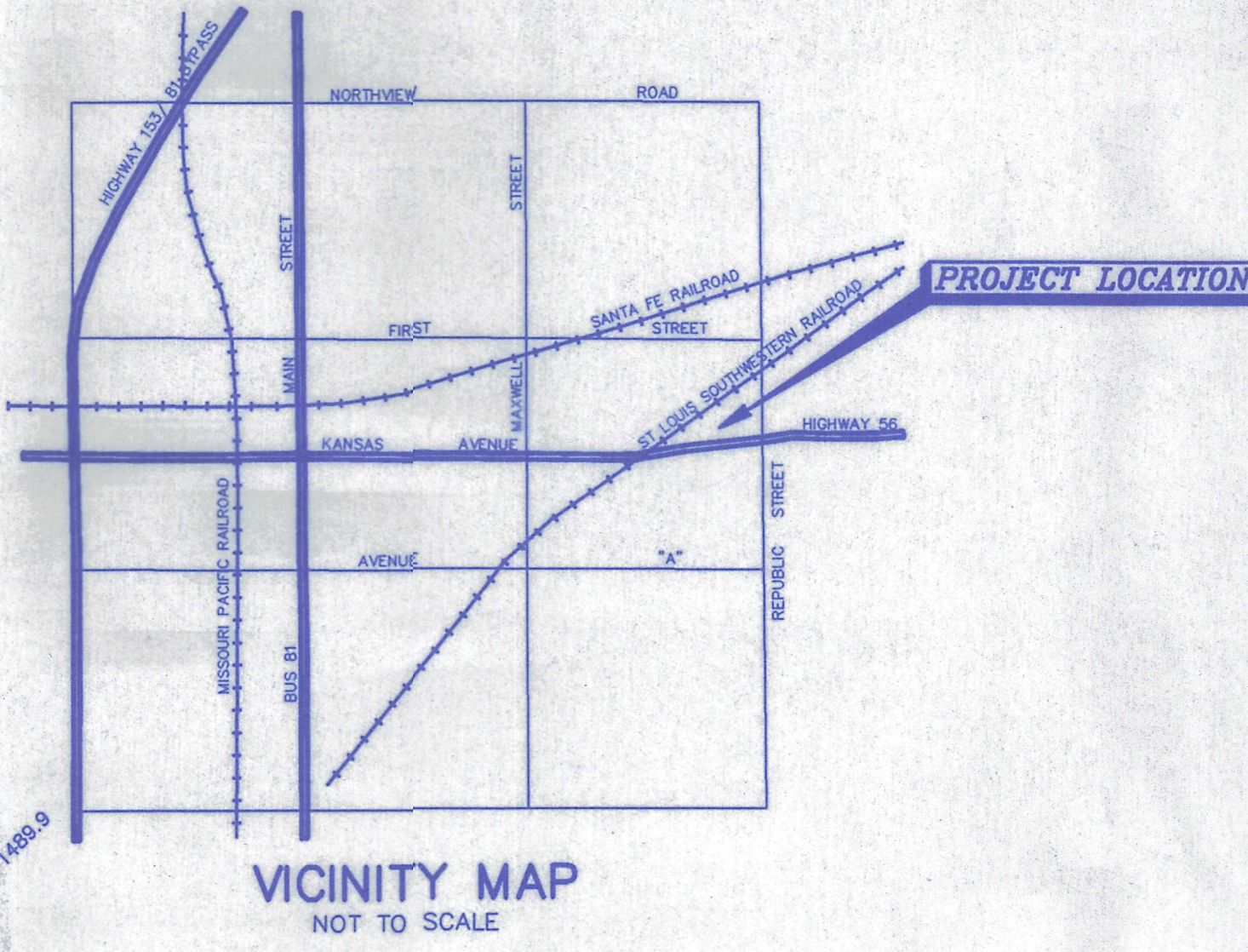


EASEMENTS AND RESTRICTIONS

1. The easement in favor of the public recorded in Volume Misc. 201 at Page 448 does not affect the subject property.
2. The easement in favor of Kansas Power and Light recorded in Volume Misc. 202 at Page 107 does not affect the subject property.
3. The easement in favor of City of McPherson, Board of Public Utilities recorded in Volume Misc. 202 at Page 107 does not affect the subject property.
4. That part of subject property described in Volume 176 at page 592 is restricted from dispensing petroleum products for a period of thirty years from May 11, 1970.
5. The items shown on the survey as (per plat) refer to the plat recorded in Plat No. 4, page 13.

* A formal request has been made to the City Commission to re-open that portion of the vacated North Front Street which crosses the South side of subject property and the two properties to the West. It is expected that the reopening will be approved since otherwise the two West properties would be totally landlocked.



ZONING DATA

ZONING CLASSIFICATION: PROPERTY IS ZONED B-6.
(INTERCHANGE BUSINESS DISTRICT)

HEIGHT: ZONING REQUIREMENT IS 35'.

SETBACKS: THE ZONING CODE REQUIRES A 35 FOOT FRONTYARD SETBACK AND A 20 FOOT SIDEYARD AND A 20 FOOT REARYARD SETBACK LINE.

SOURCE: THE ABOVE INFORMATION WAS OBTAINED BY FAX FROM TOM STINEMETZ WITH CITY OF MCPHERSON PUBLIC WORKS DEPT. (PHONE: 316-245-2548)

SITE BENCHMARK:
Chiseled "Q" on the North side of the West end of existing curb and gutter on frontage road.
Elev.=1487.79

NOTE: Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket No. 313229 on November 4, 1997. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

SURVEYOR'S CERTIFICATE:
November 14, 1997

This survey is made for the benefit of:
Western Auto Supply Company
Lawyers Title Insurance Corporation

I, Daniel E. Garber, Registered Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I have made a survey of a tract of land described as follows:

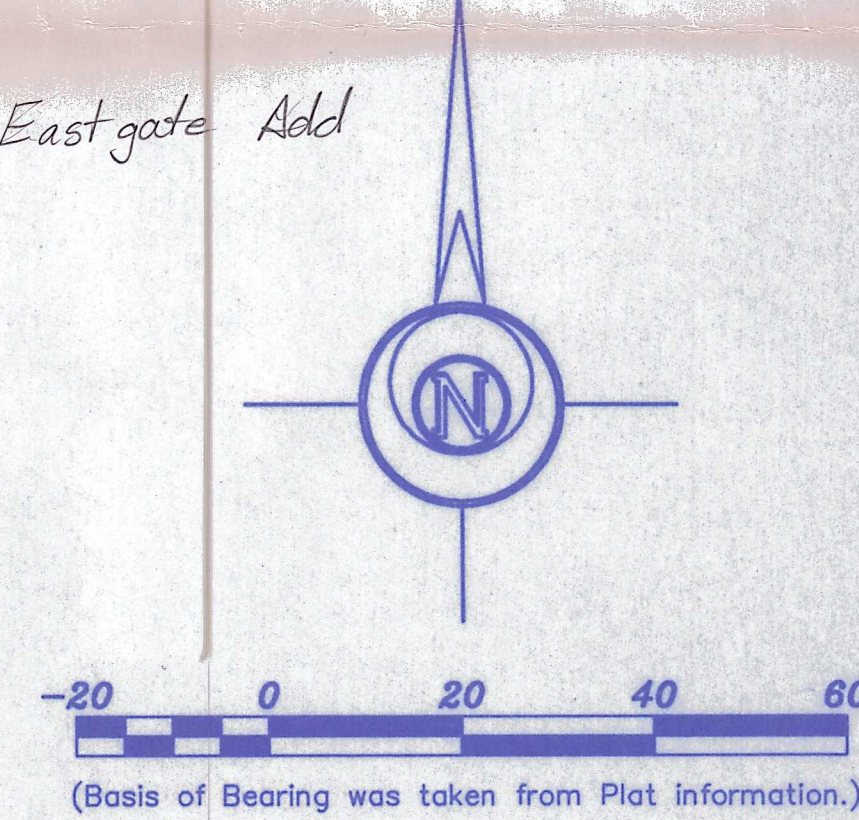
A part of Lot Two (2), Block One (1), Eastgate Addition to McPherson, Kansas described as follows:

Beginning at the Southeast corner of said Lot 2, thence Northerly on lot line 200 feet, thence Westerly parallel to the Southerly lot line 75 feet, thence Southerly parallel to the Easterly lot line 200 feet, thence Easterly on lot line 75 feet to the point of beginning, together with that portion of North Front Street abutting the West 50 feet of the East 75 feet of said Lot 2 and reverting thereto by reason of vacation.

AND

A part of Lot Three (3), Block One (1), Eastgate Addition to McPherson, Kansas, described as follows: Beginning at the Southwest corner of said Lot 3, thence Northerly on lot line 200 feet, thence Easterly parallel to the Southerly lot line 125 feet, thence Southerly on lot line 200 feet, thence Westerly on lot line 125 feet to the point of beginning, in McPherson County, Kansas, all according to the recorded plat of said addition.

- I further certify that:
1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
 2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Survey, and including Items 1-11 and 13 in Table A contained therein.
 3. The property described hereon is the same as the property described in Lawyers Title Insurance Corporation Commitment No. 52638A September 26, 1997 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
 4. Said described property is located entirely within an area having a 100-Year Flood Zone Designation A4 by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 200217 0020 D, with a date of identification of March 15, 1983, for Community No. 200217, in McPherson County State of Kansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Base Flood Elevation=1490.0
 5. Parcels comprising the subject property as described hereon are contiguous.



- LEGEND
- Sectional Monument Found
 - Survey Monument Found
 - Survey Monument Set
 - Fence
 - Gas Meter
 - Gas Valve
 - Light Pole
 - Power Pole
 - Guy Anchor
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Underground Telephone Pedestal
 - Sanitary Sewer Manhole
 - Platted
 - Measured
 - Described
 - Calculated

Date of Field Work: November 3, 1997

SMITH-ROBERTS NATIONAL CORPORATION
GARBER SURVEYING SERVICE, P.A.
423 WEST FIRST AVENUE
HUTCHINSON, KANSAS 67501
Ph. 316-665-7032 Fax 316-663-7401

ALTA/ACSM LAND TITLE SURVEY
MCPHERSON, KANSAS

Drawn By: WJA Checked By: DEC
Scale: 1"=20' Job No.: G97-907
Date: 11/14/1997 Sheet 1 of 1 Sheets

Daniel E. Garber, Registered Land Surveyor #683

Rev. 11/19/1997

