

**RESOLUTION NO. 7583**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, STATING THAT THE CITY IS CONSIDERING THE ESTABLISHMENT OF A STAR BOND PROJECT DISTRICT WITHIN AN ELIGIBLE AREA OF THE CITY AND PROVIDING FOR NOTICE OF A PUBLIC HEARING TO CONSIDER SUCH ESTABLISHMENT UNDER THE AUTHORITY OF THE STAR BOND ACT.**

**WHEREAS**, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the “Act”), 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 is considering establishment of a STAR bond project district to be known as the “KU Gateway STAR Bond Project 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 including a major multi-sport athletic complex; and

**WHEREAS**, the City intends to hold a public hearing to consider establishment of the “KU Gateway STAR Bond Project District” which shall be generally located at the University of Kansas – Lawrence campus, including public rights of way adjacent thereto, all within the City; and

**WHEREAS**, the Act provides that prior to creating any STAR bond project district, the City shall, by resolution, call a public hearing to consider establishment of the STAR bond project district and shall give notice of the public hearing in accordance with the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, AS FOLLOWS:**

**Section 1. Public Hearing.** Notice is hereby given that the City Commission of the City (the “City Commission”) will conduct a public hearing to consider establishment of the KU Gateway STAR Bond Project District 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. At the public hearing, the City Commission will consider findings necessary for establishment of a STAR bond project district. Following the conclusion of the public hearing, the City Commission will consider an ordinance making certain findings related to and establishing the KU Gateway STAR Bond Project District.

**Section 2. District Boundaries and Location.** The legal description of the proposed boundaries of the KU Gateway STAR Bond Project District are described on *Exhibit A* attached hereto. A map generally outlining the boundaries of the proposed KU Gateway STAR Bond Project District is attached hereto as *Exhibit B*. A description and map of the proposed KU Gateway STAR Bond Project District will be available for inspection at City Hall, 6 East 6<sup>th</sup> Street, Lawrence, Kansas during regular business hours.

**Section 3. District Plan.** The KU Gateway STAR Bond Project District plan is as follows (the “District Plan”):

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 Area.** The KU Gateway STAR Bond Project District is contemplated to include one STAR bond project area as more specifically set forth below:

Comprised of approximately 859.30 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 KU Gateway STAR Bond Project District, or a business located or to be located within the KU Gateway STAR Bond Project 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. Notice.** The City Clerk will give notice of the public hearing in accordance with the provisions of the Act, which include that a copy of this Resolution and *Exhibits A and B* attached hereto, will be:

(a) Provided 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, not more than 10 days following the date of adoption of this Resolution.

(b) Provided via certified mail, return receipt requested, to each owner and occupant of land within the proposed KU Gateway STAR Bond Project District not more than 10 days following the date of adoption of this Resolution.

(c) Published once in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

(d) Posted at a prominent location on the first page of the website of the City.

**Section 7. Bond Authority; Reimbursement.** The Act provides that certain STAR bond project costs, interest on interim financing and associated financing costs are to be paid by the issuance of bonds of the City (the “Bonds”). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation 1.150-2.

**Section 8. Further Action.** The Mayor, City Manager, 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 Resolution.

**Section 9. Effective Date.** This Resolution shall be effective upon adoption by the City Commission.

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**ADOPTED** by the City Commission of the City of Lawrence, Kansas on April 1, 2025.

(SEAL)



Michael Dever, Mayor

ATTEST:



Sherri Riedemann, City Clerk



APPROVED AS TO FORM:



Toni R. Wheeler, City Attorney

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**EXHIBIT A**

**KU GATEWAY STAR BOND PROJECT 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 LINE 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 LINE OF CLINTON PARKWAY; THENCE EASTERLY ALONG THE NORTH LINE 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 LINE OF SAID IOWA STREET; THENCE NORTH 01°33'22" WEST ALONG THE EAST LINE 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 A DISTANCE OF 2576.28 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 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 WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 470.00 FEET; THENCE NORTH 88°25'17" EAST A DISTANCE OF 350.50 FEET; THENCE NORTH 01°42'40" WEST A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°25'17" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 240.50 FEET; THENCE NORTH 01°49'00" WEST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 62.66 FEET; THENCE SOUTH 88°25'17" WEST A DISTANCE OF 110.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 01°49'00" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 125.34 FEET; THENCE NORTH 88°25'17" EAST A DISTANCE OF 311.00 FEET; THENCE NORTH 01°49'00" WEST A DISTANCE OF 142.50 FEET; THENCE SOUTH 88°25'17" WEST A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°49'00" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 28.65 FEET; THENCE SOUTH 88°25'17" WEST A DISTANCE OF 128.06 FEET; THENCE NORTH 01°49'00" WEST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; A DISTANCE OF 76.15 FEET TO A POINT ON THE SOUTH LINE OF 14TH STREET AS NOW ESTABLISHED; THENCE NORTH 01°34'43" WEST A DISTANCE OF 53.06 FEET TO A POINT ON THE SOUTH LINE OF LOT 260, LOUISIANA STREET LOTS IN THE CITY OF LAWRENCE ORIGINAL TOWN; THENCE NORTH 88°25'17" EAST A DISTANCE OF 113.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 260; THENCE NORTH 01°49'00" WEST A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 256 OF SAID LOUISIANA STREET LOTS; THENCE NORTH 88°25'17" EAST A DISTANCE OF 133.00 FEET TO THE SOUTHEAST CORNER OF LOT 225, OF OHIO STREET LOTS OF SAID CITY OF LAWRENCE ORIGINAL TOWN; THENCE NORTH 01°49'00" WEST A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF LOT 209, OF OHIO STREET LOTS OF SAID CITY OF LAWRENCE ORIGINAL TOWN; THENCE SOUTH 88°25'17" WEST A DISTANCE OF 279.98 FEET TO THE CENTER OF VACATED LOUISIANA STREET; THENCE SOUTH 01°49'00" EAST ALONG

THE CENTER OF SAID VACATED LOUISIANA STREET A DISTANCE OF 200.19 FEET; 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 178.25 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; 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 LINE OF OREAD AVENUE; THENCE NORTH 08°59'40" EAST ALONG THE WEST LINE 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 LINE OF MISSISSIPPI STREET; THENCE NORTH 01°50'52" WEST ALONG THE WEST LINE 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 LINE OF FAMBROUGH DRIVE; THENCE SOUTH 89°24'130" WEST A DISTANCE OF 277.10 FEET TO A POINT ON THE SOUTH LINE OF FAMBROUGH DRIVE; SOUTH 89°19'40" WEST ALONG THE SOUTH LINE 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 LINE OF MISSOURI STREET; THENCE NORTH 01°08'06" WEST ALONG THE WEST LINE OF SAID MISSOURI STREET A DISTANCE OF 476.67 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 HAWKER SUBDIVISION TO THE SAID CITY OF LAWRENCE; THENCE SOUTH 89°09'20" WEST A DISTANCE OF 301.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE SOUTH 02°10'45" EAST A DISTANCE OF 9.95 FEET TO THE NORTHEAST CORNER OF LOT 1 BLOCK 1 OF KANU SUBDIVISION TO SAID CITY OF LAWRENCE; THENCE SOUTH 88°57'35" WEST A DISTANCE OF 165.52 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF SAID KANU SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF SAID KANU SUBDIVISION NEXT 2 COURSES, 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 NORTH 88°06'05" EAST A DISTANCE OF 253.59 FEET TO A POINT ON THE WESTERLY LINE

OF SAID KANU SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID KANU SUBDIVISION WITH THE NEXT 2 COURSES SOUTH  $11^{\circ}34'22''$  EAST A DISTANCE OF 77.10 FEET; SOUTH  $28^{\circ}39'03''$  EAST A DISTANCE OF 67.11 FEET TO A POINT ON THE NORTH LINE OF WEST 11TH STREET; THENCE NORTH  $58^{\circ}10'42''$  EAST ALONG THE NORTH LINE OF SAID WEST 11TH STREET, A DISTANCE OF 393.43 FEET; THENCE SOUTH  $20^{\circ}55'00''$  EAST A DISTANCE OF 61.10 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST 11TH STREET; THENCE SOUTH  $01^{\circ}53'55''$  EAST A DISTANCE OF 242.56 FEET; THENCE SOUTH  $88^{\circ}06'05''$  WEST A DISTANCE OF 334.69 FEET; THENCE NORTH  $01^{\circ}44'26''$  WEST A DISTANCE OF 32.32 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST 11TH STREET; THENCE ALONG THE SOUTH LINE OF SAID WEST 11TH STREET WITH THE NEXT 2 COURSES, SOUTH  $58^{\circ}15'34''$  WEST A DISTANCE OF 47.62 FEET; SOUTH  $88^{\circ}15'34''$  WEST A DISTANCE OF 252.76 FEET TO THE EAST LINE OF WEST CAMPUS ROAD; THENCE SOUTH  $01^{\circ}44'26''$  EAST ALONG THE EAST LINE OF WEST CAMPUS ROAD AN THE EXTENSION THEREOF A DISTANCE OF 1610.92 FEET; THENCE SOUTH  $88^{\circ}13'17''$  WEST A DISTANCE OF 201.31 FEET; THENCE NORTH  $01^{\circ}18'37''$  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  $88^{\circ}17'06''$  WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 70.47 FEET; THENCE NORTH  $01^{\circ}40'41''$  WEST A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE SOUTH  $88^{\circ}14'16''$  WEST A DISTANCE OF 69.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH  $01^{\circ}18'54''$  EAST ALONG THE WEST LINE OF SAID UNIVERSITY HEIGHTS AND THE EXTENSION THEREOF, A DISTANCE OF 209.20 FEET; THENCE SOUTH  $88^{\circ}13'17''$  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  $01^{\circ}41'59''$  EAST A DISTANCE OF 144.25 FEET TO THE SOUTHEAST CORNER OF SAID UNIVERSITY HEIGHTS PART 2; THENCE SOUTH  $88^{\circ}24'45''$  WEST A DISTANCE OF 772.63 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF SAID UNIVERSITY HEIGHTS PART 2; THENCE SOUTH  $01^{\circ}03'12''$  EAST A DISTANCE OF 548.91 FEET TO A POINT ON THE SOUTH LINE OF WEST 15TH STREET; THENCE ALONG THE SOUTH LINE OF SAID WEST 15TH STREET WITH THE NEXT 4 COURSES, SOUTH  $88^{\circ}14'13''$  WEST A DISTANCE OF 715.05 FEET; SOUTH  $01^{\circ}45'51''$  EAST A DISTANCE OF 2.65 FEET; SOUTH  $88^{\circ}14'09''$  WEST A DISTANCE OF 360.95 FEET; SOUTH  $77^{\circ}27'35''$  WEST A DISTANCE OF 391.89 FEET TO THE EAST LINE OF IOWA STREET; THENCE SOUTH  $86^{\circ}39'58''$  WEST A DISTANCE OF 160.08 FEET TO A POINT ON THE ON THE WEST LINE OF SAID IOWA STREET SAID POINT ALSO BEING ON THE SOUTH LINE OF BOB BILLINGS PARKWAY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BOB BILLINGS PARKWAY WITH THE NEXT 14 COURSES, SOUTH  $88^{\circ}07'21''$  WEST A DISTANCE OF 169.56 FEET; NORTH  $81^{\circ}47'52''$  WEST A DISTANCE OF 143.78 FEET; NORTH  $85^{\circ}34'46''$  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  $88^{\circ}07'15''$  WEST A DISTANCE OF 125.22 FEET; NORTH  $01^{\circ}52'45''$  WEST A DISTANCE OF 14.00 FEET; SOUTH  $88^{\circ}07'15''$  WEST A DISTANCE OF 1897.17 FEET; SOUTH  $88^{\circ}07'31''$  WEST A DISTANCE OF 800.55 FEET; NORTH  $01^{\circ}32'14''$  WEST A DISTANCE OF 10.00 FEET; SOUTH  $88^{\circ}07'30''$  WEST A DISTANCE OF 298.05 FEET; SOUTH  $01^{\circ}52'30''$  EAST A DISTANCE OF 40.00 FEET; SOUTH  $88^{\circ}07'30''$  WEST A DISTANCE OF 60.00 FEET; NORTH  $01^{\circ}52'30''$  WEST A DISTANCE OF 40.00 FEET; SOUTH  $88^{\circ}07'30''$  WEST A DISTANCE OF 1390.30 FEET; THENCE SOUTH  $43^{\circ}20'37''$  WEST A DISTANCE OF 56.78 FEET TO A POINT ON THE EAST LINE OF SAID KASOLD DRIVE; THENCE SOUTH  $01^{\circ}26'27''$  EAST ALONG THE EAST LINE OF SAID KASOLD DRIVE A DISTANCE OF 2029.60 FEET TO THE POINT OF BEGINNING. CONTAINING 859.30 ACRES OF LAND MORE OR LESS.



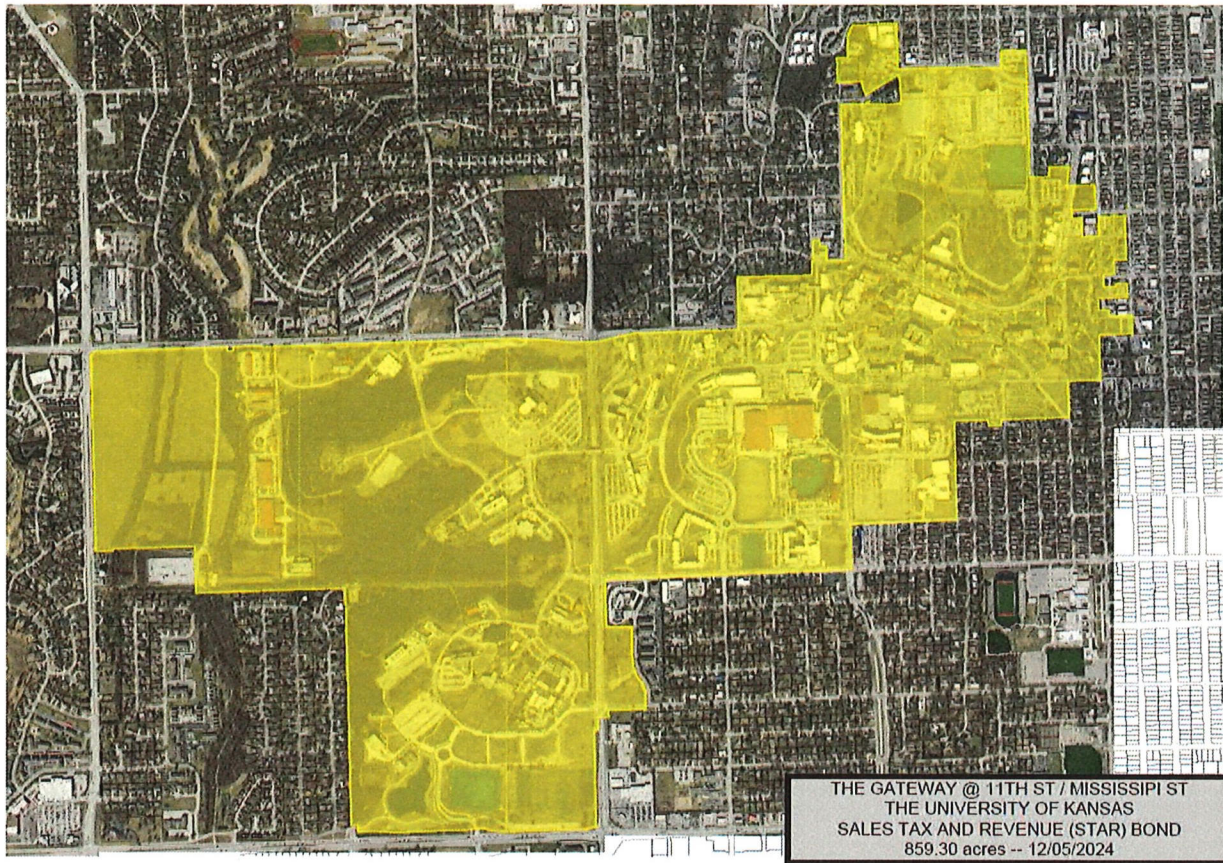
LESS AND EXCEPT THE FOLLOWING FACILITIES:

<b>Building type</b>	<b>Building name</b>	<b>Address</b>
Apartments	Jayhawker Towers - 5 buildings	1603 W 15th
Apartments	McCarthy Hall	1741 Naismith Drive
Apartments	Stouffer Place Apartments - 2 buildings	1835 Ousdahl Road
Apartments	University Guest House	1525 Pearson Place Dr
Residence Hall	Corbin Hall	420 W 11th St
Residence Hall	Daisy Hill Commons	1620 Engel Rd.
Residence Hall	Downs Hall	1517W 18th St
Residence Hall	Ellsworth Hall	1734 Engel Rd.
Residence Hall	Gertrude Sellards Pearson (GSP) Residence Hall	500 W 11th St
Residence Hall	Hashinger Residence Hall	1632 Engel Rd
Residence Hall	Lewis Residence Hall	1530 Engel Rd
Residence Hall	Oswald Residence Hall	1620 Engel Rd.
Residence Hall	Self Residence Hall	1620 Engel Rd.
Residence Hall	Templin Residence Hall	1515 Engel Rd
Scholarship Hall	Amini (KK) Scholarship Hall	1318 Louisiana St
Scholarship Hall	Amini (Margaret) Scholarship Hall	1314 Louisiana St
Scholarship Hall	Battenfeld Scholarship Hall	1425 Alumni Place
Scholarship Hall	Crawford Community Center	1346 Louisiana St
Scholarship Hall	Douthart Scholarship Hall	1345 Louisiana St
Scholarship Hall	Grace Pearson Scholarship Hall	1345 Louisiana St
Scholarship Hall	Krehbiel Scholarship Hall	1301 Ohio St.
Scholarship Hall	Miller Scholarship Hall	1518 Lilac Lane
Scholarship Hall	Pearson Scholarship Hall	1426 Alumni Place
Scholarship Hall	Rieger Scholarship Hall	1323 Ohio
Scholarship Hall	Sellards Scholarship Hall	1443 Alumni Place
Scholarship Hall	Stephenson Scholarship Hall	1404 Alumni Place
Scholarship Hall	Watkins Scholarship Hall	1506 Lilac Lane
Apartments	Hawker Apartments - 3 buildings	1011 Missouri
Apartments	Sunflower Duplexes - 12 buildings	1021 Missouri Street
Residence Hall	Naismith Hall	1800 Naismith Drive

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**EXHIBIT B**

**MAP OF KU GATEWAY STAR BOND PROJECT DISTRICT**



LESS AND EXCEPT THE FOLLOWING FACILITIES:

<b>Building type</b>	<b>Building name</b>	<b>Address</b>
Apartments	Jayhawker Towers - 5 buildings	1603 W 15th
Apartments	McCarthy Hall	1741 Naismith Drive
Apartments	Stouffer Place Apartments - 2 buildings	1835 Ousdahl Road
Apartments	University Guest House	1525 Pearson Place Dr
Residence Hall	Corbin Hall	420 W 11th St
Residence Hall	Daisy Hill Commons	1620 Engel Rd.
Residence Hall	Downs Hall	1517W 18th St
Residence Hall	Ellsworth Hall	1734 Engel Rd.
Residence Hall	Gertrude Sellards Pearson (GSP) Residence Hall	500 W 11th St
Residence Hall	Hashinger Residence Hall	1632 Engel Rd
Residence Hall	Lewis Residence Hall	1530 Engel Rd
Residence Hall	Oswald Residence Hall	1620 Engel Rd.
Residence Hall	Self Residence Hall	1620 Engel Rd.
Residence Hall	Templin Residence Hall	1515 Engel Rd
Scholarship Hall	Amini (KK) Scholarship Hall	1318 Louisiana St

Scholarship Hall	Amini (Margaret) Scholarship Hall	1314 Louisiana St
Scholarship Hall	Battenfeld Scholarship Hall	1425 Alumni Place
Scholarship Hall	Crawford Community Center	1346 Louisiana St
Scholarship Hall	Douthart Scholarship Hall	1345 Louisiana St
Scholarship Hall	Grace Pearson Scholarship Hall	1335 Louisiana St
Scholarship Hall	Krehbiel Scholarship Hall	1301 Ohio St.
Scholarship Hall	Miller Scholarship Hall	1518 Lilac Lane
Scholarship Hall	Pearson Scholarship Hall	1426 Alumni Place
Scholarship Hall	Rieger Scholarship Hall	1323 Ohio
Scholarship Hall	Sellards Scholarship Hall	1443 Alumni Place
Scholarship Hall	Stephenson Scholarship Hall	1404 Alumni Place
Scholarship Hall	Watkins Scholarship Hall	1506 Lilac Lane
Apartments	Hawker Apartments - 3 buildings	1011 Missouri
Apartments	Sunflower Duplexes - 12 buildings	1021 Missouri Street
Residence Hall	Naismith Hall	1800 Naismith Drive

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