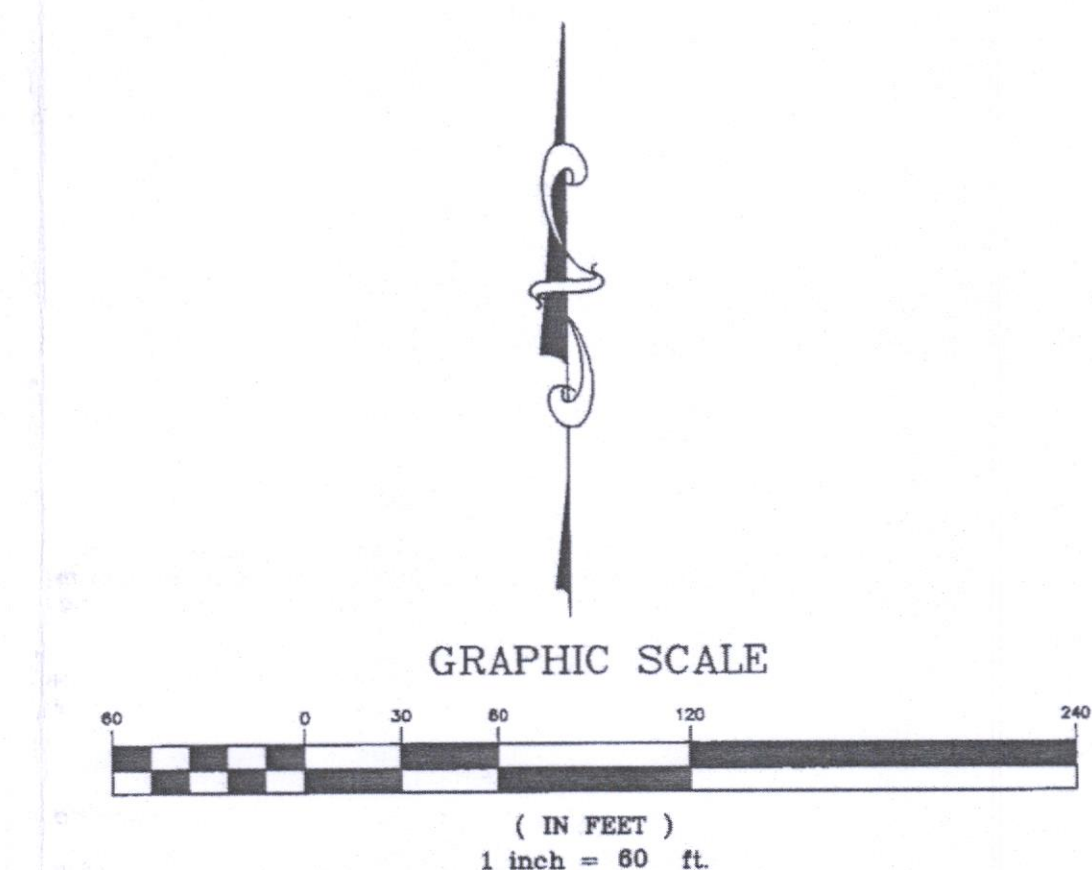
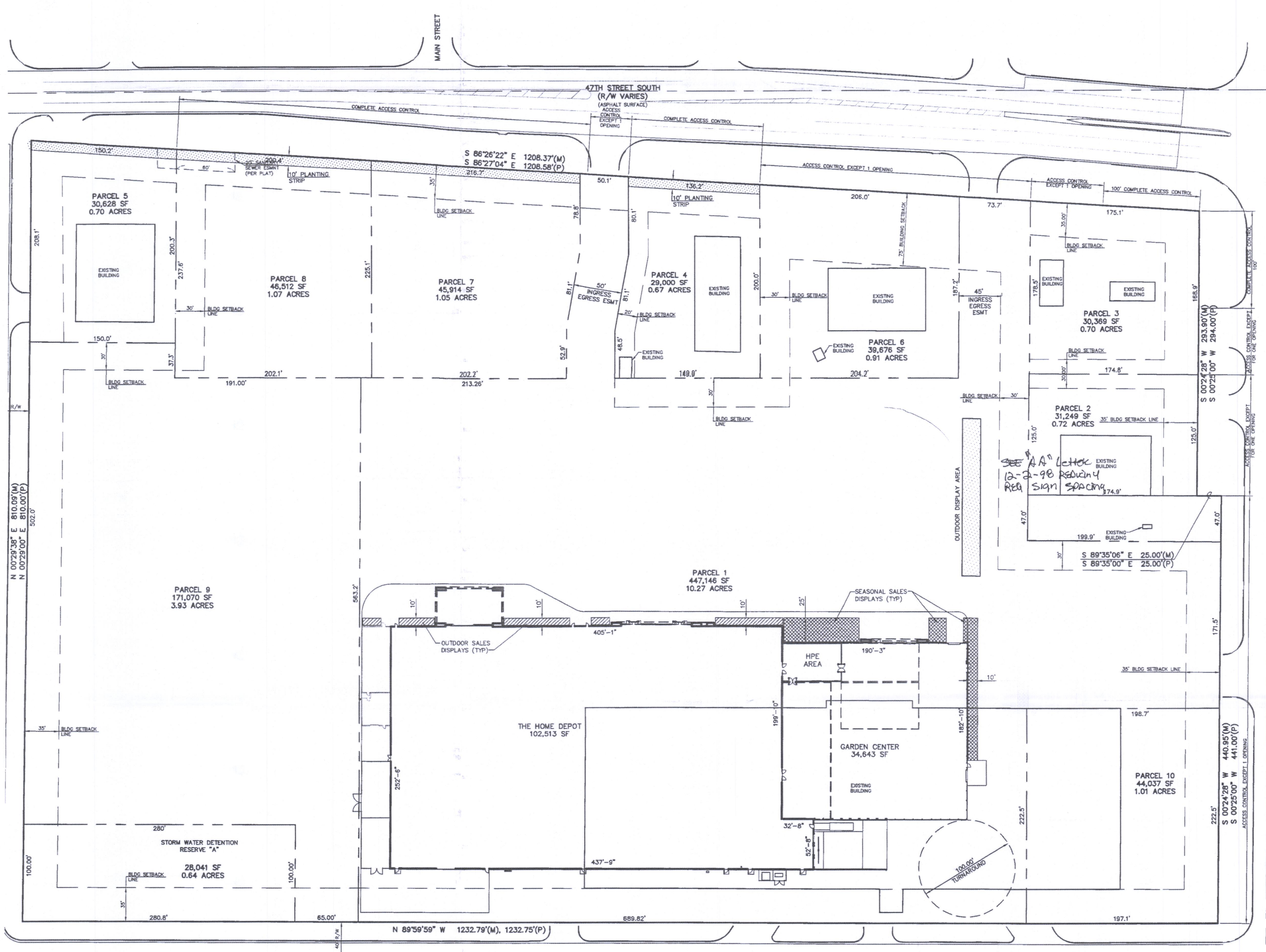


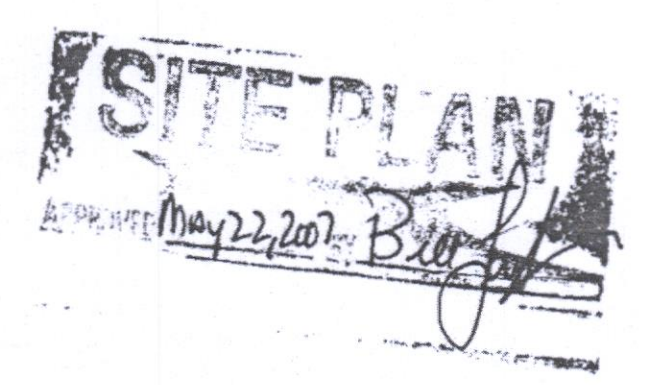


LEGAL DESCRIPTION:
ALL OF THE FINAL PLAT OF BROADWAY 47 PLAZA 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

PORTION REZONE TO "GC" - GENERAL COMMERCIAL



BROADWAY 47 PLAZA COMMUNITY UNIT PLAN DP-28



Broadway 47 Plaza C.U.P.
Total Gross Area = 21.87 acres ±
Total Net Area = 21.87 acres ±

GENERAL PROVISIONS:

1.) Access control: Access to 47th Street South shall be limited to four openings: Two openings to Parcel 1, one opening to Parcel 3, and one opening to Parcel 5. One opening to Parcel 1 shall be constructed to traffic engineering major entrance standards. Access to Broadway (US 81 Highway) shall be limited to three openings; one to Parcel 1, one to Parcel 2, and one to Parcel 3. The opening to Broadway, from Parcel 1, shall be constructed to a modified major entrance standard, approved by the traffic engineer.

That portion of the major entrances to Broadway and 47th Street South, on public right-of-way, will be guaranteed at the time of replatting. That portion of the major entrances on private property will be a requirement at the time any major building permit(s) are requested for Parcel 1.

2.) All utilities shall be installed underground.

3.) Drainage will be handled at the time of platting. Any required drainage improvements will be guaranteed at the time of final plat.

4.) Building setbacks: Minimum building setbacks shall be as indicated on the CUP and final plat plan.

5.) Parking ratio for parcels 2, 3, 4, 5, 6, 7 and 8 shall be in accordance with the appropriate code of the City of Wichita.

Parking for parcels 1, 9, & 10 shall be reduced by 25% from city code as applicable for the redevelopment of existing sites.

6.) Signs: Advertising signs for parcels 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be in accordance with Section 28.04.139, of the code of the City of Wichita. No portable signs shall be allowed, no off site signs shall be allowed.

— SEE ADMIN. ADJ. DATED 12/2/99

Maximum allowed size of wall signs for parcel 1 shall be increased by 20%, per city sign code adjustments

Maximum number of wall signs per elevation for parcel 1 shall be increased by two, per city sign code adjustments

Existing multi-tenant signs shall be allowed on parcel two, height and size limitations shall be in accordance with signage code for the lc zoning district and approved variances

Structural modifications are allowed to the patrol sign located along Broadway on parcel one, as long as the overall square footage of the panels are not increased. The existing sign shall be modified as a multi-tenant sign.

7.) A fire lane, hard surfaced and twenty-four feet minimum in width shall be provided around all main structures constructed within Parcel 1. Said fire lane shall be constructed with a minimum of 3-1/2 inch asphalt base and 1-1/2 inch asphalt surface or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

Prior to final approval of the parking plan, the Fire Chief or his designated REPRESENTATIVE shall approve the plan as to location and design of the fire lane(s).

8.) Screening and Landscaping: The planting strip, as indicated on Parcels 4, 5, 7 and 8, shall consist of trees, grass, and low shrubbery not less than ten feet in width and shall be of such type and maintained in such a manner as to not constitute a traffic hazard. Failure to properly maintain a planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.

A solid or semi-solid wall at least five feet, but not more than eight feet high, constructed of brick, stone, masonry, architectural tile, or other similar material, specifically excluding wood or woven wire, shall be substituted for the planting strip in Parcels 1, 4, 5, 7 and 8, where the storage area, service area, or the rear of the non-residential building(s) face directly into a residential district. Should a wall be substituted for the planting strip, appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty feet on centers in the public parking area between the curb and the wall and shall be maintained by the Owner(s) of Parcels 1, 4, 5, 7 and 8.

No wall shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any wall.

9.) Landscape plan, prepared by a landscape architect, indicating the type, location, specification of plant materials, and method of providing water, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit for the parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, if the landscaping has not been planted.

10.) Access/Decal Lanes: At the time of platting, the applicant shall guarantee the construction of the access/decals lanes along Broadway and 47th Street South, where determined to be necessary.

11.) Loading Docks: No additional loading docks shall encroach into any building setback.

— see 11-20-87 letter concerning placement of docks.

12.) Trash receptacles shall be appropriately screened to reasonably hide them from ground view.

13.) Outdoor sales and storage shall be allowed on parcel 1 in the designated areas shown on the cup plan and as permitted in the LC and GC zoning districts.

PARCEL DESCRIPTIONS:

Parcel One
Proposed Use - Shopping center, financial institutions, office, personal services, Outdoor Sales and Storage, Garden Center and retail sales, as permitted by the LC and GC Zoning District.
Net Area - 10.27 acres (447,146 sq. ft.)
Maximum Building Coverage - 30% or 134,144 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 134,144 sq. ft.
Maximum Building Height - 55 feet
Maximum Number of Buildings - Four

Parcel Two
Proposed Use - Financial institutions, office, personal services, restaurants and retail sales, as permitted by the Zoning District.
Net Area - 0.72 acres (31,249 sq. ft.)
Maximum Building Coverage - 30% or 9,375 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,375 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Parcel Three
Proposed Use - Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales as permitted by the Zoning District.
Net Area - 0.70 acres (30,413 sq. ft.)
Maximum Building Coverage - 30% or 9,123 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,123 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)

Parcel Four
Proposed Use - Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales as permitted by the Zoning District.
Net Area - 0.67 acres (29,000 sq. ft.)
Maximum Building Coverage - 30% or 8,700 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 8,700 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)

Parcel Five
Proposed Use - Financial institutions, office, personal services, restaurants excluding drive-through facilities, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales, as permitted by the Zoning District.
Net Area - 0.70 acres (30,626 sq. ft.)
Maximum Building Coverage - 30% or 9,188 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,188 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)

Parcel Six
Proposed Use - shopping center, financial institutions, office, personal services and retail sales, as permitted by the zoning district.
Net Area - 0.91 acres (39,676 sq. ft.)
Maximum Building Coverage - 30% or 11,903 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 11,903 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Parcel Seven
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.05 acres (45,914 sq. ft.)
Maximum Building Coverage - 30% or 13,774 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 13,774 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Parcel Eight
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.07 acres (46,512 sq. ft.)
Maximum Building Coverage - 30% or 13,954 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 13,954 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Parcel Nine
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, and other uses as permitted by the zoning district.
Net Area - 3.93 acres (171,070 sq. ft.)
Maximum Building Coverage - 30% or 51,321 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 51,321 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Parcel Ten
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.01 acres (44,037 sq. ft.)
Maximum Building Coverage - 32% or 14,092 sq. ft.
Floor Area Ratio - 32%
Maximum Gross Floor Area - 14,092 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

Reserve "A"
Proposed Use - storm water detention
Net Area - .64 acres (28,041 sq. ft.)

Reserve "B"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "C"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "D"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "E"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "F"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "G"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "H"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "I"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "J"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "K"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "L"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "M"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "N"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "O"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "P"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "Q"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "R"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "S"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "T"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "U"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "V"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "W"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "X"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "Y"
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Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "Z"
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Reserve "AA"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "AB"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "AC"
Proposed Use - storm water detention
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Reserve "AD"
Proposed Use - storm water detention
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Reserve "AE"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "AF"
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Reserve "AG"
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Reserve "AH"
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Reserve "AI"
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Reserve "AJ"
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Reserve "AK"
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Reserve "AL"
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Reserve "AM"
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Reserve "AN"
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Reserve "AO"
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Reserve "AP"
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Reserve "AQ"
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Reserve "AR"
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Reserve "AS"
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Reserve "AT"
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Reserve "AU"
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Reserve "AV"
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Reserve "AW"
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Reserve "AX"
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Reserve "AY"
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Reserve "AZ"
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Reserve "BA"
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Reserve "BB"
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Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "BC"
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Reserve "BD"
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Reserve "BE"
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Reserve "BF"
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Reserve "BG"
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Reserve "BH"
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Reserve "BI"
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Reserve "BJ"
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Reserve "BK"
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Reserve "BL"
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Reserve "BM"
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Reserve "BO"
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Reserve "BP"
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Reserve "BQ"
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Reserve "BR"
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Reserve "BS"
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Reserve "BT"
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Reserve "BW"
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Reserve "BX"
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Reserve "BY"
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Reserve "BZ"
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Reserve "CA"
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Reserve "CF"
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Reserve "CH"
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Reserve "CI"
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Reserve "CJ"
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Reserve "CK"
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Reserve "CM"
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Reserve "CN"
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Reserve "CO"
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Reserve "CP"
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Reserve "CR"
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Reserve "CT"
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Reserve "CV"
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Reserve "CW"
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Reserve "CX"
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Reserve "DR"
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Reserve "DS"
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Reserve "DT"
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Reserve "DU"
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Reserve "DV"
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Reserve "DW"
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Reserve "EK"
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Reserve "EL"
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Reserve "EM"
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Reserve "EN"
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Reserve "ER"
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Reserve "ES"
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Reserve "EU"
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Reserve "EV"
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Reserve "EW"
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Reserve "EX"
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Reserve "EY"
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Reserve "EZ"
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Reserve "FG"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FH"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FI"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FJ"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FK"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FL"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FM"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FN"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FO"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FP"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FQ"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FR"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FS"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FT"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FU"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FV"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FW"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FX"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FY"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "FZ"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GA"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GB"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GC"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GD"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GE"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GF"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GG"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GH"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GI"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GJ"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GK"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GL"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GM"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GN"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GO"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GP"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GQ"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GR"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GS"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GT"
Proposed Use - storm water detention
Net Area - 1.01 acres (44,037 sq. ft.)

Reserve "GU"
Proposed Use - storm water detention
Net Area

