RESOLUTION NO. 2026-01

A RESOLUTION OF THE TOPEKA DEVELOPMENT CORPORATION AUTHORIZING THE SALE OF HOTEL AND APPROVING AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the Topeka Development Corporation (the "Corporation") is a not-for-profit corporation and an instrumentality of the City of Topeka, Kansas (the "City"), duly organized and validly existing pursuant to the provisions of K.S.A. 17-6001 et seq., as amended (the "Act"); and

WHEREAS, the Topeka Development Corporation (the "TDC") has been organized and operated exclusively for the benefit of the City, and particularly to aid the development, management, operation and improvement of the property commonly known as Hotel Topeka at City Center located at 1717 Southwest Topeka Boulevard, Topeka, Kansas (the "Hotel"); and

WHEREAS, the City and the TDC desire to promote economic development and enhance tourism through the Hotel and have determined that such goals would be best accomplished through the sale of the Hotel; and

WHEREAS, a YBR Properties WG Topeka, LLC ("Purchaser") intends to acquire, renovate, and operate the Hotel, thereby contributing to the economic growth of the City; and

WHEREAS, the Board further hereby finds and determines that it is necessary and desirable in connection with the sale of the Hotel that the Corporation authorize the sale and transfer of the Hotel, the execution of certain documents in connection therewith, and that the Corporation take certain other actions as herein provided;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOPEKA DEVELOPMENT CORPORATION AS FOLLOWS:

1) The Board hereby certifies that the Corporation is organized and existing under and by virtue of the laws of the State of Kansas, with its principal office at 215 SE Seventh Street, Topeka, Kansas 66603, and is duly authorized to transact business in the State of Kansas.

2) The Board further certifies that at a meeting of the Board of Directors, duly called and held on the 7th day of July, 2026, at which a quorum was present and voting, the following resolution was adopted:

> RESOLVED, that the Corporation, is hereby authorized to sell, transfer and convey real property owned by the corporation located at 1717 SW Topeka Boulevard, Topeka, Kansas, legally described as:
>
> > **Lot 3, Block A, Kansas Expocentre Subdivision No. 4, in The City of Topeka, Shawnee County, Kansas, shown on Plat Book 35 Page 93.**
> >
> > **Along with Joint-Use/Cross Access Easement for pedestrian ingress and egress, as set out in Book 3122 Page 689, and vehicular ingress/access as set out in Kansas Expo Master Planned Unit Development Plan, in Book 35 Page 104.**
>
> To YBR Properties WG Topeka, LLC, Assignee of Endeavor Hotel Group, LLC, pursuant to the terms and provision and in consideration of that Purchase and Sale Agreement for Hotel Topeka dated December 16, 2025, and as subsequently amended; and
>
> FURTHER RESOLVED, that Spencer L. Duncan, President of the Corporation, and Dr. Robert M. Perez, Ph.D., Executive Director of the corporation, are authorized to execute an appropriate Corporation Warranty Deed and any and all other documents and agreements on behalf of the corporation deemed necessary to properly complete the transaction contemplated hereby and as may be required by the terms of the agreement among and between the parties; and
>
> FURTHER RESOLVED, that the Corporation and the officers, agents and employees of the Corporation, the Executive Director, the Assistant Secretary and the Assistant Treasurers are hereby authorized and directed to take such further action as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the

Corporation with respect to the sale and transfer of the Hotel and are hereby authorized to make such additions or changes not materially inconsistent with this Resolution as they may consider to be necessary or desirable to complete, carry out or comply with the intent of this Resolution. All actions of the officers, directors, employees and agents of the Corporation in conformity with the purpose and intent of this Resolution, whether heretofore or hereafter taken, shall be and are hereby ratified, confirmed and approved.

THIS RESOLUTION IS HEREBY ADOPTED by the Board of Directors of the Topeka Development Corporation, this 7th day of July, 2026.

TOPEKA DEVELOPMENT
CORPORATION

By: Spencer L. Duncan
Spencer L. Duncan,
President

I further certify that the foregoing resolution now stands of record on the books of the corporation; and that the resolution is in full force and effect and has not been modified or revoked in any manner whatsoever. The corporation has no corporate seal, and therefore, no seal is affixed to this certificate.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this 7th day of July, 2026.

Certified to and attested by:

Brenda Younger
Brenda Younger
Assistant Secretary of the Corporation