

I, Daniel E. Garber, Registered Land Surveyor, do hereby certify to the Parties, as of the date set forth above, that I have made a careful survey of a tract of land (the "Property") described as follows:

follows:

Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Seven (7), Interstate Action Co. and McPherson, McPherson County, Kansas, according to the recorded plat thereof, to gether with a tract of land in the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Nineteen (19) South, Range Three (3) West of the 6th Principal Meridian, described as follows:

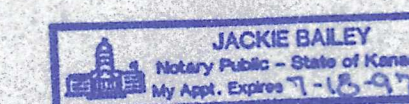
Beginning at the Northwest corner of said Lot 12, thence North 40 feet; thence West 80 feet to the West line of Handy Street; thence North 80 feet; thence South 326.30 feet to the North line of Kansas Avenue; thence East 80 feet; thence North 286.30 feet to the South line of Marlin Street, now vacated; thence East 100 feet to the point of beginning, said tract being formerly platted as the South Half (S/2) of Marlin Street, now vacated, lying North of said Lots 12 and 13, Block 7 and all of Handy Street, now vacated, lying West of said Lots 13 and 14, Block 7, together with the South Half (S/2) of the intersection of Handy Street and Marlin Street in said Addition, now vacated.

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 Property. The Property is the same as the property described in the Title Company's Commitment No. 51570, dated March 15, 1994. All easements, covenants and restrictions referenced in said title commitment have been platted hereon or otherwise noted as to their effect on the Property. There are no building encroachments on the Property or upon adjacent land abutting the Property, unless shown hereon.
2. This map or plat and the survey on which it is based were made (a) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and included the following items of Table A contained therein:
 - 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2) showing interior usable square footage of all buildings, 8, 9, 10, 11(a)(b) & (c) and 14 showing location of all underground storage tanks, and (b) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.
3. The Property is located within an area having a Zone Designation A2, B and C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 200217 0015B, with a date of identification of March 16, 1993, for Community in Washington County, State of Kansas, which is the current Flood Insurance Rate Map for the community where the Property is situated.
4. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
5. The Property has direct access to Kansas Avenue, a dedicated public street or highway.

STATE OF KANSAS)
COUNTY OF Reno) ss.

Sworn and subscribed to before me, a Notary Public in and for the
State of Kansas, County of Reno, this 14th day of July
1994. My Commission Expires: 7-18-97



Jackie Baile
Notary Public

GARBER SURVEYING SERVICE, P.A.

GSS HUTCHINSON, KANSAS 67501
423 WEST FIRST AVENUE
316-665-7032

RADKE OIL BUILDING
MCPHERSON, KANSAS

Drawn By: WJA	Checked By: DEG
Scale: 1"=20'	Job No.: G94-350
Date: 07/13/1994	Sheet 1 of 1 Sheets