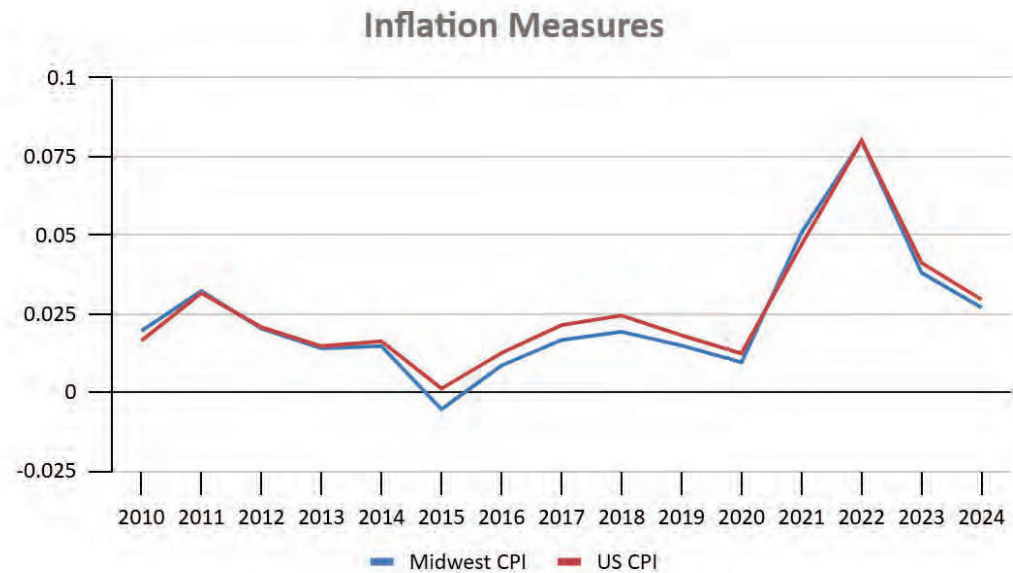
Educational attainment for Lawrence is substantially higher than in the rest of the state. Approximately 94% of residents have a high school education or higher, and 58% of residents have completed a 4-year degree or more. This high educational attainment is most likely due to the alumni of the University of Kansas residing in Lawrence. The state and national percentages for people earning a bachelor's degree or higher are roughly 36.0% and 36.8%, respectively.

## Income and Expenses

The Bureau of Labor Statistics encourages the use of large, regional metropolitan area CPI data over smaller metropolitan statistical area data. These larger areas are more accurately measured and less susceptible to large measurement swings caused by anomalous price fluctuations. In 2009, the nation and the Midwest area experienced slight deflation for the first time in decades, with the Midwest experiencing deflation of 0.64% and the nation at 0.36%. In early 2020, the coronavirus (COVID-19) was declared a pandemic, and a national state of emergency was in place. The pandemic created substantial turmoil in various financial markets. Beginning in 2021, the US began to experience the highest levels of inflation in nearly four decades. The Midwest has had an average inflation rate of 2.40% since 2013 compared with 2.58% for the nation for the same period.



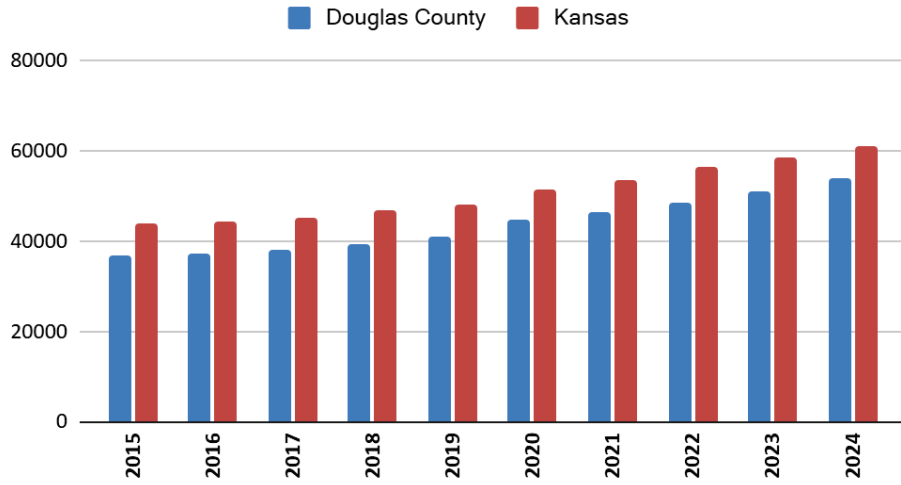
Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

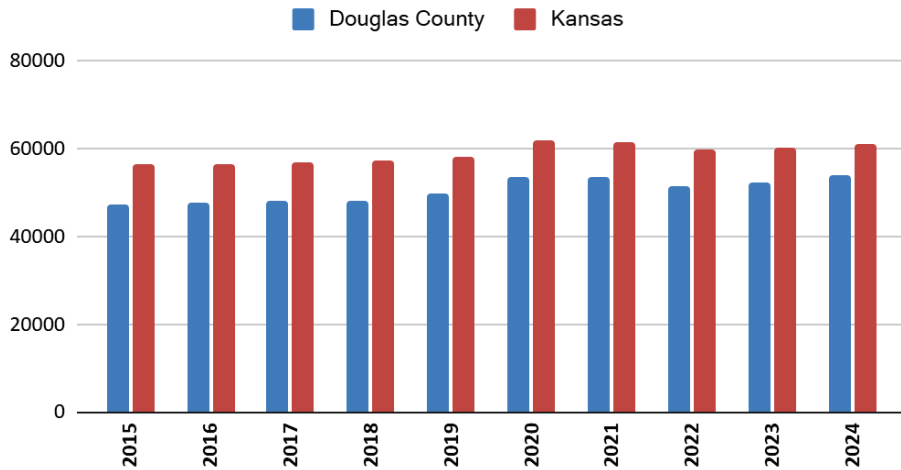
The nominal annual income for Douglas County in 2024 was \$54,079. Douglas County's income is 11% less than the nominal annual income for the state. Since 2010, the average annual growth rate for Douglas County has been 1.07% and the state of Kansas has been 0.84%. It should be noted that Douglas County has a lower income due in part to the disproportionate number of college students.

### Nominal Annual Income



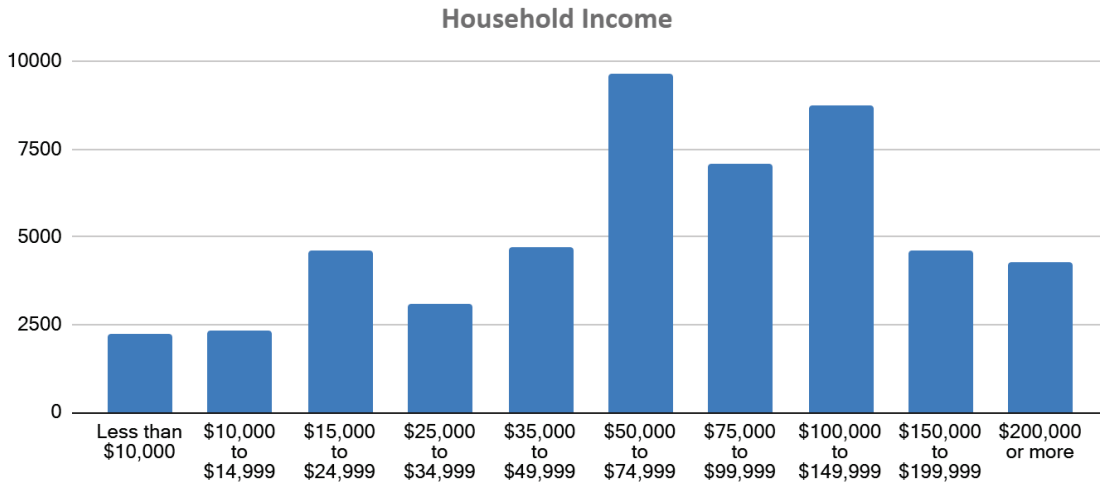
Source: Bureau of Labor Statistics

### Real Annual Income



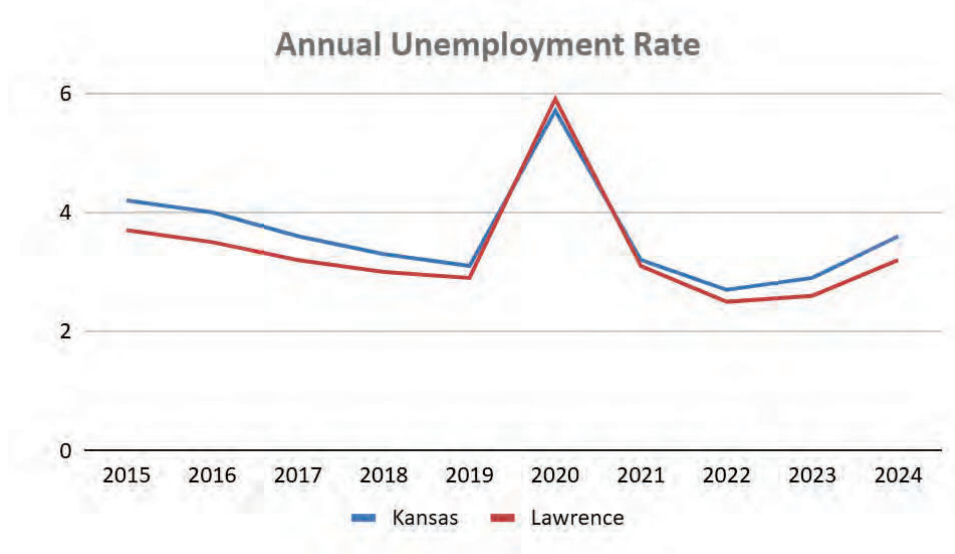
Source: Bureau of Labor Statistics, calculations made by Keller, Craig, & Associates

Douglas County has an inflated lower household income bracket, with 17.9% of households earning \$24,999 or less a year. Once again, the number of college students in Lawrence affects the breakdown of income. The largest portion of residents is in the \$50,000 to \$74,999 bracket. The mean household income for Douglas County in 2024 was \$94,370, and \$101,988 for Kansas.



Source: American Community Survey

### Employment and Industry



Source: Bureau of Labor Statistics

Unemployment in Douglas County has trended closely to Kansas' unemployment. Unemployment increased for both the state and county in 2020 due to the COVID-19 pandemic, but has since returned to pre-pandemic rates. Employment by industry in Lawrence is dominated by educational and healthcare services. The University of Kansas is the city's largest employer.

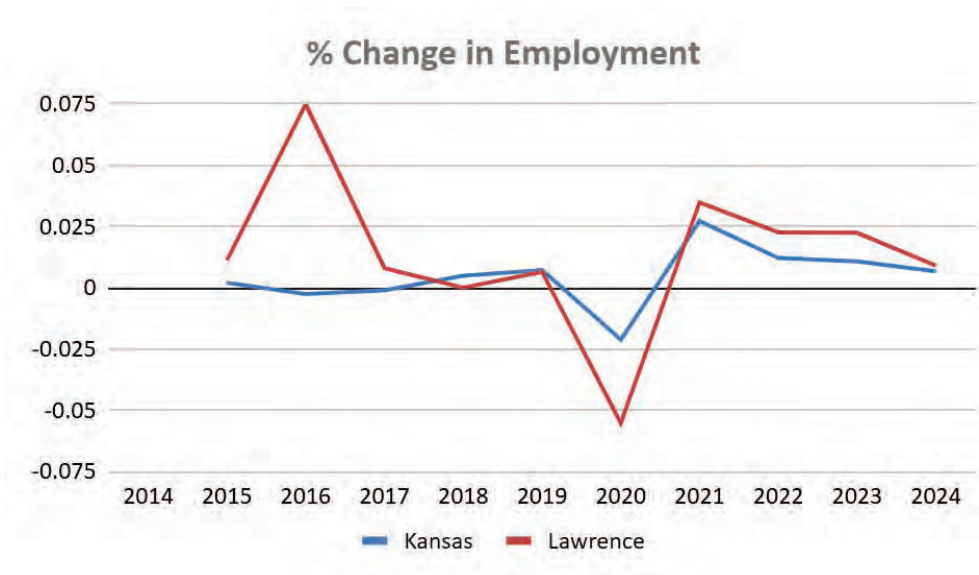
Douglas County		
Industry	Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	1,053	1.5%
Construction	4,605	6.6%
Manufacturing	5,821	8.4%
Wholesale trade	1,440	2.1%
Retail trade	6,371	9.2%
Transportation and warehousing, and utilities	2,274	3.3%
Information	1,386	2.0%
Finance and insurance, and real estate and rental and leasing	3,068	4.4%
Professional, scientific, and management, and administrative and waste management services	7,629	11.0%
Educational services, and health care and social assistance	19,588	28.2%
Arts, entertainment, and recreation, and accommodation and food	8,401	12.1%
Other services, except public administration	3,846	5.5%
Public administration	3,910	5.6%
<b>Total Employed</b>	<b>69,392</b>	<b>100.0%</b>

Source: American Community Survey

Largest Employers in Lawrence, KS		
Company	Description	# of Employees
University of Kansas	Higher Ed.	8,845
Lawrence Memorial Hospital	Health Services	1,945
USD 497 Lawrence Public Schools	Education	1,660
Berry Global	Manufacturing	1,115
Hallmark Cards	Manufacturing	885
City of Lawrence	Government	860
Amarr Garage Doors	Manufacturer	730
Douglas County	Government	480
Baker University	Higher Ed.	460
Maximus	Customer Service	450

Source: EDC of Lawrence and Douglas County

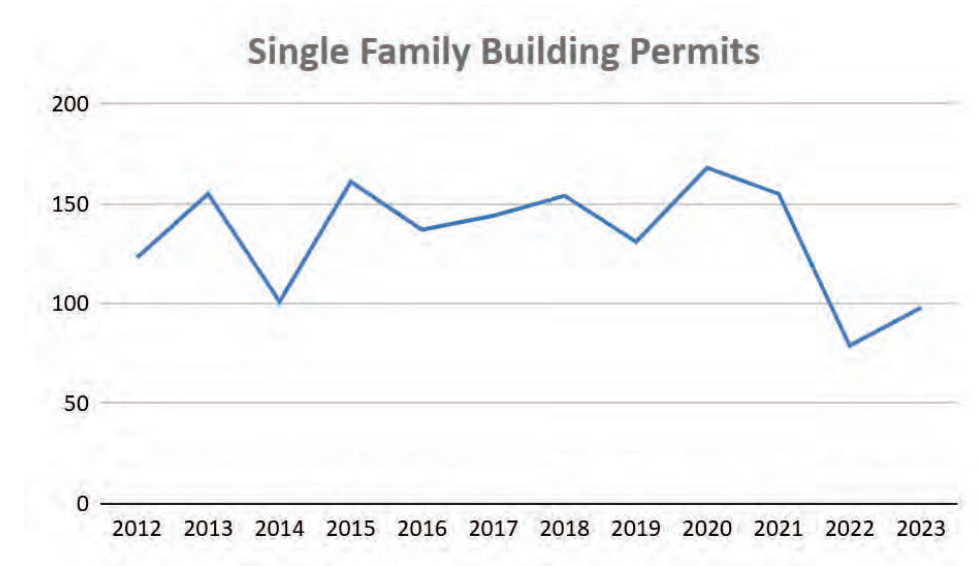
As shown in the chart below, employment in Douglas County tends to alternate between decreasing and increasing every two to three years. Employment decreased for both Douglas County and the state in 2020 due to the COVID-19 pandemic.



Source: Bureau of Labor Statistics

**Residential Market**

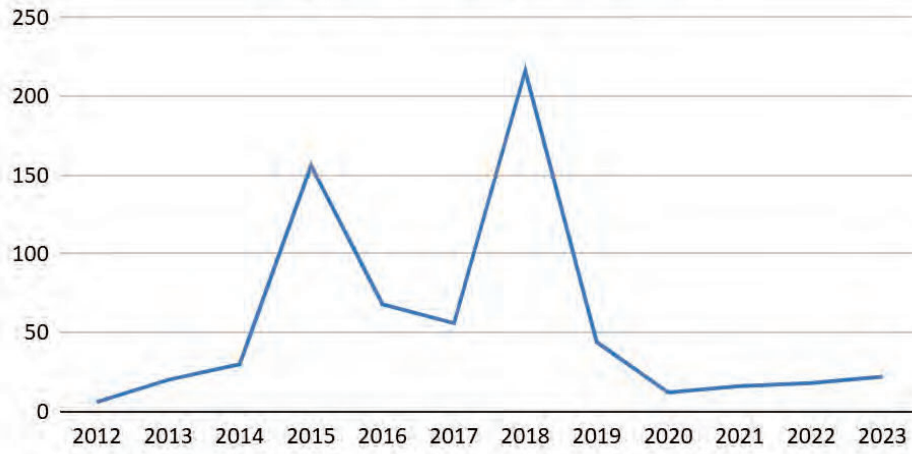
Residential permit information was obtained from the City of Lawrence Planning and Development Services and is presented below. Data for 2024 and 2025 were unavailable at the time of publication. As illustrated in the charts, the City of Lawrence has issued an average of 132 single-family residential permits per year since 2010. In 2021, 79 single-family building permits were issued in Lawrence, which is a 96% decline from the previous year.



Source: City of Lawrence Planning and Development Services

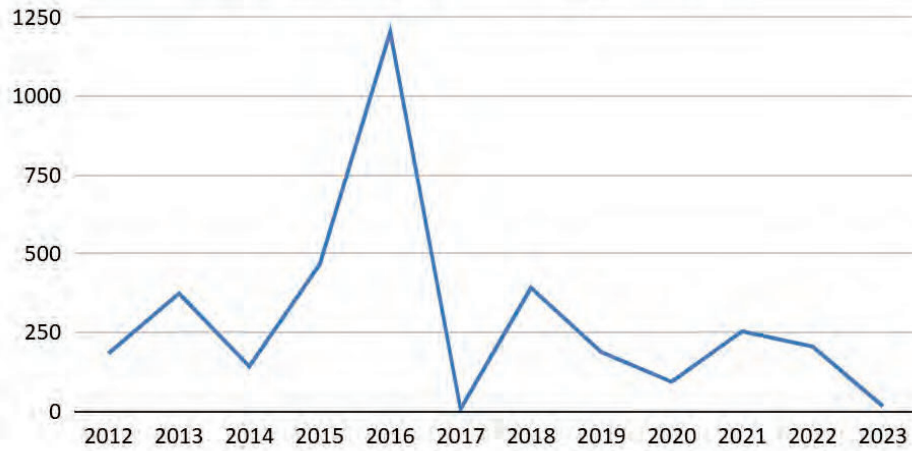
The city has averaged 49 duplex units per year since 2010. According to the City of Lawrence Planning and Development Services, 2016 had the highest number of new multifamily units ever permitted in a single year in Lawrence, and the highest number since 1996. Since 2010, the city has averaged 294 new multi-family units per year.

### Duplex-Family Permits



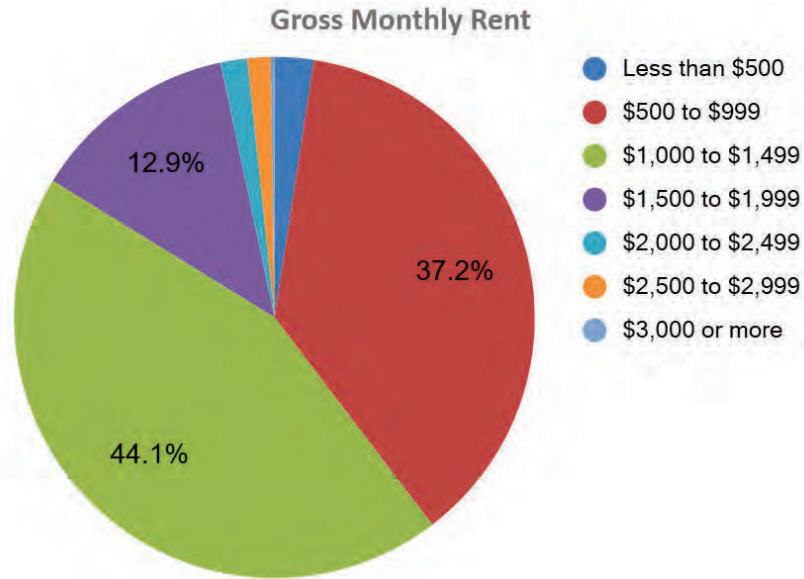
Source: City of Lawrence Planning and Development Services

### Multi-Family Dwelling Permits

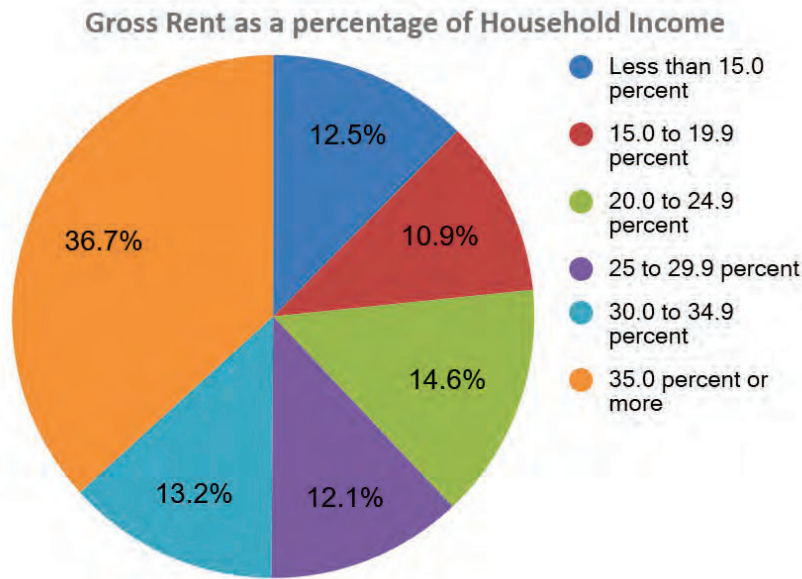


Source: City of Lawrence Planning and Development Services

The median gross monthly rent paid in Douglas County was \$1,100 per month in 2024, with the majority of rent in the \$1,000 - \$1,499 range. The median rent for the state of Kansas was \$1,100. For 36.7% of households, monthly rent consumed 35% or more of their monthly income.



Source: American Community Survey



Source: American Community Survey

### Cultural Attractions

Recreational facilities are abundant in the city of Lawrence and include Clinton Reservoir, located four miles southwest of the Lawrence city limits. Clinton Lake consists of approximately 7,000 acres of water with six public recreational areas, including a marina, camping, and swimming areas. Lake Perry is a 12,000-acre lake located 15 miles northwest of Lawrence. There are numerous Golf courses throughout Lawrence.

A wide variety of spectator sports are also available in Lawrence, including Jayhawk basketball, located in Allen Fieldhouse.

Lawrence has many cultural advantages due to the University, as well as to its proximity to Kansas City. Among the cultural events scheduled each year are the KU Concert Series, KU Chamber of Music Series, and the University Theater Series. The University also sponsors several lectures each year from prominent persons. A \$12 million Performing Arts Center at the University of Kansas was constructed in 1990. A new downtown \$7 million Art Center was opened in 2002. Eight local museums are available, including the nationally recognized Dyche Museum of Natural History and the Spencer Art Museum.

Additionally, according to the Lawrence Journal-World, Clinton State Park will be getting a \$2.5 million visitor. "The new building, at 6,400 square feet, will be more than four times larger than the current park office building...Work on the new visitors center is expected to be completed in six to eight months, Brett Blackburn, chief engineer for KDWP, told the Journal-World."

### **Conclusion of Area Analysis**

The Lawrence area has seen slow but steady population growth over the last ten years, averaging 0.50% annually. The current population is 97,271 residents, some of which include the University of Kansas students and faculty. The presence of the university has contributed to a stable, low unemployment rate and a highly educated population. Lawrence residents have relatively lower incomes than many residents in the state. Also, cultural attractions are abundant for a city the size of Lawrence. Multi-Family permits saw a historic year in 2016 and have fluctuated since. Single-family permits had a sharp decline in 2021.

The national economy experienced an increase in inflation in 2022, which resulted in the Federal Reserve significantly increasing the Federal Funds rate. This put upward pressure on interest rates and, at the same time, put downward pressure on the real estate market, leading to a slowdown in transaction volume. In late 2024, the Federal Reserve began to lower the Federal Funds rate as the Federal Reserve was confident that inflation was in check. In early 2025, the new federal administration spearheaded several financial policy changes, including an increase in tariffs. These changes led to market uncertainty. Beginning in September 2025, the Federal Reserve initiated a series of three consecutive interest rate cuts.

Vanguard is expecting modest growth in 2026. "Rapid evolution has increased AI's potential to become a transformative economic force, with promising implications for productivity across industries. Adoption is accelerating, and while today's AI leaders dominate headlines, tomorrow's winners may look very different. The outlook for markets is nuanced.

"In 2026, the U.S. is positioned for a more modest acceleration in growth to about 2.25%—although the first half of the year may be softer given the lingering effects of the stagflationary shocks of tariffs and demographics, as well as yet-to-materialize broad-based gains in worker productivity. We believe the labor markets, which cooled markedly in 2025, should stabilize by the end of 2026, with the unemployment rate staying below 4.5%. Economic growth should also keep inflation somewhat persistent, remaining over 2% in 2026."

**Commercial Lease Agreement**

**THIS LEASE** made on [INSERT DATE LEASE APPROVED BY CITY COUNCIL], between [TENANT AND/OR BUSINESS NAME] (hereinafter referred to as “Tenant”) and the **City of Baldwin City** (hereinafter referred to as “Landlord”).

**1. Premises**

Landlord hereby agrees to lease to Tenant, and Tenant hereby agrees to lease from Landlord, the following described premises, hereinafter referred to as “the premises” to wit:

Address: [INSERT ADDRESS], Baldwin City, Kansas 66006

Premises includes the physical building at that address only. Premises does not include any sidewalks, parking, land, or other space attached to the property. For commercial use of the sidewalk, Tenant will need to abide by the terms and conditions located within Code of the City of Baldwin City, Kansas Article 6 Commercial Use of Sidewalk.

**2. Terms**

The monthly base lease payment will be payable monthly on the FIRST DAY of each and every month of the term hereof, after the first month’s payment.

The lease is for a term of [INSERT TERM] years, beginning on the 1<sup>st</sup> day of [MONTH, YEAR] and ending on [INSERT END DATE].

**3. Base Monthly Lease Payments.**

**Monthly Payments During [FROM 1<sup>ST</sup> DAY OF THE LEASE, TO DAY BEFORE SECOND YEAR OF LEASE]:**

The Tenant shall pay monthly to the Landlord a total of [INSERT MONTHLY RENT] on the first of the month, each month, of the first year. Tenant shall also be responsible for payment of property taxes as outlined below.

**Monthly Payments During [FROM 1<sup>ST</sup> DAY OF THE SECOND YEAR OF THE LEASE, TO DAY BEFORE END OF LEASE]:**

The second year, starting [INSERT DATE, YEAR], the Tenant shall pay [INSERT MONTHLY RENT] on the first of the month each month for the second year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Per K.S.A. 58-2507, should the Tenant neglect or refuse to pay rent when due, the Landlord may give a ten-day notice in writing. Failure to pay in full by the fifth (5<sup>th</sup>) day of the month shall result in late fee being assessed starting on the sixth (6<sup>th</sup>) day of the month at \$25 per day and shall accumulate at \$25 for each day late. Failure to pay rent and late fees in full by the expiration of

\_\_\_\_\_  
Tenant initials

**Commercial Lease Agreement**

the ten-day notice shall result in the termination of the lease and the Tenant must vacate the premises before the end of the month or the Tenant shall be subject to default provisions below.

**4. Property Taxes and Annual Payment Schedule**

Tenant agrees to pay for any property tax associated with said premise. Once the Landlord receives the property tax bill, the Landlord shall forward a copy of the property tax bill to Tenant within five (5) business days of receipt. Landlord shall provide to the Tenant on or before December 1<sup>st</sup> of each year an updated payment schedule with monthly payments including the base rent plus one-twelfth of the annual property taxes. Tenant shall pay property taxes divided into monthly payments directly to the Landlord and included in the monthly base rent. Property Tax amounts vary each year and are determined by the Douglas County Property Appraiser’s Office.

**5. Property Insurance**

Landlord agrees to pay insurance on existing shell of building. Any other insurance will be paid by the Tenant. All personal property shall be insured by the Tenant and Tenant is to maintain business liability insurance on the property. Proof of insurance must be provided to the Landlord before [INSERT FIRST DAY OF THE LEASE] of each year. Failure to provide proof of insurance before [INSERT ANNIVERSARY DATE OF THE LEASE] of each year may result in the Tenant being in default of this lease agreement. Landlord shall give the Tenant thirty-day notice of terminating the lease and if the Tenant does not provide proof of insurance within fifteen business days, the Tenant shall vacate the premises before the end of the thirty-day notice or the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

**6. Notice to Renew or Non-Renew**

Tenant should give notice of the intent to renew one-hundred-and-eighty (180) days in advance of the end of this term or any renewal term. Tenant’s notice to renew shall be in writing and tendered to the City Administrator by certified mail or by email with return receipt requested. Tenant’s notice to renew the lease does not guarantee renewal under the same terms and conditions provided in the current lease.

The Landlord shall give notice of the intent to renew one-hundred-and-eighty (180) days in advance of the end of this term or any renewal term. Landlord’s notice shall be in writing and sent by the City Administrator or other designee by certified mail or by email with return receipt requested. Landlord’s notice to renew the lease does not guarantee renewal under the same terms and conditions provided within the current lease.

If the Landlord has no intent of renewing the lease, the Landlord must give the Tenant notice at least one-hundred-and-eighty (180) days before this lease expires. Landlord’s notice shall be in writing and sent by the City Administrator or other designee by certified mail or by email with return receipt requested. If the Landlord fails to give notice at least one-hundred-and-eighty (180)

Tenant initials

**Commercial Lease Agreement**

days before the lease expires, the Tenant may elect to have a month-to-month lease until a full notice of one-hundred-and-eighty (180) days has been provided by the Landlord. Rent shall continue to be at the first of the month and shall be the same amount as the final month's rent before this lease expired and the same terms and conditions within this lease shall apply to the month-to-month lease.

Tenant is encouraged to propose or negotiate any lease terms with the City Administrator. New lease provisions including terms and rates are at the sole discretion of the City Council.

So long as the Landlord gave a proper notice of one-hundred-and-eighty (180) days to the Tenant, this lease terminates automatically on [INSERT LAST DAY OF LEASE]. Tenant must vacate the property on or before [INSERT LAST DAY OF LEASE] if a new lease is not signed by all parties at least five (5) business days before [INSERT LAST DAY OF THE LEASE].

Under no circumstances shall this lease be auto-renewed due to the Landlord or Tenant's failure to provide proper notice.

**7. Extensions of Current Lease**

Should the negotiations for a new lease between the Landlord-Tenant break down within thirty (30) days of this lease expiration date, the City Administrator or City Council may approve a one-month extension to give the Tenant additional time to negotiate or vacate the premises. Request for a one-month extension may be done orally during a City Council Meeting or via writing to the City Administrator on or before [INSERT DATE]. Tenant shall pay rent of [INSERT RENT] by the first of the month. All other provisions within this lease shall apply and Tenant may only receive ONE (1) extension. Should no new lease be signed by both parties on or before [INSERT DATE—RECOMMENDED DATE 15<sup>TH</sup> OF EXTENDED MONTH], Tenant must vacate on or before [INSERT LAST DAY OF EXTENDED MONTH].

**8. Use of Premises**

Premises shall be used for [INSERT TYPE OF BUSINESS]. Any use of the premises outside of this agreement must be approved by the City Council. If the Tenant operates business outside this business structure, the Landlord, at any time, shall subject the Tenant to default provisions within this lease and issue a thirty-day notice to terminate the lease. Should the Tenant fail to vacate the premises before the thirty-day notice, the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

Premises must be in continued use and may not be abandoned. Failure to use the premises within a ninety (90) day period shall result in the Tenant being in default. If Tenant is going to have an extended absence from the premises, the Tenant shall contact the Landlord in writing immediately.

**Commercial Lease Agreement**

**9. Landlord's Lien.**

All rents, whether due or to become due, shall be a perpetual lien on any and all goods and merchandise, furniture and fixtures now contained in or which may at any time during the continuance of this lease be contained in the premises, except such goods as are sold in the usual course of retail trade.

**10. Indemnity and Public Liability.**

Landlord shall provide insurance for the building structure in itself and available for the Tenant to review upon request. Any other insurance such as liability insurance, personal property insurance, commercial insurance, flood insurance or any indemnity insurance needed by the Tenant shall be provided by the Tenant. Landlord shall not be responsible for any from all loss, liability, cost, or damages that may occur or be claimed with respect to any person or persons, corporation, property, or chattels on or about the lease premises or to the property itself, resulting from any negligent act done or negligent omission by the other party, their agents, employees, invitees, and any and all loss, costs, liability or expense resulting there from; and at all times to maintain said premises in a safe and careful manner. The Tenant agrees to maintain at all times during the term of this lease, comprehensive public liability insurance in a responsible insurance company licensed to do business in the State of Kansas in which the premises are located properly protecting and indemnifying in an amount of not less than One Million Dollars (1,000,000) for injury or death and property damage arising out of any one occurrence. Tenant shall furnish the Landlord with a Certificate or Certificates of Insurance, a cover sheet, or other proof of insurance so maintained. Each further agrees to indemnify and hold the other harmless for Landlord's alleged violations of any ordinance, law, or statute enacted by City, state or federal government for the protection of the interests of any third parties, including but not limited to the Americans with Disabilities Act, OSHA regulations, zoning ordinances, and applicable environmental laws; in any way related to the conduct of Landlord' s business and use or ownership of the lease premise.

**11. Signs.**

Tenant may install exterior signs on the property so long as the signs comply with all city, state, and federal laws and are not considered obscene or offensive in nature. Before installing any new signs on the property, Tenant shall submit to the Landlord a photo or design of the sign for approval to install. Approval may be made by the City Administrator or City Council.

**12. Acceptance, Maintenance, and Repair by Landlord.**

Tenant has inspected and knows the condition of the premises and accepts the same in their present condition. Tenant shall take good care of the premises and equipment and fixtures therein and shall keep the same in good working order and condition, including fixtures and appliances, and shall keep the premises in reasonable condition. Normal wear and tear is acceptable. Property shall be clear of clutter, trash, debris, and nuisances per the City Code. Tenant is responsible for cleaning

**Commercial Lease Agreement**

and maintaining used outdoor patio space, sidewalk area, and any parking spaces/lots used by the Tenant of clutter, trash, debris, and nuisances. At the expiration of the term, provided the lease agreement is not renewed, Tenant shall surrender the premises, broom clean, equipment and fixtures in as good condition as the reasonable use thereof will permit. All damage or injury to the lease premises not caused by fire or other casualty as set forth herein, and in excess of reasonable wear and tear, shall be promptly repaired by the Tenant.

Any Buildout requested by the Tenant must be approved by City Council in advance. Costs associated with the Buildout shall be the responsibility of the Tenant including but not limited to labor, material, permits, and other associated costs.

Repairs and/or Buildouts must comply with City and State laws including pulling permits as required by law. Tenant shall also provide information of service providers completing the repairs to the Landlord. Tenant must use building codes as authorized by State Law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

Failing to make repairs, providing proper notice of major repairs, or providing routing maintenance to the property shall subject the Tenant to default provisions within this lease. Tenant may be given a thirty-day notice to vacate unless the Tenant shows proof of substantial compliance in completing the repairs or maintenance within fifteen-days of the notice. Should Tenant not have substantial compliance within fifteen (15) days of the written notice, Tenant shall vacate the premises before the end of the month or the Landlord may seek any and all legal remedies and damages as provided by Kansas State Law.

**13. Major Repair Payments**

Major repairs refer to repairs that are necessary to ensure the continued usability of the property such as fixing structural issues, electrical issues, HVAC (Heating, Ventilation, and Air Conditioning), hot water, and any other definition as provided by Kansas State Law. Major repairs include repairs and replacement needed due to normal wear-and-tear and/or Acts of God. Structurally-related repairs due to normal wear/tear of the building include the following: the roof, exterior walls, foundation, HVAC, and/or any other repairs deemed to be structurally related by the City Administrator.

Tenant shall be responsible for all repairs under their deductible amount: [INSERT AMOUNT]. For repairs over the deductible amount that are structurally related, the Tenant shall pay the deductible amount to the Landlord as provided below and the Landlord agrees to provide the remainder of the bill to make a full payment for the repairs.

For repairs over the deductible amount, Tenant must notify Landlord by contacting the City Administrator immediately before any major repairs are started on the property. If necessary, Tenant must additionally take affirmative steps to mitigate or prevent additional damage before

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**Commercial Lease Agreement**

undertaking any major repairs. Tenant shall pay the Major Repair Payment by including it with the Monthly base rent and property rent payment on the 1<sup>st</sup> of the Month following thirty days after receiving the bill for the repair, estimate for the repair, or request from the City Administrator, whichever is sooner.

The City must select and authorize the provider completing the major repairs. Failing to notify the Landlord of a major repair before repair was started may result in Tenant being solely responsible for the costs of that major repair by the unauthorized provider. Failing to allow the City to select and authorize the provider completing the major repairs may also subject the Tenant to default provisions as outlined in this lease.

All other repairs or conditions outside of the Landlord's control, are solely the responsibility of the Tenant. Tenant shall be responsible for any repairs or replacement needed due to negligent, criminal, or intentional acts causing damage to the roof, exterior walls, foundation, mechanics, electrical, or plumbing. Landlord shall not be responsible for repairs relating to flooding unless it is an Act-of-God. Landlord shall not be responsible for cosmetic upgrades.

Making any major repairs without pulling proper permits, following City Codes, and State law shall result in Tenant being solely responsible for those repairs and shall also result in the Tenant being in default per provisions within this lease as outlined below.

**14. Landlord's Right of Entry.**

Landlord or Landlord's agent may enter the premises during Tenant's regular business hours to examine the same and do anything Landlord may be required to do hereunder after twenty-four-hour written notice to the Tenant, except that in the event of an emergency which may cause immediate damage to the premises, Landlord may have immediate access to the lease premises. It is expressly agreed that Landlord shall have keys to the lease premises. Failure to provide the Landlord with keys shall be considered a material breach and subject the Tenant to default provisions.

**15. Damage by Casualty.**

In case during the term created or extensions thereto, the premises hereby let or the building of which said premises are part, shall be destroyed or shall be so damaged by fire, natural disaster, or other casualty, as to become un-Tenantable, then in such event, City Council may elect to terminate the lease with the lease shall becoming null and void from the date of such damage or destruction and the Tenant shall immediately surrender said premises and all interest therein to Landlord, and Tenant shall pay rent within said term only to the time of such surrender. If the City Council is unable to meet within ten (10) calendar days of the event of a fire, natural disaster, or other casualty that damages the building to where it becomes un-Tenantable, the City Administrator or the Mayor may give written notice to the Tenant.

**Commercial Lease Agreement**

Should Landlord fail to provide written notice, this lease shall continue in full force and effect, and the Tenant shall repair the leased premises with all reasonable diligence, placing the same in as good condition as they were at the time of the damage or destruction, and for that purpose may enter said premises and rent shall abate in proportion to the extent and duration of the un-Tenantability of the lease premises. Landlord may elect to choose the vendor making the repairs and Tenant must supply vendor information and plans regarding repairs as requested. In either event, Tenant shall remove all rubbish, debris, and other of their personal property within five (5) days after the request of the Landlord. If the lease premises shall be but slightly injured by fire or the occupancy, then the Tenant shall repair the same with all reasonable diligence and in that case, the rent shall be abated at the discretion of the Landlord based on the costs and time to make minor repairs. Estimate and receipts regarding costs of minor repairs must be provided to the Landlord within 5 business days of receipt by Tenant and Tenant must receive written confirmation by Landlord of any rent abatement agreed upon. No compensation or claims shall be made by or allowed by the Tenant by reason of any inconvenience or annoyance arising from the necessity of repairing any portion of the building or lease premises, however the necessity may occur. Any and all repairs or structural changes must have permits and follow all laws of the city and State.

**16. Personal Property.**

Landlord shall not be liable for any loss or damage to any stored material or any personal property in or about the premises unless caused by the direct negligence or willful misconduct of the Tenant, the Landlord, their agents and employees. Tenant should consider purchasing their own insurance policy for this purpose.

**17. Abandoned Property**

Any personal property, inventory, or equipment on the premises must be removed by the Tenant before the lease terminates if there is no renewal or that property shall be considered abandoned. The Landlord is not responsible for any lost, stolen, or damaged property or equipment left in the building after the lease terminates. The Landlord may dispose of any property, inventory, or equipment abandoned by the Tenant. The Landlord may charge the Tenant a reasonable fee should abandoned property take longer than one hour to remove. Reasonable fee shall include hourly wages of the city employee(s) needed to remove the property plus the cost of any materials needed to remove the abandoned property.

**18. Alterations and Improvements.**

All alterations and improvements shall require the prior written consent of the Landlord and shall be removed, at the option of the Landlord, within thirty (30) days after the termination of the tenancy. Failure to remove alterations within 30 days of the Landlord's request may result in the Landlord requesting reimbursement for costs associated with the Landlord removing the alteration including cost of labor, materials, permits, and any other reasonable costs and fees.

**Commercial Lease Agreement**

Tenant must abide by all laws, rules, and regulations of the City of Baldwin and State of Kansas including paying any applicable licenses or permits to complete alterations or improvements. Tenant must use building codes authorized by State law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

**19. Public Requirements.**

Both parties hereto shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the premises or the proposed use thereof, and save the other party harmless from expense or damage resulting from failure to do so. Landlord shall warrant that the lease premises comply with all laws, ordinances, and lawful orders relating to the storage of their materials as of the date of tenancy and shall save Landlord harmless from expense or damage resulting from failure to do so.

**20. Illegal Activities**

The Tenant, their Guests, and any other Occupant shall not engage in any illegal activities anywhere on the Property, including, but not limited to, the manufacture, sale, distribution, use, or possession of illegal substances, theft, and violent behavior. Tenant agrees to address any illegal activity on the property immediately and without notice from the Landlord up to and including refusing service to guests engaging in illegal activities and filing police reports as appropriate. Any violation of this clause may constitute a material breach of this Agreement and grounds for immediate termination of tenancy and eviction. Additionally, the Tenant shall be held liable for any damages resulting from such illegal activities, including, but not limited to, repairs, legal fees, loss of rent, and any other expenses incurred by the Landlord due to the Tenant's illegal activities. Failure to timely address illegal activities may result in Tenant being in default of the lease.

**21. Fixtures.**

A fixture is any physical property that is permanently attached to the land or building including equipment such as built-in equipment (stoves, faucets, fans, etc.), attachments, or any other item that would cause damage to the property if removed. All Landlord-approved building repairs, alterations, additions, improvements, installations, and fixtures installed or erected by the Tenant shall belong to the Landlord and remain on and be surrendered with the premises as a part thereof, at the expiration of this lease or any extension thereof, or shall, at the option of the Landlord, be removed at Tenant's expense within thirty (30) days after the termination of the tenancy. Should the Landlord consent to removing a fixture, failure to remove any fixtures by consent within thirty (30) days after termination of the tenancy may result in Tenant being responsible for any fees or costs associated with removing the fixture including reasonable costs of labor and supplies.

**Commercial Lease Agreement**

**22. Eminent Domain.**

If the premises or any substantial part thereof shall be taken by any competent authority under the power of eminent domain or be acquired for any public or quasi-public use or purpose, the term of the lease shall cease and terminate upon the date when the possession of said premises or any part thereof so taken shall be required for such use or purpose and without apportionment of the award, and Landlord shall have no claim against the Tenant for the value of any unexpired term of this lease. If any condemnation proceedings shall be instituted in which it is sought to take or damage any part of Landlord's building or the land under it, or if the grade of any street or alley adjacent to the premises is changed by any competent authority and such change of grade makes it necessary or desirable to remodel the building to conform to the changed grade, Landlord shall have the right to cancel this lease after having given written notice of cancellation to Tenant not less than ninety (90) days prior to the date of cancellation designated in the notice. In either of said events, rent at the then current rate shall be apportioned as of the date of the termination. No money or other consideration shall be payable by the Landlord to the Tenant for the right of cancellation and the Tenant shall have no right to share in the condemnation award or in any judgment for damages caused by the taking or the change of grade. Nothing in this paragraph shall preclude an award being made to Landlord for loss of business or depreciation to and cost of removal of equipment or fixtures.

**23. Waiver of Subrogation.**

Tenant and Landlord waive all rights each against the other, for damages caused by fire or other perils covered by insurance where such damages are sustained in connection with Landlord's occupancy of the leased premises. This waiver shall be in effect only so long as the applicable insurance policy or policies contain a clause to the effect that this release shall not affect the right of the insured to recover under such policies. Such clauses shall, whenever reasonably possible, be obtained by Tenant and Landlord in the acquisition of insurance policies under this Lease.

**24. Default.**

If the Tenant is in default for failure to make payments as outlined above or if the Tenant is in default of any non-compliance with the lease, the Landlord may terminate the lease. Landlord shall give the Tenant written notice to remedy the default or the Tenant must vacate the premises within thirty (30) days. Failure to remedy the defect and/or failure to vacate the premises before the notice expires shall result in the Landlord seeking remedies as outlined by Chapter 58, Article 25 of the Kansas Statutes Annotated.

Per K.S.A. 58-25,120, for any material noncompliance by the tenant with the rental agreement materially affecting the health and safety, the Landlord may deliver written notice to the Tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice if the breach is not remedied in fourteen (14) days. The rental agreement shall terminate as provided in the notice,

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**Commercial Lease Agreement**

except that, if the breach is remediable by the repair or payment of damages or otherwise, and the Tenant initiates a good faith effort to remedy the breach prior to the date specified in the notice, the rental agreement will not terminate. Should the Tenant fail to remedy the breach, the Tenant shall vacate the premises before the notice expires.

However, in the event that if the same or similar breach occurs after the fourteen-day period provided herein, the Landlord may deliver a written notice to the Tenant that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice without providing the opportunity to remedy the breach. The rental agreement shall then terminate as provided in such notice and the Tenant must vacate the premises before expiration of the thirty-day notice.

For any breach of the contract including failure to pay rent, the Landlord may recover damages and obtain injunctive relief for any material noncompliance by the tenant with the rental agreement as allowed by Kansas State Law.

**25. Early termination**

Tenant may give a written request to the City Administrator for early termination for any reason. The Landlord requests that the written notice be at least thirty days. Tenant shall be responsible for continuing making rental payments through the 30-day period but no further payments shall be required. Tenant must give proper written notice as provided below in the Notice section of this lease. Tenant must vacate the premises before the conclusion of the notice and turn in all keys to the Landlord.

**26. Force Majeure.**

Landlord shall be excused for the period of any delay in the performance of any obligations of this lease when prevented from doing so by cause or causes beyond Landlord's control, which shall include, without limitation, all labor disputes, civil commotion, war, war-like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, fire or other casualty, inability to obtain any material, services, or financing, or acts of God.

**27. Notices.**

Any notice hereunder shall be sufficient if sent by certified mail with return receipt, addressed to the Landlord at their offices or to the Tenant at their offices. By signing below, both parties agree that notice is allowed as outlined by Kansas State Law, Chapter 58, Article 25.

By signing below, the Business agrees that service may be tendered to the owner, [insert owner name] as agent for the business. Notice to [INSERT BUSINESS NAME] shall be delivered to either [INSERT BUSINESS NAME AND ADDRESS] or [INSERT BUSINESS OWNER'S NAME AND CONTACT INFORMATION]. Should the Landlord be unable to locate the business owner, the Landlord may post the written notice on the door of the business.

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Tenant initials

**Commercial Lease Agreement**

Notice to the Landlord may be provided in writing via certified letter or email with receipt confirmation to the City Administrator for the City of Baldwin City. Should the City Administrator position be vacant, the Tenant may provide notice to either the Finance Committee Chair or the Mayor. By approving this lease, the City Council authorizes the City Administrator to send notices on behalf of the City of Baldwin City should the Tenant be in any violation of this lease provision. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator’s findings and withdraw the notice before the expiration date of the written notice. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator’s findings or recommendations and request that a written notice to terminate the lease be sent to the Tenant of any violations

The City provides public notice of intent to sell any buildings. Tenant must follow City Code, rules, and regulations to bid on the property as outlined by law.

**28. Assignment and Subletting.**

The City of Baldwin City (Landlord) consents to the Economic Development Corporation (Tenant) having the right to sublease the leased premises in whole or in part to any person, firm, or corporation (“Sublessee”) subject to the terms of this lease and any applicable laws. All sublease termination dates will always be earlier than the termination date of the principal contract between the Tenant and the Landlord. The Tenant shall remain liable for the subleased building or portion of the building as if the building was being used by the Tenant alone. Sublessees shall not have the right to sublet or reassign the lease.

**29. Successors.**

The provisions, covenants, and conditions of this lease shall bind and inure to the benefit of the legal representatives, heirs, successors and assigns of each of the parties hereto, except that no assignment or subletting by the Tenant without the written consent of the Landlord, shall vest any right in the assignee or subleases of the Landlord. Should the business owner choose to sell the business, the Landlord may choose to find the lease in default per provisions above or the Landlord may request the new business owner to sign a new lease.

**30. Severability and Construction**

If any part of this lease is determined to be void or invalid, the remainder of this lease shall continue in full force and effect. Additionally, any typos or formatting errors in this lease do not render it invalid.

Except as provided within this lease, terms and definitions not defined within the lease shall be interpreted per Kansas State Law.

Headings and Titles are for reference only.

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**Commercial Lease Agreement**

IN WITNESS WHEREOF the parties have hereunto set their hand and seal

Signed on \_\_\_\_\_, 2026.

Landlord

Tenant

City Administrator for the City of Baldwin

[INSERT BUSINESS OWNER NAME]

By:

By:

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\_\_\_\_\_

*[Area below signatures is intentionally blank]*

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Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,250.00	2,080	\$15,000.00	\$7.21

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- THs 9 ps ARp s, 9 SI Stw M M RA d a RI M SI , 9 c RI c te M RI M Sps 9 t a m a s, 9 RI t w 0 b v 0 H s 9 ps ARp s, 9 S M M a a RI M SI , t a m a d u 9 RI , a RI M SI , 9 ps 9 m v 0 A s p M RI St 9 m A S p a 5 I , 9 e l b a M , 9 A p R f s M M RI St 5 I Stw M M RA d a RI M SI , 9 RI c te M RI M
- I 9 H S v s 9 R 9 A p s M I 9 R p A p R M a s c a v s 9 i s p s M 9 i 9 H s 9 A p R A s p v 0 H S 9 i 9 H s 9 M b j s c 9 R f 9 H a M ps ARp 5 I , 9 R 9 A s p M RI St 9 i s p s M B a H 9 s M a s c 9 R 9 H s 9 A s p a M i v R t v s, .
- I 9 H S v s 9 R 9 b a M B a H 9 s M a s c 9 R 9 H s 9 A p R A s p v 0 H S 9 i 9 H s 9 M b j s c 9 R f 9 H a M ps ARp 9 R p 9 R 9 H s 9 A s p a M i v R t v s, 9 B a H 9 H a M S M a u l m s l .
- 2 v 5 I u S u s m s l 9 i 9 H a M S M a u l m s l 9 B S M R 9 RI d u s l 9 e A R I 9 s v s t R A d u R p p s ARp d u 9 A p s, s s p m d s, 9 s M e t M
- 2 v 0 c R m A s l M a RI 9 R p 9 c R m A t s d u 9 H a M S M a u l m s l 9 a M I R 9 c RI d u s l 9 e A R I 9 H s 9, s v s t R A m s l 9 R p 9 ps ARp d u 9 R f 9 S A p s, s s p m d s, 9 S t e s 9 R p 9 a s c a RI 9 i 9 S t e s 9 H S 9 S v R p M H s 9 S e M 9 R f 9 H s 9 t a l 9 H s 9 m R e l 9 R f 9 H s 9 S t e s 9 R A d a RI 9 H s S S a m s l 9 R f 9 S 9 M a e t S, 9 s M e t 9 R p 9 H s 9 R c c e p p l c s 9 R f 9 S 9 M b M q e s l 9 v s l 9 a s c t w 0 p t S s, 9 R 9 H s 9 i s l, s, 9 e M 9 R f H a M S A a p S a v t .
- 2 v 5 I Stw M M RA d a RI M SI , 9 RI c te M RI M B s p s 9 s v s t R A s, 5 I , 9 H a M ps ARp 9 S M M s s l 9 A p s A S p s, 9 i 9 RI f R p m a v B a H 9 H s U l f R p m 9 SI , S p M R f 9 p R f s M M RI St 9 K A A p S a v t 9 p d c a s .
- h p a l 9 K . 9 i t S H p 9 K I 9 a 9 R 9 A s p M RI St w 9 M a s c 9 H s 9 M b j s c 9 A p R A s p w
- N R R I s 9 A p R v a s, 9 M u l f a S I 9 s S t 9 A p R A s p w 5 A A p S a v t 5 M M S I c s 9 R 9 h p a l 9 K . 9 i t S H p 9 K I .
- h p a l 9 K . 9 i t S H p 9 K I 9 H S M R 9 A p R v a s, 9 A p R p M p v a s M S M I 5 A A p S a v t p R p a 5 I w R H s p t S A S c a v e B a H a 9 H s 9 H p s s - v s S p A s p R, 9 m m s, d s t w A p s c s, d u 5 c c s A S I c s 9 R f 9 H a M S u p s s m s l .
- I c s p f v 0 H S 9 R 9 H s 9 bs MRf9 m v 0 kl RB ts, us 5 I , 9 b st a f 9 H s 9 ps ARp s, 5 I Stw M M RA d a RI M SI , 9 RI c te M RI M B s p s, s v s t R A s, 5 I , 9 H a M ps ARp 9 S M M s s l 9 A p s A S p s, 9 i 9 RI f R p m a v B a H 9 H s 9 s q e a s m s l M R f 9 H s 9 i R, s R f 9 p R f s M M RI St E H a M S I , 9 H s 9 SI , S p M R f 9 p R f s M M RI St 9 K A A p S a v t 9 p d c a s 9 R f 9 H s 9 K A A p S a v t 9 I M a e s .
- I c s p f v 0 H S 9 H s 9 e M 9 R f 9 H a M ps ARp 9 i 9 M b j s c 9 R 9 H s 9 s q e a s m s l M R f 9 H s 9 K A A p S a v t 9 I M a e s 9 s t S d u 9 R 9 s v a B 9 v 0 a M , e t v 0 e H R p z s, 9 s A p s M I S a v s M
- K M R f 9 H s 9 S s R f 9 H a M ps ARp 9 h p a l 9 K . 9 i t S H p 9 H S M R m A t s s, 9 H s 9 RI d e d u 5, e c S a RI 9 A p R u p s m 9 R p 9 S M u l S s, 2 s m b s p M R f 9 H s 9 K A A p S a v t 9 I M a e s .



h p a l 9 K . 9 i t S H p 9 K I  
i S s 9 i s p f a, 9 s l s p t 9 i 9 N R . 9 5 - 0 r y 6 9  
E f f s c a v s 9 D S s R f 9 K A A p S a v t 9 K A p a 9 y 3 C 9  
D S s R f 9 s A R p : 2 S w 0 3 9 3 C 9

# SuN N aRp og SaicCdeyaf e

Prepared for City of Baldwin City

## EDC Buil Cd

### r RoI CRp 2 t CRt cZ

PpRAsp wdtSMMTvAs

PoN N CRf ai & hCead, Eat CRd, BaR, F CDefium. f Ro-BRCZ CRp

PpRAsp wOB l sp

Pæp og BaitZ ad Pæp



600 6 High St, Baldwin, MO

### SæC PDaRaf eCRc ef:

SæC PDaRaf eCRc ef:			
2 i K	LSB psl cs	LsuSt DsMpæA æRI	oIGo i T1EET LT 0yy;KLi O DEi d Ki :N 4y FT OF E 0/3 & N 40 FT OF i 0y3 FT OF E 0/3 & i C0 FT OF E 0/3 LT 0yy & W 0/3g.Ei i i Cy FT LT 0yy & i Cy FT OF W 0/3 (hy00y7-y3K & hy00y7K dO2 hINED 0558)
PSpcstl, sl æap	y3r-3y3-y4-y-4y-yr-yy0.yy-y	i F / KcpsM	7gyy / y.0Cy7
i HSAs	1sc Sl uetSp	TRARupSAHw	hSMæSttwLsvst
FæRR, ZRI s	Y	KvSæSbts U æaæM	Etsc pæavgGSMæi sBspgTpæMægSI, WS sp

### wodæ7 PDaRaf eCRc ef:

wodæ7 PDaRaf eCRc ef:			
ZRI d u JepæM æ æRI	hSt, Bæ davgni	ZRI d u dR, sM	dP-r
ZRI d u DsMpæA æRI	PtSI l s, dsl pStheMæ sMMDæMpæ	dRI fRpmaw dRI cteMRl	dRI fRpmæ u

# IN I Rot CN Cde P Da Raf eCRc ef:

IN I Rot CN Cde P Da Raf eCRc ef:			
GpRMheat, d uKpsSqi F)	3g/6y	1sl SbtsKpsSqi F)	3g/6y
XRFht, uM	0	XRF9 RpsM	0
XRF9Jl aM	0	" 9ffacs	y.yy"
PsSpheat 9WsaHs, KvspSus)	057y	LSI , 9R9ht, u9l S r9x:0)	r.r7

## SaiC: s c eoRp

THsp9Hsvs9ssl 9 R9MtsM 9Hs9ASM9Hps9nsSpM9I 9S, , aRI 9Hs9Mbjsc 9M R 9eppsI tw9Mts, 9Rp9Mts.9

## Sfol C ogH oRW

Sfol C ogH oRWIdgRN aeod	
dtal 9NSms	dawRF9htSt, Bd 9law
1sARp 9TwAs	KAApSdMts9sARp
Il sl , s, 9JM	FSap9mSpks 9psI 9SI StwMM
Il sl , s, 9JMp	THAMSAApSdMts9sARp 9B SMApsASps, 9Rp9Hs9xcteMvs9M 9RF9htal 9lRmASl w9NR9S, , aRI St9l sl , s, UMpMRp9JM 9Mps9 sl fcs, 9Rp9 sl , s, 9v9Hs9SAApSdMts9sARp9Hs9ps9s 9RI MHA9bs Bssl 9Hs ctal 9SI , 9Hs9SAApSdMts9sARp 9Hs9Hs9ARp 9v9SI v9R Hs9pASp 9MRF9htal v9M 9B HS MRsvs9p9M ApRHbas, .9999

### r uRI o: C ogeDC I I I Rac ai

THs9AepARM 9RF9Hs9SAApSdMts9sARp9Mans s9Hs9mSpks 9Stes9RF9Hs9Mbjsc 9ApRAsp w9

### r RoI CRep Id: I Cfeod

I I I Rac CR	nkeCdeogId: I Cfeod	v aeC Id: I CfeCT
Dsl RI 9sttsp	Il spRp9SI , 9x spRp	4/ry/3y3C
hpsI 9K.9htSHp9 KI	D9 9 R 9l Msc	N/K

## Sfol C ogH oRW

KMAp 9RF9Hs9SAApSdMts9sARp9RmAts s, 99HRpReuH9 vsMaS 9RI 9SI , 9SI StwMMRF9Hs9 S S9cRI M sps, 9Aspd sl 9R9/Sted u Hs9Mbjsc 9ApRAsp w9THAMp ARp 9B SMApsASps, 9R9cRI fRpm9R9Hs9ps9eapsmsl MRf9Hs9Jl fRpm9 SI , Sp MRf9pRfsMMRI St KAApSdMts9p9dc 9cs9Ui PKP).

### r RoI CRep Id Cdeogf aeod

9Hs9ApRAsp w9HSM 9ssl 9 sl fcs, 9M u9Hs9RttRB d u9MRepsM

- PRMSt9K, , psMM
- Pebt9l scRp M
- LsuSt9DsMtp9 9RI

Epl C adT nkeCdeogv aea hC: CaRf DCT

THs 9RttRB d u9 fRpmS dRI 9BSM psvsBs, 9i 9ApASpd u9HAm pARp:

- FtRR, 9ZRI s9 S eM
- ZRI d u9sqeapmsl M
- KAAAtaSbts 9TSx9DS S9
- DsmRupSAHacM
- Pebt9 scRp, 9DS S
- dRmASpSbts 9DS S
- PpRAsp Spv dRmASl v9DS SbSM
- LsSM

**Epl C adT nkeCdeogl daip: c**

THs9 S S9HSM bssl 9uS Hsps, 9SI, 9SI Stwzs, 9HpReuH9 Hs9eM 9Rf9AApRAsp s9SI, 9ccsA s, 9AApS dM t9ms HR, RtRuv0 R9Sppavs S 99ApRbSbts 9Stes9i, acS dRI 9v9S Ch9AAAtaSbts 9AApRSCh9R9Stes.

**I I I RoafDC: r CRpRN CT**

THs9SAApS dM pM Hsvs9AspfRpmS, 9S9fSap9mSpks 9psl 9SI StwM dRfRp9 Hs9M bjsC 9ApRAsp v9Hsps d .99Garsl 9 Hs9M RAs9Rf9 Hs SMul msl 9HAm dHsRI tw9AAAtaSbts 9AApRSCh9R9Stes.9

**v aea SouRfC:**

teCN	SouRfC x 9
i as9 azs	dRel w
ZRI d u	daw
TSx9DS S	dRel w
GpRMMhe d, d u9KpsS	dRel w
1sl Sbts9KpsS	dRel w
PsSphe d	dRel w
PSpkd u9 AScsM	KAApS dM p

**v Cgdæod:**

Psp d sl 9 sfil a aRI M9 cte, d u9Hs9 sfil a aRI 9Rf9mSpks 9Stes 9ps9i cte, s, 9i 9Hs9GtRM d p9Rcs s, 9i 9Hs9K, , sl, S9R9HAm pARp.

# I :: uN I eod: adT PodTæod:

THAASAASASTA bjsc 9R9Hs fRttRB d uSsl spstSMæmA aRI MSI , 9amad u9cRI , aRI M

- 0.9Tats9R9Hs 9ApRAsp wæMæms, 9R9s9uRR, 9SI , 9mSpks SbtS9SI , 9Hs9sust9 sMpæ aRI 9cRppsc .
- 3.9NR9psMARI MbatwæfRpæstusSt9mS spæMæms, .9Ktt9Re MSI , d u9 SxsMæstI MæRp uSsusMæRpæR HspæI cembpSI csM HSvs9bssl 9 æmsuSp s, 9SI , 9Hs9ApRAsp wæMæms, 9SMHReuHfpsS9SI , 9cTsSpæI , spæMARI MbtS9RBI spMHa9SI , cRmAs sl 9mSI Susmsl .
- r.9Ktt9Mks cHsMæ 9HæpæARp 9ps9æ sl , s, 9R9s9væSt9Sæ MSI , 9MHRet, 9 R 9bs9cRI Mpes, 9SMæpvsMæRpæI ud sspæ u psARp M
- 4.9Ktt9æ fRpms aRI 9æ 9HæpæARp 9HSM9bssl 9Rb Sæ s, 9fpRm9psæbts9MRepcS M9Ws9cSI I R 9HRB svspæueSpæI ss9Rp9bs psMARI MbtS9Rp9Hs9cceptævæf9æ fRpms aRI 9æpl æMhs, 9bæR HspM
- 8.9UI tsMMR HspB æM9MS s, 9HæMRAæ aRI 9f9vStes9AAæM9R9SI , 9SI , 9æMæpRvsmSl MARI tw9Hs9vStes9f9ps, s9fix epsMæ fæpl æMæ uMæI , 9R HspæqææMsl 9HSM R 9bssl 9æ cte, s, .9
- C.9THs9, æMpæ aRI 9f9 Hs9 R St9vStes aRI 9æ 9HæpæARp 9bs Bssl 9cSI , 9SI , 9æMæpRvsmSl M9SAæMæRI twæI , sp9 Hs sxaMæ u9æpRupsm9f9æ æzS aRI .9THs9æASpS s9vStes aRI MfRpæSI , 9SI , 9ææ, d u9meM9 R 9bs9æM, 9æ 9cRI jel c aRI 9æaH SI wæR HspæAApææSt9SI , 9ps9æ vStæ 9f9MRæMæ, .
- 7.9i ebMæpfScs9æuH Mæmd spstMæB S spæSI , 9æ)9sps9 R 9æASpS stwævStes s, 9æ 9mSkæ u9HæMæAApæææSt
- 6.9THs9cRmASpæbts9MtsM9 S 9psæ, 9æARI 9æ 9HæMæAApæææSt9ps9bsævs, 9R9s9fpRm9psæbts9MRepcS M9HRB svspææ9æB SM I R 9ARMæbts9R9æ Mæsc 9Hs9cRmASpæbtsMæRmæts stwæSI , 9æ9æSMæI scsMæpæR9psæwææRI 9æ fRpms aRI 9æpl æMhs, 9bæ R HspMæM9R9æ 9 S 9æHs9psfRpæ9Hs9vStes9cRI cteMARI Mæps9æbjsc 9R9Hs9cRppsc I sMæSI , 9svpææS aRI 9f9æ 9 S S.
- 5.9W9æ Mæsc s, 9SMæfSpæSMARMæbts9bævæRbMæpvS aRI 9Hs9cSI , 9SI , 9Hs9æMæpRvsmSl Mæ HspæRI ;9HRB svspææ9æB SMæI R ARMæbts9 R9AspæRI StwæRbMæpvS9cRI , aæRI Mæbsl sS H9 Hs9Mææ9Rp9Hæ , sl 9Mæc epæst9cRmARI sl MæBaHæ 9 Hs æMæpRvsmSl MæLækBææ 9æ 9R sMæMæB sps9mS, s9RI 9 Hs9pæRf9æmscHæI æSt9ætembæ u9Rpæstsc pæSt9MæMæsmMæUI tsMM R Hspæ æM9MS s, 9æ 9RpsæpsMæI S aRI MæSpæ9mS, s9SMæ R9usR scHæI æSt9cRI , aæRI MæRf9 Hs9cSI , 9Rp9 Hs9æStawæSI , cRI , aæRI 9f9Hs9æRf9æHs d u9æRRædæ u9æsl æS d u9æstc pæSt9SI , 9ætembæ u9æqææMsl .9
- 0y.9UI tsMMR HspB æM9MS s, 9æ 9HæpæARp 9æHs9ææMsl cs9f9HsZSpæ ReMææbMSI csMæB sps9 R 9cStts, 9R9æpæss sl aRI 9 Rp , æ 9æsbæcRms9æB sps9f9ææH9 epæ u9æpæ Mæsc aRI .9W9æHs9v9 R9æI RB ts, us9f9Hs9ææMsl cs9f9ææH9mS spæstMARI Rpæ 9Hs9æpRAsp wæI tsMMR Hspæ æM9MS s, .9æRB svspææ9æps9 R 9æStæfæS, 9R9sMæMææH9æbMSI csMæRpæcRI , aæRI M NR9psMARI MbatwæMæms, 9fRpæI wæææHæRI , aæRI Mæ RpæfRpæI wææxAsp ææRpæI ud sspæ u9æI RB ts, us9psæqæps, 9R , æMæRvsp9 Hsm.9THs9ææI 9ææpus, 9R9ps Sæ 9æI ææxAsp 9æ 9Hs9æfæst, 9RpæI væRI msl StæMæSc MæARI 9psStæMS s9f9æR , sMæps, .
- 00.9NsaHspæst9 RpæI wæAsp 9f9Hs9cRI sl MæRf9HæpæARp 9MæStæbts9cRI vsvæ, 9R9Hs9ææææ9HæReuH9S, vsp æMæ u9æææææ pæst aRI Mæ sB MæMæMæRpæR Hspæms, ææB æHæ 9Hs9æpæ sl 9cRI MæI 9æI , 9æAApævStæf9Hs9ææ HæpæAsp ææStævæSMæR Hs9vStes aRI 9cRI cteMARI MæHs9æ sl æwæRf9Hs9æAApæææpæfæfæpæB æHæHæHs9ææRI I sc s, 9æRpæI wææfæpsI cs9R9Hs KAApææææI Mææ s.

## nkeææRTææRp I :: uN I eod: adT s pl ææææai PodTæod:

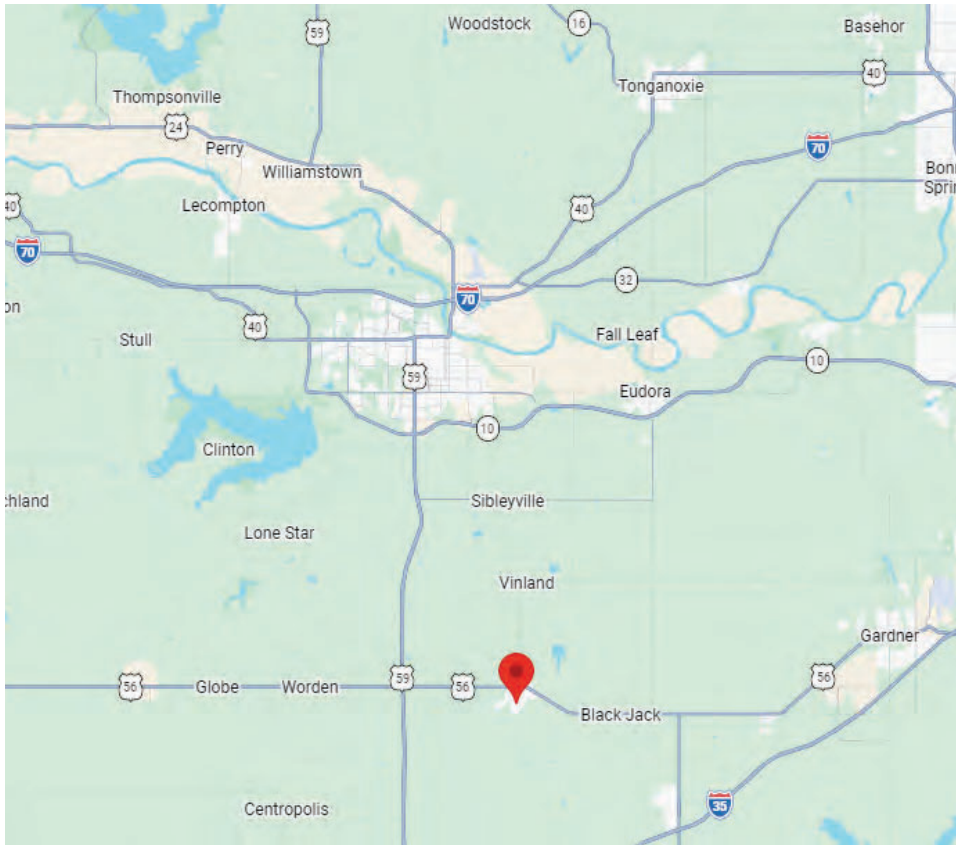
THAASAASASTA bjsc 9R9Hs fRttRB d uSsmæmA aRI MSI , 9amad u9cRI , aæRI MæHS 9ps9ææææææ9R9Hs9ææbjsc 9æpRAsp wæRp 9R9æpæARp .9æI wæMæmA aRI MæMæ, 9mSvæHsvS9æffsc s, 9SMæul msl 9æMæT M

- 0.9NRI s.

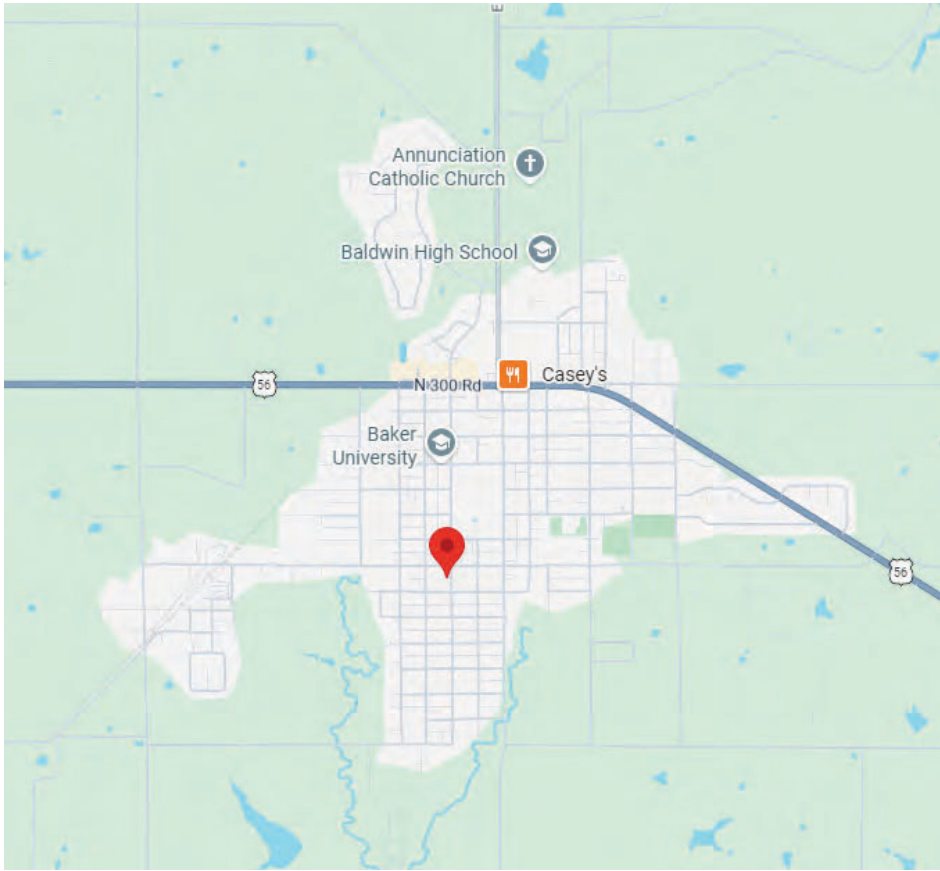
# I RCa adT F Cc7Dm0RDooT

## I RCa 2 t CRt cZ

THs 9Mbjsc 9MRCs s, 9d 9hSt, B d 9dave 9DReutSMdRel w9hSI M9MRe HRF9LSB psl cs.9LSB psl cs 9MRCs s, 9pReuHtwB89mas M sSM9Rf9TRAskS9Hs9MS s9cSAaSt9SI, 94y9mas MB sM9Rf9Hs9hSI M9Maw9 s pRARtaSI 9Kps.9LSB psl cs 9M Hs9HRms9R9 Hs UI avspMav9Rf9hSI M9M Hs9MS s#9SpusM9ARM-McRI, Spv9d Mae aRI .9THs9I S aRI St9scRI Rmw9sxAspsal cs, 9SI 9d cpsSM9d d' S aRI 9d 9By339B HaH9psM9t s, 9d 9Hs9Fs, sp9t9I sM9pvs9M9ul f9cSI tw9d cpsSM9 u9 Hs9Fs, sp9t9Fel, M9ps s.9TH9M9Ae 9eABSp, ApsM9ps9RI 9d sp9sM9ps sM9SI, 99S 9 Hs9M9ms9 am99Ae 9, RB I B Sp 9ApsM9ps9RI 9 Hs9psSt9sMS s9mSpks 9tsS, d u9 R9S MRB, RB I 9d 9psI M9c aRI 9vRt9ms.9I 9S s9By349Hs9Fs, sp9t9I sM9pvs9bsuSI 9R9RB sp9Hs9Fs, sp9t9Fel, M9ps s9SM9 Hs9Fs, sp9t 1sM9pvs9B SM9cRI fi, sl 9 Hs 9d' S aRI 9B SM9d 9cHsck.9I 9s Spv9By389Hs9I sB9Fs, sp9t9S, m9d am9ps aRI 9M9AsPhsS, s, 9M9vs9p9t fil SI cast9ARta w9cHSI usM9d cte, d u9SI 9d cpsSM9d 9 Sp9fIM9THsM9cHSI usM9Hsvs9ts, 9 R9mSpks 9el cspSd w9hsud l d u9d i sA smbsp9By389Hs9Fs, sp9t9I sM9pvs9I a9d s, 99M9psM9Rf9Hps9cRI M9ce av9d sp9sM9ps s9e M



### F C7Dm0RDooT 2 t CRt cZ

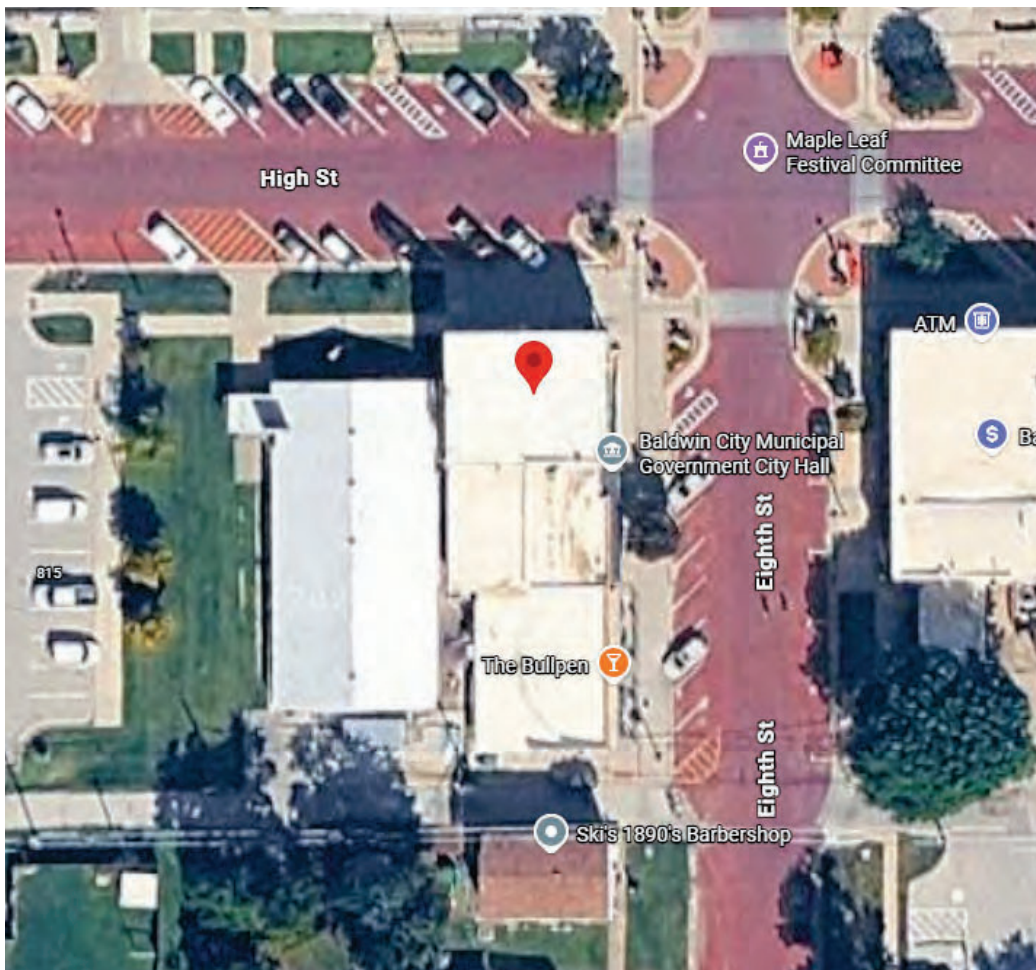


FRpAepARM MRf9HAm ps ARp gHs9 sauHbRpHRR, 9Rel , SpasMSps9sM9 sMtpbs, 9M9Hs9caw0amaMRf9St, B d 9law

THs9l sauHbRpHRR, 9AMApamSpaw0d ' esl cs, 9bw0U.i .9o auHB Sw08C/KmsM9i pss gHs9mSd 9cRmmspcat9cRppa Rp0fRp0hSt, B d daw9TR9 Hs9sSMgU.i .9o auHB Sw08C9sS, M9 R9GSp l sp/E, usp RI g9sbRe 90y9masM9sSMgSI , 9svl eSttw0l spMS s9r 8g9B Hach AprVa sM9SccsM9 R9 Hs9nSI M9Mclaw02 s pRARtasi 9Kps.9TR9 Hs9B sMgU.i .9o auHB Sw0859AprVa sM9SccsM9 R9LSB psl cs9SI , O SB S9SI , 9cRI l sc MB aH9U.i .9o auHB Sw0789SI , 9-7y9g9B Hach9AprVa sM9SccsM9 R9TRASKS.

NsauHbRpHRR, 9SI , 9eM9M9 cte, s99HsSt Hw0max9rf9cRmmspcat9SI , 9psM9 sl at9THsps9AM9 , eMpat9eM99Rcs s, 9stRI u9U.i . o auHB Sw08C9R9Hs9sSMgRI 9Hs9Re Mkap MRf9RBI .9THsps9AM9stMR99MnSt99 , eMpat9ASpk9RI 9ESM9o auH9 pss 9eM99sSM9rf9U.i . o auHB Sw08C.91sM9 sl at9eM99AM9Rcs s, 9R9 Hs9l Rp H9SI , 9MRe H9Rf9o auH9i pss .9THs9l sBsp9psM9 sl at9, svstRAMsl 9HSM Rccppps, 9R9Hs9 Rp H9Rf9KmsM9 pss .

KccsM9 R9 Hs9sps9AMApamSpaw0d9U.i .9o auHB Sw08C.9KM9msl arl s, 9ApsvaReM9gU.i .9o auHB Sw08C9cRI l sc s, 9hSt, B d 9law0R Il spMS s9r 89SI , 9Hs9GpsS sphSI M9Mclaw02 s pRARtasi 9psS.9 9stMR9AprVa sM9SccsM9 R9R Hs9pcRmmel aasM9aks9LSB psl csg O SB S9SI , 9TRASKS.



PpRAsp æ Mmm, æ stv, jscsl 9R9Hs 9mbjsc 5ps9 mmmSpzs, 9stRB:9

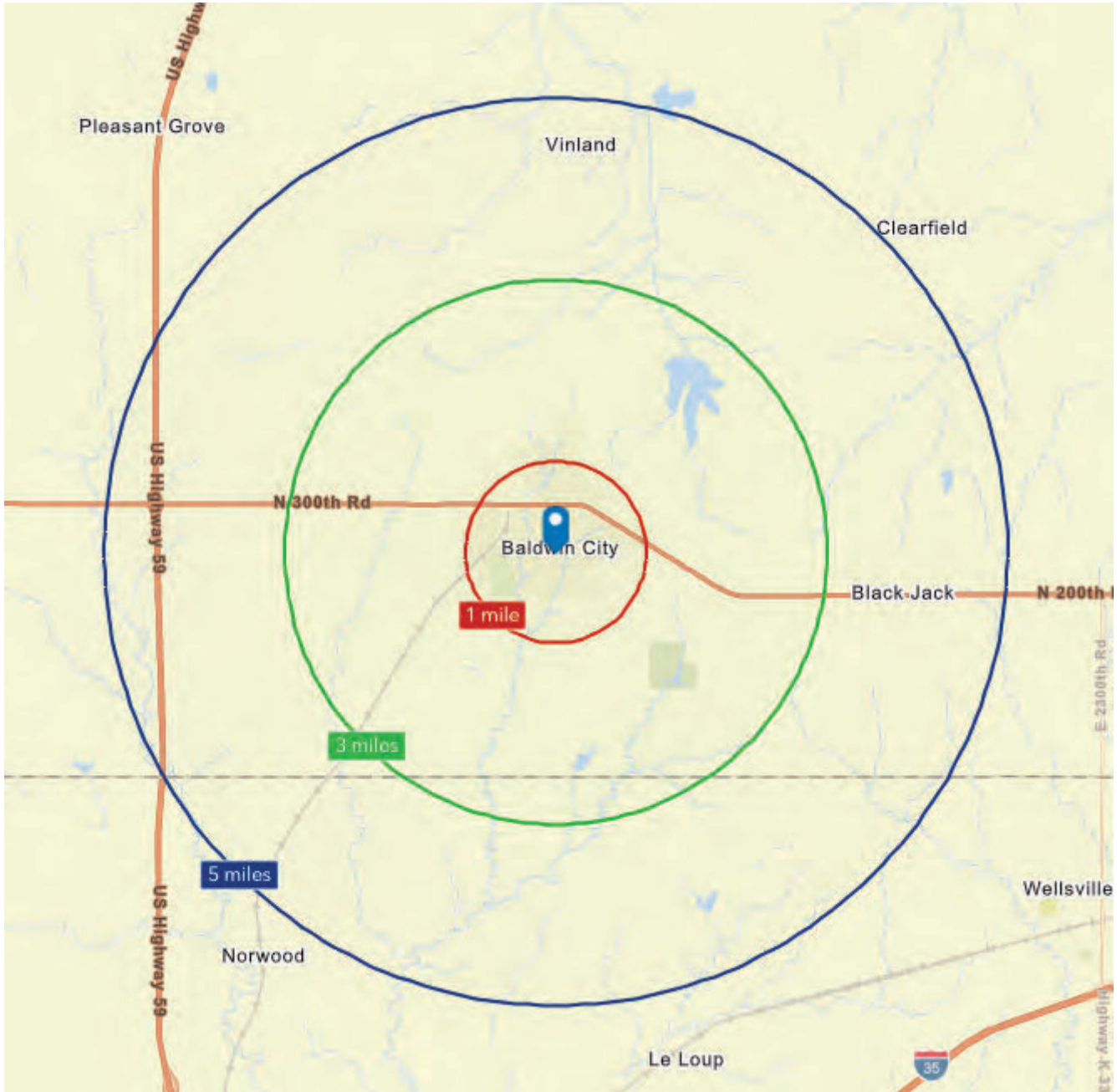
v drcfeod	wodcl7	U: C
NRp H	dP-r	2 axs, 9UM9heat, d u
i Re H	dP-r	2 axs, 9UM9heat, d u
ESM	dP-r	2 axs, 9UM9heat, d u
WsM	dP-r	Fps spd St9heat, d u

1scsl 9 svstRamsl 9d cte, sMS9 sB 9cSpß SMH9 9p, 9&9KmsMcRmAts s, 9d 9y30.9K9 sB 9dSMwff9USMMS dRl 9d9RCs s, 9  
8009KmsMl pss .9K9ps, svstRAS, 9Ml uts-fSmawdHReM9d R9Drr 9dRfllss9 HRA9RCs s, 9 90039C H9 pss .90mGpRBl 9PRuS9&  
Wsttl sMMdRttsc avs9RCs s, 9 90C9o auH9 9B SMpsscl twpsl RvS s, .9Hs 9psl RvS dRl 9RMM9R Sts, 9ReuHtw 4yygyy.9 etta/SI  
i qeSpss 9MS 9 avASpkl 9, 9vsd 9MScs9HS 9RASl s, 9 RBi RBi 9d 9y3y.9St, B d 9lav9sspdRmASl wpscl twRASl s, 9 983y  
o auH9 pss .9KtM99M vspt9, RBi RBi 9pRB 9beat, d uMSps 9cepsl tw9sd u9psmR, sts, .91s, svstRamsl 9Rf9C069o auH9 pss  
BaH9ps Sa9Rl 9Hs 9mSd 9svst9d, 9ASpmsl MeAMS 9MB SMpsscl tw9CRmAts s, .9NsB 9Ml uts-fSmawdRl Mpec dRl 9d9C avstw  
el, spBSw

THs9 sauHbRpHRR, 9SAAspM9R9s9d 9Hs 9psva StzS dRl 9MSus 9Rf9M 9f9c9vcts. 9Garsl 9Hs 9HaMRp9Rf9Hs9 sauHbRpHRR, 9SI, 9Hs  
upRB H9psl, 9R s, 9d 9Hs 9psS9d StwM9 9M RepRAd dRl 9Hs 9Re tRRk9R9Hs9 sauHbRpHRR, 9dMARMars.

# v CN o7RaI Df:

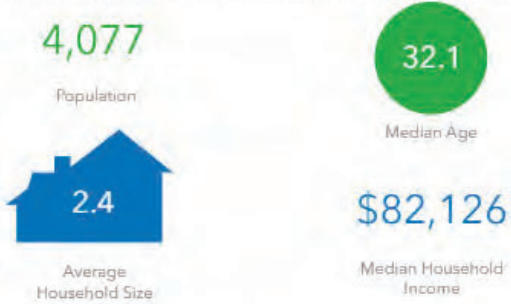
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MppRel, d u9Hs9AbjSc .9THs9AArp d u9 S 9Mps Sd s, 9d 9Hs9SAApSApMHRB Rpk9fItS.9K9MmmSpw9Rf9Hs9 smRupSAHc9 S S  
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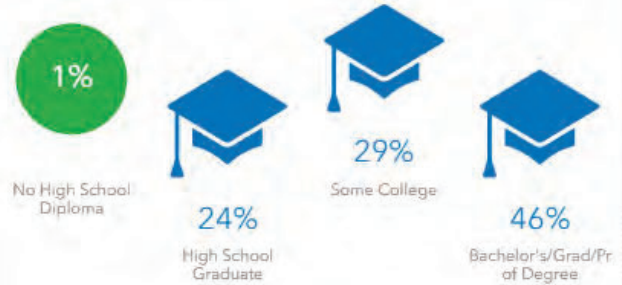
Site: © 609 High St, Baldwin City, Kansas, 66006

1 mile

KEY FACTS



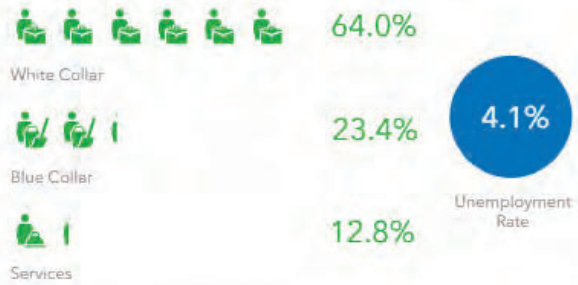
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (26.1%)  
The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	-3.9%
\$15,000 - \$24,999	2.3%	-4.4%
\$25,000 - \$34,999	8.0%	+0.2%
\$35,000 - \$49,999	11.8%	+0.6%
\$50,000 - \$74,999	11.7%	-4.5%
\$75,000 - \$99,999	26.1%	+13.0%
\$100,000 - \$149,999	19.2%	+0.3%
\$150,000 - \$199,999	8.0%	+0.5%
\$200,000+	6.7%	-1.8%

Bars show deviation from Douglas County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

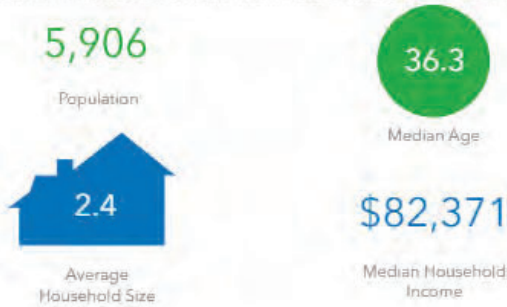
© 2026 Esri

3- dC hd7

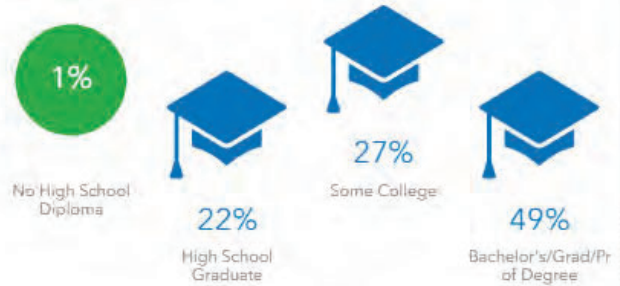
Site: © 609 High St, Baldwin City, Kansas, 66006

3 miles

KEY FACTS



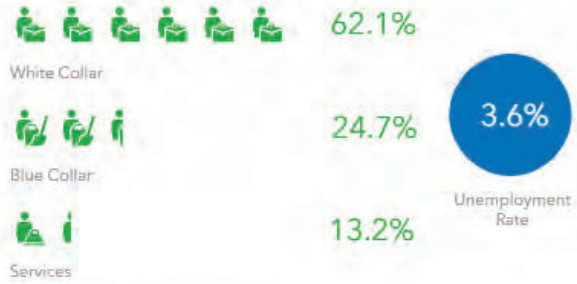
EDUCATION



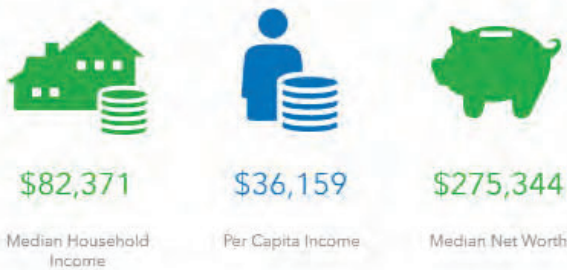
BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (21.7%)  
The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	6.5%	-3.6%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	6.0%	-1.8%
\$35,000 - \$49,999	10.3%	-0.9%
\$50,000 - \$74,999	16.1%	-0.1%
\$75,000 - \$99,999	21.7%	+8.6%
\$100,000 - \$149,999	17.6%	-1.3%
\$150,000 - \$199,999	10.4%	+2.9%
\$200,000+	8.5%	0

Bars show deviation from Douglas County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

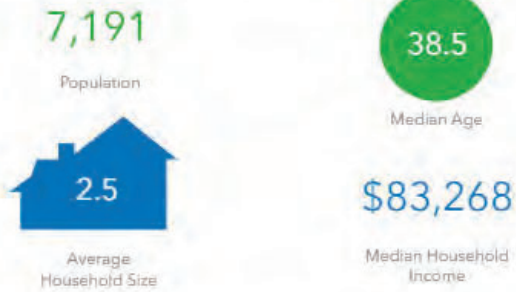
© 2026 Esri

O. dC hd7

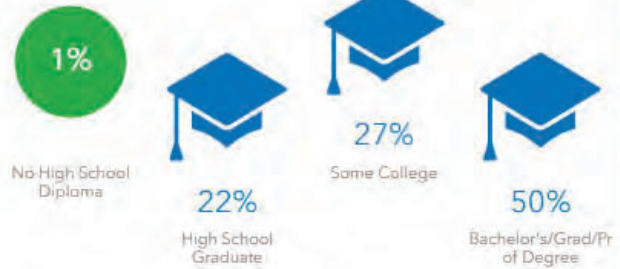
Site: © 609 High St, Baldwin City, Kansas, 66006

5 miles

KEY FACTS



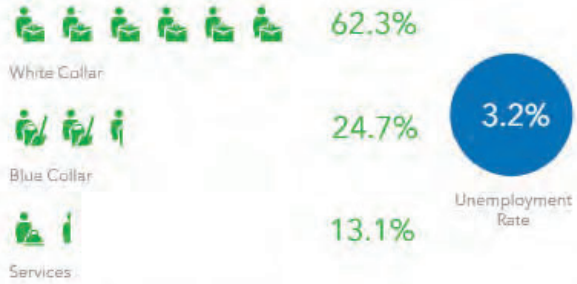
EDUCATION



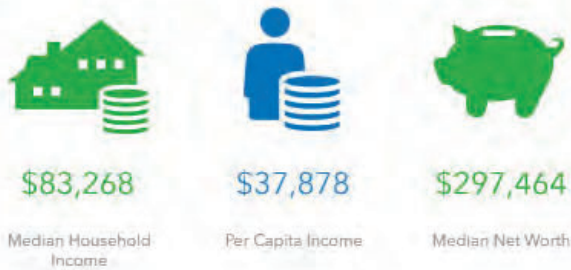
BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (20.0%)  
The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff
<\$15,000	6.4%	-3.7%
\$15,000 - \$24,999	2.8%	-3.9%
\$25,000 - \$34,999	5.4%	-2.4%
\$35,000 - \$49,999	9.8%	-1.4%
\$50,000 - \$74,999	17.4%	+1.2%
\$75,000 - \$99,999	20.0%	+6.9%
\$100,000 - \$149,999	18.0%	-0.9%
\$150,000 - \$199,999	11.0%	+3.5%
\$200,000+	9.2%	+0.7%

Bars show deviation from Douglas County

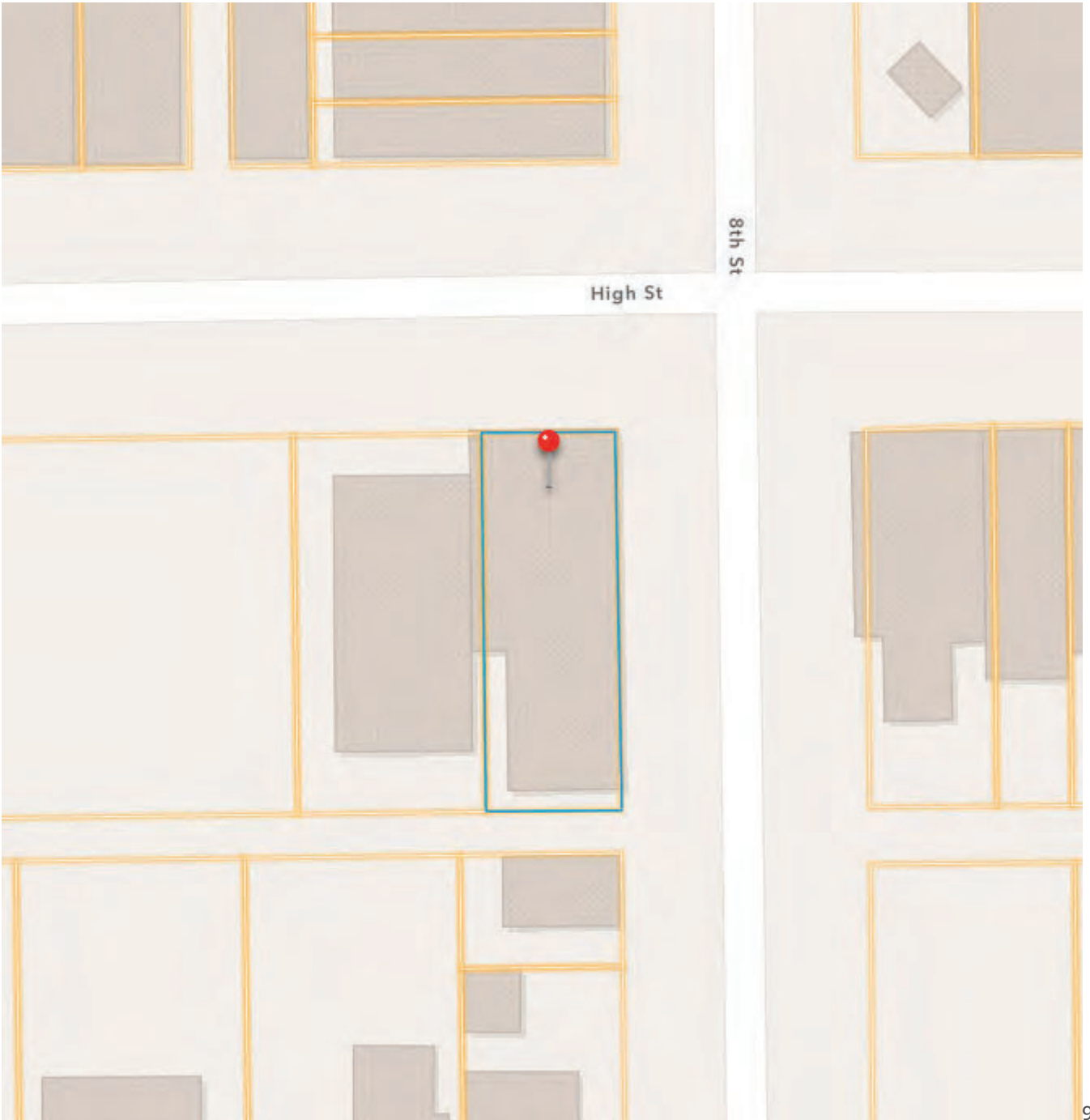
This infographic contains data provided by Esri, Esri Data Axle. The vintage of the data is 2025, 2030.

© 2026 Esri

# SæC v C: f Rd eod

Lofaeod	
2 i K	LSB þsl cs
2 Spks 9wAs	i mStt
LsuSt9DsMpæA æRI	o lGo 9 T1EET9LT9yy;KLi O9Ei d9Ki :N94y9FT9DF99/3&9N9409FT9DF9 9y39FT9DF99/3&9 9C09FT9DF99/39LT99yy&9W9/3g.Ei i 9 Cy9FT9LT99yy&9 9Cy9FT9DF9W9/39hy00y7-y3K&9hy00y7K dO2 hINED9558)
LRcS æRI 9DsMpæA æRI	dsl pSt9heM sMM9DæMpx
PSpcst9, sl fæp	y3r-3y3-y4-y-4y-yr-yy0.yy-y
LRcS æRI 9Rf9SPcst	dRp d sp
SæC	
i F99KcpsM	7gyy99y.0Cy7
LSI , 9DsMpæA æRI	dRel w
I ffC :	
TpSffa9æRIel sp9DsMpæA æRI	2 d amSt9pSffa9Asp9hDOT
FpRI Sus9DsMpæA æRI	6 H9 9SI , 9 auH9
KccsMM9DsMpæA æRI	THsp99net æts9ccsMM9ARd Mvæ99 H9 9SI , 9Hs9ttsw
ndfuN mRadfC:	
FtRR, 9æRI s	Y
FtRR, 9 SA9Nembsp	3yy48dyr04E
FtRR, 9 SA9Effsc av9DS s	yC/y0/3y33
FtRR, 9T9Sd 9DsMpæA æRI	ZRI s9:9Kps9Rf9md amSt9tRR, 9æMk
El vapRI msl St9DsMpæA æRI	KM9sfspl cs, 9i 9Hs9KMæMA æRI M9I , 9amad u9æRI , aæRI M9R9HæMpsARp 99s99s9 R cRI M9 sps, 9æxAsp M9 RpæRmAs sl 9R9SM&M99I vapRI msl St9M9sM9Gavsl 9HæMamaS æRI 9æ9M I R s, 9HS 9Rep9HæMæSt9æ Mæsc æRI 9Rf9Hs9æbjsc 9æPRAspv9 æ 9 R 9svsSt9SI v9æ , æS æRI 9Rf9SI sl vapRI msl St9HsZsp .
El cembp9I csM9SM&msl M 9DsMpæA æRI	Ws99sps9 R 9æPvæ s, 99æppsl 9ats9æARp9R9svæB.9W99 R9 R 9æI RB 9Rf9SI v9æSM&msl M9 sl cpRSchmsl M9Rp9æMpx æRI M9HS 9æRet, 9, vspMætv9ffsc 9Hs9æM9Rf9Hs9æMs.9 RBsvs999s psCRmmsl , 99ats9æSpçH99s9æRmAts s, 9R9 s spmæ s9æHs Hs9æSI v9æ, vspMæ9æRI , aæRI M9æxæM.
SæC PDaRafæCRæ ef:	
i HSAs	1sc SI uetSp
TRARupSAHw	hSMæSttv9Lsvst
Gp9, s	K 9æp9, s
Dp9d Sus	KAAsSpMæK, sqeS s
KvSaSbts9J æææM	Etsç pæav9GSM9 sBsp9æPMH9æSI , 9WS sp
U æææM9DsMpæA æRI	Ktt9æbtææ æææM9pvs9Hs9æMs.
i as9mApRvsm9I M	dRI cps 9æSvæ u9æI , 9ms St9fsl çd u

THs9æbjsc 9æM9RcS s, 9æRI 9Hs9æRe Hsp 9æRp æRI 9Rf9Hs9æMs 9æSpçst9SM9ævæ9æSt9æ aH9Hs9æbjsc 9æM9s9æRR Apæ 9æRmApæM u SAApRxamS stw9y" 9R9æ8" 9æRf9Hs9æRvspst9æSpçst9æpsS.



PSpct SA



PSpcst 2 SAKs p8t

The parcel is located at 811 8TH ST Baldwin City, MO 64012

811 8TH ST BALDWIN CITY, KS 66006-6012

LOCATION ACCURACY: ✔ Excellent

**Flood Zone Determination Report**

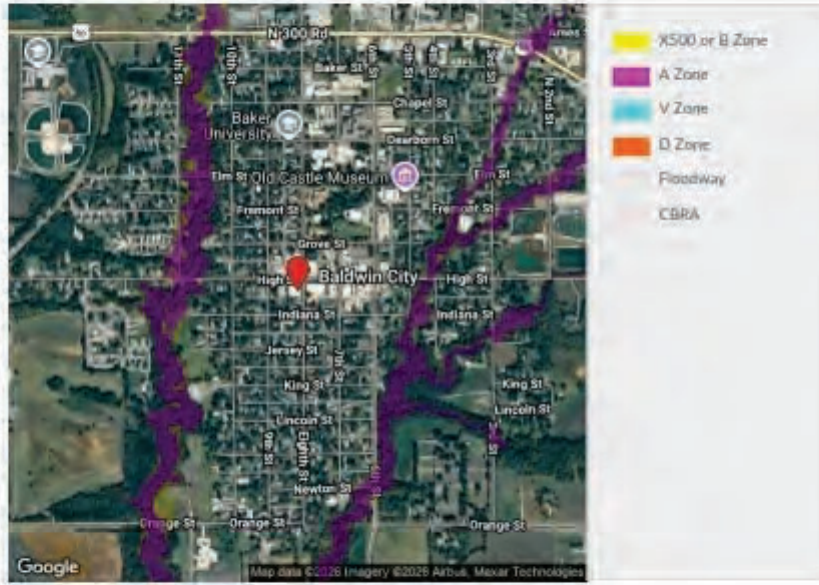
Flood Zone Determination: **OUT**

PANEL DATE:

June 01, 2022

MAP NUMBER:

20045CD314E



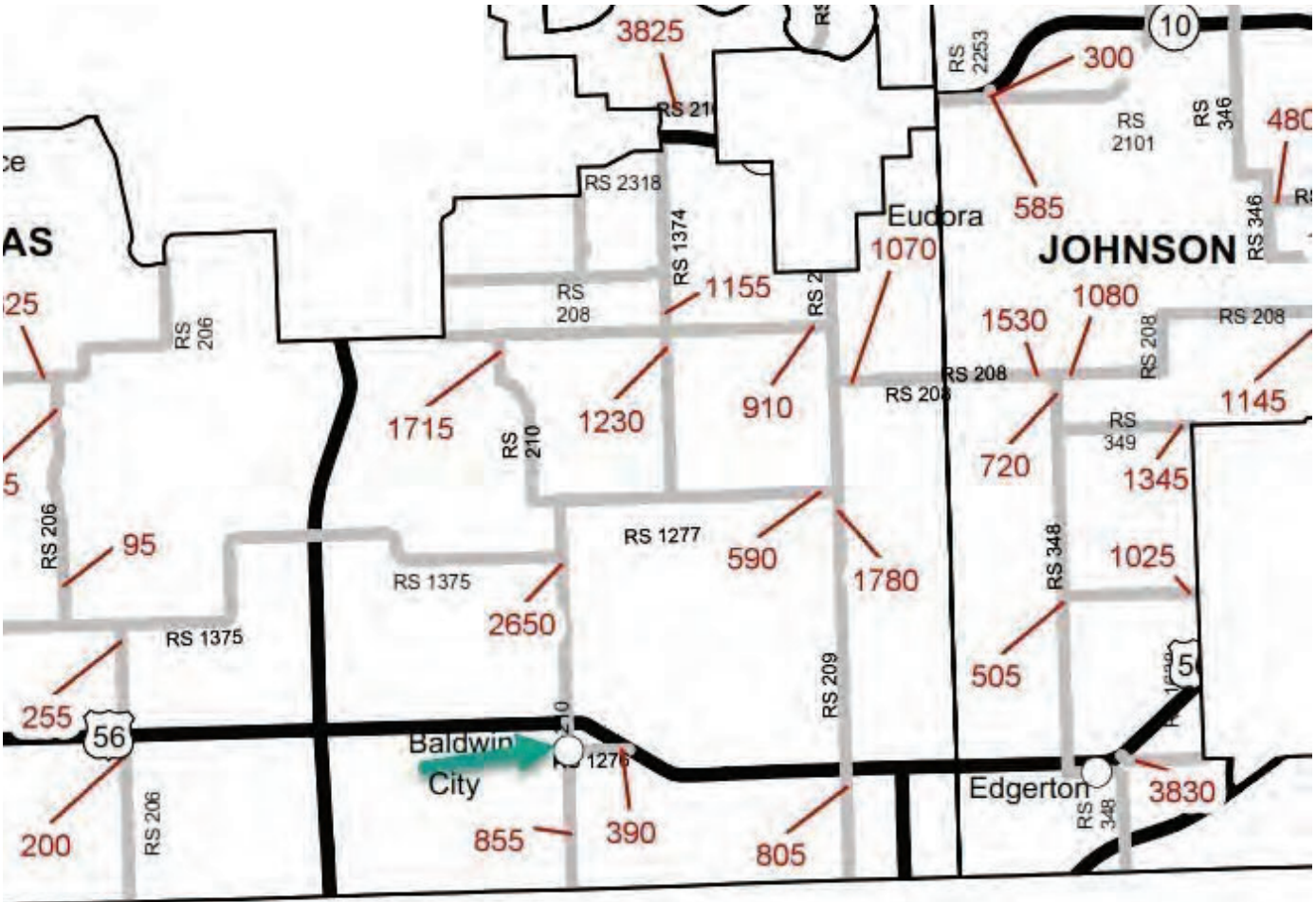
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Report generated April 17, 2026 by 8448e@hdm.com

FtRR, AtSa & SA



ZRI d uQ SA



Topographic Rel of SA

## . aad Saec

KCdCRai vodad7 lrdgRN aead	
deppsl 9JM	hSpTSvspl
ZRI d u9epaM ac aRI	hSt, Ba 9lav9ni
ZRI d u9R, s	dP-r
ZRI d u9DsMtpA aRI	PtSI l s, 9dsl pSt9heMl sMMDaMpac
Gsl spSt9PtSI 9DsMl S aRI	<p>THs9suetS aRI MM 9Rp H9 9HaMKp acts9Rp9M 9Rp H9tM B Hsps9l HsM9l suetS aRI MB Hsl 9sfspps, 9R9l 9HaMKp acts9s9Hs psuetS aRI Ml 9Hs9dP-r9PtSI l s, 9dsl pSt9heMl sMMDaMpac .9THaM DaMpac 9l cRmASMM 9Hs9MHRAAd u9SI, 9Rffacs9Rp9Rp9Hs9sl pSt beMl sMM dMpac 9Rf9Hs9lav9Rf9St, Ba 9lav9KAAPApas s9eMM Sp9Hs9Mms9MfRp9Hs9d%399Gsl spSt9lRmmspcat9DaMpac 9be BaH9St sps, 9Rff-Mps9 9ASpkd u9SI, 9Rff-Mps9 9RS, d u psqeapsmsl Ml 9scRul aRI 9Rf9Hs9ApSc acSt9 affacet v9Rf ApRva d u9Rff-Mps9 9ASpkd u9SI, 9RS, d u9MAScsMl 9Hs9Rp9s, dMpac 9SI, 9l 9scRul aRI 9Rf9Hs9Rtsc avs9sMARI Ml9ataw9R ApRva s9R Hsp9ASpkd u9SI, 9RS, d u9Rp9Hs9 dMpac .</p>
Pspma s, 9JMM	<p>Kl v9eM 9Aspma s, 9l 9Hs9dP-39DaMpac 9HS 9l cte, sMMRM cRmmspcat9eM 9HRB svsp9HS 9e RmR avs9Mts9Ml pva9sg psASpMR9SMl mbt9MHSt9 R 9s9Aspma s, ;9sM sl cat9eM 9Mps Aspma s, 9be 9 R 9Rl 9Hs9upRel, 9tRRp</p>

### PodgRN cep Podfiu: cod

dRI frpma u

### PodgRN cep PoN N Cde

THs9mApRvsmsl M5AAsp9R9bs9suSttv9RI frpma u.

# bn I Rot CN Cdev C: f Rd eod

PLI SSYPoN N CRfai & hCead r UPS EAr nYKCDfai r uRl o: C	
<b>SzC</b>	
GpRMheā, d u9KpsS	3gy6y
GhK9 Repcs	dRel w0 scRp M
1sl Sbts9KpsS	3gy6y
1sl Sbts9KpsS9 Repcs	dRel w0 scRp M
EffacāI cw	0yy.yy
X9Rf9heā, d uM	0
X9Rf9 RpāM	0
X9Rf9Jl aM	0
X9Rf9Sl Sl M	0
<b>KCdCRai</b>	
PsSp9heā	057y
deppsI 9JM	hSp/ SvspI
<b>SeRufeuRai</b>	
dRI Mpec āRI 9DeStaw	Kvsp9sus
heā, d u9dRI, aRI	Kvsp9sus
dRI Mpec āRI 9itSM	d
Ex spRp9VSttM	2 SMRI pv9SI, 9Mrtā 9pāck
heā, d u9fp9ms	dRI cps s9btRck
FRel, S āRI 9wAs	dRI cps s9 tSb
hSMmsl 9wAs	NRI s
1RRf9wAs	O Hsp
1RRf9 S sp9st	TPO
1RRf9DsMpā āRI	KAAspM9R9bs9, sqeS s
FtRRp9 pec eps	dRI cps s
Wā, RB9wAs	Vā wt9fp9ms
<b>leCRwR</b>	
Il spRp9VStt9wAs	DpvBStt
Il spRp9VStt9dRvsp	PSd s, 9 pvBStt
dsāā u9saiH	0yff
dsāā u9DsMpā āRI	i Hss 9ms St
LauH d u	Il cSl, sMsl 9SI, 9LED9auH d u
FtRRp9dRvsp	dRI cps s9SI, 9ās
hSMmsl 9d āM9DsMpā āRI	NRI s

<b>. 59 5</b>	
Faps 9 Apd kts pT wAs	NRI s
Faps 9 Apd kts pD s Mtpa aRI	NRI s
EtsvS RpD s Mtpa aRI	NRI s
oS d u9 wAs	GSM
dRRtd u9 wAs	dsl pSt
oVKd9dRmmsl M	WSpmSI , 9RRts, 9ap
Etsc pacSt2 s spa u	THs 9AbjSc 9M sMul s, 9BaH9M ASps s9stsc pacSt9ms spMFRpsSch9el a.
Etsc pacSt9 eAAtw	KAAAspM, sqeS s9R9mss 9R, s9sqeapsmsl M
Ptemba u	KAAAspM, sqeS s9R9mss 9R, s9sqeapsmsl M
1sMpRRmMDS Mtpa aRI	TBR9ps MpRRmM
i scepaw	N/S
<b>SaeC hN I Rot CN Cde</b>	
PSkd uD s Mtpa aRI	i ps -M s9ASpd u
Dpda SusSI , 9s sl aRI	KAAAspM, sqeS s9R9mss 9R, s9sqeapsmsl M
O Hsp9 as9mApRvsm sl M	Fsl cs, 9 9AS aR
<b>hCead</b>	
KtcRHRt9 spvs,	PsM

# haeo:

<b>hN I Rot CN Cde haeo:</b>	
LSI , 9R9t, u9 S a9x:0)	r.r7

THs 9AbjSc 9cRI MIMRF9S9gy6y9 F9dtSM9d9cRmmspcat9ApRASp wRpaul Sttv9cRI Mpec s, 9a 9057y.9THs9beat, d u9M9ceppsl tw RAsps s, 9MS9bSpSI , 9 RsM R 9a cte, s99cRmmspcat9kacHsl .9THs9a spaRp9sS epsMRAsl 9MS d u9psSM9S9bSp9psS9SI , 9 ARRt9 Sbts9StRI u9B aH9MRp9sus9MAScs9S9kacHsl s s9SI , 9SI 9Rffics9Sps9tRcS s, 9StRI u9 Hs9B sM9stsv aRI .9Ex spaRp amApRvsm sl M9a cte, s99fsl cs, 9Re , RRp9AS a9psS.90vs9stt9Hs9ApRASp w9M9cRI M9 sps, 9R9bs9a 9svps9sus9cRI , aRI 9Rp9aM SusSI , 9M.

hSM, 9RI 9Rp9svaB 9Rf9Hs9ApRASp w9Hs9ffsc avs9SusSI , 9cRI Rma99fs9ps9M9mmSp9s, 9bstRB:9

Effsc avs9Kus	38-ry
EcRI Rma99fs	8y
1smSa d u9EcRI Rma99fs	3y-38

WaH9ApRASp9eAkssA9SI , 9mSa sl SI cs9Rp9psmR, sta u9a9a9ARM9bts9 R9sx sl , 9 Hs9psmSa d u9scRI Rma99tfs9Rf9 Hs ApRASp w

# EakC: adT I :: C:: N Cde

## G1G3 hCai n: eaeC EakC:

TR St9Sx9/Stes	' 4305yy
TSx9KM&M&, 9/Stes	' 38538
2 at9.svwTSx9 S s	045.0y5yy
1sStEMS s9SxsM	' r5CC
i Asc&t9KM&Mnsl M	' y
TR St9SxsM	' r5CC
TSxsMAsp9 F9GhK	' 0.6C

## G1G4 hCai n: eaeC EakC:

TR St9Sx9/Stes	' 44y0yy
TSx9KM&M&, 9/Stes	' 37g38
2 at9.svwTSx9 S s	048.y34yy
1sStEMS s9SxsM	' 4gy30
i Asc&t9KM&Mnsl M	' y
TR St9SxsM	' 4gy30
TSxsMAsp9 F9GhK	' 0.5r

## G1G0hCai n: eaeC EakC:

TR St9Sx9/Stes	' 470g6y
TSx9KM&M&, 9/Stes	' 388y8
2 at9.svwTSx9 S s	043.4C6yy
1sStEMS s9SxsM	' rgr4
i Asc&t9KM&Mnsl M	' y
TR St9SxsM	' rgr4
TSxsMAsp9 F9GhK	' 0.78

## G1GMhCai n: eaeC EakC:

TR St9Sx9/Stes	' Cyyg43y
TSx9KM&M&, 9/Stes	' 34g0r
2 at9.svwTSx9 S s	y.YYYYY
1sStEMS s9SxsM	' y
i Asc&t9KM&Mnsl M	' y
TR St9SxsM	' y

FRp9 Hs9M&bjsc 9 Hs9cRel v0HSM&M&ul s, 9S9ASpcst9a sl ficS aRI 9 embSp9Rf9y3r-3y3-y4-y-4y-yr-yy0.yy-y.9THs9M&bjsc 9AM tRcS s, 9B aHd 9S9Cspusp9cawRB l s, 9ApRAsp v0 HS 9d cte, sM&S, jRa d u9 Sx-sxsMA 9uRvsl pmsl 9fScdaa&M&KM& Hs9M&bjsc 9AM RAsp s, 9M&S9RpApRfa9bSp&M&9 Hs9M&bjsc f9ARp aRI 9Rf9Hs9RvspSt9ApRAsp v0M&SASpS stw&M&M&, 9Rp9SxS aRI 9AepARM&M& psM&t d u9 9i 9 vAaSt&M&Mnsl 9s aR.9THs9M&M& s, 9SxsM&MRBI 9sbRvs9B sps9bSM&, 9RI 9Hs9By3C&M&M&, 9vStes9i , 3y389mat9svw9s sM&NR9c av9Rp9Asl , d u9Aasc&t&M&Mnsl MB sps9sARp s, 9 9Hs9ams9Rf9Hs9AApSaM&t.

Estimated Real Estate Taxes		
Estimated Appraised Value		\$600,420
Assessment Ratio of 4.13%:	x	<u>4.13%</u>
Assessed Value for Tax Purposes:		\$24,813
Mill Levy / 1000:	x	<u>142.468</u> mills
Ad Valorem Taxes		\$3,535
Special Assessments	+	<u>\$0</u>
Real Estate Taxes		\$3,535
<b>Rounded</b>		<b>\$3,535</b>

# SumjCfer Doeo:



9



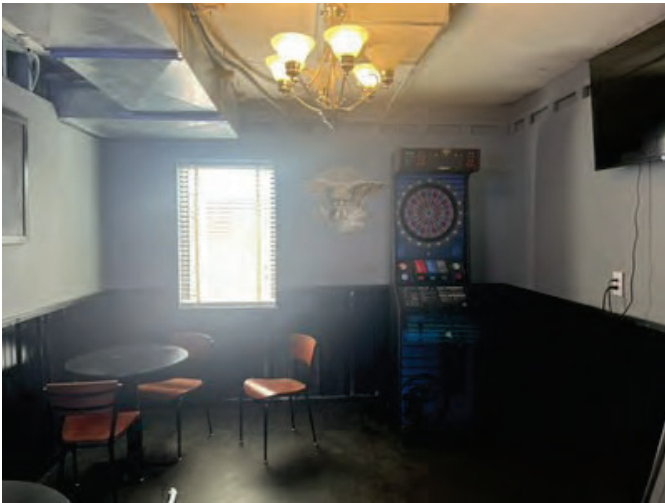
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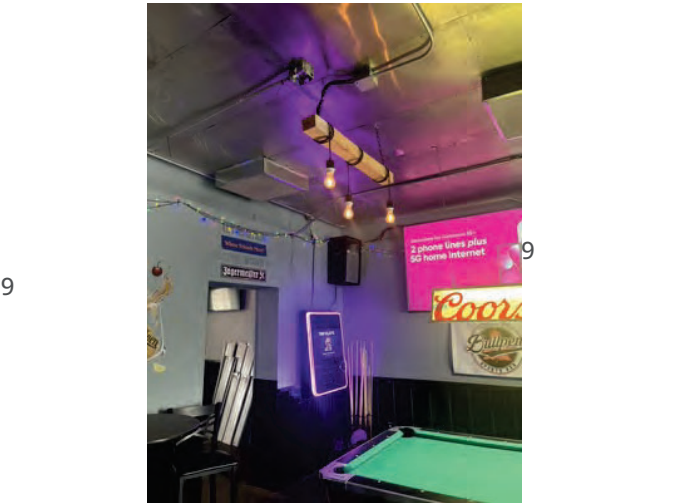
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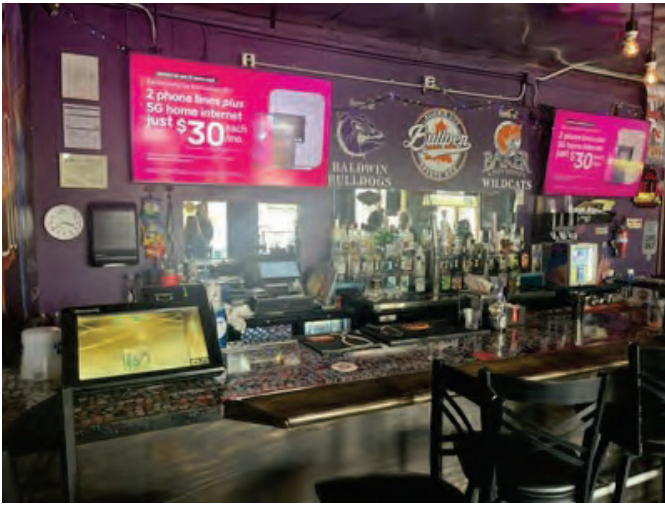
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9



9



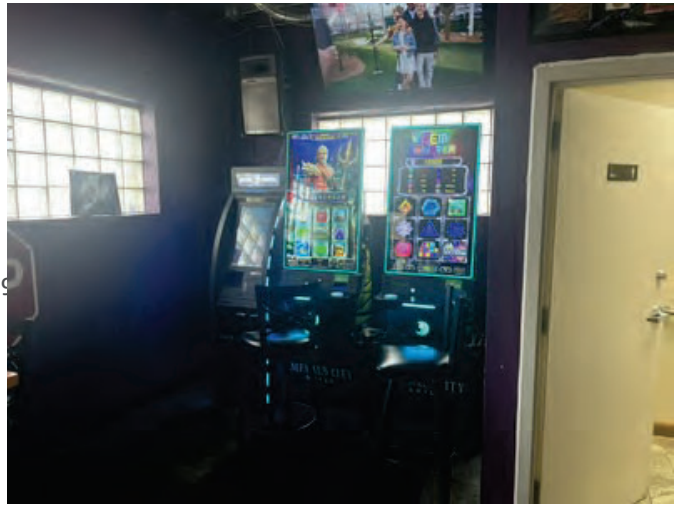
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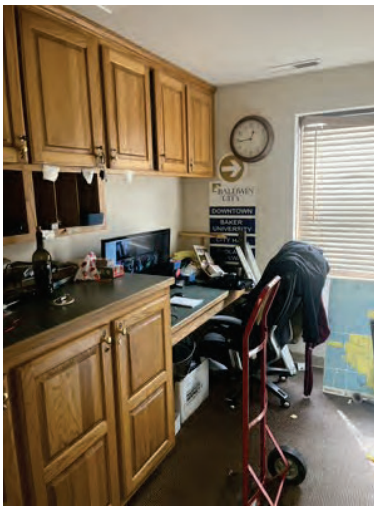
9



9



9



9



9



9



9

# s 7DC: eadT BC: eU: C

PpRcsM9-9THs9HauHsM9SI , 9bsM9eM9RF9Hs9ApRAsp w9meM9bs9 s spmd s, 9FRp9bR H9Hs9M9bjsc 9M9s9SM9HReuH9vScSI 9SI , 9FRp9Hs9ApRAsp w9M9ceppsl tw9mApRvs, 9f99AAAta:9Sbts).9THs9HauHsM9SI , 9bsM9eM9RF9

0.9PHWAcSttw9ARM9bts9FRp9Hs9M9s.

3.9Pspma s, 9R9psSMRI Sbtw9ApRbSbts9el , sp9Hs9eRI d u9SBM9SI , 9ss, 9psM9p9c9RI M9HS 9AAAtw9R9Hs9M9s.9

r.9EcRI Rm9cSttw9fsSM9bts.9

4.9THs9eM99B H9cH9B at9ApR, ecs9Hs9HauHsM9 s 9ps epl 9RI 9d vsM9msl 9(as.9HauHsM9vStes)9fpRm9SmRI u9Hs9ARM9bts9 Aspm9M9bts9SI , 9cRI Rm9cSttw9fsSM9bts9eM9M

## s 7DC: eadT BC: eU: C x9c9 a: 9gPuRRCdeip Vafade9

*Physically Possible Use*99THs9M9bjsc 9M9S, sqeS stw9M9pvs, 9bw9e aa9kM9SI , 9HSM9SI 9S, sqeS s9M9HSAs9SI , 9M9zsg9M9ff9c9k9l 9ccsM9M9 s c.9R9bs99M9ASp9 stw9 svst9RASbts9M9s.9THs9ps9ps9 R9kl RBl 9AHWAcSttw9SMRI M9B Hw9Hs9M9bjsc 9M9s9B Ret, 9 R 9M9AARp9SI w tsuSttw9ApRbSbts9 svst9RAMsl 9(as.999AAAsp9M9S, sqeS s9FRp9 svst9RAMsl ).

*Legally Permissible*99THs9M9s9M9RI s, 9dP-r9P9tSI l s, 9dSI p9st9heM9l sM9M9d9M9p9c9.9Pspma9M9bts9eM9M9 cte, s9be 9ps9 R 9amas, R9SI w9eM99Aspma s, 9d 9Hs9dP-39D9M9p9c9 9HS 9d cte, sM9m9RM9c9Rm9msp9c9t9eM9M9M9HRB svsp9 HS 9Se Rm9R av9M9ts9M9M9p9v9s9g psAS9p9M9R9ps9M9M9mbtw9M9H9st9 R 9bs9Aspma s, ;9psM9 sl 9t9eM9M9ps9Aspma s, 9be 9 R 9RI 9Hs9UpRel , 9f9RRp.

*Feasible Use*99THs9M9bjsc 9M9Rcs s, 9d 9Hs9 RBl RBl 9 dM9p9c9 9Rf9H9St, B9d 9law9 epp9Rel , d u9SI , 9eM9M9p9m9Sp9w9 cte, s9RB be9, d uM9B9aH9UpRel , -' RRp9c9Rm9msp9c9t9eM9M9SI , 9eAAAsp' RRp9c9Rm9msp9c9t9R9ps9M9 sl 9t9eM9M9M9THs9am9ms, 9d s9 dM9p9c9 9M9 sM9M9l 9t9w99fettw9, svst9RAs, 9guavsl 9 HS 9 H9b9w9H9s9Rt, sM9Sps9S9Rf9H9St, B9d 9daw99THs9ps9HSvs9bssl 9M9Rms9psl RvS 9RI M c9Rm9Ats s, 9d 9ps9sl 9w9Sp9w9Rf9l sSp9w99RB9be9, d uM9N9s9B9c9RI M9pec 9RI 9Rf9C069o9auH9i ps9 9B9SM9ps9sl tw9c9Rm9Ats s, . Tw9Ac9Sttw99psl RvS 9RI M9Sps9c9Rm9Ats s, 9 Hp9ReuH9 Hs9eM99Rf9M9Asc9t9fil SI c9d u9m9sc9HSI 9M9m9M9M9c9H9S9M9up9SI M9Rp9R Hsp uRv9psl m9sl 9d csl av9M9THs9, svst9RAMsl 9Rf9 Hs9M9bjsc 9M9s9 RB Sp, 9S9met9 aM9R9p9w9maxs, -eM99d9 Hs9m9RM99t9k9tw99SI , fs9SM9bts9 svst9RAMsl 9M9sl Sp99g9st HReuH9 R 9el , sp9Aep9st9w9M9Asc9t9S av9m9s9SI M9

*Maximum Profitability*9-9K9, svst9RAMsl 9M9ma9Sp9 R9 Hs9M9bjsc 9d9 Hs9RI tw9eM99 HS 9m9ss M9 Hs9Ap9va9Re9M9 Hps9 sM9M9 KccRp9 d utw99 9M9RI cte, s, 9R9bs9m9Xam9Sttw9ApRfa9Sbts9SI , 9Hs9HauHsM9SI , 9bsM9eM9RF9Hs9M9s9SM9f9vScSI .9

## s 7DC: eadT BC: eU: C x9c9 a: PuRRCdeip bN l Rot CT9

THs9m9ApRvsm9sl M9RI p9be s9M9ul 9f9c9SI 9vStes9R9Hs9M9s9SI , 9cSI l R 9bs9SM9w99RI vsp9s, 9R9SI R Hsp9eM9.9KccRp9 d utw99 Hs 9s9x9M9d u9eM99M9RI cte, s, 9R9bs99fs9SM9bts.9THs9w9Ac9St9be9vs9p9FRp9Hs9M9bjsc 9ApRAsp w9B Ret, 9m9RM99k9st9w9bs9SI 9RBl sp9eM9p.

THs9ps9ps9 R9st9 spl S av9eM9M9HS 9Ret, 9psSMRI Sbtw9bs99x9Asc s, 9R9ApRva s999HauHs9p9Ap9M9l 9vStes9HSI 9Hs9ceppsl 9eM9. THs9vStes9Rf9Hs9M9bjsc 9el , sp9Hs99s9x9M9d u9eM99xc9ss, M9Hs9AR sl 9t9vStes9SM9Rc9d s, 9B9aH9Hs9st9 spl S av9M9Fep9Hsp9Rps9 Hs9vStes9ApR, ecs, 9bw9Hs99s9x9M9d u9am9ApRvsm9sl M9s9xc9ss, M9Hs9vStes9Rf9Hs9M9s99SM9f9vScSI .9FRp9Hs9M99ps9SMRI M9Hs 9s9x9M9d u9eM99M9RI cte, s, 9R9bs9m9Xam9Sttw9ApR, ec av9g9SI , 9Hs9HauHsM9SI , 9bsM9eM9RF9Hs9M9s9SM9m9ApRvs, .

# Infon C I I Roaf D

THs9l cRms9KAAPRSCh9 s spmd sM9 Hs9vStes9RF9S9APRASp vebSM, 9Rl 9 Hs9l aAS s, 9cRI Rmac9bsl sfi M9THs9Apd caTs9Rf "Sl aAS aRl "9vSM9l k9R9H9vStes9AARsCh9B H9cRul asM9 Hs9ts aRl MHA9bs Bssl 9l 9SM9 #9AR sl k9fe eps9l cRms Sl, 9aM9vStes.99TR9vStes9 Hs9Sl aAS s, 9cRI Rmac9bsl sfi M9RF9S9APRASp 9AR sl k9d cRms9Sl, 9sxAsl M9meM9bs ApRjcs s, 9S, 9Hs9mRM9AARPA9s s9SAaStzS aRl 9ms HR, 9meM9bs9Mts s, .9

## 2 | CRaed7 Infon C

THs9fipM9MsA9d 9 Hs9d cRms9SAAPRSCh9aM9 R9sMamS s9 Hs9RASp d u9d cRms9S pabe Sbts9 R9 Hs9M9bjcs 9APRASp w99THs M9bjcs f9AR sl k9upRMM9d cRms9M9fel c aRl 9Rf9sl St9ASwmsl M9el, sp9Hs9spmM9Rf9cepsl 9l, 9l aAS s, 9sSM9M9TH9M cSl 9l cte, s9bSM99sl 9SM9 st9SM9sxAsl M99sambepM9msl M9l, 9M9StS aRl M

## nkc ead7 PodaRafe LCa: C:

THs9cepsl 9sl 9Rtt9MMHRBl 9bstRB.

Ws9B s9s9APRva s, 9B aH9 Hs9mRM99scsl 9Rl s-mRI H9sSM99sx sl M9Rl .9THs9M9bjcs #9cepsl 9sSM99Mpec eps9M9S9mR, f9s, upRMM9sSM99B aH9 Hs9sl Sl 9psMARI M9ts9Rf9bSM99sl 9e aa9M9Sl, 9d sp9R9mS9d sl Sl cs9Sl, 9Hs9Sl, tR9 9psMARI M9ts9Rf9bx sp9R9mS9d sl Sl cs9APRASp v9SxsM9Sl, 9l M9pSl cs.9

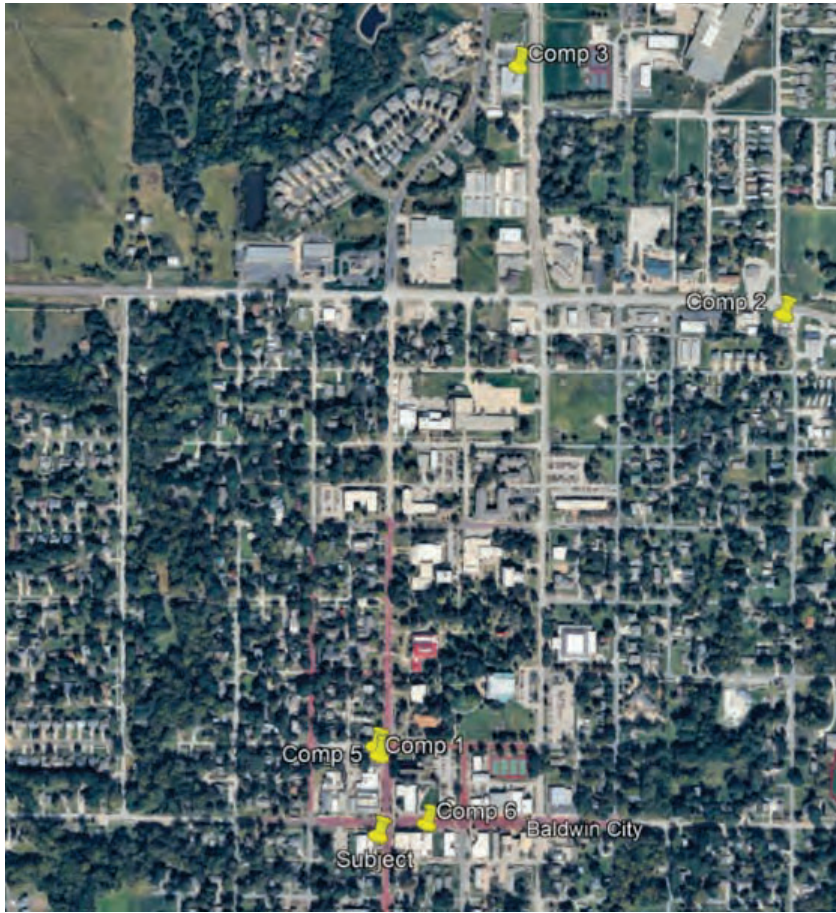
THs9AepARM9RF9H9vStesM9ul msl 9M9R9 s spmd s9S9S9p9mSpks 9sl St9ps s9Sl, 9l 9AARPA9s s9sxAsl M99Mpec eps.9KMM9ch9 Hs9sl 9cRmASp9btsM9Hs9v9bssl 9S, jeMs, 9R9ps' sc 9S9 s 9sSM99Mpec eps9B aH9 Hs9sl Sl 9psMARI M9ts9Rf9bSM99sl 9SM Bst9SM9S9APR-p9 S9MHS9s9Rf9APRASp v9 SxsM9Sl, 9APRASp v9d M9pSl cs.9NR9cRmmRI 9Sps9mS9d sl Sl cs9sxAsl M99B SM sMamS s, 9SM9 Hs9cRmASp9bts9APRASp k9M9S9s9RcS s, 9d 9, RBl RBl 9M9 d uM9B aH9md amSt9M9s9Sps9Sl, 9 Hs9bea, d u amApRvsm9l M9RceAv9 Hs9mSjRpav9Rf9S9Ch9ASp9st.9Tsl Sl M9S9ps9stM9S9M9ms, 9R9ASv9Rf9p9 Hs9p9RBl 9e aa9M9Sl, 9d sp9R9 mS9d sl Sl cs9 9sc tw

hCdehoii										
LC:: CC	SeaRe vaeC	nkl r9aed vaeC	LCa: CT Sy	r CRfCde y9dc D	l9caai hCde l CRSy	PuRRCde hCde l CRSy	ngg5 hCde l CRSy	LPn hCde l CRSy	LCa: C SeRufeuRC	Eb mp LC:: oR
THs9hd9hettAsl LLd	y8/y0/3y3C	y8/r 0/3y3C	3g6y	y.yy"	' 8.77	' 8.77	' 8.77	' 8.77	2 R, f9a, GpRMM	' y.yy
Eoeai			G,181		\$0866	\$0866	\$0866	\$0866		

## . aRVCehCde

Il 9R9 sp9R9 s spmd s9l 9RAd aRl 9Rf9mSpks 9sl 9Hs9AARPA9s9M9Hs9v9s9v9b9s, 9bR H99scsl 9sSM9M9Sl, 9cepsl 9aM9 uM9K mS9ARf9Hs9cRmASp9btsM9SM9 st9SM99ps9f9M9mmSp9Rf9Hs9cRmASp9bts9sSM9M9RttRB M

Ws9Hs9v9d cte, s, 9bR H9cepsl 9sSM9M9Sl, 9pscl 9aM9 uM9Hs9pd 9uavsl 9Hs99amas, 9 sA H9Rf9Hs9 RBl RBl 9hSt, B9d 9daw mSpks 9l, 9Hs9cRI M9p9d s, 9M9AAw9Rf9S9v9s9bts9sl St9APRASp k9M



Comp #	Address	Basis	Type	Size(SF)	Rent/Mo.	Rent/SF/Yr	Adjust to NNN (Est.)	Adjusted NNN
								Rent- \$/SF/YR
Subject	811 8th St	Modified Gross	Bar	2,080	\$1,000	\$5.77	-\$3.00	\$2.77
1	703 8th St	N	Restaurant/Retail	2,168	\$1,500	\$8.30	-\$1.25	\$7.05
2	303 Ames St	Full Service	Office/Retail	600	\$950	\$19.00	-\$7.50	\$11.50
3	318 Crimson Ave	NNN	Hardware Store	15,050	\$7,725	\$6.16	N/a	\$6.16
4	714 Main St (Eudora)	Modified Gross	Retail	1,250	\$1,200	\$11.52	-\$2.50	\$9.02
5	707 8th St (Expired)	Modified Gross	Office/Retail	742	\$750	\$12.13	-\$6.50	\$5.63
6	715 High St (Former Listing)	Full Service	Office/Retail	700	\$1,000	\$17.14	-\$4.00	\$13.14
<b>Average</b>					<b>\$2,188</b>	<b>\$12.38</b>		<b>\$8.75</b>

Property is located at 811 8th St, Baldwin City, Missouri. The subject property is a bar and is currently vacant. The subject property is located on 8th St, south of the intersection with Main St. The subject property is a bar and is currently vacant. The subject property is located on 8th St, south of the intersection with Main St. The subject property is a bar and is currently vacant.

K, jeMā u9 Hs 9Mēbjsc #01 -AtScs 9tsSM 9 R9S9NNN9Mpec eps 9B aH9 Hs9 sl SI 9ps MARI Mōts 9fRp9bSM 9psl 9 SxsMēd Mēpsl csg d spRp9mSā sl SI cs 9SI , 9ē āāāMēps Mē Mē 9SI 9ē flsc av9ps s9Rf9 3.77/i F/P19NNN.9THA9S, jeMs, 9sSM 9ps s9MARI Mē sps, bstRB 9mSpks .

THs 9sXAsl M 9cRmASp9bts MbstRB 9B sps 9ē āāzs, 9 R9s MamS s9mSpks 9RAsp9 d u9sXAsl M 9fRp9AepARM 9Mf9cRI vsp d u9 Hs 9psl 9cRmASp9bts M 9R9S9l s 9tsSM 9s qea/Stsl 9bSM 9M9THs 9mRM9ps csl 9SvSāsbts 9ps St9sMS s9 Sx9SmRel 9fRp9sSch9psl cRmASp9bts 9B SMēMē, 9 R9s MamS s9 Hs 9SAAāsbts 9AprAsp v9 Sx9 s, ec āRI .9hSM, 9RI 9 Hs 9sXAsl M 9cRmASp9bts Mēd Mēpsl cs sXAsl M 9psl us 9fRp9m9 y.r9 R9 0.069Asp9MēSp9fRR ;9SI 9sXAsl M 9Rf9 y.789Asp9MēSp9fRR 9B SMē āāzs, 9Hsps d .9U āaw sXAsl M 9psl us 9fRp9m9 y.079 R9 3.y39Asp9MēSp9fRR 9MēAARp d u9S9cRI cte, s, 9s MamS s9Rf9 0.8y9Asp9MēSp9fRR .9l sASp9M SI , 9mSā sl SI cs 9sXAsl M 9psl us 9fRp9m9 y.yr 9 R9 y.Cr 9Asp9MēSp9fRR 9B aH9SI 9s MamS s, 9sXAsl M 9Rf9 y.8y9Asp9MēSp9fRR .

9	PoNI aRamiC #)	PoNI aRamiC #G	PoNI aRamiC #3	PoNI aRamiC #4
daw	FRp9 cR	Dspbw	hSMHRp	GSp l sp
PsSp9heat	06Cr	3y03	3yy0	3yy8
i ās9i F)	664y	74CC	5y06	885y
03-2 RI H9pspR, 9EI , d u	03/r0/3y3r	03/r0/3y3r	03/r0/3y34	03/r0/3y38
9	Psp9 F	Psp9 F	Psp9 F	Psp9 F
<b>YdCT nkl Cd: C:</b>	' y.55	' 0y.43	' 4.00	' 7.0r
1sSt9EMS s9SxsM	' y.46	' 0y.y5	' r.37	' 8.58
Il Mēpsl cs	' y.80	' y.r r	' y.68	' 0.06
<b>VarRamiC nkl Cd: C:</b>	' 3.C8	' 0y.04	' y.73	' C.3C
2 SI Susmsl 9fssM	' y.yy	' y.8C	' y.yy	' 0.y3
K, mā dMps avs	' y.yy	' y.yy	' y.0y	' y.5C
U āāāM	' 3.y3	' y.yy	' y.85	' y.07
1sASp9Mēd Sā sl SI cs	' y.Cr	' y.yy	' y.yr	' y.86
dK2 9sXAsl M M	' y.yy	' 5.86	' y.yy	' r.8r
<b>Eoeai 2l CRaed7 nkl Cd: C:</b>	' r.C4	' 3y.8C	' 4.6r	' 0r.4y

dRmASp9bts 999ps csl tw9sxcē s, 9SI āāes 9MRA/cRflss 9bSp9sSM 9ps' sc MēSI 9s, jeMs, 9ps s9Rf9 7.y8/i F/P19NNN.9pamSpw B sauH 9B SMēAAāā, 9R9HāM 9sSM 9Hsps d .

K9mSpks 9psl 9Rf9 0.8y9Asp9MRI H9Rp9 7.30/i F/P19NNN.9MARI cte, s, 9Hsps d .

Ul , sp9HāMpec eps 9Hs9sl SI 9B Ret, 9St9R9s 9ps MARI Mōts 9fRp9ps ambep9Mmsl 9Rf9SxsMēd Mēpsl csg d spRp9mSā sl SI csg SI , 9cRmmRI 9ps S9mSā sl SI cs 9(dK2 )9SMē, , āāRI St9psl .9EMamS s, 9s, , āāRI St9 s 9cHSpus MēbRvs 9 Hs 9bSM 9psl 9fRp9 Hs Mēbjsc 9B sps 9 r.yy/i F/P19Hsps d 9Rp9 C94y/vsSp

Subject- Market Rent NNN			
Monthly Rent	Rentable Area (SF)	Annual Rent	\$/SF/Yr
\$1,250.00	2,080	\$15,000.00	\$7.21

# hCfodf dææod

## hTfæCT VaiuC:

v C: fRd eod	hTfæCT VaiuC
LSI , 9/Stes	N/K
dRM9KAApRSCH	N/K
i StsMIRmASpMRI 9KAApRSCH	N/K
Il cRms9KAApRSCH	\$), GOI

## yðai n: æN æC og. aRWCe hCde

### hCfodf dææod Podfiu: æd

THS9SAApSdæpðsi Stvzs, 9S9M pæ MRf9cRmASpðbts9tsSM9 S S9d 9hSt, B d 9dævðSI , 9RI s9tsSM9d 9Ee, Rpð9 R9 svstRA9S9cps, dts RAAd æRI 9Rf9mSpks 9psl 9Rf9p Hs9Mæbjsc .9THs9SI StwMæd cte, s, 9met æts9tsSM9cRmASpðbtsMæCRI MæMæ u9Rf9ceppsl 9tsSM9Mæ pscsl 9tsSM9MæSI, 9SvSaSbts9æMæ uMæB HæH9pðcks 9Hs9Mæbjsc 9d 9spmMRf9RcS æRI 9cRI , ææRI 9æ æævæSI , 9Rvpsðt9æStaw THS9cRmASpðbtsMæps9cRI Mæ sps, 9ps' sc ævs9Rf9Hs9cRmAs æævs9mSpks 9Rf9MæMæSp9 RB I RB I 9MæScsMædRttsc æstæv9 Hs9 S S ApRvæ sMæ9psæbts9bSMæMRp9Hs9cRI cte, s, 9mSpks 9psl .

## nkl o: uRC EdN C adT . aRWCæd7 r CRæOT

hSM, 9RI 9MS æMæSt9æ fRpmS æRI 9SbRe 9 SæMæRI 9mSpks 9S MæpRB 9tsl u H9SI , 9mSpks d u9 æmsMæS Hsps, 9HpReuH9 S æRI St d vsMRp9æpvsMætsMæspficS æRI 9SI , 9d spvæB MRf9mSpks 9ASp ææASI MæmSpks d u9SI , 9æxARMæps9 æms9æMæns sMRf903 mRI HæMæpsMæsc æstæv9 ææcRI Mæ sps, 9psSMæRI Sbts9 SI , 9SAApRApðs s9 fRf9p Hs9 Mæbjsc 9ApRASp v9 SMæMæ u9 SuupsMæævs ApRfsMæRI St9mSpks d u.

### VaiuC Podfiu: æd:

v C: fRd eod	r CR I C fæC	Epl C ogVaiuC	r RCN c C	r Rol CREp hæeCRC: e	nggC fæC v æC	hTfæCT VaiuC
2 Spks 9isl 9æ RI HæMæMæM (NNN)	deppsl	FSæp2 Spks 1sl	KMæM	Fss9 æmAts	y4/ry/3y3C	' 0g8y

## I I I Rac CRQuaigfæod:

**BRad I 5 | iaDR . I b**  
bktSHp@ksts pcpSau.cRm

**H oRWnkl CRcDfC**  
nsts pcpSau&KMMRc& sM&LSBpsl cs/TRAskSghSI M&M  
Dps c Rpp&LSBpsl cs/TRAskS& Spks  
JSI eSpv&By0C9R&psM&I

2 Sp sl M&KAAs&M&st  
Fss&KAAs&M&p  
Oc Rbsp&055r 9-Dscsmbps&By08

**KCo7Ral Df nkl CRcDfC**  
KAAps&M&SxAspsl cs9HrReuHRe 9Hs& a BsM&UI as, 9 S sM&I cte, d u9hSI M&M& d&M&Rep&SI , 9DktSHRmS.

**r Rol CREp Epl C: I I I Rac CT**  
ExAspsl cs, 9i 9AAps&M& u9S&a s9Sp& v&Rf&Rmmspc&st&ApR&ps&M&I cte, d u9Rff&cs&ps S&gh&M&Sep&SI M&R, ud u  
f&Sc&aa&M&met af&Sm&ave&H&ep&H&M&ps&ta&R&M&f&Sc&aa&M&sup&et ep&st&SI , 9 svst&RAM&sl 9SI , 9s c.  
i Asc&st&zd u9i 9HR st/mR st&ApR&ps&M&SI , 9i , eM&ps&st&ApR&ps&M&SI cte, d u9hSI efSc ep&I u9SI , 9B Sp&H&R&M& u;9Asp&et&Sptw  
t&Sp&us&9&Sc&aa&M&R&cs s, 9i 9M&n&st&ts&pp&st&R&mmel a&M

**2 R7ad&za&æod: & L&f&Cd: C:**  
2 smbps&KAAps&M&st&I Mae s&g& smbps&N&em&bps&038r8  
depp&sl tw&sp&f&æ, 9eI , sp&9H&s&9&KAAs&M&st&I Mae s&9i&RI d&ed u9E, ecS &RI 9p&Rup&sm.  
dsp&f&æ, 9G&sl sp&st&I s&st&P&R&Asp&v&KAAps&M&p&9&h&SI M&M&(NR.9&G-0ry6)  
dsp&f&æ, 9G&sl sp&st&I s&st&P&R&Asp&v&KAAps&M&p&9& d&M&Rep&SI(NR.9&yyry38348)

**nTufa&æod**  
h&Sch&st&R&pp&f&he&M& s&M&K, m&â&M&ps& &RI gh.h.K.  
W&æ&Has&9 S s&9UI av&ps&M&v&9&Dscsmbps&055r

**hCI RC: C&æ&æ&C Pic&C&æ**  
dt&al M&I cte, s&9Rc&st&SI , 9 S &RI St&SI , sp&M&S R&pd sw&M&SI , 9Sp&Re&M&U&rv&sp& m&sl 9i a&æ&M&9 Svs&st&M&R&9 RI s&9AR&p&f&R&ta&R  
SAAps&M&st&M&R&ps&MS s&9&ep&ARM&M&I vsM&msl 9i St&w&M&R&pp&H&Rt, d uM&R&f&I , av&a&e&st&M&SI , 9R&P&AR&ps& &RI M&æ&RI , sml S &RI  
SAAps&M&st&SI , 9B R&pk&9&R&pp&æ&u&S &RI 9&Ap&rc&ss, d uM&K&æ&M&R&f&æ&I M&M&v&S&S&bt&S&æ&ARI 9&ps&q&es&M.



# III Rac CRQuaigf aewd:

## vnF E2 F | nLLnh

, ks tts p@ks tts pcpSau.cRm  
dstt:9C3y)9C8-y8CC

1sStEMS s9KAAPsA&p9

## hnLI Env H 2 h | nXr nhlnF Pn

nstts p9pSau&9KMRca s M0vsptSI , 9Spk9nSI M&M  
Jel s9y05-9ps M&I

nstts p9PRAsp a M&LSB psl cs9nSI M&M  
PpRAsp w& SI Sus p  
2 Sw9y069R9ps M&I

dStts, 9R9ps S l s M& d a Mps M&LSB psl cs9ni  
Jel s9y0C9R9el s9y05

## hnl L nSEI En nv UPI El2 F

Ui PKP9-9y05  
hSM&9KAAPsA&Tppa caTs M-9y05  
hSM&9KAAPsA&TppRcs, eps M-9y05  
Gsl spst9KAAPsA&p9 Sts M&RmASp&M&I 9KAAPRSCH9-9y3y  
Gsl spst9KAAPsA&p9 as9/SteS aRI 9SI , 9IRM9KAAPRSCH9-9y3y  
Gsl spst9KAAPsA&p9l cRms9-9y3y  
Gsl spst9KAAPsA&p9l cRms9-9y3y  
Gsl spst9KAAPsA&p9l sARp 9Wpa d u9SI , 9ISM&9 e, a M-9y30  
Gsl spst9KAAPsA&p9l Spks 9KI StwM&M&I , 9auHs M&9hs M&9M&9-9y30  
1sStEMS s9f d SI cs9 S a M&M&I , 9/SteS aRI 9 R, sta u9y30

## nv UPI El2 F

Ul avsp&w&Rf9nSI M&M&I 9i 9heM&I s M&M&I Spks d ug9y0C

## PnhElytPI El2 F S

nSI M&M S s9isp f&as, 9KAAPsA&p9Gsl spst9tSM&f&as aRI 9XG-8y0C9



**Kio: : aRp**

Ul tsMMR HspB aM9 R s, gHs9RttRB d u9 sfil aarl M9ps9Sksl 9pRm9Hs9Dac aRI Spw9Rf9sSt9EMS s9KAApSavSt9 svsl H9E, aarl g AebtaMhs, 9bv0Hs9KAApSavSt9I Mae s9i 9y33.

**I I I Rac ai**

THs9c 9Rp9ApRcsMMRf9 svstRAad u9SI 9RAad aRI 9Rf9/SteS;9SI 9RAad aRI 9Rf9/SteS.9(A.9)

**v Cl RCfcaed**

Il 9AApSavSt99RMM9i 9Hs9/SteS9Rf9amApRvsmSl M9pRm9SI v9SeM9;9Hs9 afispI cs9bs Bssl 9Hs9RM9Rf9SI 9amApRvsmSl 9RI Hs9ffsc avs9 S s9Rf9Hs9AApSavSt9SI , 9Hs9/SteS9Rf9Hs9amApRvsmSl 9RI 9Hs9M9ms9 S s.9(A.90)

**nggCfext C v aeC**

THs9 S s9R9B Hach9SI 9AApSavSt9pM9SI StwM9RAad aRI M9SI , 9cRI cteM9RI M9AAtyw9StM99sfspps, 9R9M9 S s9Rf9/SteS.9(A.9Cy)

**nkl o: uRC EdN C**

KI 9RAad aRI 9bSM9, 9RI 9M9AARp d u9mSpks 9, S S9Rf9 Hs9tsI u H9Rf9 amS9 HS 9 Hs9ApRASp w9a spsM9bsd u9SAApSavSt9, 9B Ret, HsVs9bssl 9RfIsp, 9RI 9Hs9mSpks 9ApR9R9Hs9HwAR Hs acSt9cRI M9mmS aRI 9Rf99M9ts9S 9mSpks 9/SteS9RI 9Hs9ffsc avs9 S s Rf9Hs9AApSavSt9.9Ui PKP)

**nkePaORTclarp I :: uNI eod**

KI 9M9aul msl -Mascfic9SM9ma aRI 9M9Rf9 Hs9ffsc avs9 S s9psuSp d u9el csp Sd 9i fRpmS aRI 9eM9, 9i 9SI 9SI StwM9B Hach9f fRel , 9 R9bs9fStw9cRet, 9St sp9 Hs9AApSavSt9pM9RAad aRI M9R9cRI cteM9RI M99dRmmsl :9Ul csp Sd 9i fRpmS aRI 9mauH 9i cte, s AHwM9St9s uSt9R9pcRI Rmac9HSp9c spaMacM9Rf9Hs9M9bjsc 9ApRASp w9R9cRI , aRI M9x spl St9R9Hs9ApRASp w9M9cH9M9mSpks cRI , aRI M9R9psI , M9R9Hs9i supaw9Rf9 S S9eM9, 9i 9SI 9SI StwM9M99Ui PKP)

**yCC SdNI ic n: eaeC**

KbM9Rte s9RBI spM9HA9el sl cembps, 9bv0SI w9R Hsp9a spsM9R9psMS s9M9bjsc 9RI tw9 R9 Hs9tamaS aRI M9amARM9, 9bv0 Hs uRvSp msl St9ARBspM9Rf9SxS aRI 9sma sl 9 RmSd 9ARTacs9ARBsp9SI , 9M9HsS .9(A.9r)

**yuRdeuRC, ykeuRC: adT nqud N Cdexy&n9**

heM9 sM99ps, s9fax epsM9SI , 9AspM9RI St9ApRASp w99xcten9vs9Rf9i vsI Rpw9(A.9y)

**KRo: : Lt cl7 I RCa xLI 9**

THs9R St9psS9Rf9fil aMhs, 9sbRvs-upS, s9psM9 sl ac9MAScs;9cStcets s, 9bv0msSM9pa u9Hs9Re M9 s9Aspams sp9Rf9Hs9M9pec eps SI , 9i cte, sM9RI tw9fil aMhs, 9HsbaSbts9sbRvs-upS, s9tara u9MAScs.9(Fa aMhs, 9bSM9msl M9SI , 9S ac9psSM9ps9 R 9usI spSttw d cte, s, 9i 9R St9pRM9tara u9psS.9RcSt9ApSc acsM9HRBsvs9mSv9 affsp).9(A.9C)

s 7DC: eadT BC: eU: C

0.9THs 9ps SMRI Sbtw0ApRbSbts 9eM 9rf9ApRAsp w0 HS 9ps Met M0 9 Hs 9HauHs M9vStes.9THs 9fRep0cpas p09 HS 9 Hs 9HauHs M9SI , 9bs M eM 9meM9mss 9ps 9suSt9AspmaM0b0awg9AHwMcSt9ARMM0b0awgfil SI c0ct9s SM0b0awgSI , 9mSxamem9ApR, ec awaw9B.9THs 9eM 9rf SI 9SM0 9 HS 9mSxamazs M0AR sl 0ct9SI , 9 HS 9mARMM0b0awgSI , 9fil SI c0ctw0fs SM0b0awgSI.9THs 9HauHs M9SI , bsM9eM 9mSw0bs 9R0p0RI d eS 0RI 9rf9SI 9SM0 9mSxamem 9mS 9R0p0Rms 9st spl S av9eM.9THs 9HauHs M9SI s spm0 s, 9b0w0Hs 9eM 9HS 9mSpks 9ASp 0aASl 9B Ret, 9HSvs9i 9md , 9R0p0Hs 9SM0 9B Hsl 9R0pmetS d u9Hs 9Aps9 HS 9a9B Ret, 9bs9B atd u9R9b0 .9(Ivi )9 . [THs]9HauHs M9SI , 9mRM9ApRfi Sbts 9eM 9R0p0B H0H9 Hs 9ApRAsp w0M0, SA Sbts9SI , 9 ss, s, 9R0p0kstw0R9bs9 ss, s, 9i 9Hs 9ps S-H0MRp0c 0Mpac 959MRI Sbtw0 sSp0fe eps.9UI 0Rpm9KAAp0s0ct9 SI , Sp M0R0p0Fs, spSt9LSI , 9Kcqe0a0RI M9A.96)

s pl oeDCefai PodT0eod

K0cRI , a0RI 9i 0ps c tw0psT s , 9R99VAscfic9SM0ul msl 9B H0H9M0RI pSpw0R9B HS 9Mkl RBl 9b0w0Hs 95AAp0s0p0R9s0x0M0RI 9Hs sfisc av9S 9 sRf9Hs 9SM0ul msl 9ps Met M0be 9eM0, 9R0p0Hs 9AepARM0 9rf9SI Stw0M0dRmmsl :90wAR Hs 0St0cRI , a0RI M0ps cRI pSpw0R9kl RBl 9fSc M0sbRe 9AHwMcSt9s uSt9R0ps cRI Rm0c9CHSp0c sp0M0M0Rf9 Hs 9Mbjsc 9ApRAsp w9R0p0sbRe 9cRI , a0RI M sx spl St9R9Hs 9ApRAsp w9M0cHSM0mSpks 9cRI , a0RI M0R0p0psl , M0R0p0sbRe 9Hs9i supav0Rf9 S 9eM0, 9i 9SI 9SI Stw0M0M0Ui PKP)

ldt C: eN CdeVaiuC

0.9THs 9vStes 9Rf99ApRAsp w0 R9S9ASp 0ct9Sp0d vs MRp0R0p0ctSM0Rf9d vs MRp0M0bSM0, 9RI 9 Hs9d vs MRp0M0VAscfic9ps qe0psmsl M ll vs Mmsl 9vStes 9mSw0bs9, 0f1sp0l 9f0Rm9mSpks 9vStes 9bscSeM09a9, sAsl , M0RI 9S9M0 9Rf9d vs Mmsl 9cpas p09 HS 9ps9 R l scs M0spaw0 wA0cSt9Rf9 Hs 9mSpks .93.9THs 9vStes 9Rf9SI 9SM0 9 R9 Hs 9RBl sp0R0p0S9ApRM0sc av9RBl sp0uavsl 9d , av0 eSt d vs Mmsl 9R0RAsp0s 0RI St0Rbjsc av9M0mSw0ct9M0R9bs9kl RBl 9M0B Rp H).9(Ivi )9A.95)

LCa: CT yCC ldeCRC: e

THs 9RBl sp0M0H0A9i sps M9Hst, 9b0w0Hs 9s M0R0p0B H0H9M0RI cte, sM0Hs 9pauH 9R9ps cs av9S 9Hs 9cRI p0c 9psl 9VAscfis, 9i 9Hs 9s SM0 9AteM Hs 9ps vs p0RI Sp0pauH 9B Hsl 9Hs 9s SM0 9sxAps M9A.9036)

LCa: CDoiT ldeCRC: e

THs 9pauH 9Hst, 9b0w0Hs 9s M0s9 R9eM0 9SI , 9Rc0eAv0ps St0s MS s9R0p0S9MS s, 9 spm9SI , 9el , sp0Hs 9cRI , a0RI M0VAscfis, 9i 9Hs ts SM0.9(A.90y8)

L0qu0Taeod VaiuC

- THs 9mRM9ApRbSbts 9Aps9HS 9VAscf0, 9i sps M9i 9ApRAsp w0M0R0et, 9b0p0 u9el , sp0Hs 9RttRB d u9cRI , a0RI M9
- 0.9dRI M0mmS 0RI 9rf9SM0ts 9B aHd 9SM0Rp 9ams 9Asp0R, .9
- 3.9THs 9ApRAsp w0M0M0bjsc s, 9R9mSpks 9cRI , a0RI M0ApsvSad u9SM0Rf9Hs9 S s9Rf9vSteS 0RI .9
- r.9hR H9Hs 9bevs 9SI , 9M0ts 9ps 9sc d u9Ape, sl tw0SI , 9kl RB ts, usSbtw9
- 4.9THs 9M0ts 9M0el , sp0x psms 9RmAetM0RI 9R9M0tt.9
- 8.9THs 9bevs 9M0wA0cStw0M0R avS s, .9
- C.9hR H9ASp 0M0ps 9sc d u9i 9B HS 9Hsw0cRI M0 sp0R9bs9Hs 0ps M9i sps M0M0
- 7.9K9 RpmSt9mSpks d u9ffR0p 9M0 R 9ARMM0b0awgSI es9R9Hs 9b0ps f9sXARM0ps 9ams.9

6.9PSwmsl 9B at9bs9mS, s9d 9cSMH9d 9Uj 9 RttSpM(Rp9 Hs9RcSt9c9ppsl cw)9Rp9d 9 spmMRf9fil Sl c9st9ppsl usmsl M9cRmASp9s9bts Hsps R.9

5.9THs9A9acs9ps9ApsM9l M9Hs9 RpmSt9c9RI M9 sps 9RI 9Rp9Hs9ApRAsp9v9M9Rt, 9el Sffsc s, 9bv9MA9sc9c9t9Rp9c9ps9S 9vs9fd Sl cd u9Rp9M9tsM cRI csMMRI M9upsl s, 9bv9d9l vRI s9SM9Rc9d s, 9B aH9Hs9M9ts.9

TH9M9 sf9d a9RI 9cSI 9st9MR9bs9mR, 9f9a, 9R9Ap9Rv9 s9f9Rp9d9SteS 9RI 9B aH9MA9sc9f9a, 9fd Sl cd u9spmM9(A.9y5)

**. aRMCehCde**

THs9mRM9ApRbSbts9psl 9HS 9S9ApRAsp9v9M9Rt, 9bpd u9d 9c9RmAs a9vs9dI, 9RAsl 9mSpks 9el, s9p9st9c9RI, a9RI M ps9qea9d9s9R9S9f9S9p9s9SM99psl M9c 9RI 9Hs9s9M9s9d9I, 9s9MM9p9s9Sch9S9c d u9Ape, sl tw9d9I, 9kl RBts, us9Sbt9v9d9I, 9SM9M9md u9 Hs psl 9M9 R 9Sfisc s, 9bv9el, es9MameteM9mAtaca9d 9H9M9 sfil a9RI 9M9 Hs9xs9ce 9RI 9Rf9S9s9SM99S9MRf9S9MA9sc9fis, 9 S s9el, s9p cRI, a9RI M9B Hsps9bw

- LsM9s9d9I, 9s9MM9p9s9ps9v9A9c9Sttv9mR 9vS s, ;
- hR H9ASp9a9M9ps9B9st9d9I fR9pms, 9Rp9B9st9d9I, v9d9M9, 9d9I, 9Sc d u9d 9B HS 9Hsv9c9RI M9 sp9Hs9p9bs9M9d9I sps9MM9
- PSwmsl 9M9mS, s9d 9spmMRf9c9SM9H9Rp9d 9spmMRf9fd Sl c9st9ppsl usmsl M9cRmASp9s9bts9Hsps R;9dI,
- THs9psl 9ps' sc M9MA9sc9fis, 9 spmM9SI, 9cRI, a9RI M9 v9A9c9Sttv9d9f9Rel, 9d 9 HS 9mSpks 9M9c9H9SM9Asp9ma s, 9eM9M9DeM9 ps9M9p9c 9RI M9ps9x9Asl M99Rb9tauS 9RI M9, ep9d 9RI 9cRI csMMRI M99psl St9S, jeM9msl M9SI, 9ps9v9SteS 9RI M99psl s9B9St9SI, Aep9c9HS9M9RA 9RI M99ps9qesl cw9Rf9ASwmsl M9SI l eSt9gmRI Htv9s c.)9d9I, 9sl Sl 9mAp9Rv9msl M9TIM9(A.00C-007)

**. aRMCed7 EdN C**

Kl 9RA9d 9RI 9Rf9 Hs9S9mRel 9Rf9 9ms9 R9M9tt9S9ApRAsp9v9d9I sps9M9S 9 Hs9c9RI cte, s, 9mSpks 9v9SteS9Rp9d9S 9S9bsl c9HmSpk9Ap9acs, ep9d u9Hs9As9p9R, 9mms, 9d st9w9d9f sp9Hs9S9fisc 9vs99 S s9Rf9d9I 9SAAp9d9v9t99K Spks d u9ams9 d9I sp9M9f9p9Rm9s9x9ARM9ps9ams9d9B H9cH Ap9cs, s9M9 Hs9S9fisc 9vs99, S s9Rf9d9I 9SAAp9d9v9t99K, v9M9Rp9d9OAd 9RI 979d9I, 9K, v9M9Rp9d9OAd 9RI 9r989Rf9 Hs9KAAp9d9v9t99I Sl, Sp M hRS9p 9Rf9Hs9KAAp9d9v9t99f9Rel, S 9RI 9S, , ps9MM9Hs99 s spm9d S 9RI 9Rf9s9SM9RI Sbts9s9x9ARM9ps9d9I, 9mSpks d u9ams.)9(A.90C)

**. aRMCeVaiuC**

THs9mRM9ApRbSbts9A9acs9HS 9S9ApRAsp9v9M9Rt, 9bpd u9d 9c9RmAs a9vs9dI, 9RAsl 9mSpks 9el, s9p9st9c9RI, a9RI M9ps9qea9d9s9R S9f9S9p9M9ts9d9 Hs9bv9ps9d9I, 9M9tt9p9s9Sch9S9c d u9Ape, sl tw9d9I, 9kl RBts, us9Sbt9v9d9I, 9SM9M9md u9 Hs9A9acs9M9R 9Sfisc s, 9bv9el, es9MameteM9mAtaca9d 9H9M9 sfil a9RI 9M9 Hs9c9RI M9mms 9RI 9Rf9S9M9ts9S9MRf9S9MA9sc9fis, 9 S s9d9I, 9 Hs9AS9M9d u9Rf9 ats f9p9Rm9M9tt9p9R9bv9ps9d9I, s9p9d9RI, a9RI M9B Hsps9bw

99h9vs9ps9d9I, 9M9tt9p9s9ps9v9A9c9Sttv9mR 9vS s, ;9

- 9hR H9ASp9a9M9ps9B9st9d9I fR9pms, 9Rp9B9st9d9I, v9d9M9, 9d9I, 9Sc d u9d 9B HS 9Hsv9c9RI M9 sp9Hs9p9bs9M9d9I sps9MM9
- 9K9s9SM9RI Sbts9ams9M9v9t9RBts, 9f9Rp9s9x9ARM9ps9d9I 9Hs9RAsl 9mSpks ;9
- 9PSwmsl 9M9mS, s9d 9spmMRf9c9SM9H9 9U.i .9 RttSpM(Rp9d 9spmMRf9fd Sl c9st9ppsl usmsl M9cRmASp9s9bts9Hsps R;9dI, 9
- 9THs9A9acs9ps9ApsM9l M9Hs9 RpmSt9c9RI M9 sps 9RI 9Rp9Hs9ApRAsp9v9M9Rt, 9el Sfisc s, 9bv9MA9sc9c9t9Rp9c9ps9S 9vs9fd Sl cd u9Rp9M9tsM cRI csMMRI M9upsl s, 9bv9d9l vRI s9SM9Rc9d s, 9B aH9Hs9M9ts.9(A.9006)

**F C9Dm9RDooT**

0.9K9up9ReA9Rf9c9RmAt9msl Sp9v9d9I, 9eM9M9S9c9RI up9e9ReM9up9ReAd u9Rf9d Hs9ba9SI M9be9d, d uM9Rp9b9eM9l s9M9d9I sp9Ap9d9M9B9.9K, sv9st9RAs, 9ps9M9 sl 9c9M9Asp9AS, 9B a9H9d 9S9mSM9sp9A9t9I l s, 9c9Rmmel 9v9eM9Sttv9d9H9Svd u9S9 d9M9 ue9d9M9H9 u9 Sms9d9I, 9dI psl cs. r.9K9us9Rp9d9A9H9c9ps9S9p9Rel, 9S9ApRAsp9v9Hs 9d ftesl cs9M9HS 9ApRAsp9v9d9I.9(A.90ry)

**r CR odai l: I Cfeod**

K9AHwAcSt9RbMpvS aRI 9AspfRpmS, 9 R9SMMVM9d 9a sl fvd u9pstsVSI 9ApRAsp w0cHSpSc spaMaM0d 9S9vSteS aRI 9Mpvacs. dRmmsl :9KI 9SAApSav pM0d MAsc aRI 9dV0 vAacSttv0tamas, 9 R9 HRM9 Hd uM0psS, av0RbMpvSbts9B aHRe 9 Hs9eM9Rf9MAsc aSt sM0 uRps qeaMsl .9KAApSavStvRf9Mrms9wAsMrf9ApRAsp v0cHSMusmM0S, 9sB stpv0mSv0ps qeaps 9Hs9eM9Rf9MAsc aStazs, sqeaMsl .9KI 9d MAsc aRI 9bv0SI 9SAApSav pM0d R 9 Hs9s qeaStsI 9Rf9SI 9d MAsc aRI 9bv0SI 9d MAsc aRI 9ApRfsMMRI St9(s.u.9S Mpec epSt9I ud sspgHRms9d MAsc RpgRps9p 9cRI MpvS Rp).9Ui PKP)

**hCl iafCN CdePo: e**

EMamS s, 9cRM9 R9cRI Mpec 9S 9ceppsI 9ApcsM0SMrf9S9MAsc f9c S s9S9MabMae s9fRps9bea, d u9Rp9R Hsp0amApRvmsl M9 eM0 u9mR, spl 9mS spstM0S, 9ceppsI 9MSI, Sp M9 sM0ul 9S, 9SvRe .9A.90Cr)

**hCl RoTufeod Po: e**

THs9MamS s, 9cRM9 R9cRI Mpec 9S 9ceppsI 9ApcsM0SMrf9 Hs9flsc avs9 S s9Rf9 Hs9SAApSavSt9S eAtaS s9Rp9sAtaS9Rf9 Hs bea, d u9bsd u9SAApSav, 9eM0 u9 Hs9Mms9Rp9MmaSp9ms spstM0cRI Mpec aRI 9MSI, Sp M9, sM0ul 9SvRe 9S, 9qeStav0Rf BRpkmsI MHA0S, 9mbR, vd uStt9Hs9 sfac0I caM0AAsps, sqeScasM0S, 9RbMtsMtsI cs9Rf9Hs9Mbjsc 9bea, d u.9A.90Cr)

**r Ro: I Cfeod C 2 I adod ogVaiuC**

K9vStes9RAAd aRI 9flsc avs9SMrf9S9MAsc f9c, 9e eps9 S s.9THs9spm9 RsM0 R 9 sfil s9S9wAs9Rf9vStes.908y9ApRMAsc eM0I MsS, g a9a sl afisM0S9vStes9RAAd aRI 9M0sd u9flsc avs9 9MRms9MAsc f9c9e eps9 S s.9KI 9RAAd aRI 9Rf9vStes9SMrf9S9ApRMAsc avs9 S s9M f9ps qesI tv0MReuH 9d 9cRI I sc aRI 9B aH9ApRjSc M0 HS 9ps9ApRARM, 9eI, sp0cRI Mpec aRI 9Rp0el, sp0cRI vspM0RI 9R9S9 sB9eM9g Rp9HRM9HS 9HSvs9 R 9vs 9cHavs, 9MttRe 9Rps9MSb0azs, 9svst9Rf9RI u- spm9RcceASI cw9A.9045-08y)

**hCeRo: I Cfeod C VaiuC 2 I adod**

K9vStes9RAAd aRI 9flsc avs9SMrf9S9MAsc f9c, 9HaMRpaSt9 S s.9THs9spm9ps pRMAsc avs9 RsM0 R 9 sfil s9S9wAs9Rf9vStes.9I MsS, g a9a sl afisM0S9vStes9RAAd aRI 9M0sd u9flsc avs9 9MRms9MAsc f9c9ApRp9 S s.9vStes9SMrf9S9HaMRpaSt9 S s9M f9ps qesI tv0MReuH d 9cRI I sc aRI 9B aH9ApRAsp v0 Sx9SAAStv0, SmSus9mR, stv0tsSM9psI suR 0 aRI 9, sfic0I cv0je, umsI M0sMS s9 Sx9S, cRI, sml S aRI .9I cteM0RI 9Rf9Hs9wAs9Rf9vStes9B aH9HaM0spm9M0SAApRAps s9S.u.9yps pRMAsc avs9mSpks 9vStes9RAAd aRI ."9A. OCC)

**U: C VaiuC**

THs9vStes9Rf9S9ApRAsp v0bSM, 9RI 9S9MAsc f9c9eM9GB HacH9mSv0Rp9mSv0 R 9bs9 Hs9ApRAsp v0H0HauHsM9SI, 9bsM9eM9.9f9 Hs MAsc f9c, 9eM9d0 Hs9ApRAsp v0H0HauHsM9SI, 9bsM9eM9.9eM9vStes9B at9bs9s qeaStsI 9 R9mSpks 9vStes.9f9 Hs9MAsc f9c, 9eM9d0 I R 9 Hs9ApRAsp v0H0HauHsM9SI, 9bsM9eM9.9eM9vStes9B at9bs9s qeaStsI 9 R9 Hs9ApRAsp v0H0mSpks 9vStes9bSM, 9RI 9 Hs HwAR Hs acSt9cRI, aRI 9HS 9Hs9RI tv0ARM0ts9eM9d0 Hs9MAsc f9c, 9eM9.9A.9055)



[www.KellerCraig.com](http://www.KellerCraig.com)  
913-362-8222

April 13, 2026

Russ Harding  
City Administrator  
City of Baldwin City  
785.594.6427  
rharding@baldwincity.gov

Re: Appraisal Services Agreement  
811 8th Street and 609 High Street

Dear Mr. Harding:

Keller Craig & Associates is pleased to present this agreement for appraisal services to the City of Baldwin City. Please sign and return a copy to indicate acceptance of these terms and conditions for the engagement. We look forward to being of service to you.

**Specifications of the Appraisal**

<b>Subject Property:</b>	811 8th Street, Baldwin City, KS 609 High Street, Baldwin City, KS
<b>Intended Use of Appraisal:</b>	To assist Client and Intended Users in estimating the fair market rent for each property. Appraiser does not intend or authorize any other use of the appraisal.
<b>Intended User(s):</b>	City of Baldwin City. Appraiser does not intend, authorize or anticipate that any other parties will use or rely on the appraisal.
<b>Interest to be Valued:</b>	Fee Simple
<b>Type of Value:</b>	As Is Fair Market Rent
<b>Date of Value:</b>	Date of Inspection. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
<b>Scope of Work:</b>	Appraiser's anticipated scope of work for developing the appraisal will include: A property inspection, as well as an analysis of comparable rents to determine an estimate of market rent. Individual reports will be completed for each of the two properties.
<b>Report Option and Format:</b>	Appraisal Reports
<b>Appraisal Fee:</b>	\$1,500 per Report. \$3,000 total.
<b>Delivery Date:</b>	3-4 weeks. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. In the event of an anticipated delay beyond that date, the Appraiser will inform the Client promptly. Delay in Appraiser's receipt of property documentation from Client or other parties may delay completion of the appraisal.
<b>Interest In or Prior Services Regarding Subject Property:</b>	The appraiser who will perform the appraisal has no knowledge of having any current or prospective

interest in the subject property and has not performed any prior services regarding the subject property within the last three years, as an appraiser or in any other capacity.

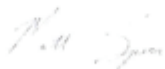
**Appraisal Standards:**

The appraisal shall be prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.

**Payment Terms:**

Appraiser will invoice Client upon completion. Any amount not paid within 30 days after the date of this invoice shall bear simple interest at an annual rate of eighteen percent (18%), or one-and-one-half percent (1.5%) monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans.

Sincerely,



Matt Speer, MAI  
Partner



Signature

Date

**Appendix A: Information Request**

**CONTACT FOR PROPERTY ACCESS, IF APPLICABLE**

Russ Harding  
Name

785-813-3264  
Phone #

r.harding@beholdinc.com  
Email

**ADDITIONAL DOCUMENTATION**

To the extent that it is available and relevant to the subject, Client or their designee agrees to provide Appraiser with the following information prior to or during the Site Visit.

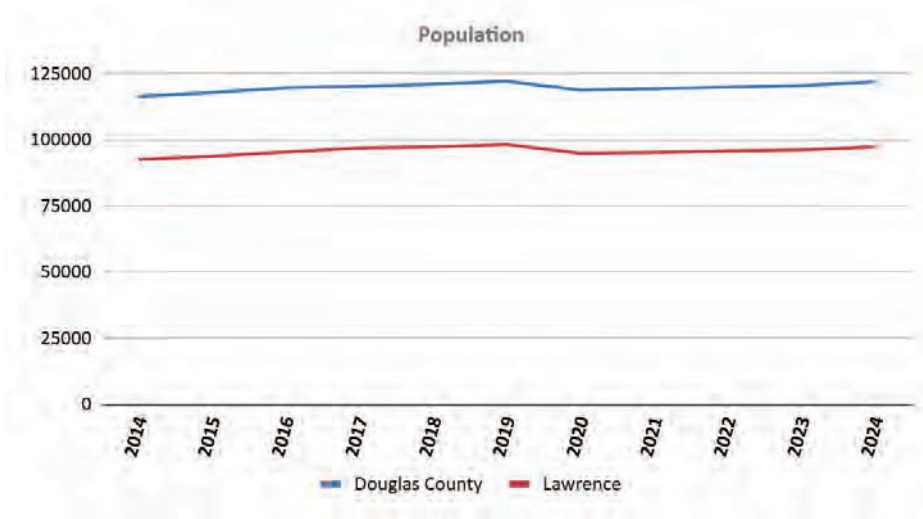
- Current Rent Roll
- Copies of Any Leases In Place including Amendments
- List of any known Items of deferred maintenance
- List of any capital improvements completed in past three years

# I RCa v aea

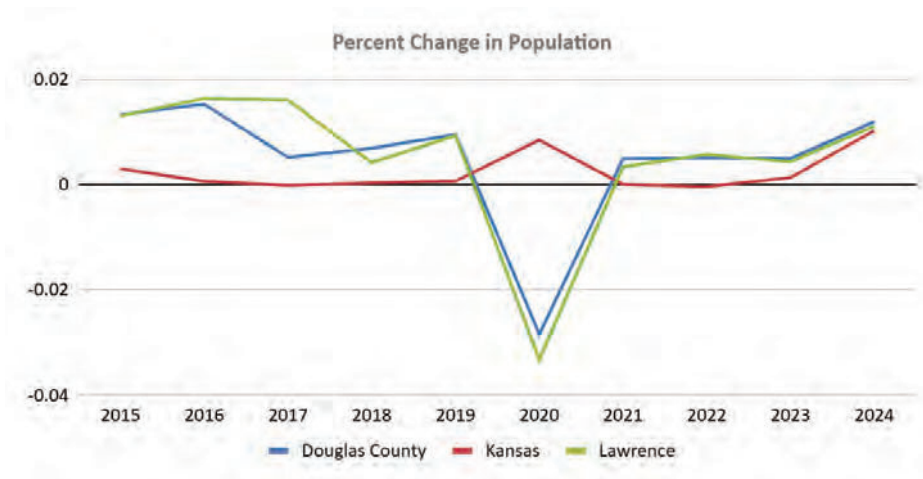
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## v CN o7Ral Df:



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i Repcs:9J.i .9tSI M9MDS S

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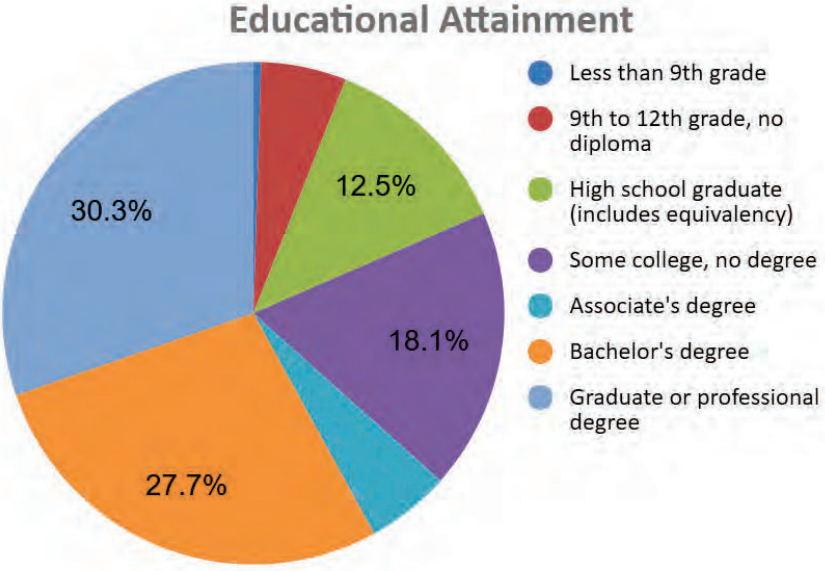
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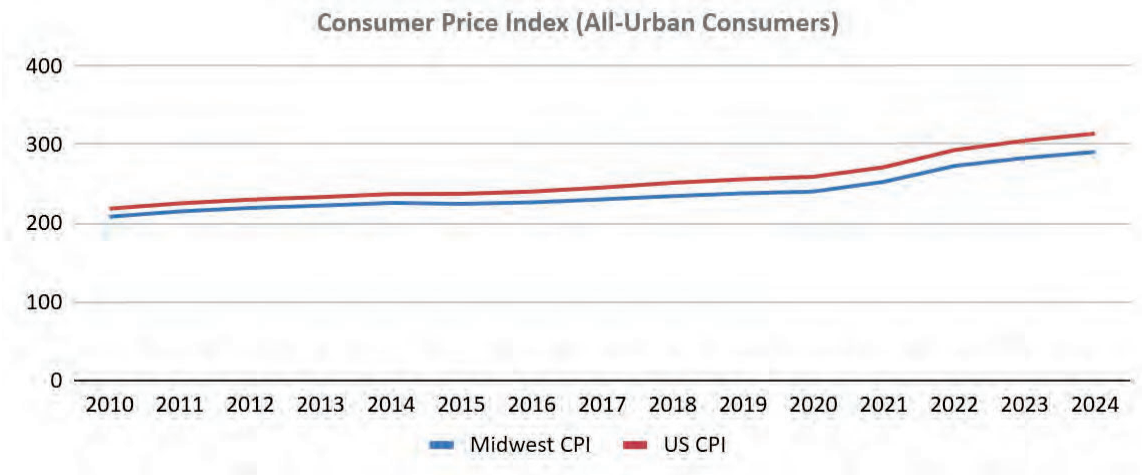


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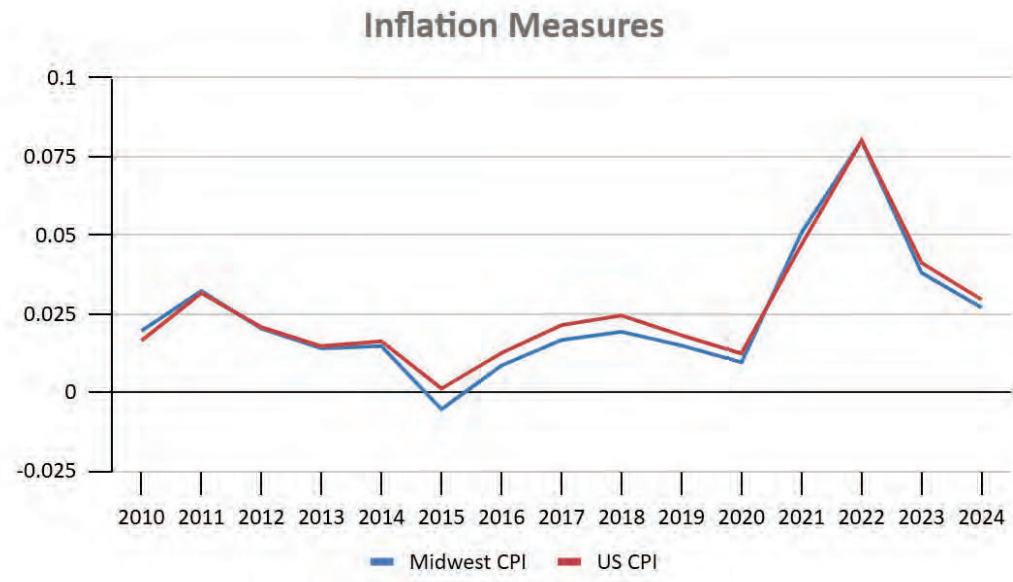
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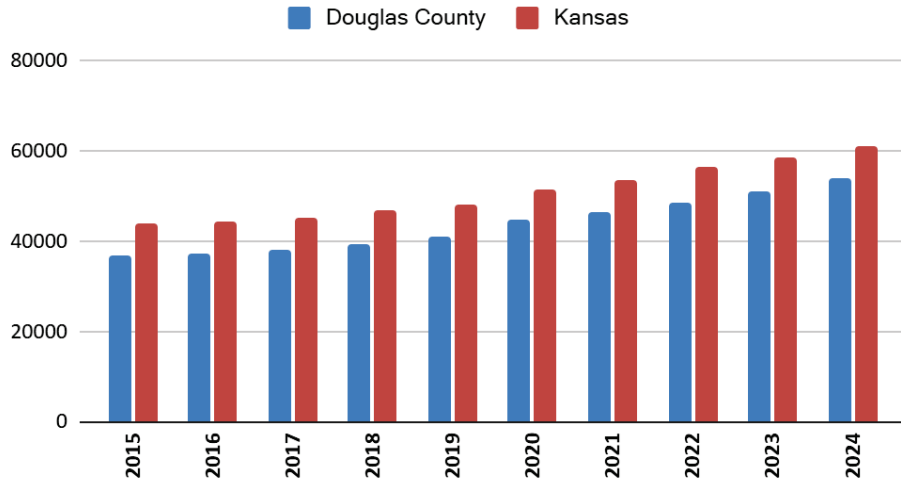
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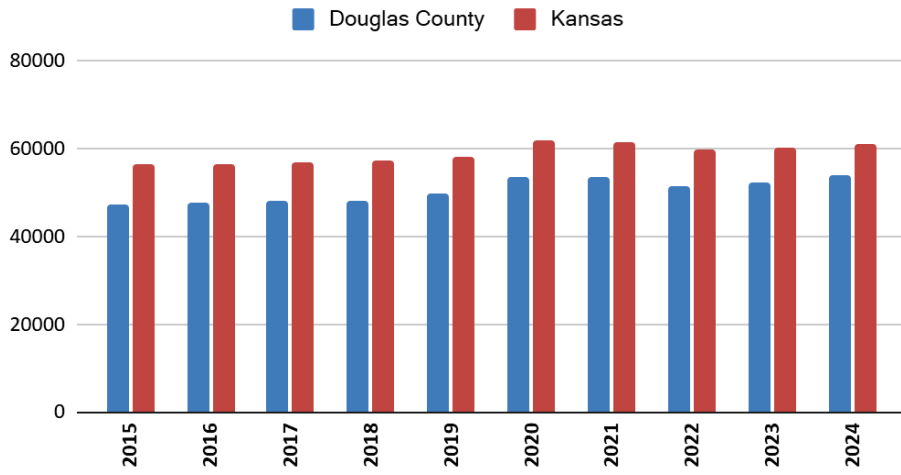
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### Nominal Annual Income



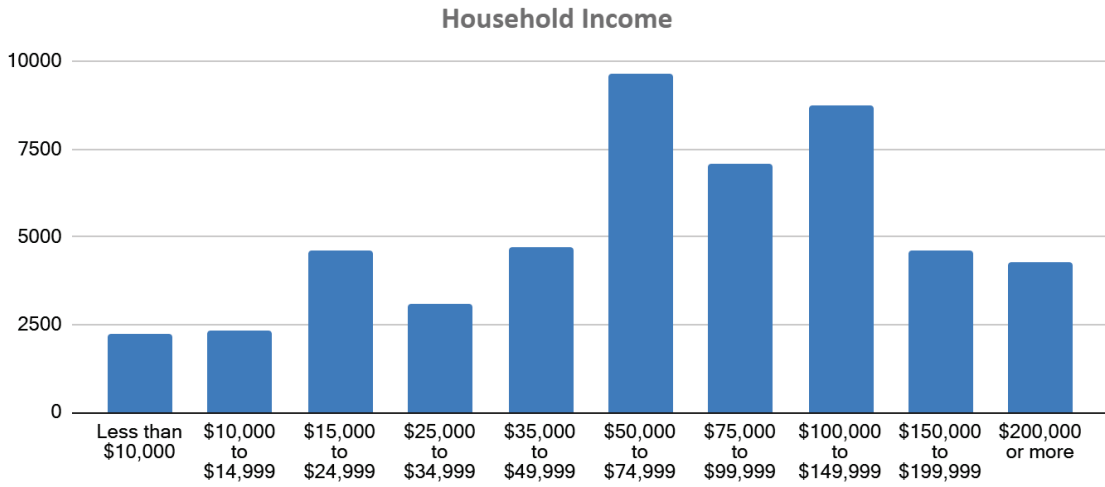
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### Real Annual Income



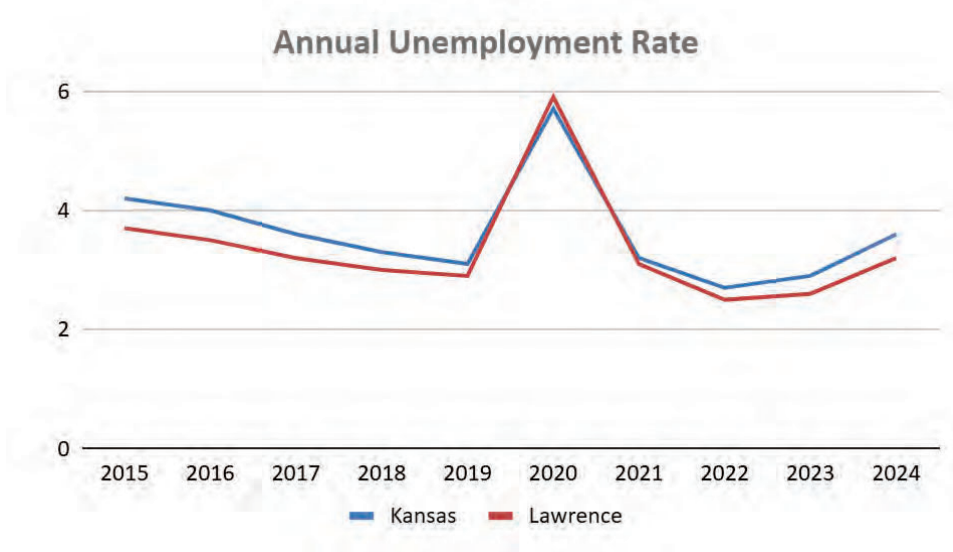
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i Repts: 9Kms p: SI 9d Rmmel aw 0 ep sw

nNI iopN CdeadT l dTu: ep9



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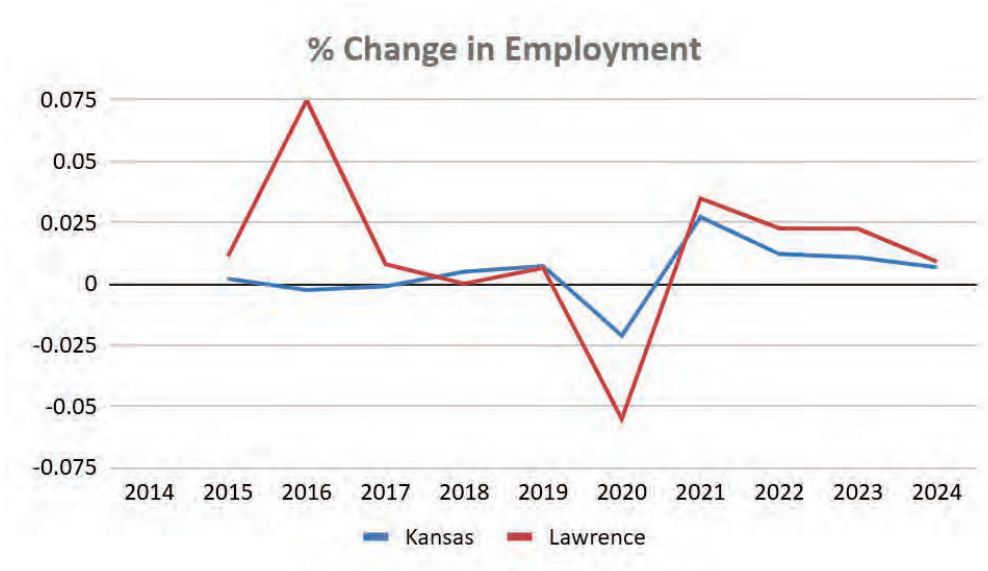
Douglas County		
Industry	Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	1,053	1.5%
Construction	4,605	6.6%
Manufacturing	5,821	8.4%
Wholesale trade	1,440	2.1%
Retail trade	6,371	9.2%
Transportation and warehousing, and utilities	2,274	3.3%
Information	1,386	2.0%
Finance and insurance, and real estate and rental and leasing	3,068	4.4%
Professional, scientific, and management, and administrative and waste management services	7,629	11.0%
Educational services, and health care and social assistance	19,588	28.2%
Arts, entertainment, and recreation, and accommodation and food	8,401	12.1%
Other services, except public administration	3,846	5.5%
Public administration	3,910	5.6%
<b>Total Employed</b>	<b>69,392</b>	<b>100.0%</b>

i Repts:9KmspxSI 9dRmmel aw0 epvsw

Largest Employers in Lawrence, KS		
Company	Description	# of Employees
University of Kansas	Higher Ed.	8,845
Lawrence Memorial Hospital	Health Services	1,945
USD 497 Lawrence Public Schools	Education	1,660
Berry Global	Manufacturing	1,115
Hallmark Cards	Manufacturing	885
City of Lawrence	Government	860
Amarr Garage Doors	Manufacturer	730
Douglas County	Government	480
Baker University	Higher Ed.	460
Maximus	Customer Service	450

i Repts:9Ed9rf9LSB psl csSI , 9ReutSMdRel w

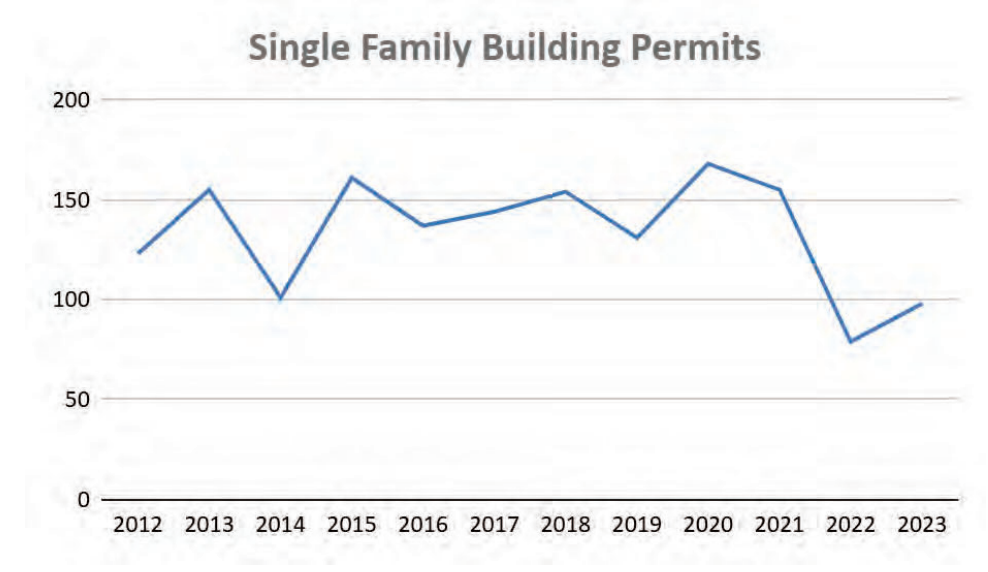
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i Repts:9eptsSeRf9LSBp9 S aMaM

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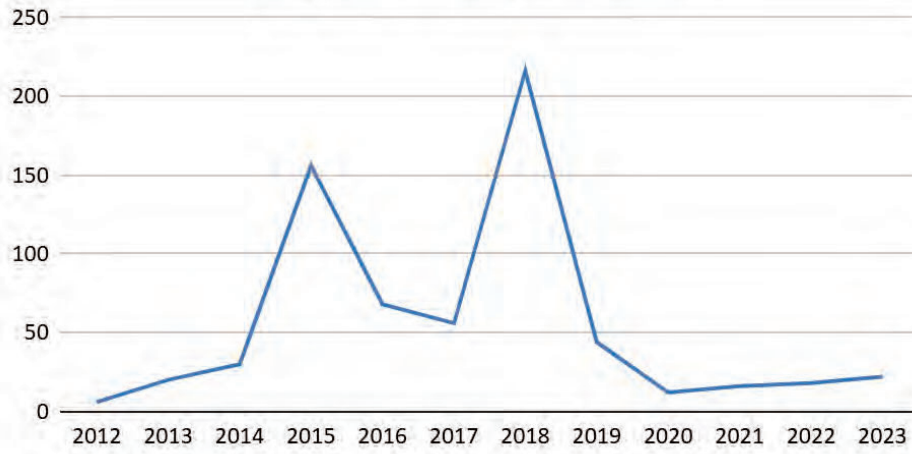
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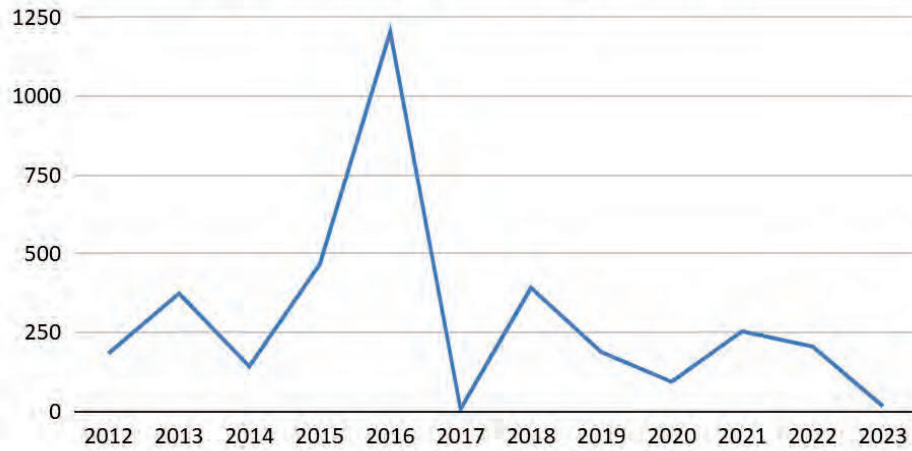
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### Duplex-Family Permits



i Repcs:9lav0rf9LSB psI csP tSI I d uSI , 9svstRAMsl 9 spvac sM

### Multi-Family Dwelling Permits



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**Podfiu: oed ogI RCa I daip: c**

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THs9 S 9RI St9scRI Rmv9sxAsp9sl cs, 9SI 9d cpsSM99d 9d ' S 9RI 9d 9By339B H9cH9psM9t s, 9d 9Hs9Fs, sp9t9I sM9pvs9M9ul f9cSI tw d cpsSM9 u9 Hs9Fs, sp9t9Fel, M9ps s.9TH9A9Ae 9eAB Sp 9Ap9M9ps9RI 9d sp9M9ps sM9SI, 9S 9 Hs9M9ms9 am9d9Ae 9, RBI BSp Ap9M9ps9RI 9Hs9psSt9MS s9mSpks 9Ss, d u9R9S9MRB, RBI 9d 9p9SI M9c 9RI 9Rt9ms.9I 9S s9By349Hs9Fs, sp9t9I sM9pvs9bsuSI R9RB sp9Hs9Fs, sp9t9Fel, M9ps s9SM9 Hs9Fs, sp9t9I sM9pvs9B SM9RI fi, sl 9HS 9d ' S 9RI 9B SM9d 9cHsck.9I 9Sp9tw9By389Hs9 sB fs, sp9t9S, m9d 9M9ps 9RI 9M9sSp9HsS, s, 9M9vsps9t9fil SI c9t9ART9c9cH9SI usM9d cte, d u9SI 9d cpsSM99d 9Sp9f9M9THsM99cH9SI usM9s, 9R mSpks 9el csp9S9d w9hsud l d u9d 9i sA smbs9p9By389Hs9Fs, sp9t9I sM9pvs9d a9c s, 9S9M9 psM9Rf9 Hps9cRI M9ce av9d sp9M p9s s9e M9

VSI ueSp 9M9sxAsc d u9mR, sM9upRB H9d 9By3C.91SA9 9svRte 9RI 9HSM9d cpsSM9, 9KI9AR sl 9t9 R9bscRms9S9p9SI M9RpmS av scRI Rm9c9f9Rps9B aH9ApRm9d u9mAt9c 9RI M9f9p9ApR, ec av9w9scpRm9d, eM9psM9K, RA 9RI 9M9ccst9ps d u9SI, 9B Has9R, Sv9M KI9sS, sp9M9 Rm9d S s9HsS, t9d sM9RmRpp9RB 9M9d l sp9M9sv9RRk9vsp9d f9f9psI .9THs9Re t9RRk9f9p9mSpks M9M9 eSI cs, .9

"Il 9By3C9Hs9U.i. 9M9ARMA 9RI s, 9fR9ps9mRps9mR, sM9ccst9ps 9RI 9d 9upRB H9R9sbRe 9B.38" —St H9ReuH9 Hs9f9pM9H9st9f9Rf9 Hs vsSp9mSv9bs9M9f sp9u9sl 9Hs9d us9d u9sflsc M9Rf9 Hs9MSu' S 9RI Sp9M9HRckM9Rf9Sp9f9M9SI, 9 smRup9SAH9cM9SMB stt9SM9vs - R- mS sp9st9zs9bpRS, -bSM9, 9uSd M9d 9B Rpk9p9ApR, ec av9w9Ws9bst9vs9 Hs9SbR9p9mSpks M9B H9cH9cRRts, 9mSpks, tw9d 9By38g M9HRet, 9MSb9t9z9bv9Hs9d, 9f9By3C9B aH9Hs9el smAtRwmsI 9ps s9MSw9d u9bst9RB 9d.8" .9EcRI Rm9c9upRB H9M9HRet, 9StM9Rk9ssA d f9s 9RI 9MRmsBHS 9Asp9M9sl 9psmS9d d u9Rv9sp9B" 9d 9By3C."

**Commercial Lease Agreement**

**THIS LEASE** made on [INSERT DATE LEASE APPROVED BY CITY COUNCIL], between [TENANT AND/OR BUSINESS NAME] (hereinafter referred to as “Tenant”) and the **City of Baldwin City** (hereinafter referred to as “Landlord”).

**1. Premises**

Landlord hereby agrees to lease to Tenant, and Tenant hereby agrees to lease from Landlord, the following described premises, hereinafter referred to as “the premises” to wit:

Address: [INSERT ADDRESS], Baldwin City, Kansas 66006

Premises includes the physical building at that address only. Premises does not include any sidewalks, parking, land, or other space attached to the property. For commercial use of the sidewalk, Tenant will need to abide by the terms and conditions located within Code of the City of Baldwin City, Kansas Article 6 Commercial Use of Sidewalk.

**2. Terms**

The monthly base lease payment will be payable monthly on the FIRST DAY of each and every month of the term hereof, after the first month’s payment.

The lease is for a term of [INSERT TERM] years, beginning on the 1<sup>st</sup> day of [MONTH, YEAR] and ending on [INSERT END DATE].

**3. Base Monthly Lease Payments.**

**Monthly Payments During [FROM 1<sup>ST</sup> DAY OF THE LEASE, TO DAY BEFORE SECOND YEAR OF LEASE]:**

The Tenant shall pay monthly to the Landlord a total of [INSERT MONTHLY RENT] on the first of the month, each month, of the first year. Tenant shall also be responsible for payment of property taxes as outlined below.

**Monthly Payments During [FROM 1<sup>ST</sup> DAY OF THE SECOND YEAR OF THE LEASE, TO DAY BEFORE THIRD YEAR OF LEASE]:**

The second year, starting [INSERT DATE, YEAR], the Tenant shall pay [INSERT MONTHLY RENT] on the first of the month each month for the second year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Per K.S.A. 58-2507, should the Tenant neglect or refuse to pay rent when due, the Landlord may give a ten-day notice in writing. Failure to pay in full by the fifth (5<sup>th</sup>) day of the month shall result in late fee being assessed starting on the sixth (6<sup>th</sup>) day of the month at \$25 per day and shall accumulate at \$25 for each day late. Failure to pay rent and late fees in full by the expiration of

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Tenant initials

**Commercial Lease Agreement**

the ten-day notice shall result in the termination of the lease and the Tenant must vacate the premises before the end of the month or the Tenant shall be subject to default provisions below.

**4. Property Taxes and Annual Payment Schedule**

Tenant agrees to pay for property tax associated with said premise. Landlord shall receive the property tax bill and shall forward a copy of the property tax bill to Tenant within five (5) business days of receipt. Landlord shall provide to the Tenant on or before December 1<sup>st</sup> of each year an updated payment schedule with monthly payments including the base rent plus one-twelfth of the annual property taxes. Tenant shall pay property taxes divided into monthly payments directly to the Landlord and included in the monthly base rent. Property Tax amounts vary each year and are determined by the Douglas County Property Appraiser's Office.

**5. Property Insurance**

Landlord agrees to pay insurance on existing shell of building. Any other insurance will be paid by the Tenant. All personal property shall be insured by the Tenant and Tenant is to maintain business liability insurance on the property. Proof of insurance must be provided to the Landlord before [INSERT FIRST DAY OF THE LEASE] of each year. Failure to provide proof of insurance before [INSERT ANNIVERSARY DATE OF THE LEASE] of each year may result in the Tenant being in default of this lease agreement. Landlord shall give the Tenant thirty-day notice of terminating the lease and if the Tenant does not provide proof of insurance within fifteen business days, the Tenant shall vacate the premises before the end of the thirty-day notice or the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

**6. Notice to Renew or Non-Renew**

Tenant should give notice of the intent to renew one-hundred-and-eighty (180) days in advance of the end of this term or any renewal term. Tenant's notice to renew shall be in writing and tendered to the City Administrator by certified mail or by email with return receipt requested. Tenant's notice to renew the lease does not guarantee renewal under the same terms and conditions provided in the current lease.

The Landlord shall give notice of the intent to renew one-hundred-and-eighty (180) days in advance of the end of this term or any renewal term. Landlord's notice shall be in writing and sent by the City Administrator or other designee by certified mail or by email with return receipt requested. Landlord's notice to renew the lease does not guarantee renewal under the same terms and conditions provided within the current lease.

If the Landlord has no intent of renewing the lease, the Landlord must give the Tenant notice at least one-hundred-and-eighty (180) days before this lease expires. Landlord's notice shall be in writing and sent by the City Administrator or other designee by certified mail or by email with return receipt requested. If the Landlord fails to give notice at least one-hundred-and-eighty (180)

**Commercial Lease Agreement**

days before the lease expires, the Tenant may elect to have a month-to-month lease until a full notice of one-hundred-and-eighty (180) days has been provided by the Landlord. Rent shall continue to be at the first of the month and shall be the same amount as the final month's rent before this lease expired and the same terms and conditions within this lease shall apply to the month-to-month lease.

Tenant is encouraged to propose or negotiate any lease terms with the City Administrator. New lease provisions including terms and rates are at the sole discretion of the City Council.

So long as the Landlord gave a proper notice of one-hundred-and-eighty (180) days to the Tenant, this lease terminates automatically on [INSERT LAST DAY OF LEASE]. Tenant must vacate the property on or before [INSERT LAST DAY OF LEASE] if a new lease is not signed by all parties at least five (5) business days before [INSERT LAST DAY OF THE LEASE].

Under no circumstances shall this lease be auto-renewed due to the Landlord or Tenant's failure to provide proper notice.

**7. Extensions of Current Lease**

Should the negotiations for a new lease between the Landlord-Tenant break down within thirty (30) days of this lease expiration date, the City Administrator or City Council may approve a one-month extension to give the Tenant additional time to negotiate or vacate the premises. Request for a one-month extension may be done orally during a City Council Meeting or via writing to the City Administrator on or before [INSERT DATE]. Tenant shall pay rent of [INSERT RENT] by the first of the month. All other provisions within this lease shall apply and Tenant may only receive ONE (1) extension. Should no new lease be signed by both parties on or before [INSERT DATE—RECOMMENDED DATE 15<sup>TH</sup> OF EXTENDED MONTH], Tenant must vacate on or before [INSERT LAST DAY OF EXTENDED MONTH].

**8. Use of Premises**

Premises shall be used for [INSERT TYPE OF BUSINESS]. Any use of the premises outside of this agreement must be approved by the City Council. If the Tenant operates business outside this business structure, the Landlord, at any time, shall subject the Tenant to default provisions within this lease and issue a thirty-day notice to terminate the lease. Should the Tenant fail to vacate the premises before the thirty-day notice, the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

Premises must be in continued use and may not be abandoned. Failure to use the premises within a ninety (90) day period shall result in the Tenant being in default. If Tenant is going to have an extended absence from the premises, the Tenant shall contact the Landlord in writing immediately.

**Commercial Lease Agreement**

**9. Landlord's Lien.**

All rents, whether due or to become due, shall be a perpetual lien on any and all goods and merchandise, furniture and fixtures now contained in or which may at any time during the continuance of this lease be contained in the premises, except such goods as are sold in the usual course of retail trade.

**10. Indemnity and Public Liability.**

Landlord shall provide insurance for the building structure in itself and available for the Tenant to review upon request. Any other insurance such as liability insurance, personal property insurance, commercial insurance, flood insurance or any indemnity insurance needed by the Tenant shall be provided by the Tenant. Landlord shall not be responsible for any from all loss, liability, cost, or damages that may occur or be claimed with respect to any person or persons, corporation, property, or chattels on or about the lease premises or to the property itself, resulting from any negligent act done or negligent omission by the other party, their agents, employees, invitees, and any and all loss, costs, liability or expense resulting there from; and at all times to maintain said premises in a safe and careful manner. The Tenant agrees to maintain at all times during the term of this lease, comprehensive public liability insurance in a responsible insurance company licensed to do business in the State of Kansas in which the premises are located properly protecting and indemnifying in an amount of not less than One Million Dollars (1,000,000) for injury or death and property damage arising out of any one occurrence. Tenant shall furnish the Landlord with a Certificate or Certificates of Insurance, a cover sheet, or other proof of insurance so maintained. Each further agrees to indemnify and hold the other harmless for Landlord's alleged violations of any ordinance, law, or statute enacted by City, state or federal government for the protection of the interests of any third parties, including but not limited to the Americans with Disabilities Act, OSHA regulations, zoning ordinances, and applicable environmental laws; in any way related to the conduct of Landlord' s business and use or ownership of the lease premise.

**11. Signs.**

Tenant may install exterior signs on the property so long as the signs comply with all city, state, and federal laws and are not considered obscene or offensive in nature. Before installing any new signs on the property, Tenant shall submit to the Landlord a photo or design of the sign for approval to install. Approval may be made by the City Administrator or City Council.

**12. Acceptance, Maintenance, and Repair by Landlord.**

Tenant has inspected and knows the condition of the premises and accepts the same in their present condition. Tenant shall take good care of the premises and equipment and fixtures therein and shall keep the same in good working order and condition, including fixtures and appliances, and shall keep the premises in reasonable condition. Normal wear and tear is acceptable. Property shall be clear of clutter, trash, debris, and nuisances per the City Code. Tenant is responsible for cleaning

**Commercial Lease Agreement**

and maintaining used outdoor patio space, sidewalk area, and any parking spaces/lots used by the Tenant of clutter, trash, debris, and nuisances. At the expiration of the term, provided the lease agreement is not renewed, Tenant shall surrender the premises, broom clean, equipment and fixtures in as good condition as the reasonable use thereof will permit. All damage or injury to the lease premises not caused by fire or other casualty as set forth herein, and in excess of reasonable wear and tear, shall be promptly repaired by the Tenant.

Any Buildout requested by the Tenant must be approved by City Council in advance. Costs associated with the Buildout shall be the responsibility of the Tenant including but not limited to labor, material, permits, and other associated costs.

Repairs and/or Buildouts must comply with City and State laws including pulling permits as required by law. Tenant shall also provide information of service providers completing the repairs to the Landlord. Tenant must use building codes as authorized by State Law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

Failing to make repairs, providing proper notice of major repairs, or providing routing maintenance to the property shall subject the Tenant to default provisions within this lease. Tenant may be given a thirty-day notice to vacate unless the Tenant shows proof of substantial compliance in completing the repairs or maintenance within fifteen-days of the notice. Should Tenant not have substantial compliance within fifteen (15) days of the written notice, Tenant shall vacate the premises before the end of the month or the Landlord may seek any and all legal remedies and damages as provided by Kansas State Law.

**13. Major Repair Payments**

Major repairs refer to repairs that are necessary to ensure the continued usability of the property such as fixing structural issues, electrical issues, HVAC (Heating, Ventilation, and Air Conditioning), hot water, and any other definition as provided by Kansas State Law. Major repairs include repairs and replacement needed due to normal wear-and-tear and/or Acts of God. Structurally-related repairs due to normal wear/tear of the building include the following: the roof, exterior walls, foundation, HVAC, and/or any other repairs deemed to be structurally related by the City Administrator.

Tenant shall be responsible for all repairs under their deductible amount: [INSERT AMOUNT]. For repairs over the deductible amount that are structurally related, the Tenant shall pay the deductible amount to the Landlord as provided below and the Landlord agrees to provide the remainder of the bill to make a full payment for the repairs.

For repairs over the deductible amount, Tenant must notify Landlord by contacting the City Administrator immediately before any major repairs are started on the property. If necessary, Tenant must additionally take affirmative steps to mitigate or prevent additional damage before

Tenant initials

**Commercial Lease Agreement**

undertaking any major repairs. Tenant shall pay the Major Repair Payment by including it with the Monthly base rent and property rent payment on the 1<sup>st</sup> of the Month following thirty days after receiving the bill for the repair, estimate for the repair, or request from the City Administrator, whichever is sooner.

The City must select and authorize the provider completing the major repairs. Failing to notify the Landlord of a major repair before repair was started may result in Tenant being solely responsible for the costs of that major repair by the unauthorized provider. Failing to allow the City to select and authorize the provider completing the major repairs may also subject the Tenant to default provisions as outlined in this lease.

All other repairs or conditions outside of the Landlord's control, are solely the responsibility of the Tenant. Tenant shall be responsible for any repairs or replacement needed due to negligent, criminal, or intentional acts causing damage to the roof, exterior walls, foundation, mechanics, electrical, or plumbing. Landlord shall not be responsible for repairs relating to flooding unless it is an Act-of-God. Landlord shall not be responsible for cosmetic upgrades.

Making any major repairs without pulling proper permits, following City Codes, and State law shall result in Tenant being solely responsible for those repairs and shall also result in the Tenant being in default per provisions within this lease as outlined below.

**14. Landlord's Right of Entry.**

Landlord or Landlord's agent may enter the premises during Tenant's regular business hours to examine the same and do anything Landlord may be required to do hereunder after twenty-four-hour written notice to the Tenant, except that in the event of an emergency which may cause immediate damage to the premises, Landlord may have immediate access to the lease premises. It is expressly agreed that Landlord shall have keys to the lease premises. Failure to provide the Landlord with keys shall be considered a material breach and subject the Tenant to default provisions.

**15. Damage by Casualty.**

In case during the term created or extensions thereto, the premises hereby let or the building of which said premises are part, shall be destroyed or shall be so damaged by fire, natural disaster, or other casualty, as to become un-Tenantable, then in such event, City Council may elect to terminate the lease with the lease shall becoming null and void from the date of such damage or destruction and the Tenant shall immediately surrender said premises and all interest therein to Landlord, and Tenant shall pay rent within said term only to the time of such surrender. If the City Council is unable to meet within ten (10) calendar days of the event of a fire, natural disaster, or other casualty that damages the building to where it becomes un-Tenantable, the City Administrator or the Mayor may give written notice to the Tenant.

**Commercial Lease Agreement**

Should Landlord fail to provide written notice, this lease shall continue in full force and effect, and the Tenant shall repair the leased premises with all reasonable diligence, placing the same in as good condition as they were at the time of the damage or destruction, and for that purpose may enter said premises and rent shall abate in proportion to the extent and duration of the un-Tenantability of the lease premises. Landlord may elect to choose the vendor making the repairs and Tenant must supply vendor information and plans regarding repairs as requested. In either event, Tenant shall remove all rubbish, debris, and other of their personal property within five (5) days after the request of the Landlord. If the lease premises shall be but slightly injured by fire or the occupancy, then the Tenant shall repair the same with all reasonable diligence and in that case, the rent shall be abated at the discretion of the Landlord based on the costs and time to make minor repairs. Estimate and receipts regarding costs of minor repairs must be provided to the Landlord within 5 business days of receipt by Tenant and Tenant must receive written confirmation by Landlord of any rent abatement agreed upon. No compensation or claims shall be made by or allowed by the Tenant by reason of any inconvenience or annoyance arising from the necessity of repairing any portion of the building or lease premises, however the necessity may occur. Any and all repairs or structural changes must have permits and follow all laws of the city and State.

**16. Personal Property.**

Landlord shall not be liable for any loss or damage to any stored material or any personal property in or about the premises unless caused by the direct negligence or willful misconduct of the Tenant, the Landlord, their agents and employees. Tenant should consider purchasing their own insurance policy for this purpose.

**17. Abandoned Property**

Any personal property, inventory, or equipment on the premises must be removed by the Tenant before the lease terminates if there is no renewal or that property shall be considered abandoned. The Landlord is not responsible for any lost, stolen, or damaged property or equipment left in the building after the lease terminates. The Landlord may dispose of any property, inventory, or equipment abandoned by the Tenant. The Landlord may charge the Tenant a reasonable fee should abandoned property take longer than one hour to remove. Reasonable fee shall include hourly wages of the city employee(s) needed to remove the property plus the cost of any materials needed to remove the abandoned property.

**18. Alterations and Improvements.**

All alterations and improvements shall require the prior written consent of the Landlord and shall be removed, at the option of the Landlord, within thirty (30) days after the termination of the tenancy. Failure to remove alterations within 30 days of the Landlord's request may result in the Landlord requesting reimbursement for costs associated with the Landlord removing the alteration including cost of labor, materials, permits, and any other reasonable costs and fees.

**Commercial Lease Agreement**

Tenant must abide by all laws, rules, and regulations of the City of Baldwin and State of Kansas including paying any applicable licenses or permits to complete alterations or improvements. Tenant must use building codes authorized by State law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

**19. Public Requirements.**

Both parties hereto shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the premises or the proposed use thereof, and save the other party harmless from expense or damage resulting from failure to do so. Landlord shall warrant that the lease premises comply with all laws, ordinances, and lawful orders relating to the storage of their materials as of the date of tenancy and shall save Landlord harmless from expense or damage resulting from failure to do so.

**20. Illegal Activities**

The Tenant, their Guests, and any other Occupant shall not engage in any illegal activities anywhere on the Property, including, but not limited to, the manufacture, sale, distribution, use, or possession of illegal substances, theft, and violent behavior. Tenant agrees to address any illegal activity on the property immediately and without notice from the Landlord up to and including refusing service to guests engaging in illegal activities and filing police reports as appropriate. Any violation of this clause may constitute a material breach of this Agreement and grounds for immediate termination of tenancy and eviction. Additionally, the Tenant shall be held liable for any damages resulting from such illegal activities, including, but not limited to, repairs, legal fees, loss of rent, and any other expenses incurred by the Landlord due to the Tenant's illegal activities. Failure to timely address illegal activities may result in Tenant being in default of the lease.

**21. Fixtures.**

A fixture is any physical property that is permanently attached to the land or building including equipment such as built-in equipment (stoves, faucets, fans, etc.), attachments, or any other item that would cause damage to the property if removed. All Landlord-approved building repairs, alterations, additions, improvements, installations, and fixtures installed or erected by the Tenant shall belong to the Landlord and remain on and be surrendered with the premises as a part thereof, at the expiration of this lease or any extension thereof, or shall, at the option of the Landlord, be removed at Tenant's expense within thirty (30) days after the termination of the tenancy. Should the Landlord consent to removing a fixture, failure to remove any fixtures by consent within thirty (30) days after termination of the tenancy may result in Tenant being responsible for any fees or costs associated with removing the fixture including reasonable costs of labor and supplies.

**Commercial Lease Agreement**

**22. Eminent Domain.**

If the premises or any substantial part thereof shall be taken by any competent authority under the power of eminent domain or be acquired for any public or quasi-public use or purpose, the term of the lease shall cease and terminate upon the date when the possession of said premises or any part thereof so taken shall be required for such use or purpose and without apportionment of the award, and Landlord shall have no claim against the Tenant for the value of any unexpired term of this lease. If any condemnation proceedings shall be instituted in which it is sought to take or damage any part of Landlord's building or the land under it, or if the grade of any street or alley adjacent to the premises is changed by any competent authority and such change of grade makes it necessary or desirable to remodel the building to conform to the changed grade, Landlord shall have the right to cancel this lease after having given written notice of cancellation to Tenant not less than ninety (90) days prior to the date of cancellation designated in the notice. In either of said events, rent at the then current rate shall be apportioned as of the date of the termination. No money or other consideration shall be payable by the Landlord to the Tenant for the right of cancellation and the Tenant shall have no right to share in the condemnation award or in any judgment for damages caused by the taking or the change of grade. Nothing in this paragraph shall preclude an award being made to Landlord for loss of business or depreciation to and cost of removal of equipment or fixtures.

**23. Waiver of Subrogation.**

Tenant and Landlord waive all rights each against the other, for damages caused by fire or other perils covered by insurance where such damages are sustained in connection with Landlord's occupancy of the leased premises. This waiver shall be in effect only so long as the applicable insurance policy or policies contain a clause to the effect that this release shall not affect the right of the insured to recover under such policies. Such clauses shall, whenever reasonably possible, be obtained by Tenant and Landlord in the acquisition of insurance policies under this Lease.

**24. Default.**

If the Tenant is in default for failure to make payments as outlined above or if the Tenant is in default of any non-compliance with the lease, the Landlord may terminate the lease. Landlord shall give the Tenant written notice to remedy the default or the Tenant must vacate the premises within thirty (30) days. Failure to remedy the defect and/or failure to vacate the premises before the notice expires shall result in the Landlord seeking remedies as outlined by Chapter 58, Article 25 of the Kansas Statutes Annotated.

Per K.S.A. 58-25,120, for any material noncompliance by the tenant with the rental agreement materially affecting the health and safety, the Landlord may deliver written notice to the Tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice if the breach is not remedied in fourteen (14) days. The rental agreement shall terminate as provided in the notice,

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Tenant initials

**Commercial Lease Agreement**

except that, if the breach is remediable by the repair or payment of damages or otherwise, and the Tenant initiates a good faith effort to remedy the breach prior to the date specified in the notice, the rental agreement will not terminate. Should the Tenant fail to remedy the breach, the Tenant shall vacate the premises before the notice expires.

However, in the event that if the same or similar breach occurs after the fourteen-day period provided herein, the Landlord may deliver a written notice to the Tenant that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice without providing the opportunity to remedy the breach. The rental agreement shall then terminate as provided in such notice and the Tenant must vacate the premises before expiration of the thirty-day notice.

For any breach of the contract including failure to pay rent, the Landlord may recover damages and obtain injunctive relief for any material noncompliance by the tenant with the rental agreement as allowed by Kansas State Law.

**25. Early termination**

Tenant may give a written request to the City Administrator for early termination for any reason. The Landlord requests that the written notice be at least thirty days. Tenant shall be responsible for continuing making rental payments through the 30-day period but no further payments shall be required. Tenant must give proper written notice as provided below in the Notice section of this lease. Tenant must vacate the premises before the conclusion of the notice and turn in all keys to the Landlord.

**26. Force Majeure.**

Landlord shall be excused for the period of any delay in the performance of any obligations of this lease when prevented from doing so by cause or causes beyond Landlord's control, which shall include, without limitation, all labor disputes, civil commotion, war, war-like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, fire or other casualty, inability to obtain any material, services, or financing, or acts of God.

**27. Notices.**

Any notice hereunder shall be sufficient if sent by certified mail with return receipt, addressed to the Landlord at their offices or to the Tenant at their offices. By signing below, both parties agree that notice is allowed as outlined by Kansas State Law, Chapter 58, Article 25.

By signing below, the Business agrees that service may be tendered to the owner, [insert owner name] as agent for the business. Notice to [INSERT BUSINESS NAME] shall be delivered to either [INSERT BUSINESS NAME AND ADDRESS] or [INSERT BUSINESS OWNER'S NAME AND CONTACT INFORMATION]. Should the Landlord be unable to locate the business owner, the Landlord may post the written notice on the door of the business.

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Tenant initials

**Commercial Lease Agreement**

Notice to the Landlord may be provided in writing via certified letter or email with receipt confirmation to the City Administrator for the City of Baldwin City. Should the City Administrator position be vacant, the Tenant may provide notice to either the Finance Committee Chair or the Mayor. By approving this lease, the City Council authorizes the City Administrator to send notices on behalf of the City of Baldwin City should the Tenant be in any violation of this lease provision. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator’s findings and withdraw the notice before the expiration date of the written notice. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator’s findings or recommendations and request that a written notice to terminate the lease be sent to the Tenant of any violations

The City provides public notice of intent to sell any buildings. Tenant must follow City Code, rules, and regulations to bid on the property as outlined by law.

**28. Assignment and Subletting.**

Tenant may not sublet or reassign the lease.

**29. Successors.**

The provisions, covenants, and conditions of this lease shall bind and inure to the benefit of the legal representatives, heirs, successors and assigns of each of the parties hereto, except that no assignment or subletting by the Tenant without the written consent of the Landlord, shall vest any right in the assignee or subleases of the Landlord. Should the business owner choose to sell the business, the Landlord may choose to find the lease in default per provisions above or the Landlord may request the new business owner to sign a new lease.

**30. Severability and Construction**

If any part of this lease is determined to be void or invalid, the remainder of this lease shall continue in full force and effect. Additionally, any typos or formatting errors in this lease do not render it invalid.

Except as provided within this lease, terms and definitions not defined within the lease shall be interpreted per Kansas State Law.

Headings and Titles are for reference only.

*[signatures on next page]*

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Tenant initials

**Commercial Lease Agreement**

IN WITNESS WHEREOF the parties have hereunto set their hand and seal

Signed on \_\_\_\_\_, 2026.

Landlord

Tenant

City Administrator for the City of Baldwin

[INSERT BUSINESS OWNER NAME]

By:

By:

\_\_\_\_\_

\_\_\_\_\_

*[Area below signatures intentionally left blank]*

\_\_\_\_\_  
Tenant initials

**ORDINANCE NO. 1536**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A MOBILE HOME PARK ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF BALDWIN CITY, KANSAS.**

**WHEREAS**, application has been made by CVO LLC (Chad Oswald), requesting a Conditional Use Permit to allow the establishment of a Mobile Home Park located on the property at 219 Baker Street, City of Baldwin City, Kansas; and

**WHEREAS**, the Baldwin City Planning Commission conducted a public hearing following published notification in accordance with K.S.A. 12-741, et seq., as amended, on April 14, 2026; and

**WHEREAS**, the Baldwin City Planning Commission has recommended that the City Council of the City of Baldwin City, Kansas, approve the Conditional Use Permit to allow the establishment of a Mobile Home Park on the property at 219 Baker Street, Baldwin City, Kansas, be approved subject to certain conditions;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS, THAT:**

**SECTION 1. SUBJECT REAL ESTATE.** The following described real estate (the “Subject Real Estate”) is hereby generally described as Lots 34, 36, 38, 40, 42, and 44 on Baker Street in the City of Baldwin City, Douglas County, Kansas.

**SECTION 2. CONDITIONAL USE PERMIT.** A Conditional Use Permit (“CUP”) for the Subject Real Estate is hereby approved in accordance with the CUP application.

**SECTION 3. CONDITIONAL USE PERMIT.** The CUP is and shall be expressly subject to the following conditions of approval.

1. Strict compliance with all applicable zoning and use regulations not modified by the CUP.
2. Any failure to comply with the CUP or other applicable zoning and use regulations following notice from the City specifying such failure of compliance shall result in revocation of the CUP and all uses permitted by the CUP shall cease immediately.

**SECTION 4. EFFECTIVE DATE OF ORDINANCE.** This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026

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Gerald Cullumber, Mayor

ATTEST: \_\_\_\_\_

Amara Packard, City Clerk

(Approved as to Form):

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Jessica Wortham, City Attorney

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
5.6/5.7	CIGS/TOBACCO TO MINORS	\$25.00	\$100.00	\$125.00	
12	DISOBEYING TRAFFIC CONTROL DEVICE	\$75.00	\$100.00	\$175.00	
13	TRAFFIC CONTROL SIGNAL	\$75.00	\$100.00	\$175.00	
13.1	TRAFFIC CONTROL SIGNAL PREEMPTION DEVICES	COURT		\$0.00	
14	PEDESTRIAN CONTROL SIGNAL	\$75.00	\$100.00	\$175.00	
15	FLASHING TRAFFIC SIGNALS	\$75.00	\$100.00	\$175.00	
16	LANE CONTROL SIGNAL	\$75.00	\$100.00	\$175.00	
17	UNAUTHORIZED SIGN, SIGNAL, MARKING	\$75.00	\$100.00	\$175.00	
18	INTERFERENCE WITH TRAFFIC CONTROL DEVICE	\$125.00	\$100.00	\$225.00	
20	IMPROPER DRIVING ON PLAY STREET	\$125.00	\$100.00	\$100.00	
23	ACCIDENT INVOLVING DEATH OR INJURY	COURT			
25	DUTY TO GIVE INFORMATION AND RENDER AID	COURT			
26	STRIKING UNATTENDED VEHICLE OR OTHER PROPERTY	COURT			
26.1	REMOVAL OF VEHICLE FROM ROADWAY AFTER ACCIDENT	\$75.00	\$100.00	\$175.00	
28	FALSE REPORT	COURT			
29	RECKLESS DRIVING	COURT			
30	DUI	COURT			
30.1	DRIVING CMV UNDER INFLUENCE	COURT			
30.2	PBT REFUSAL	\$175.00	\$100.00	\$275.00	
30.3	IGNITION INTERLOCK DEVICES; TAMPERING	COURT			
31	FLEE/ELUDE	COURT			
32	SPEED, REASONABLE & PRUDENT	\$75.00	\$100.00	\$175.00	
33	SPEED, EXCEED MAXIMUM	SEE TABLE			
34	IMPEDING TRAFFIC	\$75.00	\$100.00	\$175.00	
35	MOTOR DRIVEN CYCLE - SPEED	\$75.00	\$100.00	\$175.00	
37	EXHIBITION OF SPEED/Drag RACING	\$125.00	\$100.00	\$225.00	
38	DRIVING ON RIGHT OF ROADWAY REQUIRED	\$75.00	\$100.00	\$175.00	
39	OVERTAKING& PASSING FROM OPPOSITE DIRECTION	\$75.00	\$100.00	\$175.00	
40	OVERTAKING A VEHICLE/BICYCLE ON THE LEFT	\$75.00	\$100.00	\$175.00	
41	PASSING ON RIGHT PERMITTED	\$75.00	\$100.00	\$175.00	
42	LIMITATIONS ON OVERTAKING ON THE LEFT	\$75.00	\$100.00	\$175.00	

<b>ORDINANCE TRAFFIC INFRACTIONS</b>						
<b>SECTION</b>	<b>VIOLATION DESCRIPTION</b>	<b>FINE</b>	<b>COSTS</b>	<b>TOTAL</b>		
43	LEFT OF CENTER	\$75.00	\$100.00	\$175.00		
44	NO PASSING ZONE	\$75.00	\$100.00	\$175.00		
45	ONE-WAY ROAD/ROTARY ISLAND	\$75.00	\$100.00	\$175.00		
46	FAIL TO MAINTAIN SINGLE LANE	\$75.00	\$100.00	\$175.00		
47	FOLLOW TOO CLOSE	\$75.00	\$100.00	\$175.00		
48	LEFT OR U-TURN ON DIWIDED HIGHWAY	\$75.00	\$100.00	\$175.00		
49	IMPROPER TURN	\$75.00	\$100.00	\$175.00		
50	RIGHT,LEFT AND U TURNS AT INTERSECTIONS	\$100.00	\$100.00	\$200.00		
51	IMPROPER U-TURN	\$75.00	\$100.00	\$175.00		
52	IMPROPER TURN/CURVE OR CREST	\$75.00	\$100.00	\$175.00		
53	IMPROPER START	\$75.00	\$100.00	\$175.00		
54	TURN SIGNAL REQUIRED	\$75.00	\$100.00	\$175.00		
55	SIGNALS BY HAND AND ARM OR SIGNAL LAMPS	\$75.00	\$100.00	\$175.00		
56	METHODS OF GIVING SIGNALS	\$75.00	\$100.00	\$175.00		
57	FAIL TO YIELD	\$75.00	\$100.00	\$175.00		
58	IMPROPER LEFT TURN	\$75.00	\$100.00	\$175.00		
59	FAIL TO YIELD AT STOP/YIELD SIGNS	\$75.00	\$100.00	\$175.00		
60	FAIL TO YIELD /ENTERING ROADWAY	\$75.00	\$100.00	\$175.00		
61	FAIL TO YIELD TO EMERGENCY VEHICLE	\$100.00	\$100.00	\$200.00		
61.1	PASSING STATIONARY EMERGENCY VEHICLES	\$100.00	\$100.00	\$200.00		
62	FAIL TO COMPLY IN CONSTRUCTION ZONE	\$75.00	\$100.00	\$175.00		
63	PEDESTRIAN; OBEDIENCE TO TRAFFIC-CONTROL	\$75.00	\$100.00	\$175.00		
64	PEDESTRIAN RIGHT OF WAY	\$75.00	\$100.00	\$175.00		
64.1	SCHOOL CROSSING GUARD; DISOBEYING	\$75.00	\$100.00	\$175.00		
65	JAYWALKING	\$75.00	\$100.00	\$175.00		
66	DRIVERS TO EXERCISE DUE CARE	\$75.00	\$100.00	\$175.00		
67	PEDESTRIANS TO USE RIGHT HALF OF CROSSWALKS	\$75.00	\$100.00	\$175.00		
68	PEDESTRIAN ON HIGHWAY	\$75.00	\$100.00	\$175.00		
69	PEDESTRIAN; HITCH-HIKING OR SOLICITING	\$75.00	\$100.00	\$175.00		

ORDINANCE TRAFFIC INFRACTIONS						
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL		
70	DRIVING THROUGH SAFETY ZONE PROHIBITED	\$75.00	\$100.00	\$175.00		
71	YIELD TO PEDESTRIAN ON SIDEWALK	\$75.00	\$100.00	\$175.00		
72	PEDESTRIAN;YIELD TO EMERGENCY VEHICLE	\$75.00	\$100.00	\$175.00		
73	BLIND PEDESTRIAN RIGHT OF WAY	\$100.00	\$100.00	\$200.00		
74	PEDESTRIAN UNDER INFLUENCE ALCOHOL/DRUGS	<b>COURT</b>				
75	BRIDGE OR RAILROAD SIGNALS	\$75.00	\$100.00	\$175.00		
76	FAIL TO OBEY RAIL CROSSING SIGNAL	\$75.00	\$100.00	\$175.00		
77	FAIL TO OBEY RAIL CROSSING STOP SIGN	\$75.00	\$100.00	\$175.00		
78	CERTAIN VEHICLES MUST STOP AT ALL RAILROAD CROSSINGS	\$75.00	\$100.00	\$175.00		
79	MOVING HEAVY EQUIPMENT AT RAILROAD GRADE CROSSING	\$75.00	\$100.00	\$175.00		
80	IMPROPER STOP FROM ALLEY, PRIVATE DRIVE, ETC.	\$75.00	\$100.00	\$175.00		
81	PASSING SCHOOL BUS	\$75.00	\$100.00	\$175.00		
82	PASSING CHURCH/DAY CARE BUS	\$75.00	\$100.00	\$175.00		
83	IMPROPER PARKING ON ROADWAY	\$25.00		\$25.00		
85	PARKING PROHIBITED IN SPECIFIC PLACES	\$25.00		\$25.00		
86	IMPROPER PARKING-NON MOVING VIOLATION	\$25.00		\$25.00		
87	HANDICAPPED PARKING	\$75.00		\$75.00		
87.1	ACCESSIBLE PARKING; REVOKED/SUSPENDED DEVICES	\$100.00	\$100.00	\$200.00		
88	IMPROPER PARKING (FOR SALE OR REPAIR)	\$25.00		\$25.00		
89	IMPROPER PARKING (MARKED SPACES)	\$25.00		\$25.00		
90	BLOCKING TRAFFIC	\$25.00		\$25.00		
91	NO PARKING (NARROW STREETS)	\$25.00		\$25.00		
92	NO PARKING (ALLEY)	\$25.00		\$25.00		
93	DISABLED VEHICLES	\$25.00		\$25.00		
94	NO PARKING (SCHOOL ZONES)	\$25.00		\$25.00		

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
95	NO PARKING (HAZARDOUS PLACES)	\$25.00		\$25.00	
96	PARKING PROHIBITED (SIGNS PRESENT)	\$25.00		\$25.00	
97	PARKING PROHIBITED (LIMITED TIMES)	\$25.00		\$25.00	
98	COMMERCIAL & DELIVERY VEHICLES	\$25.00		\$25.00	
99	LOADING, UNLOADING ZONES	\$25.00		\$25.00	
103	HEADPHONES/TV SCREEN	\$40.00	\$100.00	\$140.00	
104	INATTENTIVE DRIVING	\$125.00	\$100.00	\$225.00	
105	ALLOW USE OF MOTOR VEHICLE/VIOLATION KSA 8-1014	<b>COURT</b>			
106	OPEN CONTAINER	<b>COURT</b>			
107	UNATTENDED MOTOR VEHICLE	\$75.00	\$100.00	\$175.00	
108	OBSTRUCTED VIEW (DRIVING WITH)	\$100.00	\$100.00	\$200.00	
109	COASTING	\$75.00	\$100.00	\$175.00	
109.1	MOTORIZED SKATEBOARDS	\$100.00	\$100.00	\$200.00	
110	FOLLOWING FIRE APPARATUS	\$100.00	\$100.00	\$200.00	
111	DRIVING OVER FIRE HOSE	\$150.00	\$100.00	\$250.00	
112	GLASS, ETC. ON HIGHWAY	\$75.00	\$100.00	\$175.00	
113	STOP WHEN TRAFFIC OBSTRUCTED	\$75.00	\$100.00	\$175.00	
114	SNOWMOBILE OPERATION LIMITED	\$100.00	\$100.00	\$200.00	
114.1	UNLAWFUL OPERATION OF ATV	\$100.00	\$100.00	\$200.00	
114.2	UNLAWFUL OPERATION MICRO UTILITY TRUCK	\$100.00	\$100.00	\$200.00	
114.3	OPERATION OF LOW-SPEED VEHICLE	\$75.00	\$100.00	\$175.00	
114.4	UNLAWFUL OPERATION OF GOLF CART	\$100.00	\$100.00	\$200.00	
114.5	UNLAWFUL OPERATION OF WORK-SITE UTILITY VEHICLE	\$100.00	\$100.00	\$200.00	
115	RIDING ON VEHICLES (14 YOA & UP)	\$75.00	\$100.00	\$175.00	
116	DRIVING ON SIDEWALK	\$100.00	\$100.00	\$200.00	

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
117	IMPROPER BACKING	\$75.00	\$100.00	\$175.00	
118	AVOIDING TRAFFIC CONTROL	\$75.00	\$100.00	\$175.00	
119	PARADES & PROCESSIONS	\$100.00	\$100.00	\$200.00	
120	DRIVING THROUGH PROCESSION	\$200.00	\$100.00	\$300.00	
122	STREET BARRIERS	\$75.00	\$100.00	\$175.00	
123	VEHICLE DOORS (OPEN & CLOSE)	\$40.00	\$100.00	\$140.00	
124	RIDING IN HOUSE TRAILER	\$40.00	\$100.00	\$140.00	
125	DAMAGE TO PROPERTY BY VEHICLE	\$175.00	\$100.00	\$275.00	
126	TRAFFIC HAZARD (REMOVAL BY OWNER)	\$10.00	\$100.00	\$110.00	
126.1	OBSTRUCTING LICENSE PLATES	\$75.00	\$100.00	\$175.00	
126.2	WIRELESS COMMUNICATION DEVICES (Jan 1, 2011)	\$100.00	\$100.00	\$200.00	
127	PARENTAL RESPONSIBILITY (CHILD RIDING BICYCLE)	\$40.00	\$100.00	\$140.00	
129	BICYCLE RIDING (SEAT REGULATION)	\$40.00	\$100.00	\$140.00	
130	CLINGING TO VEHICLES	\$75.00	\$100.00	\$175.00	
131	BICYCLE ON ROADWAY	\$40.00	\$100.00	\$140.00	
132	BICYCLE (CARRYING ARTICLES)	\$40.00	\$100.00	\$140.00	
133	BICYCLE EQUIPMENT	\$40.00	\$100.00	\$140.00	
136	ROLLER SKATES RESTRICTION	\$25.00	\$100.00	\$125.00	
138	MOTORCYCLE OPERATION	\$75.00	\$100.00	\$175.00	
139	MOTORCYCLE ON ROADWAY	\$75.00	\$100.00	\$175.00	
140	MOTORCYCLE CLINGING TO VEHICLE	\$75.00	\$100.00	\$175.00	
141	MOTORCYCLE SEAT AND FOOTRESTS	\$40.00	\$100.00	\$140.00	
142	MOTORCYCLE HELMET AND EYE PROTECTION	\$100.00	\$100.00	\$200.00	
143	EQUIPMENT OFFENSES (NOT MISDEMEANORS)	\$75.00	\$100.00	\$175.00	
144	HEADLAMPS REQUIRED	\$75.00	\$100.00	\$175.00	
145	VISIBILITY DISTANCE & HEIGHT OF LAMPS	\$75.00	\$100.00	\$175.00	
146	DEFECTIVE HEAD LAMPS	\$75.00	\$100.00	\$175.00	
147	DEFECTIVE TAIL LAMPS	\$75.00	\$100.00	\$175.00	
148	DEFECTIVE REFLECTOR	\$75.00	\$100.00	\$175.00	

<b>ORDINANCE TRAFFIC INFRACTIONS</b>					
<b>SECTION</b>	<b>VIOLATION DESCRIPTION</b>	<b>FINE</b>	<b>COSTS</b>	<b>TOTAL</b>	
149	IMPROPER STOP LAMP OR TURN SIGNAL	\$75.00	\$100.00	\$175.00	
151	IMPROPER LIGHTING EQUIP. ON CERTAIN VEHICLES	\$75.00	\$100.00	\$175.00	
152	IMPROPER LAMP COLOR ON VEHICLES	\$75.00	\$100.00	\$175.00	
153	IMPROPER MOUNTING OF LAMPS & REFLECTORS	\$75.00	\$100.00	\$175.00	
154	IMPROPER VISIBILITY OF REFLECTORS	\$75.00	\$100.00	\$175.00	
156	LAMP OR FLAG REQUIRED ON PROJECTING LOAD	\$75.00	\$100.00	\$175.00	
157	LAMPS ON PARKED VEHICLES	\$75.00	\$100.00	\$175.00	
158	LAMPS REQUIRED ON OTHER VEHICLES AND EQUIPMENT	\$40.00	\$100.00	\$140.00	
159	SPOT LAMPS & AUXILIARY LAMPS	\$40.00	\$100.00	\$140.00	
160	IMPROPER LAMPS OR LIGHTS ON EMERGENCY VEHICLE	\$100.00	\$100.00	\$200.00	
161	IMPROPER STOP OR TURN SIGNAL	\$40.00	\$100.00	\$140.00	
162	IMPROPER HAZARD WARNING LIGHTS	\$40.00	\$100.00	\$140.00	
163	UNAUTHORIZED ADDITIONAL LIGHTING EQUIPMENT	\$40.00	\$100.00	\$140.00	
164	IMPROPER MULTIPLE BEAM LIGHTS	\$40.00	\$100.00	\$140.00	
165	FAIL TO DIM HEADLIGHTS	\$40.00	\$100.00	\$140.00	
166	IMPROPER SINGLE BEAM HEADLIGHTS	\$40.00	\$100.00	\$140.00	
167	IMPROPER SPEED WITH ALTERNATE LIGHTING	\$40.00	\$100.00	\$140.00	
168	NUMBER OF DRIVING LAMPS REQUIRED	\$40.00	\$100.00	\$140.00	
169	RESTRICTIONS ON LAMPS	\$40.00	\$100.00	\$140.00	
170	SCHOOL BUS EQUIPMENT REQUIRED	\$75.00	\$100.00	\$175.00	
171	CHURCH/DAY CARE BUS REQUIREMENTS	\$75.00	\$100.00	\$175.00	
172	HWY CONSTRUCTION/MAINTENANCE VEHICLE LIGHTS	\$40.00	\$100.00	\$140.00	
173	DEFECTIVE BRAKES	\$75.00	\$100.00	\$175.00	
174	IMPROPER USE OF HORN OR WARNING DEVICE	\$40.00	\$100.00	\$140.00	
175	DEFECTIVE MUFFLER	\$75.00	\$100.00	\$175.00	
175.1	COMPRESSION RELEASE ENGINE BRAKING SYSTEM	\$100.00	\$100.00	\$200.00	
176	DEFECTIVE MIRROR	\$75.00	\$100.00	\$175.00	
177	OBSTRUCTED WINDSHIELD OR WINDOW	\$75.00	\$100.00	\$175.00	
178	IMPROPER TIRES	\$75.00	\$100.00	\$175.00	

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
178.1	IMPROPER WIDE-BASED SINGLE TIRES	\$75.00	\$100.00	\$175.00	
179	SPILLING LOAD ON HIGHWAY	\$125.00	\$100.00	\$225.00	
180	DRAW BAR/SAFETY HITCH	\$75.00	\$100.00	\$175.00	
181	ONE WAY GLASS AND SUN SCREENING DEVICES	\$75.00	\$100.00	\$175.00	
182	CHILD PASSENGER SAFETY RESTRAINING SYSTEM	\$60.00	-	\$60.00	
182.1A1	SEAT BELT	\$10.00	-	\$10.00	
182.1 A2	SEATBELT (AGE 14 TO 18)	\$60.00	-	\$60.00	
182.2	UNLAWFUL RIDING ON VEHICLES; PERSONS UNDER 14	\$50.00	-	\$50.00	
183	MOTORCYCLE HEADLAMPS REQUIRED	\$75.00	\$100.00	\$175.00	
184	MOTORCYCLE TAIL LAMP REQUIRED	\$75.00	\$100.00	\$175.00	
185	MOTORCYCLE REFLECTOR REQUIRED	\$75.00	\$100.00	\$175.00	
186	MOTORCYCLE STOP LAMPS & TURN SIGNALS REQUIRED	\$75.00	\$100.00	\$175.00	
187	DEFECTIVE MULTIPLE-BEAM LIGHTING	\$75.00	\$100.00	\$175.00	
188	ROAD LIGHTING EQUIPMENT REQUIRED ON MOTOR DRIVEN CYCL	\$75.00	\$100.00	\$175.00	
189	DEFECTIVE BRAKES ON CYCLE OR MOTOR DRIVEN CYCLE	\$75.00	\$100.00	\$175.00	
190	DEFECTIVE BRAKES	\$75.00	\$100.00	\$175.00	
191	DEFECTIVE HORN, MUFFLER, MIRRORS OR TIRES	\$75.00	\$100.00	\$175.00	
192	DRIVER'S LICENSE	COURT	-	-	
193	NO DRIVER'S LICENSE ON PERSON	COURT	-	-	
194	DWS,CANCELLED REVOKER	COURT	-	-	
195	DRIVING IN VIOLATION OF RESTRICTIONS	COURT	-	-	
195 1	HABITUAL VIOLATOR	COURT	-	-	
196	UNAUTHORIZED OPERATOR	\$125.00	\$100.00	\$200.00	
197	UNAUTHORIZED MINORS	\$125.00	\$100.00	\$200 00	
198	ILLEGAL REGISTRATION	\$100.00	\$100.00	\$175.00	
199	UNLAWFUL USE OF LICENSE	COURT	-	-	
200	LIABILITY INSURANCE REQUIRED	COURT	-	-	
201 1	FAILURE TO COMPLY WITH TRAFFIC CITATION	COURT			
202	PARTIES TO VIOLATION	COURT	-	-	

ORDINANCE TRAFFIC INFRACTIONS						
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL		
203	OFFENSES BY PERSONS OWNING OR CONTROLLING VEHICLES	COURT	-	-		
204	FINES DOUBLED IN CONSTRUCTION OR SCHOOL ZONES					
14-211	<b>TAGS - CITY ORDINANCE 1273</b>					
	EXPIRED TAG - PARKED/DISPLAY OF ILLEGAL TAG	\$45,\$45,\$95 PLUS COURT COSTS				
2-204	<b>ANIMAL-CITY ORDINANCE 1335</b>					
	DOG AT LARGE (With License)	\$20,\$20,\$50				
2-112	(Without License)	\$30,\$30,\$60				
2-115	NUISANCE DOG	\$50.00				
2-113	ANIMAL AT LARGE	\$30,\$40,\$60,\$100 PLUS COURT COST				
2-107	NOISY ANIMAL	COURT				
	CRUELTY TO ANIMAL	COURT				
	<b>SPEEDING-SECTION 33</b>					
	1-10MPH	\$85.00	\$100.00	\$185.00		
	11-20 MPH	\$110.00	\$100.00	\$210.00		
	21-30 MPH	\$135.00	\$100.00	\$235.00		
	31 + MPH	COURT				
	<b>SPEEDING IN SCHOOL ZONES</b>					
	<b>1-10MPH</b>	<b>\$150.00</b>	<b>\$100.00</b>	<b>\$250.00</b>		
	<b>11-20 MPH</b>	<b>\$200.00</b>	<b>\$100.00</b>	<b>\$300.00</b>		
	<b>21-30 MPH</b>	<b>\$250.00</b>	<b>\$100.00</b>	<b>\$350.00</b>		
	<b>31 + MPH</b>	<b>COURT</b>				

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
383.21	MULTIPLE DL (MISDEANOR)	COURT			
383.23a	CDL (MISDEANOR)	COURT			
391.41a	MEDICAL CARD	\$100.00	\$100.00	\$200.00	
391.45b	MEDICAL CARD EXPIRED	\$100.00	\$100.00	\$200.00	
390.21	CMV MARKING	\$100.00	\$100.00	\$200.00	
395.8	LOG BOOK	\$100.00	\$100.00	\$200.00	
396.9	OUT OF SERVICE (MISDEANOR)	\$100.00	\$100.00	\$200.00	
396.11	INSPECTION REPORT	\$100.00	\$100.00	\$200.00	
392.9	SECURE LOAD	\$100.00	\$100.00	\$200.00	
393.75	TIRES	\$100.00	\$100.00	\$200.00	
393.30	BATTERY SECUREMENT	\$100.00	\$100.00	\$200.00	
393.40	BRAKES	\$100.00	\$100.00	\$200.00	
393.70	COUPLING DEVICE/TOWING	\$100.00	\$100.00	\$200.00	
393.100	CARGO SECUREMENT	\$100.00	\$100.00	\$200.00	
393.201	FRAMES	\$100.00	\$100.00	\$200.00	
393.203	CAB AND BODY	\$100.00	\$100.00	\$200.00	
393.205	WHEELS	\$100.00	\$100.00	\$200.00	
393.207	SUSPENSIONS	\$100.00	\$100.00	\$200.00	
393.209	STEERING WHEEL SYSTEM	\$100.00	\$100.00	\$200.00	
393.87	FLAGS	\$100.00	\$100.00	\$200.00	
393.83	EXHAUST SYSTEM	\$100.00	\$100.00	\$200.00	
393.80	MIRRORS	\$100.00	\$100.00	\$200.00	
396.3	REQUIRED MAINTENANCE	\$100.00	\$100.00	\$200.00	
396.17	PERIODIC INSPECTION	\$100.00	\$100.00	\$200.00	
393.45	BRAKE TUBING/HOSE CONNECTIONS	\$100.00	\$100.00	\$200.00	
393.47	BRAKE LINING/SEPARATION & CRACKS	\$100.00	\$100.00	\$200.00	

ORDINANCE TRAFFIC INFRACTIONS					
SECTION	VIOLATION DESCRIPTION	FINE	COSTS	TOTAL	
393.51	BRAKE SYSTEM/WARNING SIGNALS	\$100.00	\$100.00	\$200.00	
393.43	BREAKAWAY/EMERGENCY BRAKING	\$100.00	\$100.00	\$200.00	
393.9	LAMPS OPERABLE	\$100.00	\$100.00	\$200.00	
	<b>MOTOR CARRIER REGS-ORDINANCE 1243 ARTICLE 14-7</b>				
14-702	SIZE & WEIGHT	\$100.00	\$100.00	\$200.00	
14-703	WIDTH & LOAD	\$100.00	\$100.00	\$200.00	
14-704	EXTEND LOAD	\$100.00	\$100.00	\$200.00	
14-705	HEIGHT & LENGTH	\$100.00	\$100.00	\$200.00	
14-706	PROJECTING LOAD	\$100.00	\$100.00	\$200.00	
14-707	GROSS WEIGHT-WHEELS & AXLES	COURT			
14-708	GROSS WEIGHT-VEHICLES	COURT			
14-709	WEIGHT ENFORCEMENT-SCALES	COURT			
14-711	REGISTRATION-GROSS WEIGHT	COURT			
14-712	TRUCK ROUTE	\$100.00	\$100.00	\$200.00	
	<b>MISC. CITY ORDINANCE</b>	\$75.00	\$100.00	\$175.00	
11-303	NOISE VIOLATION	\$75.00	\$100.00	\$175.00	
12-107	BOATS PROHIBITED ON LAKE PROPERTY	\$75.00	\$100.00	\$175.00	
12-108	SKATING ON CITY LAKE	\$75.00	\$100.00	\$175.00	
12-112	UNAPPROVED FIRE	\$75.00	\$100.00	\$175.00	
12-113	CAMPING PROHIBITED	\$75.00	\$100.00	\$175.00	
12-115	ALCOHOL IN PARK PROHIBITED	\$75.00	\$100.00	\$175.00	
12-514	CEMETERY AFTER HOURS	\$75.00	\$100.00	\$175.00	
	<b>BRAKES-CITY ORDINANCE</b>				
	JAKE BRAKES	\$150.00	\$100.00	\$250.00	
	2ND & SUBSEQUENT CHARGES	COURT			



























<b>ORDINANCE TRAFFIC INFRACTIONS</b>						
<b>SECTION</b>	<b>VIOLATION DESCRIPTION</b>	<b>FINE</b>	<b>COSTS</b>	<b>TOTAL</b>		











































