

**RECEIVED**

FEB 22 2006

February 23, 2006

CITY MANAGERS OFFICE  
LAWRENCE, KS

Dear Commissioners,

I would like to purchase the tract described in the attached exhibit A for the appraised price of \$26,000 – see appraisal attached hereto. This additional space is necessary if First Serve Tennis is going to be able to expand its indoor space and add outdoor courts. Since the Commission approved this concept, we have contacted the planning department and will need to re-plat the combined tracts as well as do a UPR study. We were told the UPR study was necessary because there was no provision for outdoor sports or tennis courts in this case. Considering the two large baseball diamonds immediately to the west with a large array of lights, this seemed to be a strange requirement.

As best I can project, all of these requirements will take a minimum of about four months to process and will cost between fifteen and twenty thousand dollars. This will mean our members will have no outdoor courts to play on this summer and building construction will not be able to be completed over the summer when our members would have been playing outside. Considering what we are trying to do and that we will be lucky to break even financially, it would be appreciated if unnecessary delays could be avoided. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Elwell", written in a cursive style.

Mike Elwell

RONALD D. AUL, MAI



**A&H**  
**AUL & HATFIELD APPRAISALS, L.C.**  
REAL ESTATE APPRAISERS AND CONSULTANTS

[RON@AULHATFIELD.COM](mailto:RON@AULHATFIELD.COM)

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**ADDENDUM D**

**CITY OF LAWRENCE TRACT**

12/09/2005 12:48 FAX 7858432410

LANDPLAN ENG

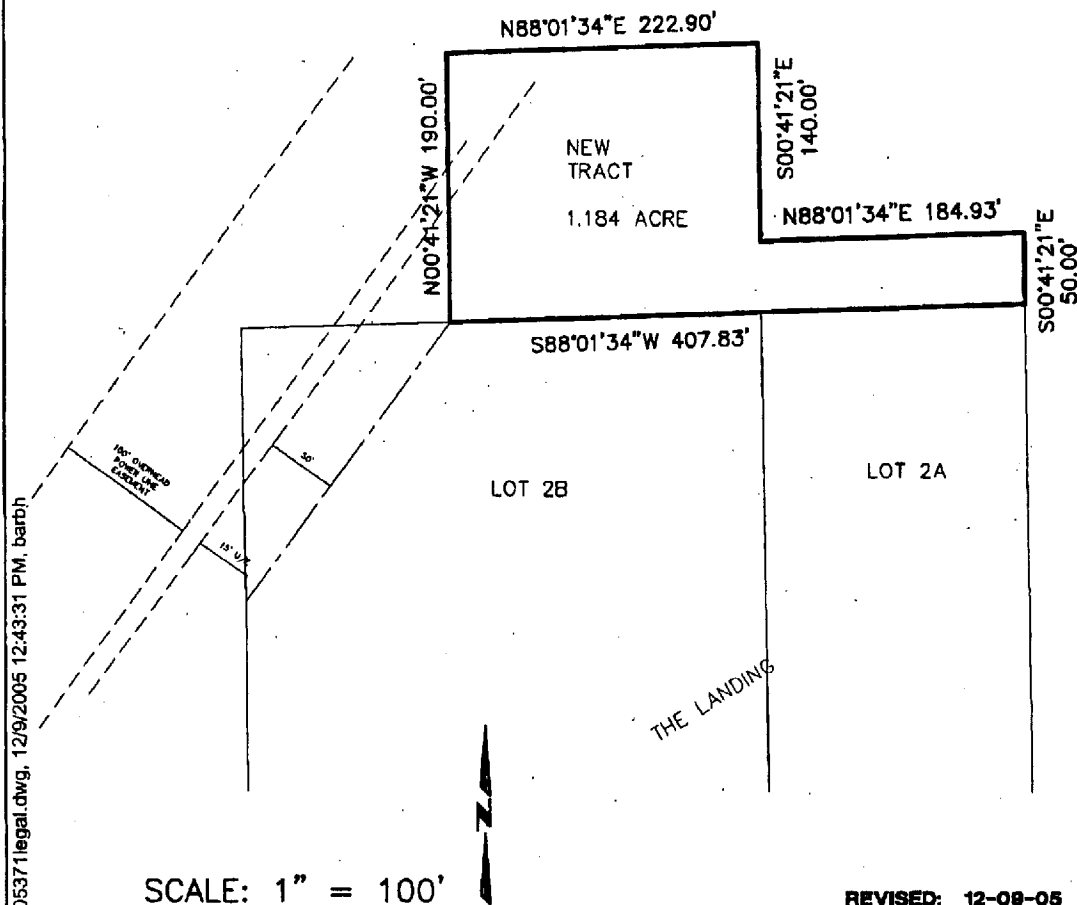
City of Lawrence TRACT

## LEGAL DESCRIPTION FOR A TRACT IN THE SW ¼ OF SECTION 4-13-19

### LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2A OF THE LOT SPLIT OF LOT 2, THE LANDING, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 88°01'34" WEST, ALONG THE NORTH LINE OF SAID LOT 2, 407.83 FEET; THENCE NORTH 00°41'21" WEST, 190.00 FEET; THENCE NORTH 88°01'34" EAST, 222.90 FEET; THENCE SOUTH 00°41'21" EAST, 140.00 FEET; THENCE NORTH 88°01'34" EAST, 184.93 FEET; THENCE SOUTH 00°41'21" EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.184 ACRE, MORE OR LESS.



SCALE: 1" = 100'

REVISED: 12-08-05

**Landplan Engineering, P.A.**

Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

1310 Wakarusa Drive  
Lawrence, Kansas 66049  
tele (785)843-7530

Livestock Exchange Building  
1800 Genessee, Suite 400  
Kansas City, Missouri 64102

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SPORT 2 SPORT  
CITY OF LAWRENCE TRACT  
NORTH OF SPORT 2 SPORT & DANCE CITY  
LAWRENCE, KANSAS 66047

	SUBJECT CITY TRACT N. OF SPORT 2 SPORT	SALE 1 LAWRENCE PARK 1036 N. 1700 RD LAWRENCE, KS	SALE 2 LAWRENCE PARK SWC FOLKS/PETERSON LAWRENCE, KS	SALE 3 USD 497 SEQ N. 1500/E. 800 LAWRENCE, KS
ZONING	RS-1	AG	AG	AG
SALE DATE		02-Apr-02	23-Nov-99	31-Jan-05
SALE PRICE		\$216,210	\$366,840	\$1,216,244
NUMBER ACRES	1.18	14.41	20.38	50.26
SQUARE FEET	51,575	627,874	887,753	2,189,238
SALES PRICE PER SQUARE FOOT		\$0.34	\$0.41	\$0.56
ADJUSTMENTS				
TIME/MARKET CONDITIONS				
PERCENTAGE		9.0%	18.0%	3.0%
DOLLAR ADJUSTMENT		\$0.03	\$0.07	\$0.02
ADJUSTED PRICE PER SQUARE FOOT		\$0.37	\$0.48	\$0.58
TRACT SIZE				
PERCENTAGE		10%	20%	25%
DOLLAR ADJUSTMENT		\$0.04	\$0.10	\$0.15
TERRAIN/CONFIGURATION				
PERCENTAGE		10%	10%	-10%
DOLLAR ADJUSTMENT		\$0.04	\$0.05	(\$0.06)
LOCATION				
PERCENTAGE		-10.0%	-10.0%	-10.0%
DOLLAR ADJUSTMENT		(\$0.04)	(\$0.05)	(\$0.06)
ADJUSTED PRICE PER SQUARE FOOT		\$0.41	\$0.58	\$0.61
AVERAGE ADJUSTED PRICE OF 3 SALES		\$0.53		
VALUE CONCLUSION PER SQUARE FOOT		\$0.50		
X SUBJECT SF		51,575		
VALUE INDICATION		\$25,788		
ROUNDED TO		\$26,000		

## Land Transaction Summary

### Location

Name: City of Lawrence Park Site  
Address: 1036 North 1700 Road  
Rural Lawrence, Douglas County, KS 66049  
Legal Description: Tract in S21, T12, R19

### Sale Data

Sale Date: 4/2/2002      Recording Date: 4/2/2002  
Transaction Type: Sale  
Sale Price: \$216,210  
Cash Equiv. Price: \$216,210  
Analysis Price: \$216,210  
Unit Prices:      Sale Price      Analysis Price  
Per SF: \$0.34      \$0.34  
Per Acre: \$15,000      \$15,000  
Grantor: Francis Kelly  
Grantee: City of Lawrence  
Property Rights: Fee Simple  
ConditionsOfSale: Arms Length  
Encumbrances: None

### Site Description

Parcel Size: 627,874 SF (14.41 Acres)  
Frontage Descr.: North 1700 Road  
Zoning: Ag  
Zoning Description: Agricultural  
Utilities: Septic Tank & Well  
Topography: Rolling  
Shape: Irregular  
Access: County Road (not paved)  
Rail: None  
Flood Hazard: No

### Remarks

Sale of a tract of land from Francis Kelly to the City of Lawrence. The property reflects a rolling terrain with open meadow areas and timbered portions. Located along the north side of North 1700 Road and directly northeast of the Westwood development. The property is served with a septic tank and has no rural water extended. No future plans at the date of sale to extend municipal sewer service to the property.

The property was appraised for the City of Lawrence based on 15 acres at \$18,000 per acre.

Information Source: Buyer

## Land Transaction Summary

### Location

Name: City of Lawrence Park Site  
Address: SWC of Folks Road and Peterson Road  
Lawrence, Douglas County, KS 66049  
Legal Description: Tract A, Block 1, Bauer Brook Estates

### Sale Data

Sale Date: 11/23/1999      Recording Date: 11/23/1999  
Transaction Type: Sale  
Sale Price: \$366,840  
Cash Equiv. Price: \$366,840  
Analysis Price: \$366,840  
Unit Prices:      Sale Price      Analysis Price  
Per SF: \$0.41      \$0.41  
Per Acre: \$18,000      \$18,000  
Grantor: North Folks 160, L.L.C.  
Grantee: City of Lawrence  
Property Rights: Fee Simple  
ConditionsOfSale: Arms Length  
Encumbrances: None  
Sale History: Larger 1/4 Section parcel purchased in 7/1999 at \$13,500 per acre

### Site Description

Parcel Size: 887,753 SF (20.38 Acres)  
Frontage Descr.: Folks Road  
Zoning: Ag  
Zoning Description: Agricultural  
Utilities: Rural Water & Septic Tank  
Topography: Rolling, Moderate Decline  
Access: Public Service Road (not paved)  
Rail: None  
Flood Hazard: No

### Remarks

Sale of a site located at the SWC of Folks Road and Peterson Road just north of the city limits of Lawrence, Kansas. The property is located north and east of Free State High School and was purchased by the City of Lawrence for a future park location. At the date of sale there was not municipal sewer service available and further not planned due to the terrain and capacity. The property has an open meadow area as well as a large portion representing heavily timbered area.

Information Source: Buyer

## Land Transaction Summary

### Location

Name: USD 497 Tract  
Address: SEQ North 1500 Road and East 800 Road  
Rural Lawrence, Douglas County, KS 66049  
Tax Parcel No.: 023-113-06-0-00-00-008.00-0  
Legal Description: Tract in NW 1/4, S6, T13, R19

### Sale Data

Sale Date: 1/31/2005      Recording Date: 1/31/2005  
Transaction Type: Sale  
Sale Price: \$1,216,244  
Cash Equiv. Price: \$1,216,244  
Analysis Price: \$1,216,244  
Unit Prices:      Sale Price      Analysis Price  
Per SF: \$0.56      \$0.56  
Per Acre: \$24,200      \$24,200  
Grantor: H-Z, Inc. (Don F. Hazlett)  
Grantee: Unified School District No. 497  
Property Rights: Fee Simple  
ConditionsOfSale: Arms Length

### Site Description

Parcel Size: 2,189,238 SF (50.26 Acres)  
Zoning: Ag  
Zoning Description: Agricultural  
Utilities: Rural Water  
Access: Gravel Road  
Rail: None  
Flood Hazard: No

### Remarks

Sale of a 50.258 acre parcel of land located in the SEQ of N. 1500 Road and E. 800 Road. The site is approximately one mile to the west of the SLT and represents a speculative purchase by USD 497 for future school facilities. The property did not have municipal sewer extended on its sale date and the timing was speculative on the sale date. The property was reported to have been purchased without appraisal by USD 497. The site acres were taken from the deed filed with the Douglas County Register of Deeds Office.

Information Source: Seller