

This P.U.D. and the hereon described property is subject to the following:

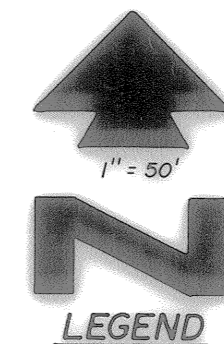
1. Easements with Covenants and Restrictions affecting land "EGR" dated November 8, 1985 between Wal-Mart Properties, Inc. and McPherson Development Company, a Missouri General Partnership, filed for record November 14, 1985 in volume Misc. 260 at Page 440.

2. Development Agreement between Wal-Mart Properties, Inc. and McPherson Development Company, a Missouri General Partnership, dated November 8, 1985.

3. Amendment to Development Agreement between Wal-Mart Properties, Inc. and McPherson Development Company dated July 31, 1986.

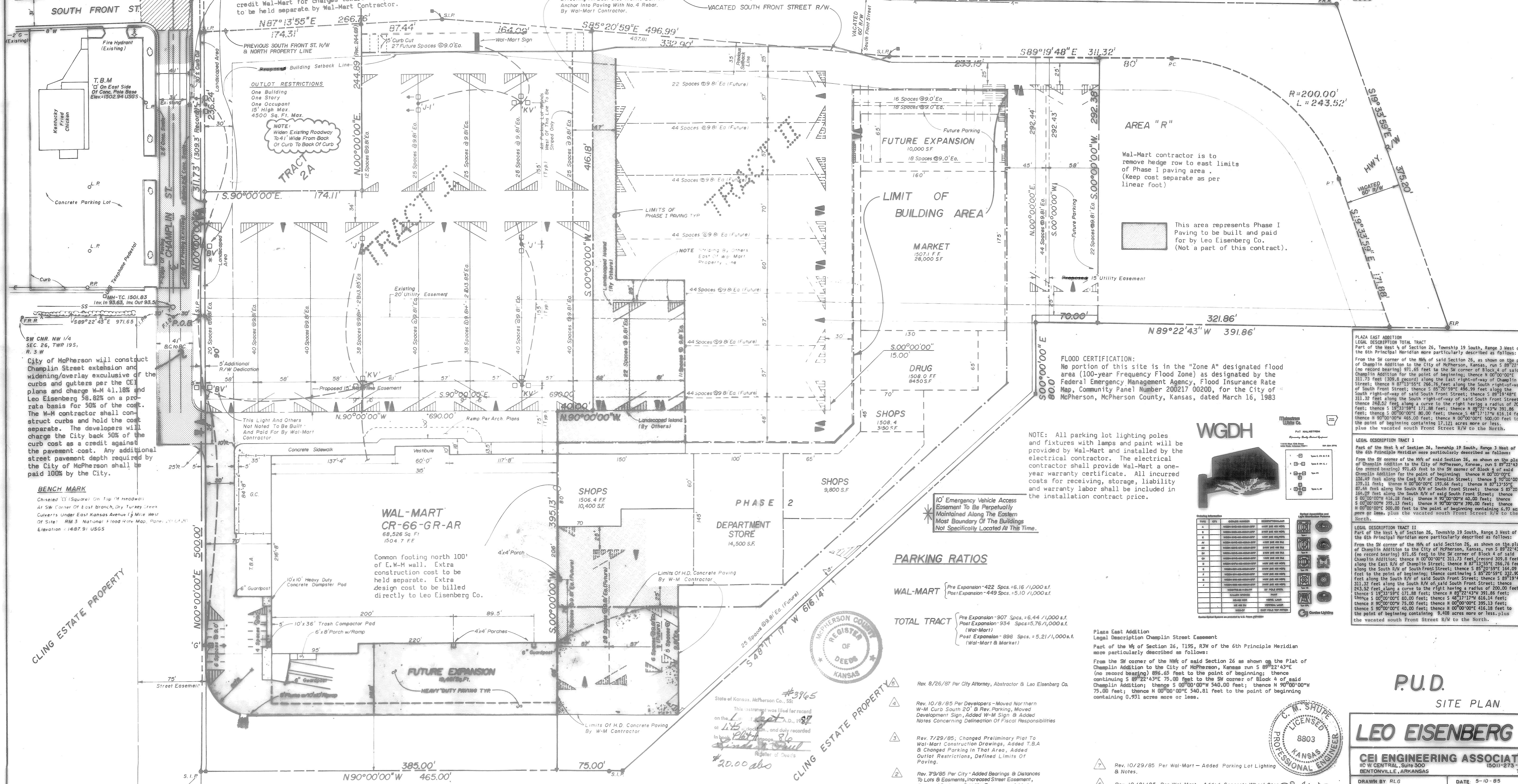
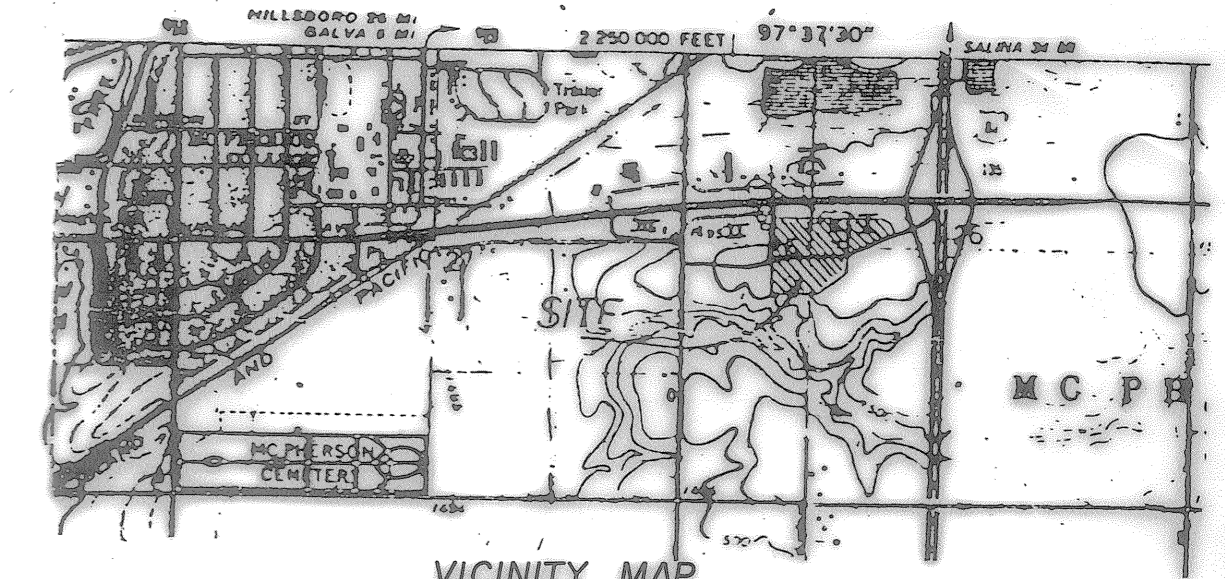
4. Second Amendment to Development Agreement filed December 12, 1986 filed for record - volume Misc. 264 at Page 357.

City of McPherson will overlay existing intersection with 1/4" HMA and widen the entrance to 40 feet.



LEGEND

- F.I.P. Found Iron Pin
- F.R.R. Found Rail Road Spike
- S.I.P. Set Iron Pin
- O.P. Power Pole
- L.P. Light Pole
- E Overhead Electric Cable
- W Water Main
- G Gas Main
- S Sanitary Sewer
- F Fence
- Proposed Concrete Monument
- Proposed Iron Pin



AREA "R"
Wal-Mart contractor is to remove hedge row to east limits of Phase I paving area. (Keep cost separate as per linear foot)

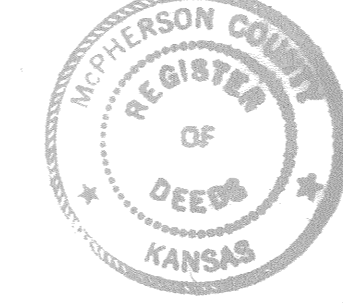
This area represents Phase I Paving to be built and paid for by Leo Eisenberg Co. (Not a part of this contract).

FLOOD CERTIFICATION:
No portion of this site is in the "Zone A" designated flood area (100-year Frequency Flood Zone) as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 200217 00200, for the City of McPherson, McPherson County, Kansas, dated March 16, 1983.

NOTE: All parking lot lighting poles and fixtures with lamps and paint will be provided by Wal-Mart and installed by the electrical contractor. The electrical contractor shall provide Wal-Mart a one-year warranty certificate. All incurred costs for receiving, storage, liability and warranty labor shall be included in the installation contract price.

PARKING RATIOS

WAL-MART	Pre Expansion - 422 Spcs. = 6.16 / 1,000 s.f.
	Post Expansion - 449 Spcs. = 5.10 / 1,000 s.f.
TOTAL TRACT	Pre Expansion - 907 Spcs. = 6.44 / 1,000 s.f.
	Post Expansion - 934 Spcs. = 5.76 / 1,000 s.f. (Wal-Mart)
	Post Expansion - 998 Spcs. = 5.21 / 1,000 s.f. (Wal-Mart & Market)



- Rev. 8/26/87 Per City Attorney, Abstractor & Leo Eisenberg Co.
- Rev. 10/8/85 Per Developers - Moved Northern W-M Curb South 20' & Rev. Parking, Moved Development Sign, Added W-M Sign & Added Notes Concerning Delineation Of Fiscal Responsibilities
- Rev. 7/29/85, Changed Preliminary Plat To Wal-Mart Construction Drawings, Added T.B.A. & Changed Parking In That Area, Added Outlot Restrictions, Defined Limits Of Paving.
- Rev. 7/9/85 Per City - Added Bearings @ Distances To Lots & Easements, Increased Street Easement, Removed Drainage & Utility Easements, Added Monuments & Added Additional R/W Dedication
- Rev. 7/3/85 Per Leo Eisenberg - Removed From Street Extension, Widened Champlin Street, Rev. Phase II & Parking Ratios

City of McPherson will construct Champlin Street extension and widening/overlay exclusive of the curbs and gutters per the CEI plans and charge W-M 41.18% and Leo Eisenberg 58.82% on a pro-rata basis for 50% of the cost. The W-M contractor shall construct curbs and hold the cost separate. The developers will charge the City back 50% of the curb cost as a credit against the pavement cost. Any additional street pavement depth required by the City of McPherson shall be paid 100% by the City.

BENCH MARK
Checked T.I. Square On Top Of Roadway At SW Corner Of East Branch, Dry Turkey Creek Culverts Under East Kansas Avenue 1/2 Mile West Of Site. RM 5 National Flood Risk Map, Panel 200217, Elevation = 1487.91 USGS

Common footing north 100' of E-W-M wall. Extra construction cost to be held separate. Extra design cost to be billed directly to Leo Eisenberg Co.

6' cedar screening fence to be built by developers & Wal-Mart Stores, Inc. when and only when adjoining tract(s) develop residential.

LEGAL DESCRIPTION TRACT 1
Part of the West 1/4 of Section 26, Township 19 South, Range 3 West of the 6th Principal Meridian more particularly described as follows:
From the SW corner of the NW 1/4 of said Section 26, as shown on the plat of Champlin Addition to the City of McPherson, Kansas, run S 89°22'43"E (no record bearing) 971.65 feet to the SW corner of Block 4 of said Champlin Addition for the point of beginning; thence N 00°00'00"E 311.73 feet (309.8 record) along the East R/W of Champlin Street; thence S 07°00'00"E 279.11 feet; thence N 00°00'00"E 192.66 feet; thence S 07°00'00"E 279.11 feet; thence N 00°00'00"E 192.66 feet; thence S 07°00'00"E 279.11 feet; thence N 00°00'00"E 192.66 feet; thence S 07°00'00"E 279.11 feet; thence N 00°00'00"E 192.66 feet; thence S 07°00'00"E 279.11 feet to the point of beginning containing 17.121 acres more or less, plus the vacated south Front Street R/W to the North.

LEGAL DESCRIPTION TRACT 2
Part of the West 1/4 of Section 26, Township 19 South, Range 3 West of the 6th Principal Meridian more particularly described as follows:
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P.U.D. SITE PLAN

LEO EISENBERG
CEI ENGINEERING ASSOCIATES
100 W. CENTRAL, Suite 300
BENTONVILLE, ARKANSAS 72712
(501)-273-9472

DRAWN BY RLG
CHECKED BY JSC /C.M.S.
FILE NO 2588

SCALE 1" = 50'

PLAZA EAST ADDITION
McPHERSON, KANSAS

SHEET NO
1 of 2