

SPENCER FANE

BRITT & BROWNE LLP

ATTORNEYS & COUNSELORS AT LAW

JAMES W. GRICE
DIRECT DIAL 816-292-8188
mmckinley@spencerfane.com

File No. 5014074.1

August 4, 2008

City of Lawrence, Kansas
Attention: David Corliss, City Manager
City Hall
P. O. Box 708
Lawrence, Kansas 66044

RECEIVED

AUG 05 2008

**CITY MANAGERS OFFICE
LAWRENCE, KS**

Re: Free State Transportation Development District Petition

Mr. Corliss:

We are pleased to transmit to the City of Lawrence ("City") herewith on behalf of our client Free State Group, LLC ("Free State"), the Free State Transportation Development District Petition for your consideration.

As we discussed with you in May, we are requesting formation of the Free State Transportation Development District ("TDD") over the commercial portion of the site, the boundaries of which are described in the petition. Through the TDD, Free State will self impose a 1% sales tax on retail sales within the district. We have included a timeline which anticipates the City Commission taking action to approve the TDD and levy the sales tax on September 16, 2008.

Currently we anticipate the project will be completed in multiple phases over a period of approximately five years. The total projected revenue generated by the TDD Sales Tax is \$5,696,552. To the extent TDD Sales Tax revenues do not fully cover site infrastructure costs, such costs shall be borne by Free State. To the extent TDD revenues exceed the projections, excess revenue shall be used to offset any remaining qualified infrastructure costs.

It is anticipated that the City would issue a series of bonds which will be purchased by Free State. At the conclusion of each phase we would work with the City to issue bonds or other obligations for that portion of the project which is completed. At the completion of the entire project, all outstanding debt would be retired and the City would issue a single new bond or other obligation encompassing the entire debt.

At your request we have researched the applicability of sales taxes to the costs of construction. Generally, Kansas follows a destination based application of sales tax to the sale of tangible personal property. This means that in some instances the costs of construction will be subject to the TDD sales tax. A contractor on a project is treated as the final user of the construction

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materials. As the final user, the last transfer of construction materials as tangible property is the sale to the contractor, which is a taxable transaction. The location where the contractor takes delivery of any tangible personal property will determine whether sales are taxable within the TDD.

Please confirm you received the following:

- Free State Transportation Development District Petition, dated August 1, 2008, prepared by Spencer Fane Britt & Brown LLP;
- Exhibit A – Components of the Project and Site Plan;
- Exhibit B – District Boundary Legal Description;
- Exhibit C – Boundary Map;
- Proposed timeline for TDD formation

Thank you for your attention to this matter. We look forward to working with you.

Best regards,



James W. Grice

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Kansas City, Missouri 64106-2140

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Bauer Farm Development

Day	TDD Process Timeline		Calendar Day
	Event	Rule	
0	Free State submits package to City for staff review		8/4/08
16	Staff review complete		8/20/08
16	Intent to approve TDD added to City agenda	Wednesday prior to the meeting.	8/20/08
17	Provide draft resolution to City for consideration		8/21/08
22	City resolution stating intent to adopt a TDD, calling public hearing on proposed TDD and approval of TDD sales tax.	Meets Tuesdays @ 6:30, K.S.A. § 12-17,144	8/26/08
28	First Notice of public hearing on proposed Transportation Development District, approval of funding agreement and approval of TDD sales tax.	Notice published for two consecutive weeks no less than 7 days before hearing. KAN. STAT. ANN. § 12-17,144	9/1/08
32	Mailed notice to property owners.	At least 10 days before the hearing. KAN. STAT. ANN. § 12-17,144	9/5/08
35	Second Notice of public hearing on proposed Transportation Development District, approval of funding agreement and approval of TDD sales tax.	Notice published for two consecutive weeks no less than 7 days before hearing. KAN. STAT. ANN. § 12-17,144	9/8/08
37	Approval of TDD and Sales Tax added to City agenda	Wednesday prior to the meeting.	9/10/08
37	TDD policy added to City agenda	Wednesday prior to the meeting.	9/10/08
38	Provide draft ordinance to City for consideration		9/11/08
43	Public hearing on proposed Transportation Development District, approval of funding agreement and approval of TDD sales tax.	Meets Tuesdays @ 6:30, K.S.A. § 12-17,144	9/16/08
43	First reading of Ordinance to adopt TDD and levy sales tax.		9/16/08
44	Approval of TDD and Sales Tax added to City agenda	Wednesday prior to the meeting.	9/17/08
50	Second reading of Ordinance.	Meets Tuesdays @ 6:30	9/23/08
57	TDD Ordinance published in newspaper.	K.S.A. § 12-17,144	9/30/08
87	Last day to challenge validity of TDD	K.S.A. § 12-17,146	10/30/08

**BEFORE THE CITY COMMISSION
OF THE CITY OF LAWRENCE, KANSAS**

IN THE MATTER OF:)
)
FREE STATE TRANSPORTATION)
DEVELOPMENT DISTRICT)

**PETITION TO ESTABLISH THE
FREE STATE TRANSPORTATION DEVELOPMENT DISTRICT**

**TO: MR. FRANK KEEB
CLERK OF THE CITY OF LAWRENCE, KANSAS**

This petition ("**Petition**") is submitted pursuant to the Transportation Development District Act, K.S.A. 12-17,140 *et seq.*, as amended (the "**Act**"), by the property owners, whose signature appears below (the "**Petitioners**") to establish the Free State Transportation Development District (the "**District**") in the City of Lawrence, Kansas (the "**City**").

Petitioners, being owners of record of all of the real property within the proposed District to be located within the boundaries of the City, do hereby request the City to create the District and authorize the construction within the District of the project described below (the "**Project**") in accordance with the authority contained in the Act. In furtherance of such request, Petitioners state as follows:

I. General Nature of the Project

A. The general nature of the Project is to improve, construct, maintain, install, equip or extend any street, road, highway access road, intersection, signing, signalization, parking lot, bus stop, garage, street light fixture, sidewalk or any other transportation related project or infrastructure authorized by the Act located within the District.

B. The components of the Project are generally described in Exhibit A attached hereto and incorporated by reference in this Petition.

II. Maximum Cost of the District

A. The total maximum costs of Project is \$6,800,000, plus costs of issuing notes and bonds, capitalized interest on any notes and bonds, and any debt service reserve funds. The cost of \$6,800,000 is based on the estimated costs of the project as described in Exhibit A. To the extent TDD revenues do not fully cover site infrastructure costs, such costs shall be borne by petitioner. To the extent TDD revenues exceed the projections, excess revenue shall be used to reimburse additional qualified improvements.

III. Proposed Method of Financing the District

A. The Project shall be financed by the City's issuance of special obligation revenue bonds or other obligations ("**Obligations**") payable from money received from the transportation development district sales tax generated by retail sales within the District.

B. The Project may be completed in one or more phases. At the completion of each phase the City shall issue Obligations for the for the phase then completed. At the completion of the final phase, upon request of the Petitioner, the City shall retire any prior Obligations and issue a single Obligation for the entire project.

C. The Project shall not be financed through special assessments on the property within the District.

IV. Proposed Amount of Transportation Development District Sales Tax

A. Pursuant to KAN. STAT. ANN. § 12-17,145 of the Act, the proposed amount of the transportation development district sales tax is one percent (1%).

V. Description Of The District

A. Legal Description

1. The District includes all of the real property within the area legally described as Tract 1 and Tract 2 on Exhibit B, attached hereto and incorporated by reference in this Petition.

B. Boundary Map

1. A map illustrating the boundaries of the District described in the legal description is attached as Exhibit C, attached hereto and incorporated by reference in this Petition.

VI. Severability; Conflicts

A. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

VII. Notice to Petitioner

A. The signature of Petitioners signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the Clerk of the City.

B. Petitioners consent to any assessments to the extent described in this Petition without regard to benefits conferred by the Project.

Name of Owner: Free State Holdings, Inc.

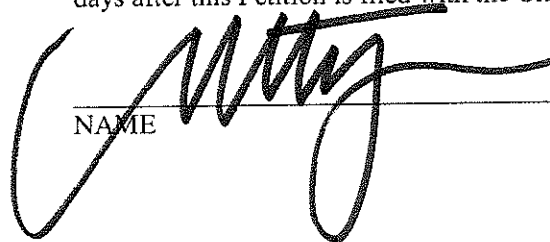
Owner's Mailing Address: 110 McDONALD DRIVE, STE 192
LAWRENCE, KANSAS 66044

Name of Signer: Michael Treanor
Basis of Legal Authority to Sign: President

Signer's Telephone Number: 785.842.4858 x114
Signer's Mailing Address: 110 McDonald Drive, Suite 192
Lawrence, Kansas 66044

Entity Type: Corporation

By executing this Petition, the undersigned represents and warrants that such person has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk of the City of Lawrence, Kansas. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.


NAME

9/1/08
Date

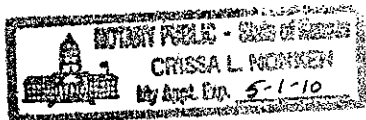
Acknowledgement

STATE OF Kansas)
COUNTY OF Douglas)

ss.

On this 1st day of August, 2008, before me, a Notary Public in and for said state, personally appeared Michael Treanor on behalf of Free State Group, LLC, its Manager, known to me to be the person who executed the within Petition of Property Owners to Establish the Free State Transportation Development District on behalf of said Free State Group, LLC, and acknowledged to me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 1st day of August, 2008



Crissa L. Nonken
Notary Public
Printed Name: Crissa Nonken

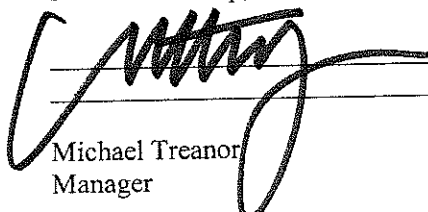
My Commission Expires:

5-1-10

SIGNATURE PAGE FOR
PETITION TO ESTABLISH THE
FREE STATE TRANSPORTATION DEVELOPMENT DISTRICT

The undersigned requests that the City Commission of Lawrence, Kansas establish the Free State Transportation Development District according to the preceding Petition and authorize the creation of the District and levy of the District sales tax.

Name of Owner: Free State Group, LLC

Owner's Mailing Address:  110 McDonald Dr. Ste 192
Lawrence, KS 66044

Name of Signer: Michael Treanor
Basis of Legal Authority to Sign: Manager

Signer's Telephone Number: 785.842.4858 x114
Signer's Mailing Address: 110 McDonald Drive, Suite 192
Lawrence, Kansas 66044

Entity Type: LLC

By executing this Petition, the undersigned represents and warrants that such person has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk of the City of Lawrence, Kansas. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.


NAME

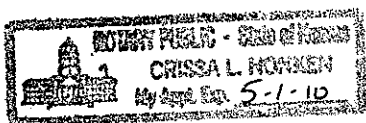
8/1/08
Date

Acknowledgement

STATE OF Kansas)
COUNTY OF Douglas) ss.

On this 1st day of August, 2008, before me, a Notary Public in and for said state, personally appeared Michael Treanor on behalf of Free State Holdings, Inc, its President, known to me to be the person who executed the within Petition of Property Owners to Establish the Free State Transportation Development District on behalf of said Free State Holdings, Inc, and acknowledged to me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 1st day of August, 2008.



Crissa L. Nonken
Notary Public
Printed Name: Crissa Nonken

My Commission Expires:

5-1-10

EXHIBIT A
COMPONENTS OF THE PROJECT

Bauer Farm Development

Estimate of Probable Cost

Planned Commercial Development

	Quantity	Unit	Unit Cost	Total Cost
Demolition Existing Waterline	800	LF	\$ 20	\$ 16,000
8" Asphalt Pavement	3650	SY	\$ 40	\$ 146,000
6" Asphalt	4700	SY	\$ 35	\$ 164,500
5" Asphalt	500	SY	\$ 30	\$ 15,000
24" Curb and Gutter	6220	LF	\$ 20	\$ 124,400
Truck Apron	200	SY	\$ 50	\$ 10,000
9" Flyash Treated Subgrade	4700	SY	\$ 5	\$ 23,500
Pavement Markings	1	LS	\$ 2,500	\$ 2,500
5'x4" Concrete Sidewalk	1330	SY	\$ 40	\$ 53,200
Storm Sewer (large)	790	LF	\$ 100	\$ 79,000
Storm Sewer (Small)	1580	LF	\$ 60	\$ 94,800
8" Waterline	2370	LF	\$ 60	\$ 142,200
Fire Hydrant Assembly	7	Each	\$ 2,000	\$ 14,000
Sanitary Manholes	12	Each	\$ 2,500	\$ 30,000
Pond Earthwork, Excavation	37000	CY	\$ 10	\$ 370,000
Pond Liner	12600	SY	\$ 20	\$ 252,000
Pond Outlets	1	LS	\$ 17,000	\$ 17,000
Pond Landscaping	1	LS	\$ 34,500	\$ 34,500
Street Trees	208	Each	\$ 275	\$ 57,200
Street Lamps	26	Each	\$ 2,750	\$ 71,500
Landscaping	1	LS	\$ 225,000	\$ 225,000
Bridge	1	Each	\$ 200,000	\$ 200,000
Rough Earthwork	1	LS	\$ 250,000	\$ 250,000
Seed, Mulch and Fertilize	1	LS	\$ 21,000	\$ 21,000
Construction Staking	1	LS	\$ 22,500	\$ 22,500

Estimated PCD Subtotal	\$ 2,435,800
Estimated Engineering Fees (7% Subtotal)	\$ 170,506
Inspection Fees (3%)	\$ 73,074
SWP3 Erosion Control (0.5%)	\$ 12,179.00
Contingency (15% Subtotal)	\$ 365,370
Estimated PCD Total	\$ 3,056,929

Offsite Improvements - 6th Street and Champion Lane Westbound Right Turn Lane

Demolition Existing Curb/Gutter	410	LF	\$ 15	\$ 6,150
Demolition Existing Concrete Intersection	150	SY	\$ 30	\$ 4,500
Demolition Existing Sidewalk	230	SY	\$ 20	\$ 4,600
12" Asphalt Pavement	320	SY	\$ 60	\$ 19,200
12" Concrete Intersection	260	SY	\$ 80	\$ 20,800
24" Curb and Gutter	410	LF	\$ 25	\$ 10,250
9" Flyash Treated Subgrade	670	SY	\$ 5	\$ 3,350
Pavement Markings	1	LS	\$ 2,500	\$ 2,500
5'x4" Concrete Sidewalk	210	SY	\$ 40	\$ 8,400
Relocate Existing Curb Inlet	1	LS	\$ 6,000	\$ 6,000
Seed, Mulch, and Fertilize	1	LS	\$ 1,500	\$ 1,500
Traffic Control	1	LS	\$ 3,000	\$ 3,000
ADA Ramps	2	Each	\$ 3,000	\$ 6,000
Construction Staking	1	LS	\$ 3,000	\$ 3,000
			\$	99,250

Offsite Improvements - 6th Street and Champion Lane Traffic Signal

Traffic Signal	1	LS	\$ 150,000	\$ 150,000
			\$	150,000

Offsite Improvements - 6th Street and West Entrance Westbound Right Turn Lane

Demolition Existing Curb/Gutter	380 LF	\$	15	\$	5,700
Demolition Existing Sidewalk	210 SY	\$	20	\$	4,200
12" Asphalt Pavement	320 SY	\$	60	\$	19,200
12" Concrete Intersection	100 SY	\$	80	\$	8,000
24" Curb and Gutter	410 LF	\$	25	\$	10,250
9" Flyash Treated Subgrade	540 SY	\$	5	\$	2,700
Pavement Markings	1 LS	\$	2,000	\$	2,000
5'x4" Concrete Sidewalk	200 LS	\$	40	\$	8,000
Relocate Existing Curb Inlet	1 LS	\$	6,000	\$	6,000
Seed, Mulch, and Fertilize	1 LS	\$	1,500	\$	1,500
Traffic Control	1 LS	\$	3,000	\$	3,000
Construction Staking	1 LS	\$	2,000	\$	2,000
Street Lamp	1 Each	\$	3,000	\$	3,000
				\$	75,550

Offsite Improvements - Wakarusa Drive and Bauer Farm Drive Northbound Right Turn Lane

Demolition Existing Curb/Gutter	410 LF	\$	15	\$	6,150
Demolition Existing Sidewalk	230 SY	\$	20	\$	4,600
10" Asphalt Pavement	320 SY	\$	50	\$	16,000
10" Concrete Intersection	190 SY	\$	70	\$	13,300
24" Curb and Gutter	420 LF	\$	20	\$	8,400
9" Flyash Treated Subgrade	630 SY	\$	5	\$	3,150
5'x4" Concrete Sidewalk	210 SY	\$	40	\$	8,400
Pavement Markings	1 LS	\$	2,000	\$	2,000
Seed, Mulch, and Fertilize	1 LS	\$	1,500	\$	1,500
Traffic Control	1 LS	\$	2,000	\$	2,000
Construction Staking	1 LS	\$	2,000	\$	2,000
				\$	67,500

Offsite Improvements - Wakarusa Drive Ramps/Lights/Trees (Entire Frontage)

ADA Ramps	2 Each	\$	3,000	\$	6,000
Street Trees	20 Each	\$	275	\$	5,500
				\$	11,500

Offsite Improvements - Wakarusa Drive and Overland Drive Northbound Right Turn Lane

Demolition Existing Curb/Gutter	370 LF	\$	15	\$	5,550
Demolition Existing Sidewalk	200 SY	\$	20	\$	4,000
10" Asphalt Pavement	370 SY	\$	50	\$	18,500
24" Curb and Gutter	370 LF	\$	20	\$	7,400
9" Flyash Treated Subgrade	480 SY	\$	5	\$	2,400
5'x4" Concrete Sidewalk	210 SY	\$	40	\$	8,400
Pavement Markings	1 LS	\$	2,000	\$	2,000
Relocate Existing Curb Inlet	1 LS	\$	6,000	\$	6,000
Seed, Mulch, and Fertilize	1 LS	\$	1,500	\$	1,500
Traffic Control	1 LS	\$	2,000	\$	2,000
ADA Ramps	2 Each	\$	3,000	\$	6,000
Construction Staking	1 LS	\$	2,000	\$	2,000
				\$	65,750

Offsite Improvements - Overland Drive at Existing Champion Lane

Demolition Existing Champion Lane	120 SY	\$	30	\$	3,600
24" Curb and Gutter	80 LF	\$	25	\$	2,000
5'x4" Concrete Sidewalk	50 SY	\$	40	\$	2,000
				\$	7,600

Offsite Improvements - Wakarusa Drive & Overland Drive Traffic Signal

Traffic Signal	1 LS	\$	150,000	\$	150,000
				\$	150,000

Offsite Improvements - Remove Exist, Champion Lane Curb Cut

Demolition Existing Concrete Intersection	120 SY	\$	30	\$	3,600
24" Curb and Gutter	80 LF	\$	25	\$	2,000
5'x4" Concrete Sidewalk	50 SY	\$	40	\$	2,000
				\$	7,600

Offsite Improvements - Overland from Wakarusa Drive to PRD - Ramps/Lights/Trees

ADA Ramp	6 Each	\$	3,000	\$	18,000
Street Lamp	2 Each	\$	3,000	\$	6,000
Street Trees	37 Each	\$	275	\$	10,175
				\$	34,175

Offsite Improvements - Overland from Wakarusa Drive to PRD - Ramps/Lights/Trees

ADA Ramp	4 Each	\$	3,000	\$	12,000
Street Lamp	2 Each	\$	3,000	\$	6,000
Street Trees	28 Each	\$	275	\$	7,700
				\$	25,700

Offsite Improvements - Folks from Overland to Office Entrance - Ramps/Lights/Trees

ADA Ramp	2 Each	\$	3,000	\$	6,000
Street Lamp	2 Each	\$	3,000	\$	6,000
Street Trees	8 Each	\$	275	\$	2,200
				\$	14,200

Offsite Improvements - Sanitary Sewer

Demolition Improvements - Sanitary Sewer	2800 LF	\$	15	\$	42,000
Upsize Sanitary Sewer	2800 LF	\$	80	\$	224,000
Manhole	10 Each	\$	4,000	\$	40,000
Constriction Staking	1 LS	\$	3,000	\$	3,000
				\$	309,000

Estimated Offsite Subtotal				\$	1,017,825
Estimated Engineering Fees (7% Subtotal)				\$	71,248
Inspection Fees (3%)				\$	30,535
SWP3 Erosion Control (0.5%)				\$	5,089.13
Contingency (15% Subtotal)				\$	152,674
Estimated Offsite Total				\$	1,277,370

Site Improvements - Private

Private drive aprons/curb-cuts, individual signage, site lighting, landscaping and irrigation, private storm sewer and other utility service lines, individual site parking, outdoor seating, private walks, special pavement and retaining walls, soil importation and	13.71 Acres	\$	160,000	\$	2,193,600
Water Tap Fees 1" line Landplan estimate	3 Per Building	\$	3,250	\$	9,750
Sanitary Sewer Connection Fee	1 Each	\$	4,740	\$	4,740
				\$	2,208,090

Total Cost

Grand Total				\$	5,661,715
Legal				\$	250,000
Estimated Engineering Fees (7% Subtotal)				\$	241,754
Inspection Fees (3%)				\$	103,609
SWP3 Erosion Control (0.5%)				\$	17,268
Contingency (15% Subtotal)				\$	518,044
Estimated Grand Total				\$	6,792,389

EXHIBIT A

SITE PLAN

Free State Transportation Development District

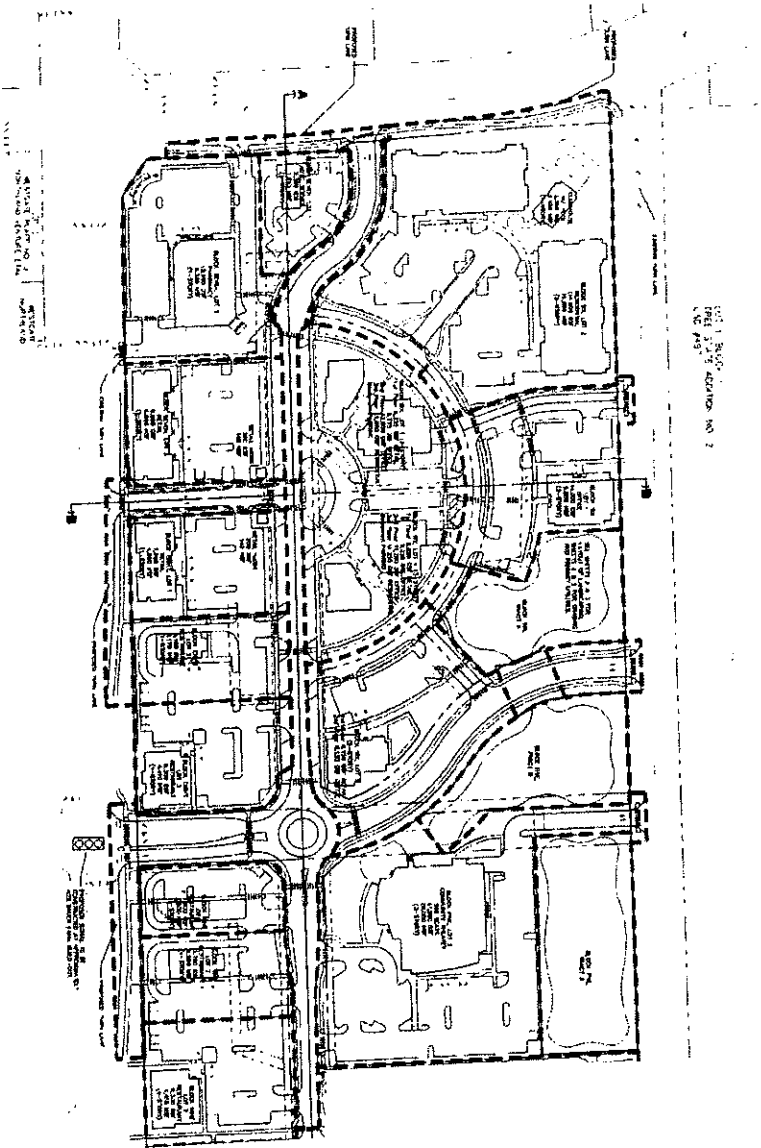


EXHIBIT B

DISTRICT BOUNDARY LEGAL DESCRIPTION

BAUER FARMS - TRACT 1

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°11'38" WEST, 1040.80 FEET ALONG THE SOUTH LINE, AND NORTH 01°48'22" WEST, 75.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF WEST SIXTH STREET; THENCE SOUTH 88°11'38" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1494.15 FEET; THENCE NORTH 56°15'24" WEST, ALONG SAID NORTH LINE, 68.50 FEET TO THE EAST RIGHT OF WAY LINE OF WAKARUSA DRIVE; THENCE NORTH 01°44'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 295.38 FEET; THENCE NORTH 26°45'46" WEST, ALONG SAID EAST LINE, 28.93 FEET; THENCE NORTH 01°52'17" WEST, ALONG SAID EAST LINE, 21.68 FEET; THENCE NORTH 88°11'38" EAST, 68.82 FEET; THENCE ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 130.49 FOOT CHORD BEARING SOUTH 62°54'23" EAST, AN ARC DISTANCE OF 136.19 FEET; THENCE ON A 135.00 FOOT RADIUS CURVE TO THE LEFT WITH A 130.49 FOOT CHORD BEARING SOUTH 62°54'23" EAST, AN ARC DISTANCE OF 136.19 FEET; THENCE NORTH 88°11'38" EAST, 1264.47 FEET; THENCE SOUTH 01°48'22" EAST, 257.00 FEET TO THE POINT OF BEGINNING. CONTAINS 9.622 ACRES, MORE OR LESS.

BAUER FARMS - TRACT 2

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88°11'38" WEST, 1152.80 FEET ALONG THE SOUTH LINE, AND NORTH 01°48'22" WEST, 332.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88°11'38" WEST, 1152.47 FEET; THENCE ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 130.49 FOOT CHORD BEARING NORTH 62°54'23" WEST, AN ARC DISTANCE OF 136.19 FEET; THENCE ON A 135.00 FOOT RADIUS CURVE TO THE LEFT WITH A 130.49 FOOT CHORD BEARING NORTH 62°54'23" WEST, AN ARC DISTANCE OF 136.19 FEET; THENCE SOUTH 88°11'38" WEST, 68.82 FEET TO THE EAST RIGHT OF WAY LINE OF WAKARUSA DRIVE; THENCE NORTH 01°52'17" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 7.85 FEET; THENCE NORTH 04°15'53" WEST, ALONG SAID EAST LINE, 247.85 FEET; THENCE NORTH 01°55'21" WEST, ALONG SAID EAST LINE, 121.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF OVERLAND DRIVE; THENCE NORTH 88°11'38" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1460.65 FEET; THENCE SOUTH 01°48'22" EAST, 503.00 FEET TO THE POINT OF BEGINNING. CONTAINS 16.271 ACRES, MORE OR LESS.

EXHIBIT C
BOUNDARY MAP

