

LEGAL DESCRIPTION OF GENERAL NEIGHBORHOOD REVITALIZATION AREA

General, Neighborhood Revitalization Area, consisting of area stated below, is an area of mixed residential, commercial, vacant lots and abandoned structures. The area was developed from the late 1800's to the 1960's. Further commercial development followed thereafter. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several of the commercial structures are becoming seriously dilapidated and in need of extensive repair if the area is to maintain its commercial viability. Several of the residential structures must either be repaired or converted to commercial use if they are to remain contributing portions of the tax base.

LEGAL DESCRIPTION:

Beginning at a point on the East-West Quarter Section line of Section Twelve (12) South, range Five (5) East, Geary County, Kansas, where said quarter section line intersects the Westerly right-of-way of the Union Pacific Railway Company and more commonly known as the Southeast corner of Junction City Addition; thence Northeasterly along said Westerly right-of-way line to the Easterly extension of the North line of Third Street; thence East along the extension of the North line of Third Street to the Southeast corner of the Sales Barn Addition; thence North and East and North along the East line of the Sales Barn Addition to the South right-of-way line of Sixth Street; thence, West on the South line of Sixth Street to the Westerly right of the Union Pacific Railway Company; thence North on said right-of-way to the point of intersection with the North right-of-way line of Eighth Street; thence North on the East line of Price Street to its intersection with the North line of Thirteenth Street; thence West along the North line of Thirteenth Street to its intersection with the East line of Monroe Street; thence Northerly along the East line of Monroe Street to the South line of the Grant Avenue Annexation; thence Northeasterly along Grant Avenue and Gateway Acre Additions to the Southeasterly corner of the Sewage Disposal Property; thence along the Southerly line of the Sewage Disposal Property to the Southerly right-of-way line of Grant Avenue; thence Northeasterly along said right-of-way line to the South line of Lot 4, Block 7 of the Grant Avenue Annexation; thence Southeasterly along said South line to the West right-of-way line of the Union Pacific Railway Company; thence Northeasterly along the west right-o-way line of the Union Pacific Railway Company to the South bank of the Republican River; thence Northwesterly along the South bank of the Republican River to its intersection with the extension of the Northwesterly line of the Cherokee Addition; thence Southwesterly to the Southwest corner of the Cherokee Addition; thence Southeasterly to the Northwesterly corner of the Moske Addition Unit 1; thence Southwesterly to the Southerly corner of Moske Addition Unit 1 ; thence Southeasterly to the Northwesterly corner of Lot 6, Block 2 of the revised plat of Valley Fort Addition; thence Southwesterly along the Valley Fort Addition to the Southeasterly corner of the Rothfuss Addition-Unit 2; thence Northwesterly along the East line of the Rothfuss Addition Unit 2; to the centerline of the Republican River; thence Southwesterly along the centerline of the Republican River to the Westerly line of Rothfuss Addition Unit 2; thence Southeasterly along said Westerly line to the Southwesterly corner of the Rothfuss Addition Unit 2; thence Southwesterly to the Easterly line of Lot 2, Block 5, of the Valley Fort Addition; thence Northwesterly along said Easterly line to the Northwest corner of said Lot 2; thence Southwesterly along the Northwesterly line of Lot 2 to the Easterly line of

Rothfuss Addition; thence Northwesterly along the Easterly line of Rothfuss Addition to the Northwest corner thereof; thence Southwesterly along the Northwesterly line of Rothfuss Addition to the Easterly line of the Henderson Addition; thence Northwesterly along the Easterly line of the Henderson Addition to the High Bank of the Republican River; thence Southwesterly along the bank of the Republican River to the Westerly line of Henderson Addition; thence Southeasterly along the Westerly line of the Henderson Addition to the Northeasterly corner of the T M Addition Unit 2; thence Southwesterly along the T M Addition Unit 2 and T M Addition to the Northwesterly corner of the Holiday Trailer Court Addition; thence along the bank of the Republican River to its intersection with the East right-of-way line of Washington Street; thence South along Washington Street to its intersection with Eighteenth Street; thence West along Eighteenth Street to its intersection with Jackson Street; thence South along Jackson Street to its intersection with North line of Cuddy's Addition; thence West along the North line of Cuddy's Addition to its intersection with the East line of the Moske Addition; thence North along the East line of Moske Addition to the unplatted Tract I , known as the Midland Acres Mobile Home Park; thence Northeasterly to the North line of unplatted Tract 1; thence Westerly and Southwesterly along the perimeter of unplatted Tract 1 to the West line of the replat of the McDonald's Addition; thence South along the West line of the replat of the McDonald's Addition to its intersection with Fifteenth Street; thence West along Fifteenth Street to its intersection with the East line of Parkside Addition; thence South on the East line of Parkside Addition to its intersection with the North line of Cleary Park; thence West along the North line of Cleary Park to its intersection with the East line of Haven Hills Addition; thence South along the East line of Haven Hills Addition to its intersection with Eleventh Street; thence East on Eleventh Street to its intersection with the East line of Northwest Addition Extension 1; thence South along the East line of Northwest Addition Extension 1 to its intersection with Eighth Street, being the North line of Section 10, Township 12 South, Range 5 East; thence East along said North line of Section 10 to its intersection with Jefferson Street; thence South along Jefferson Street to its intersection with Ash Street; thence East along Ash Street to its intersection with Westerly right-of-way of the Union Pacific Railway; thence Northerly along the Westerly right-of-way of Union Pacific Railway Company to its intersection with the extension of the South line of the Miller's Annex; thence East along the South line of Miller's Annex to the bank of the Old Smoky Hill River Channel; thence Northerly along the Old Smoky Hill River Channel to its intersection with the North line of the Miller's Annex; thence West along the North line of the Miller's Annex to the West right-of-way line of the Union Pacific Railway Company; thence Northeasterly along said Westerly right-of-way line of the Union Pacific Railway to the East-West Quarter Section line of Section 12, Township 12 South, Range 5 East, said point being the point of beginning.

All the above-described tracts of land lie within the City of Junction City, Geary County, Kansas.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 1

Special District 1, consisting of area stated below, is an area of mixed residential, commercial, vacant lots and abandoned structures. The area was developed from the early 1900's to the 1960's. Further commercial development followed thereafter. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several of the commercial structures are becoming seriously dilapidated and in need of

extensive repair if the area is to maintain its commercial viability. Several of the residential structures must either be repaired or converted to commercial use if they are to remain contributing portions of the tax base

LEGAL DESCRIPTION:

Beginning at the intersection of the South right-of-way of Sixth Street with the Easterly right-of-way of the Union Pacific Railway Company; thence East along Sixth Street to its intersection with the Old Fort Riley Military Reserve line being the Northwesterly end of the Old County Road; thence Southeasterly along the Old County Road to its intersection with Reynold Street; thence north along Reynold Street to its intersection with the North line of the Chicago Addition; thence West along the North line of the Chicago Addition to the West line of Lot 17, Block 1, of the Chicago Addition; thence North and West along the unplatted Tracts to the extension of Ninth Street; thence West along the extension of the Ninth Street right-of-way to its intersection with Filley Street; thence North along Filley Street to its intersection with Eighteenth Street; thence West along Eighteenth Street to its intersection with Easterly right-of-way line of the Union Pacific Railway Company; thence Southwesterly along the said railway right-of-way to the point of beginning.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 2

Special District 2, consisting of area stated below, is an area consisting of the Millennium Rail Corporation that is surrounded by an area of mixed residential, commercial, vacant lots and abandoned structures. The area developed in the early 1970's. Further expansions followed thereafter. The area surrounding special district #2 has several commercial structures are becoming seriously dilapidated and are in need of extensive repair if the area is to maintain its commercial viability. Parts of this district's area are located in the USGS 100-year flood zone.

LEGAL DESCRIPTION:

Beginning at the intersection of the Southeasterly right-of-way of the Union Pacific Railway Company and Hoover Road; thence Southeasterly along Hoover Road to its intersection with the Southeasterly line of the U.S. Railway Mfg. Co. Addition Unit 1; thence Northeasterly along the Southeasterly property line of said addition to the Northeast corner of said addition; thence Northwesterly along said U.S. Railway Mfg. Co. Addition property to its intersection with the Southeasterly right-of-way line of the Union Pacific Railway Company; thence Southwesterly along the said railway right-of-way to the point of beginning.

LEGAL DESCRIPTION OF DISTRICT 3

Special District 3, consisting of undeveloped property adjacent to a relatively new industrial area has several characteristics that make it a prime candidate for neighborhood "vitalization". The southwest tip of this property consists of a large drainage easement where surface water accumulates, rendering over an acre of land unusable. There are high tension wires across the eastern edge with the inherent difficulties of development in the face of utility rights-of-way, and fears of electric fields

of energy. There are excessive highway rights-of-way surrounding said property that impede its development. There are extraordinarily high land preparation costs and fill requirements due to the faulty lot layout, difficult access and site deterioration. Due to the storm sewer drainage structure under Lacy Drive, extraordinarily expensive development costs will be incurred due to the erosion and deterioration that has occurred on the northern edge of said property. The area currently is one of several mixed and potentially incompatible uses. The adjacent property is active crop land, grazing land and extensive interstate right-of-way. The subject property lies in the northwest quadrant of the intersection of the interstate highway and U.S. 77. The property lying in the southeast quadrant consists of a dilapidated farm residential structure. The property lying in the northeast quadrant serves as a wetlands and drainage area for surface water. The property immediately to the northwest consists of an industrial plant with the attendant industrial complications. The connecting arterial trafficway with the southern portion of the city consists of a slightly improved road where there is situated vacant dilapidated buildings and an automobile body shop with the attendant collection of disabled vehicles. The above-described conditions make the Special Area 5 difficult to develop and substantially impairs and arrests the sound growth of the city.

LEGAL DESCRIPTION:

Lot 1, Block 1, Jack Lacy Industrial Park, Junction City, Kansas) (zoned commercial)

LEGAL DESCRIPTION OF SPECIAL DISTRICT 4 - South Washington Corridor

Special District 4, South Washington Corridor, will consist generally of South Washington Street beginning at Ash Street to the north and Goldenbelt Boulevard to the south. This district will include property adjacent to Washington Street bounded by Adams and Jackson streets to the west and the o/d Smoky Hill River channel and Interstate 70 to the east. This area is made up of residential, commercial, agricultural, vacant lots and deteriorating structures. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several characteristics make this area difficult to develop and redevelop. The easternmost quadrant lies in the flood plain. Site development costs will be high due to site deterioration, extensive fill requirements and adequate storm sewer drainage. Railroad rights-of-way, overhead high-tension wires and excessive Interstate rights-of-way create public safety concerns. This area is currently one of several mixed and potentially incompatible land uses. Within this area are a KDOT annex facility, retail/commercial business, mixed residential, including a mostly vacant mobile home park, deteriorating commercial structure, agricultural cropland and working farm. This area is also contiguous with and an extension of a previously approved and recognized Neighborhood Revitalization area that is severely blighted. The above-described conditions make the Special District #7 as well as all the described areas difficult to develop and substantially impair and arrest the sound growth of the city.

LEGAL DESCRIPTION:

Ridge View Addition, Unit 1 to Junction City, Kansas

LEGAL DESCRIPTION OF SPECIAL DISTRICT 5

Special District 5, Riley Manor, consisting of multi-family housing stock, is in a state of serious disrepair and blight. The structures were built as housing for enlisted military personnel during World War II. They passed to private hands in the 1950's and, for the most part, have not been kept up. Many of the units have deteriorating exteriors and many interiors need extensive rehabilitation and repair. In general, the area does not present an attractive or pleasing appearance. There are no curbs and gutters and the streets are not otherwise up to City standards. The City has agreed with property owners in the District to assist in upgrading the streets and sewer system. The District is an enclave within a larger residential area that is well maintained and not blighted. This serves to emphasize the poor upkeep of the houses within the District and has a detrimental effect on the value of the adjacent properties.

LEGAL DESCRIPTION:

All lots within the Replat of Riley Manor to Junction City, Geary County, Kansas.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 6

Special District 6, These tracts of land are on the northerly edge of the City. One area, from Washington Street to Jackson Street along 18th Street consists of a mix of commercial and residential uses. There is a sub-division type of development, built during World War I that is showing signs of serious deterioration. There is an aging mobile home park in need of restoration. A second area is contiguous to the City's airport and in need of rehabilitation due to mixed uses and aging structures. There are several unoccupied commercial structures in need of revitalization and rehabilitation.

LEGAL DESCRIPTION:

Replat of Pawnee Place Addition to Junction City, Kansas and Buffalo Soldier Park Addition

LEGAL DESCRIPTION OF SPECIAL DISTRICT 7

Special District 7. This tract is currently a national chain motel. This motel is thirty-plus (30+) years old and is located in the 100 year flood plain.

LEGAL DESCRIPTION:

Lot4 Block-I _Fegan Addition to Junction City, Kansas

LEGAL DESCRIPTION OF SPECIAL DISTRICT 8

Special District 8, consisting of area stated below, is an area consisting of original residential homes of Junction City. Homes in this area range from the 1880's to 1970's. Some are in need of major repair and renovation in order to keep them within the City's Code regulations.

LEGAL DESCRIPTION:

Blocks 44-53, 60-69, and 76-79 in Junction City Addition of Junction City, Kansas.

All of Sunset Addition of Junction City, Kansas.

Blocks 1, 2, 3, 8, 9, 10 in Fairview Addition of Junction City, Kansas.

All of Lyle Norris Addition of Junction City, Kansas.

All of Robert T Zernickow Addition of Junction City, Kansas.

Lots 1, 2, 3 and 4 of Block 3 of Crestview Addition of Junction City, Kansas.