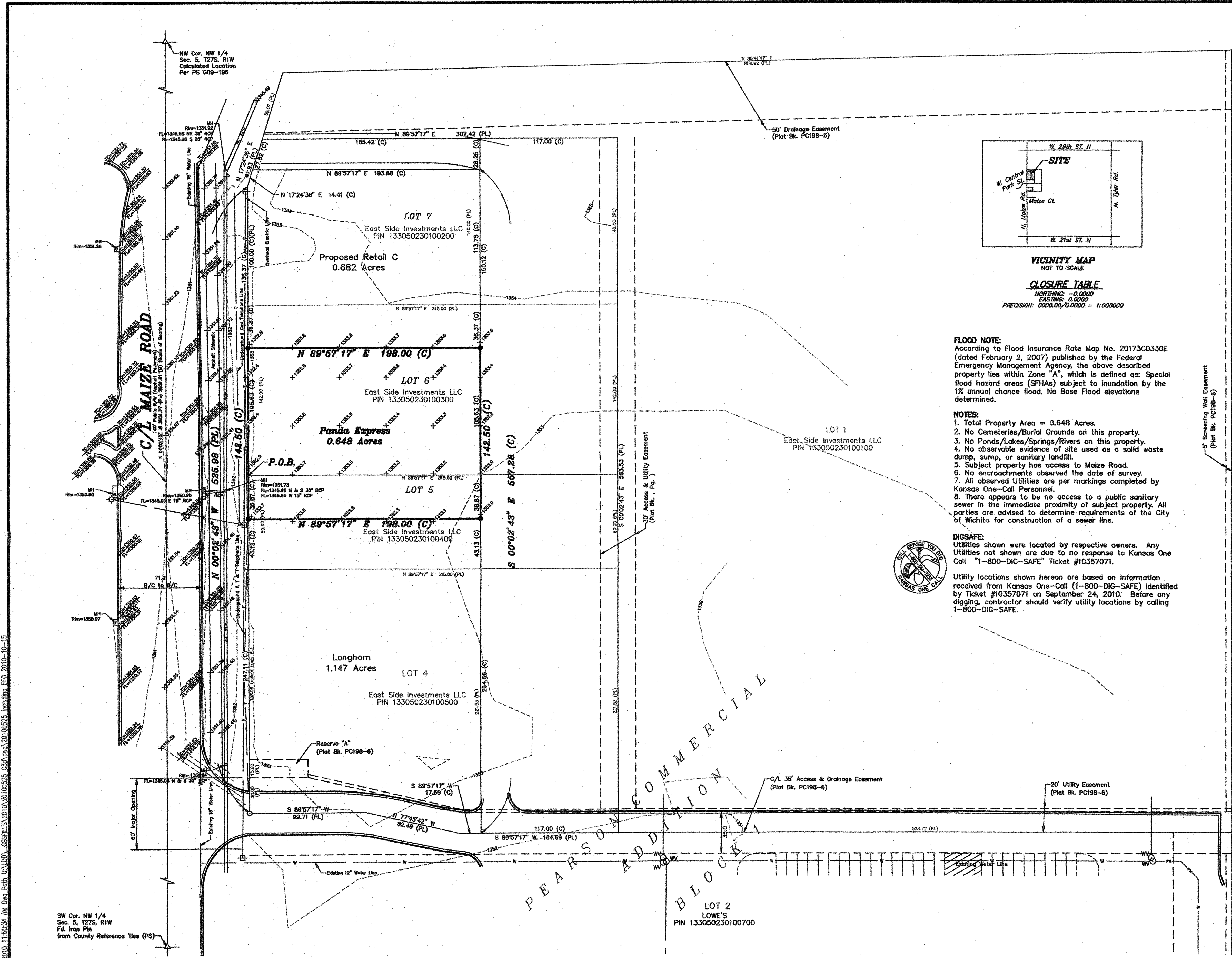
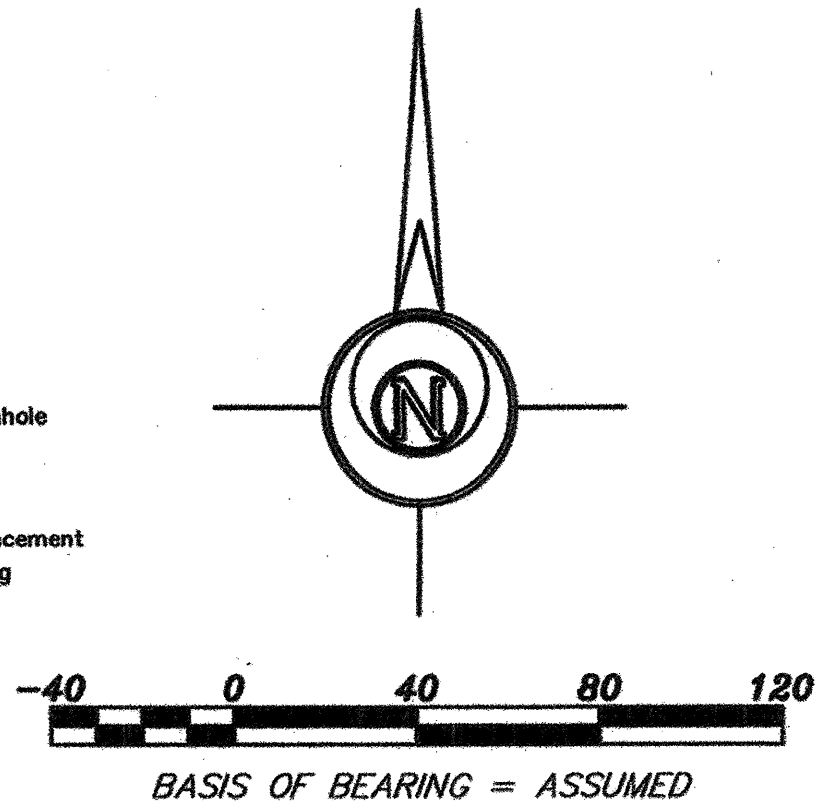


Survey 11/12/2010 11:48:46 AM by SPOONLAND
 Plot Date & Time: Friday, November 12, 2010 11:50:34 AM. Draw Path: H:\DATA_GSS\FILES\2010\20100525_CSA.dwg\20100525_inclusion.FFD 2010-10-15



- LEGEND**
- - Light Pole
 - ⊕ - Power Pole
 - ⊕ - Storm Sewer Manhole
 - - Calculated
 - ⊕ - Measured
 - ⊕ - Plotted
 - (P.O.C.) - Point of Commencement
 - (P.O.B.) - Point of Beginning



DESCRIPTION:
TRACT 1:
 Portions of Lots 5 and 6, Block 1, Pearson Commercial Addition to Wichita, located in the Northwest Quarter of Section 5, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:
 Beginning at the Southwest corner of said Lot 6, Block 1, Pearson Commercial Addition to Wichita; thence North 00°02'43" West along the West line of said Lot 6 a distance of 105.63 feet; thence departing said West line North 89°57'17" East parallel with the South line of said Lot 6 a distance of 198.00 feet; thence South 00°02'43" East 105.63 feet to the South line of said Lot 6; thence continuing South 00°02'43" East 36.87 feet; thence South 89°57'17" West parallel with the South line of said Lot 5 a distance of 198.00 feet to West line of said Lot 5; thence North 00°02'43" West along the West line of said Lot 5 a distance of 36.87 feet to the Point of Beginning containing **0.648 Acres** subject to any easements of record.

TRACT 2:
 Non-exclusive, perpetual and reciprocal easements for ingress and egress, parking, and storm water drainage and utilities as established by Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Doc.#/FLM-PG 28881141, as amended, restated and replaced by Easements, Covenants, Conditions and Restriction recorded as Doc.#/FLM-PG 28970711.

ZONING DATA: LC-Limited Commercial District
ZONED REGULATIONS ARE SUBJECT TO INTERPRETATION AND SHOULD BE VERIFIED BEFORE ANY IMPROVEMENTS ARE MADE. FOR FURTHER ZONING INFORMATION CONTACT:
 NAME: CITY OF WICHITA
 TITLE: PLANNING AND ZONING DEPARTMENT
 PHONE: 316-268-4421 or wichitagov.org

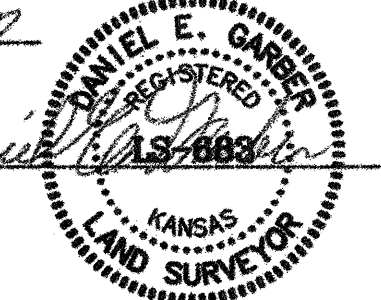
BULK REGULATIONS:
 1. MAXIMUM BUILDING HEIGHT: 80 feet, plus 2 feet of additional height for each foot of setback beyond the min. required setbacks.
 2. MINIMUM YARD REQUIREMENTS:
 FRONT YARD SETBACK: 20'
 REAR YARD SETBACK: 10'
 INTERIOR SIDE YARD SETBACK: None
 STREET SIDE YARD SETBACK: 10'

NOTES CORRESPONDING TO SCHEDULE B - SECTION II TITLE WORK (Fidelity National Title Insurance Company, File No. 0640986, dated October 18, 2010):
 1. Items 1 thru 7, 9 thru 11, 13, and 15 thru 17 are not survey related items.
 2. Item 8: Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements by Bruce A. Pearson and Esther L. Pearson, dated March 18, 2007, filed May 10, 2007 and recorded as Doc. No./FLM-PG 28881141. Covers all of Pearson Commercial Addition.
 3. Item 12: Easements, Building set-back line, Minimum elevations and Access controls, if any, established by the recorded plat of Pearson Commercial Addition, filed August 22, 2007, as Document No. 28910462, in Plat Drawer PC 198-S. Shown hereon.
 4. Item 14: Storm Water Easement Agreement, by and between Bruce A. Pearson and Esther L. Pearson, and East Side Investments, L.L.C., dated April 25, 2008, filed April 25, 2008 and recorded as Doc.No./FLM-PG 28970709. Covers subject property with a general statement. See recorded document.

SURVEYOR'S CERTIFICATION:
 To: Panda Restaurant Group, Inc., CFT Developments, LLC, Cherng Family Trust, Panda Express, Inc., East Side Investments, L.L.C., Fidelity National Title Insurance Company, Allegiance Title Company, and their affiliates, successors and assigns:

This is to certify that this map or plat of survey (this "Survey Map") of the premises specifically described in Fidelity National Title Insurance Company, File No.: 0640986, dated effective October 18, 2010, (1) is based on a field survey made on September 24, 2010 by me or directly under my supervision in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 8, 10, and 11 of Table A thereof; and (2) there are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment, and the boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.

Date: November 11, 2010
 Signed: Daniel E. Garber
 Daniel E. Garber, RLS
 Registration Number: 683



Prepared For: PANDA EXPRESS	Description: A PORTION OF THE NW 1/4 SEC. 5, T27S, R1W WICHITA, SEDGWICK CO, KS
Prepared By: GSS	Garber Surveying Service, P.A. 2908 North Plum St. Hutchinson, Kansas 67502 511 North Poplar Street Newton, Kansas 67114 Phone (620) 665-7032 • FAX (620) 663-7401 Phone (316) 283-5053 • FAX (316) 283-5073
Drawn By: SLR/DWA Scale: 1"=40'	Date of Field Work: September 24, 2010 Job No:
Checked By: DEG Date: 10/07/2010	Sheet 1 of 1 Sheet(s) G2010-525

Revised: November 11, 2010
 Oct. 15, 2010 Revised per new Ozark drawing
 Oct. 12, 2010 Revised per new Ozark drawing