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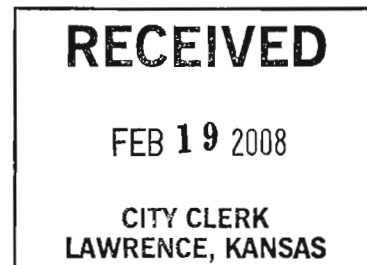
RICHARD A. BARBER  
(1911-1998)

GLEE S. SMITH, JR.  
OF COUNSEL

February 19, 2008

**VIA HAND DELIVERY**

Frank S. Reeb, City Clerk  
City of Lawrence, Kansas  
City Hall, 6 E. 6th Street  
P.O. Box 708, Lawrence, KS 66044-0708



*Re: Triple T, LLC – The Oread Redevelopment Project (the "Project");  
Transportation Development District ("TDD") Petition*

Dear Mr. Reeb:

Please find enclosed an executed copy of the TDD Petition in connection with the Project. To the extent possible, Triple T, LLC would like to coordinate the approval process of the enclosed Petition with the approval of tax increment financing. If you would like to discuss the calendar for TDD approval, do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink that reads "Matthew S. Gough". The signature is fluid and cursive.

Matthew S. Gough  
of Barber Emerson, L.C.

MSG:jsm

cc: Thomas S. Fritzel (via e-mail only)  
Gary Anderson (via e-mail only)  
David Corliss (via e-mail only)  
Toni Wheeler (via e-mail only)

## PETITION

### REQUESTING THE CREATION OF A TRANSPORTATION DEVELOPMENT DISTRICT

**TO:** The City Commission of the City of Lawrence, Kansas (hereinafter called the “City”)

The undersigned, being the owners of record, whether resident or not, of all of the land area contained within the hereinafter described proposed transportation development district to be located within the City of Lawrence, Kansas, do hereby request that the City create such transportation development district and construct the transportation district project improvements hereinafter set forth, all in the manner provided by K.S.A. 12-17,140 *et. seq.* In furtherance of such request, the petitioners state as follows:

#### **Boundaries of Proposed Transportation District**

The boundaries and the legal description of the proposed transportation development district (the “District”) is set forth on Exhibit A attached hereto and incorporated by reference herein.

A map generally outlining the boundaries of the proposed District is attached as Exhibit B hereto, and incorporated by reference herein.

#### **Proposed Transportation District Projects**

The general nature of the proposed transportation district project (the “Project”) to be constructed within the proposed District and are set forth on Exhibit C attached hereto and incorporated by reference herein.

#### **Estimated Cost and Method of Financing**

The maximum cost of the improvements attributable to the proposed District is \$11,000,000.00, plus costs of issuance, costs of interest on any temporary financing and associated reserves. The revenue bonds will be secured by the pledge of money received from the imposition of a transportation district sales tax in amount of 1.0% on the selling of tangible personal property at retail or rendering or furnishing services taxable pursuant to the provisions of the Kansas retailers’ sales tax act within the proposed District. The Applicant does not propose that any special assessments be imposed under K.S.A. 12-17,143.

#### **Notice to Petition Signers**

Names may not be withdrawn from this Petition by the signers hereof after the governing body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first. The undersigned consent to any assessments to the extent described herein without regard to benefits conferred by the Project. Notwithstanding the foregoing, the execution of this Petition by the undersigned is made with the understanding that the approval of the Petition will be contingent upon the approval by the City Commission of Lawrence, Kansas of the Project, the use of tax increment financing, and the undersigned’s election to construct The Oread hotel and otherwise proceed with the Project, all in accordance with a to-be executed redevelopment agreement between the City and the Developer.

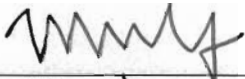
IN WITNESS WHEREOF, we the undersigned petitioners have executed the above foregoing petition to create a Transportation Development District at the dates recorded below:

**TRIPLE T, LLC,  
a Kansas limited liability company**

  
\_\_\_\_\_  
Thomas S. Fritzel, Manager

(Seal)

ATTEST:

By:   
Title: Member

**ACKNOWLEDGEMENT**

STATE OF KANSAS            )  
  ) ss.  
COUNTY OF DOUGLAS    )

BE IT REMEMBERED, that on this 18th day of February, 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Fritzel, Manager of Triple T, LLC, a Kansas limited liability company, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said limited liability company, and such person duly acknowledged the execution of the same to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

2/20/10

[SEAL]

THIS PETITION was filed in my office on \_\_\_\_\_, 2008; and was examined, considered and found sufficient by the City Commission of the City of Lawrence, Kansas on \_\_\_\_\_, 2008.

\_\_\_\_\_  
City Clerk

**Exhibit A to TDD Petition**

DISTRICT LEGAL DESCRIPTION

North 40 feet of Lot 8 and the South 60 feet of Lot 9, Block 2, Oread Addition;

The West Seventy (70) feet of Lot Seven (7), in Block Two (2), Oread Addition, an Addition to the City of Lawrence, Douglas County, Kansas;

The South 60 feet of the West 70 feet of Lot 8, Block 2, in Oread Addition, a subdivision in the City of Lawrence, Douglas County, Kansas;

AND

The East 55 feet of Lot 7 and the East 55 feet of the South 60 feet of Lot 8, all in Block 2, in Oread Addition in the City of Lawrence, Douglas County, Kansas.

**Exhibit B to TDD Petition**

**[Attach Map of TDD District]**

## Exhibit C to TDD Petition

**General Nature of the Project.** The Project generally consists of the construction of a hotel and meeting space facility in Lawrence, Douglas County, Kansas known as “**The Oread,**” as may be approved by the City Commission of Lawrence, Kansas (the “**City Commission**”), together with other improvements including, without limitation, street improvements to Oread Avenue, upgraded sidewalks and pedestrian ways, repairs to 12<sup>th</sup> Street, intersection improvements, signing, signalization, an underground parking facility, streetscapes, sanitary and storm sewer improvements, street light fixtures, underground gas, water, heating and electrical services and connections, and water main extensions. The Applicant anticipates that TDD revenues will be applied toward the financing or reimbursement of all eligible improvements permitted under the TDD Act (collectively “**TDD Improvements**”) that are constructed in connection with the Project.

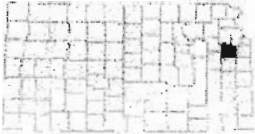


# Douglas County Property Value Map

[help](#) [reset](#) [home](#)

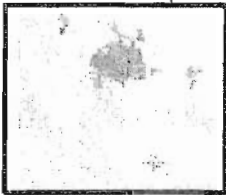
Disclaimer

Reference Map

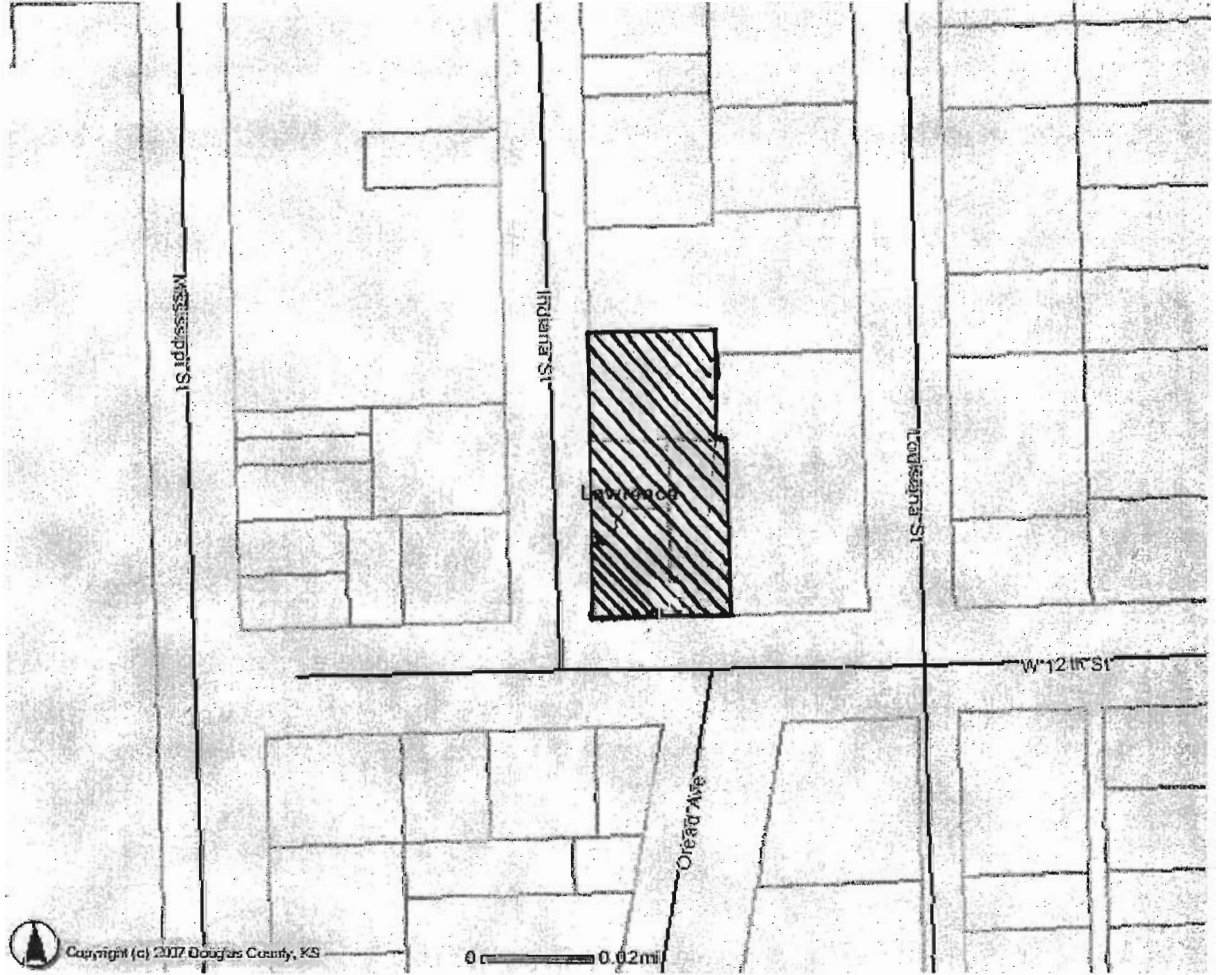


Zoom Level: 1.5  Zoom In  Zoom Out  
 Pan  Identify  View Property Info  
 Overview Map On | Full Extent | Clear Highlight

Overview Map



- Legend**
- Parcels
  - Roads**
    - Interstate
    - Highway/Major Roadway
    - Road
  - Parks**
    - Lake
    - River
    - State Park
    - Wildlife Refuge
    - Public Use
    - Private
    - Public Hunting
    - Restricted Hunting
  - City Boundaries
  - County Boundary



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