

PRE-ANNEXATION AGREEMENT
City of Independence, Iowa

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF INDEPENDENCE, IOWA:

WHEREAS, the undersigned, **BCM Development, LLC** and **BCM Real Estate LLC**, (“Applicants”) being the owners of property currently adjacent to the corporate limits of the City of Independence, Iowa as shown within “**Exhibit A**” attached hereto, (“Subject Property”) disclosing the site location of the Parcels, by virtue of their common boundary with said adjacent property, same being by this reference made a part hereof as if set forth fully verbatim herein, desire to submit an Application for Voluntary Annexation to the City of Independence, Iowa, (“City”) of the Subject Property for consideration by the Independence City Council; and

WHEREAS, the Applicants’ Application for Voluntary Annexation being dependent and contingent upon the City first agreeing to the terms and conditions set forth herein, same to be approved by Resolution of the City Council, and recorded with the County Recorder should Applicants’ Application for Voluntary Annexation be subsequently approved by the City Council.

NOW THEREFORE, In furtherance of the above and foregoing recitations, the Applicants and City (“Parties”) do hereby agree as follows:

1. **Annexation Parcel:** Upon approval hereof, the Applicants agree to execute and submit a Voluntary Application for Annexation to the City of Subject Property.
2. **Zoning:** The Parties agree that Subject Parcel will be zoned A-1 Agricultural District consistent with Section 2.02 of the City Zoning Code of Ordinances upon annexation.
3. **Use of Annexed Parcel:** Upon annexation, regardless of zoning classification, City agrees that Applicants, and any successors in interest, shall be permitted to continue to utilize Subject Property, or any portion thereof as follows:
 - a. For enrollment in the FSA CRP program or similar state or federal program.
 - b. For agricultural row-cropping purposes.
 - c. Pasturing of Cattle.
4. **Infrastructure:** The Parties agree that upon annexation the City will have no obligation to install any infrastructure to serve the Subject Property, including but not limited to water, sanitary sewer, storm sewer, streets, and related improvements.
5. **Binding Nature:** The Parties agree, that but for the Agreement and Approval of this Pre-Annexation Agreement by the City, Applicants would not voluntarily consent to the annexation of the Annexed Parcel.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Dated this 3rd day of November, 2025.

BCM DEVELOPMENT, LLC,
an Iowa limited liability company

BCM REAL ESTATE, LLC,
an Iowa limited liability company

By: Brian C. Eddy
Brian C. Eddy, Member

By: Brian C. Eddy
Brian C. Eddy, Member

By: Chad Ronnebaum
Chad Ronnebaum, Member

By: Chad Ronnebaum
Chad Ronnebaum, Owner
Madison Trust Company, Custodian
FBO Chad Ronnebaum M24089684

By: Chad Ronnebaum
Chad Ronnebaum, Successor Trustee
Candis Ronnebaum Revocable Trust
u/a dated December 2, 2024

By: Candis Ronnebaum
Candis Ronnebaum, Owner
Madison Trust Company, Custodian
FBO Candis Ronnebaum
M25043530

By: Amy Sloan
Amy Sloan, Successor Trustee
Candis Ronnebaum Revocable Trust
u/a dated December 2, 2024

STATE OF IOWA)
)§
COUNTY OF BUCHANAN)

On this 3rd day of November, 2025, before me personally appeared **BRIAN C. EDDY** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.

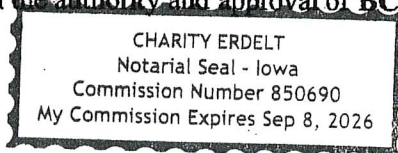


Samantha Stelter
Notary Public, State of Iowa

MY Commission Expires
Commission # 151252
Notary Seal - Iowa
SAMANTHA STEUER

STATE OF IOWA, COUNTY OF BUCHANAN) §

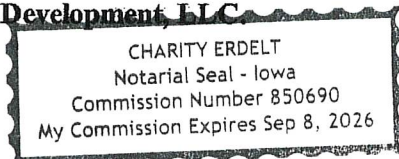
On this 16 day of November, 2025, before me personally appeared **CHAD RONNEBAUM** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.



Charity Erdelt
Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF BUCHANAN) §

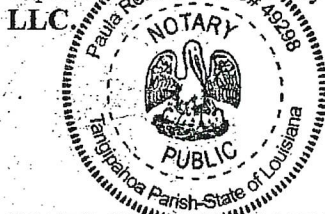
On this 16 day of November, 2025, before me personally appeared **CHAD RONNEBAUM**, as **SUCCESSOR TRUSTEE** of the **CANDIS RONNEBAUM REVOCABLE TRUST U/A DATED DECEMBER 2, 2024** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.



Charity Erdelt
Notary Public, State of Iowa

LA TANGIPAHOOA
STATE OF ~~IOWA~~, COUNTY OF ~~BUCHANAN~~) §

On this 29 day of October, 2025, before me personally appeared **AMY SLOAN**, as **SUCCESSOR TRUSTEE** of the **CANDIS RONNEBAUM REVOCABLE TRUST U/A DATED DECEMBER 2, 2024** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.



Paula Reed Spring
Notary Public, State of ~~Iowa~~
LA

STATE OF IOWA, COUNTY OF BUCHANAN) §

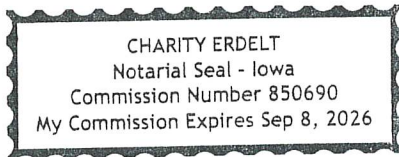
On this 3rd day of November, 2025, before me personally appeared **BRIAN C. EDDY** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.



Samantha Stelter
Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF BUCHANAN) §

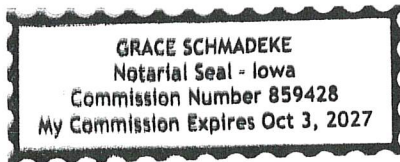
On this 10 day of November, 2025, before me personally appeared **CHAD RONNEBAUM**, as **Custodian for the MADISON TRUST COMPANY**, known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.



Charity Erdelt
Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF BUCHANAN) §

On this 10 day of November, 2025, before me personally appeared **CANDIS RONNEBAUM**, as **Custodian for the MADISON TRUST COMPANY**, known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.



Grace Schmadeke
Notary Public, State of Iowa

Dated this _____ day of _____, 2025.

City of Independence, Iowa

Brad Bleichner, Mayor

Attest: Susi Lampe, City Clerk

STATE OF IOWA)
)§
COUNTY OF BUCHANAN)

On this ____ day of _____, 2025, before me, the undersigned,
Notary Public in and for said county and state, personally appeared Brad Bleichner and Susi
Lampe, Mayor and City Clerk, respectively, of the City of Independence, Iowa, known to me to
be the identical persons named herein, who swore and affirmed that they executed the above and
foregoing at the authority and direction of the City Council.

Notary Public, State of Iowa