

PETITION FOR THE CREATION OF THE OUSDAHL 23 COMMUNITY IMPROVEMENT DISTRICT

To the City Council (“City Council”) of the City of Lawrence, Kansas (“City”):

The undersigned (“Petitioners”), (1) being the owners of record owning more than fifty-five percent (55%) by assessed value of the land area within the boundaries of the hereinafter described proposed community improvement district (the “District”), and (2) comprising more than fifty-five percent (55%) by land area of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council create such District to fund all or part of the costs of services and improvements described herein and provided and made within the District under the authority of the Community Improvement District Act, K.S.A. 2009 Supp. 12-6a26 et seq. (the “Act”).

1. Boundaries, Legal Description, and Map of District

The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. Name of District

The name of the District is Ousdahl 23 Community Improvement District.

3. Signatures May Not Be Withdrawn

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

4. Nature of the Proposed Project

The general nature of the proposed project is to provide reconstruction and improvements to the properties located within the District. Proposed improvements include installation of new curbing, landscaping and lighting, construction of new sidewalks and installation of handicap parking for ADA accessibility, replacement of asphalt parking lots, replacement of roofs, paint and exterior building repairs, and replacement or repair of mechanical systems for buildings within the District.

5. Estimated Cost of the Proposed Project

Petitioner estimates the cost of the improvements to the District will total approximately **\$1,508,537.00**. This estimate includes the cost of repairs in addition to as built surveys, environmental reports, assessment studies and blight determination, appraisals, landscape architecture, construction supervision and staking, soil testing, fees

and permits, attorney fees, taxes and insurance, brokerage and development fees, and ongoing maintenance.

6. Proposed Method of Financing the Project – Sales Tax

The proposed District projects will be financed on a pay-as-you-go basis payable by private financing secured by Developer and reimbursed from revenues received from the imposition of a one percent (1%) community improvement district sales tax on the selling of tangible personal property retail or rendering or furnishing of taxable services pursuant to the provisions of the Kansas retailer's sales tax act within the proposed Ousdahl 23 Community Improvement District.

7. Request for Establishment

By execution and submission of this Petition, the Petitioners respectfully request that the City Council establish the Ousdahl 23 Community Improvement District as set forth in this Petition.

IN WITNESS WHEREOF, we the undersigned Petitioners have executed the above and foregoing Petition to create a Community Improvement District:

Name of Owner	Lawrence 1714, LLC
Owner's Telephone Number	
Owner's Mailing Address	c/o Karl Capps PO Box 129 Shawnee Mission, KS 66201
Name of Signer	Karl Capps
Signer's Legal Authority to Sign	Managing Member
Signer's Telephone Number	785-979-8549
Signer's Mailing Address	PO Box 129 Shawnee Mission, KS 66201
Type of Entity	Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within District	023 111 01 0 30 12 006.02 2

Name of Owner	Lawrence 23 Ousdahl, LLC
Owner's Telephone Number	913-831-2996 ext 228
Owner's Mailing Address	c/o Milton Brod 5201 Johnson Dr., Ste 450 Mission, KS 66205
Name of Signer	Milton Brod
Signer's Legal Authority to Sign	Chief Financial Officer
Signer's Telephone Number	913-831-2996 ext 228
Signer's Mailing Address	5201 Johnson Dr., Ste 450 Mission, KS 66205
Type of Entity	Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within District	023 111 01 0 30 12 006.01 0 023 111 01 0 30 12 006.00 0

Name of Owner	GOT-MOR, LLC
Owner's Telephone Number	913-831-2996 ext 228
Owner's Mailing Address	c/o Thomas Morgan 5201 Johnson Dr., Ste 450 Mission, KS 66205
Name of Signer	Thomas Morgan
Signer's Legal Authority to Sign	Managing Member
Signer's Telephone Number	913-831-2996 ext 228
Signer's Mailing Address	5201 Johnson Dr., Ste 450 Mission, KS 66205

Type of Entity	Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within District	023 111 12 0 20 02 001.00 0

By executing this Petition, the undersigned represents and warrants that he or she is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

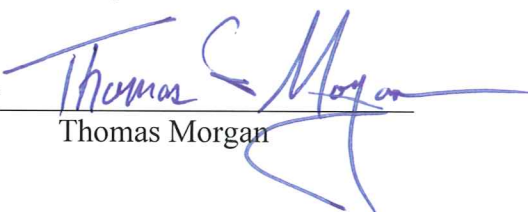
LAWRENCE 1714, LLC

By 
Karl Capps

LAWRENCE 23 OUSDAHL, LLC

By 
Milton Brod

GOT-MOR, LLC

By 
Thomas Morgan

STATE OF KANSAS)
) ss.
COUNTY OF Johnson

BE IT REMEMBERED, that on this 11th day of May, 2010, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Karl Capps, the representative of Lawrence 1714, LLC,, who executed this instrument on behalf of said partnership and such person duly acknowledged the execution of the same to be the act and deed of said partnership.

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

Mary Greene
NOTARY PUBLIC

My Commission Expires: 11/21/2011



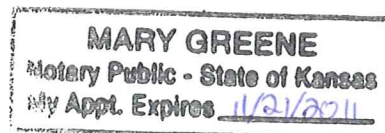
STATE OF KANSAS)
) ss.
COUNTY OF Johnson

BE IT REMEMBERED, that on this 11th day of May, 2010, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Milton Brod, the representative of Lawrence 23 Ousdahl, LLC, who executed this instrument on behalf of said partnership and such person duly acknowledged the execution of the same to be the act and deed of said partnership.

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

Mary Greene
NOTARY PUBLIC

My Commission Expires: 11/21/2011



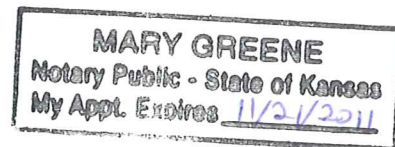
STATE OF KANSAS)
) ss.
COUNTY OF Johnson)

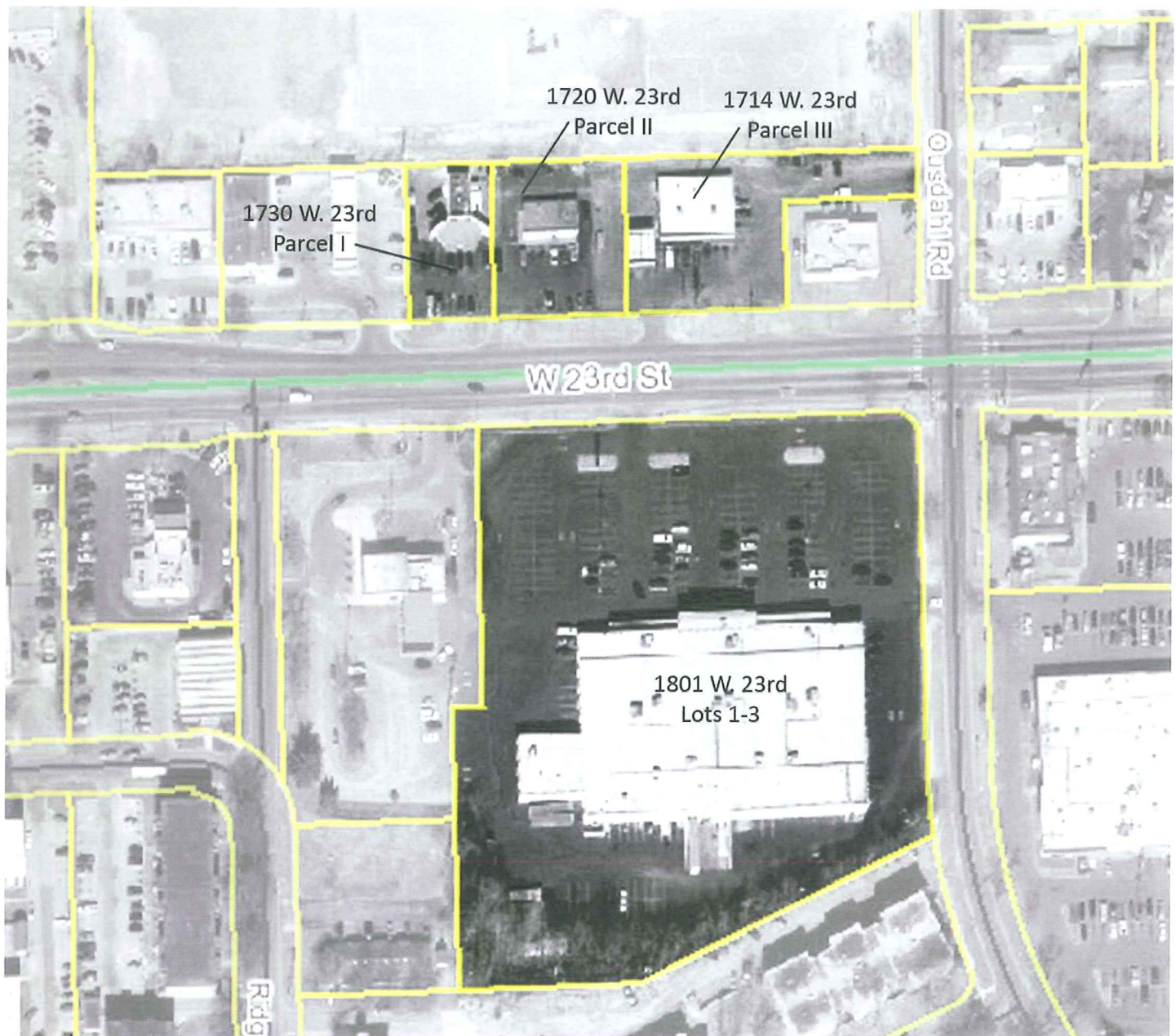
BE IT REMEMBERED, that on this 11th day of May, 2010, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas Morgan, the representative of GOT-MOR, LLC, who executed this instrument on behalf of said partnership and such person duly acknowledged the execution of the same to be the act and deed of said partnership.

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

Mary Greene
NOTARY PUBLIC

My Commission Expires: 11/21/2011





Legal Descriptions:

1730 W. 23rd St. - (Parcel I)

Lot 4, Southwest Addition No. 9, In the City of Lawrence, Douglas County, Kansas.

1720 W. 23rd St. - (Parcel II)

Lot 5 and the West 45 feet of Lot 6, Southwest Addition No. 9, in the City of Lawrence, Douglas County, Kansas

1714 W. 23rd St. - (Parcel III)

The East 35 feet of Lot 6, all of Lot 7, the West 35 feet of Lot 8, the North 45 feet of the East 45 feet of Lot 8 and the North 45 feet of Lot 9, all in Southwest Addition No. 9, in the City of Lawrence, Douglas County, Kansas.

1801 W. 23rd St. - (Lots 1-3)

Lot 1, Southridge Addition No. 2, in the City of Lawrence, Douglas County, Kansas.

Lot 2, Southridge Addition No. 2, in the City of Lawrence, Douglas County, Kansas.

Lot 3, Southridge Addition No. 2, in the City of Lawrence, Douglas County, Kansas.



Landplan Engineering, P.A.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

1110 Wakarusa Drive
Lawrence, Kansas 66044
Tel (785)843-7530
Fax (785)843-2470
landplan@landplan-pa.com

Overlook Exchange Building
1600 Saranova, Suite 400
Kansas City, Missouri 64112
Tel (816)221-2224
Fax (816)221-2444
kcity@landplan-pa.com



Not to Scale

[illegible]

Sales Increase / Yr: 1.00%
CID Amount: 1.00%

Sushi, Jimmy Johns & Restaurant									
YEAR	SUSHI	Estimated	Estimate	Restaurant	ANNUAL TOTAL	CID REVENUE			
SOURCE	Estimated	Estimate	Estimate	Estimated					
1	\$ 500,000	\$ 1,200,000	\$ 1,200,000	\$ 2,900,000	\$ 29,000	\$ 29,000			
2	\$ 505,000	\$ 1,212,000	\$ 1,212,000	\$ 2,929,000	\$ 29,290	\$ 29,290			
3	\$ 510,050	\$ 1,224,120	\$ 1,224,120	\$ 2,958,290	\$ 29,583	\$ 29,583			
4	\$ 515,151	\$ 1,236,361	\$ 1,236,361	\$ 2,987,873	\$ 29,879	\$ 29,879			
5	\$ 520,302	\$ 1,248,725	\$ 1,248,725	\$ 3,017,752	\$ 30,178	\$ 30,178			
6	\$ 525,505	\$ 1,261,212	\$ 1,261,212	\$ 3,047,929	\$ 30,479	\$ 30,479			
7	\$ 530,760	\$ 1,273,824	\$ 1,273,824	\$ 3,078,408	\$ 30,784	\$ 30,784			
8	\$ 536,068	\$ 1,286,562	\$ 1,286,562	\$ 3,109,193	\$ 31,092	\$ 31,092			
9	\$ 541,428	\$ 1,299,428	\$ 1,299,428	\$ 3,140,284	\$ 31,403	\$ 31,403			
10	\$ 546,843	\$ 1,312,422	\$ 1,312,422	\$ 3,171,687	\$ 31,717	\$ 31,717			
11	\$ 552,311	\$ 1,325,547	\$ 1,325,547	\$ 3,203,404	\$ 32,034	\$ 32,034			
12	\$ 557,834	\$ 1,338,802	\$ 1,338,802	\$ 3,235,438	\$ 32,354	\$ 32,354			
13	\$ 563,413	\$ 1,352,190	\$ 1,352,190	\$ 3,267,793	\$ 32,678	\$ 32,678			
14	\$ 569,047	\$ 1,365,712	\$ 1,365,712	\$ 3,300,471	\$ 33,005	\$ 33,005			
15	\$ 574,737	\$ 1,379,369	\$ 1,379,369	\$ 3,333,475	\$ 33,335	\$ 33,335			
16	\$ 580,484	\$ 1,393,163	\$ 1,393,163	\$ 3,366,810	\$ 33,668	\$ 33,668			
17	\$ 586,289	\$ 1,407,094	\$ 1,407,094	\$ 3,400,478	\$ 34,005	\$ 34,005			
18	\$ 592,152	\$ 1,421,165	\$ 1,421,165	\$ 3,434,483	\$ 34,345	\$ 34,345			
19	\$ 598,074	\$ 1,435,377	\$ 1,435,377	\$ 3,468,828	\$ 34,688	\$ 34,688			
20	\$ 604,054	\$ 1,449,731	\$ 1,449,731	\$ 3,503,516	\$ 35,035	\$ 35,035			
21	\$ 610,095	\$ 1,464,228	\$ 1,464,228	\$ 3,538,551	\$ 35,386	\$ 35,386			
22	\$ 616,196	\$ 1,478,870	\$ 1,478,870	\$ 3,573,937	\$ 35,739	\$ 35,739			
TOTALS	\$ 12,235,793	\$ 29,365,903	\$ 29,365,903	\$ 70,967,599	\$ 709,676	\$ 709,676			
				Gross CID Amount:	\$ 709,676	\$ 709,676			
				NPV CID Amount:					

Hobby Lobby		Hobby Lobby		CID REVENUE		TOTAL	
ANNUAL TOTAL	CID REVENUE	Estimated	CID REVENUE	ANNUAL TOTAL	CID REVENUE	ANNUAL TOTAL	CID REVENUE
\$ 3,200,000	\$ 32,000	\$ 3,200,000	\$ 32,000	\$ 6,100,000	\$ 61,000	\$ 6,100,000	\$ 61,000
\$ 3,232,000	\$ 32,320	\$ 3,232,000	\$ 32,320	\$ 6,161,000	\$ 61,610	\$ 6,161,000	\$ 61,610
\$ 3,264,320	\$ 32,643	\$ 3,264,320	\$ 32,643	\$ 6,222,610	\$ 62,226	\$ 6,222,610	\$ 62,226
\$ 3,296,963	\$ 32,970	\$ 3,296,963	\$ 32,970	\$ 6,284,636	\$ 62,848	\$ 6,284,636	\$ 62,848
\$ 3,329,933	\$ 33,299	\$ 3,329,933	\$ 33,299	\$ 6,347,684	\$ 63,477	\$ 6,347,684	\$ 63,477
\$ 3,363,232	\$ 33,632	\$ 3,363,232	\$ 33,632	\$ 6,411,161	\$ 64,112	\$ 6,411,161	\$ 64,112
\$ 3,396,864	\$ 33,969	\$ 3,396,864	\$ 33,969	\$ 6,475,273	\$ 64,753	\$ 6,475,273	\$ 64,753
\$ 3,430,833	\$ 34,308	\$ 3,430,833	\$ 34,308	\$ 6,540,026	\$ 65,400	\$ 6,540,026	\$ 65,400
\$ 3,465,141	\$ 34,651	\$ 3,465,141	\$ 34,651	\$ 6,605,426	\$ 66,054	\$ 6,605,426	\$ 66,054
\$ 3,499,793	\$ 34,998	\$ 3,499,793	\$ 34,998	\$ 6,671,480	\$ 66,715	\$ 6,671,480	\$ 66,715
\$ 3,534,791	\$ 35,348	\$ 3,534,791	\$ 35,348	\$ 6,738,195	\$ 67,382	\$ 6,738,195	\$ 67,382
\$ 3,570,139	\$ 35,701	\$ 3,570,139	\$ 35,701	\$ 6,805,577	\$ 68,056	\$ 6,805,577	\$ 68,056
\$ 3,605,840	\$ 36,058	\$ 3,605,840	\$ 36,058	\$ 6,873,633	\$ 68,736	\$ 6,873,633	\$ 68,736
\$ 3,641,898	\$ 36,419	\$ 3,641,898	\$ 36,419	\$ 6,942,369	\$ 69,424	\$ 6,942,369	\$ 69,424
\$ 3,678,317	\$ 36,783	\$ 3,678,317	\$ 36,783	\$ 7,011,793	\$ 70,118	\$ 7,011,793	\$ 70,118
\$ 3,715,101	\$ 37,151	\$ 3,715,101	\$ 37,151	\$ 7,081,911	\$ 70,819	\$ 7,081,911	\$ 70,819
\$ 3,752,252	\$ 37,523	\$ 3,752,252	\$ 37,523	\$ 7,152,730	\$ 71,527	\$ 7,152,730	\$ 71,527
\$ 3,789,774	\$ 37,898	\$ 3,789,774	\$ 37,898	\$ 7,224,257	\$ 72,243	\$ 7,224,257	\$ 72,243
\$ 3,827,672	\$ 38,277	\$ 3,827,672	\$ 38,277	\$ 7,296,500	\$ 72,965	\$ 7,296,500	\$ 72,965
\$ 3,865,949	\$ 38,659	\$ 3,865,949	\$ 38,659	\$ 7,369,465	\$ 73,695	\$ 7,369,465	\$ 73,695
\$ 3,904,608	\$ 39,046	\$ 3,904,608	\$ 39,046	\$ 7,443,159	\$ 74,432	\$ 7,443,159	\$ 74,432
\$ 3,943,654	\$ 39,437	\$ 3,943,654	\$ 39,437	\$ 7,517,591	\$ 75,176	\$ 7,517,591	\$ 75,176
\$ 78,309,075	\$ 783,091	\$ 78,309,075	\$ 783,091	\$ 149,276,674	\$ 1,492,767	\$ 149,276,674	\$ 1,492,767

DEDUCTIONS							
CITY MGT	STATE MGT	DEV	REMAINING	CITY MGT	STATE MGT	DEV	REMAINING
5.00%	2.00%	3.00%		5.00%	2.00%	3.00%	
\$ (3,050.00)	\$ (1,220.00)	\$ (1,830.00)	\$ (6,100.00)	\$ (3,050.00)	\$ (1,220.00)	\$ (1,830.00)	\$ (6,100.00)
\$ (3,080.50)	\$ (1,232.20)	\$ (1,848.30)	\$ (6,161.00)	\$ (3,080.50)	\$ (1,232.20)	\$ (1,848.30)	\$ (6,161.00)
\$ (3,111.31)	\$ (1,244.52)	\$ (1,866.78)	\$ (6,222.61)	\$ (3,111.31)	\$ (1,244.52)	\$ (1,866.78)	\$ (6,222.61)
\$ (3,142.42)	\$ (1,256.97)	\$ (1,885.45)	\$ (6,284.84)	\$ (3,142.42)	\$ (1,256.97)	\$ (1,885.45)	\$ (6,284.84)
\$ (3,173.84)	\$ (1,269.54)	\$ (1,904.31)	\$ (6,347.68)	\$ (3,173.84)	\$ (1,269.54)	\$ (1,904.31)	\$ (6,347.68)
\$ (3,205.58)	\$ (1,282.23)	\$ (1,923.35)	\$ (6,411.16)	\$ (3,205.58)	\$ (1,282.23)	\$ (1,923.35)	\$ (6,411.16)
\$ (3,237.64)	\$ (1,295.05)	\$ (1,942.58)	\$ (6,475.27)	\$ (3,237.64)	\$ (1,295.05)	\$ (1,942.58)	\$ (6,475.27)
\$ (3,270.01)	\$ (1,308.01)	\$ (1,962.01)	\$ (6,540.03)	\$ (3,270.01)	\$ (1,308.01)	\$ (1,962.01)	\$ (6,540.03)
\$ (3,302.71)	\$ (1,321.09)	\$ (1,981.63)	\$ (6,605.43)	\$ (3,302.71)	\$ (1,321.09)	\$ (1,981.63)	\$ (6,605.43)
\$ (3,335.74)	\$ (1,334.30)	\$ (2,001.44)	\$ (6,671.48)	\$ (3,335.74)	\$ (1,334.30)	\$ (2,001.44)	\$ (6,671.48)
\$ (3,369.10)	\$ (1,347.64)	\$ (2,021.46)	\$ (6,738.19)	\$ (3,369.10)	\$ (1,347.64)	\$ (2,021.46)	\$ (6,738.19)
\$ (3,402.79)	\$ (1,361.12)	\$ (2,041.67)	\$ (6,805.58)	\$ (3,402.79)	\$ (1,361.12)	\$ (2,041.67)	\$ (6,805.58)
\$ (3,436.82)	\$ (1,374.73)	\$ (2,062.09)	\$ (6,873.63)	\$ (3,436.82)	\$ (1,374.73)	\$ (2,062.09)	\$ (6,873.63)
\$ (3,471.18)	\$ (1,388.47)	\$ (2,082.71)	\$ (6,942.37)	\$ (3,471.18)	\$ (1,388.47)	\$ (2,082.71)	\$ (6,942.37)
\$ (3,505.90)	\$ (1,402.36)	\$ (2,103.54)	\$ (7,011.79)	\$ (3,505.90)	\$ (1,402.36)	\$ (2,103.54)	\$ (7,011.79)
\$ (3,540.96)	\$ (1,416.38)	\$ (2,124.57)	\$ (7,081.91)	\$ (3,540.96)	\$ (1,416.38)	\$ (2,124.57)	\$ (7,081.91)
\$ (3,576.36)	\$ (1,430.55)	\$ (2,145.82)	\$ (7,152.73)	\$ (3,576.36)	\$ (1,430.55)	\$ (2,145.82)	\$ (7,152.73)
\$ (3,612.13)	\$ (1,444.85)	\$ (2,167.28)	\$ (7,224.26)	\$ (3,612.13)	\$ (1,444.85)	\$ (2,167.28)	\$ (7,224.26)
\$ (3,648.25)	\$ (1,459.30)	\$ (2,188.95)	\$ (7,296.50)	\$ (3,648.25)	\$ (1,459.30)	\$ (2,188.95)	\$ (7,296.50)
\$ (3,684.73)	\$ (1,473.89)	\$ (2,210.84)	\$ (7,369.46)	\$ (3,684.73)	\$ (1,473.89)	\$ (2,210.84)	\$ (7,369.46)
\$ (3,721.58)	\$ (1,488.63)	\$ (2,232.95)	\$ (7,443.16)	\$ (3,721.58)	\$ (1,488.63)	\$ (2,232.95)	\$ (7,443.16)
\$ (3,758.80)	\$ (1,503.52)	\$ (2,255.28)	\$ (7,517.59)	\$ (3,758.80)	\$ (1,503.52)	\$ (2,255.28)	\$ (7,517.59)
\$ (74,638)	\$ (29,855)	\$ (44,783)	\$ (149,277)	\$ (74,638)	\$ (29,855)	\$ (44,783)	\$ (149,277)
			\$ 1,343,490				\$ 1,343,490

NPV is not applicable as this project is "Pay As You Go"