

**RESOLUTION NO. 7615**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, PROVIDING FOR NOTICE OF A PUBLIC HEARING TO CONSIDER ADOPTION OF THE STAR BOND PROJECT AREA PLAN FOR THE STAR BOND PROJECT AREA OF THE KU GATEWAY STAR BOND PROJECT DISTRICT.**

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**WHEREAS**, the City of Lawrence, Kansas (the “City”) is a municipal corporation duly organized and validly existing under the laws of the State of Kansas as a city of the first class; and

**WHEREAS**, pursuant to K.S.A. 12-17,160 *et seq.* (the “Act”), the City Commission (the “Governing Body”) of 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**, pursuant to Ordinance No. 10140 passed by the Governing Body on May 13, 2025 (the “District Creation Ordinance”), the Governing Body has established a STAR bond project district designated as the “KU Gateway STAR Bond Project District” (the “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” containing a “major multi-sport athletic complex;” and

**WHEREAS**, pursuant to the Act, the City is authorized to undertake one or more STAR bond projects within the District which may be implemented in separate development stages, and prepare a STAR bond project plan in consultation with the City’s Planning Commission; and

**WHEREAS**, the Governing Body is considering adoption of a STAR bond project plan for the Star Bond Project Area of the District (the “Project Area”), which has been prepared by the City in consultation with the City’s Planning Commission (the “Project Plan”) pursuant to the Act which provides for the redevelopment of property within the Project Area; and

**WHEREAS**, on June 23, 2025, the City’s Planning Commission made a finding that the Project Plan is consistent with the intent of the City’s comprehensive plan for the development of the City; and

**WHEREAS**, a copy of the Project Plan has been delivered by the City to the Board of County Commissioners of Douglas County, Kansas and to the Board of Education of U.S.D. No. 497, Douglas County, Kansas (Lawrence); and

**WHEREAS**, the Act provides that prior to adoption, the Governing Body shall, by resolution, call a public hearing to consider adoption of the Project Plan and shall give notice of said 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 Governing Body shall conduct a public hearing to consider adoption of the Project Plan on **August 12, 2025, at 5:45 p.m.**, or as soon thereafter as the matter can be heard, at Lawrence City Hall, Commission Chambers, 6 East 6th Street, Lawrence, Kansas. At the public hearing a representative of the City shall present the Project Plan, the Governing Body will receive public comment on the Project Plan, and after the conclusion of such public hearing, the Governing Body may adopt the Project Plan by Ordinance passed upon a 2/3rds vote of the Governing Body in accordance with the provisions of the Act.

**Section 2. District Boundaries and Location.** The District was established on May 17, 2025, upon publication of the District Creation Ordinance. The legal descriptions of the District and the Project Area are contained on **Exhibit A** attached hereto. A map generally outlining the boundaries of the District and the Project Area is attached hereto as **Exhibit B**.

**Section 3. STAR Bond Project Plan.** The Project Plan for redevelopment of the Project Area may be described in a general way as 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 Project Plan to be considered by the Governing Body at the public hearing includes, but is not limited to: (a) a summary of the feasibility study required by the Act; (b) a reference to the District Plan; (c) a description and map of the Project Area; (d) the relocation assistance plan as required by the Act; and (e) a detailed description of the buildings and facilities proposed to be constructed or improved within the Project Area.

**Section 4. Document Availability.** Copies of the Project Plan, including a summary of the feasibility study, market study, relocation assistance plan and any financial guarantees of the prospective developer and a description and map of the Project Area to be redeveloped within the District are public records and are available for public inspection during regular office hours (9:00 a.m. to 5 p.m., Monday to Friday except for holidays) in the office of the City Clerk at 6 East 6th Street in City Hall.

**Section 5. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

(a) A copy of this Resolution, including **Exhibits A and B**, shall be mailed by United States certified mail, return receipt requested, within 10 days of this date to:

- (i) The Board of County Commissioners of Douglas County, Kansas;
- (ii) The Board of Education of U.S.D. No. 497, Douglas County, Kansas (Lawrence); and
- (iii) Each owner and occupant of land within the proposed Project Area.

(b) This Resolution, specifically including **Exhibits A and B** attached hereto, shall be published once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

(c) Notice shall be conspicuously provided at a prominent location on the first page of the website of the City, such notice to provide a link to all documents and information required under the Act.

**Section 6. Further Action.** The City Manager, City Clerk and other officials and employees of the City, including the City Attorney, and 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 7. Effective Date.** This Resolution shall be effective upon adoption by the Governing Body.

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ADOPTED by the Governing Body of the City of Lawrence, Kansas this 8<sup>th</sup> day of July, 2025.



[SEAL]

CITY OF LAWRENCE, KANSAS

By:   
Michael Dever, Mayor

ATTEST:



Sherri Riedemann, City Clerk

APPROVED AS TO FORM:



Toni R. Wheeler, City Attorney

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## EXHIBIT A

### LEGAL DESCRIPTION OF STAR BOND PROJECT DISTRICT AND PROJECT AREA

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 RIGHT OF WAY 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 RIGHT OF WAY OF CLINTON PARKWAY; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY 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  $88^{\circ}23'20''$  WEST A DISTANCE OF 264.63 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID IOWA STREET; THENCE NORTH  $01^{\circ}33'22''$  WEST ALONG THE EAST RIGHT OF WAY 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  $87^{\circ}32'03''$  EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 723.77 FEET; THENCE NORTH  $02^{\circ}19'43''$  WEST 402.42 FEET; THENCE NORTH  $24^{\circ}44'56''$  EAST A DISTANCE OF 358.95 FEET; THENCE SOUTH  $55^{\circ}51'05''$  EAST A DISTANCE OF 31.27 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH  $56^{\circ}45'26''$  EAST A RADIUS OF 949.47 FEET AND AN ARC LENGTH OF 190.12 FEET; THENCE SOUTH  $68^{\circ}36'53''$  EAST A DISTANCE OF 61.02 FEET; THENCE SOUTH  $66^{\circ}27'34''$  EAST A DISTANCE OF 60.25 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH  $54^{\circ}28'28''$  EAST A RADIUS OF 91.88 FEET AND AN ARC LENGTH OF 44.91 FEET; THENCE SOUTH  $23^{\circ}18'51''$  EAST A DISTANCE OF 38.88 FEET; THENCE SOUTH  $15^{\circ}38'29''$  EAST A DISTANCE OF 21.88 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH  $13^{\circ}58'27''$  EAST A RADIUS OF 65.10 FEET AND AN ARC LENGTH OF 25.78 FEET; THENCE SOUTH  $07^{\circ}26'16''$  WEST A DISTANCE OF 53.21 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH  $05^{\circ}38'25''$  WEST A RADIUS OF 670.49 FEET AND AN ARC LENGTH OF 45.35 FEET; THENCE SOUTH  $00^{\circ}43'18''$  WEST A DISTANCE OF 33.95 FEET; THENCE SOUTH  $02^{\circ}23'53''$  EAST A DISTANCE OF 51.23 FEET; THENCE SOUTH  $02^{\circ}27'32''$  EAST A DISTANCE OF 256.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH  $87^{\circ}32'03''$  EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 628.23 FEET; THENCE NORTH  $01^{\circ}44'37''$  WEST A DISTANCE OF 473.34 FEET; THENCE NORTH  $74^{\circ}51'48''$  EAST A DISTANCE OF 60.51 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH  $75^{\circ}13'52''$  EAST A RADIUS OF 390.30 FEET AND AN ARC LENGTH OF 46.12 FEET; THENCE NORTH  $84^{\circ}27'32''$  EAST A DISTANCE OF 34.36 FEET; THENCE NORTH  $88^{\circ}02'10''$  EAST A DISTANCE OF 257.32 FEET; THENCE SOUTH  $01^{\circ}42'58''$  EAST 493.35 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH  $87^{\circ}32'03''$  EAST 333.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH  $01^{\circ}36'25''$  WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 470.01 FEET; THENCE NORTH  $87^{\circ}37'30''$  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  $01^{\circ}32'45''$  WEST ALONG THE WEST LINE OF SAID UNIVERSITY PLACE AND ITS EXTENSION THEREOF, A DISTANCE OF 1025.13 FEET; THENCE NORTH  $88^{\circ}17'52''$  EAST A DISTANCE OF 344.00 FEET; THENCE SOUTH  $01^{\circ}32'45''$  EAST A DISTANCE OF 15.27 FEET TO A POINT IN THE CENTER OF THE NORTH END OF THE PLATTED ALLEY IN BLOCK 4 OF SAID UNIVERSITY PLACE; THENCE NORTH  $88^{\circ}17'52''$  EAST A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF LOT E OF SAID BLOCK 4; THENCE SOUTH  $01^{\circ}32'45''$  EAST A DISTANCE OF 46.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH  $87^{\circ}46'37''$  EAST A DISTANCE OF 132.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH  $01^{\circ}32'45''$  WEST ALONG THE EAST LINE OF SAID LOT E AND ITS EXTENSION THEREOF A DISTANCE OF 60.27 FEET; THENCE NORTH  $88^{\circ}15'53''$  EAST A DISTANCE OF 707.42 FEET TO THE CENTER OF INDIANA STREET; THENCE NORTH  $01^{\circ}50'08''$  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  $88^{\circ}14'23''$  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  $01^{\circ}42'40''$  WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 307.02 FEET; THENCE SOUTH  $88^{\circ}17'20''$  WEST A DISTANCE OF

127.58 FEET; THE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 66°31'14" WEST A RADIUS OF 71.23 FEET AND AN ARC LENGTH OF 66.76 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°24'59" WEST A RADIUS OF 19.15 FEET AND AN ARC LENGTH OF 16.55 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING SOUTH 53°24'59" WEST A RADIUS OF 52.43 FEET AND AN ARC LENGTH OF 14.35 FEET; THENCE NORTH 61°22'42" WEST A DISTANCE OF 57.56 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 61°41'59" WEST A RADIUS OF 116.96 FEET AND AN ARC LENGTH OF 51.64 FEET; THENCE NORTH 34°11'01" WEST A DISTANCE OF 16.53 FEET; THENCE NORTH 25°29'27" WEST A DISTANCE OF 18.92 FEET; THENCE NORTH 18°55'51" WEST A DISTANCE OF 33.60 FEET; THENCE NORTH 02°13'41" WEST A DISTANCE OF 616.59 FEET; THENCE NORTH 88°32'49" EAST A DISTANCE OF 32.71 FEET; THENCE NORTH 88°21'50" EAST 108.58 FEET; THENCE SOUTH 89°44'25" EAST A DISTANCE OF 52.83 FEET; THENCE SOUTH 88°48'29" EAST A DISTANCE OF 27.91 FEET; THENCE NORTH 01°25'45" EAST A DISTANCE OF 443.40 FEET TO A ON THE SOUTH LINE OF LOT BLOCK 4 OREAD ADDITION TO SAID CITY OF LAWRENCE; 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 55.73 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; THENCE 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 RIGHT OF WAY OF OREAD AVENUE; THENCE NORTH 08°59'40" EAST ALONG THE WEST RIGHT OF WAY 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 RIGHT OF WAY OF MISSISSIPPI STREET; THENCE NORTH 01°50'52" WEST ALONG THE WEST RIGHT OF WAY 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 RIGHT OF WAY OF FAMBROUGH DRIVE; THENCE SOUTH 89°24'13" WEST A DISTANCE OF 277.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF FAMBROUGH DRIVE; THENCE SOUTH 89°19'40" WEST ALONG THE SOUTH RIGHT OF WAY 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 RIGHT OF WAY OF MISSOURI STREET; THENCE SOUTH 01°08'06" EAST A DISTANCE OF 54.68 FEET; THENCE SOUTH 20°55'00" EAST A DISTANCE OF 61.10 FEET; THENCE SOUTH 01°53'55" EAST A DISTANCE OF 242.56 FEET; THENCE SOUTH 88°06'05" WEST A DISTANCE OF 334.69 FEET; THENCE NORTH 01°44'26" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 11<sup>TH</sup> STREET; THENCE NORTH 58°10'42" EAST ALONG THE SOUTH RIGHT OF WAY OF WEST 11<sup>TH</sup> STREET A DISTANCE OF 39.77 FEET; THENCE NORTH 28°39'03" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK, 1 OF KANU A SUBDIVISION IN SAID CITY OF LAWRENCE; THENCE FOLLOWING LOT 1 OF SAID KANU SUBDIVISION, WITH THE NEXT 10 COURSES; NORTH 28°39'03" WEST A DISTANCE OF 59.67 FEET; NORTH 11°34'40" WEST A DISTANCE OF 82.58 FEET; NORTH 00°36'33" WEST A DISTANCE OF 146.62 FEET; NORTH 87°26'39" EAST A DISTANCE OF 47.05 FEET; NORTH 08°50'23" EAST A DISTANCE OF 170.14 FEET; NORTH 12°09'11" WEST A DISTANCE OF 157.12 FEET; NORTH 02°08'21" WEST A DISTANCE OF 100.22 FEET; SOUTH 88°57'35" WEST A DISTANCE OF 165.52 FEET; 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; THENCE NORTH 88°06'05" EAST A DISTANCE OF 253.59 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 BLOCK 1 OF SAID KANU SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID KANU SUBDIVISION WITH THE NEXT 2 COURSES SOUTH 11°34'22" EAST A DISTANCE OF 77.10 FEET; SOUTH 28°39'03" EAST A DISTANCE OF 67.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WEST 11<sup>TH</sup> STREET; THENCE SOUTH 07°02'35" WEST 96.62 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 11<sup>TH</sup> STREET; THENCE SOUTH 88°15'34" WEST ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 11<sup>TH</sup> STREET, A DISTANCE OF 252.76 FEET TO THE EAST RIGHT OF WAY OF WEST CAMPUS ROAD; THENCE SOUTH 01°44'26" EAST ALONG THE EAST RIGHT OF WAY OF WEST CAMPUS ROAD AND THE EXTENSION THEREOF A DISTANCE OF 1610.92 FEET; THENCE SOUTH 88°13'17" WEST A DISTANCE OF 201.31 FEET; THENCE NORTH 01°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°17'06" WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 70.47 FEET; THENCE NORTH 01°40'41" WEST A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE SOUTH 88°14'16" WEST A DISTANCE OF 69.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 01°18'54" EAST ALONG THE WEST LINE OF SAID UNIVERSITY HEIGHTS AND THE EXTENSION THEREOF, A DISTANCE OF 209.20 FEET; THENCE SOUTH 88°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°41'59" EAST A DISTANCE OF 144.25 FEET TO THE SOUTHEAST CORNER OF SAID UNIVERSITY HEIGHTS PART 2; THENCE SOUTH 88°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°03'12" EAST A DISTANCE OF 548.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 15<sup>TH</sup> STREET; THENCE NORTH 88°14'13" EAST ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 15<sup>TH</sup> STREET A DISTANCE OF 88.27 FEET; THENCE SOUTH 01°44'28" EAST A DISTANCE OF 343.99 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°45'34" EAST A RADIUS OF 19.53 FEET AND AN ARC LENGTH OF 15.72 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 52°37'23" WEST A RADIUS OF 93.83 FEET AND AN ARC LENGTH OF 53.78 FEET; THENCE SOUTH 86°57'00" WEST A DISTANCE OF 58.41 FEET;

THENCE SOUTH 83°57'58" WEST A DISTANCE OF 65.96 FEET; THENCE SOUTH 83°59'18" WEST A DISTANCE OF 153.82 FEET; THENCE SOUTH 80°44'52" WEST A DISTANCE OF 24.48 FEET; THENCE SOUTH 76°04'56" WEST A DISTANCE OF 48.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 72°40'29" WEST A RADIUS OF 391.38 FEET AND AN ARC LENGTH OF 151.63 FEET; THENCE SOUTH 50°53'31" WEST A DISTANCE OF 42.92 FEET; THENCE NORTH 01°45'47" WEST A DISTANCE OF 499.97 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID 15<sup>TH</sup> STREET; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID WEST 15<sup>TH</sup> STREET WITH THE NEXT 3 COURSES, SOUTH 88°14'13" WEST A DISTANCE OF 229.28 FEET; SOUTH 01°45'51" EAST A DISTANCE OF 2.65 FEET; SOUTH 88°14'09" WEST A DISTANCE OF 238.03 FEET; THENCE SOUTH 08°00'38" EAST A DISTANCE OF 90.73 FEET; THENCE SOUTH 06°11'21" EAST A DISTANCE OF 111.77 FEET; THENCE SOUTH 08°57'48" EAST A DISTANCE OF 137.90 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 07°35'28" EAST A RADIUS OF 114.20 FEET AND AN ARC LENGTH OF 46.67 FEET; THENCE SOUTH 53°45'51" EAST 385.64 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°33'38" WEST A RADIUS OF 1251.13 FEET AND AN ARC LENGTH OF 210.37 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 23°29'36" WEST A RADIUS OF 5895.24 FEET AND AN ARC LENGTH OF 138.99 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 24°50'39" WEST A RADIUS OF 645.93 FEET AND AN ARC LENGTH OF 156.55 FEET; THENCE SOUTH 04°01'03" WEST A DISTANCE OF 126.59 FEET; THENCE SOUTH 00°04'49" EAST A DISTANCE OF 82.85 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°15'24" WEST A RADIUS OF 624.86 FEET AND AN ARC LENGTH OF 330.18 FEET; THENCE SOUTH 56°53'34" WEST A DISTANCE OF 192.52 FEET; THENCE SOUTH 88°29'17" WEST A DISTANCE OF 507.02 FEET TO A POINT ON THE EAST RIGHT OF WAY OF IOWA STREET; THENCE NORTH 01°30'43" WEST ALONG THE EAST RIGHT OF WAY OF SAID IOWA STREET, A DISTANCE OF 1624.86 FEET; THENCE SOUTH 86°39'58" WEST A DISTANCE OF 160.08 FEET TO A POINT ON THE ON THE WEST RIGHT OF WAY, OF SAID IOWA STREET SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF BOB BILLINGS PARKWAY; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID BOB BILLINGS PARKWAY WITH THE NEXT 14 COURSES, SOUTH 88°07'21" WEST A DISTANCE OF 169.56 FEET; NORTH 81°47'52" WEST A DISTANCE OF 143.78 FEET; NORTH 85°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°07'15" WEST A DISTANCE OF 125.22 FEET; NORTH 01°52'45" WEST A DISTANCE OF 14.00 FEET; SOUTH 88°07'15" WEST A DISTANCE OF 1897.17 FEET; SOUTH 88°07'31" WEST A DISTANCE OF 800.55 FEET; NORTH 01°32'14" WEST A DISTANCE OF 10.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 298.05 FEET; SOUTH 01°52'30" EAST A DISTANCE OF 40.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 60.00 FEET; NORTH 01°52'30" WEST A DISTANCE OF 40.00 FEET; SOUTH 88°07'30" WEST A DISTANCE OF 1390.30 FEET; THENCE SOUTH 43°20'37" WEST A DISTANCE OF 56.78 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID KASOLD DRIVE; THENCE SOUTH 01°26'27" EAST ALONG THE EAST RIGHT OF WAY OF SAID KASOLD DRIVE A DISTANCE OF 2029.60 FEET TO THE POINT OF BEGINNING.

EXCEPT

A TRACT A LAND BEING PART OF THE NORTHWEST QUARTER OF SAID SECTION 1 DESCRIBED AS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01°36'25" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 662.34 FEET; THENCE SOUTH 88°23'35" WEST A DISTANCE OF 158.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 10.59 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 36.04 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 70.38 FEET; THENCE NORTH 88°49'40" EAST A DISTANCE OF 35.88 FEET; THENCE NORTH 01°10'20" WEST A DISTANCE OF 129.46 FEET; THENCE NORTH 88°49'40" EAST A DISTANCE OF 69.18 FEET; THENCE SOUTH 01°10'20" EAST A DISTANCE OF 115.58 FEET; THENCE SOUTH 20°35'34" EAST A DISTANCE OF 37.94 FEET; THENCE SOUTH 01°10'20" EAST 26.44 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 12.47 FEET; THENCE SOUTH 01°10'20" EAST 22.01 FEET; THENCE SOUTH 88°49'40" WEST A DISTANCE OF 26.04 FEET; THENCE SOUTH 01°10'20" EAST A DISTANCE OF 10.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.40 ACRES OF LAND MORE OR LESS.

CONTAINING IN ALL 800.44 ACRES OF LAND MORE OR LESS.

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EXHIBIT B

STAR BOND DISTRICT AND PROJECT AREA

