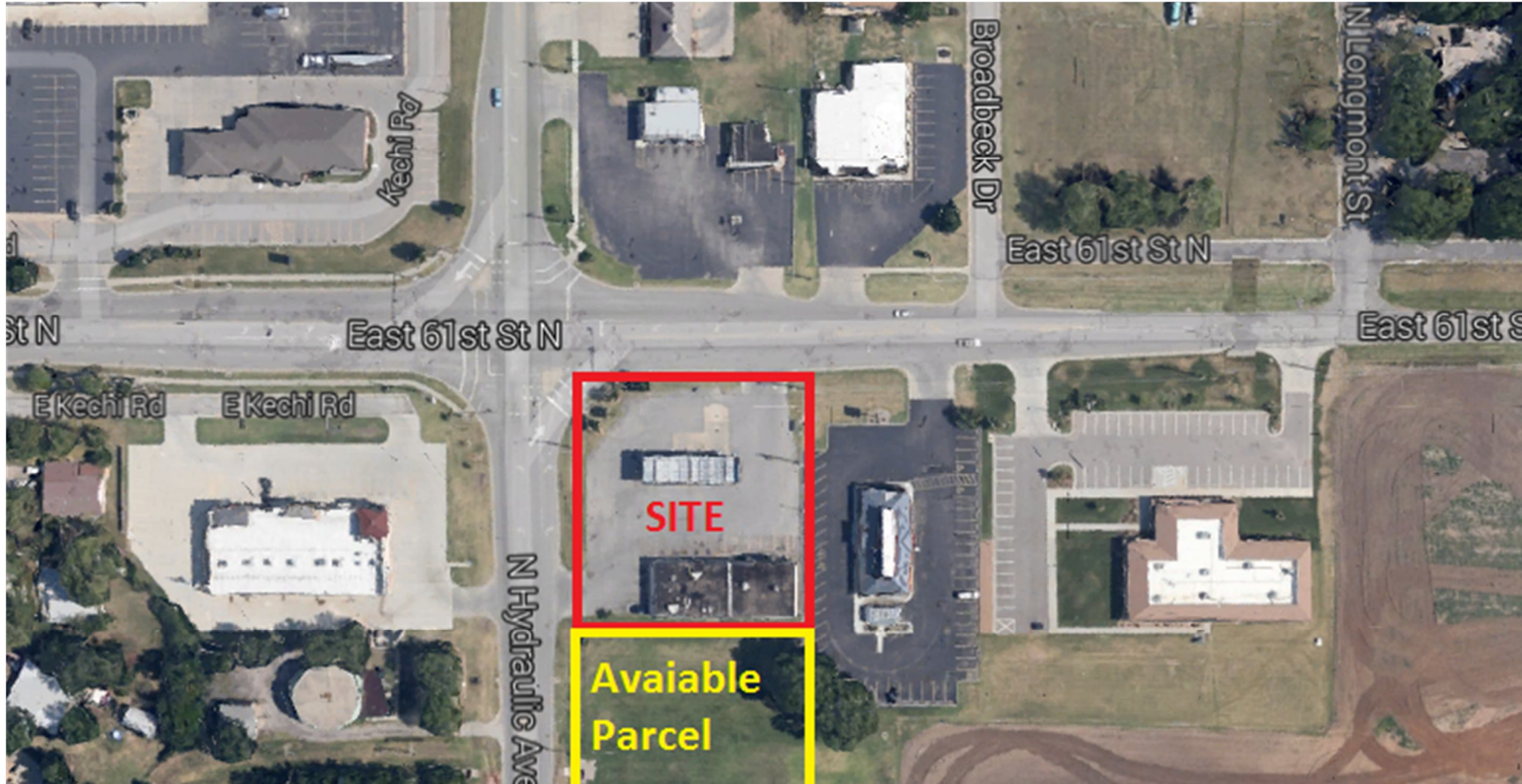


# 1701 E. 61st, Park City, KS



BUILDING: 4,400 SF.

SITE: 24,000 SF.

LEASE: \$4,500.00

SALE: \$450,000.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,446	14,657	52,637
Average HH Income	\$56,227	\$61,120	\$54,559
# Employees	1,720	7,004	27,765
Traffic Count*	69,401	*I-35 and 61st	

For information Contact:

**JON CYPHERT**  
COMMERCIAL REAL ESTATE

316.841.0880

# STORE #11

July 27, 1994

State of Kansas |  
COUNTY of Sedgewick |  
S11 1701 E. 61st St., No.

I, SMULL S. RICH, Land Surveyor in the State of Kansas do hereby certify to FILLMORE USA, Inc., Chicago 9150 Eisenhower Company, Total FURNITURE, Inc., and P&I Supply, that I did on the 27th day of July, 1994, survey the following described property:

Lot 1, Block Addition, Sedgewick County, Kansas EXCEPT the width 50 feet of the east 57.27 foot street.

This is to certify that this map or plan of survey is based on a field survey made on July 27, 1994, by me or directly under my supervision in accordance with "Minimum Standard Detail Requirements for ALLEGIANCE SURVEYS" jointly established and adopted by KSLS and NSLS in 1989, and to the best of my professional knowledge, information and belief:

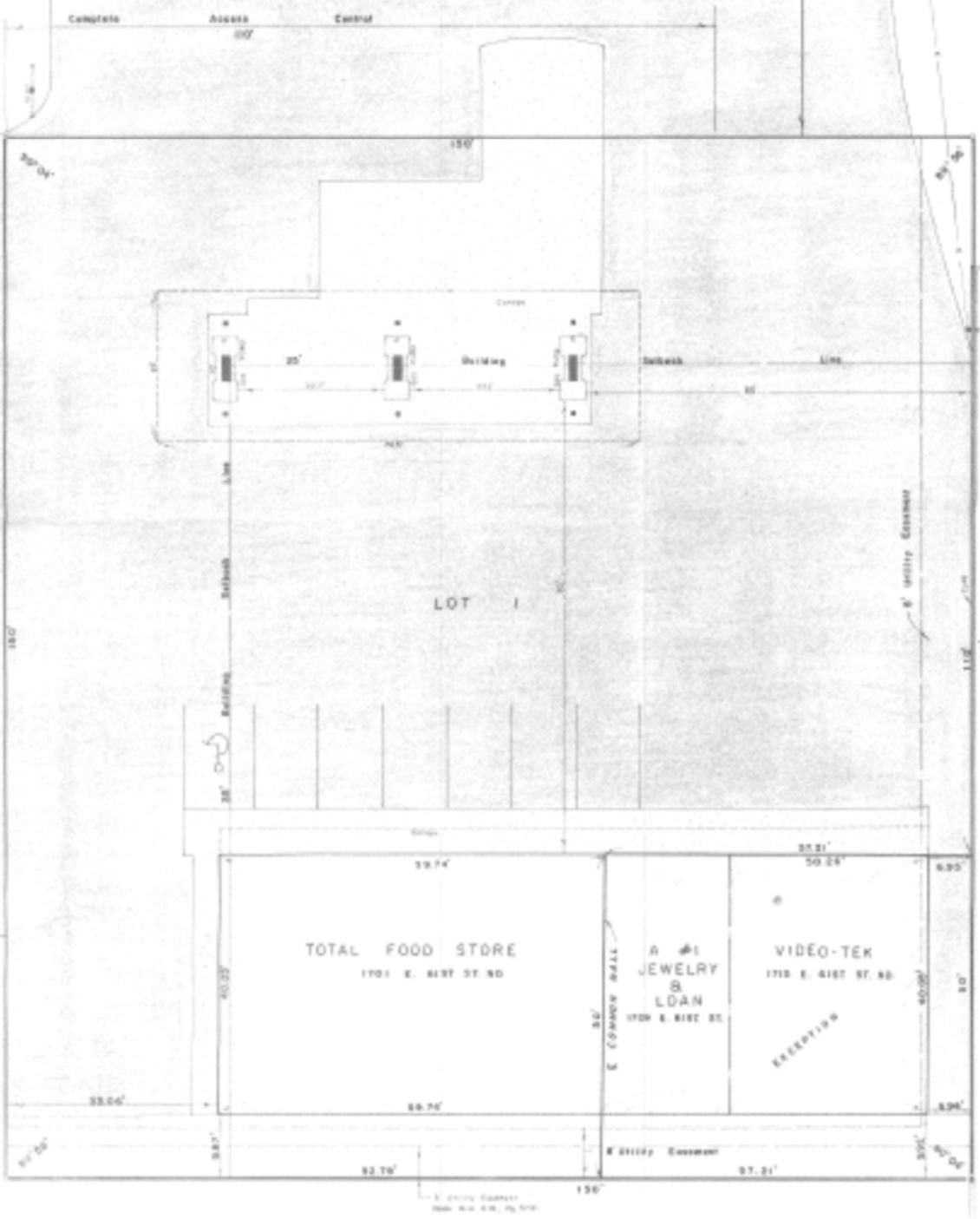
- 1. I correctly represented the facts found at the time of the survey.
- 2. I did not as shown on the survey map, there are no discrepancies between the boundary lines of the subject property as shown on the survey map and as described in the legal description of record.
- 3. I did not as shown on the survey map, the boundary lines of the subject property are continuous with the boundary lines of adjacent parcels, roads, highways, streets or alleys as shown on these most recent respective legal descriptions of records.
- 4. I did not as shown on the survey map, the boundary lines of the subject property are continuous with the boundary lines of adjacent parcels, roads, highways, streets or alleys as shown on these most recent respective legal descriptions of records.
- 5. I did not as shown on the survey map, the boundary lines of the subject property are continuous with the boundary lines of adjacent parcels, roads, highways, streets or alleys as shown on these most recent respective legal descriptions of records.

The accompanying plan is a true and correct exhibit of said survey.

*Smull S. Rich*  
Smull S. Rich, L.S., S.P.



Subject property is within Flood Zone C - AREA OF SPECIAL FLOODING, as per Community Panel No. 19040001 A, effective December 15, 1986.



1" = 20'

- = Existing Corner
- = Iron Nail
- = Asphalt Paving
- = Concrete Paving
- + = 4" x 4" Cleared in concrete
- = Power Pole
- ⊥ = Center Line
- = Support Pole for survey

