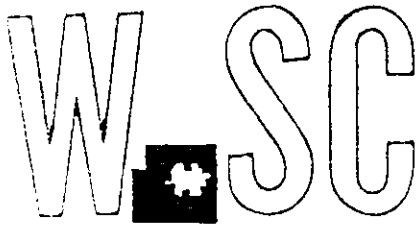


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 31, 1998

Midwest Real Estate Trust, LLC
P.O. Box 782560
Wichita, KS 67278

RE: V-2104 - Request to vacate 30 foot access easement

Dear Gentlemen:

At the July 30, 1998, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of July 24, 1998. Since you have completed all the approval conditions, we will be scheduling this case for review by the Wichita City Council at the first appropriate date.

Sincerely,

A handwritten signature in cursive script that reads 'Keith Gooch'.

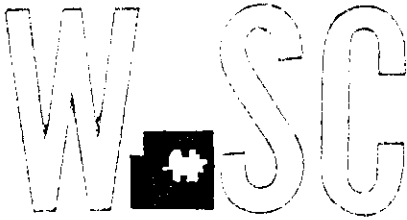
Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Spangenberg Phillips Architecture, 224 E. Douglas, 5th Floor, Wichita, KS 67202
Circle C LP, 2420 N. Woodlawn, Bldg. 100A, Wichita, KS 67220
David D. & Lupe Verdin, 8815 Britton, Wichita, KS 67205
Northridge Lakes Inc., 7926 W. 21st, Wichita, KS 67205



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 24, 1998

Midwest Real Estate Trust, LLC
P.O. Box 782560
Wichita, KS 67278

RE: V- 2104 Request to vacate 30 foot access easement

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, July 23, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 30, 1998, at 1:00 p.m. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Spangenberg Phillips Architecture, 224 E. Douglas, 5th Floor, Wichita, KS 67202
Circle C LP, 2420 N Woodlawn, Bldg 100A, Wichita, KS 67220
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METROPOLITAN AREA PLANNING COMMISSION

AC IDA ITEM NO. 3-2.
July 30, 1998
FILE COPY

STAFF REPORT

CASE NUMBER: V-2104 Request to vacate 30' access easement at the north end of Lots 1 and 2 of Sterling Farms 5th Addition and vacation of a portion of access control.

OWNER/APPLICANT: Midwest Real Estate Trust LLC, PO. Box 782560, Wichita, KS 67278 Bank

AGENT: Spangenberg Phillips Architecture Inc., 224 E. Douglas, #500, Wichita, KS 67202

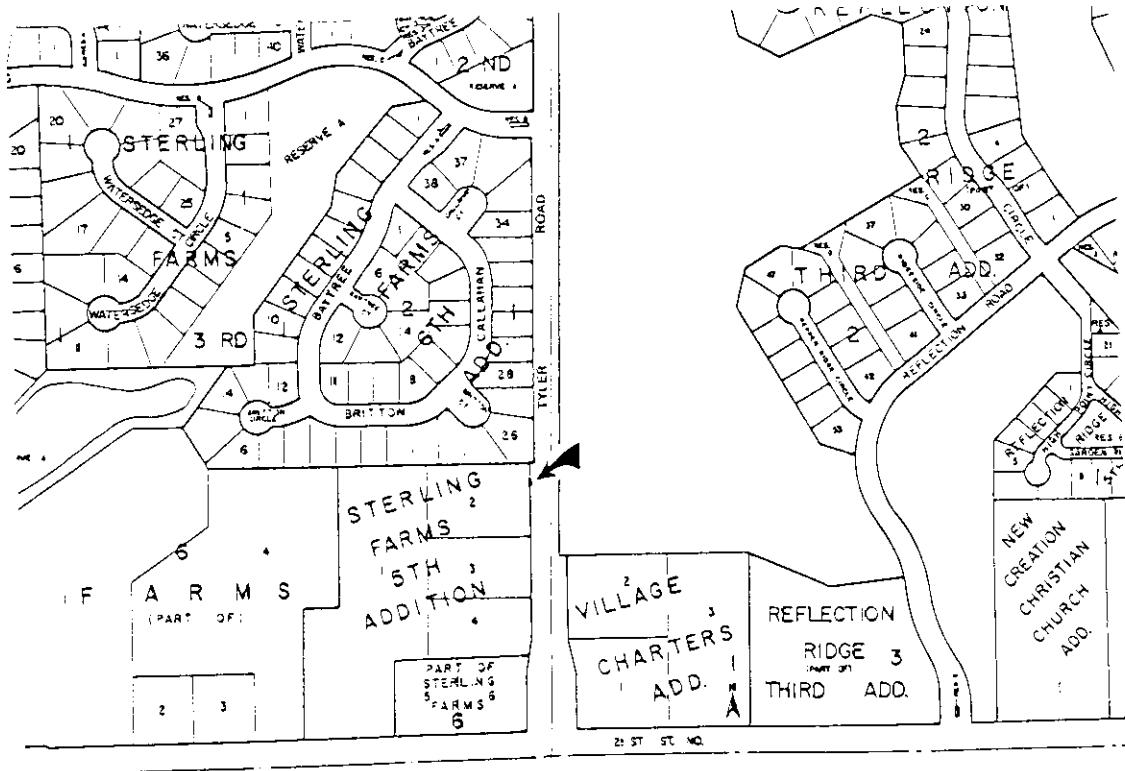
LEGAL DESCRIPTION: The south 20 feet of the north 65 feet of the east line of Lot 2, Sterling Farms 5th Addition, Wichita, Sedgwick County, Kansas.

LOCATION: West of Tyler Road, north of 21st Street North.

REQUEST: The applicant no longer has a reason to have an access easement since common ownership. Desire to provide major approach to Tyler which requires wider access.

CURRENT ZONING: "LC" Limited Commercial

VICINITY MAP:



V-2104- Request to vacate 30' access easement at the north end of Lots 1 & 2 of Sterling Farms 5th Addition and vacate a portion of access control, July 30, 1998
Page 2

STAFF COMMENTS: Sterling Farms 5th Addition has a platted 30 foot wide access easement that runs along the north end of Lots 1 and 2. This access easement was intended to provide an additional point of ingress and egress from the Warren Theater site located to the west of Lot 1, Sterling Farms 5th Addition and to Lot 1, Sterling Farms 5th Addition.. Now the theatre site and Lots 1 and 2 have common ownership and expanded parking for the Warren is proposed on Lot 1 and Lot 2.

SUBDIVISION COMMITTEE RECOMENDS APPROVAL, SUBJECT TO THE FOLLOWING CONDITIONS:

- A The applicant needs to provide revised access control dedication for Lot 2 of Sterling Farms 5th Addition.
- B. The applicant shall be responsible for any relocation or reconstruction of utilities made necessary by this vacation.