

CITY OF TOPEKA

Application for Creation of a RHID District

APPLICANT: LB Lots, LLC

ADDRESS: 3024 SW Wanamaker Rd. Ste. 300, Topeka, KS 66614

PHONE #: 785-272-1535

E-MAIL ADDRESS: jsourk@midwest-health.com

CONTACT PERSON: Jennifer Sourk

PROJECT NAME: Lauren's Bay Development

Please complete the following items.

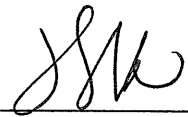
1. As **Exhibit A**, provide a cover letter formally requesting the creation of a district, including a general description of the housing development expected to occur within the districts, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.
2. As **Exhibit B**, provide a legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.
3. As **Exhibit C**, provide evidence of site control or a detailed plan for which the developer intends to secure site control.
4. As **Exhibit D**, provide certification that neither the developer entity nor any of its shareholders/ partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County. (*Exhibit D of this document is a form that must be completed by the Shawnee County Treasurer.*)
5. Applicant with support of the city needs to provide certification that neither the developer entity nor any of its shareholders/ partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

6. A non-refundable application fee of \$5,000 will be required upon submission of the application of the RHID district to the City Clerk. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

CERTIFICATION OF APPLICANT

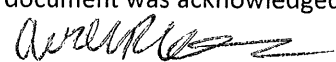
APPLICANT HAS RECEIVED AND REVIEWED THE CITY'S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY AND PROCEDURES, INCLUDING PAYMENT OF THE REQUIRED FEES. THE APPLICANT UNDERSTANDS THAT A SUBMISSION OF A HOUSING DEVELOPMENT PLAN APPLICATION WILL BE REQUIRED SHOULD THE CREATION OF A RHID DISTRICT APPLICATION BE APPROVED.

AS OF THE DATE OF APPLICANT'S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: 
Signature of Authorized Agent for Entity

Title: General Counsel

Date: 2/10/2025

STATE OF KS
COUNTY OF Shawnee
This document was acknowledged before me on 2/10/25 by 

Notary Public
My commission expires: 2/3/26

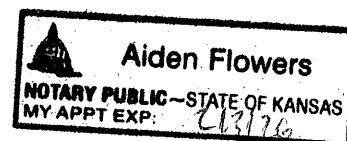


EXHIBIT A

Insert or attach here:

LB Lots, LLC, and its affiliated entities, Klaton Properties, LLC and 3420 Fairlawn, LLC, formally request the creation of an RHID district in the Lauren's Bay area of southwest Topeka. LB Lots intends to build and sell fifteen single-family homes in the district over the next four years. The homes will be priced so as to meet the high demand, as articulated by the housing study, for homes over \$250,000. Introducing more homes into the market will help meet the growing demand for such residences, which, in turn, introduces more homes in a lower price range into the market.

The development that LB Lots proposes would not be financially feasible but-for the RHID revenue LB Lots seeks with this application. This is evidenced by the lack of development of these parcels over the last ten-plus years.

EXHIBIT B

Insert or attach here:

See Attachments 1 & 2

EXHIBIT C

Insert or attach here:

See Attachment 3.

All lots are owned either by LB Lots, LLC, or an affiliated organization. Developer will transfer ownership of all the noted properties from LB Lots, LLC, Klaton Properties, LLC, and 3420 Fairlawn, LLC, into a new entity after approval of this RHID application. The new entity will be owned by LB Lots, LLC's present ownership along with another experienced real estate developer.

EXHIBIT D

Shawnee County Treasurer
200 SE 7th, Room 101
Topeka KS 66603

Dear Shawnee County Treasurer:

The City of Topeka requires any entity applying for a Rural Housing Incentive District to be in good standing with Shawnee County and all outstanding taxes paid. For your convenience, we have developed the template below to be filled out on the applicant. All completed forms can be sent directly to Rhiannon Friedman at rmfriedman@topeka.org or mailed to City of Topeka Economic Development, 621 SE Madison / Unit 11, Topeka KS 66607.

Sincerely,



Rachelle Mathews
Deputy Director of Financial Services

Taxpayer Name: _____

Date: _____

Does the Entity listed above owe any outstanding and unpaid taxes as of the date above?

☐ Yes

☐ N

Amount owed (if any): _____

Name and Title: _____

Signature: _____

Date: _____

Attachment 1

Lot 2, Block A, Lauren's Bay Subdivision Number 2, In the City of Topeka, Shawnee County, Kansas

Lot 3, Block A, Lauren's Bay Subdivision Number 2, In the City of Topeka, Shawnee County, Kansas

Lot 1, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 2+, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 12, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 13, Block A, Lauren's Bay Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 11, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 12, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 13, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 14, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 20, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 21, Block B, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 1, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 2, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 3, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Lot 5, Block C, Lauren's Bay Estates Subdivision, In the City of Topeka, Shawnee County, Kansas

Attachment 2



Attachment 3

Cynthia A. Beck

2013R26013

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
12/18/2013 4:12:20 PM
DEBT: 0

237002

DEC 18 2013

KANSAS QUITCLAIM DEED

On this 12 day of December, 2013,

James A. Klausman and Joleen L. Klausman, a Married Couple,

("Grantors") QUITCLAIM to:

3420 SW Fairlawn, LLC, a Kansas Limited Liability Company,

("Grantee(s)") the following-described real estate in Shawnee County, Kansas:

Lots 11, 12, 13, 14, 20 and 21, Block B, Lauren's Bay Estates
Subdivision in Shawnee County, Kansas.

Lots 14, 15, 16, 17, 18 and 19, Block H, Lauren's Bay Estates
Subdivision in Shawnee County, Kansas.

Lots 19, 20, 21 and 22, Block J, Lauren's Bay Estates
Subdivision in Shawnee County, Kansas.

Lots 1, 2, 3 and 4, Block T, Lauren's Bay Estates Subdivision in
Shawnee County, Kansas.

For the sum of One Dollar and other Good and Valuable Consideration

SUBJECT TO: Covenants, Conditions, Easements and Restrictions of Record

James A. Klausman
James A. Klausman

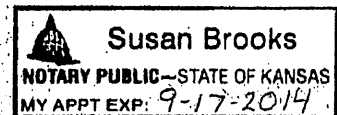
Joleen L. Klausman
Joleen L. Klausman

STATE OF KANSAS)
) ss:
COUNTY OF SHAWNEE)

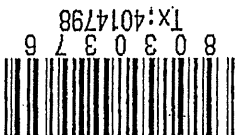
This instrument was acknowledged before me on December 12, 2013, by
James A. Klausman and Joleen L. Klausman.

Susan Brooks
Notary Public

My Appointment Expires: 9-17-2014



Pursuant to K.S.A. 79-1437e, a real estate validation questionnaire is not required due to Exception No. 4.



Oct 07, 2014 #100989

Cynthia A. Beck

2014R17244

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
10/07/2014 09:35:27 AM
DEBT: 0.00

Mail Tax Statement to:

*3715 SW 29th Ste 200
Topeka KS 66614*

Property Address:
SW 44th Street
Topeka, KS 66610

KANSAS SECURED TITLE
SN038362

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2014 by HLS Holdings, LLC, a Kansas limited liability company, Grantor, to Klaton Properties, LLC, a Kansas limited liability company, Grantee;

WITNESSETH, that said Grantor, in consideration of the sum of \$1.00 and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and by these presents does grant, bargain, sell and convey unto said Grantee, and Grantee's heirs and assigns, forever, all its right, title and interest in and to all the following described real estate:

See Exhibit "A" attached hereto and by this reference made a part hereof

TO HAVE and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, unto the Grantee, and Grantee's heirs and assigns, forever.

AND the said Grantor, and Grantor's successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that at the delivery of these presents Grantor is lawfully seized of the interest hereby conveyed in all and singular, the above granted and described premises, with the appurtenances; and shall and will warrant and defend said interest in and to the same unto the said Grantor, against the said Grantee, and Grantee's successors and assigns, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, by, through or under them, but Grantor does not warrant title against those claiming a right, interest or title that arose prior to, or separate from, Grantor's interest in the property.

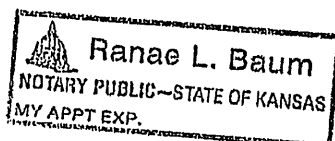
IN WITNESS WHEREOF, the said party of the Grantor has hereunto set Grantor's hand, the day and year first above written.

HLS Holdings, LLC, a Kansas limited liability company

By: *Bruce J. Worner*
Name: *Bruce J. Worner*
Title: *managing member*

STATE OF KANSAS, SHAWNEE COUNTY:

The foregoing Instrument was acknowledged before me this 6 day of October, 2014 by *Bruce J. Worner*, *managing member* of HLS Holdings, LLC, a Kansas limited liability company, on behalf of said company.



Ranae L. Baum Notary Public
Appointment expires: *10/16/16*

Mail Tax Statement to:

3715 SW 292 Ste 200
Topeka KS 66614

Property Address:
SW 44th Street
Topeka, KS 66610

KANSAS SECURED TITLE

SN038362

Recorded Electronically

ID 2014817244
County Shawnee
Date 10-7-14 Time 9:35
Simplifile.com 800.460.5657

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2014 by HLS Holdings, LLC, a Kansas limited liability company, Grantor, to Klaton Properties, LLC, a Kansas limited liability company, Grantee;

WITNESSETH, that said Grantor, in consideration of the sum of \$1.00 and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and by these presents does grant, bargain, sell and convey unto said Grantee, and Grantee's heirs and assigns, forever, all its right, title and interest in and to all the following described real estate:

See Exhibit "A" attached hereto and by this reference made a part hereof

TO HAVE and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, unto the Grantee, and Grantee's heirs and assigns, forever.

AND the said Grantor, and Grantor's successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that at the delivery of these presents Grantor is lawfully seized of the interest hereby conveyed in all and singular, the above granted and described premises, with the appurtenances; and shall and will warrant and defend said interest in and to the same unto the said Grantor, against the said Grantee, and Grantee's successors and assigns, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, by, through or under them, but Grantor does not warrant title against those claiming a right, interest or title that arose prior to, or separate from, Grantor's interest in the property.

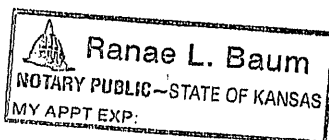
IN WITNESS WHEREOF, the said party of the Grantor has hereunto set Grantor's hand, the day and year first above written.

HLS Holdings, LLC, a Kansas limited liability company

By: Bruce J. Worner
Name: Bruce J. Worner
Title: Managing Member

STATE OF KANSAS, SHAWNEE COUNTY:

The foregoing instrument was acknowledged before me this 6 day of October, 2014 by Bruce J. Worner, Managing Member of HLS Holdings, LLC, a Kansas limited liability company, on behalf of said company.



Ranae L. Baum
Notary Public
Appointment expires: 9/16/16

EXHIBIT "A"

The land referred to in this Deed is described as follows:

Lots 9, LESS the South 10 feet, 11, 12, 13 and 14, in Block A;

Lots 1, 2, 3, 4, 5, 6 and 7, in Block B;

Lots 1, 2, 3, 4, 5 and 6, in Block C;

Lots 3 and 4, LESS The North 12.42 feet of Lot 4, Block D, Lauren's Bay Villas, City of Topeka, Shawnee County, Kansas, being more particularly described as follows:
Beginning at the Northwestern corner of said Lot 4; thence Easterly along the North line of said Lot on the platted bearing of South 50 degrees 13 minutes 43 seconds East, a distance of 135.29 feet to the Northeast corner of said Lot; thence South 46 degrees 30 minutes 43 seconds West, along the Easterly line of said Lot, a distance of 12.51 feet; thence North 50 degrees 13 minutes 43 seconds West, parallel to the Northerly line of said Lot, a distance of 133.56 feet, to a point on the Westerly line of said Lot; thence Northerly along the Westerly line of said Lot on a 295.00 foot radius curve right, an arc distance of 12.42 feet, said curve having a long chord bearing North 38 degrees 33 minutes 54 seconds East, 12.42 feet, to the point of beginning, in Block D, in Lauren's Bay Villas, in the City of Topeka, Shawnee County, Kansas.

Lots 1, 2, 12 and 13, in Block A;

Lots 8 and 10, in Block B, in Lauren's Bay Subdivision, in the City of Topeka, Shawnee County, Kansas.

Lots 2 and 3, in Block A, in Lauren's Bay Subdivision No. 2, in the City of Topeka, Shawnee County, Kansas.

Lawyers Title of Topeka, Inc.
(785) 271-8600

C.N. 32164

2015R12328

Entered in Transfer Record in my office

Jul 01, 2015 #101275

Agenda

County Clerk

Mail Tax Statement to:

SHAWNEE COUNTY, KANSAS
REGISTER OF DEEDS
REBECCA J. NIOCE
DATE RECORDED:
07/01/2015 10:46:52 AM
DEBT: 0.00

LB Lots, LLC

3715 SW 29th St, Ste 200

Topeka, KS 66614

CORPORATION DEED-General Warranty

The Grantor, **Choice Property Company**

a corporation duly organized, incorporated, and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Topeka in the State of Kansas, hereby
CONVEYS AND WARRANTS to

LB Lots, LLC

of the County of Shawnee, State of Kansas, the following described real estate, situated in the County of Shawnee, State of Kansas, to-wit:

Lots 1, 2, 3, 4, 5 and 9, Block C;

Lots 1, 2, 3, 4 and 5, Block D;

Lots 1, 2, 3, 4, 5 and 6, Block G;

Lots 1, 2, 3, 4, 5, 6 and 7, Block H;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block I;

Lots 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block J;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 10 and 11, Block K;

All in Lauren's Bay Estates, Shawnee County, Kansas.

AND

Lots 1, 2, 3, 4, 5, 6 and 7, Block 'A', Lauren's Bay Estates No. 2, in the City of Topeka, Shawnee County, Kansas.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

for the sum of **One Dollar and Other Valuable Consideration**

Dated this 30th day of June

A.D. 2015

Corporate
Seal

CHOICE PROPERTY COMPANY

STATE OF KANSAS, SHAWNEE COUNTY, ss

BE IT REMEMBERED, That on this 30th day of

by Darrel E. Dougan, Jr., Sr. Vice President
June A.D. 2015 before me, the

undersigned a Notary Public in and for the County and State aforesaid, came

Darrel E. Dougan, Jr., Sr. Vice President

President of Choice Property Company, a corporation duly organized, incorporated, and existing under virtue of the laws of the State of Kansas, who is/are personally known to me to be the such officer, and who is/are personally known to me to be such person(s) who executed, as such officer(s), the within instrument of writing on behalf of said corporation, and such person(s) duly acknowledged the execution of the same to be the act and deed of said corporation.

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



Brenda K. Seaton
Notary Public
State of Kansas

My Term expires:

November 13, 2016

My Appt. Expires 11-13-16

Brenda K. Seaton
Notary Public

Lawyers Title of Topeka, Inc.
(785) 271-9500

C.N. 32154

Entered in Transfer Record in my office _____

RECORDED ELECTRONICALLY	
ID 2015R12328	County _____
Date 11/1/15	Time 10:46 am
simplifile www.simplifile.com 800-460-5657	

County Clerk
Mail Tax Statement to:

LB Lots, LLC

3715 SW 29th St, Ste 200

Topeka, KS 66614

CORPORATION DEED-General Warranty

The Grantor, Choice Property Company

a corporation duly organized, incorporated, and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Topeka in the State of Kansas, hereby

CONVEYS AND WARRANTS to

LB Lots, LLC

of the County of Shawnee, State of Kansas, the following described real estate, situated in the County of Shawnee, State of Kansas, to-wit:

Lots 1, 2, 3, 4, 5 and 9, Block C;
Lots 1, 2, 3, 4 and 5, Block D;
Lots 1, 2, 3, 4, 5 and 6, Block G;
Lots 1, 2, 3, 4, 5, 6 and 7, Block H;
Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block I;
Lots 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block J;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 10 and 11, Block K;
All in Lauren's Bay Estates, Shawnee County, Kansas.

AND

Lots 1, 2, 3, 4, 5, 6 and 7, Block 'A', Lauren's Bay Estates No. 2, in the City of Topeka, Shawnee County, Kansas.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

for the sum of One Dollar and Other Valuable Consideration

Dated this 30th day of June

A.D. 2015

Corporate
Seal

CHOICE PROPERTY COMPANY

STATE OF KANSAS, SHAWNEE COUNTY, ss

BE IT REMEMBERED, That on this 30th day of June, A.D. 2015, by Darrel E. Dougan, Jr., Sr. Vice President of Choice Property Company, a corporation duly organized, incorporated, and existing under virtue of the laws of the State of Kansas, who is/are personally known to me to be the such officer, and who is/are personally known to me to be such person(s) who executed, as such officer(s), the within instrument of writing on behalf of said corporation, and such person(s) duly acknowledged the execution of the same to be the act and deed of said corporation.

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



Brenda K. Seaton
Notary Public
State of Kansas

My Term expires:
November 13, 2016

My Appt. Expires 11-13-16

Brenda K. Seaton
Notary Public