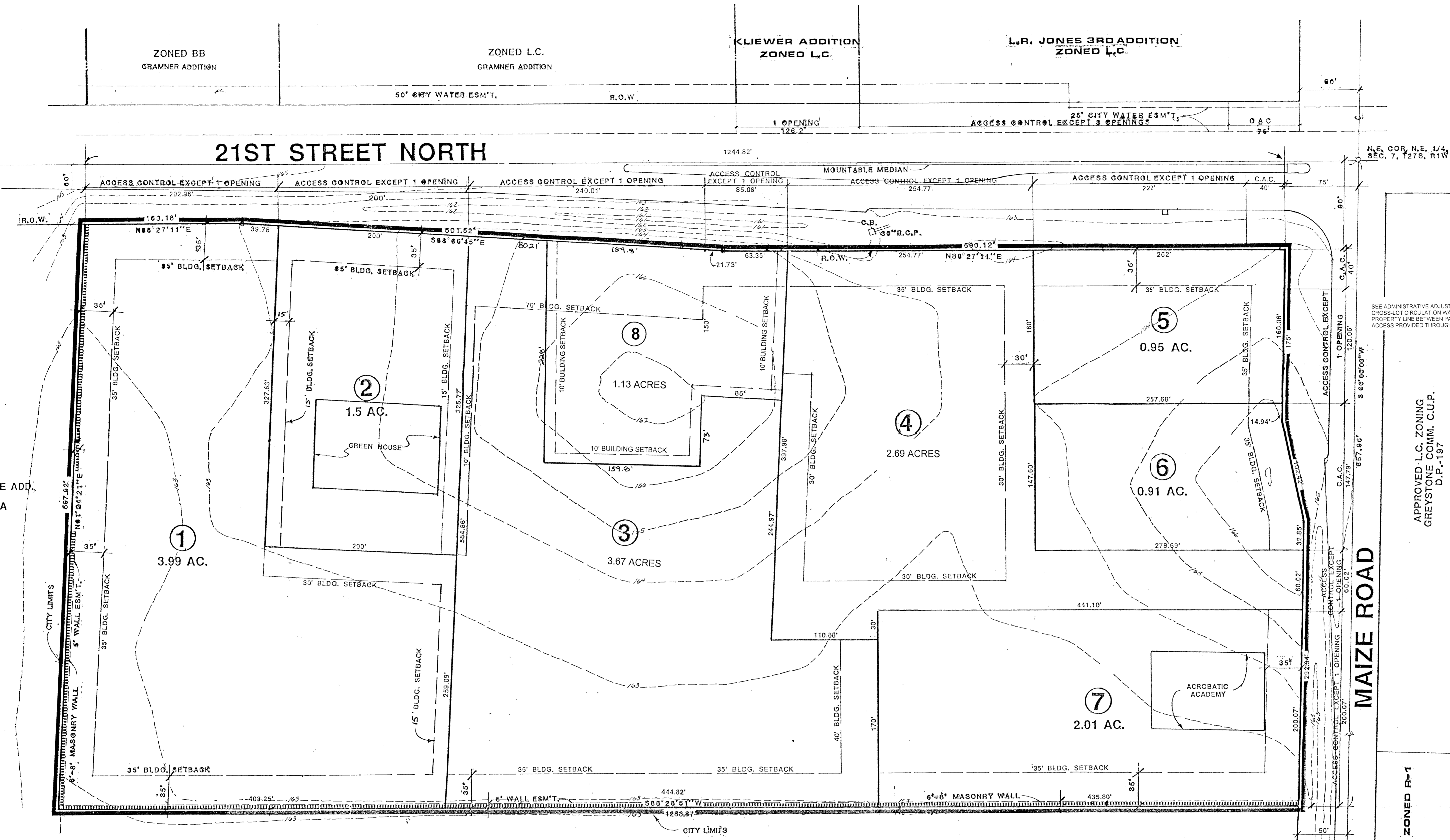
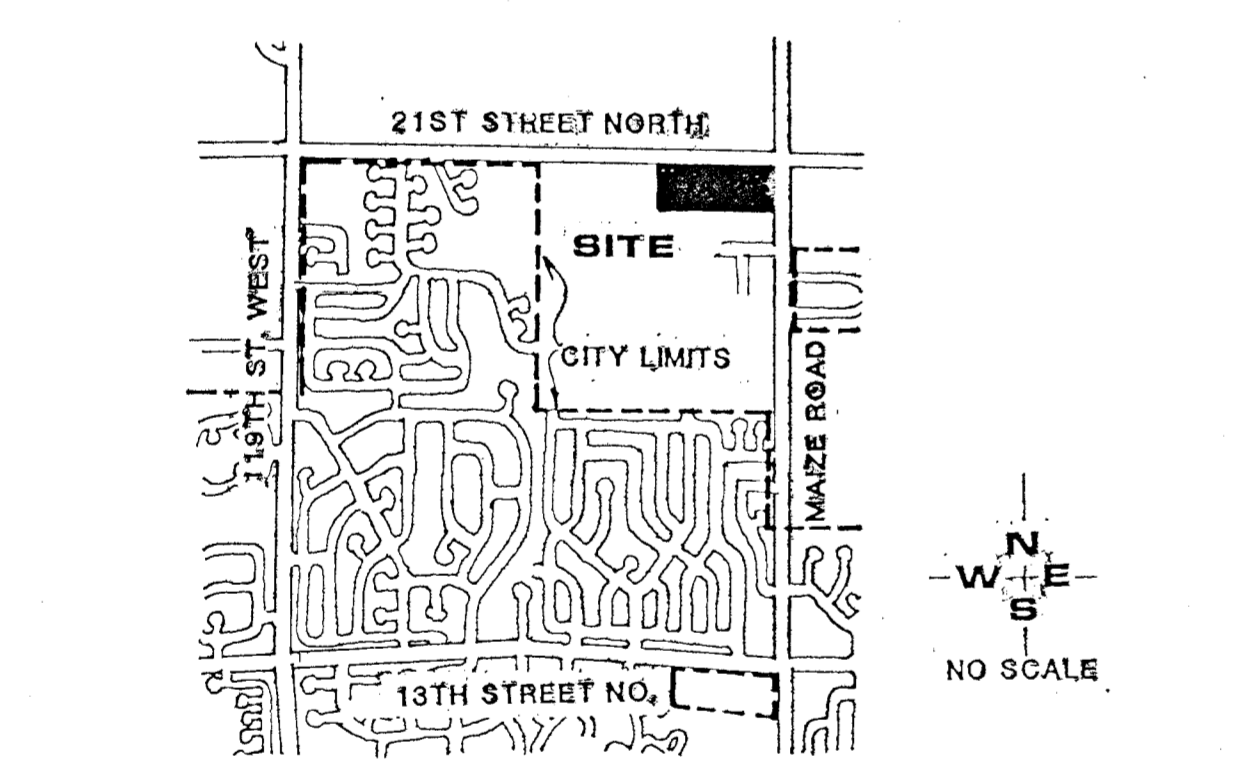


17. LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND MAIZE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
18. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
19. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPLIED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
20. LANDSCAPING FOR PARCEL NO. 3 SHALL BE IN CONFORMANCE WITH THE LANDSCAPE PLAN FOR THIS PARCEL SUBMITTED WITH THIS C.U.P. AMENDMENT.
21. FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
22. AT THE TIME OF PLATING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF TEMPORARY ACCESS LANE ALONG THE PROPERTY FRONTAGE ON 21ST STREET AND MAIZE ROAD. THE GUARANTEES FOR THE TEMPORARY LANES SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE TEMPORARY LANES). THE APPLICANT SHALL ALSO GUARANTEE THE CONSTRUCTION OF PERMANENT ACCESS LANE ALONG 21ST STREET AND MAIZE ROAD AND PERMANENT LEFT TURN CENTER LANES IN 21ST STREET AND MAIZE ROAD IN CONFORMANCE WITH THE CONCLUSIONS OF THE TRAFFIC IMPACT STUDY PREPARED FOR THIS PROPERTY BY DESHAZO, STAREK, AND TANG, 1 MEMORIAL PLACE, SUITE 375, 7833 E. 63RD STREET, WICHITA, KS 67212.
23. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
24. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS AND/OR ASSOCIATIONS.
25. ALL BUILDINGS ON PARCEL 1 WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A BUILDING MATERIAL FOR ANY BUILDING ON THE SITE, EXCEPT WITHIN THE WEST 203 FEET OF PARCEL 1 WHICH MAY ALLOW A PARTIAL STUCCO-TYPE FINISH ON PARCEL 1. THE EXTERIOR FINISH OF ALL BUILDINGS AND WALLS SHALL BE A TEXTURED BEIGE COLORED STUCCO (SEE LETTER DATED 01/05/01).
26. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BLDG. PERMITS. CROSS LOT CIRCULATION AGREEMENTS SHALL BE PERMITTED AT THE RESERVE DRIVE LOCATIONS TO ASSURE RETRIEVAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
27. ON PARCEL NO. 3 THERE SHALL BE NO STRIP BANNERS OR FLAGS PERMITTED EXCEPT FOR ONE AMERICAN FLAG. HOWEVER, FOUR FLAGS MAY BE PERMITTED FOR SPECIAL EVENTS FOUR TIMES EACH YEAR FOR A DURATION OF ONE MONTH EACH.
28. PARCEL DESCRIPTIONS:
 - PARCEL NUMBER 1L (COMMERCIAL)
 - PROPOSED USES: ALL USES PERMITTED IN THE OFFICE COMMERCIAL ZONING DISTRICT OR THE WEST 203 FEET OF THE PARCEL ON THE REMAINDER OF THE SITE ALL USES PERMITTED ON PARCEL NUMBER 4 SHALL APPLY.
 - GROSS AREA - 3.99 ACRES (173,614 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 52,041 SQ. FT. (30% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 58,896 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 3
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 2L (LIGHT COMMERCIAL)
 - PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL CLINICS AND THE, BATTERY AND ACCESSORY STORES, OFFICES, ANIMAL CLINICS, LANDSCAPE NURSERY AND GREENHOUSES.
 - GROSS AREA - 1.5 ACRES (65,340 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 19,852 SQ. FT. (30% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 22,477 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 1
 - PARKING - REDUCED TO SPACES PER 03/10/97 ADMINISTRATIVE ADJUSTMENT.
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 3L (COMMERCIAL)
 - PROPOSED USES: SAME USES AS PARCEL 2 WITH THE ADDITION OF STORAGE BUILDINGS, OUTDOOR STORAGE OF VEHICLES, BOATS, RV'S AND EQUIPMENT SHALL BE PERMITTED ON THE SOUTH 300' OF THE PARCEL ONLY.
 - GROSS AREA - 3.67 ACRES (159,997.7 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 61,230 SQ. FT.
 - MAXIMUM GROSS FLOOR AREA - 62,000 SQ. FT.
 - FLOOR AREA RATIO - 0.40
 - MAXIMUM BUILDING HEIGHT - 35 FT.
 - MAXIMUM NUMBER OF BUILDINGS - 8
 - PARKING - SEE GENERAL PROVISION #8
 - SETBACKS - SEE PLAN VIEW
 - NOTE: ALL OF PARCEL 3 EXCEPT THE NORTH 70' SHALL BE ENCLOSED BY A 6" MASONRY WALL, EXCEPT IN THE DESIGNATED BUILDING SETBACK AREAS. SAID WALL REQUIREMENT MAY BE SATISFIED BY USING THE REAR WALL OF THE BUILDING AS LONG AS THE MATERIALS ARE COMPATIBLE WITH THE WALL REQUIREMENTS (SEE GENERAL PROVISION #24)
 - PARCEL NUMBER 4L (LIGHT COMMERCIAL)
 - PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING, FURNITURE STORES, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, SERVICE STATIONS, DRY CLEANING, LAUNDRY, BARBER AND BEAUTY SHOPS, TAILORS, HARDWARE, SMALL ANIMAL CLINICS, GROSSERY STORES, FITNESS CENTERS, AND OTHER SIMILAR SHOPPING CENTER USES.
 - GROSS AREA - 2.69 ACRES (117,037.50 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 14,475 SQ. FT. (12% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 14,346 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 1
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 5L (LIGHT COMMERCIAL)
 - PROPOSED USES: RETAIL SHOPS, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER AND BEAUTY SHOPS, SMALL ANIMAL CLINICS, MEDICAL AND DENTAL CLINICS, THE, BATTERY AND ACCESSORY STORES, FITNESS CENTERS, SERVICE STATIONS WITH ACCESSORY USE CAN WASH WITH BZA APPROVAL, RESTAURANTS, FAST FOOD RESTAURANTS, AND FINANCIAL INSTITUTIONS.
 - GROSS AREA - 0.95 ACRES (41,588 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 12,475 SQ. FT. (30% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 14,346 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 1
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 6L (LIGHT COMMERCIAL)
 - PROPOSED USES: SAME USES AS PARCEL 2 WITH THE ADDITION OF STORAGE BUILDINGS, OUTDOOR STORAGE OF VEHICLES, BOATS, RV'S AND EQUIPMENT SHALL BE PERMITTED ON THE SOUTH 300' OF THE PARCEL ONLY.
 - GROSS AREA - 0.91 ACRES (39,839 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 11,200 SQ. FT. (28% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 13,700 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 1
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 7L (LIGHT COMMERCIAL)
 - PROPOSED USES: DANCE STUDIOS, FITNESS CENTERS, GYMNASIACS, ACADEMIES AND OTHER USES PERMITTED IN THE CC OFFICE COMMERCIAL DISTRICT.
 - GROSS AREA - 2.01 ACRES (87,659 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 26,207 (30% MAXIMUM)
 - MAXIMUM GROSS FLOOR AREA - 20,119 SQ. FT.
 - FLOOR AREA RATIO - 0.34
 - MAXIMUM BUILDING HEIGHT - 35'
 - MAXIMUM NUMBER OF BUILDINGS - 2
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - SETBACKS - SEE PLAN VIEW
 - PARCEL NUMBER 8L (COMMERCIAL)
 - PROPOSED USES: SAME USES AS PARCEL 2.
 - GROSS AREA - 1.13 ACRES (49,287.83 SQ. FT.)
 - MAXIMUM BUILDING COVERAGE - 16,217 SQ. FT. (33%)
 - MAXIMUM GROSS FLOOR AREA - 18,500 SQ. FT.
 - FLOOR AREA RATIO - 0.37
 - MAXIMUM BUILDING HEIGHT - 35 FT.
 - MAXIMUM NUMBER OF BUILDINGS - 2
 - PARKING - SEE GENERAL PROVISION #8
 - SETBACKS - 10 FEET ON INTERIOR SIDE AND REAR LINES.

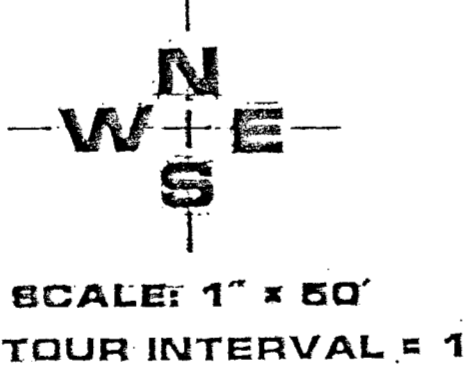


LOCATION MAP



NOTE: REFERENCE TRAFFIC STUDY FOR FUTURE DRIVE LANES AND MEDIAN DESIGN PREPARED BY DESHAZO, STAREK, TANG, 1 MEMORIAL PLACE SUITE 375, 7833 E. 63RD PLACE, TULSA, OK. 74133-1204

TOTAL NET ACRES= 16.78 AC.



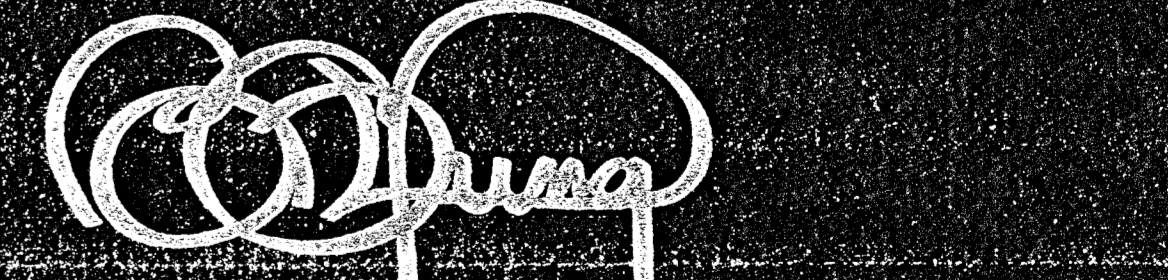
COMMUNITY UNIT PLAN D.P.-184 (AMENDED OCT. 1992)

PEARSON FARMS

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 16.78 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS FOR LIGHT COMMERCIAL, COMMERCIAL, AND OFFICE COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THESE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATING. SEE PLAN FOR THE LOCATION OF DRAINAGE SYSTEMS TO BE DESIGNED AT FINAL PLAT.
6. SIGNS AS PERMITTED UNDER CHAPTER 24.01 OF THE CODE OF THE CITY OF WICHITA EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. ADDITIONALLY, SIGNAGE IN THE WEST 66 FEET AND THE SOUTH 20 FEET ALONG MAIZE ROAD SHALL BE LIMITED AS FOLLOWS:
 - A) NO GROUND OR POLE SIGNS ON PARCELS 1, 2 AND 7 SHALL EXCEED 18 FEET IN HEIGHT OR 75 SQUARE FEET IN AREA FOR PARCEL 7, 100 SQUARE FEET FOR PARCEL 2 AND 100 SQUARE FEET FOR PARCEL 1.
 - B) GROUND OR POLE SIGNAGE ALONG THE WEST 240 FEET OF FRONTAGE ON PARCEL 3 IS LIMITED TO TWO SIGNS THAT DOES NOT EXCEED 18 FEET IN HEIGHT OR 100 SQUARE FEET IN AREA. SEE 1158000 ADMINISTRATIVE ADJUSTMENT FOR PARCEL 3 SIGNAGE.
 - C) NO FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATES THE ILLUSION OF MOVEMENT ARE PERMITTED EXCEPT FOR PARCEL 1, DATE, TIME, TEMPERATURE OR OTHER PUBLIC SERVICE MESSAGES ARE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. THE TRANSFER OF TITLE OR ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY. FREESTANDING POLE LIGHTS SHALL NOT BE PERMITTED ON PARCEL 3, EXCEPT THE FRONT 150 FEET OF PARCEL 3.
11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF, ON HIS DESIGNATED REPRESENTATIVE, SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
12. A SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.D. DIRECTOR FOR APPROVAL PRIOR TO ANY BUILDING PLAN BEING APPROVED.
13. ACCESS CONTROL: ACCESS TO MAIZE ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING EACH TO PARCELS 4, 5 & 7. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE NORTH 40' OF PARCEL NUMBER 4. ACCESS CONTROL TO 21ST STREET NORTH SHALL BE LIMITED TO SIX (6) OPENINGS. ONE OPENING EACH TO PARCELS 1, 2, 3, 4, 5, 6, AND 7. OPENINGS TO PARCEL 4, THERE SHALL BE COMPLETE ACCESS CONTROL ON THE EAST 40' OF PARCEL NUMBER 5.
14. A SIX (6) TO EIGHT (8) FOOT SOLID OR BUSH WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE SOUTH AND WEST PROPERTY LINES AS INDICATED ON THE C.U.P. SAID WALL MAY BE REDUCED IN HEIGHT TO THREE FEET FOR A DISTANCE OF 35 FEET FROM THE RIGHT-OF-WAY OF 21ST STREET AND MAIZE ROAD.
 - A. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO PORTION OF THE WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT. A FINANCIAL GUARANTEE FOR ANY PORTION OF THE WALL NOT BUILT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. FAILURE TO PROPERLY MAINTAIN THE WALL SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
 - B. THE CONSTRUCTION GUARANTEE OF THE WALL MENTIONED ABOVE SHALL BE REQUIRED ONLY ALONG THE APPLICABLE PARCEL BOUNDARY LINES) AT THE TIME THE PARCEL IS DEVELOPED.
15. STORAGE AREAS, SERVICE AREAS, TRASH RECEPTACLES, HEATING AND AIR CONDITIONING AND MECHANICAL EQUIPMENT AND TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
16. ANY CHANGE TO THE TRAFFIC MEDIAN EXISTING ON 21ST STREET MUST HAVE THE APPROVAL OF THE COUNTY ENGINEER.

OWNER: BRUCE AND ESTHER PEARSON, 10214 W. 21ST STREET NORTH, WICHITA, KS 67212 DATE: NOV. 20, 1997; FEB. 17, 1998; MARCH 15, 1999; MARCH 24, 1998; JULY 6, 1992; AUG. 25, 1992; AUG. 13, 1992; SEPT. 3, 1992; OCT. 21, 1992



BILL G. YUNG DESIGN
4812 E. 29TH STREET NORTH WICHITA, KS 67220 316-832-5577