
**ALLEN, GIBBS & HOULIK, L.C.'S REPORT OF
FINDINGS AND CONCLUSIONS**

**SALES TAX REIMBURSEMENTS IN CONNECTION
WITH THE 12TH & OREAD TAX INCREMENT
FINANCING DISTRICT REDEVELOPMENT
AGREEMENT BETWEEN THE CITY OF LAWRENCE
AND OREAD INN, L.C.**

November 15, 2016



November 15, 2016

Ms. Toni Ramirez Wheeler
City Attorney
City of Lawrence, Kansas
6 East 6th Street
Lawrence, Kansas 66044

RE: Report of Findings and Conclusions

Dear Ms. Wheeler:

Allen, Gibbs & Houlik, L.C. ("AGH" or "we") submits this report to the City of Lawrence, Kansas ("City") pursuant to the Understanding of Engagement between AGH and the City. This report is subject to the terms, conditions and limitations set forth in the Understanding of Engagement.

AGH was engaged to assist the City in evaluating the sales tax transactions, receipts and reimbursements in connection with the 12th & Oread Tax Increment Financing District Redevelopment Agreement ("Redevelopment Agreement") between the City and Oread Inn, L.C. ("Oread Inn").

The purposes of this report are: (1) to evaluate the sales tax transactions that formed the basis of Oread Wholesale's original sales tax returns; (2) to provide to the City our opinions and conclusions regarding whether the transactions were properly sourced within the Special Taxing District; and (3) to evaluate BKD's findings and conclusions as set forth in BKD, LLP's report dated January 27, 2016.

I. AGH December 15, 2015 Report

On December 15, 2015, AGH prepared and submitted a Report of Findings and Conclusions. AGH's Report was based on our review of the underlying documentation used by Oread Wholesale to prepare its **amended** sales tax returns for the periods January 2012 through June 2015. This Report will hereinafter be referred to as the "AGH December Report."

For purposes of this report, AGH incorporates by reference the factual background and the analysis supporting AGH's conclusions stated in the AGH December Report.

Highly summarized, in the AGH December Report, we concluded that:

1. The transactions between Oread Wholesale and Oread Inn and DFC Company of Lawrence, L.C. ("DFC") do not appear to be "retail sales" under the Kansas Retailers' Sales Tax Act.
2. It appears that Oread Wholesale improperly utilized the Kansas Resale Exemption Certificate to make purchases of tangible personal property that it did not resell.
3. It is our opinion that Oread Wholesale's sales tax returns (original and amended) are materially inaccurate.
4. The totality of the circumstances strongly suggests that the creation and use of Oread Wholesale to purchase and to "resell" tangible personal property and services to Oread Inn and DFC was intentionally designed to manufacture sales within the Special Taxing District for the purpose of improperly increasing the sales tax reimbursements to Oread Inn.
5. It is our opinion that the City was induced to provide reimbursements of sales tax to Oread Inn by Oread Wholesale's filing of materially inaccurate sales tax returns.

II. Oread Wholesale's Original Sales Tax Returns

On March 17, 2016, Oread Wholesale provided AGH with the underlying documentation that Oread Wholesale used to prepare its **original** sales tax returns for the periods January 2012 through June 2015. As we reported in the AGH December Report, Oread Wholesale amended many its returns after being contacted by the City. Our understanding is that the City made a demand upon Oread Wholesale to provide the documentation supporting the original sales tax returns.

As with the amended sales tax returns, the City requested that AGH evaluate the transactions that formed the basis of the original sales tax returns and to provide to the City our opinions and conclusions regarding whether the transactions were properly sourced within the Special Taxing District.

The documentation provided by Oread Wholesale included copies of original sales tax returns and reimbursement requests from Oread Wholesale to its customers. Oread Wholesale provided over 15,000 pages of documents to AGH. The documents were provided to AGH as scanned images on a CD.¹

The documents included a significant number of "invoices" between DFC and Oread Wholesale. We will discuss the significance of these "invoices" below. See, Section III.

The documents provided by Oread Wholesale are virtually identical to the types of documents provided to AGH on November 23, 2015. The documents consisted of cover

¹ Many of the scanned images were of poor quality and were very difficult to read. Efforts to reproduce the images (print and copy) proved very difficult. See, e.g., Exhibit 2.

pages titled “invoices” addressed to various persons and entities. The “invoices” were issued monthly.

All the invoices state as follows:

“Please reimburse for the following; see attached copies:”

Additionally, all the “invoices” contain the following notation:

“RE: [specific project]”

The “invoices” identify a vendor name and a vendor invoice total. Oread Wholesale applied the Special Taxing District sales tax rate to each invoice amount and calculated the total reimbursement due from the addressee.

AGH reviewed each of the transactions between Oread Wholesale and its “customers.” Oread Wholesale issued invoices to over thirty (30) customers for hundreds of projects. We have attached a summary of these transactions by customer and project. See, Exhibit 1. Exhibit 1 is titled “Summary of Excluded Transactions by Customer and Project.” The persons and entities identified with a number are Oread Wholesale’s customers (addressees) and the entries identified with a letter are the projects associated with each customer. Exhibit 1 is titled “Excluded” because the transactions all occurred outside the Special Taxing District.

Our review of the transactions (the documents used to prepare the original sales tax returns) reveals that Oread Wholesale improperly reported millions of dollars of transactions within the Special Taxing District. Even a cursory review of the projects, locations and addresses in Exhibit 1 leads to this conclusion.

For purposes of this report, AGH shall not discuss each transaction. Rather, we will identify and discuss four examples.

1. Thomas Fritzel (Exhibit 1, p. 1)

Oread Wholesale reported numerous transactions identifying Thomas Fritzel as the customer. These transactions included projects at 641 Louisiana (house formerly owned by Thomas Fritzel), 9290 Ute Road (Colorado cabin), 209 Fall Creek (current home) and 1800 Road in Lecompton (Berry Plastics). The specific items at issue ranged from landscaping materials to party tent rentals to car batteries.

2. 151 Company, L.C. (Exhibit 1, p. 2)

Oread Wholesale reported transactions identifying 151 Company as the customer. These transactions involved a service car wash business (Fritzel entity) located in Overland Park, Kansas and apartments owned by the Fritzels in Shawnee, Kansas. The specific items included car wash equipment and supplies.

3. Tower Properties (Exhibit 1, pp. 5-6)

Oread Wholesale reported transactions identifying Tower Properties (Tuckaway Management) as the customer. These transactions involved the Fritzels' Hutton Farms, Lawrence apartments and Shawnee apartments projects. The specific items included furniture, car wash supplies, landscaping materials and signage.

4. Earnie's Mechanical (Exhibit 1, pp. 6-9)

Oread Wholesale reported hundreds of transactions identifying Earnie's Mechanical as the customer.² Based on our review of the transactions, it appears that Earnie's Mechanical ran many of its Lawrence and Kansas City HVAC jobs through the Special Taxing District.

The ship-to addresses are all outside the Special Taxing District. Many of the ship-to addresses are outside the city of Lawrence or outside the state of Kansas. The Kansas sales tax sourcing rules would exclude from the Special Taxing District all of the Exhibit 1 transactions. See, AGH December Report, pp. 6-8 (discussion of Kansas sales tax sourcing rules).

III. Invoices Between DFC and Oread Wholesale

Oread Wholesale provided a large number of "invoices" between DFC and Oread Wholesale. We have attached examples of these "invoices" as Exhibit 2. These "invoices" are formatted the same as the "invoices" between Oread Wholesale and its customers, except that DFC states that the purchases were "paid on your [Oread Wholesale's] behalf" and DFC did not add sales tax to its invoices.

DFC purchased items and tangible personal property and services sales tax free, presumably using a Kansas Resale Exemption Certificate, and then requested that Oread Wholesale reimburse DFC for these purchases. In some cases, DFC used a personal credit card to make the purchases and in all cases, DFC represented that the purchases were made on behalf of Oread Wholesale. The month following DFC's reimbursement requests, Oread Wholesale would send an "invoice" to DFC billing DFC for the same purchases, plus the Special Taxing District sales tax.

These reimbursement requests from DFC to Oread Wholesale further support AGH's findings and conclusions and raise troubling issues regarding the use of a Kansas Resale Exemption Certificate.

First, the transactions between DFC and Oread Wholesale all contain the words "invoice" and "reimburse" just as the transactions between Oread Wholesale and its customers. These facts strongly support our conclusion that none of the Oread Wholesale transactions appear to be "retail sales" under the Kansas Retailers' Sales Tax Act. The true nature of the transactions is as stated in the documents--reimbursements of expenses paid on behalf of another.

² In a few of the documents, Earnie's Mechanical address is listed as 1200 Oread Avenue. However, in documents filed with the City, Bliss Sports identifies 1100 Delaware Street as Earnie's Mechanical's address.

Second, the fact that Oread Wholesale issued “invoices” back to DFC for the same expenses that DFC invoiced to Oread Wholesale is a clear indication that the related entities manufactured sales within the Special Taxing District for the sole purpose of improperly increasing the sales tax reimbursements to Oread Inn.

Third, the transactions between DFC and Oread Wholesale dilute the argument put forth by Oread Wholesale and BKD (see below) that the business purpose of Oread Wholesale is the “procurement of property and services” at negotiated discounted prices. Given that DFC purchased goods and services on behalf of Oread Wholesale and that Oread Wholesale “rebilled” the purchases back to DFC at the same price, strongly suggests that the “procurement company” concept was an afterthought put forth in an attempt to justify Oread Wholesale’s reported transactions within the Special Taxing District.

Fourth, DFC’s use of a Kansas Resale Exemption Certificate is troubling. In the AGH December Report, we discussed the proper use of a Kansas Resale Exemption Certificate. A company may only use a Resale Exemption Certificate for items of tangible personal property that it intends to resell. A company may not use a Resale Exemption Certificate for purchases it makes on behalf of another person or entity. The instructions for the use of a Kansas Resale Exemption Certificate are unambiguous:

A buyer can use a resale exemption certificate only to purchase the property that will be for resale and not for personal or other nonexempt use. The property being purchased must be of the type normally sold at retail in the usual course of the buyer’s business.

Kansas Department of Revenue Pub. KS-1520.

DFC’s use of a Resale Exemption Certificate violates at least two of the requirements—DFC did not resell the goods and services and a reimbursement request is a nonexempt use.

When viewed in light of all the facts and circumstances, DFC had to use a Resale Exemption Certificate, whether such use was proper or not. The only method to convert DFC’s purchases into additional sales within the Special Taxing District was for DFC to seek reimbursement from Oread Wholesale and for Oread Wholesale to “resell” the DFC purchases back to DFC.

IV. March 30 Meeting with Tim Fritzel, Thomas Fritzel and Nancy Longhurst

On March 30, 2016, Tom Markus, the newly-appointed Lawrence City Manager, met with Tim Fritzel, Thomas Fritzel and Nancy Longhurst. At one point during the meeting, Mr. Markus expressed the City’s concern that sales transactions were being reported within the Special Taxing District; sales that the City clearly were not expecting.

According to the City, Thomas Fritzel stated to Mr. Markus that the Fritzels were running the sales through the district to create a revenue stream to amortize the public improvement costs they had fronted for the Oread Inn project. Thomas Fritzel told Mr. Markus that they had done nothing wrong.

Mr. Fritzel's admission that the Fritzels had created a revenue stream to recoup the Fritzels' investment in the Oread Inn project confirms AGH's conclusion that the creation and use of Oread Wholesale to purchase and to "resell" tangible personal property and services was intentionally designed to manufacture sales within the Special Taxing District for the purpose of improperly increasing the sales tax reimbursements to Oread Inn.

The suggestion that they had done nothing wrong is not supported by the facts. As noted above, Oread Wholesale filed sales tax returns based on transactions in which tangible personal property was shipped to Colorado, Kansas City, Lecompton, Overland Park, Shawnee and locations throughout Lawrence. Additionally, DFC improperly used a Kansas Resale Exemption Certificate to convert its purchases to sales within the Special Taxing District.

All the transactions evidence intent to create sales within the Special Taxing District for the sole purpose of wrongfully receiving reimbursements of sales tax. Mr. Fritzel admitted what the documents reflect.

V. BKD, LLP Report

After AGH prepared and submitted the AGH December Report, BKD, LLP submitted a report on behalf of Oread Wholesale titled "Oread Wholesale, L.C.—Analysis of Sales Transactions and Sales Tax Procedures." The report is dated January 27, 2016. The stated purpose of the BKD engagement was "to perform a review of Oread Wholesale, L.C.'s ("Oread Wholesale") sales transactions and sales tax procedures related to its business activities as a procurement company." BKD Report, p. 4.

The BKD Report purports to identify the factual background regarding the sales tax issues addressed in the AGH December Report and to review Oread Wholesale's sales tax procedures. Based on BKD's findings of fact and its review of Oread Wholesale's sales tax procedures, BKD presented seven (7) findings.

Throughout its report, BKD takes issue with several of AGH's findings and conclusions stated in the AGH December Report. It is therefore appropriate to address some of BKD's findings and conclusions to gain a better perspective of our findings and conclusions.

A. Company Background, BKD Report, p. 4

BKD states that the business purpose of Oread Wholesale is the "procurement of property" at negotiated discounted pricing. The facts do not support this statement. DFC purchased property and services on Oread Wholesale's behalf and Oread Wholesale "rebilled" DFC for these purchases. This scheme does not support the notion that Oread Wholesale possessed any superior buying power. Also relevant is Mr. Fritzel's admission that the real purpose of Oread Wholesale was to create a revenue stream to amortize the Fritzels' investment in the public improvement cost they had fronted for the Oread Inn project.

B. Kansas Department of Revenue Audit, BKD Report, p. 5

BKD correctly reports that the Kansas Department of Revenue conducted an audit of Oread Wholesale for the period January 1, 2010 through July 31, 2011. BKD incorrectly reports that the Kansas Department of Revenue did not dispute the sales tax sourcing method employed by Oread Wholesale. The City received information from the Kansas Department of Revenue indicating that Oread Wholesale may have been improperly applying the Kansas sales tax sourcing rules.

We also would point out that BKD attached only a portion of the Kansas Department of Revenue's audit report.

C. Review of Company's Procedures, BKD Report, p. 6

To support the conclusion that Oread Wholesale's transactions are retail sales, BKD identifies the invoicing procedure utilized by Oread Wholesale. BKD points out that the word "invoice" is prominently stated across the top of each invoice and that Oread Wholesale adds sales tax to each "invoice." AGH discussed this issue in the AGH December Report and in Section III of this report. One does not convert a transaction to a "retail sale" merely by adding sales tax. Additionally, DFC issued "invoices" (reimbursement requests) to Oread Wholesale and did not charge Kansas sales tax. The DFC documents identify the true nature of the transactions at issue—the reimbursement of expenses.

D. Varsity House Construction Material Deliveries, BKD Report, pp. 8-9

To support the argument that the purchases associated with Varsity House Apartments' construction project could be sourced within the Special Taxing District, BKD states as follows:

Construction of Varsity House, located at 1043 Indiana St., began in February 2012 and was completed approximately 14 months later. Varsity House is a residential apartment complex with 51 units built over a private, secure parking garage. Directly adjacent to Varsity House is an alleyway used for entrance to Varsity House's parking garage. As part of the construction of Varsity House, Mr. Fritzler agreed to reconstruct the alleyway directly behind the Varsity House that is located from 11th St. and North to almost 9th St. The alleyway was designated to be part of the Redevelopment District by the City. *See Exhibit 1.*

BKD met with Mr. Casey Stewart, DFC's construction foreman, to discuss construction of Varsity House. Phase I of construction included grading of the lot and pouring of concrete for the parking garage structure. The parking garage structure encompassed most of the 1043 Indiana St. lot. Phase II included the structural construction over the parking garage. During both of these phases of construction, construction materials could not be delivered directly to the 1043 Indiana St. lot.

Mr. Stewart confirmed purchases from Oread Wholesale for Varsity House construction were picked up from Oread Wholesale's secure storage at 1200

Oread Ave. or the alleyway adjacent to 1043 Indiana St. Deliveries of construction materials would occur in the alleyway near the newly constructed parking garage entrance or at 11th St. and the entrance of the alleyway. See *Exhibit 5*. It was necessary for deliveries to be received at either of these two locations as construction was occupying the entire lot and prohibited the unloading of materials onto the lot and materials could not be unloaded and stored in a street. Mr. Stewart provided a site tour and indicated where deliveries occurred. Mr. Stewart indicated over 90% of the deliveries of materials occurred in the alleyway as he supervised the unloading of materials during construction.

Additionally, BKD met with Mr. Earnie Oshel of Earnie's Mechanical, Ms. Carol Lanoue of McCray Lumber, and Walter Falconer of JT Property LLC to discuss the delivery locations for construction materials at Varsity House construction site. Each individual confirmed deliveries were made in the alleyway or on 11th St at the entrance of the alleyway depending on the size of truck making the delivery or accessibility of the alleyway. DFC would take possession at either point via crane or forklift. For deliveries unloaded by the vendor, the property was unloaded and dropped in the alleyway at the entrance of the parking garage.

This discussion is interesting for several reasons.

First, this discussion appears to indicate a fairly sophisticated understanding of the Kansas sales tax sourcing rules. According to BKD, Oread Wholesale and DFC carefully planned activities such that the activities would take place in an alleyway behind the Varsity House Apartments in order to take advantage of the sales tax reimbursements from the City.³ AGH would suggest that it is more likely than not that this argument was developed only after the City contacted Oread Wholesale regarding its sales tax returns.

The basis for this suggestion is the number of transactions that Oread Wholesale reported on its original returns that are not within the Special Taxing District. See, *Exhibit 1*. If it is true that Oread Wholesale and DFC possessed a sophisticated understanding of the Kansas sales tax sourcing rules, how does one explain transactions occurring in Colorado, Kansas City and Lecompton?

It seems more likely that after being contacted by the City, Oread Wholesale reviewed all its transactions, tried to identify those that were "close" to the Special Taxing District and then identify a theory to support inclusion of the transactions.

Second, the underlying source documents (the invoices) do not support the statement that "over 90%" of the deliveries occurred in the alleyway. The invoices identify 1043 Indiana as the delivery location. BKD states that they met with various persons who all confirmed that deliveries would occur in the alleyway. Even if this is true, the unloading of materials in a public alleyway does not equate to delivery. The unloading process would be merely the first step in the delivery process. The delivery of the construction materials would be

³ The alleyway is not in the TDD.

complete when the materials are moved to the worksite (the property owned by the Fritzels). The worksite is not within the Special Taxing District.

An everyday example illustrates this point. Let's say that you place an order on Amazon.com for delivery via UPS. The UPS delivery-person parks the UPS truck in the street in front of your home, unloads the item, places the item on a dolly in the street and then places the item on your front porch. No one would argue that UPS had delivered your item when the delivery-person placed the item on the dolly in the middle of the street. Delivery was accomplished when the item was placed on your front porch.

Third, there is a real issue as to whether a private company may use a public alleyway as a place of business. This is a legal issue and would depend on the laws of the City of Lawrence. However, the Redevelopment Agreement refers to sales tax reported by facilities within the Special Taxing District. It is doubtful that Oread Wholesale can claim it owns a "facility" in a public alleyway.

E. Oread Wholesale is Required to Charge Kansas Sales Tax, BKD Report, pp. 11-12

BKD argues that the Kansas Department of Revenue would subject all the transactions to sales tax even though the word reimbursement is stated on the invoices and employs the "true object"⁴ or "essence of the sale" tests to the transactions.

Reimbursements of expenses are not subject to Kansas sales tax. These types of transactions are not defined as "retail sales" under Kansas law. In fact, the Fritzels entities recognized this basic principle in the reimbursement requests from DFC to Oread Wholesale; DFC did not charge Kansas sales tax. If BKD's analysis is correct, DFC would have been legally required to charge Kansas sales tax to Oread Wholesale.

With regard to the "true object" test, the documents speak for themselves; the true object of the transactions was to request reimbursements for expenses paid on behalf of another. Oread Wholesale did not exchange any tangible personal property or perform any services with or for any of its "customers." There exists no better evidence than the reimbursement requests from DFC to Oread Wholesale.

BKD seeks to overcome the conclusion that the transactions are reimbursement requests by stating that the Fritzels entities are separate entities and that Oread Wholesale "does not have any legitimate business purpose to request 'reimbursement' of expenses." BKD Report, p. 11. Therefore, BKD concludes that the transactions must be retail sales.

There are two problems with this logic. First, the reimbursement requests between DFC and Oread Wholesale directly contradict BKD's analysis. If the Fritzels entities are indeed separate and there is no legitimate business purpose to request reimbursement of expenses, why was DFC purchasing property and services on behalf of Oread Wholesale?

⁴ The true object test determines whether the "true object" of the transaction is to obtain a tangible item or a service.

Second, Oread Wholesale had a motive to pay for and to seek reimbursement of the expenses. By Thomas Fritzel's own admission, the Fritzels needed to create a revenue stream in the Special Taxing District to recover the public improvement costs they had fronted for the Oread Inn project. The only method available to the Fritzels was to create this reimbursement scheme.

F. BKD'S Calculations, BKD Report, pp. 12, 13, 14, 15, 16

In its report, BKD identifies "qualifying sales" and correct "reimbursement amounts." AGH cannot comment on these calculations as BKD did not provide the detail it used to arrive at these calculations.

VI. Conclusions

A. AGH December Report

Based on our review of the transactions underlying Oread Wholesale's original sales tax returns, including the transactions between DFC and Oread Wholesale, our review of the BKD report and our understanding of Mr. Fritzel's statement to Mr. Markus, we conclude that the findings and conclusions stated in the AGH December Report are and remain valid. See, AGH December Report, pp. 3-4.

B. Oread Wholesale's Original Sales Tax Returns Are Materially Inaccurate

Based on our review of the transactions underlying Oread Wholesale's original sales tax returns, we reaffirm our opinion that the returns are materially inaccurate. The clear majority of the transactions reported on Oread Wholesale's original tax returns occurred outside the Special Taxing District.

C. Over-Reimbursements

Because we affirm our conclusion that the reimbursement requests are not retail sales, we conclude that our over-reimbursement calculations are correct. See, AGH December Report, pp. 4, 6.

D. The City was Induced to Provide Reimbursements

Based on the transactions that we identified and discussed in Section II (See, Exhibit 1) and our understanding of Mr. Fritzel's statement to Mr. Markus, we reaffirm our opinion that the City was induced to provide reimbursements of sales tax to Oread Inn by Oread Wholesale's filing of materially inaccurate sales tax returns. See, AGH December Report, p. 4.

If additional information should become available, we reserve the right to amend this report, if appropriate.

AGH did not perform any attestation services in connection with the engagement.

Respectfully submitted,

ALLEN, GIBBS & HOULIK, L.C.



Gerald N. Capps
Senior Vice President

Personal address information has been redacted from this exhibit

EXHIBIT 1 (REDACTED)

Summary of Excluded Transactions by Customer and Project

1. Thomas Fritzel
 - A. 641 Louisiana (formerly owned and renovated by Thomas Fritzel)
 1. Mobile Locksmith: Duplicate keys
 2. Electric Supply Lighting: (40) LITH DLV DWN MRK 3AC DBL TRIM
 3. Kat Nurseries: (3) Trees, (4) Hydrangeas, (175) Liriopes, Japanese Stewartia, (5) Densi Yew, (10) Hick's Yew, Green Giant Arborvitae, Delivery fee
 4. Integrated Electronics: Materials, parts and labor
 5. Sunflower Rental: Trowel, saw, diamond blade, vibratory plate
 6. Rueschoff: Duplicate key, rekeyed 5 cylinders, service call/trip charge
 - B. 9290 Ute Road, Colorado cabin owned by Dru Fritzel
 1. Anderson Rentals: Heater-Kero, Kerosene (Gal)
 2. Pine Landscape Center: (3,400) Colorado river rock, (1,420) Colorado river rock, (2,820) Pines
 3. Kansas City Building Supply: Single door unit, double unit, locks, hinges
 4. Premier Distributing: APT Anticho Chestnut 6x24 S/P, delivery charge
 - C. Kat Nurseries for Frontier project
 - D. Rentals to DFC Company for Thomas Fritzel's home
 - E. Thomas Fritzel home project--209 Fall Creek Road
 - F. Rentals to DFC Company for Thomas Fritzel's home pool project
 - G. Kat Nurseries for 641 Louisiana
 - H. Rentals to DFC Company for 641 Louisiana
 - I. Tucker Fritzel's Jeep project:
 1. Electrolife Battery, Inc.
 2. 34-HD B25 CCA / Maintenance Free, Installed/No Charge
 - J. All Seasons Event Rental:
 1. Tent rentals
 2. Ship to: Thomas Fritzel's home
 3. Ship to: Customer pickup, 5050 Kansas Ave, Kansas City, KS 66106
 - K. Rentals to Oread Wholesale for Thomas Fritzel's home
 - L. Walt Falconer, [REDACTED], Lawrence, KS [REDACTED]
 - M. Berry Plastics, 670 North 1800 Road Leocompton, KS 68050
 - N. Gaco Western merchandise shipped to: 110 Mount View Lane, Colorado Springs, CO 80907
 - O. Furniture pickups

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2. Fort Development, L.C.
 - A. Olivia Farms project, Junction City, KS
 1. Foster Bros. Wood Products: Ground bark, kiddie cushion
 - B. <http://www2.kusports.com/news/2013/feb/03/lawrence-developer-proposed-rock-chalk-park-partne/>
 - C. <http://www2.ljworld.com/news/2013/jul/31/lots-involving-lawrence-businessman-rock-chalk-par/>
 3. 151 Company, L.C. [DFC Company of Lawrence, Stewart Real Estate Group, Barry Noller]
 - A. Service Car Wash
 - B. Equipment (tire cleaner, decal-meter box, menu sign)
 - C. Ship to: DFC Company of Lawrence, 151st Street Plaza Carwash, 8601 West 151st Overland Park, KS 66223
 - D. Ship to: 7160 Lackman Road (Tuckaway Apartments, Shawnee, Kansas)
 - E. Customer pickup: 9301 Rosehill RD Lenexa, KS 66215
 4. Nancy Longhurst (GM, The Olivia Collection (Oread and Eldridge))
 - A. Furniture delivered to Dru Fritzel
 - B. Furniture delivered to Nancy Longhurst's home at [REDACTED], Lawrence, KS
 5. Gene Fritzel Construction Co., Inc.
 - A. Laird Noller Hyundai Project – Ship to: 2821 Iowa
 - B. 628 Vermont project
 - C. Bill Sead Project:
 1. Kat Nurseries greenery/services for Fritzel house
 - D. Sandy's Farm Project: customer pickups
 6. DFC Company Of Lawrence, L.C.
 - A. Laird Noller Hyundai Project, Ship to: 2420 Iowa
 - B. Hutton Farms West Project, Ship to: [REDACTED]
 1. Rentals to DFC Company for Hutton Farms project
 2. Penny's Concrete: redo driveway for [REDACTED] and [REDACTED]
 3. Ship to: [REDACTED] Lawrence, KS
 4. Appliances, Ship to: Angie Loving - [REDACTED]
 5. Ship to: 970 E 1587 RD Lawrence, KS 66049
 6. Ship to: 9301 Rosehill Rd, Lenexa, KS

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- C. Bioscience and Technology Business Center Incubator , Ship to: KU Campus – 2029
Becker Drive
- D. Comfort Inn Project, Ship to: 150 N Iowa, DFC CO., 151 McDonald, merchandise
customer pickups
1. Pro Build: (100) 12' WHT Wall ANGLR Fire Rated F , (100) 12' WHT Main Runner
Fire Rated, (600) 2' WHT Cross TEE Fire Rated, (58) 2x2 5th Ave Ceiltile, 12'
12GA Ceilino tile wire
 2. Capitol Concrete Products: (14) 36" Splash block
 3. Penny's Concrete: (5) 4000 PSI AE, (5) Calcium Chloride, Short load charge,
(50) Regular expansion joint, Winter service charge, Fuel surcharge
 4. Sherwin Williams: Paint, paint supplies
 5. Ziegler Glass: Installed glass sections, replaced broken windows, install door
handles for pool room
 6. Kansas City Building Supply: Metal label, machine for 3-hinges, mortise lock
 7. Ferguson Enterprises: ADA toilets
 8. Kansas Builders Supply Co.: Special order hinges
- E. Rezolve Project, Ship to: Rezolve, I-70 Business 112-117, 1025 N 3rd St
1. Anderson Rentals: Restroom (standard)
 2. Mobile Locksmith: Master duplicate key, change duplicate key, rekey and master
cylinders
 3. Countertoplaminate: Countertop laminate, shelf install
 4. Engineered Door Products: Hardware, passage sets
- F. Frontier Apartments Project
- G. Comfort Inn Project, Cash Contractor Lawrence
- H. The Mini-Blind Co. – Ship to: [REDACTED] Lawrence, KS
- I. Tuckaway Job – Ship to: Hutton Houses West
- J. Rentals to DFC Company – Fritz personal party
1. Tents
- K. Merchandise and materials DFC of Lawrence customer pickups
- L. Rentals at Hutton Farms – 419 Olivia
- M. Products delivered to West Side of Fall Creek, shipped to: [REDACTED],
Lawrence, KS (Patrick Fritz projects)
- N. Michael Merriman – Lone star project, ship to: 3401 Hutton Drive
- O. Tobin Neis: 1609 Tillerman, 3606 Tillerman
- P. Becca Koester, customer pickups
- Q. Gary Ziegler, (Bekka/Ziegler project) customer pickup

R. Tim Fritzel Project – Deliver to: Tim Fritzel' s house

S. Carol Von Tersch Project:

1. [REDACTED] Road Lawrence, KS
2. Customer pickups
3. Ship to: [REDACTED]
4. Ship to: [REDACTED] Douglas Co, KS 66044
5. Ship to: [REDACTED], Lawrence, KS 66047
6. Ship to: [REDACTED] Lawrence, KS - Trish and Tim Votaw

T. Michael Merriman Project: Electric Supply

U. Rock Chalk Park Project:

1. Concrete products, ship to: Rec Center

V. Berry Plastics Project:

1. Rentals to DFC Company
2. Ship to: 1807 E 700TH RD Lecompton, KS

W. Frontier Apartments Management Project

X. Dance Gallery Project:

1. Rentals to DFC Company for Dance Gallery
2. Customer pickups
3. Ship to: Dance Academy--4940 Legends Drive Lawrence, KS 66049
4. McCray Lumber: 2x6-16 #2 & BTR DIM KD, 2x4-16 #2 & BTR SPF, 16D BRT Duplex Nail, 500' pink mason line, roof trusses, 2x10-14 #2 & BTR DIM KD, 2x6-16 #2 Prime Treated DIM, Text vented soffit, textured lap, Trim board, oriented strand, plywood clips, hurricane tie, wedge anchor, gloves,
5. Penny's Concrete: 100 PSI AM for Walls, Winter service charge, Fuel surcharge, 4000 PSI Concrete, Calcium chloride
6. Holmes Drywall Supply: (188) wallboard, (32) insulation, (10) drywall tape, (70) all-purpose box, (50) drywall nail
7. Western Extralite: (1000) jacket cable coil, (400) thin-wall conduit, (5000) staples bucket, (600) drywall, circuit breaker load center, pole breaker, fixtures
8. Engineered Door Products: Wood doors
9. Neenan Co.: Black mall coupling, pipes
10. Duke Aerial Equipment: Skyjack scissor lift
11. Southland Flooring: Leveler strips, rubber

Y. Frontier Phase 2 project:

1. Customer pickups
2. Ship to: Rock Chalk Center, 101 George Williams Way Lawrence, KS 66046
3. Ship to: 500 Frontier Road
4. Ship to: 546 Frontier Street
5. Ship to: Frontier & Trail
6. Ship to: 6th and Frontier
7. Ship to: 6100 Rock Chalk Drive Lawrence, KS 66044

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- Z. Mission Hills Project: Ernie Fleischer, customer pickups
 - AA. McCarthy Apartments Project: customer pickups
 - BB. Rentals to DFC Company for 153 N Fall Creek
 - CC. Jefferson's Restaurant project:
 - 1. Ship to: 743 Massachusetts St, Jefferson's, Lawrence, KS 66044
 - 7. Eldridge Hotel C/O Olivia Collection, Eldridge Holding, LC
 - A. Eldridge Hotel Project, Ship to: 701 Massachusetts
 - B. Furniture pick ups
 - C. Rentals to DFC Company for Eldridge
 - D. MEI Dynatron Elevator monthly service billing, ship to: Eldridge Hotel, 701 Massachusetts
 - E. Sanders Software Consulting, Inc. – phone service monthly contract, Eldridge Hotel
 - 8. Eldridge Extended C/O Olivia Collection
 - A. Eldridge Extended Stay Project, Ship to: 201 W 8th
 - B. MEI Dynatron Elevator monthly service billing, ship to: Eldridge Extended Stay, 201 W 8th
 - C. Customer pickups
 - 9. Earnie Oshel
 - A. 1100 Delaware Street Lawrence, KS
 - 10. Tower Properties C/O Tuckaway Management [Thomas Fritzel, Tim Fritzel, Keela Lam]
 - A. Tuckaway Apartments Project
 - B. Hutton Farms Project
 - 1. Ship to: 484 Hutton Circle, 2600 W 6th, 3401 Hutton Drive
 - 2. Furniture pickups
 - 3. Car wash services/supplies ship to: Hutton Farms Car Wash, 501 Wilma Way Lawrence, KS
 - C. Hawker Apartments
 - 1. Ship to: 3401 Hutton Drive, 643 Massachusetts
 - 2. Ship to: 2600 W 6th
 - 3. 1011 Missouri Street project
 - 4. Furniture delivery to: Hutton Farms, 3401 Hutton Drive
 - D. Tuckaway Apartments Shawnee Kansas Project
 - 1. Ship to: 3401 Hutton Drive
 - 2. Nebraska Furniture Mart: Washers/dryers
 - 3. Washer Specialties Co.: Timers

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4. Kansas City Building Supply: PNL Steel D-Bore, Colonist (Bostonian) machine door stand
 5. Customer pickup: 9301 Rosehill Rd, Lenexa, KS
 6. Ferguson Enterprises: WST DISP AIR SWCH DRBR
- E. Tuckaway II [Thomas Fritzel, Linda Stewart, Gene Bicknell]
1. Furniture pickup
 2. Tuck I Entrance Sign
 3. Tuckaway at Shawnee Kansas project
 4. Rentals for Tuckaway Apartments in Shawnee, KS
- F. Boardwalk Apartments – Merchandise pickups at Frontier Shops
1. Kat Nursery greenery for Frontier
 2. Garage #1 project, ship to: Frontier Apartments.
 3. Ship to: 3213 Trail Rd
- G. Harper Square Apartments
1. Customer pickups
 2. Lawrence apartment projects
 3. Furniture pickups
- H. Briarwood Apartments
1. Lawrence apartment projects
 2. Furniture pickups
11. Sojac Land Company [William Fritzel, Charlene Fritzel, Linda Stewart]
- A. 1209-11 Oread (Residential)
 1. Lawrence Winnelson: Bathroom fixtures
12. OneTwoThree, L.L.C.[Dru Fritzel, Tim Fritzel, Linda Stewart, Paul and Jennifer Werner]
- A. 123 Building
 - B. 123 W. 8TH
 - C. Customer pickups
 - D. Paul Werner Building Project
13. Hope Ogden
- A. Ship to: [REDACTED]
14. Fall Creek Farms
- A. P.O. Box 906 Lawrence, KS
 - B. Wood products
15. Earnie's Mechanical
- A. 641 Louisiana
 1. Craftman: door hinges, ceiling panels, labor, mirrors, shower hardware
 2. Electric Supply Lighting: lighting/bulbs

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- 3. Kansas City Building Supply: doors/door hardware
 - 4. Sherwin Williams: Paint/painting supplies
- B. Customer Pickups
- C. 9808 Alden Lenexa, KS
- D. 714 Vermont
- E. 1013 Indiana
- F. 10th and Indiana
- G. 701 Vermont
- H. 2029 Becker Drive – KU Campus (BTBC Incubator)
- 1. Rew Materials: Drywall supply (SLT Millennia, chalk line saver, bit tip holder, Phillips bit tip, seismic mold, plastic control, studs, sealant)
 - 2. Western Extralite: electrical wiring/cables/modules/switch boxes
- I. Rezolve, I-70 business center
- 1. 1025 N 3rd Street
- J. Granite Shop
- K. Comfort Inn Project, counter pickups
- L. DFC Co. of Lawrence Shop
- M. 935 W. 23rd
- N. 2829 Iowa, 2821 Iowa
- O. 643 Massachusetts
- P. 2007 E 19th St. Kansas City, MO
- 1. Jorban Riscoe: Spiral pipes and fittings
- Q. Rentals to DFC Company for Varsity House
- R. 701 Massachusetts
- S. 1807 E 700TH RD Lecompton, KS
- T. 1049 Alabama
- U. GCSAA Project
- 1. Materials shipped to: Golf Course Superintendents Association of America, 1421 Research Park Drive
 - 2. Golf course
 - 3. GCSAA Building

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4. 12th & Indiana
 5. Counter pickups
 6. 15th & Wakarusa
 7. 15th street
- V. Rentals to DFC Company for Laird Noller Hyundai project
- W. Nancy Longhurst's home project – Shipped to: DFC Co of Lawrence Shop, Cash Contractor Lawrence
1. McCray Lumber: Cedar premium 268PC
- X. Papa Kenos project – counter pickups
- Y. Cedarwood Hills Apartments project – counter pickups
- Z. Various jobs: Fantech Fana, Forkney, Strohhuas
- AA. Eldridge Project – HVAC upgrade, ship to: 701 Massachusetts Street
- BB. Laird Noller Hyundai Project, ship to: Laird Noller, Earnie's Mechanical, counter pickups, 2829 Iowa Street
- CC. Granite and plumbing, ship to: 714 Vermont
- DD. Dominos project – 75th St, customer pickup, Earnie's Mechanical
- EE. BTBC Expansion Project
1. Ship to: P.O. Box 721 Lawrence, KS
 2. Rentals to Gene Fritzel Construction Co. for KU Research
 3. Oread Labs, customer pickups
- FF. Kansas Bio Science Project, Ship to: 4950 Research Drive
- GG. Rentals to DFC Company for Lab at Wakarusa
- HH. Ship to: Berry Plastics, New Manufacturing Facility
1. McCray Lumber: 34CDP, 3x4-4x8 CDX SYP, BTR SPF, BTR DIM KD, Rough cedar
 2. Western Extralite: Electrical hardware, screw connectors/coupling, colored stranded spools, mounting channel, relief cord connector, conductor channel rated connector, deep box knockouts, tape measure, jacket cable, switchbox, stem and swivel, mounting thermal photo control
 3. Neenan Co.: Copper tubing, watts, PVC DWV plug
- II. School Projects:
1. Ship to: Kennedy School, Sunset School
 2. Ship to: 1605 Davis Road Lawrence, KS 66046
- JJ. Providence Project: customer pickups
- KK. Marriott Project:

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1. Ship to: Marriott 900 New Hampshire Lawrence, KS 66046
 2. Customer pickups
- LL. Frontier Phase 2
- MM. Frontier remodel
- NN. Truck tools
16. Downtown Equities II, L.C. [Thomas Fritzel, Gene Fritzel Construction, Tim Fritzel, Andy Fritzel]
 - A. 714 Vermont
 17. Kat Kids C/O Kiley Patterson (Manager, The Rock Shoppe)
 - A. Furniture - Customer Pickups
 18. R6, LC C/O Keela Lam (Fritzel employee)
 - A. Furniture – Customer Pickups
 19. The Rock Shoppe
 - A. Purchase order name: Rock Shoppe
 - B. Ship to: 714 Vermont, 643 Massachusetts, Rock Shoppe or Morton Building
 - C. Customer pickups
 - D. Keela Lam’s previous home on Tillerman – Tobin Neis
 - E. Rentals to DFC Company for Foxfire Project
 - F. Ship to: Jim Lewis – [REDACTED] Lawrence, KS 66047
 - G. Ship to: Wood-N-Stuff 3619 SE 6th (40HWY) Topeka, KS
 - H. Ship to: Pioneer Apartments
 - I. Kiley’s Deck Project – Gaco Western, ship to: 714 Vermont
 20. GCB Holdings, L.C.
 - A. 371 Woodlawn project, furniture pickups
 - B. 3535 Peterson Road, Apt A: furniture pickups
 - C. Rentals to DFC Company for Four Plex project: Carpet fan
 21. Jimmy Teague
 - A. [REDACTED] Lawrence, KS 66049
 22. Kiley Patterson (Manager, The Rock Shoppe)
 - A. Merchandise shipped to: [REDACTED], Kiley Patterson’s house, Lawrence, KS

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- B. Customer pickups
 - 1. Kansas City Building Supply: door sliders, patio slider, casing, pine
23. Space Saver Storage [Noller Investment Group, Stewart Real Estate Group, Tim Fritzel, Thomas Fritzel]
- A. 3707 West 6th Street, Lawrence, KS
 - 1. Luminous Neon: labor/equipment, replaced transformer in front west elevation channel letters
24. Warren, L.C.
- A. Ship to: 310 Pattie, Wichita, KS 67211
 - B. Gomaco Commander service:
 - 1. Berry Tractor and Equipment Co.
 - 2. Customer pickup
 - 3. Setup and assemble machine
25. Casey Stewart (Fritzel employee—Hutton Farms)
- A. [REDACTED], Lawrence, KS 66049
 - B. Casey Stewart's house project, ship to: Frontier, customer pickups
 - C. Ship to: house south of Clinton Lake – Casey Stewart
26. Greg and Keela Lam (Keela Lam—Fritzel employee)
- A. Basement project, ship to Lam home at [REDACTED] Lawrence, KS
 - 1. Kansas City Building Supply: Hardware for doors, door fixtures
27. Andy Fritzel
- A. KAT Nurseries for Diane and Andy
28. Tim Fritzel
- A. Foster Bros. Wood Products for Tim Fritzel
29. Gene Fritzel
- A. KAT Nurseries – shrubs
 - B. Foster Bros. Wood Products – mulch
30. Oread Inn, L.C.
- A. 714 Vermont
 - 1. Capitol Concrete Products Co., Inc.: Oread 2015 remodel, Special order brick
 - 2. Liberty Hardwoods, Inc.: hardware
 - 3. Watts Up: lighting/bulbs
 - 4. Global Gate Controls: Oread 2015 remodel, universal remotes
 - B. DFC Company of Lawrence P.O. Box 721
 - 1. The Home Depot: Products

C. Customer pickups

1. Ferguson Enterprises: Ore ad 2015 remodel, Oread maintenance, tools
2. Midway Wholesale: limestone tubes/cases
3. Neenan Co.: rep. cartridge assy.
4. Pur-O-Zone: cleaning supplies
5. Neenan Co.: plugs/adapters
6. Sherwin Williams: paint/painting supplies
7. Western Extralite: electrical hardware
8. Bill Penny Condo Project, paint/painting supplies

D. Ship to: Hutton Farms, 3401 Hutton Drive Lawrence, KS 66049

1. Nebraska Furniture Mart: (2) Washers