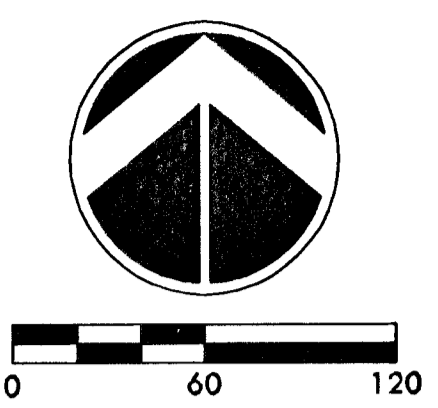


DEVELOPMENT GUIDELINES

1. Area: The total development contains 7.14 acres of land more or less.
2. Parcel Descriptions:
 - Parcel 1
 - Gross Area = 6.22 Ac or 270,993 s.f.
 - Maximum Height of Unoccupied Architectural Elements = 50 feet
 - Maximum Height of Occupied Space = 35 feet/2-story maximum
 - Maximum Coverage=30%
 - Max. Gross Floor Area=33%
 - Setbacks - 30' except where adjacent to 13th and Webb Road which shall be 35'
 - And except where adjacent to Parcel 2 which shall be 0'
 - Parcel 2
 - Gross Area = 0.92 Ac or 40,093 s.f.
 - Maximum Height of Unoccupied Architectural Elements = 50 feet
 - Maximum Height of Occupied Space = 35 feet/2-story maximum
 - Maximum Coverage=30%
 - Max. Gross Floor Area=35%
 - Setbacks - 35' adjacent to 13th and Webb Road 15' adjacent to Parcel 1
3. The following uses are permitted for all Parcels within the C.U.P.:
 - A. For Parcels 1 and 2 all uses permitted within the LC Zoning District (see Item 3. D.).
 - B. Parcels 1 and 2, shall be allowed all uses permitted in the CO Zoning District, and the following uses: Personal Care Services, Personal Improvement Services, Printing and Copying Limited, Government Services, Banking and Financial Institution.
 - C. No Parcels within this C.U.P. shall allow use of Adult entertainment establishment, Residential use, Cemetery, Church or place of worship, School K-12, College or university, Community assembly, Convalescent care facility, Group home, Hospital, Recycling process center, Reverse vending machine, Pawn shop, Utility, Car wash, Construction sales and service, Nightclub, Tavern and drinking establishment, Vehicle repair, Vocational school, Wireless communication facility, Asphalt or concrete plant, Storage. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
 - E. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
4. Architectural Controls: All building within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as approved by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.
5. Title: The transfer of the title on all or any portion of the land included in the Community Unit Plan 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 amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
6. Landscaping for this site shall be required as follows:
 - A. Landscaped street yards, buffers, and parking lot landscaping and Screening - Shall be in accordance with the City of Wichita Landscape Ordinance.
 - B. A landscape plan shall be prepared by a Kansas licensed Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permits.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

7. Screening for this site shall be required as follows:
 - A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
 - B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
 - C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
 - D. Outdoor display and storage shall be subject to all conditions of Section III-B.1.4.e for Parcels 1 and 2.
8. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required. See Parcel Description.
9. Signs: As permitted under the Sign Code of the City of Wichita, additionally, the following conditions apply:
 - A. Parcels 1 and 2, inclusive, are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
 - B. No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - D. All signs along and adjacent to 13th and Webb streets shall be monument type signs with a maximum height of 20 ft.
 - E. Three development signs will be permitted: two along Webb Rd. and one along 13th Street. Development signs may contain the development name only. They shall be limited to a maximum sign area of 100 square feet.
 - F. Three business use or name identification signs shall be allowed on Parcel 1 and two on Parcel 2. Business use or name identification signs shall be limited to a maximum sign area of 150 square feet. These signs may be used for tenants within the C.U.P.
 - G. The minimum distance between signs shall be 150 feet, except business use or name identification may be located a minimum of 75 feet from an adjacent development sign.
 - H. Building signage shall be permitted within the C.U.P. Building signage shall be limited to 20% of the wall area with a maximum size of 150 sq. ft. per elevation for 1 sign or may be divided into a maximum of 3 signs, 70 sq. ft. per sign per elevation.
 - I. Accent lighting of monument signs shall be permitted.
 - J. Window signage shall be limited to 25% of window area.
 - K. Directional signs not exceeding 6 square feet in area shall be as permitted per Sign Code of the City of Wichita.
10. Lighting:
 - A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 - C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - D. Light poles including above ground base shall be limited to 25 feet tall.
 - E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Parkings: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, unless otherwise specified.
12. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
13. The following transportation improvements and Parcel access shall be provided:
 - A. Cross-lot circulation agreements shall be required at the time of planning to assure internal vehicular movement between Parcels within the C.U.P.
 - B. Guarantees for specific street improvements for 13th and Webb road shall be further reviewed and determined at the time of final platting.
 - C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
14. Grading Plans: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
15. All new utilities shall be installed underground.
16. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, reserves, and pavement widths on public private streets shall be resolved at the time of platting.
17. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
18. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.
19. Music played outdoors after 10 p.m. and before 9 a.m. shall be prohibited. Trash pickup/removal during these hours shall also be prohibited.

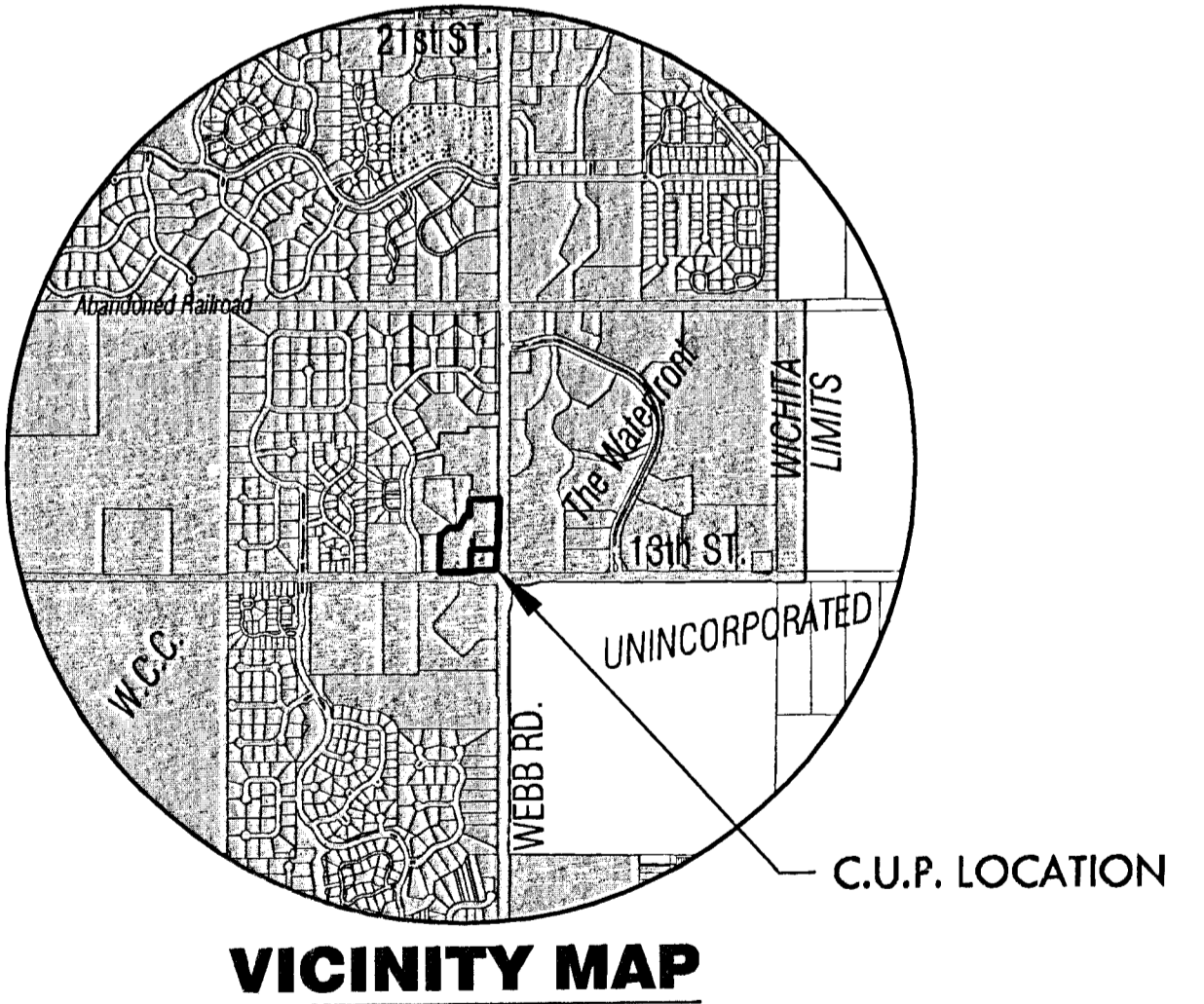
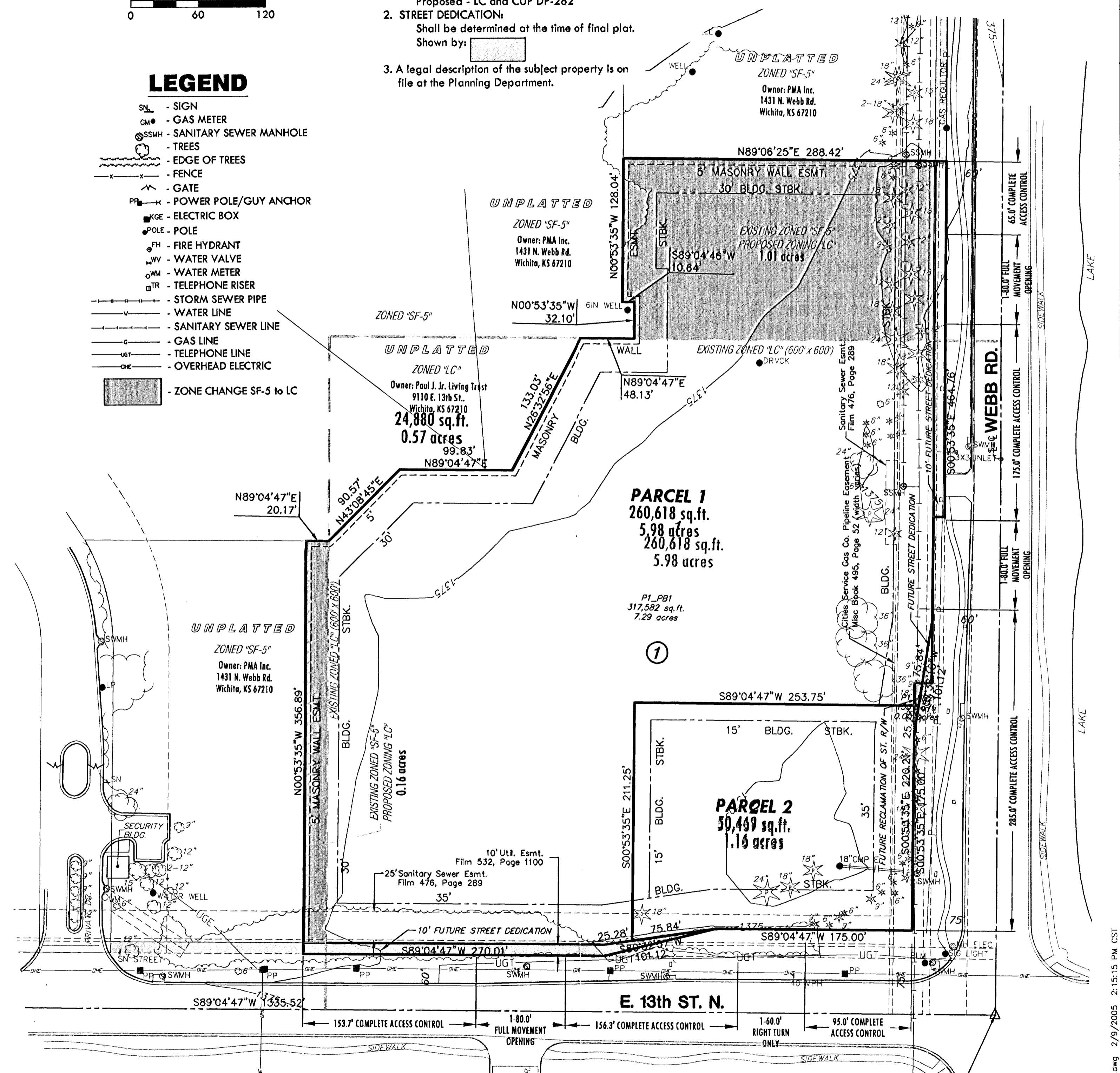


LEGEND

- SH - SIGN
- GM - GAS METER
- SSMH - SANITARY SEWER MANHOLE
- T - TREES
- ET - EDGE OF TREES
- F - FENCE
- GA - GATE
- PA - POWER POLE/GUY ANCHOR
- KB - KEE - ELECTRIC BOX
- P - POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- TR - TELEPHONE RISER
- SP - STORM SEWER PIPE
- WL - WATER LINE
- SSL - SANITARY SEWER LINE
- GL - GAS LINE
- TL - TELEPHONE LINE
- OE - OVERHEAD ELECTRIC
- ZC - ZONE CHANGE SF-5 to LC

NOTES

1. ZONING: Existing - LC and SF-5
Proposed - LC and CUP DP-282
2. STREET DEDICATION: Shall be determined at the time of final plat.
Shown by: [Symbol]
3. A legal description of the subject property is on file at the Planning Department.



COMMUNITY UNIT PLAN DP-282 FOLIAGE CENTER ADDITION

OWNER: PMA, Inc. c/o Foley Equipment Co. - Paul J. Foley, Jr., President 1550 S. West St. Wichita, KS 67213-1638 (316) 943-4211
 DEVELOPER: Beech Lake Investments LLC 1223 N. Rock Rd. Bldg H, Suite 200 Wichita, KS 67206 (316) 636-2100

Date: February 14th, 2005



SE. Cor., SE 1/4, Sec. 8, T27S, R2E, 6th P.M.