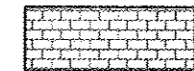
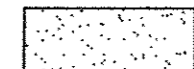
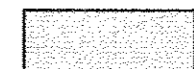
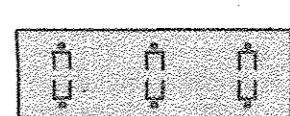
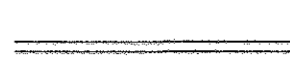

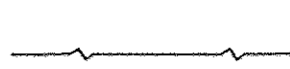


LEGEND

○	FOUND MONUMENT	(50')	DIMENSION SHOWN ON THE PLAT OF RICHIE'S ADDITION
●	SET 1/2"x24" IRON BAR		BRICK SURFACING
⊕	FIRE HYDRANT		ASPHALT SURFACING
⊙	WATER METER		CONC. (CONCRETE) SURFACING
⊠	PUBLIC TELEPHONE		GAS PUMP ISLANDS AND CANOPY
⊗	GAS METER		CONC. CURBS
⊞	POWER POLE		FENCE
⊟	GUY WIRE ANCHOR		UNDERGROUND ELECT.
⊘	STREET LIGHT		

ZONING DESIGNATION:

C-4 COMMERCIAL (ADOPTED IN 1992)
HEIGHT RESTRICTION- 60 FEET
MINIMUM BUILDING SET-BACKS
ARE SHOWN HEREON

DESCRIPTION:

THE SOUTH HALF OF LOT 416 AND ALL OF LOTS 418, 420, 422, 424 AND 426, KANSAS AVENUE, RITCHIE'S ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, (CONTAINING 20,735 SQ. FT.)

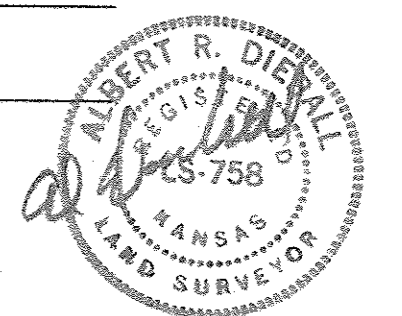
CERTIFICATION:

WE HEREBY CERTIFY TO TOTAL PETROLEUM, INC, CHICAGO TITLE INSURANCE COMPANY AND TO CITICORP USA, INC., A DELEWARE CORPORATION.

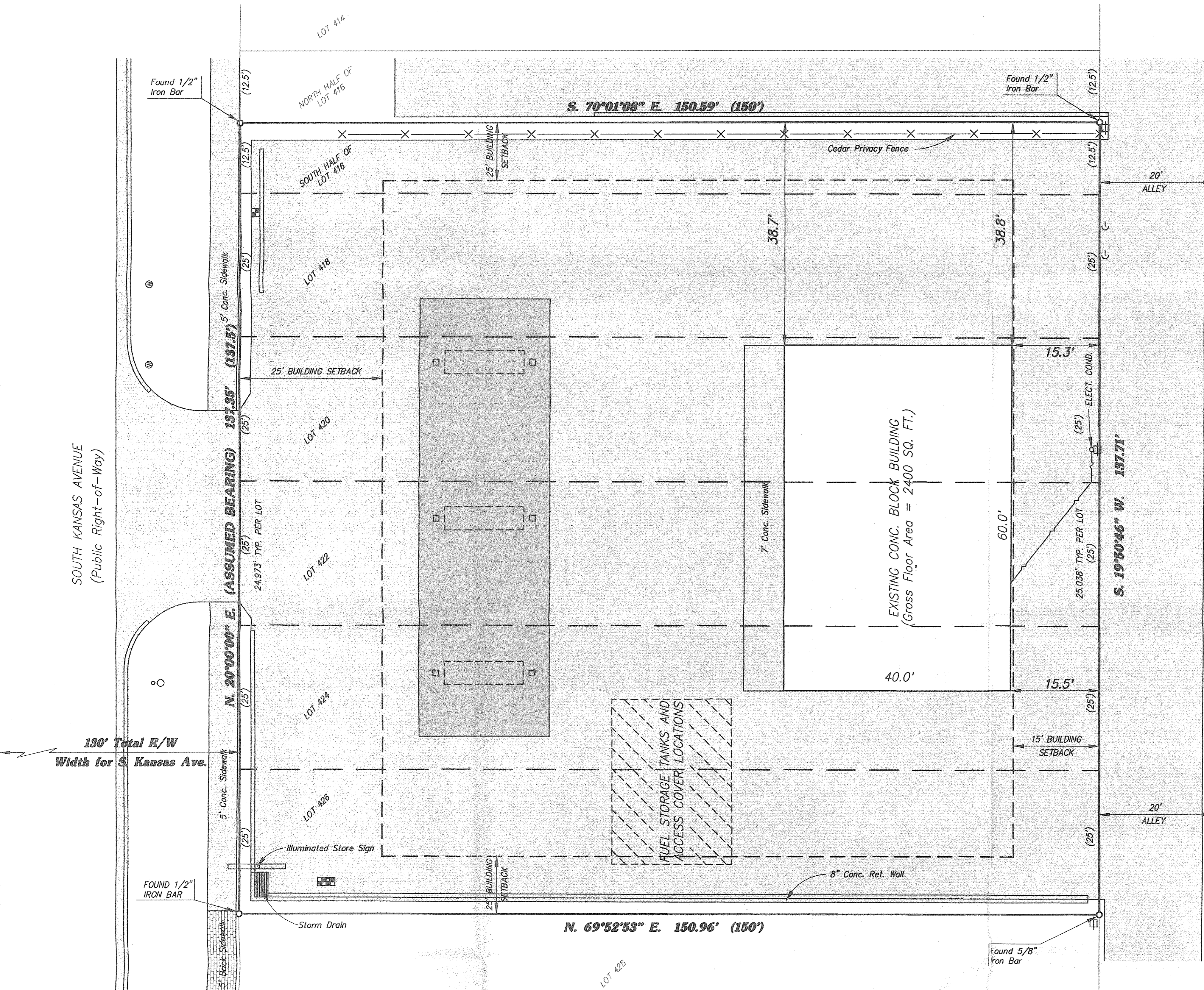
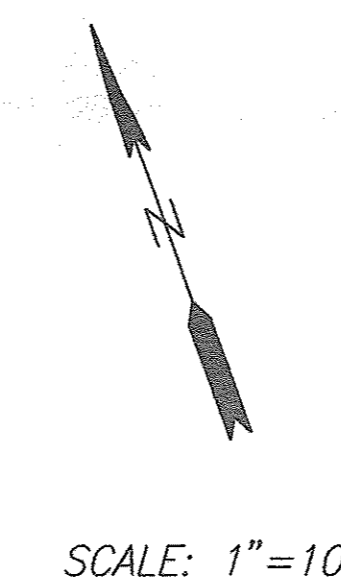
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9 AND 10 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY THE ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: 6/12/95

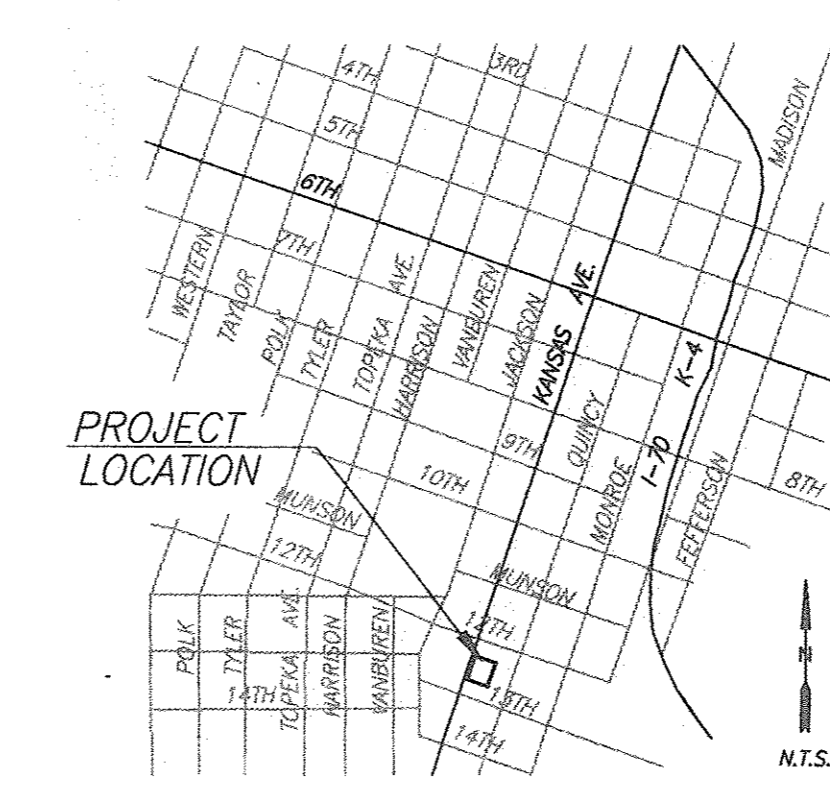
SIGNED: *Albert R. Dieball*
ALBERT R. DIEBALL, R.L.S.
REGISTRATION NO. 758
536 FIRESIDE COURT
LAWRENCE, KANSAS 66049
(913) 749-4474



ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.
ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.



VICINITY MAP



FLOOD PLAIN DATA:

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
FROM NATIONAL FLOOD INSURANCE PROGRAM:
FEDERAL EMERGENCY MANAGEMENT AGENCY
FEDERAL ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP AND FLOODWAY MAPS, MAP NO. G-10, CITY OF TOPEKA, COMMUNITY-PANEL NUMBER 205187 0009 C, EFFECTIVE DATE DECEMBER 1, 1981.

SURVEYOR'S NOTES:

1. THE AREA INDICATED HERE-ON NOTED AS "FUEL STORAGE TANKS AND ACCESS COVER LOCATIONS" MAY NOT BE THE ACTUAL LOCATION OF THE UNDERGROUND TANKS. THE AREA INDICATED WAS LOCATED BY THE EXISTANCE OF A NEW CONCRETE PATCH IN THE EXISTING PAVING.
2. PAINTED PARKING STRIPING IS NO LONGER VISIBLE
3. THERE ARE SMALL TREES AND BUSHES LOCATED ALONG THE SOUTH AND NORTH LINES OF THIS PROPERTY THAT HAVE GROWN WILD, THAT HAVE ROOTS ENCHROACHING ON THE ADJACENT PROPERTIES.

A.L.T.A. SURVEY
1224 S. KANSAS AVE.
TOPEKA, KANSAS

DATE: 9/21/94

BG CONSULTANTS, INC.
ENGINEERS-ARCHITECTS-SURVEYORS
LAWRENCE, KANSAS HUTCHINSON, KANSAS
MANHATTAN, KANSAS EMPORIA, KANSAS

