

ORDINANCE NO. 10140

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, ESTABLISHING A STAR BOND PROJECT DISTRICT PURSUANT TO K.S.A. 12-17,160 *ET SEQ.* AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (KU GATEWAY STAR BOND PROJECT DISTRICT).

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.* (the “Act”), the City Commission (the “City Commission”) of the City of Lawrence, Kansas (the “City”) is authorized to create a STAR bond project district within an eligible area of the City for certain purposes set forth in the Act; and

WHEREAS, the City Commission has adopted Resolution No. 7583 (the “Resolution”) which provided that: (a) the City is considering establishment of a STAR bond project district to be known as the “KU Gateway STAR Bond Project District” (the “District”) to promote, stimulate and develop the general and economic welfare of the state of Kansas and the City as a major commercial entertainment and tourism area that includes a major multi-sport athletic complex; (b) described the proposed boundaries of the District; (c) described the District plan; (d) stated that a description and map of the proposed District is available for inspection at City Hall at 6 East 6th Street, Lawrence, Kansas 66044, during regular business hours; (e) called a public hearing on the establishment of the District to be held on May 6, 2025 at 5:45 p.m. or as soon thereafter as possible, in the Commission Chambers located in City Hall at 6 East 6th Street, Lawrence, Kansas 66044; and (f) stated that the City Commission will consider findings necessary for establishment of the District; and

WHEREAS, the proposed District consists of approximately 800 acres generally located at the University of Kansas – Lawrence campus, including public rights of way adjacent thereto, all within the City; and

WHEREAS, notice of the public hearing was provided in accordance with the provisions of the Act, by: (a) providing a copy of the Resolution via certified mail, return receipt requested, to the Board of County Commissioners of Douglas County, Kansas and the Board of Education of USD 497, Douglas County, Kansas; (b) providing a copy of the Resolution via certified mail, return receipt requested, to each owner and occupant of land within the proposed District not more than 10 days following the date of adoption of the Resolution; (c) publishing a copy of the Resolution once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing; and (d) posting a copy of the Resolution at a prominent location on the first page of the website of the City; and

WHEREAS, pursuant to such notice the public hearing was conducted by the City Commission on May 6, 2025; and

WHEREAS, the City has received from the Secretary of Commerce of the State of Kansas (the “Secretary”) a determination that the proposed District is an “eligible area” as said term is defined in the Act; and

WHEREAS, the City Commission desires to establish the District in accordance with the provisions of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAWRENCE, KANSAS, AS FOLLOWS:

Section 1. Findings. The City Commission hereby finds that notice of the public hearing conducted on this date was made in accordance with the provisions of the Act. The City Commission hereby further finds and determines that the proposed District described in the Resolution constitutes a “major commercial entertainment and tourism area” including a “major multi-sport athletic complex” and an “eligible area” and therefore a “STAR bond project,” all as such terms are defined in the Act.

Section 2. Creation of STAR Bond Project District. A STAR bond project district is hereby created within the City in accordance with the provisions of the Act, which shall consist of the real estate legally described on Exhibit A attached hereto, which is incorporated herein by reference, and shall be known as the “KU Gateway STAR Bond Project District.” A map depicting the boundaries of the District is attached hereto as Exhibit B, which is incorporated herein by reference. The boundaries of the District do not contain any property not referenced in the Resolution, which provided notice of the public hearing on the creation of the District.

Section 3. District Plan. Within the District, it is anticipated that a mixed-use development project (the “Project”) will be developed by the University of Kansas and other private development entities that will feature distinct tourism, sports, and entertainment opportunities not already available in the City. The following preliminary plan for the proposed District (the “District Plan”), as presented to the City Commission this date is hereby approved:

The buildings and facilities to be constructed or improved in the KU Gateway STAR Bond Project District generally include a mixed-use development consisting of some or all of the following uses: a multi-sport athletic complex for collegiate and other sports uses and events, entertainment uses, including retail uses, restaurant uses, and other general commercial development; hotel uses; residential uses, including multi-family residential facilities; visitor amenities; and associated streets and other public and private infrastructure. The KU Gateway STAR Bond Project District may consist of one or more STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

Section 4. STAR Bond Project Areas. The District is contemplated to include one STAR Bond Project Area as more specifically set forth below:

Comprised of approximately 800 acres of land contiguous to the boundaries of the KU Gateway STAR Bond Project District and generally located at the University of Kansas – Lawrence campus, all as legally described on Exhibit A and generally depicted on Exhibit B attached hereto, and to be constructed or improved to generally include a mixed-use development consisting of some or all of the following uses: a multi-sport athletic complex for collegiate and other sports uses and events, entertainment uses, including retail uses, restaurant uses, and other general commercial development; hotel uses; residential uses, including multi-family residential facilities; visitor amenities; and associated streets and other public and private infrastructure.

Section 5. Applicable Incentives. The following state, federal, and local tax incentives apply, or are anticipated to apply, within the District, or a business located or to be located within the District:

STAR bond financing; tax exempt financing; community improvement district financing; general improvement and assessment financing; tax increment financing; transportation development district financing; and/or economic development revenue bond financing and related tax abatements and exemptions.

Section 6. Approval of Other Governmental Units. No privately owned property subject to ad valorem taxation within the District shall be acquired and redeveloped pursuant to the Act if the Board of County Commissioners of Douglas County, Kansas and the Board of Education of USD 497 (Lawrence) determines by resolution adopted within thirty days following the public hearing held this date, that the District will have an adverse effect on Douglas County or USD 497, respectively.

Section 7. Further Action. The Mayor, City Manager, City Clerk and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 8. Effective Date. This Ordinance shall be effective upon its passage by the City Commission, approval by the Mayor, and publication one time in the official City newspaper.

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PASSED by the City Commission this 13th day of May, 2025.

SIGNED by the Mayor this 13th day of May, 2025.

(SEAL)



Michael Dever, Mayor

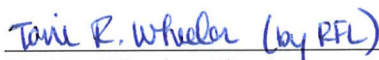
ATTEST:



Sherri Riedemann, City Clerk



APPROVED AS TO FORM:



Toni R. Wheeler, City Attorney

EXHIBIT A
DISTRICT LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2 TOWNSHIP 13 SOUTH, RANGE 19 EAST, PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 19 EAST, PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST, PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 20 EAST, PART OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 19 EAST, ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED MORE PARTICULARLY BY GREG GRANT LS #1273 DECEMBER 5, 2024 AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 01°26'27" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, 467.00 FEET; THENCE NORTH 88°08'26" EAST 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF KASOLD DRIVE ALSO BEING THE NORTHWEST CORNER OF LOT 1, AS NOW ESTABLISHED, STONELAND COURT A SUBDIVISION IN SAID CITY OF LAWRENCE AND THE POINT OF BEGINNING; THENCE NORTH 88°08'26" EAST A DISTANCE OF 183.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°26'27" WEST A DISTANCE OF 19.02 FEET; THENCE NORTH 88°08'26" EAST A DISTANCE OF 856.39 FEET; THENCE SOUTH 01°49'11" EAST A DISTANCE OF 486.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 88°08'26" EAST A DISTANCE OF 1550.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 01°32'31" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2458.49 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CLINTON PARKWAY; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY OF SAID CLINTON PARKWAY WITH THE NEXT 12 COURSES, NORTH 88°06'20" EAST A DISTANCE OF 71.09 FEET; SOUTH 01°53'40" EAST A DISTANCE OF 70.00 FEET; NORTH 88°06'20" EAST A DISTANCE OF 190.00 FEET; SOUTH 86°11'02" EAST A DISTANCE OF 201.00 FEET; NORTH 88°06'20" EAST A DISTANCE OF 800.00 FEET; NORTH 01°53'40" WEST A DISTANCE OF 10.00 FEET; NORTH 88°06'20" EAST A DISTANCE OF 150.00 FEET; SOUTH 65°19'46" EAST A DISTANCE OF 55.90 FEET; SOUTH 86°11'02" EAST A DISTANCE OF 150.75 FEET; NORTH 88°06'20" EAST A DISTANCE OF 850.00 FEET; NORTH 66°18'15" EAST A DISTANCE OF 53.85 FEET; SOUTH 88°27'51" EAST A DISTANCE OF 55.43 FEET TO A POINT BEING 80 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°32'53" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1002.30 FEET; TO A POINT ON THE SOUTH BOUNDARY OF KANSAS UNIVERSITY ENDOWMENT TIF DISTRICT; THENCE FOLLOWING SAID KANSAS UNIVERSITY ENDOWMENT TIF DISTRICT BOUNDARY WITH THE NEXT 12 COURSES, NORTH 87°11'43" EAST A DISTANCE OF 40.77 FEET; NORTH 01°40'38" WEST A DISTANCE OF 134.79 FEET; NORTH 88°26'38" EAST A DISTANCE OF 119.39 FEET; NORTH 01°33'22" WEST A DISTANCE OF 67.00 FEET; NORTH 87°37'57" EAST A DISTANCE OF 390.39 FEET; NORTH 02°22'03" WEST A DISTANCE OF 66.00 FEET; NORTH 02°20'04" WEST A DISTANCE OF 85.29 FEET; A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°20'13" WEST A RADIUS OF 247.24 FEET AND AN ARC LENGTH OF 153.33 FEET; NORTH 37°52'11" WEST A DISTANCE OF 32.53 FEET; A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 37°52'03" WEST A RADIUS OF 290.39 FEET AND AN ARC LENGTH OF 184.17 FEET; NORTH 01°33'07" WEST A DISTANCE OF 366.63 FEET; SOUTH 88°23'20" WEST A DISTANCE OF 264.63 FEET TO A POINT ON THE

EAST RIGHT OF WAY OF SAID IOWA STREET; THENCE NORTH 01°33'22" WEST ALONG THE EAST RIGHT OF WAY OF SAID IOWA STREET A DISTANCE OF 490.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 87°32'03" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 723.77 FEET; THENCE NORTH 02°19'43" WEST 402.42 FEET; THENCE NORTH 24°44'56" EAST A DISTANCE OF 358.95 FEET; THENCE SOUTH 55°51'05" EAST A DISTANCE OF 31.27 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 56°45'26" EAST A RADIUS OF 949.47 FEET AND AN ARC LENGTH OF 190.12 FEET; THENCE SOUTH 68°36'53" EAST A DISTANCE OF 61.02 FEET; THENCE SOUTH 66°27'34" EAST A DISTANCE OF 60.25 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 54°28'28" EAST A RADIUS OF 91.88 FEET AND AN ARC LENGTH OF 44.91 FEET; THENCE SOUTH 23°18'51" EAST A DISTANCE OF 38.88 FEET; THENCE SOUTH 15°38'29" EAST A DISTANCE OF 21.88 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 13°58'27" EAST A RADIUS OF 65.10 FEET AND AN ARC LENGTH OF 25.78 FEET; THENCE SOUTH 07°26'16" WEST A DISTANCE OF 53.21 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 05°38'25" WEST A RADIUS OF 670.49 FEET AND AN ARC LENGTH OF 45.35 FEET; THENCE SOUTH 00°43'18" WEST A DISTANCE OF 33.95 FEET; THENCE SOUTH 02°23'53" EAST A DISTANCE OF 51.23 FEET; THENCE SOUTH 02°27'32" EAST A DISTANCE OF 256.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87°32'03" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 628.23 FEET; THENCE NORTH 01°44'37" WEST A DISTANCE OF 473.34 FEET; THENCE NORTH 74°51'48" EAST A DISTANCE OF 60.51 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 75°13'52" EAST A RADIUS OF 390.30 FEET AND AN ARC LENGTH OF 46.12 FEET; THENCE NORTH 84°27'32" EAST A DISTANCE OF 34.36 FEET; THENCE NORTH 88°02'10" EAST A DISTANCE OF 257.32 FEET; THENCE SOUTH 01°42'58" EAST 493.35 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87°32'03" EAST 333.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 01°36'25" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 470.01 FEET; THENCE NORTH 87°37'30" EAST A DISTANCE OF 1118.13 FEET TO A POINT ON THE WEST LINE OF UNIVERSITY PLACE A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE NORTH 01°32'45" WEST ALONG THE WEST LINE OF SAID UNIVERSITY PLACE AND ITS EXTENSION THEREOF, A DISTANCE OF 1025.13 FEET; THENCE NORTH 88°17'52" EAST A DISTANCE OF 344.00 FEET; THENCE SOUTH 01°32'45" EAST A DISTANCE OF 15.27 FEET TO A POINT IN THE CENTER OF THE NORTH END OF THE PLATTED ALLEY IN BLOCK 4 OF SAID UNIVERSITY PLACE; THENCE NORTH 88°17'52" EAST A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF LOT E OF SAID BLOCK 4; THENCE SOUTH 01°32'45" EAST A DISTANCE OF 46.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH 87°46'37" EAST A DISTANCE OF 132.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH 01°32'45" WEST ALONG THE EAST LINE OF SAID LOT E AND ITS EXTENSION THEREOF A DISTANCE OF 60.27 FEET; THENCE NORTH 88°15'53" EAST A DISTANCE OF 707.42 FEET TO THE CENTER OF INDIANA STREET; THENCE NORTH 01°50'08" WEST ALONG THE CENTER OF SAID INDIANA STREET A DISTANCE OF 380.72 FEET TO A POINT 660.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88°14'23" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, 342.16 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE NORTH 01°42'40" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 307.02 FEET; THENCE SOUTH 88°17'20" WEST A DISTANCE OF 127.58 FEET; THE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT

BEARING OF NORTH 66°31'14" WEST A RADIUS OF 71.23 FEET AND AN ARC LENGTH OF 66.76 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°24'59" WEST A RADIUS OF 19.15 FEET AND AN ARC LENGTH OF 16.55 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING SOUTH 53°24'59" WEST A RADIUS OF 52.43 FEET AND AN ARC LENGTH OF 14.35 FEET; THENCE NORTH 61°22'42" WEST A DISTANCE OF 57.56 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 61°41'59" WEST A RADIUS OF 116.96 FEET AND AN ARC LENGTH OF 51.64 FEET; THENCE NORTH 34°11'01" WEST A DISTANCE OF 16.53 FEET; THENCE NORTH 25°29'27" WEST A DISTANCE OF 18.92 FEET; THENCE NORTH 18°55'51" WEST A DISTANCE OF 33.60 FEET; THENCE NORTH 02°13'41" WEST A DISTANCE OF 616.59 FEET; THENCE NORTH 88°32'49" EAST A DISTANCE OF 32.71 FEET; THENCE NORTH 88°21'50" EAST 108.58 FEET; THENCE SOUTH 89°44'25" EAST A DISTANCE OF 52.83 FEET; THENCE SOUTH 88°48'29" EAST A DISTANCE OF 27.91 FEET; THENCE NORTH 01°25'45" EAST A DISTANCE OF 443.40 FEET TO A ON THE SOUTH LINE OF LOT BLOCK 4 OREAD ADDITION TO SAID CITY OF LAWRENCE; THENCE SOUTH 88°15'20" WEST ALONG THE SOUTH LINE OF LOT 2, BLOCK 4 OREAD ADDITION TO SAID CITY OF LAWRENCE AND THE EXTENSION THEREOF, A DISTANCE OF 55.73 FEET TO A POINT BEING 4.00 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11, OF SAID BLOCK 4; THENCE NORTH 01°44'40" WEST A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE NORTH 88°15'20" EAST A DISTANCE OF 4.00 FEET; TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 4; THENCE NORTH 01°44'40" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 4; THENCE SOUTH 88°15'20" WEST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 106.89 FEET; THENCE NORTH 08°53'12" EAST A DISTANCE OF 80.96 FEET TO THE SOUTHWEST CORNER OF LOT 1 K. S. "BOOTS" ADAMS ALUMNI CENTER SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE NORTH 88°09'08" EAST A DISTANCE OF 236.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; NORTH 01°50'52" WEST A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; SOUTH 88°19'23" WEST A DISTANCE OF 188.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°19'23" WEST A DISTANCE OF 109.45 FEET TO A POINT ON THE WEST RIGHT OF WAY OF OREAD AVENUE; THENCE NORTH 08°59'40" EAST ALONG THE WEST RIGHT OF WAY OF SAID OREAD AVENUE, A DISTANCE OF 203.52 FEET; THENCE SOUTH 88°19'23" WEST A DISTANCE OF 213.93 FEET TO A POINT ON THE EAST LINE OF LOT 1, OF CLASSICAL DEVELOPMENTS ADDITION TO SAID CITY OF LAWRENCE; THENCE SOUTH 01°50'52" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID CLASSICAL DEVELOPMENTS ADDITION; THENCE SOUTH 88°19'23" WEST A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°19'23" WEST A DISTANCE OF 80.00 FEET TO THE WEST RIGHT OF WAY OF MISSISSIPPI STREET; THENCE NORTH 01°50'52" WEST ALONG THE WEST RIGHT OF WAY OF SAID MISSISSIPPI STREET, A DISTANCE OF 1317.79 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF FAMBROUGH/HERE 2ND ADDITION TO SAID CITY OF LAWRENCE, THENCE SOUTH 88°06'31" WEST A DISTANCE OF 249.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE SOUTH 01°50'52" EAST A DISTANCE OF 177.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FAMBROUGH DRIVE; THENCE SOUTH 89°24'13" WEST A DISTANCE OF 277.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF FAMBROUGH DRIVE; THENCE SOUTH 89°19'40" WEST ALONG THE SOUTH RIGHT OF WAY OF SAID FAMBROUGH DRIVE A DISTANCE OF 53.53 FEET TO A POINT ON THE WEST LINE OF LOT 12, BLOCK 31 OF QUIVERA PLACE ADDITION TO SAID CITY OF LAWRENCE; THENCE NORTH 01°50'52" WEST A DISTANCE OF 11.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 88°06'05" WEST ALONG THE NORTH LINE OF BLOCK 30 AND THE EXTENSION THEREOF A DISTANCE OF 748.73 FEET TO A POINT ON THE WEST RIGHT OF WAY OF MISSOURI STREET;

THENCE SOUTH 01°08'06" EAST A DISTANCE OF 54.68 FEET; THENCE SOUTH 20°55'00" EAST A DISTANCE OF 61.10 FEET; THENCE SOUTH 01°53'55" EAST A DISTANCE OF 242.56 FEET; THENCE SOUTH 88°06'05" WEST A DISTANCE OF 334.69 FEET; THENCE NORTH 01°44'26" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 11TH STREET; THENCE NORTH 58°10'42" EAST ALONG THE SOUTH RIGHT OF WAY OF WEST 11TH STREET A DISTANCE OF 39.77 FEET; THENCE NORTH 28°39'03" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK, 1 OF KANU A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE FOLLOWING LOT 1 OF SAID KANU SUBDIVISION, WITH THE NEXT 10 COURSES; NORTH 28°39'03" WEST A DISTANCE OF 59.67 FEET; NORTH 11°34'40" WEST A DISTANCE OF 82.58 FEET; NORTH 00°36'33" WEST A DISTANCE OF 146.62 FEET; NORTH 87°26'39" EAST A DISTANCE OF 47.05 FEET; NORTH 08°50'23" EAST A DISTANCE OF 170.14 FEET; NORTH 12°09'11" WEST A DISTANCE OF 157.12 FEET; NORTH 02°08'21" WEST A DISTANCE OF 100.22 FEET; SOUTH 88°57'35" WEST A DISTANCE OF 165.52 FEET; SOUTH 25°09'26" WEST A DISTANCE OF 131.41 FEET; SOUTH 01°42'17" EAST A DISTANCE OF 212.71 FEET; THENCE SOUTH 88°07'11" WEST A DISTANCE OF 117.19 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 01°45'52" EAST A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 01°53'55" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 140.00 FEET; THENCE NORTH 88°06'05" EAST A DISTANCE OF 253.59 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 BLOCK 1 OF SAID KANU SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID KANU SUBDIVISION WITH THE NEXT 2 COURSES SOUTH 11°34'22" EAST A DISTANCE OF 77.10 FEET; SOUTH 28°39'03" EAST A DISTANCE OF 67.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WEST 11TH STREET; THENCE SOUTH 07°02'35" WEST 96.62 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 11TH STREET; THENCE SOUTH 88°15'34" WEST ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 11TH STREET, A DISTANCE OF 252.76 FEET TO THE EAST RIGHT OF WAY OF WEST CAMPUS ROAD; THENCE SOUTH 01°44'26" EAST ALONG THE EAST RIGHT OF WAY OF WEST CAMPUS ROAD AND THE EXTENSION THEREOF A DISTANCE OF 1610.92 FEET; THENCE SOUTH 88°13'17" WEST A DISTANCE OF 201.31 FEET; THENCE NORTH 01°18'37" WEST A DISTANCE OF 149.10 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF UNIVERSITY HEIGHTS A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE SOUTH 88°17'06" WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 70.47 FEET; THENCE NORTH 01°40'41" WEST A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE SOUTH 88°14'16" WEST A DISTANCE OF 69.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 01°18'54" EAST ALONG THE WEST LINE OF SAID UNIVERSITY HEIGHTS AND THE EXTENSION THEREOF, A DISTANCE OF 209.20 FEET; THENCE SOUTH 88°13'17" WEST A DISTANCE OF 19.98 FEET TO A POINT ON THE EAST LINE OF UNIVERSITY HEIGHTS PART 2 A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE SOUTH 01°41'59" EAST A DISTANCE OF 144.25 FEET TO THE SOUTHEAST CORNER OF SAID UNIVERSITY HEIGHTS PART 2; THENCE SOUTH 88°24'45" WEST A DISTANCE OF 772.63 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF SAID UNIVERSITY HEIGHTS PART 2; THENCE SOUTH 01°03'12" EAST A DISTANCE OF 548.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 15TH STREET; THENCE NORTH 88°14'13" EAST ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 15TH STREET A DISTANCE OF 88.27 FEET; THENCE SOUTH 01°44'28" EAST A DISTANCE OF 343.99 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°45'34" EAST A RADIUS OF 19.53 FEET AND AN ARC LENGTH OF 15.72 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 52°37'23" WEST A RADIUS OF 93.83 FEET AND AN ARC LENGTH OF 53.78 FEET; THENCE SOUTH 86°57'00" WEST A DISTANCE OF 58.41 FEET; THENCE SOUTH 83°57'58" WEST A DISTANCE OF 65.96 FEET; THENCE SOUTH 83°59'18" WEST

A DISTANCE OF 153.82 FEET; THENCE SOUTH 80°44'52" WEST A DISTANCE OF 24.48 FEET; THENCE SOUTH 76°04'56" WEST A DISTANCE OF 48.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 72°40'29" WEST A RADIUS OF 391.38 FEET AND AN ARC LENGTH OF 151.63 FEET; THENCE SOUTH 50°53'31" WEST A DISTANCE OF 42.92 FEET; THENCE NORTH 01°45'47" WEST A DISTANCE OF 499.97 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID 15TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 15TH STREET WITH THE NEXT 3 COURSES, SOUTH 88°14'13" WEST A DISTANCE OF 229.28 FEET; SOUTH 01°45'51" EAST A DISTANCE OF 2.65 FEET; SOUTH 88°14'09" WEST A DISTANCE OF 238.03 FEET; THENCE SOUTH 08°00'38" EAST A DISTANCE OF 90.73 FEET; THENCE SOUTH 06°11'21" EAST A DISTANCE OF 111.77 FEET; THENCE SOUTH 08°57'48" EAST A DISTANCE OF 137.90 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 07°35'28" EAST A RADIUS OF 114.20 FEET AND AN ARC LENGTH OF 46.67 FEET; THENCE SOUTH 53°45'51" EAST 385.64 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°33'38" WEST A RADIUS OF 1251.13 FEET AND AN ARC LENGTH OF 210.37 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 23°29'36" WEST A RADIUS OF 5895.24 FEET AND AN ARC LENGTH OF 138.99 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 24°50'39" WEST A RADIUS OF 645.93 FEET AND AN ARC LENGTH OF 156.55 FEET; THENCE SOUTH 04°01'03" WEST A DISTANCE OF 126.59 FEET; THENCE SOUTH 00°04'49" EAST A DISTANCE OF 82.85 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°15'24" WEST A RADIUS OF 624.86 FEET AND AN ARC LENGTH OF 330.18 FEET; THENCE SOUTH 56°53'34" WEST A DISTANCE OF 192.52 FEET; THENCE SOUTH 88°29'17" WEST A DISTANCE OF 507.02 FEET TO A POINT ON THE EAST RIGHT OF WAY OF IOWA STREET; THENCE NORTH 01°30'43" WEST ALONG THE EAST RIGHT OF WAY OF SAID IOWA STREET, A DISTANCE OF 1624.86 FEET; THENCE SOUTH 86°39'58" WEST A DISTANCE OF 160.08 FEET TO A POINT ON THE ON THE WEST RIGHT OF WAY, OF SAID IOWA STREET SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF BOB BILLINGS PARKWAY; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID BOB BILLINGS PARKWAY WITH THE NEXT 14 COURSES, SOUTH 88°07'21" WEST A DISTANCE OF 169.56 FEET; NORTH 81°47'52" WEST A DISTANCE OF 143.78 FEET; NORTH 85°34'46" WEST A DISTANCE OF 153.62 FEET; A CURVE TO THE LEFT A RADIUS OF 741.00 FEET AND AN ARC LENGTH OF 81.47 FEET; SOUTH 88°07'15" WEST A DISTANCE OF 125.22 FEET; NORTH 01°52'45" WEST A DISTANCE OF 14.00 FEET; SOUTH 88°07'15" WEST A DISTANCE OF 1897.17 FEET; SOUTH 88°07'31" WEST A DISTANCE OF 800.55 FEET; NORTH 01°32'14" WEST A DISTANCE OF 10.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 298.05 FEET; SOUTH 01°52'30" EAST A DISTANCE OF 40.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 60.00 FEET; NORTH 01°52'30" WEST A DISTANCE OF 40.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 1390.30 FEET; THENCE SOUTH 43°20'37" WEST A DISTANCE OF 56.78 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID KASOLD DRIVE; THENCE SOUTH 01°26'27" EAST ALONG THE EAST RIGHT OF WAY OF SAID KASOLD DRIVE A DISTANCE OF 2029.60 FEET TO THE POINT OF BEGINNING.

EXCEPT

A TRACT A LAND BEING PART OF THE NORTHWEST QUARTER OF SAID SECTION 1 DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01°36'25" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A

DISTANCE OF 662.34 FEET; THENCE SOUTH 88°23'35" WEST A DISTANCE OF 158.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 10.59 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 36.04 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 70.38 FEET; THENCE NORTH 88°49'40" EAST A DISTANCE OF 35.88 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 129.46 FEET; THENCE NORTH 88°49'40" EAST A DISTANCE OF 69.18 FEET; THENCE SOUTH 01°10'20" EAST A DISTANCE OF 115.58 FEET; THENCE SOUTH 20°35'34" EAST A DISTANCE OF 37.94 FEET; THENCE SOUTH 01°10'20" EAST 26.44 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 12.47 FEET; THENCE SOUTH 01°10'20" EAST 22.01 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 26.04 FEET; THENCE SOUTH 01°10'20" EAST A DISTANCE OF 10.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.40 ACRES OF LAND MORE OR LESS.

CONTAINING IN ALL 800.44 ACRES OF LAND MORE OR LESS.

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EXHIBIT B
MAP OF DISTRICT

STAR BOND
KU



B-1

GREG GRANT
14343 E. 2450 ROAD
FONTANA, KANSAS

KU STAR BOND
LAWRENCE, KANSAS