



1121 Wakarusa Drive
P.O. Box 3466
Lawrence, Kansas 66046-0466
785-838-2001
785-838-2024 Fax

January 8, 2015

Re: Bliss Sports II LC Loan #12830607

To Whom It May Concern:

The information in the attached loan history and payoff statement screen print shots, dated 11-21-14 referencing loan number 12830607, previously provided by Emprise Bank to Thomas Fritzel involved financing costs on the loan for the construction of the infrastructure at Rock Chalk Park only. It did not involve the separate loan for the construction of the stadium improvements.

If you have any questions, please contact me at 785-838-2001 or email me at yulich@emprisebank.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cynthia J. Yulich', written over a horizontal line.

Cynthia J. Yulich
President – Lawrence Market

COMMERCIAL LOC FIXED 12830607

EMPRISE BANK

11/21/2014 1:13:26 PM

Note 12830607 - BLISS SPORTS II LC

| | Relationship | Date of Birth | Phone Number | Tax Identification |
|------------------------|--------------|---------------|--------------|--------------------|
| BLISS SPORTS II LC | Owner/Signer | | ***** | EIN ***** |
| 209 FALL CREEK RD | | | | |
| LAWRENCE KS 66049-9066 | | | | |

Additional Relationships

Tax Name: BLISS SPORTS II LC

Loan To Date

| Date | Description | Transaction Amount | Principal | Interest | Principal Balance |
|--------------|---|--------------------|----------------|-------------|-------------------|
| May 09, 2013 | Original Rate | Interest Rate: | 4.1250% | | |
| May 09, 2013 | NEW NOTE | \$0.00 | \$0.00 | | \$0.00 |
| May 09, 2013 | UCC FILING FEES | \$95.00 | \$95.00 | | \$95.00 |
| May 09, 2013 | LOAN ORIGATION FEE | \$150,000.00 | \$150,000.00 | | \$150,095.00 |
| May 10, 2013 | ADV TO DDA **6674 | \$1,535,000.00 | \$1,535,000.00 | | \$1,685,095.00 |
| Jun 05, 2013 | Payment - Extra To Principal | \$5,730.12 | \$0.00 | \$5,730.12 | \$1,685,095.00 |
| Jun 18, 2013 | BG Consultants 6-12-13 Invoice | \$211.00 | \$211.00 | | \$1,685,306.00 |
| Jun 19, 2013 | Attorney fee to Morris Laing Evans Brock & Kennedy Inv dtd 4-30-13 | \$1,512.00 | \$1,512.00 | | \$1,686,818.00 |
| Jun 19, 2013 | Attorney Fee to Morris Laing Evans Brock & Kennedy Inv dtd 5-31-13 | \$1,917.00 | \$1,917.00 | | \$1,688,735.00 |
| Jun 28, 2013 | Draw 2 to dda xxxx6674 | \$1,037,250.00 | \$1,037,250.00 | | \$2,725,985.00 |
| Jul 05, 2013 | Payment - Extra To Principal | \$5,721.40 | \$0.00 | \$5,721.40 | \$2,725,985.00 |
| Jul 10, 2013 | Draw for BG Consultants Invoice 7-8-13 | \$204.50 | \$204.50 | | \$2,726,189.50 |
| Aug 07, 2013 | Payment - Extra To Principal | \$10,840.42 | \$0.00 | \$10,840.42 | \$2,726,189.50 |
| Aug 28, 2013 | Draw #3 to dda xxxx6674 | \$1,267,000.00 | \$1,267,000.00 | | \$3,993,189.50 |
| Sep 12, 2013 | Payment - Extra To Principal | \$9,550.99 | \$0.00 | \$9,550.99 | \$3,993,189.50 |
| Sep 13, 2013 | Attorney bill Morris Laing Evans Brock & Kennedy Invoice 210579 8-31-13 | \$324.00 | \$324.00 | | \$3,993,513.50 |
| Sep 19, 2013 | Draw for BG Consultants Inv 9-10-13 | \$496.00 | \$496.00 | | \$3,994,009.50 |
| Oct 02, 2013 | Draw #4 to dda xxxx6674 | \$1,761,582.34 | \$1,761,582.34 | | \$5,755,591.84 |
| Oct 02, 2013 | Payment - Extra To Principal | \$15,258.87 | \$0.00 | \$15,258.87 | \$5,755,591.84 |
| Oct 08, 2013 | Draw for BG consultants Inv 10-4-13 | \$80.50 | \$80.50 | | \$5,755,672.34 |
| Oct 17, 2013 | Attorney Bill Morris Laing Evans Brock & Kennedy Invoice dtd 9-30-13 | \$540.00 | \$540.00 | | \$5,756,212.34 |
| Oct 31, 2013 | Draw to wire funds for IRBs | \$8,028,787.66 | \$8,028,787.66 | | \$13,785,000.00 |
| Oct 31, 2013 | Wire from Bank of Oklahoma for IRBs | \$8,028,787.66 | \$8,028,787.66 | | \$5,756,212.34 |
| Nov 08, 2013 | Draw #5 to dda xxxx6674 | \$2,123,700.00 | \$2,123,700.00 | | \$7,879,912.34 |
| Nov 19, 2013 | Automatic Late Charge | \$1,077.97 | | | \$7,879,912.34 |
| Nov 26, 2013 | Payment - Extra To Principal | \$21,559.54 | \$0.00 | \$21,559.54 | \$7,879,912.34 |
| Dec 02, 2013 | WAIVED LATE CHARGE PER RHONDA SCOTT | \$1,077.97 | | | \$7,879,912.34 |
| Dec 09, 2013 | Payment - Extra To Principal | \$26,956.14 | \$0.00 | \$26,956.14 | \$7,879,912.34 |
| Dec 13, 2013 | Draw for BG Consultant Inv 11-7-13 | \$335.00 | \$335.00 | | \$7,880,247.34 |
| Dec 17, 2013 | Draw for BG Consultants Inc Invoice dtd 12-6-13 | \$248.00 | \$248.00 | | \$7,880,495.34 |
| Dec 17, 2013 | Draw #6 to wire to Bank of Oklahoma | \$1,450,978.00 | \$1,450,978.00 | | \$9,331,473.34 |
| Jan 06, 2014 | Payment - Extra To Principal | \$31,379.88 | \$0.00 | \$31,379.88 | \$9,331,473.34 |
| Jan 14, 2014 | Draw for BG Consultants Invoice dtd 1-8-14 | \$120.75 | \$120.75 | | \$9,331,594.09 |

COMMERCIAL LOC FIXED 12830607

EMPRISE BANK

11/21/2014 1:13:26 PM

| Date | Description | Transaction Amount | Principal | Interest | Principal Balance |
|--------------|--|--------------------|----------------|-------------|-------------------|
| Jan 31, 2014 | Draw #7 wire to Bank of Oklahoma | \$950,000.00 | \$950,000.00 | | \$10,281,594.09 |
| Feb 07, 2014 | Payment - Extra To Principal | \$32,692.46 | \$0.00 | \$32,692.46 | \$10,281,594.09 |
| Feb 13, 2014 | Draw for BG Consultants Inc Invoice dtd 2-7-14 | \$785.00 | \$785.00 | | \$10,282,379.09 |
| Mar 05, 2014 | Payment - Extra To Principal | \$33,503.29 | \$0.00 | \$33,503.29 | \$10,282,379.09 |
| Apr 03, 2014 | Draw 8 to Bank of Oklahoma | \$1,232,000.00 | \$1,232,000.00 | | \$11,514,379.09 |
| Apr 21, 2014 | Payment - Extra To Principal | \$36,023.53 | \$0.00 | \$36,023.53 | \$11,514,379.09 |
| May 05, 2014 | Interest Payment | \$39,873.87 | | \$39,873.87 | \$11,514,379.09 |
| May 07, 2014 | Draw #9 wire to Bank of Oklahoma | \$1,240,000.00 | \$1,240,000.00 | | \$12,754,379.09 |
| May 09, 2014 | Rate Change | Interest Rate: | 4.1250% | | |
| May 09, 2014 | ORIGINATION FEE | \$1,500.00 | \$1,500.00 | | \$12,755,879.09 |
| May 09, 2014 | Note Renewal | \$0.00 | | | \$12,755,879.09 |
| May 16, 2014 | Draw for BG Consultants Inc Inv dtd 5-6-14 | \$275.00 | \$275.00 | | \$12,756,154.09 |
| Jun 10, 2014 | Draw for Interest payment | \$46,411.89 | \$46,411.89 | | \$12,802,565.98 |
| Jun 10, 2014 | Regular Payment | \$46,411.89 | \$0.00 | \$46,411.89 | \$12,802,565.98 |
| Jul 14, 2014 | Advance for loan payment | \$43,405.96 | \$43,405.96 | | \$12,845,971.94 |
| Jul 14, 2014 | Regular Payment | \$43,405.96 | \$0.00 | \$43,405.96 | \$12,845,971.94 |
| Aug 05, 2014 | Advance for Interest payment | \$44,985.27 | \$44,985.27 | | \$12,890,957.21 |
| Aug 05, 2014 | Regular Payment | \$44,985.27 | \$0.00 | \$44,985.27 | \$12,890,957.21 |
| Sep 19, 2014 | Advance for payment | \$45,187.91 | \$45,187.91 | | \$12,936,145.12 |
| Sep 19, 2014 | Regular Payment | \$45,187.91 | \$0.00 | \$45,187.91 | \$12,936,145.12 |
| Oct 20, 2014 | Automatic Late Charge | \$2,190.64 | | | \$12,936,145.12 |
| Oct 27, 2014 | Draw for Interest payment | \$43,812.88 | \$43,812.88 | | \$12,979,958.00 |
| Oct 27, 2014 | WAIVE LATE CHARGE | \$2,190.64 | | | \$12,979,958.00 |
| Oct 27, 2014 | Regular Payment | \$43,812.88 | \$0.00 | \$43,812.88 | \$12,979,958.00 |

EMPRISE BANK
P O BOX 2970
WICHITA, KS 67201-2970

BLISS SPORTS II LC
209 FALL CREEK RD
LAWRENCE KS 66049-9066

Loan Payoff Statement

| | | |
|------------------------|-----------------|--------------|
| Loan Payoff for: | Loan Number: | 12830607 |
| BLISS SPORTS II LC | Date Quoted: | Nov 21, 2014 |
| 209 FALL CREEK RD | Payoff Good To: | Nov 21, 2014 |
| LAWRENCE KS 66049-9066 | Method: | 2/0 |

Collateral: Multiple

| | |
|---------------------------|------------------------|
| Principal: | \$12,979,958.00 |
| Interest To Nov 21, 2014: | \$61,526.17 |
| SATISFACTION OF MTG | <u>\$10.00</u> |
| Net Amount Due: | <u>\$13,041,494.17</u> |

Additional Information

| | |
|---------------------|------------|
| One Day's Interest: | \$1,466.91 |
|---------------------|------------|



EMPRISE BANK®

1121 Wakarusa Drive
P.O. Box 3466
Lawrence, Kansas 66046-0466
785-838-2001
785-838-2024 Fax

September 22, 2014

Re: Bliss Sports II LC

To Whom It May Concern:

Emprise Bank has a loan to Bliss Sports II LC. The following fees and interest have been paid on the loan to date:

| | |
|---|---------------------|
| Loan Interest paid | \$449,081.54 |
| Loan fees and 3 rd party fees accessed to loan | <u>\$158,643.75</u> |
| Total interest paid and fees loan to date | \$607,725.29 |

If you have any questions, please contact me at 785-838-2001 or email me at rscott@emprisebank.com.

Sincerely,

Rhonda L Scott
Commercial Banking Specialist



November 18, 2014

David Corliss, City Manager
City of Lawrence
6 E. 6th Street
Lawrence, KS 66044

David,

To follow on questions regarding the loan documentation, RCP has confirmed with Emprise Bank that the Bliss II Loan carried an interest rate of 4.125%. By the nature of it being a construction loan, the principal amount varied as periodic draws for construction payments were submitted. Emprise Bank utilized BG Consultants to review the payment applications and at the end of September when Bliss II submitted the information for final payment, the loan balance was \$12,936,145.12 and the interest paid to that date was \$449,081.54.

We also reviewed the Development Agreement among the City, RCP, Bliss II and others and the Infrastructure Construction Contract between RCP and Bliss II with regard to the question about an "audit" being performed. The audit provisions are in the Infrastructure Construction Contract and refer to RCP's right to review the final pay application by Bliss II prior to approval. RCP conducted such an audit through a thorough review of the submitted costs and provided a written report to the City. Since that submittal, a few items have been supplemented based on the City's review of the documentation.

The City is not a party to the Infrastructure Construction Contract and per the Development Agreement the City is only a third party beneficiary of some of the provisions of the Infrastructure Construction Contract. Those do not include the audit provisions.

Please let me know if you have any questions regarding these clarifications.

Respectfully submitted,

Monte Soukup
Sr. VP Property

Cc: Harry Wigner
Dale Seufferling



EMPRISE BANK®

1121 Wakarusa Drive
P.O. Box 3466
Lawrence, Kansas 66046-0466
785-838-2001
785-838-2024 Fax

September 22, 2014

Re: Bliss Sports II LC

To Whom It May Concern:

Emprise Bank has a loan to Bliss Sports II LC. The following fees and interest have been paid on the loan to date:

| | |
|---|---------------------|
| Loan Interest paid | \$449,081.54 |
| Loan fees and 3 rd party fees accessed to loan | <u>\$158,643.75</u> |
| Total interest paid and fees loan to date | \$607,725.29 |

If you have any questions, please contact me at 785-838-2001 or email me at rscott@emprisebank.com.

Sincerely,

A handwritten signature in cursive script that reads "Rhonda L Scott".

Rhonda L Scott
Commercial Banking Specialist



November 18, 2014

David Corliss, City Manager
City of Lawrence
6 E. 6th Street
Lawrence, KS 66044

David,

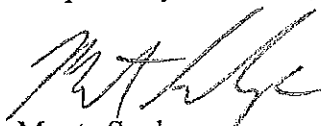
To follow on questions regarding the loan documentation, RCP has confirmed with Emprise Bank that the Bliss II Loan carried an interest rate of 4.125%. By the nature of it being a construction loan, the principal amount varied as periodic draws for construction payments were submitted. Emprise Bank utilized BG Consultants to review the payment applications and at the end of September when Bliss II submitted the information for final payment, the loan balance was \$12,936,145.12 and the interest paid to that date was \$449,081.54.

We also reviewed the Development Agreement among the City, RCP, Bliss II and others and the Infrastructure Construction Contract between RCP and Bliss II with regard to the question about an "audit" being performed. The audit provisions are in the Infrastructure Construction Contract and refer to RCP's right to review the final pay application by Bliss II prior to approval. RCP conducted such an audit through a thorough review of the submitted costs and provided a written report to the City. Since that submittal, a few items have been supplemented based on the City's review of the documentation.

The City is not a party to the Infrastructure Construction Contract and per the Development Agreement the City is only a third party beneficiary of some of the provisions of the Infrastructure Construction Contract. Those do not include the audit provisions.

Please let me know if you have any questions regarding these clarifications.

Respectfully submitted,



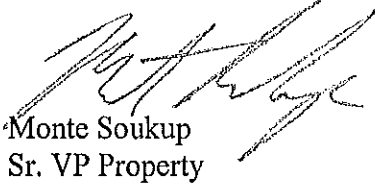
Monte Soukup
Sr. VP Property

Cc: Harry Wigner
Dale Seufferling

Evans Associates. Please find attached a letter from Paul Werner Architects regarding the fee his firm negotiated with Bliss II, which ended up being less than the estimate in Exhibit I to the Development Agreement. It should be noted that the third party inspection services, normally paid for by the owner, was lumped into the professional fees line item. The total amount paid to Geo Source for the testing and inspections was \$84,242.72. The total amount paid to design consultants was \$470,955.98.

Please let me know if you have any questions regarding these clarifications.

Respectfully submitted,



Monte Soukup
Sr. VP Property

Cc: Harry Wigner
Dale Seufferling



November 21, 2014

David Corliss, City Manager
City of Lawrence
6 E. 6th Street
Lawrence, KS 66044

David,

To follow up on questions from the November 17, 2014 City Commission Meeting regarding the construction financing and professional fees, RCP requested Bliss II to provide whatever additional backup or documentation that they could to answer the questions raised.

Please find enclosed a letter, a loan payoff statement and a account statement prepared by Emprise Bank which shows every transaction with regard to the construction loan. There are a few items we would like to note to assist your evaluation. The first draw on the loan was prior to the official execution of the Development Agreement. Construction on the Infrastructure Improvements started shortly after the issuance of the necessary permits by the City in March of 2013. The concept of the Development Agreement was in place at this time and the University needed at least part of the parking lots and drives to be completed by the 2014 Kansas Relays. By the nature of the loan being a construction loan, the principal amount varied as periodic draws for construction payments were submitted. Emprise Bank utilized BG Consultants to review the payment applications. Payments to Morris Laing Evans Brock & Kennedy were the bank's counsel on the loan and part of the IRB process provided for in the Development Agreement. At the end of September when Bliss II submitted the information for final payment, the loan balance was \$12,936,145.12 and the interest paid to that date was \$449,081.54. As you can see from the report, since October 1, 2014 additional interest has accrued, but has not ben submitted in the requested amount.

On October 1, 2014, RCP submitted the Certificate of Completion of Infrastructure Improvements in which RCP included supporting documentation for all project costs as defined in the Development Agreement. At the request of the City, RCP asked Bliss II and Polsinelli to attempt to determine which of those costs, even though covered under the definition of soft costs in the Development Agreement, could be argued to be costs that did not contribute to the final structure of the transaction with the City, to the Development Agreement or to other documentation and issues necessary for the completion of the Infrastructure Improvements as they now exists. Please find attached a letter from Polsinelli indicating the results of their review of the invoicing for that period.

Also in the October 1, 2014 submittal were supporting documents for the payments made to the design consultants. Subsequent to that on November 10, 2014, RCP supplemented the submittal with supporting invoices from the lead design consultants, Paul Werner Architects and Gould



Emprise Bank

Emprise Bank
10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
602.998.1000
www.emprisebank.com

November 21, 2014

Re: Bliss Sports II LC

To Whom It May Concern:

Emprise Bank has a loan to Bliss Sports II LC. The following fees and interest have been paid on the loan to date:

| | |
|---|---------------------|
| Loan Interest paid | \$554,420.59 * |
| Loan fees and 3 rd party fees accessed to loan | <u>\$158,643.75</u> |
| Total interest paid and fees loan to date | \$713,064.34 |

* This interest amount includes accrued interest to 11-21-14 in the amount of \$61,526.17 that has not been paid as of 11-21-14.

If you have any questions, please contact me at 785-838-2001 or email me at rscott@emprisebank.com.

Sincerely,

Rhonda L. Scott
Commercial Banking Specialist

EMPRISE BANK
P O BOX 2970
WICHITA, KS 67201-2970

BLISS SPORTS II LC
209 FALL CREEK RD
LAWRENCE KS 66049-9066

Loan Payoff Statement

| | | |
|------------------------|-----------------|--------------|
| Loan Payoff for: | Loan Number: | 12830607 |
| BLISS SPORTS II LC | Date Quoted: | Nov 21, 2014 |
| 209 FALL CREEK RD | Payoff Good To: | Nov 21, 2014 |
| LAWRENCE KS 66049-9066 | Method: | 2/0 |

Collateral: Multiple

| | |
|---------------------------|------------------------|
| Principal: | \$12,979,958.00 |
| Interest To Nov 21, 2014: | \$61,526.17 |
| SATISFACTION OF MTG | \$10.00 |
| Net Amount Due: | \$13,041,494.17 |

Additional Information

One Day's Interest: \$1,466.91

COMMERCIAL LOC FIXED 12830607

EMPRISE BANK

11/21/2014 1:13:26 PM

Note 12830607 - BLISS SPORTS II LC

| | Relationship | Date of Birth | Phone Number | Tax Identification |
|------------------------|--------------|---------------|--------------|--------------------|
| BLISS SPORTS II LC | Owner/Signer | | ***** | EIN **-***** |
| 209 FALL CREEK RD | | | | |
| LAWRENCE KS 66049-9066 | | | | |

Additional Relationships

Tax Name: BLISS SPORTS II LC

Loan To Date

| Date | Description | Transaction Amount | Principal | Interest | Principal Balance |
|--------------|---|--------------------|----------------|-------------|-------------------|
| May 09, 2013 | Original Rate | Interest Rate: | 4.1250% | | |
| May 09, 2013 | NEW NOTE | \$0.00 | \$0.00 | | \$0.00 |
| May 09, 2013 | UCC FILING FEES | \$95.00 | \$95.00 | | \$95.00 |
| May 09, 2013 | LOAN ORIGATION FEE | \$150,000.00 | \$150,000.00 | | \$150,095.00 |
| May 10, 2013 | ADV TO DDA **6674 | \$1,535,000.00 | \$1,535,000.00 | | \$1,685,095.00 |
| Jun 05, 2013 | Payment - Extra To Principal | \$5,730.12 | \$0.00 | \$5,730.12 | \$1,685,095.00 |
| Jun 18, 2013 | BG Consultants 6-12-13 invoice | \$211.00 | \$211.00 | | \$1,685,306.00 |
| Jun 19, 2013 | Attorney fee to Morris Laing Evans Brock& Kennedy inv dtd 4-30-13 | \$1,512.00 | \$1,512.00 | | \$1,686,818.00 |
| Jun 19, 2013 | Attorney Fee to Morris Laing Evans Brock& Kennedy inv dtd 5-31-13 | \$1,917.00 | \$1,917.00 | | \$1,688,735.00 |
| Jun 28, 2013 | Draw 2 to dda xxxx6674 | \$1,037,250.00 | \$1,037,250.00 | | \$2,725,985.00 |
| Jul 05, 2013 | Payment - Extra To Principal | \$5,721.40 | \$0.00 | \$5,721.40 | \$2,725,985.00 |
| Jul 10, 2013 | Draw for BG Consultants invoice 7-8-13 | \$204.50 | \$204.50 | | \$2,726,189.50 |
| Aug 07, 2013 | Payment - Extra To Principal | \$10,840.42 | \$0.00 | \$10,840.42 | \$2,726,189.50 |
| Aug 28, 2013 | Draw #3 to dda xxxx6674 | \$1,267,000.00 | \$1,267,000.00 | | \$3,993,189.50 |
| Sep 12, 2013 | Payment - Extra To Principal | \$9,550.99 | \$0.00 | \$9,550.99 | \$3,993,189.50 |
| Sep 13, 2013 | Attorney bill Morris Laing Evans Brock & Kennedy Invoice 210579 8-31-13 | \$324.00 | \$324.00 | | \$3,993,513.50 |
| Sep 19, 2013 | Draw for BG Consultants inv 9-10-13 | \$496.00 | \$496.00 | | \$3,994,009.50 |
| Oct 02, 2013 | Draw #4 to dda xxxx6674 | \$1,761,582.34 | \$1,761,582.34 | | \$5,755,591.84 |
| Oct 02, 2013 | Payment - Extra To Principal | \$15,258.87 | \$0.00 | \$15,258.87 | \$5,755,591.84 |
| Oct 08, 2013 | Draw for BG consultants inv 10-4-13 | \$80.50 | \$80.50 | | \$5,755,672.34 |
| Oct 17, 2013 | Attorney Bill Morris Laing Evans Brock & Kennedy Invoice dtd 9-30-13 | \$540.00 | \$540.00 | | \$5,756,212.34 |
| Oct 31, 2013 | Draw to wire funds for IRBs | \$8,028,787.66 | \$8,028,787.66 | | \$13,785,000.00 |
| Oct 31, 2013 | Wire from Bank of Oklahoma for IRBs | \$8,028,787.66 | \$8,028,787.66 | | \$5,756,212.34 |
| Nov 08, 2013 | Draw #5 to dda xxxx6674 | \$2,123,700.00 | \$2,123,700.00 | | \$7,879,912.34 |
| Nov 19, 2013 | Automatic Late Charge | \$1,077.97 | | | \$7,879,912.34 |
| Nov 26, 2013 | Payment - Extra To Principal | \$21,559.54 | \$0.00 | \$21,559.54 | \$7,879,912.34 |
| Dec 02, 2013 | WAIVED LATE CHARGE PER RHONDA SCOTT | \$1,077.97 | | | \$7,879,912.34 |
| Dec 09, 2013 | Payment - Extra To Principal | \$26,956.14 | \$0.00 | \$26,956.14 | \$7,879,912.34 |
| Dec 13, 2013 | Draw for BG Consultant inv 11-7-13 | \$335.00 | \$335.00 | | \$7,880,247.34 |
| Dec 17, 2013 | Draw for BG Consultants Inc invoice dtd 12-6-13 | \$248.00 | \$248.00 | | \$7,880,495.34 |
| Dec 17, 2013 | Draw #6 to wire to Bank of Oklahoma | \$1,450,978.00 | \$1,450,978.00 | | \$9,331,473.34 |
| Jan 06, 2014 | Payment - Extra To Principal | \$31,379.88 | \$0.00 | \$31,379.88 | \$9,331,473.34 |
| Jan 14, 2014 | Draw for BG Consultants Invoice dtd 1-8-14 | \$120.75 | \$120.75 | | \$9,331,594.09 |

COMMERCIAL LOC FIXED 12830607

EMPRISE BANK

11/21/2014 1:13:26 PM

| Date | Description | Transaction Amount | Principal | Interest | Principal Balance |
|--------------|--|--------------------|----------------|-------------|-------------------|
| Jan 31, 2014 | Draw #7 wire to Bank of Oklahoma | \$950,000.00 | \$950,000.00 | | \$10,281,594.09 |
| Feb 07, 2014 | Payment - Extra To Principal | \$32,692.46 | \$0.00 | \$32,692.46 | \$10,281,594.09 |
| Feb 13, 2014 | Draw for BG Consultants Inc Invoice dtd 2-7-14 | \$785.00 | \$785.00 | | \$10,282,379.09 |
| Mar 05, 2014 | Payment - Extra To Principal | \$33,503.29 | \$0.00 | \$33,503.29 | \$10,282,379.09 |
| Apr 03, 2014 | Draw 8 to Bank of Oklahoma | \$1,232,000.00 | \$1,232,000.00 | | \$11,514,379.09 |
| Apr 21, 2014 | Payment - Extra To Principal | \$36,023.53 | \$0.00 | \$36,023.53 | \$11,514,379.09 |
| May 05, 2014 | Interest Payment | \$39,873.87 | | \$39,873.87 | \$11,514,379.09 |
| May 07, 2014 | Draw #9 wire to Bank of Oklahoma | \$1,240,000.00 | \$1,240,000.00 | | \$12,754,379.09 |
| May 09, 2014 | Rate Change | Interest Rate: | 4.1250% | | |
| May 09, 2014 | ORIGINATION FEE | \$1,500.00 | \$1,500.00 | | \$12,755,879.09 |
| May 09, 2014 | Note Renewal | \$0.00 | | | \$12,755,879.09 |
| May 16, 2014 | Draw for BG Consultants Inc Inv dtd 5-6-14 | \$275.00 | \$275.00 | | \$12,756,154.09 |
| Jun 10, 2014 | Draw for Interest payment | \$46,411.89 | \$46,411.89 | | \$12,802,565.98 |
| Jun 10, 2014 | Regular Payment | \$46,411.89 | \$0.00 | \$46,411.89 | \$12,802,565.98 |
| Jul 14, 2014 | Advance for loan payment | \$43,405.96 | \$43,405.96 | | \$12,845,971.94 |
| Jul 14, 2014 | Regular Payment | \$43,405.96 | \$0.00 | \$43,405.96 | \$12,845,971.94 |
| Aug 05, 2014 | Advance for Interest payment | \$44,985.27 | \$44,985.27 | | \$12,890,957.21 |
| Aug 05, 2014 | Regular Payment | \$44,985.27 | \$0.00 | \$44,985.27 | \$12,890,957.21 |
| Sep 19, 2014 | Advance for payment | \$45,187.91 | \$45,187.91 | | \$12,936,145.12 |
| Sep 19, 2014 | Regular Payment | \$45,187.91 | \$0.00 | \$45,187.91 | \$12,936,145.12 |
| Oct 20, 2014 | Automatic Late Charge | \$2,190.64 | | | \$12,936,145.12 |
| Oct 27, 2014 | Draw for Interest payment | \$43,812.88 | \$43,812.88 | | \$12,979,958.00 |
| Oct 27, 2014 | WAIVE LATE CHARGE | \$2,190.64 | | | \$12,979,958.00 |
| Oct 27, 2014 | Regular Payment | \$43,812.88 | \$0.00 | \$43,812.88 | \$12,979,958.00 |



November 26, 2014

David Corliss, City Manager
City of Lawrence
6 E. 6th Street
Lawrence, KS 66044

David,

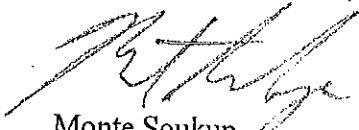
To follow on questions arising from my letter of November 21, 2014 regarding the construction financing, RCP is providing the following analysis of the costs included in the loan origination line item.

Per section 11.02 of the Development Agreement the Infrastructure Costs include, "Without limitation, soft costs included in the Infrastructure Improvements Cost include interest carry cost incurred in financing such costs, loan origination fees, compliance costs, engineering and architectural fees, legal fees and other professional services..." RCP interpreted this sentence to mean all costs associated with the origination, servicing and compliance of the loan for the Infrastructure Improvements. To that end we are supplementing the previous submittal with this breakdown of what was wrapped into the line item called Loan Origination Fees. In the simplest terms the Loan origination fees were considered to be all costs charged to the loan that were not interest charges. The breakdown is as follows:

| | |
|--|----------------|
| Loan origination costs (loan origination) | \$151,500.00 |
| BG Consultants third party verification of pay applications (compliance) | \$2,755.75 |
| Morris Laing Evans Brock & Kennedy IRB counsel (compliance) | \$4,293.00 |
| UCC filing fees (loan origination) | <u>\$95.00</u> |
| Total loan origination and compliance costs | \$158,643.75 |

Please let me know if you have any questions regarding these clarifications.

Respectfully submitted,



Monte Soukup
Sr. VP Property

Cc: Harry Wigner
Dale Seuferling